

Public Planning Meeting

240 Industrial Parkway South

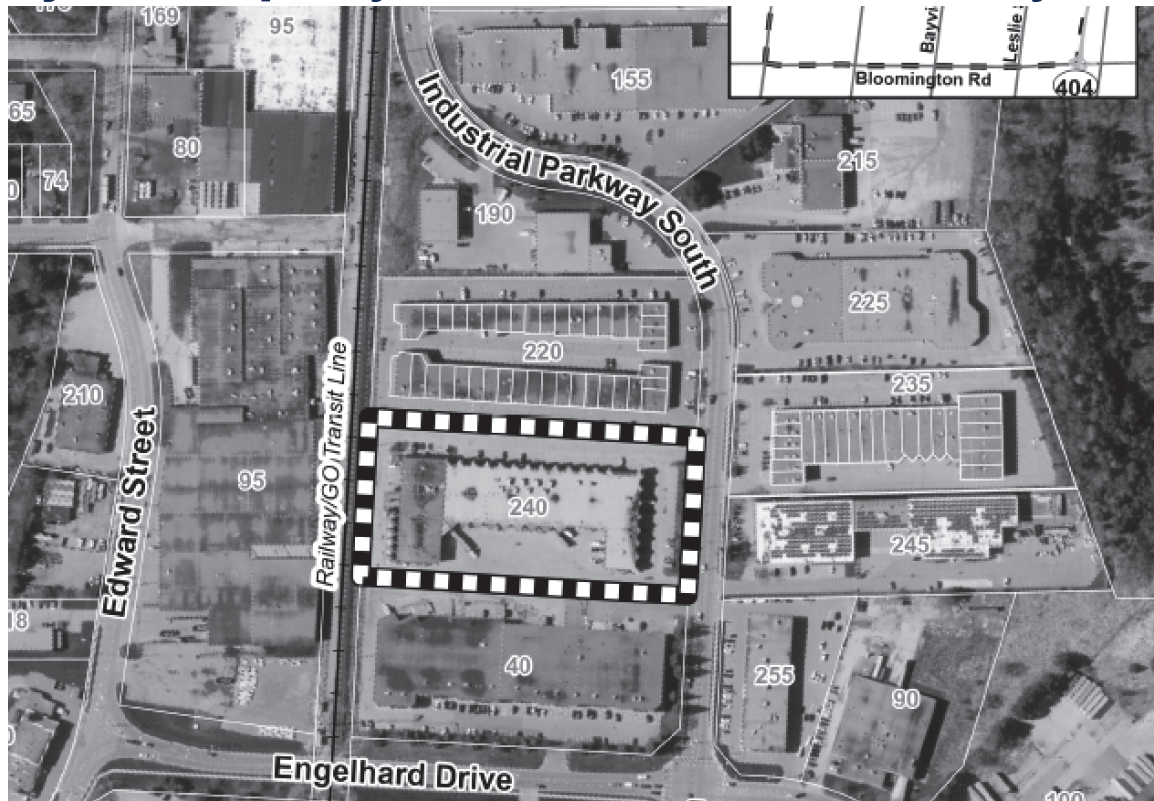
Application: Zoning By-law Amendment
Applicant: 1000259515 Ontario Inc.
Location: 240 Industrial Parkway South
File Number: ZBA-2024-06



