



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2022-48

APPLICANT: THREE SMALL ROOMS RESTAURANT BAR & GRILL FINE DINING INC

PROPERTY: 15032 Yonge St, Aurora, ON L4G1M4
PLAN 39 PT LOTS 39 AND 40

RELATED APPLICATIONS: n/a

ZONING: R5-2 Special Mixed Density Residential Exception Zone

PURPOSE: A Minor Variance Application has been submitted to facilitate
A request for reduction in parking spaces. The applicant is asking for
13 whereas the by-law requires 17.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

- A. Section 5.4 of the Zoning By-law 6000-17 requires 10 parking spaces for the 1st floor use and 7 parking spaces for the 2nd floor use for a total of 17 required parking spaces
 - a. The applicant is proposing 13 parking spaces. A reduction of 4 parking spaces.

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.

DATE:	March 9th, 2023
TIME:	7:00 p.m.
LOCATION:	Electronic Meeting (Please visit https://www.youtube.com/user/Townofaurora2012 for live stream of the meeting)

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 **no later than 4:30pm on March 7th, 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 **no later than 12:00pm (noon) on March 9th, 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 March 9th, 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 23rd 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

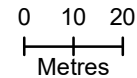
Agenda packages will be available prior to the Hearing at:

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



LOCATION MAP
15032 YONGE STREET
FILE: MV-2022-48
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**





ZONING BY-LAW

ZONING INFORMATION FOR 15032 YONGE STREET BY-LAW 6000-17

	(sq.m)	(sq.ft)
ZONING: RS-2	130.0	1400.0
MINIMUM FLOOR AREA:	427.4	4600.8
ALLOWABLE COVERAGE: 35%	N/A	N/A
ALLOWABLE FSI: N/A		
EXISTING LOT AREA:	1221.2	13145.4
EXISTING GROUND FLOOR:	171.1	1821.3
EXISTING SECOND FLOOR:	146.2	1581.0
EXISTING TOTAL GFA:	14.4	156.9
EXISTING DECK (FRONT & REAR):	307.4	3319.5
EXISTING FSI (G-40)	177.8	1914.1
EXISTING TOTAL COVERAGE: 14.6%		
PROPOSED GROUND FLOOR:	172.7	1859.4
PROPOSED SECOND FLOOR:	186.3	2020.0
PROPOSED TOTAL GFA:	359.0	3884.5
PROPOSED DECK (WITH RAMP):	359.0	3884.5
PROPOSED FSI: 0.3	172.7	1859.4
PROPOSED TOTAL COVERAGE: 14.1%		

SETBACKS	ALLOWABLE		EXISTING		PROPOSED	
	(m)	(ft)	(m)	(ft)	(m)	(ft)
FRONT:	0.0	19.7	8.5	27.9	EXISTING TO REMAIN	
REAR:	7.5	24.6	13.2	43.0	13.4	43.95
SIDE (INTERIOR):	1.5	4.9	11.93	39.14	EXISTING TO REMAIN	
SIDE (EXTERIOR):	6	19.68	5.14	16.86	EXISTING TO REMAIN	
BUILDING HEIGHT:	10.0	32.8	5.12	16.82	EXISTING TO REMAIN	
BUILDING LENGTH:	-	-	17.89	58.69	EXISTING TO REMAIN	
LOT FRONTAGE:	-	-	30.41	99.77	EXISTING TO REMAIN	
PARKING:	30 REQUIRED INCLUDING 1 BARRIER-FREE		17 PROVIDED INCLUDING 1 BARRIER-FREE		14 PROVIDED INCLUDING 1 BARRIER-FREE	
20 SPACE IN REAR YARD						

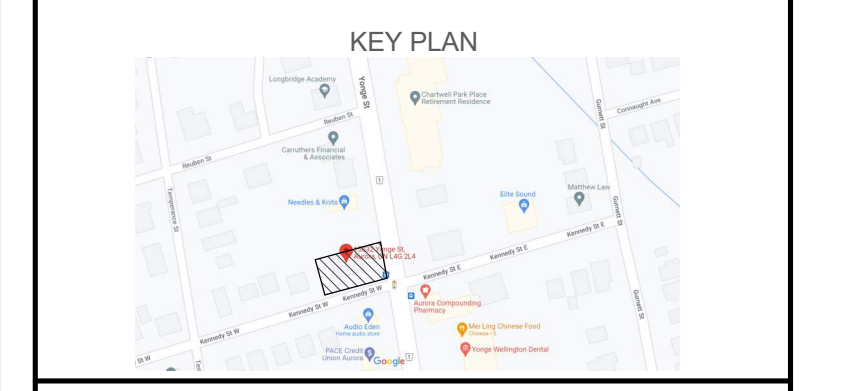
FLOOR AREA AND OCCUPATIONS

Name	Level	Area	Area (SQM)
GROUND FLOOR AREA	GROUND FLOOR	1834.32 SF	170.41 m ²
SECOND FLOOR AREA	SECOND FLOOR	1934.52 SF	179.72 m ²
Grand total: 2		3768.83 SF	350.14 m ²

