



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2023-03

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 minimum GFA of 56.19% and of 93 parking spaces.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. 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 56.19%
2. Section 5.4 of the Zoning Bylaw 6000-17 requires a minimum of 108 parking spaces for Blocks 3 & 4.
 - a. The applicant is proposing 99 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

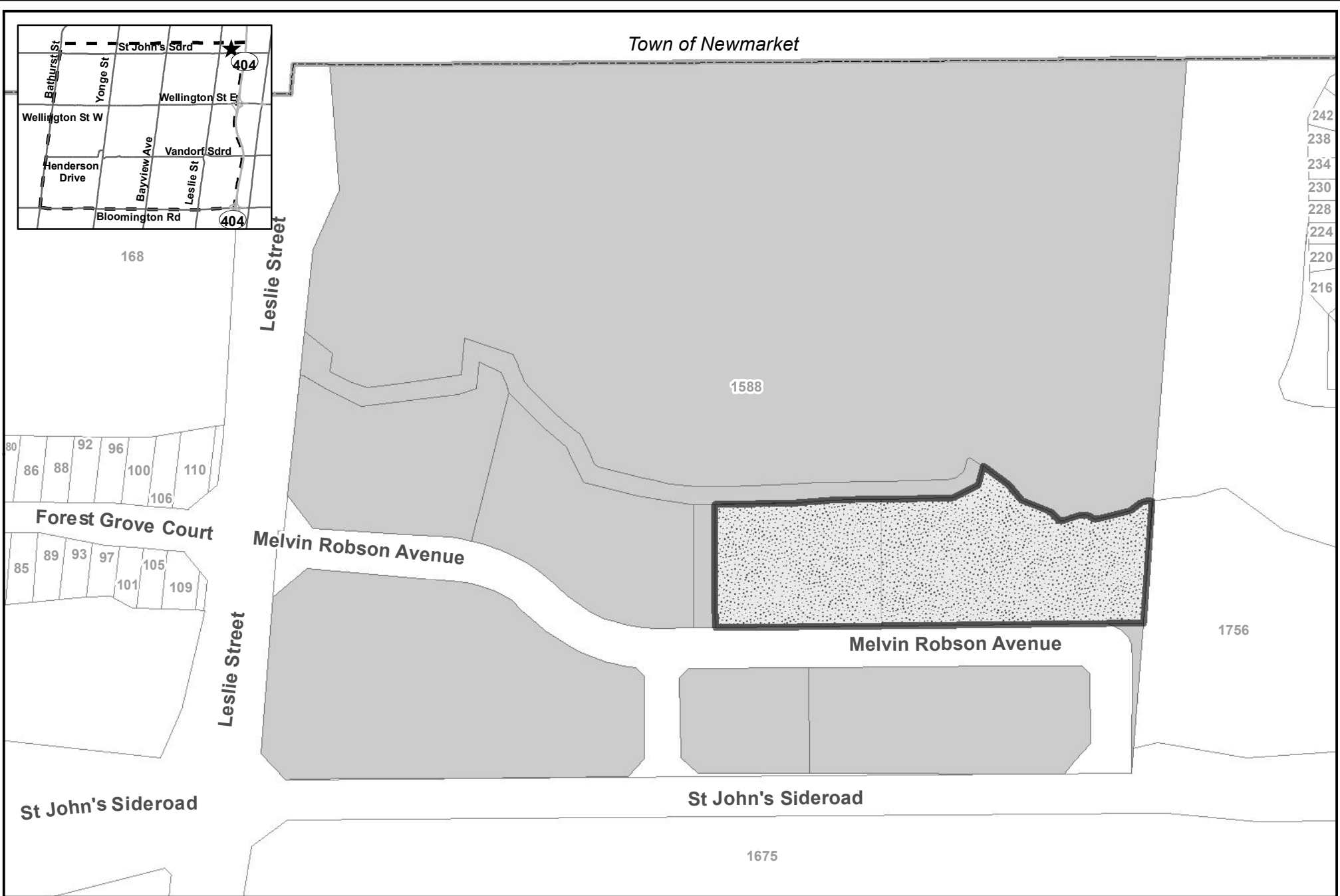
ATTACHMENTS

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

Agenda packages will be available prior to the Hearing at:

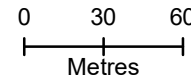
<https://www.aurora.ca/agendas>

Town of Newmarket



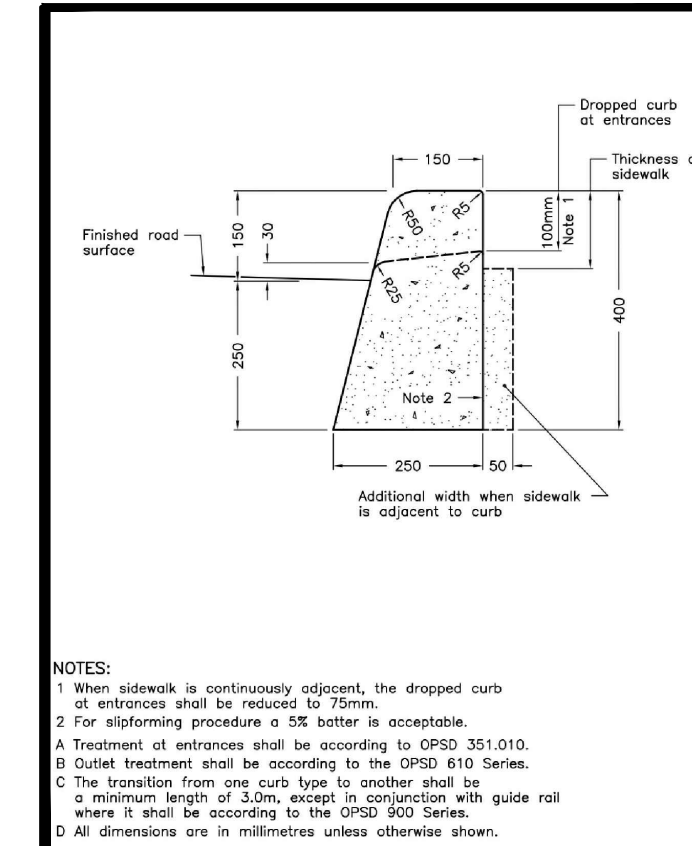
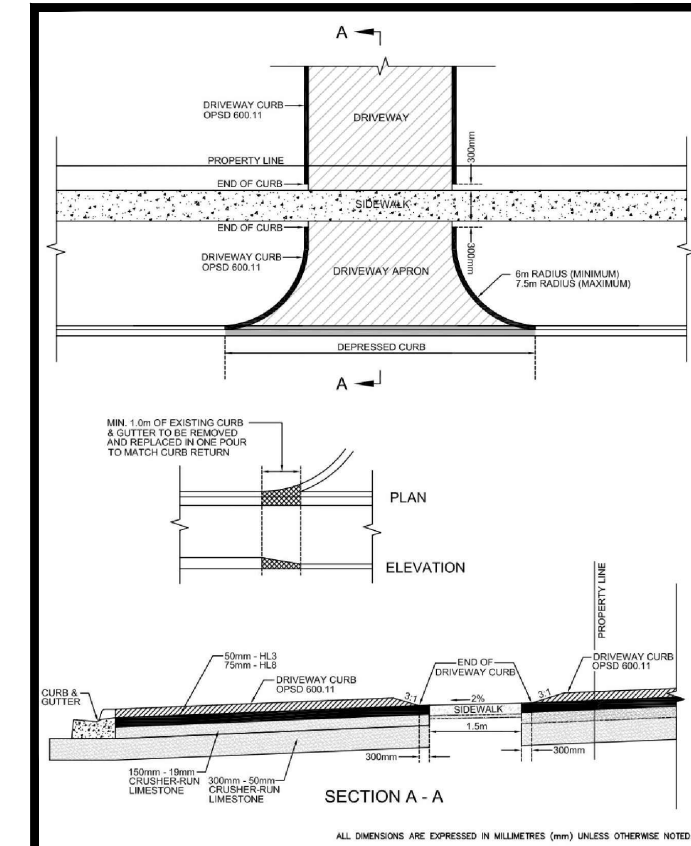
