



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2022-45

**APPLICANT:** 2352107 ONTARIO LTD

**PROPERTY:** 1588 St John's Sdrd E, Aurora, ON L4G7B4  
CON 3 PT LOT 26 RS65R9660 PART OF PART 1

**RELATED  
APPLICATIONS:** n/a

**ZONING:** E-BP(504) Business Park, E-BP(503) Business Park

**PURPOSE:** A Minor Variance Application has been submitted to facilitate  
A relief from the Zoning By-law for Gross Floor Area, parking,  
landscaping, and maneuvering aisle standards.

**THE FOLLOWING  
VARIANCES ARE  
REQUIRED:**

- A. Section 24.503.6 of the Zoning Bylaw 6000-17 requires the minimum Gross Floor Area of all buildings and structures for all uses outlined in Section 24.503 shall be 92.6% of the lot area or portion of the lot within the E-BP (503) Zone for each individual lot.
  - a. The applicant is proposing 61.17%
  
- B. Section 5.4 of the Zoning Bylaw 6000-17 requires a minimum of 99 parking spaces for Blocks 5 & 6.
  - a. The applicant is proposing 93 parking spaces

- C. Section 24.503.3.3 Landscaping of the Zoning Bylaw 6000-17 requires a minimum strip adjacent to St. John’s Sideroad East of 6.0 meters for Block 6.
  - a. The applicant is proposing a landscaping strip of 2.36 meters.
  
- D. Section 24.504.3.3 Landscaping of the Zoning Bylaw 6000-17 requires a minimum strip adjacent to St. John’s Sideroad East of 4.0 meters for Block 5.
  - a. The applicant is proposing a landscaping strip of 3.0 meters
  
- E. Section 24.503.3.3 Landscaping of the Zoning Bylaw 6000-17 requires a minimum strip adjacent to Melvin Robson of 3.0 meters for Block 6.
  - a. The applicant is proposing a landscaping strip of 1.36 meters.
  
- F. Section 24.504.3.3 Landscaping of the Zoning Bylaw 6000-17 requires a minimum strip adjacent to Melvin Robson of 3.0 meters for Block 5.
  - a. The applicant is proposing a landscaping strip of 1.57 meters.
  
- G. Section 5.3 of the Zoning Bylaw 6000-17 requires the manoeuvring aisle for 90-degree parking to be a minimum of 7.0 meters for Blocks 5 & 6.
  - a. The applicant is proposing 6.0 meters

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>March 9<sup>th</sup>, 2023</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>Electronic Meeting (Please visit <a href="https://www.youtube.com/user/Townofaurora2012">https://www.youtube.com/user/Townofaurora2012</a> 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 March 7<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 March 9<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](mailto:PFan@aurora.ca) **no later than 4:30pm on March 9<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](mailto: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 23<sup>rd</sup> DAY OF FEBRUARY 2023



Peter Fan  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

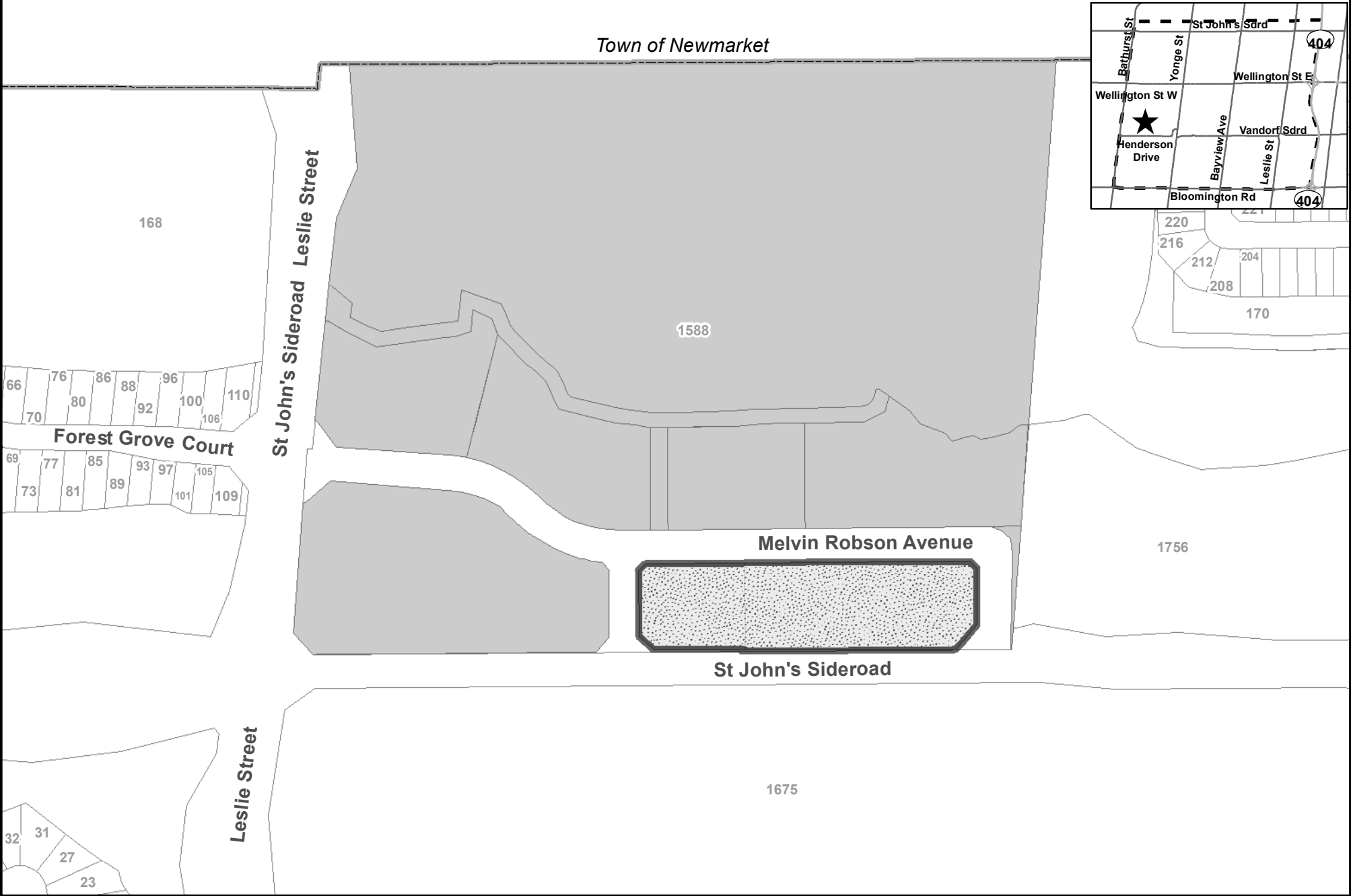
### **ATTACHMENTS**

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



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

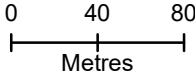
<https://www.aurora.ca/agendas>

Town of Newmarket



**LOCATION MAP**  
 1588 ST JOHN'S SIDEROAD (BLOCKS 5 & 6)  
 FILE: MV-2022-45  
 TOWN OF AURORA  
 COMMITTEE OF ADJUSTMENT

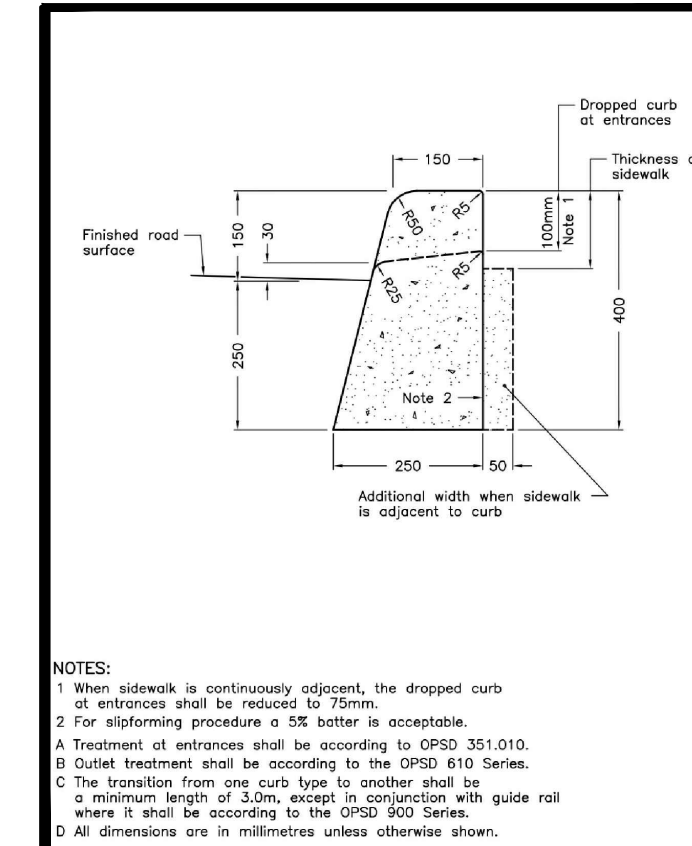
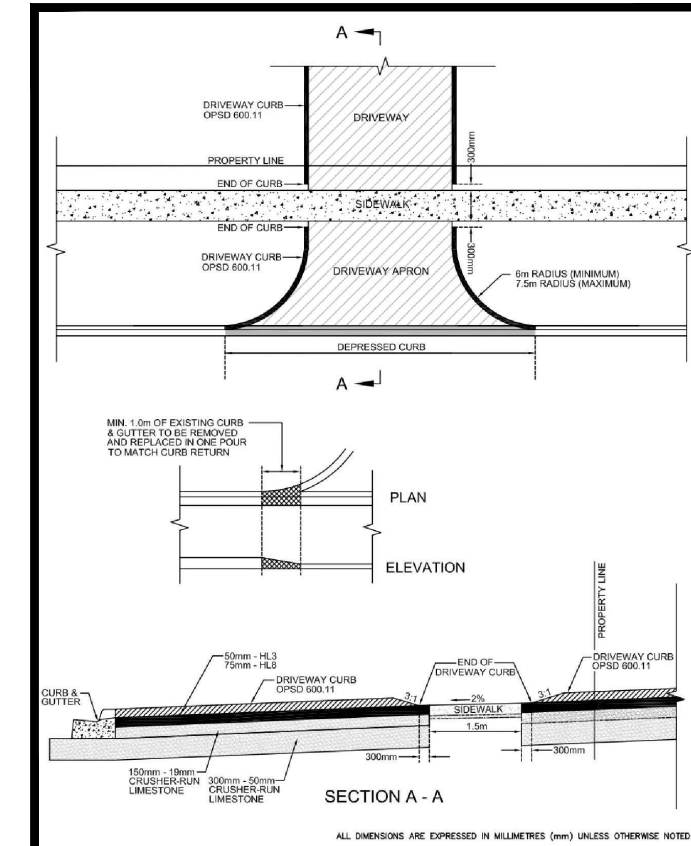
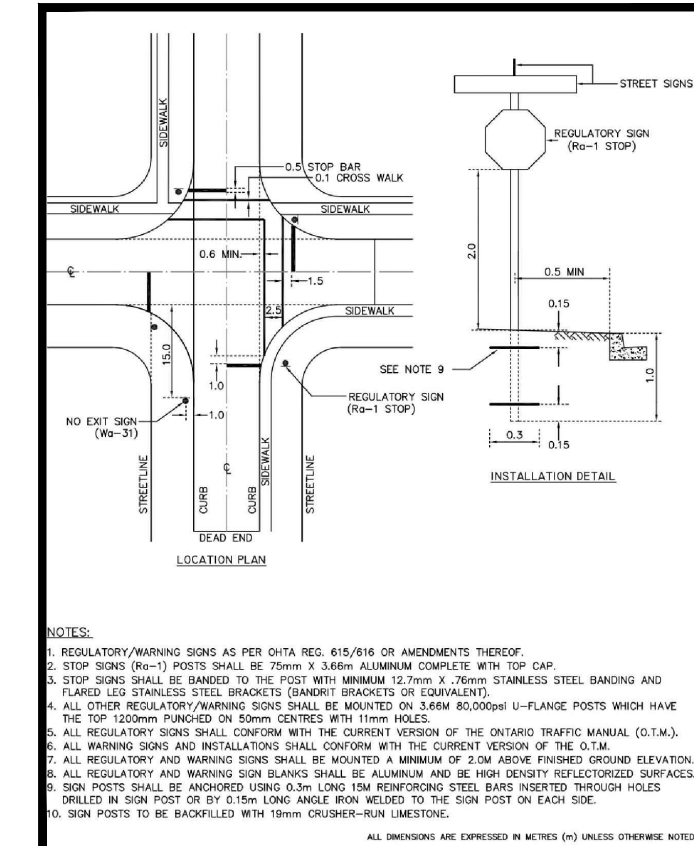
-  **SUBJECT LANDS**
-  **PROPOSED LOTS**





