



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4223
Email: jleung@aurora.ca
www.aurora.ca

TOWN OF AURORA
Planning and Building Services

Committee of Adjustment

NOTICE OF DECISION

FILE NUMBER: MV-2017-19A-D
PROPERTY: 4 Don Hillock Drive
LEGAL DESCRIPTION: Lot 1 65M-3974
APPLICANT: Aurora Century Properties

CONTACT:

Additional information may be obtained from Justin Leung of the Planning and Building Services department at 905-727-3123 extension 4223, or emailed to jleung@aurora.ca. Please quote the file name and number.

If you have objections to this Notice of Decision, you may appeal to the Ontario Municipal Board for consideration. Your appeal, together with the reasons for the appeal and the \$125.00 fee (per Application) as required by the Ontario Municipal Board, can be made payable to the Minister of Finance in the form of a certified cheque or money order. An (A1) "Appellant Form" provided by the Board is now on their website at www.omb.on.ca and must be filed with the Secretary-treasurer, Committee of Adjustment at 100 John West Way, Box 1000 Aurora, Ontario, L4G 6J1, no later than 4:30 p.m. on or before **May 31, 2017**. Should this date fall on a holiday or weekend, you will have until 4:30pm of the next business day to file your appeal. Please note an additional fee (which can be found in the Fee By-law on our website, www.aurora.ca), per Application, payable to the Town of Aurora is required with respect to Ontario Municipal Board appeal submissions.

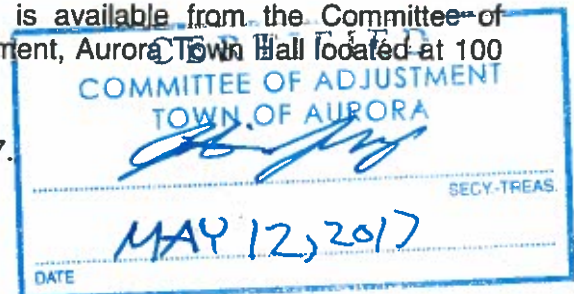
In accordance with the *Planning Act*, only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice may be filed in the name of an individual who is a member of the association or the group on its behalf.

Should no appeal be filed within the applicable time period, this Notice of Decision, subject to any conditions imposed by the Committee of Adjustment, becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer. For your information, the lands, which are the subject of this Application, are not currently the subject of any other Application under the *Planning Act*, to our knowledge.

ADDITIONAL INFORMATION relating to this decision is available from the Committee of Adjustment staff, Planning and Building Services department, Aurora Town Hall located at 100 John West Way.

DATED at the Town of Aurora, this 12th day of, May, 2017.

Justin Leung
Secretary-Treasurer
Committee of Adjustment/Planning Technician





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TOWN OF AURORA
Planning and Building Services

Committee of Adjustment

DECISION

FILE NUMBER: MV-2017-19A
PROPERTY: 4 Don Hillock Drive
LEGAL DESCRIPTION: Lot 1 65M-3974
APPLICANT: Aurora Century Properties
DATE OF DECISION: May 11, 2017

PURSUANT to Section 45(5) of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby does ~~does not~~ authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 2213-78 as amended, respecting to allow increase in maximum floor area ratio.

The Committee has determined that the Application is/is ~~is/is~~ not a Minor Variance and that granting such relief is/is ~~is/is~~ not within the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application is/is ~~is/is~~ not desirable for the appropriate development or use of the land. Where the Minor Variance has been authorized, it is based on substantial conformity with the site plan drawings circulated by the Committee.

Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.

Concurring Members:

Grace Marsh, Chair

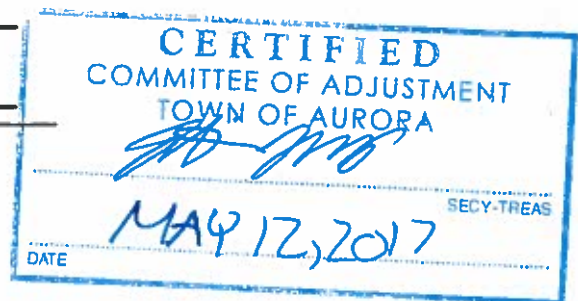
Tom Plamondon, Vice Chair

Roy Harrington

David Mhango

ABSENT

Nick Racanelli



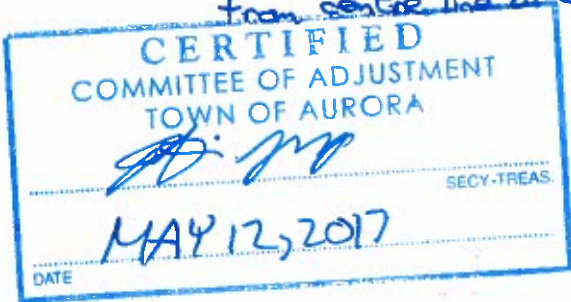
REASONS FOR DECISION

The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Building Services (attached herein); any additional rationale is noted below:

NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been-taken into consideration by the Committee of Adjustment in its Decision on this matter.

CONDITIONS:

1. SUBMISSION to the Secretary-Treasurer of written confirmation from the Town's Director or designate of Planning and Building Services; that the Applicant has satisfied all concerns below and as noted in the May 9, 2017 memo by Fausto Filippetto, Senior Policy Planner:
 - THAT the applicant obtain site plan approval and enter into site plan agreement with Town of Aurora.
2. THAT the above noted conditions be satisfied within one year from the Notice of Decision, or the Variance may lapse requiring reapplication.
3. *Ensure York Region's Regional Road (Leslie Street) 36 meter right of way be maintained in that all setbacks be measured 18 metres from centre line of construction.*





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TOWN OF AURORA
 Planning and Building Services

Committee of Adjustment

DECISION

FILE NUMBER: MV-2017-19B
PROPERTY: 4 Don Hillock Drive
LEGAL DESCRIPTION: Lot 1 65M-3974
APPLICANT: Aurora Century Properties
DATE OF DECISION: May 11, 2017

PURSUANT to Section 45(5) of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby ~~does~~ **does not** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 2213-78 as amended, respecting to allow increase in maximum height.

The Committee has determined that the Application ~~is~~ **is not** a Minor Variance and that granting such relief ~~is~~ **is not** within the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application ~~is~~ **is not** desirable for the appropriate development or use of the land. Where the Minor Variance has been authorized, it is based on substantial conformity with the site plan drawings circulated by the Committee.

Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.

Concurring Members:

Grace Marsh, Chair

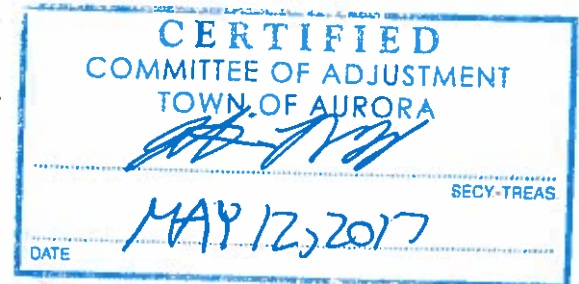
Tom Plamondon, Vice Chair

Roy Harrington

David Mhango

ABSENT

Nick Racanelli



REASONS FOR DECISION

The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Building Services (attached herein); any additional rationale is noted below:

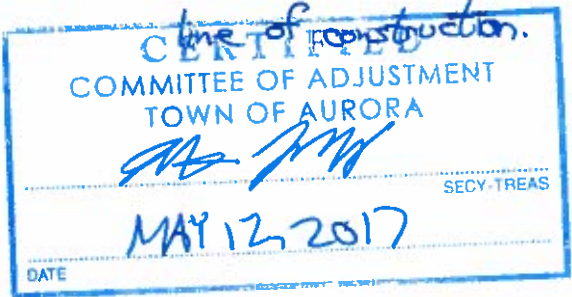
NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been-taken into consideration by the Committee of Adjustment in its Decision on this matter.

CONDITIONS:

1. SUBMISSION to the Secretary-Treasurer of written confirmation from the Town's Director or designate of Planning and Building Services; that the Applicant has satisfied all concerns below and as noted in the May 9, 2017 memo by Fausto Filippetto, Senior Policy Planner:
 - THAT the applicant obtain site plan approval and enter into site plan agreement with Town of Aurora.