PARKING CALCULATION:
 GROUND FLOOR (PHARMACY/RETAIL): 170.41 M2 (6 PARKING PER 100 M2), = 6 x 2 = 12 SPACES
 SECOND FLOOR (HEALTH AND WELLNESS CENTRE): 179.72 M2 (4 PARKING PER 100 M2) = 4 x 2 = 8 SPACES
 TOTAL REQUIRED PARKING SPOTS= 20
 TOTAL PROVIDED PARKING SPOTS= 14 INCLUDING 1 BARRIER FREE

PROJECT
15032 YONGE ST AURORA, ON L4G 2L4

CLIENT
Owner



REVISIONS

No.	Description	Date
12	Revision 12	2022-01-21
03	ISSUED FOR C OF A	2022/11/24
02	ISSUED FOR ZONING	2022/08/30
01	ISSUED FOR REVISION FOR BP	2020/10/23

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

CONSULTANTS

ONTARIO ASSOCIATION OF ARCHITECTS
 2022
 2022

TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE
SITE PLAN

DRAWN CL CHECKED SA
 SCALE @ ARCH D DATE
 1/8" : 1' 0" 2022-11-24

PROJECT NO. 160112
 STAGE DRAWING NO.

COFAA0-001

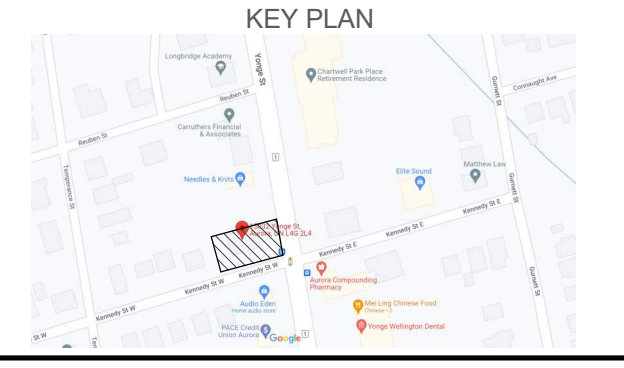
LOCATION AURORA REVISION 03

1 SITE PLAN
 1/8" = 1'-0"

Area Schedule (Gross Building)		
Level	Area	AREA (SM)
GROUND FLOOR	1729.81 SF	160.70 m ²
SECOND FLOOR	1841.28 SF	171.06 m ²
	3571.09 SF	331.76 m ²

PROJECT
15032 YONGE ST AURORA, ON L4G 2L4

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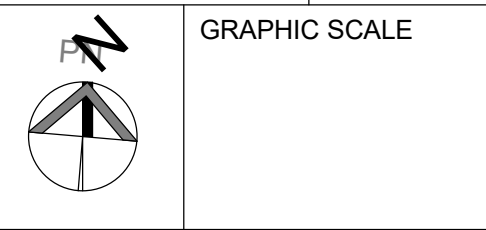
CONSULTANTS



TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE
BEFORE REAR ADDITION AREA PLANS

DRAWN DS	CHECKED SA
SCALE @ ARCH D	DATE 2022-12-22



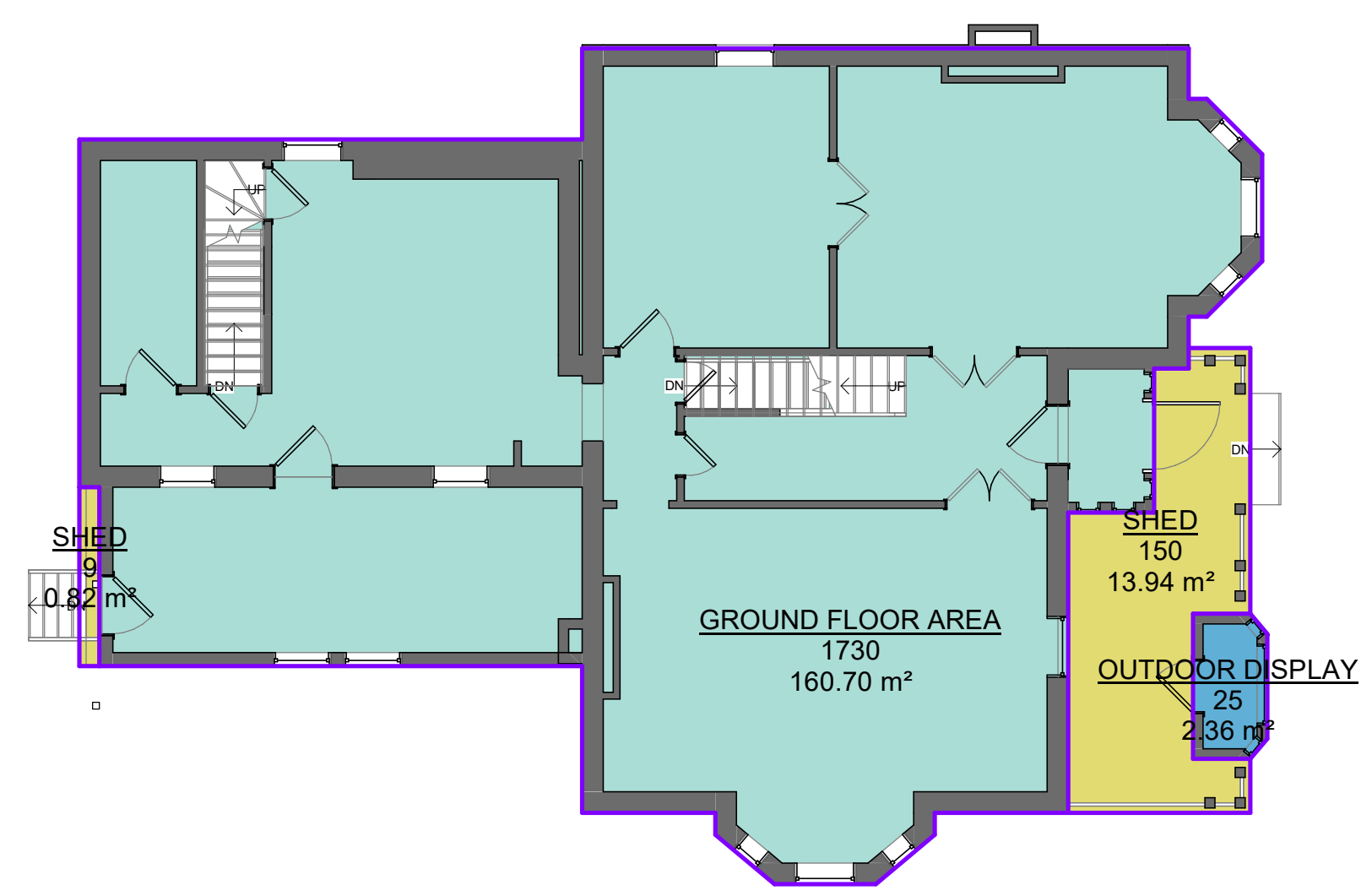
PROJECT NO. 160112

STAGE DRAWING NO.
COFAA0-004

LOCATION AURORA REVISION 04

Building Area Legend

- GROUND FLOOR AREA
- OUTDOOR DISPLAY
- SHED



1 GROUND FLOOR - BEFORE REAR ADDITION
1/8" = 1'-0"

Building Area Legend

- SECOND FLOOR AREA



2 SECOND FLOOR - BEFORE REAR ADDITION
1/8" = 1'-0"

Area Schedule (Gross Building - Proposed)		
Level	Area	AREA SM
GROUND FLOOR	1834.00 SF	170.38 m ²
SECOND FLOOR	2005.03 SF	186.27 m ²
	3839.03 SF	356.66 m ²

PROJECT
15032 YONGE ST AURORA, ON L4G 2L4

CLIENT
Owner



REVISIONS

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CONSULTANTS

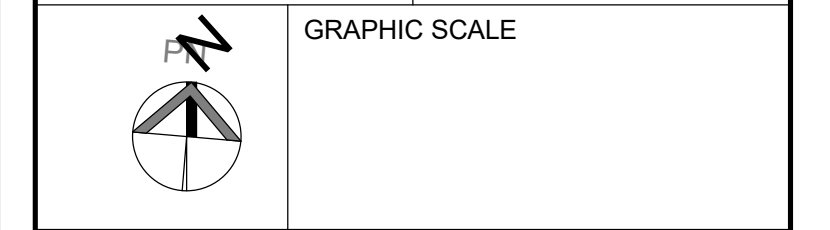


TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE
EXISTING AND PROPOSED AREA PLANS

