



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2023-08

APPLICANT: 1623 WELLINGTON STREET DEVELOPMENTS

PROPERTY: 1623 Wellington St E, Aurora, ON L4K5Z5
WHITCHURCH CON 3 PT LOT 20 RP 65R39324 PARTS 1 TO 4 6
AND 7

RELATED APPLICATIONS: n/a

ZONING: E-BP(302) - Business Park Zone

PURPOSE: A Minor Variance Application has been submitted to facilitate a proposed height increase and to permit a '*Clinic*' as a use

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 10.2 of Zoning Bylaw 6000-17 limits the maximum height of the building to 13.5 meters.
 - a. The applicant is proposing a height of 15.7 meters.
2. Section 10.1 and Section 24.531.1 of Zoning Bylaw 6000-17 does not allow a *Clinic* as a permitted use.
 - a. The applicant is proposing to permit '*Clinic*' as a use.

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>



First Commerce Drive

Goulding Avenue

Wellington Street East

Wellington Street East

Exit 45

Exit 45

10

15

157

55

1623

87

66

100

126

158

190

224

250

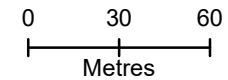
Don Hillock Drive

Don Hillock Drive

LOCATION MAP
1623 WELLINGTON STREET EAST
FILE: MV-2023-08
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT



SUBJECT LANDS





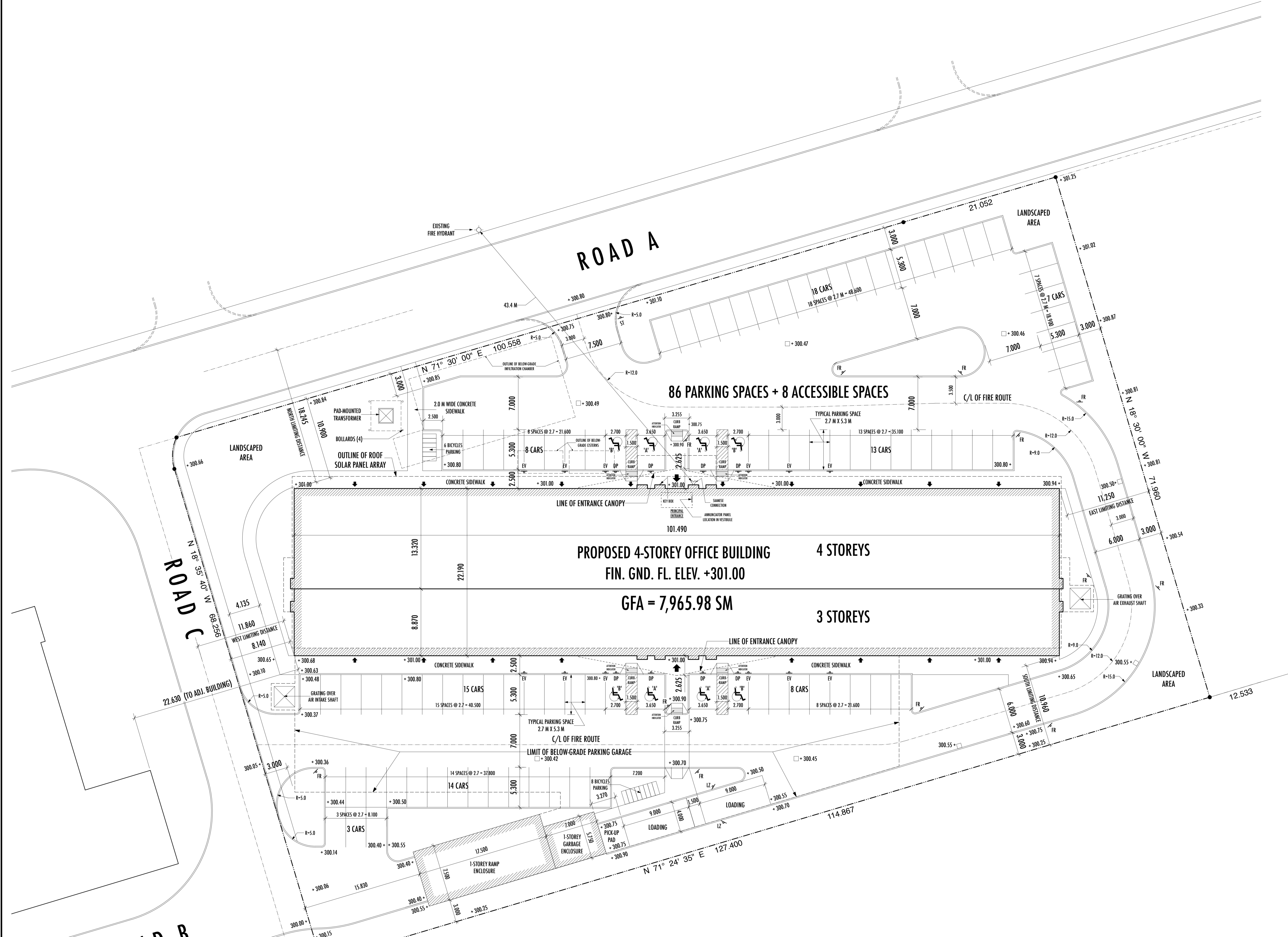
Key Plan

No.	Date	Description	By
01	FEB 0822	REVIEW AND COMMENT	J.M.
02	MAR 0922	OWNER REVIEW	J.M.
03	MAR 0922	OWNER REVIEW	J.M.
04	JUN 0622	OWNER REVIEW	J.M.
05	JUL 1422	OWNER REVIEW	J.M.
06	SEP 0622	REVIEW AND COMMENT	J.M.
07	OCT 1322	COORDINATION	J.M.
08	NOV 0722	SITE PLAN APPLICATION	J.M.
09	DEC 0622	SITE PLAN APPLICATION	J.M.

