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Town of Aurora

# Public Planning Report

No. PDS23-032

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**Subject:** Application for Zoning By-law Amendment  
2351528 Ontario Limited and Aurora Leslie Developments Limited  
20-85 Monarch Park Gate, 25-455 Addison Hall Circle (w/o 355  
Addison Hall Circle)  
Blocks 1-32, Registered Plan of Subdivision 65M-4650  
File Number: ZBA-2022-03

**Prepared by:** Kenny Ng, Planner

**Department:** Planning and Development Services

**Date:** March 21, 2023

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## Recommendation

1. That Report No. PDS23-032 be received; and
2. That comments presented at the Public Meeting be addressed by Planning and Development Services in a report to a future General Committee Meeting.

## Executive Summary

The purpose of this report is to provide Council with background information on the proposed Zoning By-law Amendment for the properties in the Addison Hall Business Park Subdivision, municipally known as 20-85 Monarch Park Gate, 25-455 Addison Hall Circle (the 'subject lands'). The following is a summary of the planning application:

- The applicant is proposing to allow warehousing as of right as a principal use on the subject lands, currently, warehousing is only permitted if it is located more than 200 metres from Wellington Street and the King's Highway 404 corridor.
- The applicant is also proposing to allow accessory uses for all principal uses, currently, limited accessory uses are permitted subject to conditions.
- A preliminary review of the proposed application has been undertaken by Town departments and public agencies. Comments have been identified that need to

be addressed before bringing forward a recommendation report to Council for consideration.

## **Background**

### **Application History**

#### Plan of Subdivision and Zoning By-law Amendment (2014)

A Draft Plan of Subdivision and Zoning By-law Amendment application were submitted to the Town in March 2014 (File SUB-2014-01 & ZBA-2014-01). The applications were made to develop a business park subdivision, consisting of 35 blocks of employment, office, retail, institutional, wetland replication/trail/buffer, storm water management, woodlot and road widening. The Draft Plan of Subdivision was approved with conditions on September 23, 2014, and the Owner entered into a Subdivision Agreement with the Town on June 25, 2019. The Zoning By-law Amendment was made to rezone the subject lands from "Rural (RU) Zone" to Business Park Exception Zone, Environmental Protection Zone and Major Open Space Exception Zone. The By-law Amendment was enacted in November 2014 and is in full force and effect.

#### Zoning By-law Amendment (2022)

A pre-consultation package for the proposed application was issued on August 20, 2021. The application for Zoning By-law Amendment was received on June 28, 2022 and deemed complete on July 26, 2022.

### **Location / Land Use**

The subject lands are municipally known as 20-85 Monarch Park Gate, 25-455 Addison Hall Circle (w/o 355 Addison Hall Circle), consist of 32 Blocks within Registered Plan of Subdivision 65M-4650. The subject lands are located north of Wellington Street East between Highway 404 and Leslie Street (Figure 1) and have an approximately area of 54.62 hectares (139.96 acres).

### **Surrounding Land Uses**

The surrounding land uses are as follows:

- North: Environmentally Protected lands including the Weslie Creek, Vacant Employment lands;
- South: Existing Employment/Commercial use, Open Space;

- East: Highway 404 and;
- West: Environmentally Protected lands and Residential land (2C Residential).

## 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 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The subject lands are designated as 'Built Up Area'.

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)

The YROP designates the subject lands as "Urban Area". The planning vision for the Urban Area is to strategically focus growth while conserving resources; and to create sustainable, lively communities. A primary goal of the YROP is to enhance the Region's urban structure through city building, intensification and compact, complete vibrant communities.

### Town of Aurora Official Plan

As shown in Figure 3, the subject lands are designated 'Business Park 1' by the Aurora Northeast (2C) Secondary Plan (OPA No. 73).

OPA 73 is intended to ensure the continued advancement of Aurora's economy through the designation and development of a well-designed Business Park. The Secondary Plan seeks to promote the Town's economic development efforts to establish a diversified economic base, encourage a competitive business environment and ultimately advance and sustain Aurora's long-term economic prosperity. Business Park 1 Designation is intended to promote high quality and prestigious employment generating land uses.

Policies outlined in OPA 73 require that the Business Park component of the 2C Secondary Plan achieve a minimum density of 40 jobs per developable hectare.

