

NOTICE OF PUBLIC HEARING MINOR VARIANCE

Pursuant to Section 45(5) of The Planning Act

FILE NUMBER: MV-2023-09

APPLICANT: RP Partners Aurora Limited

PROPERTY:15286 -15306 Leslie StreetWHITCHURCH CON 2 PT LOT 21RP 65R2640 PT PART 2

APPLICATIONS: SP-2020-06

ZONING: RA2(535) Second Density Apartment Residential

PURPOSE: A Minor Variance Application has been submitted as required as part of site plan approval - SP-2020-06.

THE FOLLOWING VARIANCES ARE REQUIRED:

RELATED

- 1) Section 24.535.2.1 of the Zoning By-law 6000-17 requires a minimum lot area per dwelling unit of 60.0 square meters.
 - a) The applicant is proposing a lot area of 52.0 square meters per dwelling unit
- 2) Section 24.535.2.1 of the Zoning By-law 6000-17 requires a minimum lot area per dwelling unit of 60.0 square meters.
 - a) The applicant is proposing a lot area of 52.0 square meters per dwelling unit
- 3) Section 24.535.2.1 of the Zoning By-law 6000-17 requires the maximum GFA of the amenity room above the 7th storey not exceed 450 square meters.
 - a) The applicant is proposing a GFA of 528 square meters for the amenity room.

- 4) Section 24.535.2.1 of the Zoning By-law 6000-17 requires the maximum GFA of the amenity room above the 7th storey not exceed 450 square meters.
 - a) The applicant is proposing a GFA of 528 square meters for the amenity room.

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:	April 13 th , 2023
TIME:	7:00 p.m.
LOCATION:	Electronic Meeting (Please visit <u>https://www.youtube.com/user/Townofaurora2012</u> 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 <u>PFan@aurora.ca no later than</u> <u>4:30pm on April 11th, 2023.</u> 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: <u>https://webforms.aurora.ca/Delegation-Request</u>

ii) Provide written comments. Please email your comments to the Secretary – Treasurer, Peter Fan, at <u>PFan@aurora.ca no later than 12:00pm (noon) on April</u> <u>13th, 2023 Alternatively, comments may be mailed to Town Hall</u> 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 <u>https://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Request-for-Decision---Fillable.pdf</u>. This form is to be emailed to PFan@aurora.ca **no later than 4:30pm on April 13th, 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 30th DAY OF MARCH 2023

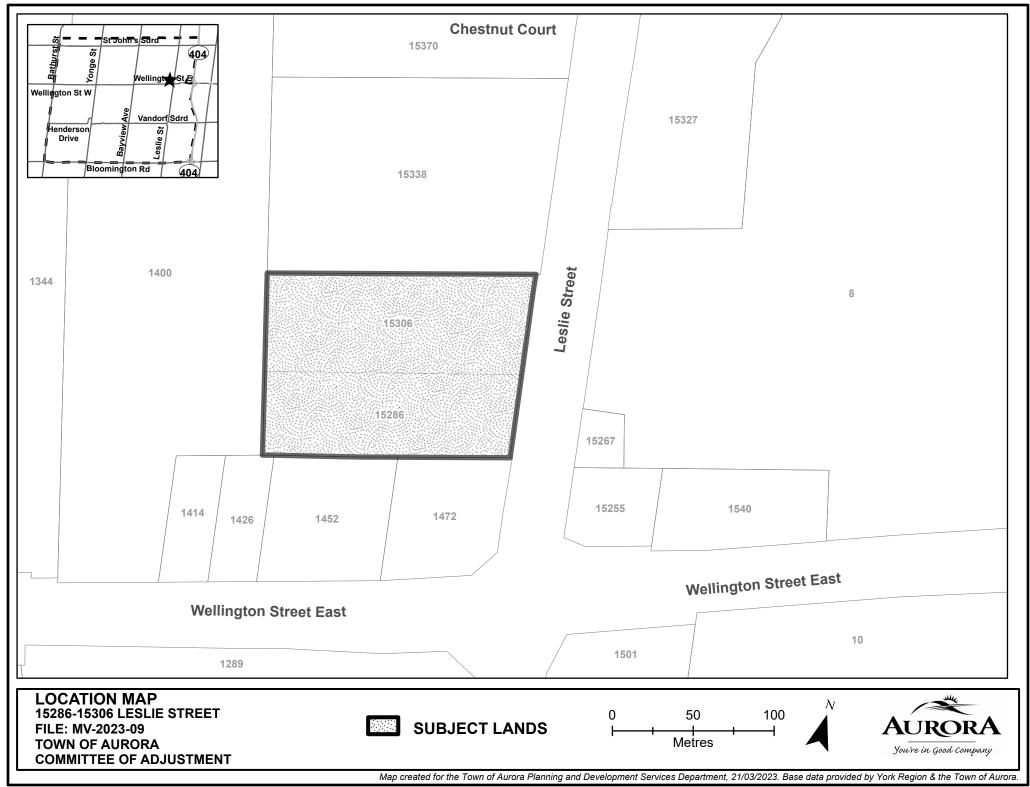
Peter Fan Secretary-Treasurer/Assistant Planner Committee of Adjustment