ONTARIO BUILDING CODE DATA

PROJECT:
HOWLAND GREEN WELLINGTON EAST
LOCATION:
1623 WELLINGTON STREET (SMART CENTRE)
AURORA, ONTARIO

NO.	DESCRIPTION	REQUIREMENT
1	PROJECT DESCRIPTION:	NEW OFFICE BUILDING
2	MAJOR OCCUPANCY:	BUSINESS & PERSONAL SERVICES - GROUP D
3	BUILDING AREA:	EXISTING (G 0) + NEW (2,280.20) = TOTAL 2,280.20 SQ.M.
4	GROSS AREA:	EXISTING (G 0) + NEW (7,965.98) = TOTAL 7,965.98 SQ.M.
5	NUMBER OF STOREYS:	ABOVE GRADE = 4 STOREYS, BELOW GRADE = 2 STOREYS
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS:	FACING 1 STREET
7	BUILDING CLASSIFICATION:	3.2.2.25. GROUP D, UP TO 4 STOREYS, SPRINKLERED
8	SPRINKLER SYSTEM PROPOSED:	FULLY SPRINKLERED
9	STANDPIPE REQUIRED:	YES
10	FIRE ALARM REQUIRED:	YES
11	WATER SERVICE / SUPPLY IS ADEQUATE:	YES
12	HIGH BUILDING:	NO
13	PERMITTED CONSTRUCTION:	COMBUSTIBLE OR NON-COMBUSTIBLE
14	ACTUAL CONSTRUCTION:	NON-COMBUSTIBLE (MINOR COMB. COMPONENTS)
15	MEZZANINE AREA(S):	TOTAL = 0 SQ.M.
16	BARRIER FREE DESIGN:	YES
17	HAZARDOUS SUBSTANCES:	NO
18	REQUIRED FIRE RESISTANCE RATINGS:	GROUND FLOOR ASSEMBLY FRR = 1.5 HR. (3.3.5.6) FLOOR ASSEMBLIES FRR = 1 HR. ROOF ASSEMBLIES FRR = 0 HR. MEZZANINE ASSEMBLIES FRR = 1 HR. GROUND FLOOR SUPPORTING MEMBERS FRR = 1.5 HR. FLOOR SUPPORTING MEMBERS FRR = 1 HR. ROOF SUPPORTING MEMBERS FRR = 0 HR. MEZZANINE SUPPORTING MEMBERS FRR = 1 HR.
19	SPATIAL SEPARATION / EXTERIOR WALL CONSTRUCTION:	NORTH ELEVATION: (REFER TO DRAWING A201) AREA OF EBF = 190.50 SQ.M. LIMITING DISTANCE = 18.245 M. O.B.C. TABLE 3.2.3.1 D PERMITTED MAX. % OPENINGS = 100% PROPOSED % OPENINGS = N/A FIRE RESISTANCE RATING = 0 HR. CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING: COMBUSTIBLE OR NON-COMBUSTIBLE SOUTH ELEVATION: (REFER TO DRAWING A201) AREA OF EBF = 163.50 SQ.M. LIMITING DISTANCE = 10.960 M. O.B.C. TABLE 3.2.3.1 D PERMITTED MAX. % OPENINGS = 100% PROPOSED % OPENINGS = N/A FIRE RESISTANCE RATING = 0 HR. CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING: COMBUSTIBLE OR NON-COMBUSTIBLE EAST ELEVATION: (REFER TO DRAWING A202) AREA OF EBF = 338.30 SQ.M. LIMITING DISTANCE = 11.250 M. O.B.C. TABLE 3.2.3.1 D PERMITTED MAX. % OPENINGS = 100% PROPOSED % OPENINGS = N/A FIRE RESISTANCE RATING = 0 HR. CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING: COMBUSTIBLE OR NON-COMBUSTIBLE WEST ELEVATION: (REFER TO DRAWING A202) AREA OF EBF = 328.30 SQ.M. LIMITING DISTANCE = 11.890 M. O.B.C. TABLE 3.2.3.1 D PERMITTED MAX. % OPENINGS = 100% PROPOSED % OPENINGS = N/A FIRE RESISTANCE RATING = 0 HR. CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING: COMBUSTIBLE OR NON-COMBUSTIBLE



SITE STATISTICS:

ZONING:	E8P(E31)
LOT FRONTAGE:	121.61 M
SITE AREA:	8,862 M ² (0.89 HA)
BUILDING SETBACKS:	
FRONT:	10.900 M
SIDES:	8.140 M / 11.250 M
REAR:	10.960 M / 3.000 M
BUILDING COVERAGE:	2,384 M ² (27%)
BUILDING HEIGHT:	15.60 M
NO. OF STOREYS:	4 STOREYS
GROSS FLOOR AREA:	2,325.29 M ²
GROUND FLOOR:	2,180.22 M ²
THIRD FLOOR:	2,180.22 M ²
FOURTH FLOOR:	1,280.25 M ²
TOTAL GROSS FLOOR AREA:	7,965.98 M ²
FLOOR AREA RATIO:	0.90

FLOOR AREA SUMMARY:

BASEMENT 2 LEVEL (3,485.90 M ²):	
PARKING AREA:	3,155.75 M ²
STORAGE AREA:	330.15 M ²
BASEMENT 1 LEVEL (3,724.23 M ²):	
PARKING AREA:	3,266.73 M ²
BICYCLE STORAGE:	74.48 M ²
STORAGE AREA:	383.02 M ²
GROUND FLOOR (2,325.29 M ²):	
OFFICE:	2,153.79 M ²
PARKING GARAGE:	131.25 M ²
GARAGE/RECYCLING:	40.25 M ²
SECOND FLOOR (2,180.22 M ²):	
OFFICE:	2,180.22 M ²
THIRD FLOOR (2,180.22 M ²):	
OFFICE:	2,180.22 M ²
FOURTH FLOOR (1,280.25 M ²):	
OFFICE:	1,280.25 M ²
TOTAL NO. OF OFFICE SUITES:	59 SUITES
SIZES OF OFFICE SUITES:	80.27 M ² TO 204.59 M ²