BLOCK #	BUILDING	USE	BUILDING AREA		SEC FL/MEZZ FL		TOTAL GFA		BLOCK AREA (SM)	T. GFA/BLOCK (%)	GFA/BLOCK COVER.	PARKING REQUIRED			PROPOSED PARKING		
			[SM]	[SF]	[SM]	[SF]	[SM]	[SF]				STANDARD	BARRIER-FREE	TOTAL	STANDARD	BARRIER-FREE	TOTAL
BLOCK 1	BUILDING A (1-STORY)	RESTAURANT	292.29	3,146.16	N/A	N/A	292.25	3,145.75	5553.02	3.41%	3.41%	32 (11/100SM)	1	33	51	3	54
BLOCK 1 (COMBINED)	BUILDING B (1-STORY)	RESTAURANT	235.54	2,535.34	N/A	N/A	235.54	2,535.34				26 (11/100SM)	2	27			
BLOCK 1A								4126.54									
BLOCK 2	BUILDING E (1-STORY)	EMPLOYMENT	2,630.54	28,314.82	1,052.20	11,325.82	3,682.74	39,640.64	7849.90	41.09%	29.35%	66	3	69	67	3	70
BLOCK 3	BUILDING F (1-STORY)	EMPLOYMENT	7,760.37	83,531.93	2,325.54	25,031.88	10,085.90	108,563.79	17,949.85	56.19%	43.23%	108	4	112	99	4	103
BLOCK 4																	
BLOCK 5	BUILDING I (1-STORY)	EMPLOYMENT	5,913.79	63,655.51	2,330.01	25,080.02	8,243.80	88,735.52	13,477.57	61.17%	43.88%	99	4	103	93	4	97
BLOCK 6	BUILDING K (1-STORY)	EMPLOYMENT	3,912.23	42,110.85	1,554.97	16,737.54	5,467.20	58,848.39		27.18%	19.45%	84					
BLOCK 7	BUILDING L (2-STORIES) - MULTIPLE UNIT	OFFICE	3,561.62	38,336.96	1,188.50	12,792.90	4,750.12	51,129.86	20,114.19	23.62%	17.71%	77					
BLOCK 7 (COMBINED)	BUILDING L (2-STORIES) - OFFICE	OFFICE								2.65%	17.71%	19 (3.5/100SM)	7	187	178	8	186
TOTAL PARKING			7473.85	80,447.81	3,277.99	35,283.97	10,751.84	115,731.78		53.45%	37.16%	180	20	533	492	22	514

\* BASED ON ZONING BY-LAW #6000-17, THE BUILDING CALCULATED AS MULTIPLE UNIT BUILDINGS WITHIN BUSINESS PARK ZONE.  
 MULTIPLE UNIT BUILDINGS WITHIN BUSINESS PARK ZONE: RESTAURANT: BARRIER FREE PARKING GUIDELINE:  
 3.0 SPACES PER 100 SQM FOR FIRST 100 SQM OF GFA, 11.0 SPACES PER 100 SQM OF GFA  
 PLUS 2.0 SPACES PER 100 SQM FOR NEXT 2,100 SQM OF GFA, PLUS 1.0 SPACE PER 100 SQM FOR NEXT 3,000 SQM OF GFA, PLUS 0.5 SPACES PER 100 SQM OF REMAINING GFA.  
 OFFICE: 3.5 SPACES PER 100 SQM OF GFA