ATTACHMENTS

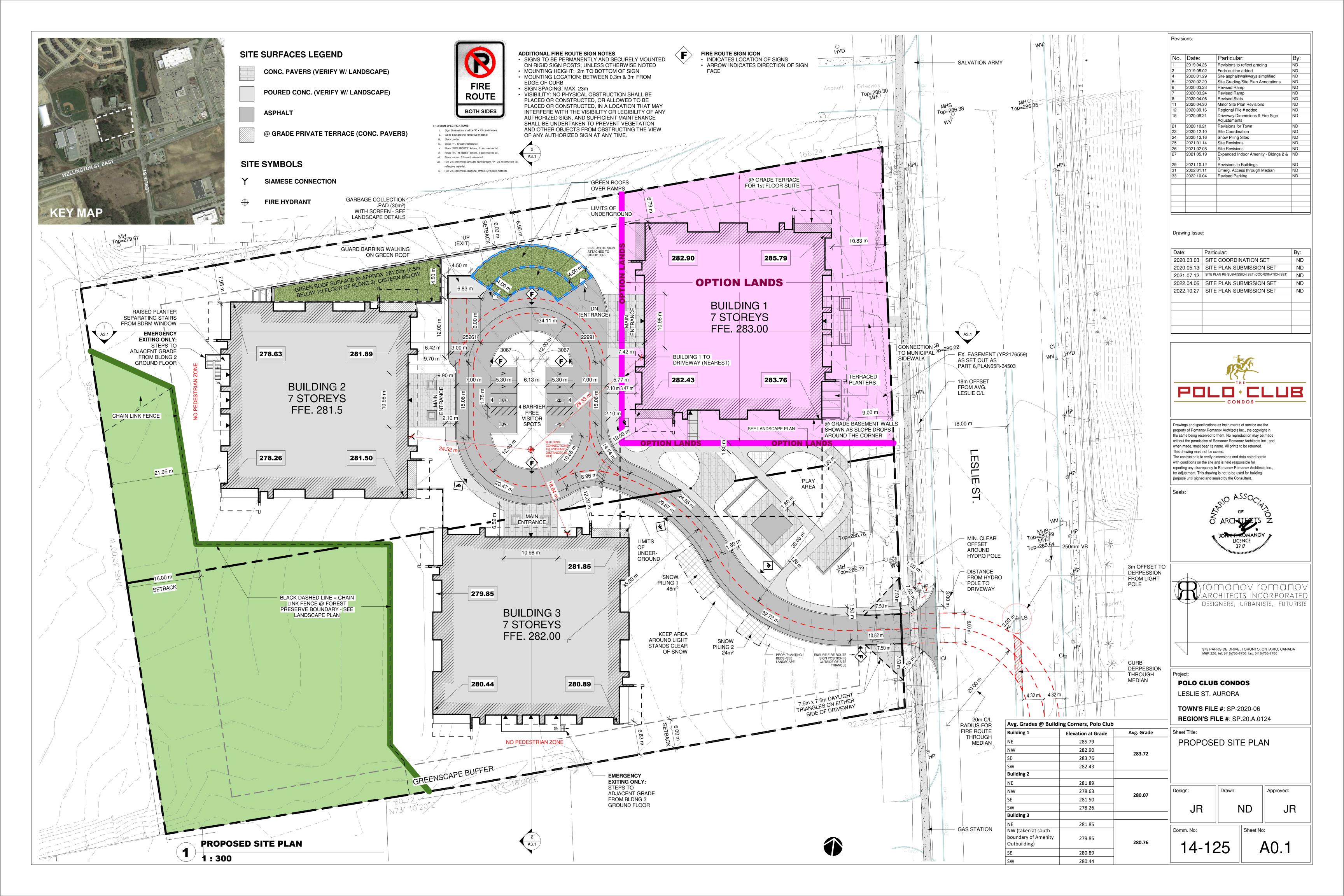
Attachment 1 – Location Map Attachment 2 – Site Plan Attachment 3 – Request for Decision

