

Council Public Planning Presentation
240 Industrial Parkway South
Town of Aurora

Town File No. ZBA-2024-06

January 21, 2025



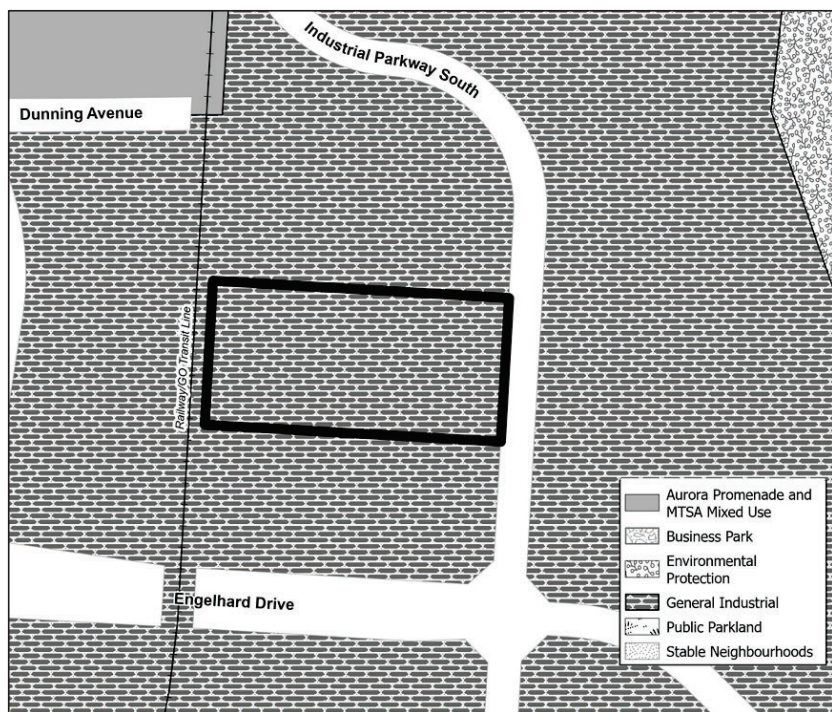
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PROPOSED DEVELOPMENT

- The proposed development of the Subject Property municipally known as 240 Industrial Parkway South is located near the intersection of Industrial Parkway South and Engelhard Drive in the Town of Aurora.
- The Subject Property consists of an area of 1.61 ha (16,100 sqm) with a frontage along Industrial Parkway South of 88.66 m (290.88 ft) and a depth of 182.88 metres (600 feet).
- The development proposal seeks to permit the following:
 - A middle and senior private school with 300 students and 50 staff.
 - 83 parking spaces; and,
 - 5,415 sqm of gross floor area.
- The school is also planned to have 18 classrooms, a cafeteria, an auditorium, two gymnasiums, and a library. The occupancy of the school will be a maximum of 350 people (including staff). The school will operate as a private school and will offer the International Baccalaureate program to students.
- The Subject Property has full municipal services available, which includes water supply, sanitary sewage, and storm water services.