The Addison Hall Business Park Urban Design Guidelines state that along the Highway 404 frontage, uses and buildings will have a significant role in promoting the identity of the Business Park along this highly visible edge. Building designs in this location should consider the following: Providing primary, highly articulated building facades along the Highway 404 edge; Creating building forms that provide an appropriate scale, height, and massing along this high speed transportation corridor; Ensuring that the height and massing of buildings is at the publicly visible corner(s) of the building(s); Avoiding large uninterrupted facades along the highway frontage.

Zoning By-law 6000-17, as amended

The subject lands contain multiple Business Park exception zones, the interior, centrally located lots (Block 2, 3, 11-26, 30-32) are zoned 'Business Park – Exception 443' [E-BP(443)], the northeast and southeast corner lots (Blocks 4-6, 7-10) are zoned 'Business Park – Exception 444' [E-BP(444)]. The southwest corner lot (Block 29) is zoned 'Business Park – Exception 445' [E-BP(445)] and the northwest corner lots (Block 1, 27) are zoned 'Business Park – Exception 446' [E-BP(446)], while the central lot that fronts onto Leslie Street is zoned 'Business Park – Exception 447' [E-BP(447)] by the Town of Aurora Zoning By-law 6000-17, as amended (Figure 3).

The interior and easterly lots which are zoned E-BP(443) and E-BP(444) permit for all Principal and Accessory uses set out in the Business Park Parent Zone as well as Office/clinic, medical as additional principal uses.

The southwest corner lot zoned E-BP(445) permits for all Principal uses set out in the Business Park Parent Zone as well as the following Principal uses: Motor Vehicle Repair Garage, Office/Clinic, Medical, Religious Institution, Restaurant, Commercial School, Private School (with or without boarding of students and/or staff).

The northwest corner lots zoned E-BP(446) permits for all Principal uses set out in the Business Park Parent Zone as well as the following Principal uses: Drive Through Facility, Dry Cleaning Depot, Financial Institution, Motor Vehicle Repair Garage, Office/Clinic, Medical, Personal Service Shop, Restaurant, Retail Store, Light Service Shop.

The central lot that fronts onto Leslie Street zoned E-BP(447) permits for all Principal uses set out in the Business Park Parent Zone as well as the following Principal uses: Drive Through Facility, Dry Cleaning Depot, Financial Institution, Office/Clinic, Medical,

Personal Service Shop, Public Garage, Retail Store, Restaurant and Light Service Shop and Supermarket.

### Reports and Studies

The Applicant submitted the following documents as part of a complete application to the proposed Zoning By-law Amendment application:

Report Name	Report Author
Draft Zoning By-law Amendment	KLM Planning Partners Inc.
Planning Justification Report	KLM Planning Partners Inc.
Registered Plan of Subdivision	Schaeffer Dzaldov Bennett Ltd.
Traffic Impact Study	Cole Engineering
Traffic Impact Study Memorandum	IBI Group

### Proposed Applications

#### Proposed Zoning By-law Amendment

The Applicant proposes to amend the subject lands' existing zoning to permit warehousing as a principal use and to allow accessory uses for all principal uses, subject to conditions. The Applicant has submitted a draft Zoning By-law which is currently under review by staff. The following is a table to compare the difference between the existing zoning permitted uses with the proposed amendments.

	Existing E-BP(443) & E-BP(444) Zone	Amended E-BP(443) & E-BP(444) Zone
Permitted Uses	All Principal and Accessory uses set out in the E-BP Parent Zone and the following: <ul style="list-style-type: none"> <li>Office/clinic, medical</li> </ul>	All Principal uses set out in the E-BP Parent Zone and the following: <ul style="list-style-type: none"> <li>Office/clinic, medical</li> <li>Warehouse, which shall also be permitted within 200 metres of the King's Highway 404 corridor.</li> </ul>