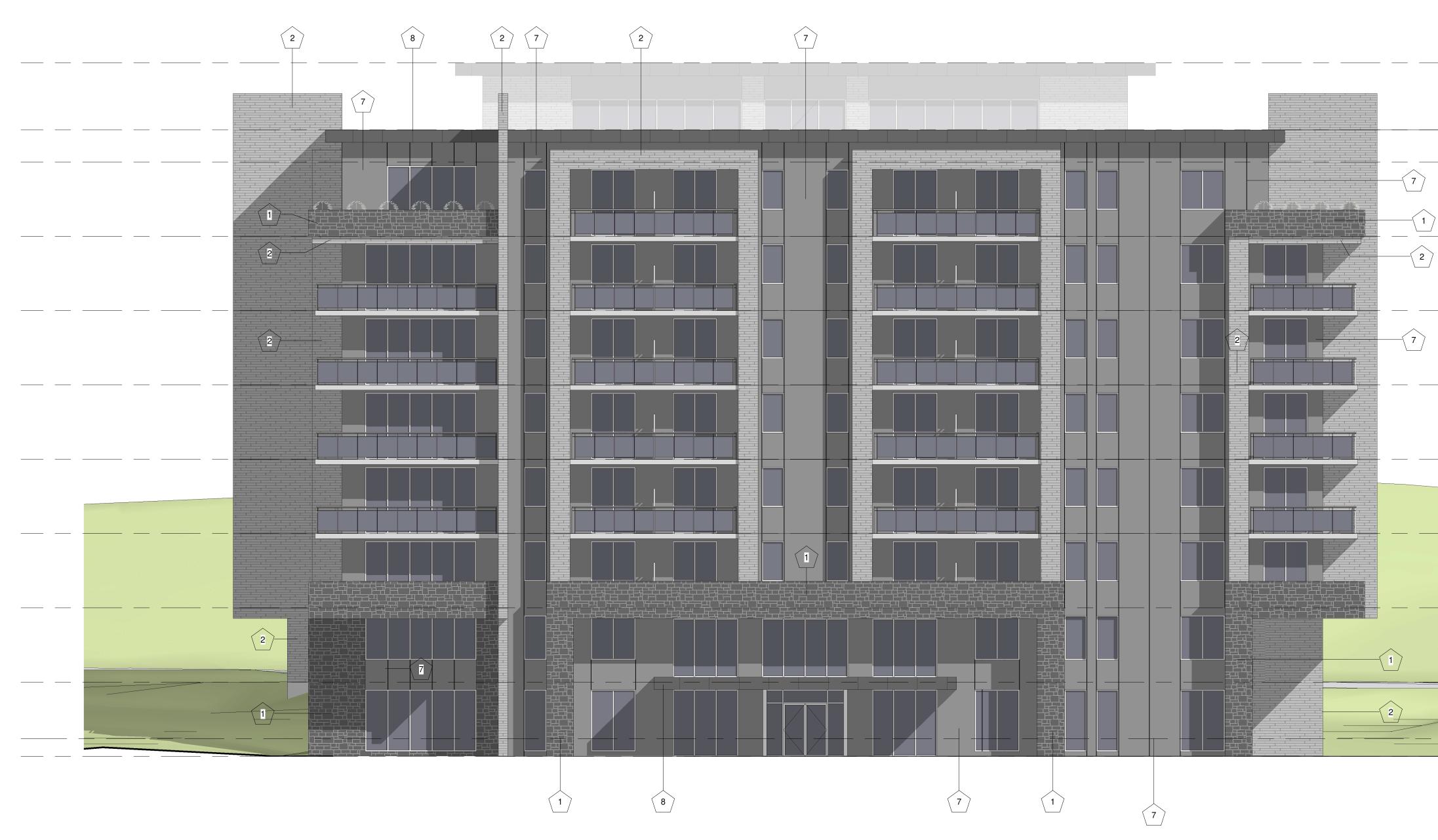
Agenda packages will be available prior to the Hearing at:

https://www.aurora.ca/agendas



Document Path: J:\data\data\Committee of Adjustment Maps\D13 Minor Variance\2023 Minor Variances\2023_Minor_Variances\2023_Minor_Variances.aprx







Description
Stone Veneer Texture
Horizontal Wood Cladding
Stone Veneer Texture
Horizontal Wood Cladding
Stone Veneer Texture
Horizontal Wood Cladding
Metal Panel Finish
Metal Panel Finish (fascia)







Materials Legend			
Mark	Description	Colour/Finish	
1	Stone Veneer Texture	Grey (Building 1)	
2	Horizontal Wood Cladding Texture	Grey (Building 1)	
3	Stone Veneer Texture	Earth Red Tone (Building 2)	
4	Horizontal Wood Cladding Texture	Earth Red Tone (Building 2)	
5	Stone Veneer Texture	Sand Tone (Building 3)	
6	Horizontal Wood Cladding Texture	Sand Tone (Building 3)	
7	Metal Panel Finish	Mid-Grey (Common to all buildings)	
8	Metal Panel Finish (fascia)	Grey (Common to all buildings)	

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-	2020.10.	-	Penthouse Roof Dropped Revisions	ND ND
27	2021.05.	.19	Expanded Indoor Amenity - Bldngs 2 & 3	ND
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BLDNG 1 - REAR ELEVATION 1 : 100

Materials Legend			
Mark	Description	Colour/Finish	
1	Stone Veneer Texture	Grey (Building 1)	
2	Horizontal Wood Cladding Texture	Grey (Building 1)	
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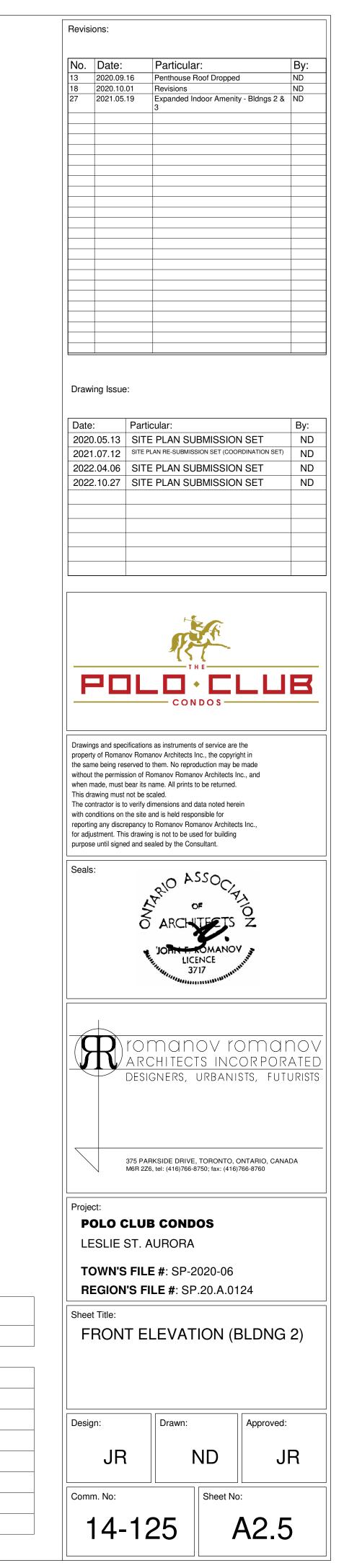
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Mark	Description	Colour/Finish	
1	Stone Veneer Texture	Grey (Building 1)	
2	Horizontal Wood Cladding Texture	Grey (Building 1)	
3	Stone Veneer Texture	Earth Red Tone (Building 2)	
4	Horizontal Wood Cladding Texture	Earth Red Tone (Building 2)	
5	Stone Veneer Texture	Sand Tone (Building 3)	
6	Horizontal Wood Cladding Texture	Sand Tone (Building 3)	
7	Metal Panel Finish	Mid-Grey (Common to all buildings)	
8	Metal Panel Finish (fascia)	Grey (Common to all buildings)	







Materials Legend			
Mark	Description	Colour/Finish	
1	Stone Veneer Texture	Grey (Building 1)	
2	Horizontal Wood Cladding Texture	Grey (Building 1)	
3	Stone Veneer Texture	Earth Red Tone (Building 2)	
4	Horizontal Wood Cladding Texture	Earth Red Tone (Building 2)	
5	Stone Veneer Texture	Sand Tone (Building 3)	
6	Horizontal Wood Cladding Texture	Sand Tone (Building 3)	
7	Metal Panel Finish	Mid-Grey (Common to all buildings)	
8	Metal Panel Finish (fascia)	Grey (Common to all buildings)	