2. THAT the above noted conditions be satisfied within one year from the Notice of Decision, or the Variance may lapse requiring reapplication.

3. Ensure York Region's Regional Road (Leslie Street) 36 meter right of way be maintained in that all setbacks be measured 18 metres from centre





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TOWN OF AURORA
 Planning and Building Services

Committee of Adjustment

DECISION

FILE NUMBER: MV-2017-19C
PROPERTY: 4 Don Hillock Drive
LEGAL DESCRIPTION: Lot 1 65M-3974
APPLICANT: Aurora Century Properties
DATE OF DECISION: May 11, 2017

PURSUANT to Section 45(5) of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby ~~does~~ **does not** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 2213-78 as amended, respecting to allow reduction in required parking spaces.

The Committee has determined that the Application ~~is/is~~ **is not** a Minor Variance and that granting such relief ~~is/is~~ **is not** within the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application ~~is/is~~ **is not** desirable for the appropriate development or use of the land. Where the Minor Variance has been authorized, it is based on substantial conformity with the site plan drawings circulated by the Committee.

Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.

Concurring Members:



 Grace Marsh, Chair



 Tom Plamondon, Vice Chair



 Roy Harrington



 David Mhango

ABSENT

 Nick Racanelli

CERTIFIED
 COMMITTEE OF ADJUSTMENT
 TOWN OF AURORA


 DATE **MAY 12, 2017** SECY-TREAS

REASONS FOR DECISION

The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Building Services (attached herein); any additional rationale is noted below:

NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been-taken into consideration by the Committee of Adjustment in its Decision on this matter.

CONDITIONS:

1. SUBMISSION to the Secretary-Treasurer of written confirmation from the Town's Director or designate of Planning and Building Services; that the Applicant has satisfied all concerns below and as noted in the May 9, 2017 memo by Fausto Filipetto, Senior Policy Planner:
 - THAT the applicant obtain site plan approval and enter into site plan agreement with Town of Aurora.
2. THAT the above noted conditions be satisfied within one year from the Notice of Decision, or the Variance may lapse requiring reapplication.
3. *Ensure York Region's Regional Road (Leslie Street) 36 meter right of way be maintained in that all setbacks be measured 10 metres from centre line of construction.*





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TOWN OF AURORA
Planning and Building Services

Committee of Adjustment

DECISION

FILE NUMBER: MV-2017-19D
PROPERTY: 4 Don Hillock Drive
LEGAL DESCRIPTION: Lot 1 65M-3974
APPLICANT: Aurora Century Properties
DATE OF DECISION: May 11, 2017

PURSUANT to Section 45(5) of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"), THAT:

It hereby **does/does not** authorize the Minor Variance Application requesting relief from the Town of Aurora Zoning By-law 2213-78 as amended, respecting to allow increase in ingress and egress to and from parking spaces.

The Committee has determined that the Application **is/is not** a Minor Variance and that granting such relief **is/is not** within the intent of the Official Plan and Zoning By-law. Further, the Committee has determined that the Application **is/is not** desirable for the appropriate development or use of the land. Where the Minor Variance has been authorized, it is based on substantial conformity with the site plan drawings circulated by the Committee.

Where applicable, conditions are attached as Schedule "A" hereto. Where conditions are imposed, the granting of this Application is subject to and entirely conditional upon the fulfilment of all such conditions to the satisfaction of the Committee.

Concurring Members:

Grace Marsh, Chair

Tom Plamondon, Vice Chair

ABSENT

Roy Harrington

David Mhango

Nick Racanelli

CERTIFIED
COMMITTEE OF ADJUSTMENT
TOWN OF AURORA

SECY-TREAS
DATE **MAY 12, 2017**

REASONS FOR DECISION

The Committee has based its decision on the legislative framework of the *Planning Act* and are in agreement with the comments provided by Planning and Building Services (attached herein); any additional rationale is noted below:

NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been taken into consideration by the Committee of Adjustment in its Decision on this matter.