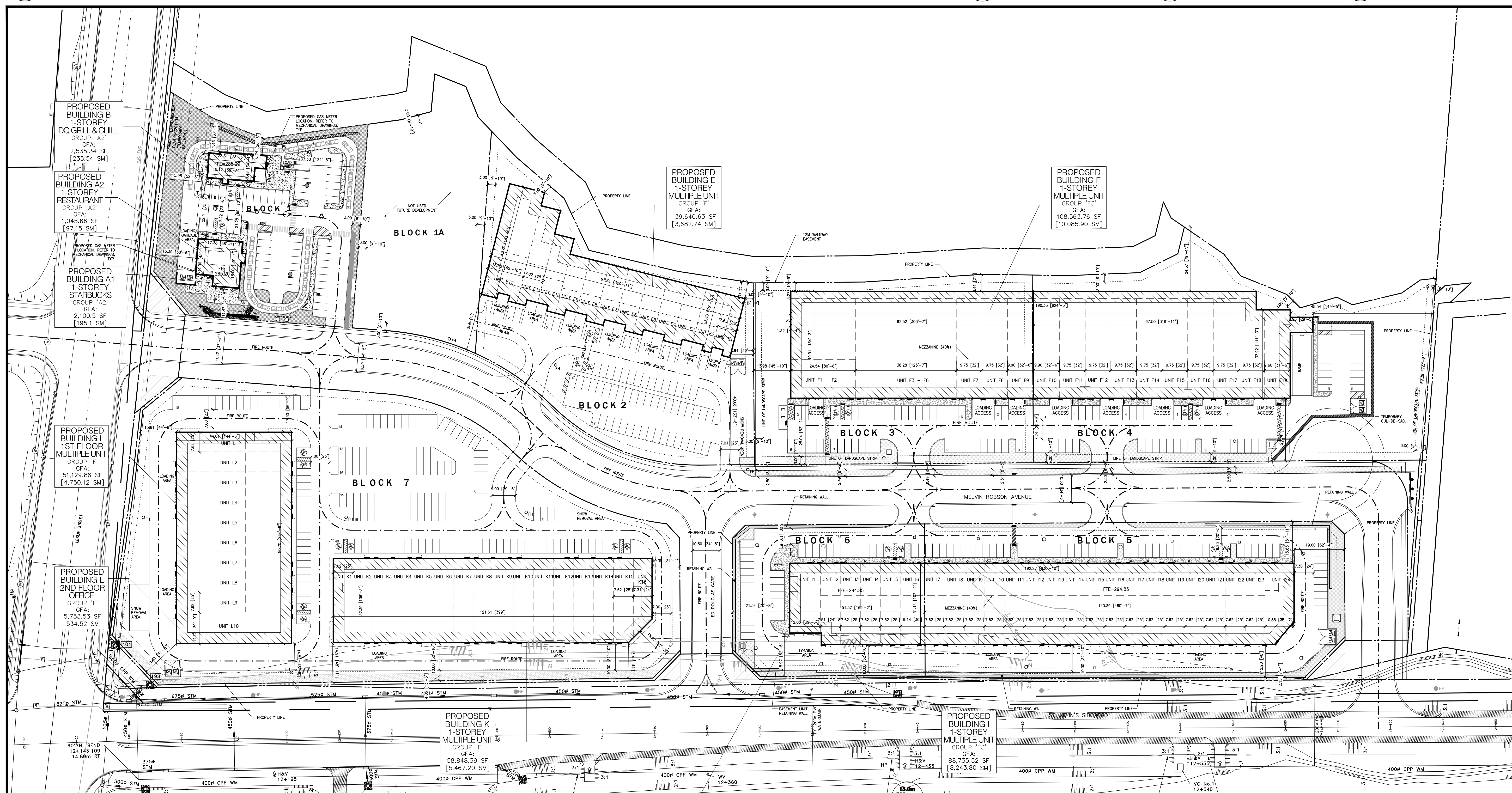


2 SITE STATISTICS  
 A0.2 SCALE:

3 R-207 SIGN & PAV.  
 A0.2 SCALE:

4 R-215 CURB DETAIL  
 A0.2 SCALE:

5 CONCRETE CURB  
 A0.2 SCALE:



1 OVERALL SITE PLAN  
 A0.2 SCALE: 1:750

This drawing, as an instrument of service, is provided by and is the property of Paul Marques Architect Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Paul Marques Architect Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

REV.	ISSUED FOR:	DATE:
	CLIENT REVIEW	01/23/2023

**paul marques**  
 architect inc  
 2610 WESTON ROAD, SUITE 207  
 TORONTO, ON M9N 2B1  
 TEL: 647.352.2121 | WWW.PMARQCHA