	Existing E-BP(443) & E-BP(444) Zone	Amended E-BP(443) & E-BP(444) Zone
Accessory Uses	<p>Notwithstanding any provisions to the contrary, accessory uses shall only be permitted in an office building in accordance with the following provisions:</p> <ul style="list-style-type: none"> <li>• no access shall be permitted except from the interior of the building; and</li> <li>• outdoor freestanding exterior signs advertising the accessory uses shall not be permitted.</li> </ul>	<p>In addition to the Accessory Use provisions of the E-BP Parent Zone the following shall apply to Accessory Uses in an office building and all other Principal Uses:</p> <ol style="list-style-type: none"> <li>1. Notwithstanding any provisions to the contrary, Accessory Uses in an office building shall subject to the following provisions: <ul style="list-style-type: none"> <li>• No access shall be permitted except from the interior of the building; and,</li> <li>• Outdoor freestanding exterior signs advertising the accessory uses shall not be permitted.</li> </ul> </li> <li>2. For all other Principal Uses without Accessory Use provisions under Section 10.1, Accessory Uses including but not limited to Accessory Retail shall be permitted, provided that the floor area devoted to such use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser.</li> </ol>

	Existing E-BP(445) Zone	Amended E-BP(445) Zone
Permitted Uses	<p>All Principal and Accessory uses set out in the E-BP Parent Zone and the following:</p> <ul style="list-style-type: none"> <li>• Motor Vehicle Repair Garage</li> <li>• Office/Clinic, Medical</li> <li>• Religious Institution</li> <li>• Restaurant</li> <li>• School, Commercial</li> <li>• School, Private (with or without boarding of students and/or staff)</li> </ul>	<p>All Principal and Accessory uses set out in the E-BP Parent Zone and the following:</p> <ul style="list-style-type: none"> <li>• Motor Vehicle Repair Garage</li> <li>• Office/Clinic, Medical</li> <li>• Religious Institution</li> <li>• Restaurant</li> <li>• School, Commercial</li> <li>• School, Private (with or without boarding of students and/or staff)</li> <li>• Warehouse, which shall also be permitted within 200 metres of the King’s Highway 404 corridor</li> </ul>
Accessory Uses	<p>Accessory uses are permitted subject to conditions outlined in the Business Park Parent Zone.</p>	<p>In addition to the Accessory Use provisions of the E-BP Parent Zone the following shall apply:</p> <ol style="list-style-type: none"> <li>1. For all other Principal Uses without Accessory Use provisions under Section 10.1, Accessory Uses including but not limited to Accessory Retail shall be permitted, provided that the floor area devoted to such use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser.</li> </ol>

	Existing E-BP(446) Zone	Amended E-BP(446) Zone
Permitted Uses	<p>All Principal and Accessory uses set out in the E-BP Parent Zone and the following:</p>	<p>All Principal and Accessory uses set out in the E-BP Parent Zone and the following:</p>

	Existing E-BP(446) Zone	Amended E-BP(446) Zone
	<ul style="list-style-type: none"> <li>• Drive Through Facility</li> <li>• Dry Cleaning Depot</li> <li>• Financial Institution</li> <li>• Office/Clinic, Medical</li> <li>• Personal Service Shop</li> <li>• Public Garage</li> <li>• Retail Store</li> <li>• Restaurant</li> <li>• Service Shop, Light</li> </ul>	<ul style="list-style-type: none"> <li>• Drive Through Facility</li> <li>• Dry Cleaning Depot</li> <li>• Financial Institution</li> <li>• Office/Clinic, Medical</li> <li>• Personal Service Shop</li> <li>• Public Garage</li> <li>• Retail Store</li> <li>• Restaurant</li> <li>• Service Shop, Light</li> <li>• Warehouse, which shall also be permitted within 200 metres of the King’s Highway 404 corridor</li> </ul>
Accessory Uses	Accessory uses are permitted subject to conditions outlined in the Business Park Parent Zone.	<p>In addition to the Accessory Use provisions of the E-BP Parent Zone the following shall apply:</p> <ol style="list-style-type: none"> <li>1. For all other Principal Uses without Accessory Use provisions under Section 10.1, Accessory Uses including but not limited to Accessory Retail shall be permitted, provided that the floor area devoted to such use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser.</li> </ol>

	Existing E-BP(447) Zone	Amended E-BP(447) Zone
Permitted Uses	<p>All Principal and Accessory uses set out in the E-BP Parent Zone and the following:</p> <ul style="list-style-type: none"> <li>• Drive Through Facility</li> </ul>	<p>All Principal and Accessory uses set out in the E-BP Parent Zone and the following:</p> <ul style="list-style-type: none"> <li>• Drive Through Facility</li> </ul>