CONDITIONS:

1. SUBMISSION to the Secretary-Treasurer of written confirmation from the Town's Director or designate of Planning and Building Services; that the Applicant has satisfied all concerns below and as noted in the May 9, 2017 memo by Fausto Filippetto, Senior Policy Planner:
 - THAT the applicant obtain site plan approval and enter into site plan agreement with Town of Aurora.
2. THAT the above noted conditions be satisfied within one year from the Notice of Decision, or the Variance may lapse requiring reapplication.
3. Ensure York Region's Regional Road (Leslie Street) 36 meter right of way be maintained in that all setbacks be maintained 18 metres from centre line of construction.



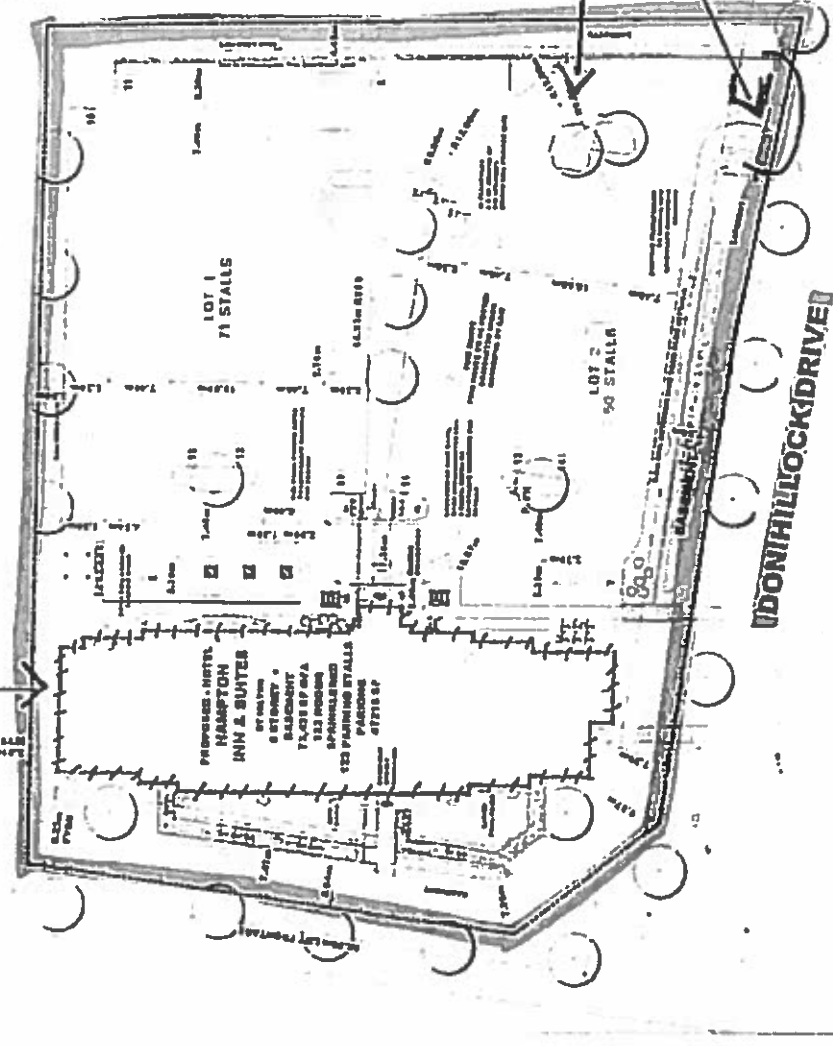


LESLIE STREET

PROPOSED HOTEL BUILDING

MV-2017-19A: To allow a maximum floor area ratio of 85%; thus requiring a variance of 35% (Zoning By-law requires floor area ratio of 50%).

MV-2017-19B: To allow a height of 6 storeys; thus requiring a variance of 2 storeys (Zoning By-law requires maximum height of 4 storeys).



MV-2017-19C: Proposing 121 parking spaces; thus requiring a variance of 87 parking spaces (Zoning By-law requires 208 parking spaces).

MV-2017-19D: Proposing 9.40 metres for entrance/exit at Don Hillcock Drive, exceeding allowable by 0.40 metres (Zoning By-law requires ingress/egress to and from required parking spaces be between 4 and 9 metres in width).

HOTEL DEVELOPMENT

GILSON HILL DEVELOPMENT

Johns, Philip, Landon

Chief Architect/Engineer/Consultant