SEAL:

**novus**  
 Fire Protection Consulting Inc.  
 110 Woodbine Downs Blvd., Unit 4B, Toronto, Ontario M9W 5S6  
 Tel: 416-746-2590 www.novusfire.com Fax: 416-746-2526

**UNITED ENGINEERING INC.**  
 Mechanical Electrical Consulting Engineers  
 3645 Keele Street, Suite 105,  
 Toronto, Ontario, M3J 1M6  
 Tel: (416) 398 1999, Fax: (416) 398 1933

**Jablonsky, Ast and Partners**  
 CONSULTING ENGINEERS  
 400-3 CONCORDE GATE  
 TORONTO, ON. M3C 4H9  
 TEL: 416-447-7405  
 FAX: 416-447-2771

**HAVEN**  
 DEVELOPMENTS

Project: BLOCK 5&6 - BUILDING I  
 1588 ST. JOHN'S SIDEROAD AURORA, ON  
 Drawing Name: OVERALL SITE PLAN

Proj no.:	18-714	Date:	OCTOBER 2018
Drawn by:	CV	Scale:	AS NOTED
Checked by:	PM		
North:		Drawing No.:	

A0.2

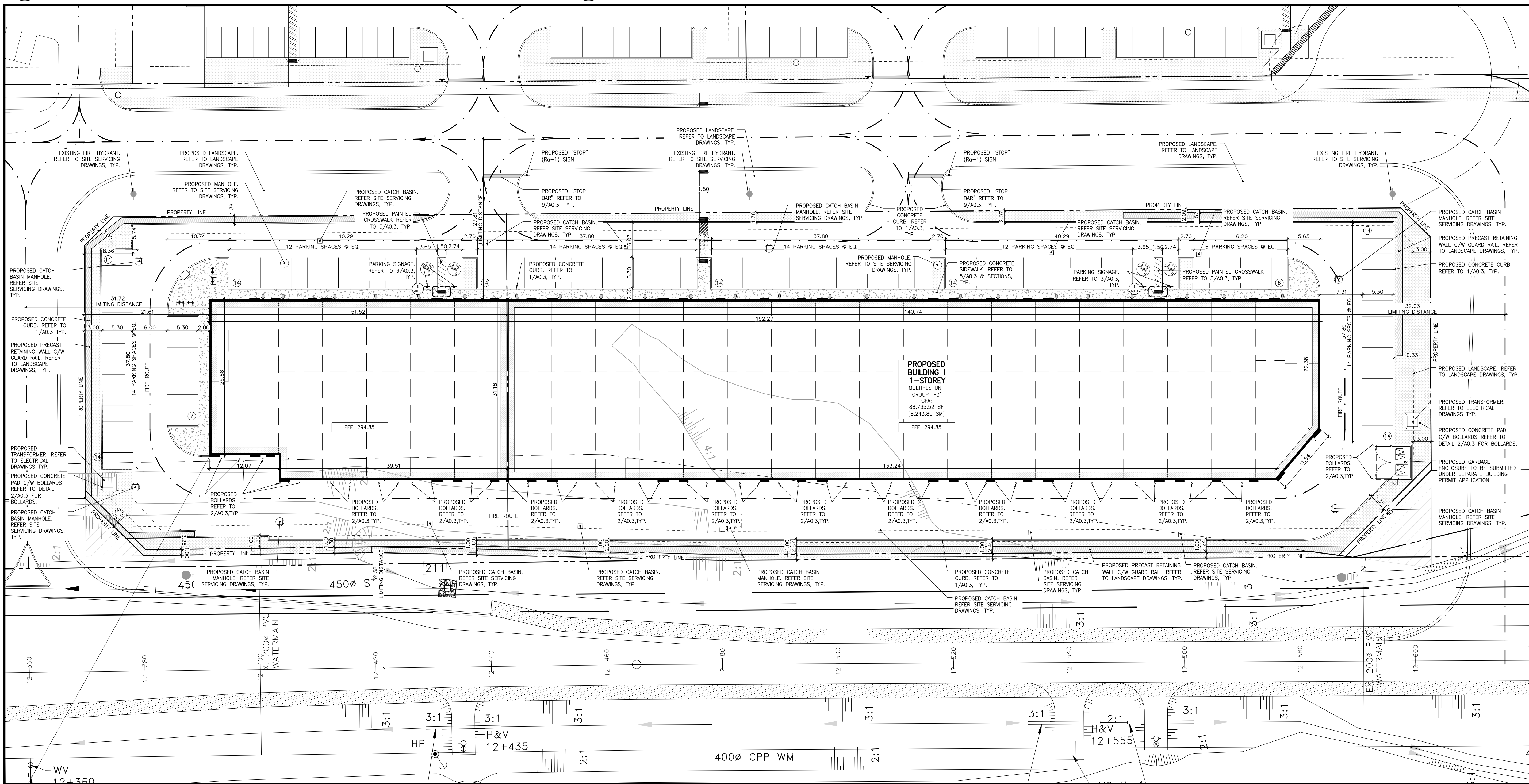


	LEGAL DESCRIPTION AND PROPERTY LINE (SUBJECT LANDS) EASEMENTS (NO BUILD, MTO)
	FIRE ROUTE
	PARCEL LINES
	NEW CONCRETE CURBS C/W SAW CUTS AND EXPANSION JOINTS
	RAISED ISLAND C/W CONCRETE PAVING AND CONCRETE CURBS
	RAISED ISLAND C/W CONCRETE CURBS AND LANDSCAPING
	PAINTED LINES (REFER TO SITE DETAILS)
	NEW CONCRETE SIDEWALK MONOLITHIC POUR C/W SAWCUTS
	PAINTED PEDESTRIAN CROSSWALK (REFER TO SITE DETAILS)
	NEW OR RELOCATED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	STOP SIGNS
	'NO LEFT TURN' SIGNS
	FIRE ROUTE SIGNS

	SIAMESE CONNECTION
	PROPOSED GRADE ELEVATION
	EXISTING GRADE ELEVATION
	NEW SITE SERVICES (REFER TO SITE SERVICES DRAWINGS)