January 21, 2025



Subject Property: 240 Industrial Parkway South



North: Industrial uses, Sheppard's Bush

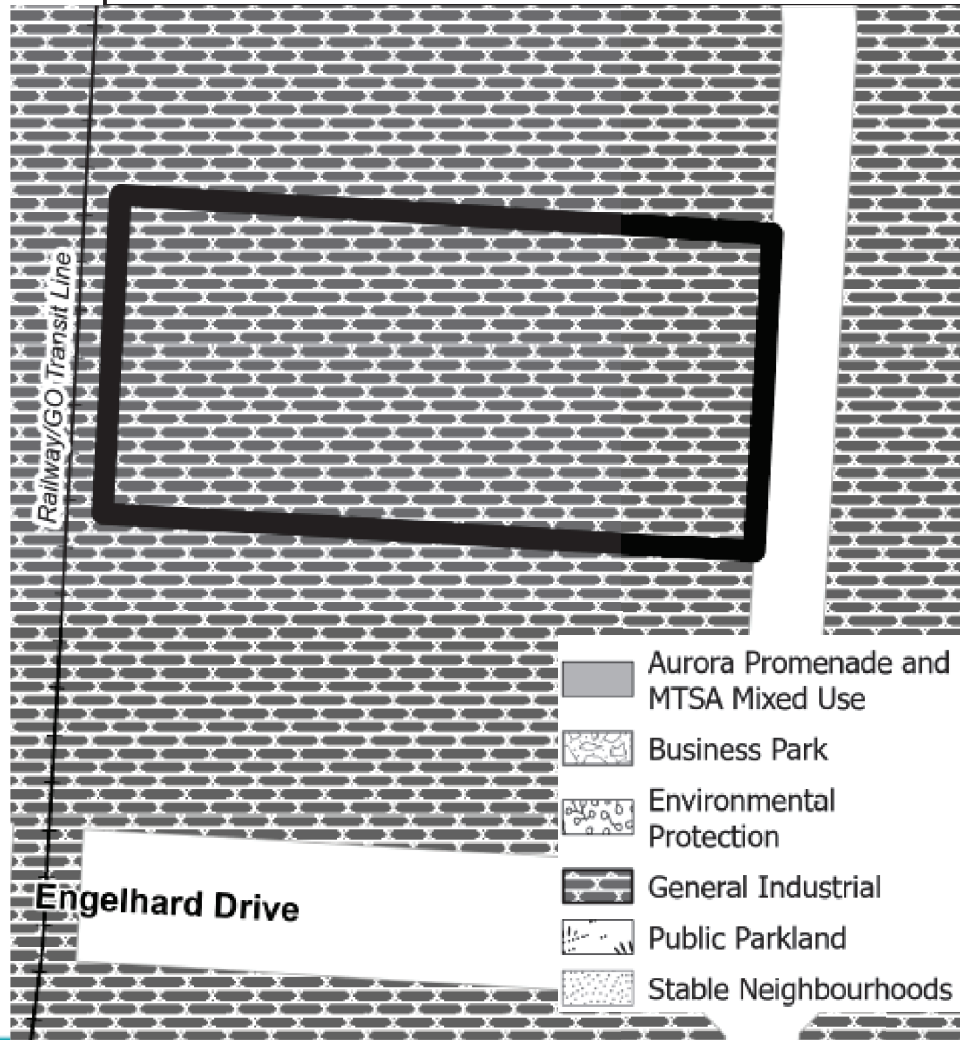
South: Industrial uses, commercial uses

East: Industrial uses, commercial uses, Sheppard's Bush

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



Official Plan designation:
“General Industrial”