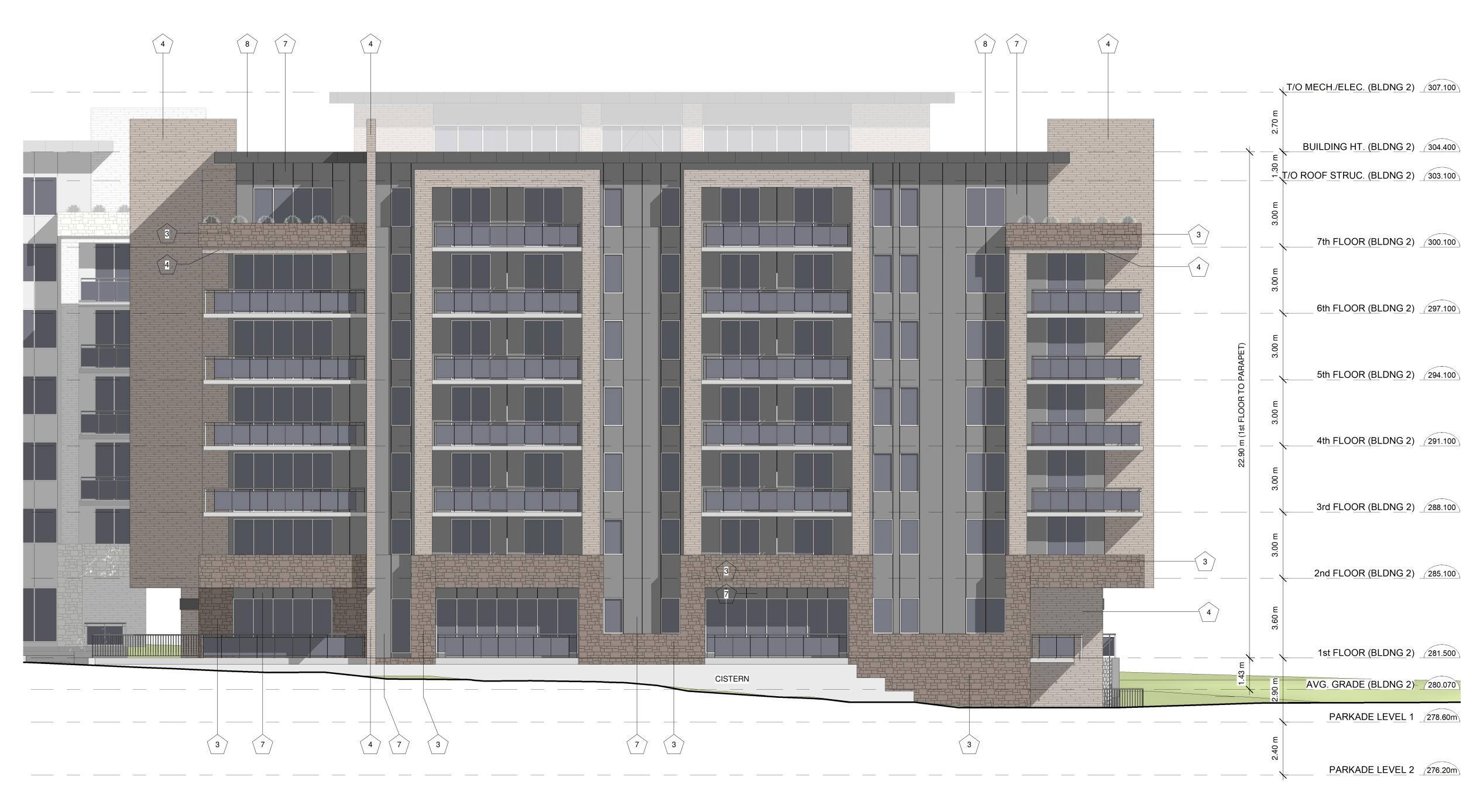
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Materials Legend				
Mark	Description	Colour/Finish		
1	Stone Veneer Texture	Grey (Building 1)		
2	Horizontal Wood Cladding Texture	Grey (Building 1)		
3	Stone Veneer Texture	Earth Red Tone (Building 2)		
4	Horizontal Wood Cladding Texture	Earth Red Tone (Building 2)		
5	Stone Veneer Texture	Sand Tone (Building 3)		
6	Horizontal Wood Cladding Texture	Sand Tone (Building 3)		
7	Metal Panel Finish	Mid-Grey (Common to all buildings)		
8	Metal Panel Finish (fascia)	Grey (Common to all buildings)		

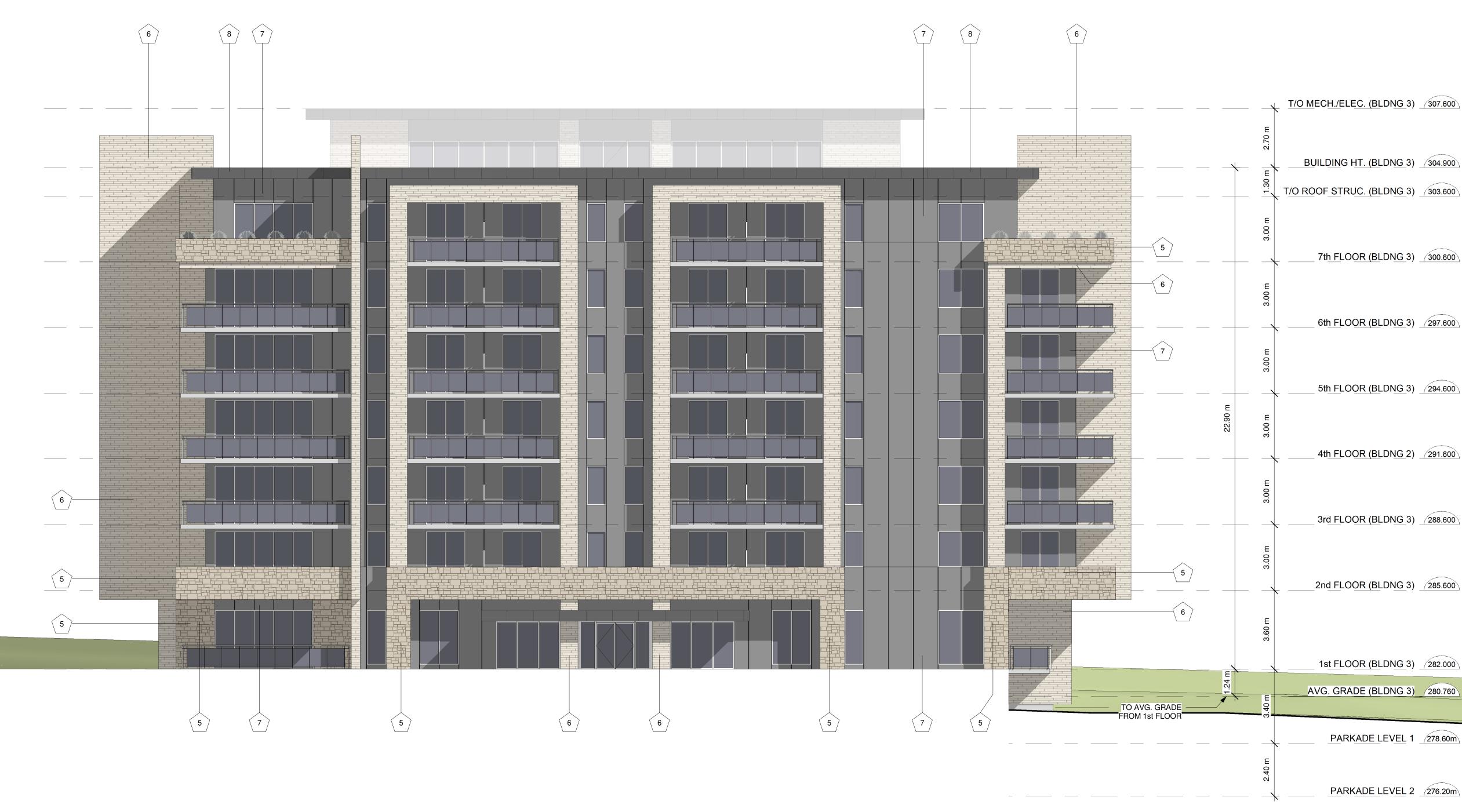
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	Materials Legend					
Mark Description Colour/Finish						
1	Stone Veneer Texture	Grey (Building 1)				
2	Horizontal Wood Cladding Texture	Grey (Building 1)				
3	Stone Veneer Texture	Earth Red Tone (Building 2)				
4	Horizontal Wood Cladding Texture	Earth Red Tone (Building 2)				
5	Stone Veneer Texture	Sand Tone (Building 3)				
6	Horizontal Wood Cladding Texture	Sand Tone (Building 3)				
7	Metal Panel Finish	Mid-Grey (Common to all buildings)				
8	Metal Panel Finish (fascia)	Grey (Common to all buildings)				

