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Town of Aurora

Public Planning Report

No. PDS25-014

Subject: Application for Zoning By-law Amendment
1000259515 Ontario Inc.
240 Industrial Parkway South
Lot 57, Plan 65R-10328
File Number: ZBA-2024-06

Prepared by: Katherine Gatzos

Department: Planning and Development Services

Date: January 21, 2025

Recommendation

1. That Report No. PDS25-014 be received; and
2. That comments presented at the statutory Public Planning meeting be addressed by Planning and Development Services in a report to a future Committee of the Whole meeting.

Executive Summary

The purpose of this report is to provide Council and members of the public with background information on the proposed Zoning By-law Amendment for 240 Industrial Parkway South (the 'subject property'). The following is a summary of the proposal:

- A Zoning By-law Amendment application was submitted to facilitate the development of a private school (middle and senior students) on the subject property;
- The existing, multi-unit industrial building onsite is proposed to be retained and refitted to accommodate the proposal;
- The applicant is proposing to rezone the subject property from "(E2) General Employment Zone" to "(E2-XX) General Employment Exception Zone" to permit the proposed development;

- The Zoning By-law Amendment will amend the permitted uses on the subject property to include a private school;
- Comments have been identified by Town departments and public agencies that need to be addressed before bringing forward a recommendation report to Council for consideration.

Background

Application History

The pre-consultation package for the proposed application was issued in February 2024, to the applicant. The Zoning By-law Amendment application was received on October 10, 2024, and deemed complete on October 17, 2024.

Location / Land Use

The subject property, municipally known as 240 Industrial Parkway South, is located on the west side of Industrial Parkway South (Figure 1). The subject property has a lot area of 1.61 ha (16100 sqm), with a frontage along Industrial Parkway South of approximately 88.66 m (290.88 ft).

The subject property presently consists of a single storey industrial building (approximately 5415 sqm), and associated parking area. The existing industrial building onsite is proposed to be retained and refitted to accommodate the proposed private school.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Industrial uses, Sheppard's Bush (26-hectare open space area consisting of woodlands, sports fields, and trails)

South: Industrial uses, commercial uses

East: Industrial uses, commercial uses, Sheppard's Bush (26-hectare open space area consisting of woodlands, sports fields, and trails)

West: Metrolinx GO rail corridor, industrial uses, residential uses

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 address 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

The subject property is designated “General Industrial” under Schedule ‘B’ – Land Use Plan in the Town of Aurora Official Plan. The General Industrial designation applies to historical industrial areas surrounding Industrial Parkway North and South which exist in close proximity to residential uses west of Edward Street. The intent of the General Industrial designation is to ensure the long-term protection and continued evolution of existing, older industrial areas.

Zoning By-law 6000-17, as amended

The subject property is zoned “General Employment (E2)” by Zoning By-law 6000-17, as amended (Figure 3), which permits a variety of industrial and commercial uses.

Reports and Studies

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

Report Name	Report Author
Accessibility Standards Analysis	Brutto Consulting
Construction Impact Mitigation Study	Aplin & Martin Consultants Ltd.
D6 Compatibility Study	Brutto Consulting
Functional Servicing and Stormwater Management Report	Aplin & Martin Consultants Ltd.
Noise and Vibration Study	Soft dB
Phase Two Environmental Site Assessment	Pinchin Ltd.
Planning Justification Report	Brutto Consulting

Report Name	Report Author
Transportation Study	CGE Consulting
Tree Inventory and Preservation Plan Report	Kuntz Forestry Consulting Inc.
Urban Design Brief	Brutto Consulting

Proposed Applications

Proposed Zoning By-law Amendment

The Zoning By-law Amendment will amend the permitted uses on the subject property to include a private school.

As shown in Figure 4, the Applicant proposes to rezone the subject property from “(E2) General Employment Zone” to “(E2-XX) General Employment Exception Zone” to permit the proposed development, though the addition of a Private School as a permitted use. The Applicant has submitted a draft Zoning By-law which is currently under review by staff. The following is a table outlines the parent General Employment (E2) Zone and proposed General Employment Exception (E2-XX) Zone standards.