LANDSCAPE STRIPS:

FRONT:	3.000 M
SIDES:	3.000 M / 4.135 M
REAR:	3.000 M
TOTAL LANDSCAPE AREA:	2,742 M ² (30.94 %)
PARKING REQUIRED:	7,965.98 M ² @ 3.5 PER 100 M ²
PLUS 8 DISABLED SPACES	279 SPACES
287 SPACES TOTAL	
PARKING PROVIDED:	
SURFACE:	
PARKING SPACES:	86 SPACES
DISABLED SPACES:	8 SPACES
BASEMENT 1:	
PARKING SPACES:	85 SPACES
DISABLED SPACES:	2 SPACES
BASEMENT 2:	
PARKING SPACES:	83 SPACES
DISABLED SPACES:	2 SPACES
TOTAL PARKING PROVIDED:	266 SPACES TOTAL
LOADING SPACES:	2 SPACES

LEGEND:

- NO PARKING - FIRE ROUTE SIGN
- DISABLED BY PERMIT ONLY SIGN
- NO PARKING - LOADING ZONE SIGN
- STOP SIGN
- ELECTRIC VEHICLE CHARGING STATION

No.	Date	Description	By
01	N/A	N/A	J.M.

ARCHITECT'S INSTRUCTIONS:
THE CONTRACTOR MUST CHECK AND VERIFY ALL DRAWING DIMENSIONS ON THE SITE BEFORE AND DURING CONSTRUCTION, AND REPORT TO THE ARCHITECT IMMEDIATELY IN WRITING ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
DRAWINGS ARE NOT TO BE SCALED FOR PURPOSES OF CONSTRUCTION.
ALL CONSTRUCTION DOCUMENTS ISSUED BY THE ARCHITECT ARE THE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST.
REPRODUCTION OF THE CONSTRUCTION DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

Keith Lofler, mcgipline architects
100 King Street West, Suite 2000, Toronto, Ontario M5X 1C5



SITE PLAN APPLICATION

Submitted:	DECEMBER 06, 2022	Scale:	1 : 200
Drawn by:	2204	Checked by:	J.M.
Designed by:		Reviewed by:	J.M.

Howland Green Wellington East
1823 Wellington St. East, Aurora, Ontario
OWNER: Howland Green Homes Ltd., 905 946 1444

Architectural Site Plan

No.	Date	Description	By
01	JUN 06/22	REVIEW AND COMMENT	J.M.
02	SEP 06/22	REVIEW AND COMMENT	J.M.
03	OCT 31/22	REVIEW AND COMMENT	J.M.
04	DEC 06/22	SITE PLAN APPLICATION	J.M.



Key Plan



NORTH ELEVATION
(EAST HALF)

AREA OF EXPOSED BUILDING FACE = 1,603.50 M²
 AREA OF OPENINGS = 441.73 M² (27.55%)
 LIMITING DISTANCE = 18.245 M
 REQUIRED F.R.R. = 0 HRS.

NORTH ELEVATION
(WEST HALF)

SOUTH ELEVATION
(WEST HALF)

AREA OF EXPOSED BUILDING FACE = 1,603.50 M²
 AREA OF OPENINGS = 436.75 M² (27.24%)
 LIMITING DISTANCE = 10.960 M
 REQUIRED F.R.R. = 0 HRS.