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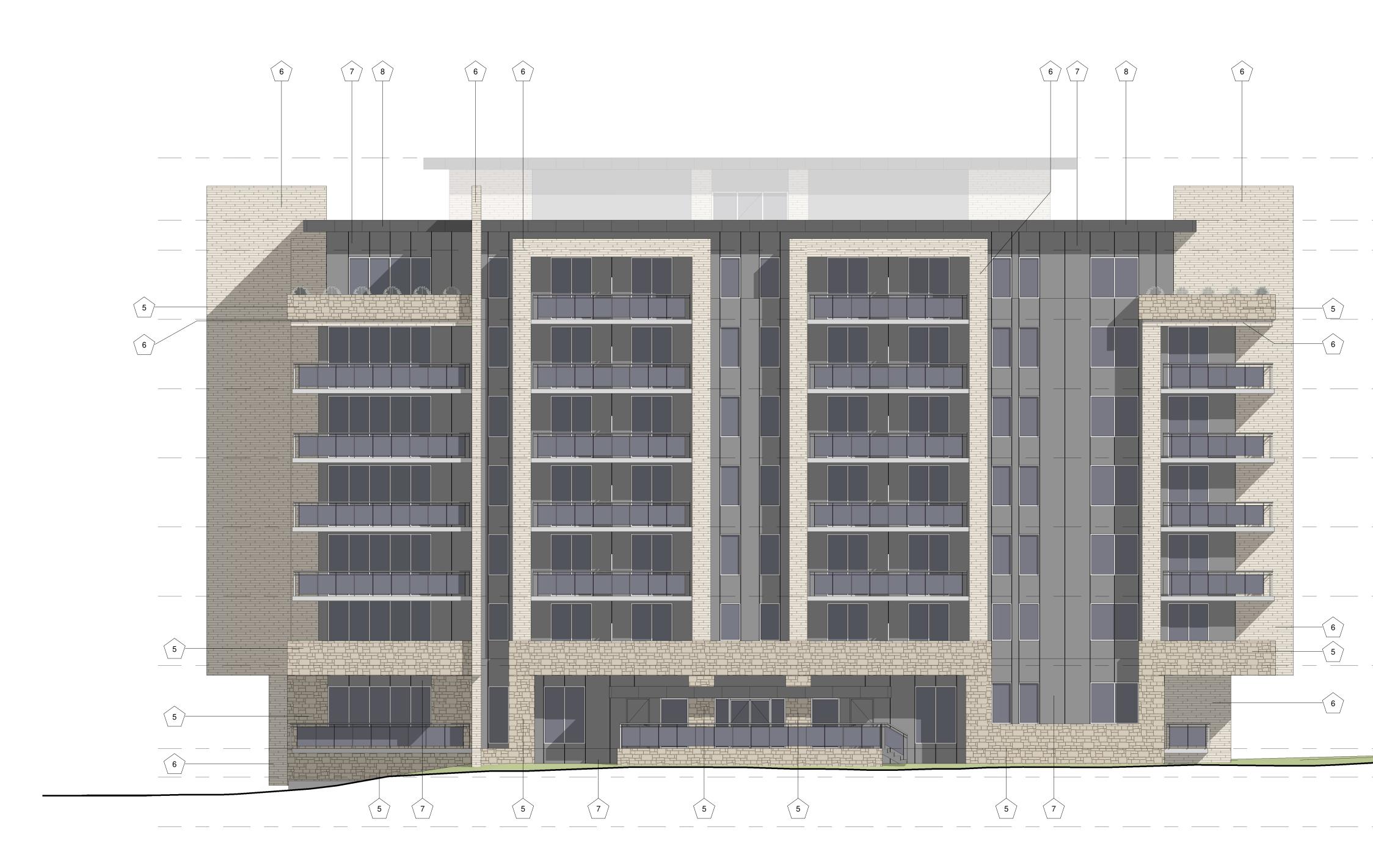
Materials Legend					
Mark	Description	Colour/Finish			
1	Stone Veneer Texture	Grey (Building 1)			
2	Horizontal Wood Cladding Texture	Grey (Building 1)			
3	Stone Veneer Texture	Earth Red Tone (Building 2)			
4	Horizontal Wood Cladding Texture	Earth Red Tone (Building 2)			
5	Stone Veneer Texture	Sand Tone (Building 3)			
6	Horizontal Wood Cladding Texture	Sand Tone (Building 3)			
7	Metal Panel Finish	Mid-Grey (Common to all buildings)			
8	Metal Panel Finish (fascia)	Grey (Common to all buildings)			

	No.	Date:		Particular:	By:
	13 18 27	2020.09. 2020.10. 2021.05.	01	Penthouse Roof Dropped Revisions Expanded Indoor Amenity - Bldngs 2 & 3	ND ND ND
3) 307.600	Draw	ving Issue			
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282.000				GNERS, URBANISTS, FUT	
278.60m				RKSIDE DRIVE, TORONTO, ONTARIO, CAN 6, tel: (416)766-8750; fax: (416)766-8760	ADA
	Proje		LU	B CONDOS	
276.20m	LI	ESLIE	ST. /	AURORA E #: SP-2020-06	
	Shee	et Title:		ILE #: SP.20.A.0124	
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		JR		ND J	R
ngs)	Com	m. No:		Sheet No:	
s)		14-	4	25 A2.9	`