LAND USE – TOWN OF AURORA OFFICIAL PLAN



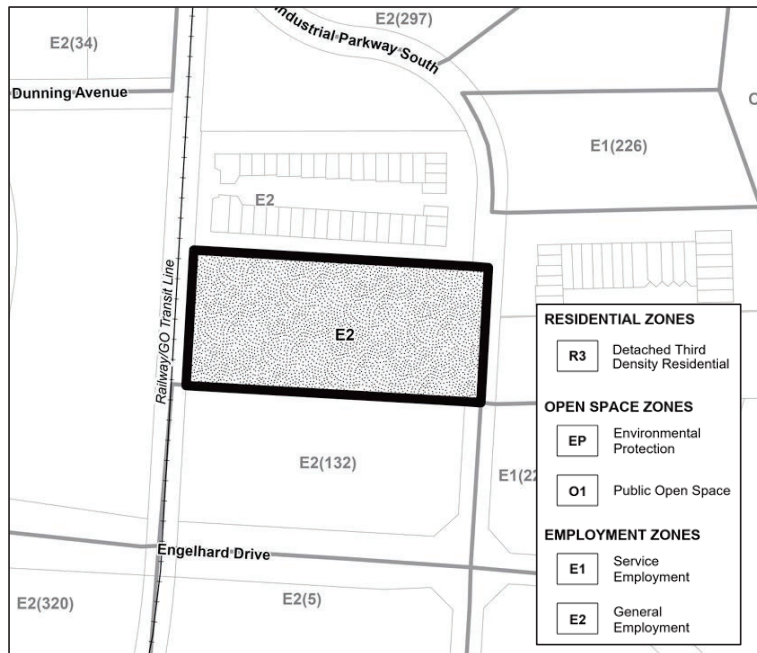
SCHEDULE B: LAND USE PLAN (SOURCE: AURORA OFFICIAL PLAN, 2024)

The subject property is situated within the “**General Industrial**” designation under Schedule ‘B’ – Land Use Plan in the Town of Aurora Official Plan. This designation refers to lands that serve employment uses in the Town of Aurora.

The “**General Industrial**” designation permits a wide-range of employment-related uses as well as limited institutional uses.

An Institutional Use is defined as a long-term care facility, hospital, school, university or college, place of worship and government office. As such, a school use is permitted by the Official Plan and an amendment to the Official Plan is not required.