	Parent General Employment (E2) Zone Requirement	General Employment Exception (E2-XX) Zone
Permitted Uses	<ul style="list-style-type: none"> • Adult Entertainment Parlour • Body Rub Parlour • Commercial Self Storage Facility • Contractor’s Yard • Dry Cleaning Establishment • Fitness Centre • Food Processing Establishment • Industrial Uses • Motor Vehicle Body Shop • Motor Vehicle Rental Establishment • Motor Vehicle Repair Garage • Offices • Outdoor Display and Sales Area • Pet Services 	<ul style="list-style-type: none"> • Adult Entertainment Parlour • Body Rub Parlour • Commercial Self Storage Facility • Contractor’s Yard • Dry Cleaning Establishment • Fitness Centre • Food Processing Establishment • Industrial Uses • Motor Vehicle Body Shop • Motor Vehicle Rental Establishment • Motor Vehicle Repair Garage • Offices • Outdoor Display and Sales Area • Pet Services

	Parent General Employment (E2) Zone Requirement	General Employment Exception (E2-XX) Zone
	<ul style="list-style-type: none"> • Private Park • Place of Worship • Printing, Media and Communications Establishment • Club • Recreation Centre • Repair Shop • Service Shop • Retail, Accessory • Warehouses 	<ul style="list-style-type: none"> • Private Park • Place of Worship • Printing, Media and Communications Establishment • Club • Recreation Centre • Repair Shop • Service Shop • Retail, Accessory • Warehouses • <i>Private School</i>

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

Conceptual Site Plan

The applicant has not formally submitted a Site Plan application with Planning and Development Services. The proposed development will require a Site Plan application to implement the proposed land use amendments. As part of the Zoning By-law Amendment application, the applicant has provided a conceptual Site Plan and Elevations Drawing, as shown in Figures 5 and 6, respectively.

The applicant intends to repurpose and refit the existing approximately 5415 sqm industrial building on the subject property into a middle and senior private school, maintain the two existing access driveways from Industrial Parkway South, and implement a total of 83 parking spaces. Review of relevant Zoning By-law provisions indicate that sufficient parking is provided to support a private school (middle and senior students).

The applicant has indicated that the proposed middle and senior private school intends to include eighteen classrooms, a cafeteria, auditorium, two gymnasiums, library, outdoor recreation area, and an astroturf sports field.

Further technical review of the Site Plan application will continue following the appropriate land use and zoning matters being in place. As per Bill 109, the approval of the subject Site Plan application is delegated to staff.

Department / Agency Comments

Comments have been identified by Town departments and public agencies that need to be addressed before bringing forward a recommendation report to Council for consideration.

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

- The proposal will be reviewed in context of the Provincial and applicable local planning policies
- Proposed site-specific zoning standards
- Traffic and pedestrian safety
- Metrolinx comments regarding noise and rail safety due to proximity to the GO Rail Corridor
- Revised engineering submissions in accordance with staff comments related to noise and vibration impacts

Public Comments

No comments have been received from the public regarding the proposed planning application at the time of writing this report.

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 Advisor must 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* 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 applications were deemed as complete on October 17, 2024, and therefore, the applicant may appeal to the OLT at any time.

Financial Implications

There are no financial implications.

Communications Considerations

A Notice of Public Planning Meeting was issued to all addressed property owners within 120 metres of the subject property. In addition, the notice was published in The Auroran Newspaper. Signage on the subject lands was posted with information regarding the Public Planning Meeting. Public Planning 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 has requested a Green Development Report in accordance with Section 6 of the Official Plan as part of the site plan submission.

Link to Strategic Plan

The proposed Zoning By-law Amendment supports the Strategic Plan goal of Supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

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 plans to attract businesses that provide employment opportunities for our 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 January 21, 2025, Public Planning Meeting.

Conclusions

Staff will continue to review the subject application, having consideration for the above noted matters, the comments received from agency circulations, and feedback received from the public and Council at the January 21, 2025, Public Planning Meeting. A recommendation report will be prepared for a future Committee of the Whole meeting for Council's consideration when technical review is completed.

Attachments

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designation
- Figure 3 – Existing Zoning By-Law
- Figure 4 – Proposed Zoning
- Figure 5 – Proposed Site Plan
- Figure 6 – Proposed Building Elevations

Pre-submission Review

Agenda Management Team review on January 9, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer