



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

**Pursuant to Section 45(5) of *The Planning Act***

**FILE NUMBER:** MV-2023-09

**APPLICANT:** RP Partners Aurora Limited

**PROPERTY:** 15286 -15306 Leslie Street  
WHITCHURCH CON 2 PT LOT 21 RP 65R2640 PT PART 2

**RELATED  
APPLICATIONS:** SP-2020-06

**ZONING:** RA2(535) Second Density Apartment Residential

**PURPOSE:** A Minor Variance Application has been submitted as required as part of site plan approval - SP-2020-06.

**THE FOLLOWING  
VARIANCES ARE  
REQUIRED:**

- 1) Section 24.535.2.1 of the Zoning By-law 6000-17 requires a minimum lot area per dwelling unit of 60.0 square meters.
  - a) The applicant is proposing a lot area of 52.0 square meters per dwelling unit
- 2) Section 24.535.2.1 of the Zoning By-law 6000-17 requires a minimum lot area per dwelling unit of 60.0 square meters.
  - a) The applicant is proposing a lot area of 52.0 square meters per dwelling unit
- 3) Section 24.535.2.1 of the Zoning By-law 6000-17 requires the maximum GFA of the amenity room above the 7th storey not exceed 450 square meters.
  - a) The applicant is proposing a GFA of 528 square meters for the amenity room.

- 4) Section 24.535.2.1 of the Zoning By-law 6000-17 requires the maximum GFA of the amenity room above the 7th storey not exceed 450 square meters.
  - a) The applicant is proposing a GFA of 528 square meters for the amenity room.

A Location Map and Site Plan illustrating the request are attached. This Application will be heard by the Committee of Adjustment on the Date and Time shown below.

|                  |   |
|------------------|---|
| <b>DATE:</b>     | <b>April 13<sup>th</sup>, 2023</b>  |
| <b>TIME:</b>     | <b>7:00 p.m.</b>  |
| <b>LOCATION:</b> | <b>Electronic Meeting<br/>(Please visit<br/><a href="https://www.youtube.com/user/Townofaurora2012">https://www.youtube.com/user/Townofaurora2012</a><br/>for live stream of the meeting)</b> |

**NOTE:** As a result of COVID-19, Town Hall and other Town facilities have been CLOSED to the public. During this time, Committee of Adjustment meetings will be held electronically and may be viewed via live stream. Please visit the Town’s website for further details.

You may express your views about this Application, for consideration by the Committee, in the following ways:

- i) **Participate in the electronic meeting as a live delegate.** Please send a delegation request to the Secretary–Treasurer, Peter Fan, at [PFan@aurora.ca](mailto:PFan@aurora.ca) **no later than 4:30pm on April 11<sup>th</sup>, 2023.** Once the request has been received, instructions will be provided on how to make your delegation during the electronic meeting.

The Delegation Request form is located on the Town website: <https://webforms.aurora.ca/Delegation-Request>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Peter Fan, at [PFan@aurora.ca](mailto:PFan@aurora.ca) **no later than 12:00pm (noon) on April 13<sup>th</sup>, 2023** Alternatively, comments may be mailed to Town Hall at the address below. Please note, mailed comments must be received by the Town prior to the meeting in order to be considered by the Committee.

*Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1*

If you wish to be notified of the Decision with respect to this Application, you must complete the enclosed "Request for Decision" form. The form can also be found at <https://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Request-for-Decision--Fillable.pdf>. This form is to be emailed to PFan@aurora.ca **no later than 4:30pm on April 13<sup>th</sup>, 2023.**

**If you receive this notice as an owner of land containing seven or more residential units, please post this notice in a location that is visible to all property residents.**

Should you have any questions regarding this application, please contact Peter Fan at PFan@aurora.ca or at **(905) 726-4711**

#### **Personal Information Collection Notice**

Your personal information and your comments are collected under the legal authority of the *Planning Act, R.S.O. 1990, Chapter c.P.13*, as amended. Your comments in respect to this Application will become part of the decision-making process of the Application as noted on this form. Pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*, as amended, (the "Act") public feedback to planning proposals is considered to be a public record and may be disclosed to any individual upon request in accordance with *the Act*. Questions about this collection should be directed to the Town Clerk, Town of Aurora, 100 John West Way, Box 1000, Aurora ON L4G 6J1 905-727-3123.

DATED THIS 30<sup>th</sup> DAY OF MARCH 2023



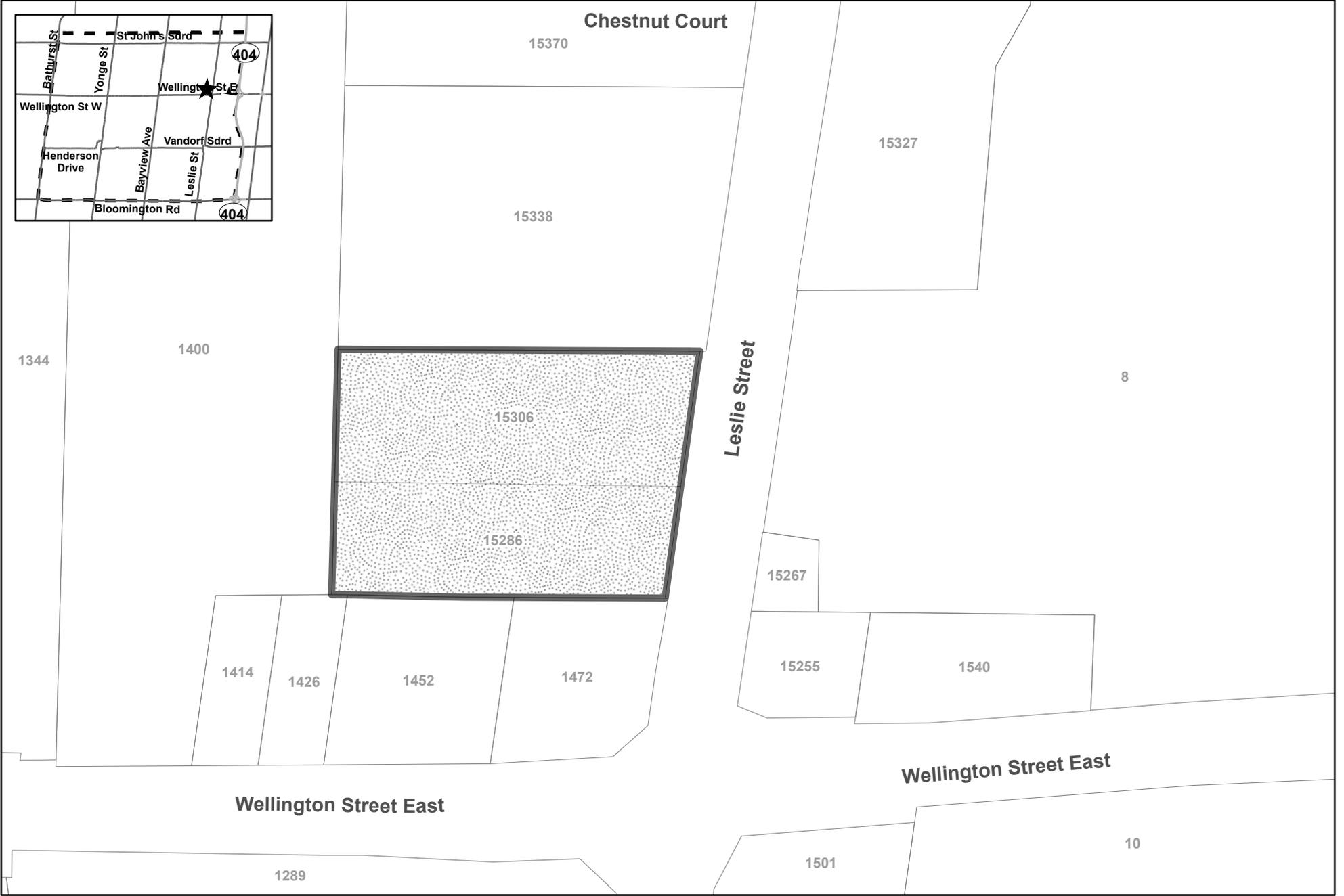
Peter Fan  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

#### **ATTACHMENTS**

Attachment 1 – Location Map  
Attachment 2 – Site Plan  
Attachment 3 – Request for Decision

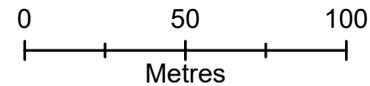
**Agenda packages will be available prior to the Hearing at:**

<https://www.aurora.ca/agendas>



**LOCATION MAP**  
**15286-15306 LESLIE STREET**  
**FILE: MV-2023-09**  
**TOWN OF AURORA**  
**COMMITTEE OF ADJUSTMENT**

 **SUBJECT LANDS**





**SITE SURFACES LEGEND**

- CONC. PAVERS (VERIFY W/ LANDSCAPE)
- POURED CONC. (VERIFY W/ LANDSCAPE)
- ASPHALT
- @ GRADE PRIVATE TERRACE (CONC. PAVERS)

**SITE SYMBOLS**

- SIAMESE CONNECTION
- FIRE HYDRANT



**FIRE ROUTE**

**BOTH SIDES**

**FR SIGN SPECIFICATIONS:**

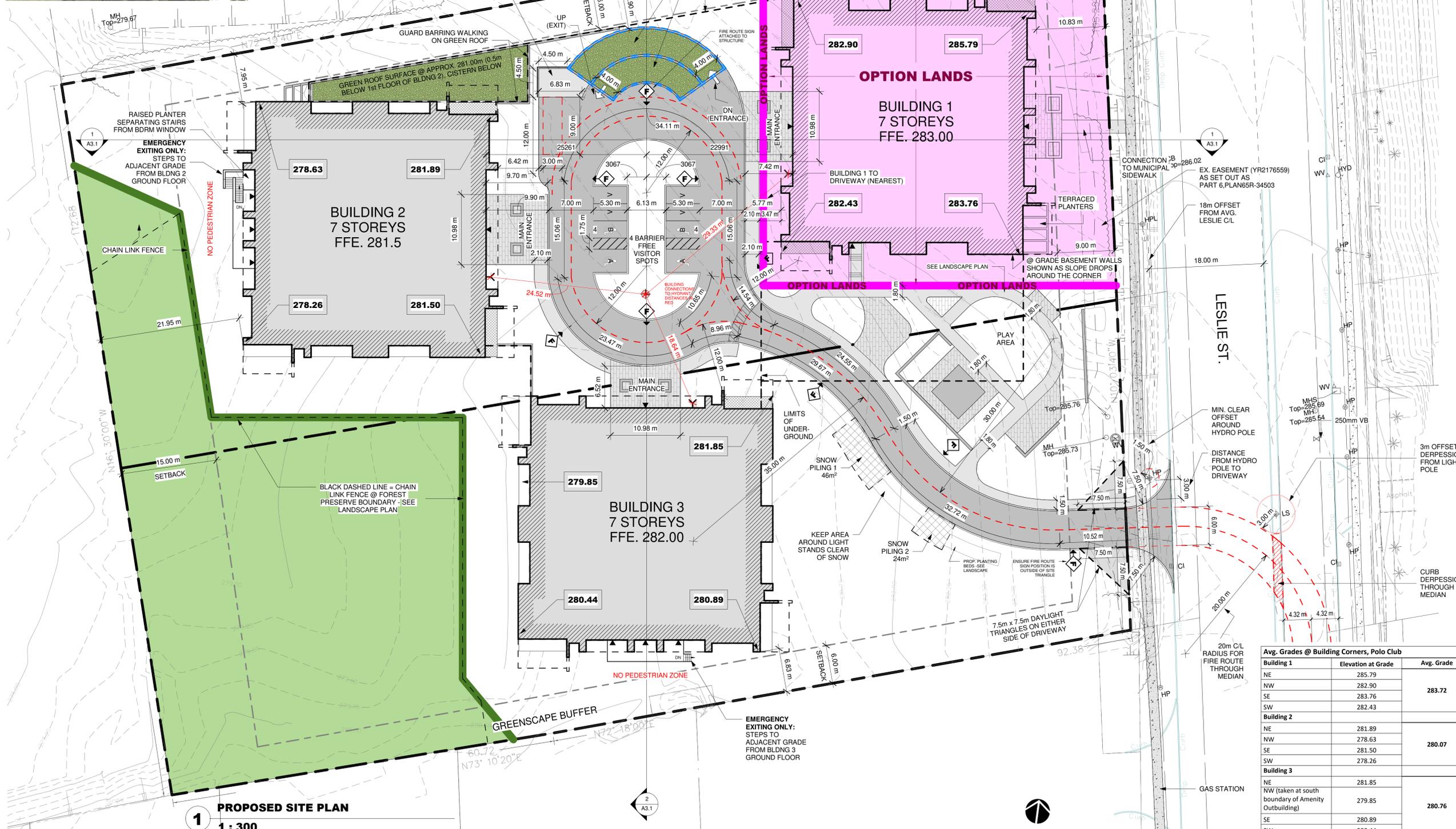
- 1. Sign dimensions shall be 30 x 45 centimetres.
- 2. White background, reflective material.
- 3. Black border.
- 4. Black "P", 10 centimetres tall.
- 5. Black "FIRE ROUTE" letters, 5 centimetres tall.
- 6. Black "NO PEDESTRIAN ZONE" letters, 3 centimetres tall.
- 7. Black arrows, 6.5 centimetres tall.
- 8. Red 2 centimetres arrowhead around 9", 20 centimetres tall, reflective material.
- 9. Red 2 centimetres diagonal stroke, reflective material.

**ADDITIONAL FIRE ROUTE SIGN NOTES**

- SIGNS TO BE PERMANENTLY AND SECURELY MOUNTED ON RIGID SIGN POSTS, UNLESS OTHERWISE NOTED
- MOUNTING HEIGHT: 2m TO BOTTOM OF SIGN
- MOUNTING LOCATION: BETWEEN 0.3m & 3m FROM EDGE OF CURB
- SIGN SPACING: MAX. 23m
- VISIBILITY: NO PHYSICAL OBSTRUCTION SHALL BE PLACED OR CONSTRUCTED, OR ALLOWED TO BE PLACED OR CONSTRUCTED, IN A LOCATION THAT MAY INTERFERE WITH THE VISIBILITY OR LEGIBILITY OF ANY AUTHORIZED SIGN, AND SUFFICIENT MAINTENANCE SHALL BE UNDERTAKEN TO PREVENT VEGETATION AND OTHER OBJECTS FROM OBSTRUCTING THE VIEW OF ANY AUTHORIZED SIGN AT ANY TIME.

**F**

- FIRE ROUTE SIGN ICON**
- INDICATES LOCATION OF SIGNS
  - ARROW INDICATES DIRECTION OF SIGN FACE



Revisions:

| No. | Date:      | Particular:                                 | By: |
|-----|------------|---|-----|
| 1   | 2019.04.26 | Revisions to reflect grading                | ND  |
| 2   | 2019.05.02 | Final outline added                         | ND  |
| 4   | 2020.01.29 | Site asphalt/walkways simplified            | ND  |
| 5   | 2020.02.20 | Site Grading/Site Plan Annotations          | ND  |
| 6   | 2020.03.23 | Revised Ramp                                | ND  |
| 7   | 2020.03.24 | Revised Ramp                                | ND  |
| 8   | 2020.04.06 | Revised Stairs                              | ND  |
| 11  | 2020.04.30 | Minor Site Plan Revisions                   | ND  |
| 12  | 2020.09.16 | Regional File # added                       | ND  |
| 15  | 2020.09.21 | Driveway Dimensions & Fire Sign Adjustments | ND  |
| 21  | 2020.10.21 | Revisions for Town                          | ND  |
| 23  | 2020.12.10 | Site Coordination                           | ND  |
| 24  | 2020.12.16 | Snow Piling Sites                           | ND  |
| 25  | 2021.01.14 | Site Revisions                              | ND  |
| 26  | 2021.02.08 | Site Revisions                              | ND  |
| 27  | 2021.05.19 | Expanded Indoor Amenity - Bldgs 2 & 3       | ND  |
| 29  | 2021.10.12 | Revisions to Buildings                      | ND  |
| 31  | 2022.01.11 | Emerg. Access through Median                | ND  |
| 33  | 2022.10.04 | Revised Parking                             | ND  |

Drawing Issue:

| Date:      | Particular:                                    | By: |
|------------|--|-----|
| 2020.03.03 | SITE COORDINATION SET                          | ND  |
| 2020.05.13 | SITE PLAN SUBMISSION SET                       | ND  |
| 2021.07.12 | SITE PLAN RE-SUBMISSION SET (COORDINATION SET) | ND  |
| 2022.04.06 | SITE PLAN SUBMISSION SET                       | ND  |
| 2022.10.27 | SITE PLAN SUBMISSION SET                       | ND  |



Drawings and specifications as instruments of service are the property of Romanov Romanov Architects Inc. The copyright in the same being reserved to them. No reproduction may be made without the permission of Romanov Romanov Architects Inc. and when made, must bear its name. All prints to be returned. This drawing must not be scaled. The contractor is to verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancy to Romanov Romanov Architects Inc. for adjustment. This drawing is not to be used for building purpose until signed and sealed by the Consultant.



**Romanov romanov ARCHITECTS INCORPORATED**  
DESIGNERS, URBANISTS, FUTURISTS

375 PARKSIDE DRIVE, TORONTO, ONTARIO, CANADA  
M8R 2Z6, tel: (416) 766-8750; fax: (416) 766-8760

Project:  
**POLO CLUB CONDOS**  
LESLIE ST. AURORA  
TOWN'S FILE #: SP-2020-06  
REGION'S FILE #: SP.20.A.0124

Sheet Title:  
**PROPOSED SITE PLAN**

|           |           |           |
|-----------|-----------|-----------|
| Design:   | Drawn:    | Approved: |
| JR        | ND        | JR        |
| Comm. No: | Sheet No: |           |
| 14-125    | A0.1      |           |

**Avg. Grades @ Building Corners, Polo Club**

| Building   | Elevation at Grade                                  | Avg. Grade |
|------------|---|------------|
| Building 1 | NE  | 285.79     |
|            | NW  | 282.90     |
|            | SE  | 283.76     |
|            | SW  | 282.43     |
|            |   | 283.72     |
| Building 2 | NE  | 281.89     |
|            | NW  | 278.63     |
|            | SE  | 281.50     |
|            | SW  | 278.26     |
|            |   | 280.07     |
| Building 3 | NE  | 281.85     |
|            | NW (taken at south boundary of Amenity Outbuilding) | 279.85     |
|            | SE  | 280.89     |
|            | SW  | 280.44     |
|            |   | 280.76     |



























# TOWN OF AURORA COMMITTEE OF ADJUSTMENT REQUEST FOR DECISION

Meeting Date: \_\_\_\_\_ Agenda Item Number: \_\_\_\_\_

Application Name: \_\_\_\_\_

File Number(s): \_\_\_\_\_

## IMPORTANT NOTICE

You must complete this form and submit it to the Secretary-Treasurer to ensure your name and address are accurately noted for future notification.

This meeting is your opportunity to voice any opinions or comments you may have regarding an Application for approval of a Minor Variance/Permission or Consent. Under the *Planning Act*, for a Minor Variance and Permission, Section 45(10) states that the Secretary-Treasurer shall send one copy of the decision, to each person or public body who appeared in person or by counsel at the hearing AND who filed with the Secretary-Treasurer a written request for Notice of the Decision. For Consent, Section 53(17) states that if the Committee gives or refuses to give provisional Consent, the Committee shall ensure written Notice of the Decision is given to each person or public body that made a written request to be notified of decision or conditions.

**NOTE:** Due to COVID-19, all Request for Decisions shall be emailed to Peter Fan, Secretary-Treasurer, at [pfan@aurora.ca](mailto:pfan@aurora.ca).

**Please print clearly and provide information requested below.**

Name: \_\_\_\_\_  
(MR./MRS./MS) (First) (Last)

Address: \_\_\_\_\_  
\_\_\_\_\_

Municipality: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
(Must Be Provided)

Telephone: Residence \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Business \_\_\_\_\_ E-Mail: \_\_\_\_\_

**Notice of Decision and/or future consideration of this Committee of Adjustment Application will be provided by E-Mail.**

**NOTE: Notice of this meeting was given by mail to all owners within 120 metres (400 feet) of the subject lands**

Personal information on this form is collected under the legal authority of the *municipal act*, R.S.O.1990, and C.M.45, as amended. This information will be used for the purposes of sending correspondence relating to matters before council. The information is collected and maintained for the purpose of creating a record that is available to the general public pursuant to section 27 of the *municipal freedom of information and protection of privacy act*, R.S.O. 1990, C.M.56, as amended. Questions about this collection should be directed to the town clerk, town of aurora, 100 john west way, box 1000, aurora, Ontario, l4g 6j1, telephone: 905-727-4771