	Existing E-BP(447) Zone	Amended E-BP(447) Zone
	<ul style="list-style-type: none"> <li>• Dry Cleaning Depot</li> <li>• Financial Institution</li> <li>• Motor Vehicle Repair Garage</li> <li>• Office/Clinic, Medical</li> <li>• Personal Service Shop</li> <li>• Restaurant</li> <li>• Retail Store</li> <li>• Service Shop, Light</li> <li>• Supermarket</li> </ul>	<ul style="list-style-type: none"> <li>• Dry Cleaning Depot</li> <li>• Financial Institution</li> <li>• Motor Vehicle Repair Garage</li> <li>• Office/Clinic, Medical</li> <li>• Personal Service Shop</li> <li>• Restaurant</li> <li>• Retail Store</li> <li>• Service Shop, Light</li> <li>• Supermarket</li> <li>• Warehouse, which shall also be permitted within 200 metres of the King’s Highway 404 corridor</li> </ul>
Accessory Uses	Accessory uses are permitted subject to conditions outlined in the Business Park Parent Zone.	<p>In addition to the Accessory Use provisions of the E-BP Parent Zone the following shall apply:</p> <ol style="list-style-type: none"> <li>1. For all other Principal Uses without Accessory Use provisions under Section 10.1, Accessory Uses including but not limited to Accessory Retail shall be permitted, provided that the floor area devoted to such use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser.</li> </ol>

Final zoning provisions will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment.

**Department / Agency Comments**

A preliminary review of the proposed applications has been undertaken by Town departments and public agencies. Staff have identified the following matters to be addressed in greater detail before bringing forward a recommendation report to Council for consideration:

- Proposal will be reviewed in context of the Provincial Policy Statement, the Growth Plan as well as applicable Regional and Local Employment Land Policies;
- Employment density/opportunities;
- Traffic and access.

## **Public Comments**

No comments have been received from the public regarding the proposed planning application.

## **Advisory Committee Review**

The Town's Accessibility Advisor reviewed the subject applications on behalf of the Accessibility Advisory Committee. Any final review comments that need to be addressed with the Accessibility Advisory will be done prior to approval of the subject application, in the event that decisions of approval are rendered.

## **Legal Considerations**

Section 34 (11) of the Planning Act, R.S.O. 1990, c. P.13, states that if Council refuses the zoning by-law amendment application or fails to make a decision on it within 90 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Ontario Land Tribunal (OLT). The subject application was deemed as complete on July 26, 2022 and therefore, the applicant may appeal to the OLT anytime.

## **Financial Implications**

There are no financial implications arising from this report.

## **Communications Considerations**

On August 4, 2022, a Notice of Complete Application respecting the Zoning By-law Amendment Application was published in the Auroran and Aurora Banner newspapers.

On March 2, 2023, Notice of Public Planning Meeting was issued to all addressed property owners within 120 m of the subject lands. In addition, the notice was published in the Auroran and Aurora Banner newspapers. Signage on the subject lands was posted on February 28, 2023 with information regarding the Public Meeting. Public Meeting notification has been provided in accordance with the Planning Act.

## **Climate Change Considerations**

The proposal is anticipated to generate an increase in greenhouse gas (GHG) emissions due to the increase in density. To better understand the impacts, staff will be requesting a Green Development Report in accordance with Section 5 of the Official Plan as part of any future Site Plan application on the subject lands.

## **Link to Strategic Plan**

The application will be reviewed in accordance with the Strategic Plan and its goal of promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business, through working with community partners to promote local employment practices/opportunities for local businesses and residents, and to attract businesses that provide employment opportunities for Aurora residents.

## **Alternative(s) to the Recommendation**

1. Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised at the March 21, 2023 Public Planning Meeting.

## **Conclusions**

Staff continue to review the subject application having consideration for the above noted matters, the comments received from the agency circulation, and the feedback to be received from the Public and Council at the March 21, 2023 Public Planning Meeting.

## **Attachments**

- Figure 1 – Location Map
- Figure 2 – Registered Plan of Subdivision – 65M-4650
- Figure 3 – Existing Official Plan Designation
- Figure 4 – Existing Zoning By-Law
- Schedule A – Draft Zoning By-law Amendment

## **Pre-submission Review**

Agenda Management Team review on March 9, 2023

## **Approvals**

**Approved by Marco Ramunno, Director of Planning and Development Services**

**Approved by Doug Nadorozny, Chief Administrative Officer**