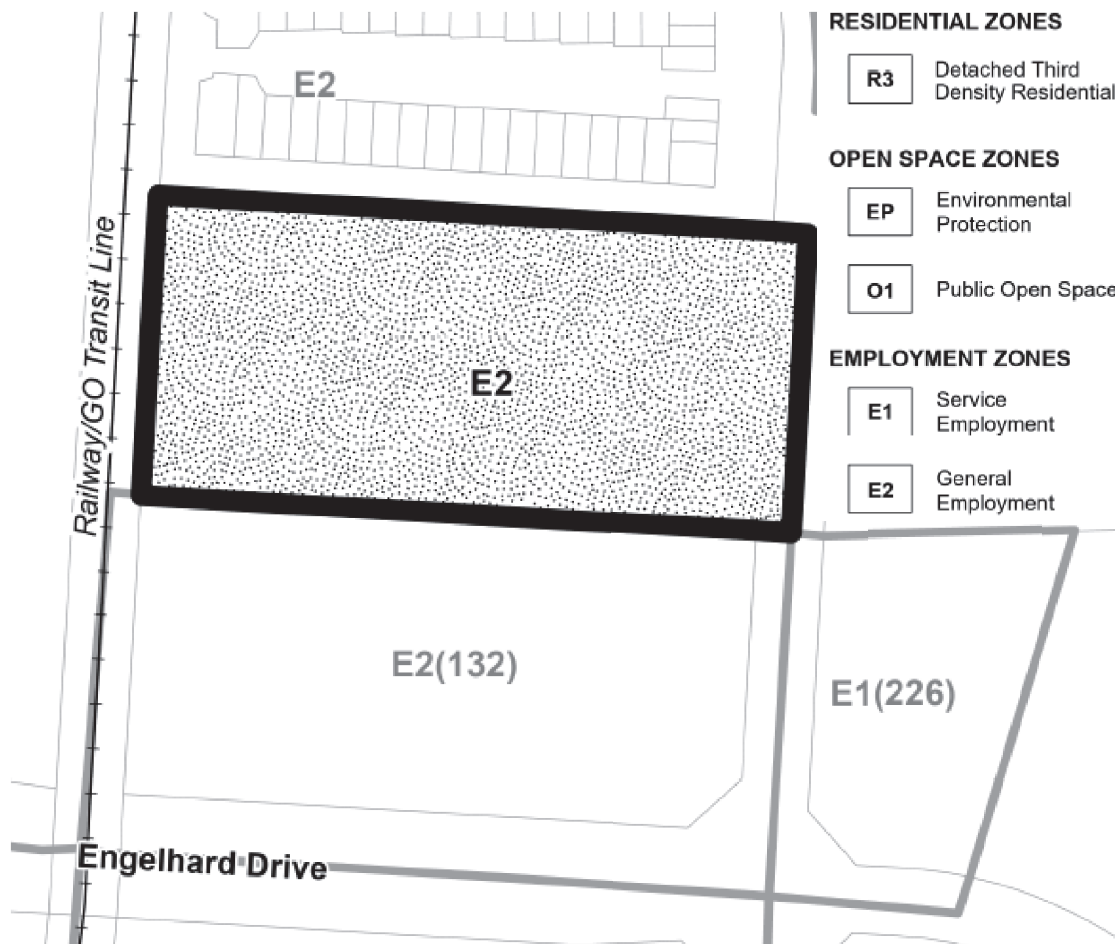


Intent:

- Ensure long term protection and continued evolution of existing, older industrial areas
- Limited institutional uses may be permitted



Comprehensive Zoning By-law 6000-17: E2 – General Employment



RESIDENTIAL ZONES

R3 Detached Third Density Residential

OPEN SPACE ZONES

EP Environmental Protection

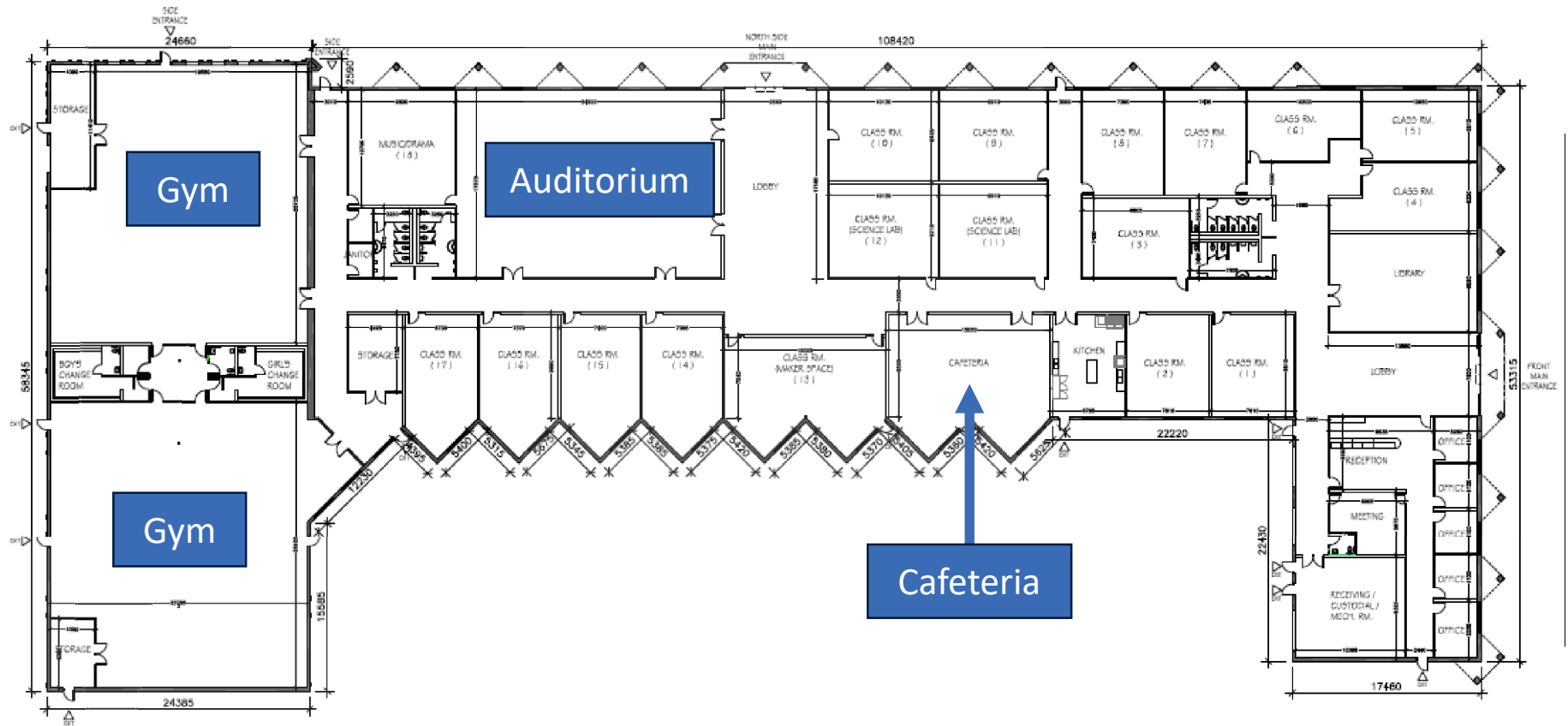
O1 Public Open Space

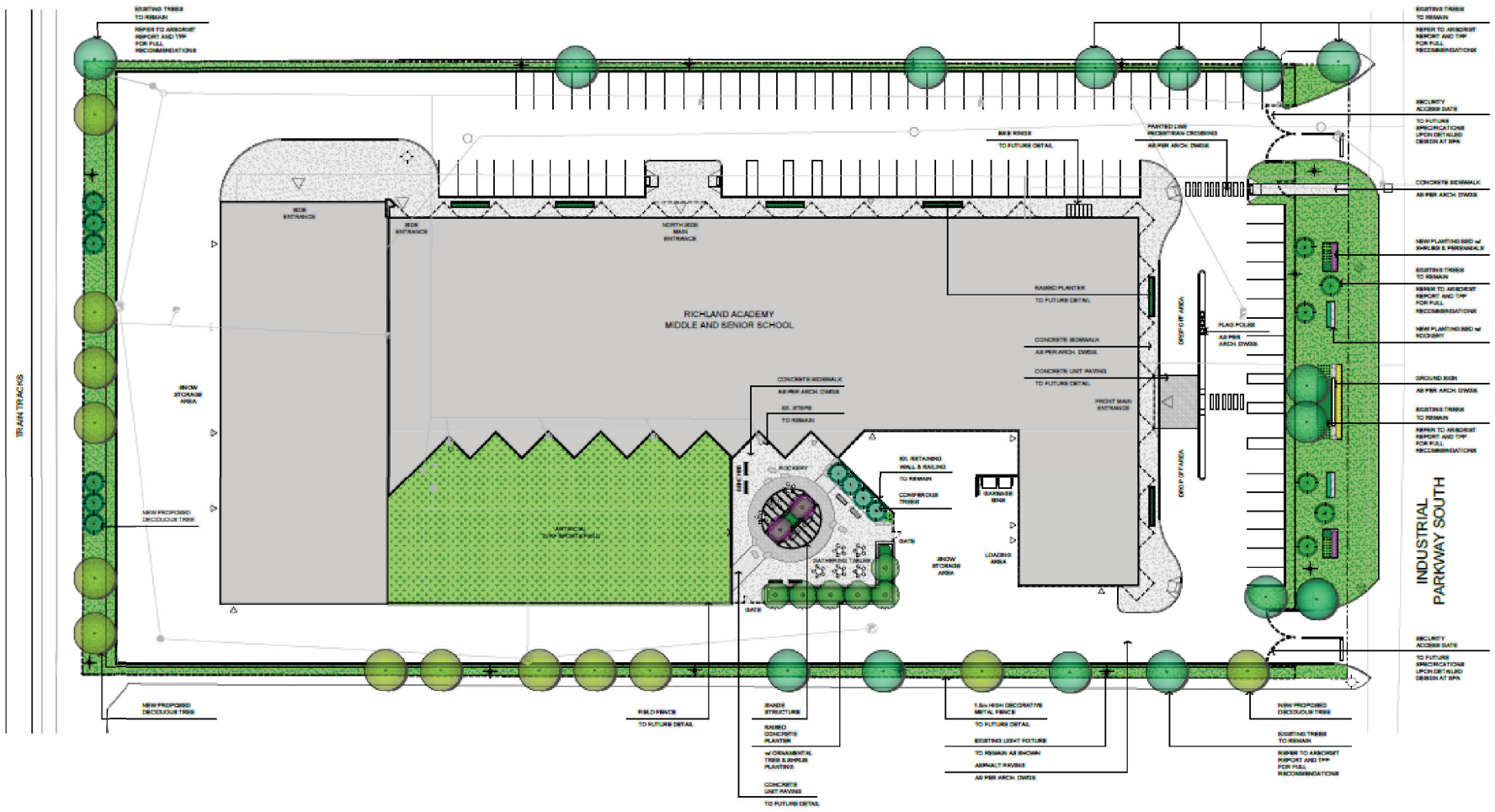
EMPLOYMENT ZONES

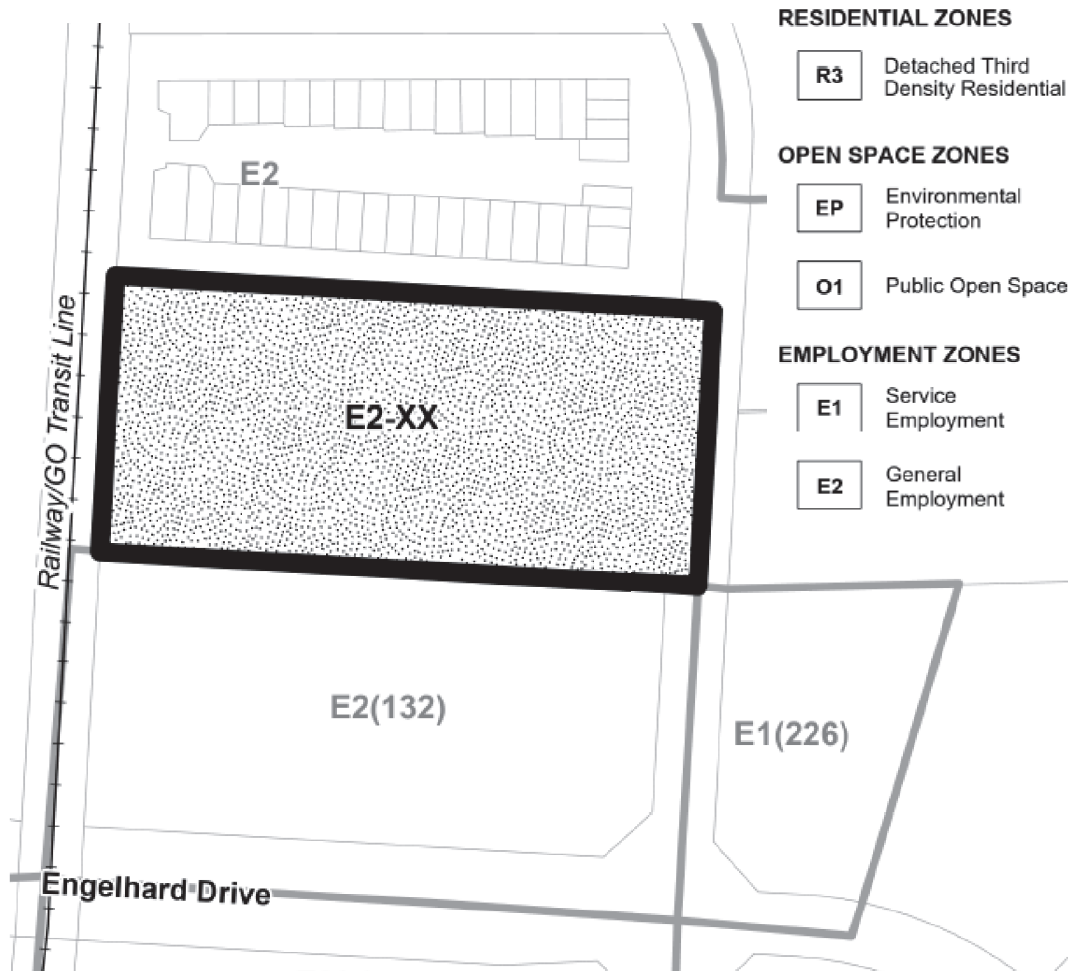
E1 Service Employment

E2 General Employment

The current “General Employment – E2” zoning permits a wide variety industrial and commercial uses







Proposed Zoning By-law

“General Employment Exception (E2-XX)” to permit the proposed development, though the addition of a Private School as a permitted use



TOWN OF AURORA, PLANNING AND DEVELOPMENT SERVICES
Conceptual Renderings





Staff have identified the following matters to be addressed:

- 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.
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Next Steps in the Planning process:

- Revisions to be made by the applicant, and when appropriate, a staff report will be presented at a future Committee of the Whole meeting for consideration.
 - A future Site Plan application is required to address the technical matters related to the proposed development, which is subject to staff delegated approval.
 - All interested parties will be notified of updates relating to the subject application.
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A decorative graphic consisting of several overlapping colored squares and thin lines. On the left, there is a large yellow-green square partially overlapping a smaller teal square. Below these, a dark blue square is partially overlapping the teal square. To the right, a small light blue square is positioned above a larger teal rounded rectangle. Thin teal lines extend from the top and bottom of the teal rounded rectangle, with one line curving to the left and another curving to the right.

Thank you

For any questions please contact:
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