

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2019-18

APPLICANT: York Regional Police Association

PROPERTY: 63 Eric T Smith Way
PLAN 65M4324 LOT 5 PT BLK 11 RP 65R35964 PARTS 6 AND 7

ZONING: Business Park Exception Zone (E-BP) (349)

PURPOSE: The Owner has submitted a Minor Variance Application in proposing a two storey building.

**BY-LAW
REQUIREMENT:**

- 1) Section 24.349.1 of the Zoning By-law requires a maximum Floor Area Ratio for Office Use shall be 50%.
- 2) Section 5.4 of the Zoning By-law requires 223 parking spaces.

PROPOSAL:

- a) The applicant is proposing a Floor Area Ratio of 58.2% for Office Use; thereby, requiring a variance of 8.2%.
- b) The applicant is proposing 168 parking spaces; thereby, having a shortfall of 55 parking spaces.

A Site Plan illustrating the request are attached.

This Application will be heard by the Committee of Adjustment on the Date and Time shown below.

DATE:	August 8, 2019
TIME:	7:00 p.m.
LOCATION:	COUNCIL CHAMBERS (MAIN FLOOR) AURORA TOWN HALL 100 JOHN WEST WAY AURORA, ONTARIO

You are invited to attend this Public Hearing in person to express your views about this Application or you may be represented for that purpose. If you do not attend at the hearing, it may proceed in your absence. Any person who supports or opposes this Application may speak at the hearing. Alternatively, you may forward a signed, written submission, together with reasons for support or opposition, which **must be received by the undersigned no later than 12:00pm on the day of the hearing**. If you do not attend and have not registered with Staff as an interested party, you will not be entitled to any further notice of the proceedings.

If you wish to be notified of the Decision of the Committee of Adjustment with respect to this Application, you must complete a "Request for Decision" form available at the hearing or make a written request to the undersigned prior to the hearing.

Any inquiries for this Application, please contact the undersigned, at **905-727-3123 Ext. 4223**, Monday to Friday between 8:30 am and 4:30 pm. Comments may also be mailed to the Planning and Development Services department, Aurora Town Hall, 100 John West Way, Aurora ON L4G 1J6.

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 18TH DAY OF JULY, 2019.



Antonio Greco
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

Attachment 1 – Site Plan

Agenda packages will be available prior to the Hearing at:

<https://www.aurora.ca/TownHall/Pages/Council%20and%20Committee%20Meetings.aspx>

NO.	DATE	PARTICULAR
01	18.12.12	ISSUED FOR DESIGN DEVELOPMENT
02	19.03.17	ISSUED FOR TENDER PACKAGE #1
03	19.05.23	ISSUED FOR TENDER PACKAGE #1
04	19.06.07	ISSUED FOR TENDER PACKAGE #1
05	19.06.28	ISSUED FOR CLASS 'B' COST ESTIMATE
06	19.07.08	ISSUED FOR SPA
07	19.07.09	ISSUED FOR SPA

NOTES:

1. Reproduction of drawings and related documents in whole or in part is checked and verified by the General Contractor.

2. All dimensions and measurements must be taken from the original drawings.

3. Reproduction of drawings and related documents in whole or in part is forbidden without written permission of The Yerrin Group.

REVISIONS

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KEY PLAN:

CLIENT: YORK REGIONAL POLICE ASSOCIATION

PROJECT: 21823

PROJECT: YRPA NEW OFFICE & CLUBHOUSE FACILITY

45 ERIC T. SMITH WAY
L4G 0K2, ONTARIO

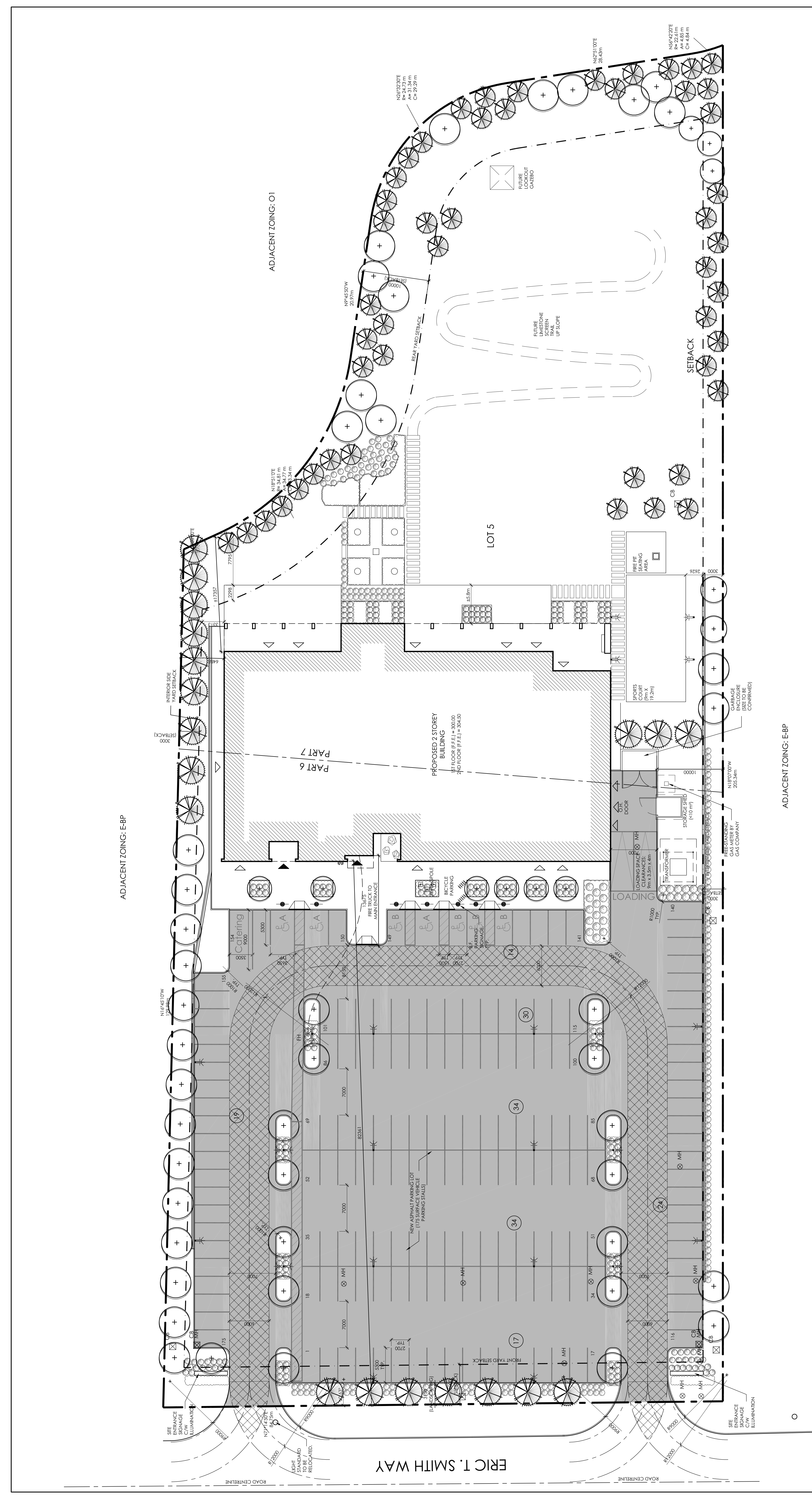
ORIGINAL SCALE: ARCH 1:1, 30' x 40'
KEY TO DETAIL LOCATION:
A - DETAIL NO.
B - DETAIL NO. ORIGIN