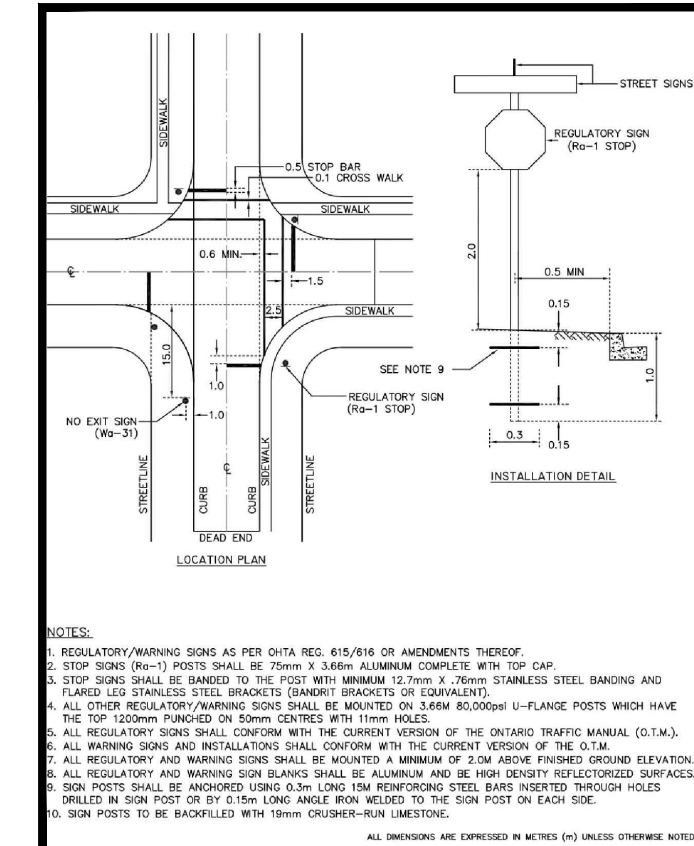
LOCATION MAP
1588 ST. JOHN'S SIDEROAD
FILE: MV-2023-03
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**