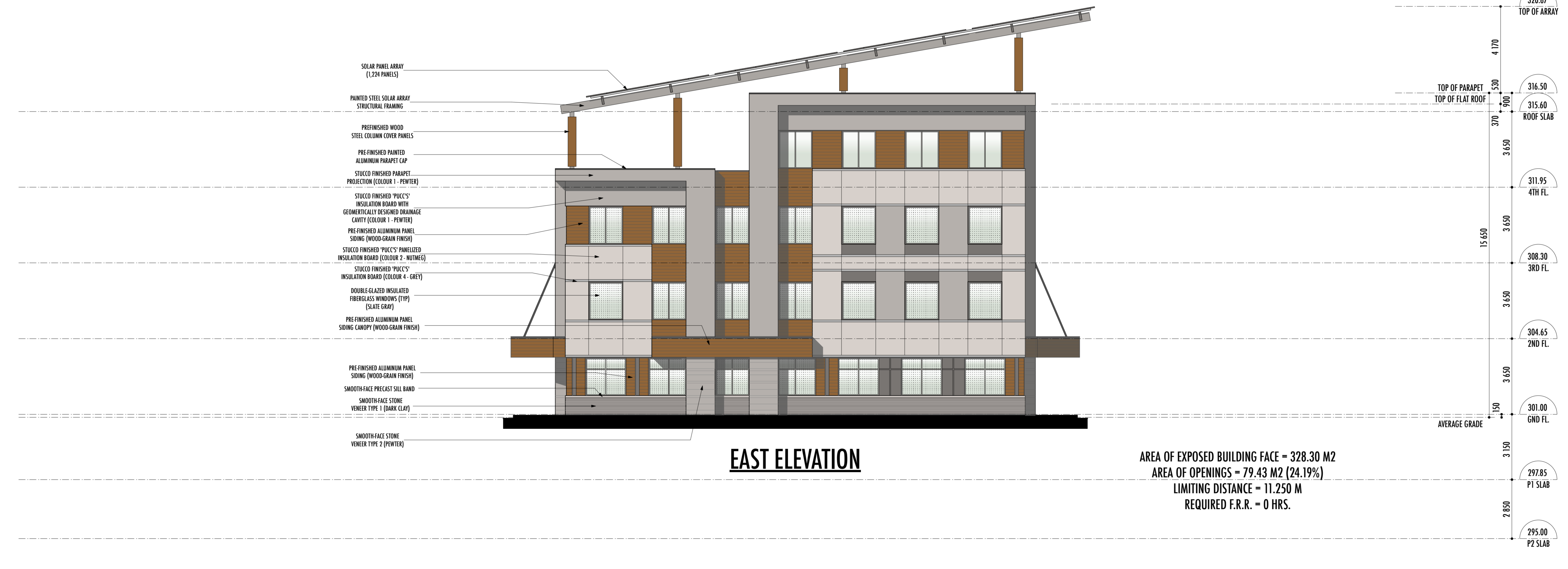
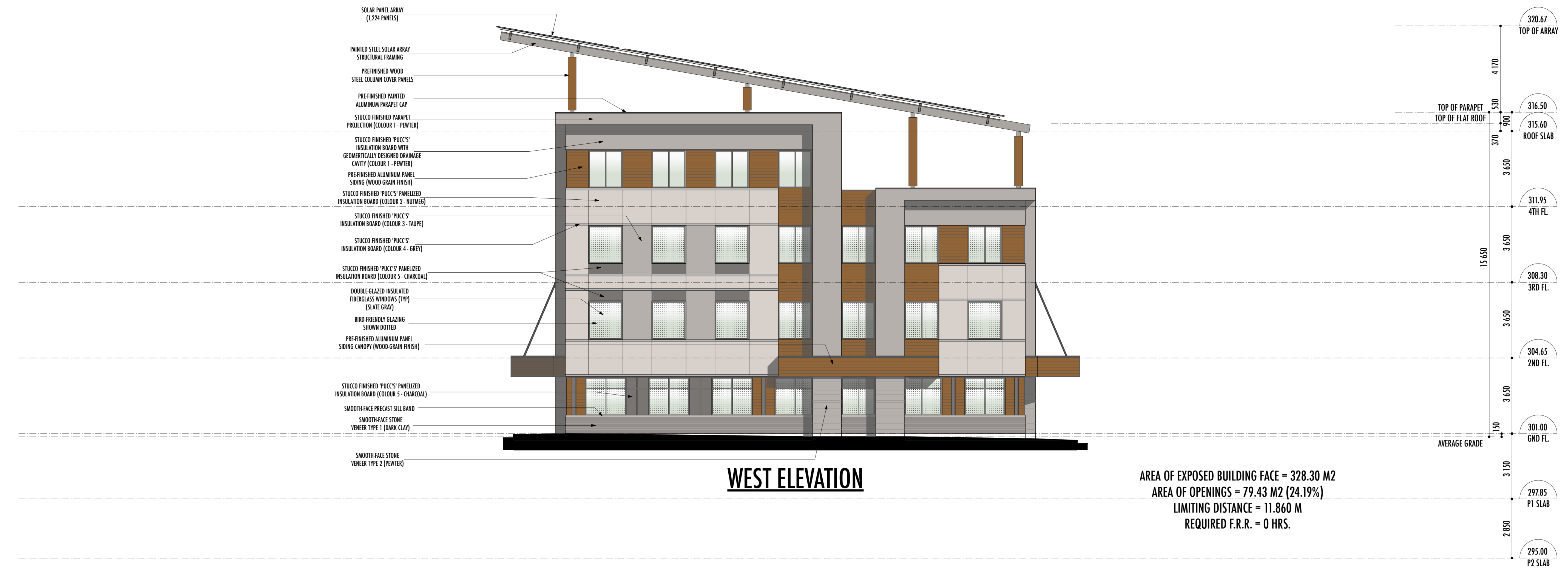
SOUTH ELEVATION
(EAST HALF)