DRAWN CL	CHECKED SA
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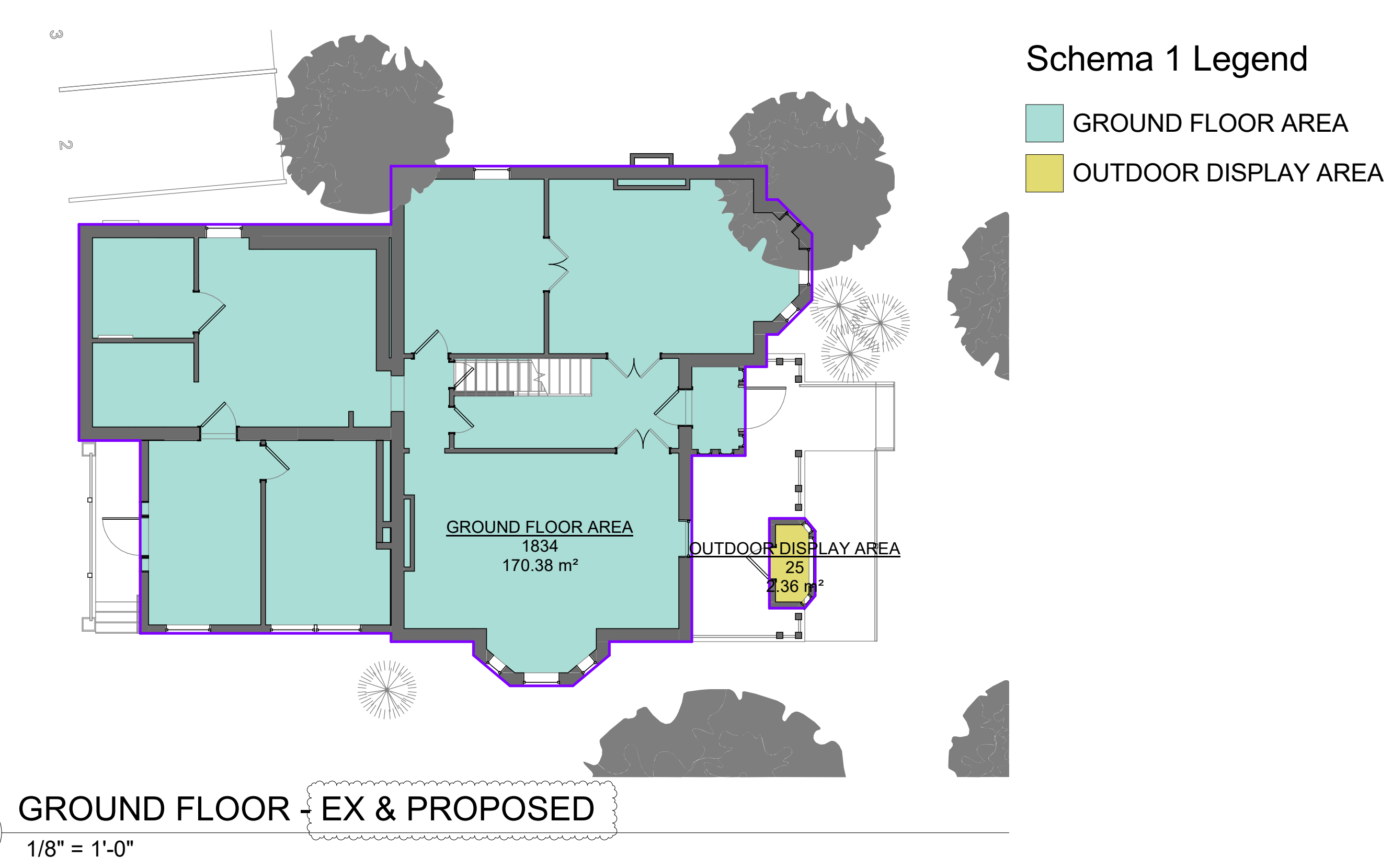
SCALE @ ARCH D 1/8" : 1' 0"	DATE 2022-12-22
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PROJECT NO. 160112

STAGE DRAWING NO.
COFAA0-005

LOCATION AURORA	REVISION 04
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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.

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