| 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) | 1 | 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 | 17,949.85 | 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 | 6,118.66 | 65,860.71 | 2,410.58 | 25,947.58 | 8,529.23 | 91,807.96 | 13,477.57 | 63.28% | 45.40% | 101 | 4 | 105 | 90 | 4 | 94 |
| 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 | | 84 | | | |
| BLOCK 7 | BUILDING L (2-STORIES) - MULTIPLE UNIT | EMPLOYMENT | 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 | | 77 | | | |
| BLOCK 7 (COMBINED) | BUILDING L (2-STORIES) - OFFICE | OFFICE | 534.52 | 5,753.53 | 534.52 | 5,753.53 | 534.52 | 5,753.53 | | 2.65% | 2.65% | 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, 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.
 11.0 SPACES PER 100 SQM OF GFA
 1-12 1 PARKING REQUIRED
 4% OF TOTAL NUMBER OF PARKING SPACES PROVIDED IN THE PARKING AREA
 1 PLUS 3% OF TOTAL NUMBER OF PARKING SPACES PROVIDED IN THE PARKING AREA
 OFFICE: 3.5 SPACES PER 100 SQM OF GFA

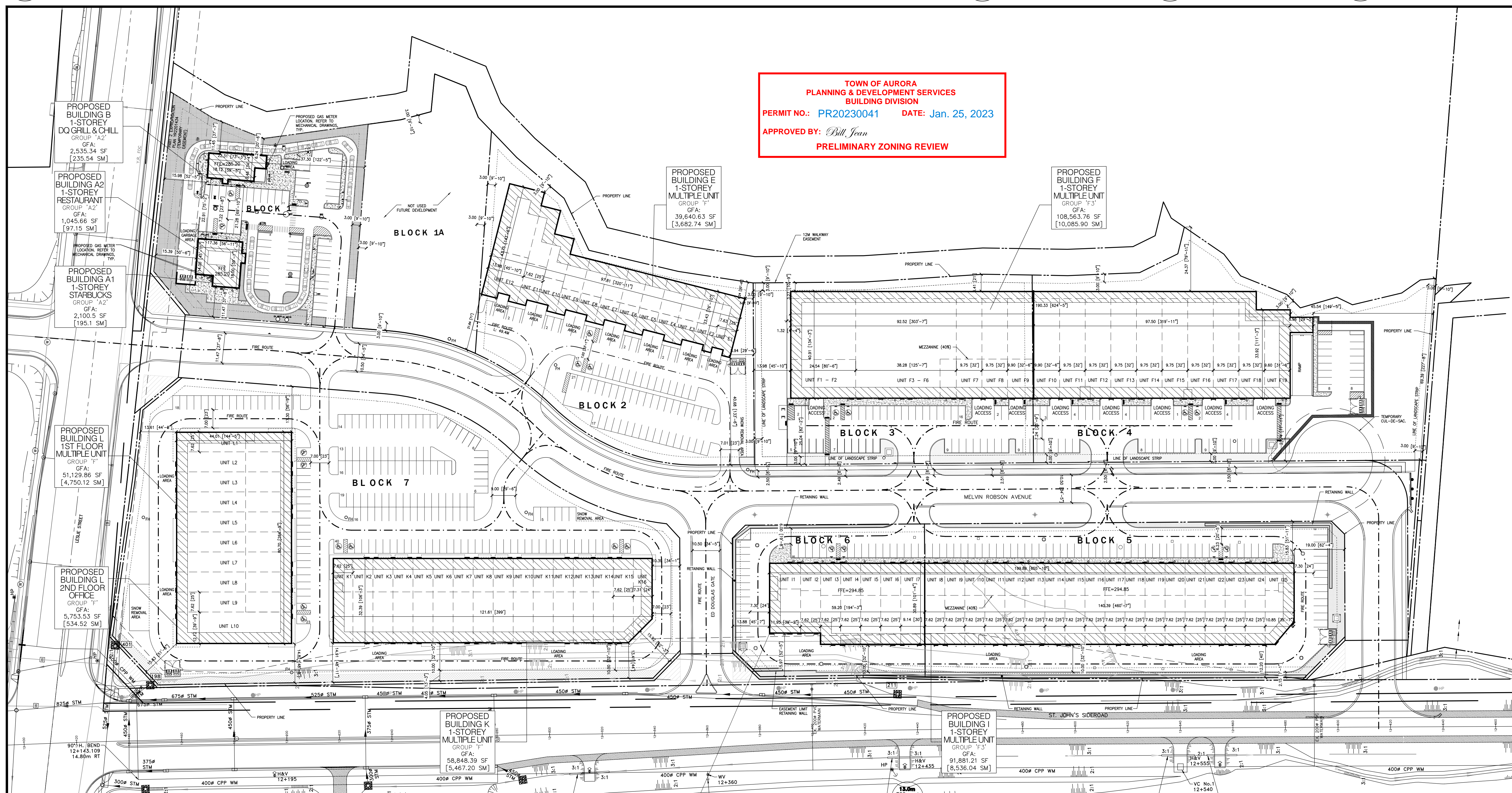


2 SITE STATISTICS
 A0.2 SCALE:

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 | 01/19/2023 |



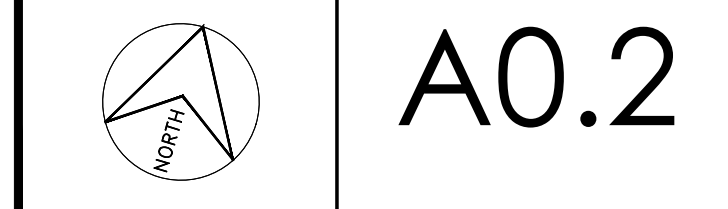
SEAL:



Project: BLOCK 3&4 - BUILDING F
 1588 ST. JOHN'S SIDEROAD AURORA, ON
 Drawing Name:

OVERALL SITE PLAN

Proj no.: 18-714 Date: OCTOBER 2022
 Drawn by: SM Scale: AS NOTED
 Checked by: PM
 North: Drawing No.:

