

# Public Planning Meeting, Addison Hall Business Park

**Date:** March 21, 2023  
**Application:** Zoning By-law Amendment  
**Applicant:** 2351528 Ontario Limited and  
Aurora-Leslie Developments Limited  
**Location:** 20-85 Monarch Park Gate, 25-455 Addison Hall Circle  
**File Number:** ZBA-2022-03



March 21, 2023

## Location

- The subject lands are located north of Wellington Street East between Highway 404 and Leslie Street
- An approximate area of 54.62 hectares (139.96 acres)

## Land use

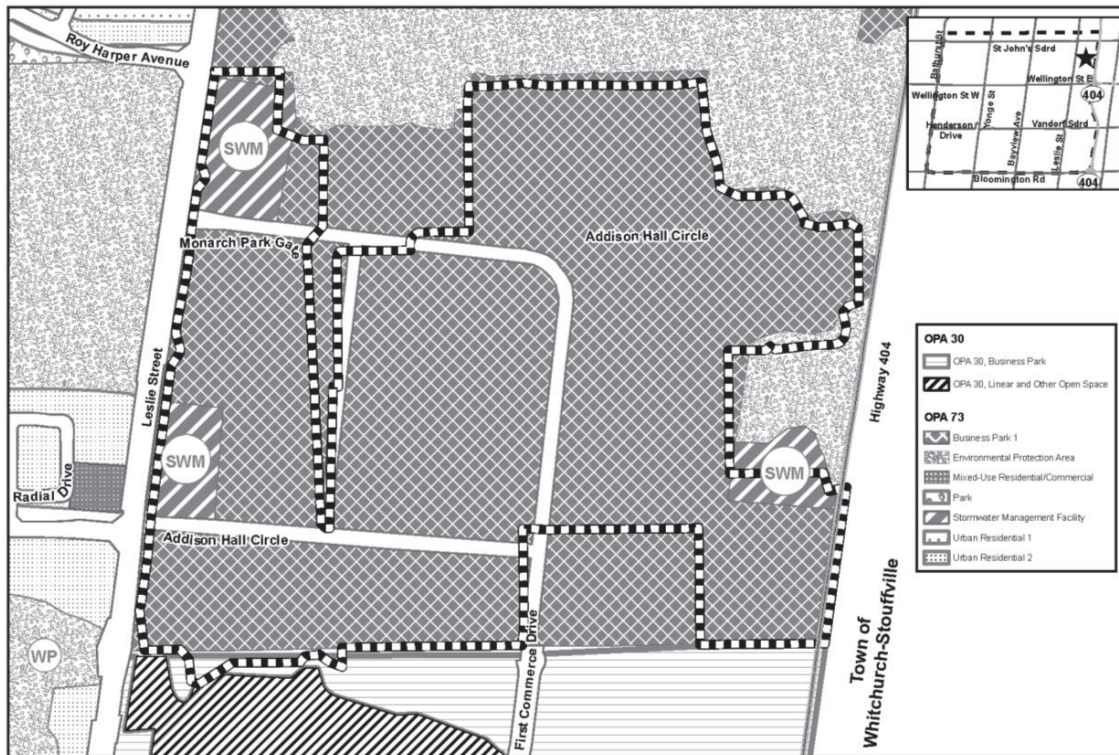
**North:** Environmentally Protected lands, Vacant Employment lands;  
**South:** Employment/Commercial use;  
**East:** Highway 404 and;  
**West:** Environmentally Protected lands and Residential lands.





## Proposed Application

1. Allow warehousing as a principal use
2. Allow accessory uses to be permitted for all principal uses, provided that the floor area devoted to the principle employment use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser



## OPA 73, 'Business Park 1' Designation

- Intended to promote high quality and prestigious employment generating land uses
- Business Park component of the 2C Secondary Plan must achieve a minimum density of 40 jobs per developable hectare



- The subject lands contain five (5) Business Park exception zones
- All principal uses under parent Business Park zone are permitted
- Accessory uses are permitted subject to conditions
- Each exception zone permits additional uses as principal uses



- There are no changes made to the zone boundaries, or the employment land use nature
- The amendment will
  1. Add Warehouse as a principal use
  2. Permit accessory uses for all principal uses, floor area of accessory uses must not exceed 30% of Gross Floor Area or 900 m<sup>2</sup>, whichever is the lesser



**A preliminary review of the proposed application has been undertaken by Town departments and public agencies.**


**Staff have identified the following matters to be addressed:**

- **Employment density/opportunities;**
- **Conformity with applicable employment lands policies (Provincial, Regional, Town);**
- **Any comments received at this public meeting.**



**Following review of comments received, a recommendation report will be prepared for a future General Committee Meeting for Council's consideration at a later date.**





Following tonight's meeting,  
questions and comments on this file  
may be directed to:

**Kenny Ng, Planner**  
**365-500-3102**  
**[kng@aurora.ca](mailto:kng@aurora.ca)**