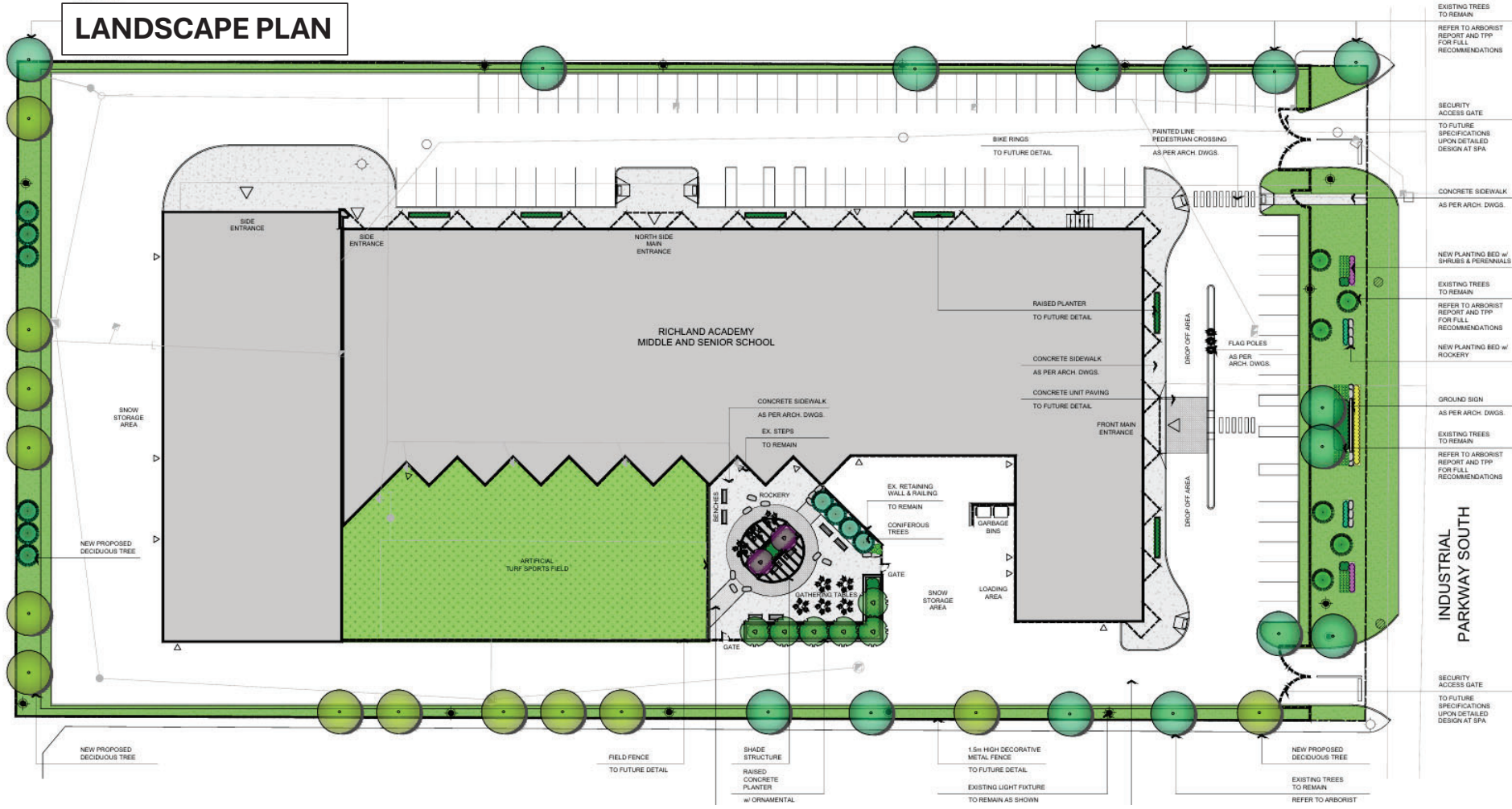
TOWN OF AURORA ZONING BY-LAW 6000-17



ZONING MAP (SOURCE: AURORA ZONING BY-LAW 6000-17)

The Subject Property is zoned “**General Employment (E2)**” by the Town of Aurora Zoning By-law 6000-17, which permits a variety of commercial and industrial uses. We are seeking to amend the Zoning By-law to a site-specific E2-XX zone to permit the proposed private school use.

LANDSCAPE PLAN



- EXISTING TREES TO REMAIN
REFER TO ARBORIST REPORT AND TPP FOR FULL RECOMMENDATIONS
- SECURITY ACCESS GATE
TO FUTURE SPECIFICATIONS UPON DETAILED DESIGN AT SPA
- CONCRETE SIDEWALK AS PER ARCH. DWGS.
- NEW PLANTING BED w/ SHRUBS & PERENNIALS
- EXISTING TREES TO REMAIN
REFER TO ARBORIST REPORT AND TPP FOR FULL RECOMMENDATIONS
- NEW PLANTING BED w/ ROCKERY
- GROUND SIGN AS PER ARCH. DWGS.
- EXISTING TREES TO REMAIN
REFER TO ARBORIST REPORT AND TPP FOR FULL RECOMMENDATIONS
- INDUSTRIAL PARKWAY SOUTH
- SECURITY ACCESS GATE
TO FUTURE SPECIFICATIONS UPON DETAILED DESIGN AT SPA



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In Conclusion:

- The proposed development aligns with the Provincial Planning Statement (PPS), promoting efficient use of land, economic development, and the preservation of employment areas. The private school use qualifies as an institutional use within the Employment areas, introducing 50 new jobs and supporting community needs.
- The Town of Aurora's Official Plan designates the site for general industrial employment, which includes institutional uses such as schools. The proposed private school does not conflict with the plan's objectives of promoting economic growth and utilizing employment lands efficiently.
- The proposed rezoning does not change the overall land designation but adds a site-specific exception to allow the private school. This preserves the long-term potential for employment use on the site, ensuring future compatibility with surrounding industrial and institutional uses.
- The existing industrial building will be repurposed for the school, using existing infrastructure without significant changes. This will ensure cost-effective development and minimal impacts on land consumption while retaining the site's employment capacity.
- The school will provide local jobs, offer new educational opportunities, and enhance the community's economic diversity. It will also help transition the area between industrial uses and adjacent residential and environmental zones, supporting land use compatibility and broader community integration.