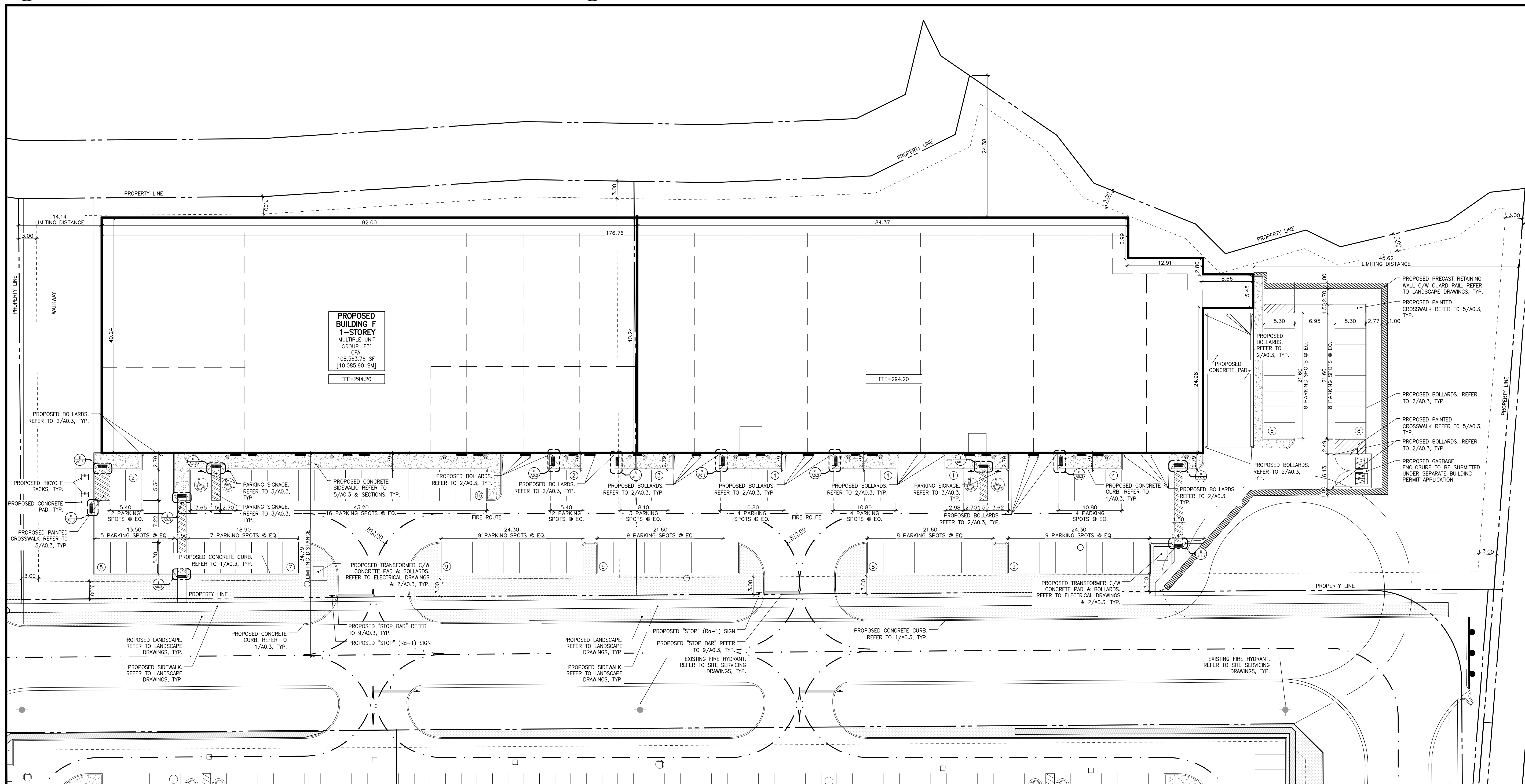


| | |
|--|---|
| | LEGAL DESCRIPTION AND PROPERTY LINE (SUBJECT LANDS) EASEMENTS (NO BUILD, MTO) |
| | FIRE ROUTE |
| | PARCEL LINES |
| | NEW CONCRETE CURBS c/w SAW CUTS AND EXPANSION JOINTS |
| | RAISED ISLAND c/w CONCRETE PAVING AND CONCRETE CURBS |
| | RAISED ISLAND c/w CONCRETE CURBS AND LANDSCAPING |
| | 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 |

3 NOT USED
SCALE: NTS

2 LEGEND
A0.2f SCALE: NTS



1 BLOCK 5&6 - BUILDING "1" SITE PLAN
A0.2f SCALE: 1:300

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 | 2023-01-05 |
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| | | |



SEAL :



Project: **BLOCK 3&4 - BUILDING F**
1588 ST. JOHN'S RIDER ROAD AURORA, ON

Drawing Name: **SITE PLAN**

Proj no. : 18-714 Date : OCTOBER 2022
Drawn by : SM Scale : AS NOTED

Checked by : PM
North : Drawing No :

A0.2f



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