SCALE: 1:250

SITE PLAN

A1.1

CHECKED BY: CM
DRAWN BY: MP



01 SITE PLAN
A1.1 1:250

BARRIER-FREE ACCESSIBILITY NOTES:

- DESIGNATED BARRIER-FREE PARKING SPACES TO BE PAINTED WITH HORIZONTAL BLUE COLOURED TRAFFIC PAINT.
- BACKGROUND OF PARKING SPACES SHALL BE PAINTED WITH YELLOW COLOURED TRAFFIC PAINT OVER THE BLUE BACKGROUND.
- STAIRS, RAMP, AND WALKWAYS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CANADIAN HUMAN RIGHTS AND FREEDOM OF INFORMATION ACT.
- MINIMUM CLEARANCE HEIGHT SHALL BE 2.00 METRES (6' 7") ABOVE ANY OBSTACLE.
- ALL EXTERIOR WALKS THAT FORM PART OF A BARRIER-FREE PATH OF TRAVEL SHALL BE C.B.C. COMPLIANT (REFER TO 3.8.2.2)



SYMBOLS LEGEND:

NEW PARKING/TRAFFIC SIGN	NEW TREES (VARIOUS SIZES)
LOT LINE	EX. TREES TO REMAIN (VARIOUS SIZES)
PROPERTY BOUNDARY	NEW SHRUBS / BUSHES / PLANTS (VARIOUS SIZES)
CHAIN LINK FENCE	
DECORATIVE FENCE	
CURB DEPRESSION	
CATCH BASIN	
MANHOLE COVER	
FINISHED FLOOR ELEVATION	
DROPPED CURB	
EX. HYDRO POLE	
FIRE HYDRANT	
SWAGE CONNECTION	
LS - O - LS	
UTILITY FEDERAL	
EXIST. SIGN	
GW / (E/C) - GUY WIRE / ENCASED GUY WIRE	
WV	
WATER VALVE	
GAZ METER BY GAS COMPANY	
ENCLOSURE (CONFINED)	
FLAGPOLE C/W CONC. BASE	

SITE STATISTICS:

TOTAL LOT AREA	14,655.2 m ² (14,655.20)
PROPOSED BUILDING COVERAGE	1,884 m ²
LOT COVERAGE	12.8%
PROPOSED CONTRIBUTION (GROSS FLOOR AREA AS SHOWN IN PLANS)	1,884 m ²
PROPOSED OFFICE PARKING	1,649 m ²
TOTAL GROSS FLOOR AREA	3,343.0 m ²
PROPOSED BUILDING HEIGHT (MEAN OF SLOPE)	11.7 m
PROPOSED LANDSCAPED AREAS & PLANTING STEPS	6,452 m ² (144.8% OF LOT)
PROPOSED LANDSCAPED AREAS & PLANTING STEPS	6,546 m ² (42.8% OF LOT)
PROPOSED SURFACE PARKING SPACES	68 (1.7% OF SPA)
REQUIRED PRIVATE CLUB PARKING	1,394 (11.1% OF 12,500) = 13.8% * 124
REQUIRED OFFICE PARKING	1,944 (13.9% OF 13,985) = 14.0% * 124
SUBTOTAL REQUIRED PARKING SPACES	2,338
REQUIRED BARRIER-FREE PARKING	2 * 125 = 250 (10.7% OF 2,338)
TOTAL REQUIRED PARKING SPACES	2,588
PROPOSED LOADING SPACES	2
PROPOSED BICYCLE PARKING SPACES	6
REQUIRED BICYCLE PARKING SPACES	6
FLOOR AREA RATIO FOR OFFICE USE REQUIRED:	0.50%
FLOOR AREA RATIO FOR OFFICE USE:	0.50%

03 SITE STATISTICS
A1.1

04 SITE SYMBOLS LEGEND
A1.1