<p>01 N/A N/A J.M.</p>		<p>01 N/A N/A J.M.</p>	
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<p>2204</p>		<p>1 : 100</p>	
<p>J.M.</p>		<p>J.M.</p>	
<p>Howland Green Wellington East 1823 Wellington St. East, Aurora, Ontario OWNER: Howland Green Homes Ltd., 905 946 1444</p>			
<p>North & South Building Elevations</p>			
<p>Keith Joffler incalpine architects</p>		<p>PROJECT NORTH</p>	
<p>klma</p>		<p>A201</p>	



Key Plan

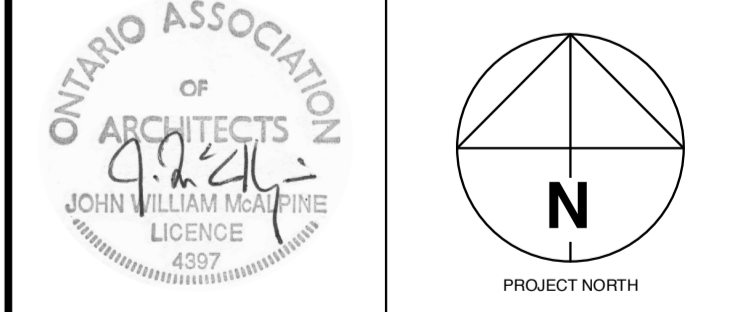
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Keith Loffler | mcipalpine architects
 101 WEST BROAD STREET, SUITE 200, AURORA, ONTARIO L4G 3R7



SITE PLAN APPLICATION

Project Name	DECEMBER 06, 2022	Scale	1 : 100
Project No.	2204	Architect	J.M. J.M.

Howland Green Wellington East
 1823 Wellington St. East, Aurora, Ontario
 OWNER: Howland Green Homes Ltd., 905 946 1444

East & West Building Elevations



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