	PAINTED TRAFFIC LINES (REFER TO SITE DETAILS)
	PROPOSED LOCATION OF LIGHT STANDARD (2 FIXTURES)
	PROPOSED LOCATION OF LIGHT STANDARD (1 FIXTURE)
	PROPOSED LOCATION OF TRANSFORMER (SEE SITE ELECTRICAL)
	PROPOSED LOCATION OF SWITCH GEAR (SEE SITE ELECTRICAL)
	PROPOSED LOCATION OF BUILDING ENTRY

**2** LEGEND  
A0.21 SCALE: NTS

**3** NOT USED  
A0.21 SCALE: NTS



**1** BLOCK 5&6 - BUILDING "I" SITE PLAN  
A0.21 SCALE: 1:300

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REV.	ISSUED FOR:	DATE:
	CLIENT REVIEW	01/23/2023

**paul marques**  
architect inc  
2610 WESTON ROAD, SUITE 207  
TORONTO, ON M9N 2B1  
TEL: 647.352.2121 | WWW.PMARCHE.CA

SEAL:

**nōvus**  
Fire Protection Consulting Inc.  
110 Woodbine Downs Blvd., Unit 4B, Toronto, Ontario M9W 5S6  
Tel: 416-746-2590 www.novusfire.com Fax: 416-746-2526

**UNITED ENGINEERING INC.**  
Mechanical Electrical Consulting Engineers  
3645 Keele Street, Suite 105,  
Toronto, Ontario, M3J 1M6  
Tel: (416) 398 1999, Fax: (416) 398 1933

**Jablonsky, Ast and Partners CONSULTING ENGINEERS**  
400-3 CONCORDE GATE  
TORONTO, ON. M3C 4H9  
TEL: 416-447-7405  
FAX: 416-447-2771

**HAVEN DEVELOPMENTS**

Project: BLOCK 5&6 - BUILDING I  
1588 ST. JOHN'S SIDEROAD AURORA, ON  
Drawing Name: SITE PLAN  
Proj no.: 18-714 Date: OCTOBER 2018  
Drawn by: CV Scale: AS NOTED  
Checked by: PM  
North: Drawing No: A0.21





# 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