						Revi	isions:		
						No 13 18 27	. Date: 2020.09.16 2020.10.01 2021.05.19	Particular: Penthouse Roof Dropped Revisions Expanded Indoor Amenity - Blo 3	By: ND ND dngs 2 & ND
				3.00 m 1.30 m 2.70 m	T/O MECH./ELEC. (BLDNG 3) 307.60 BUILDING HT. (BLDNG 3) 304.90 T/O ROOF_STRUC. (BLDNG 3) 303.60	Dra Da Da 20; 20; 20; 20; 20; 20; 20; 20; 20; 20;	21.07.12 SITE P 22.04.06 SITE	Cular: PLAN SUBMISSION SE PLAN SUBMISSION SE PLAN SUBMISSION SE	TION SET) ND
		5 6	(APET)	3.00 m 3.00 m	7th FLOOR (BLDNG 3) 300.60				
			22.90 m (1st FLOOR TO PARAPET)	3.00 m 3.00 m	5th FLOOR (BLDNG 3) 294.60	Drav prop the s with when This The with repo for a	erty of Romanov Roma same being reserved to out the permission of R n made, must bear its r drawing must not be s contractor is to verify d conditions on the site a orting any discrepancy t djustment. This drawin lose until signed and se	imensions and data noted herein and is held responsible for o Romanov Romanov Architects Inc., g is not to be used for building aled by the Consultant.	d
		<u>5</u>		3.60 m 3.00 m	3rd FLOOR (BLDNG 3) 288.60			ASSOCATION ASSOCATION ARCHITECTS Z	
			1.24 m	3.60	1st FLOOR (BLDNG 3) 282.00 AVG. GRADE (BLDNG 3) 280.76		\mathbf{V} Arc	MANOV YOP Chitects incor gners, urbanists,	PORATED
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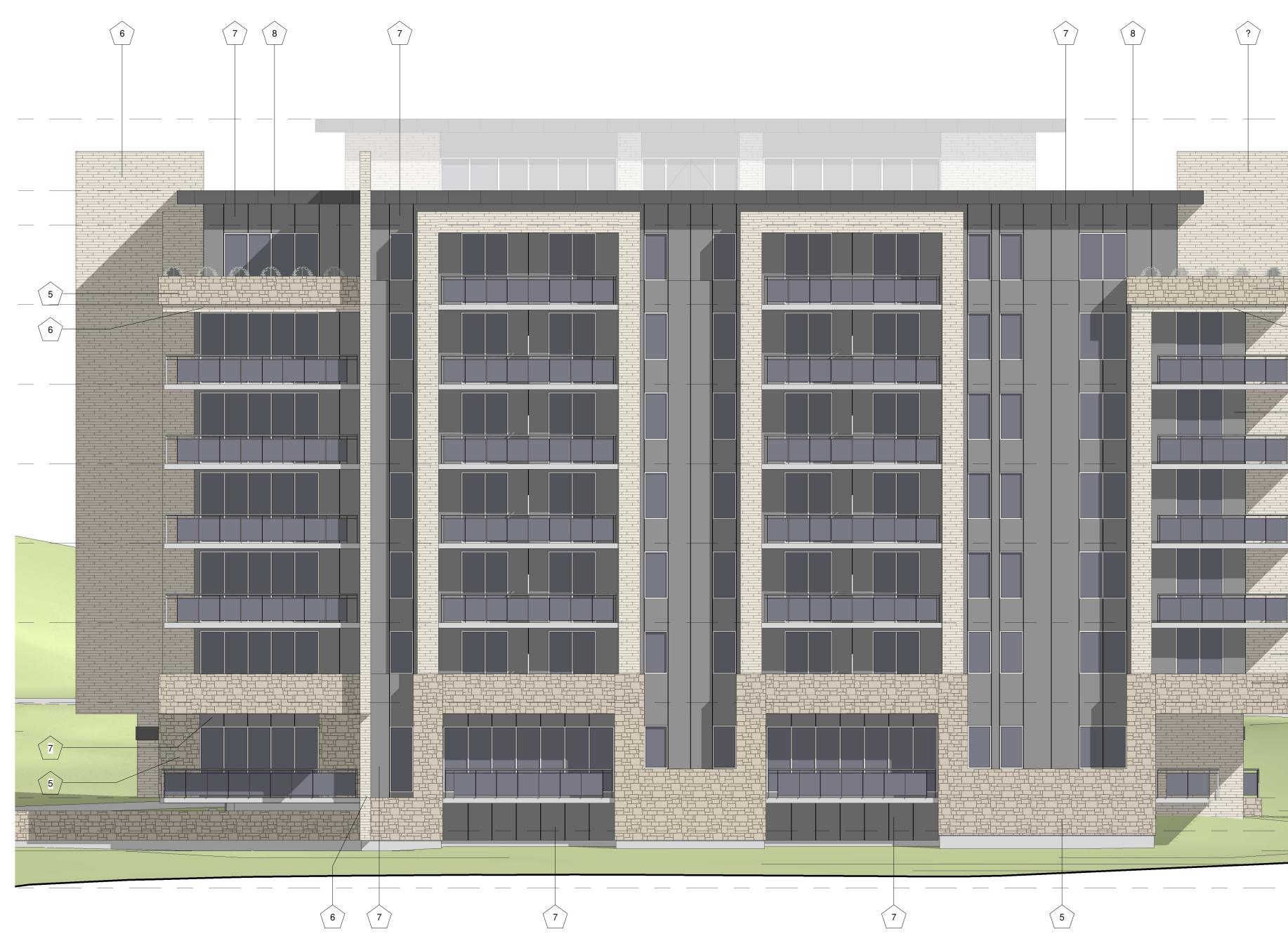




Mark	Description					
1	Stone Veneer Texture					
2	Horizontal Wood Cladding Texture					
3	Stone Veneer Texture					
4	Horizontal Wood Cladding Texture					
5	Stone Veneer Texture					
6	Horizontal Wood Cladding Texture					
7	Metal Panel Finish					
8	Metal Panel Finish (fascia)					

Materials

				Revisi	ons:		
				No.	Date:	Particular:	By:
				13	2020.09.16	Penthouse Roof Dropped	ND
				18 27	2020.10.01 2021.05.19	Revisions Expanded Indoor Amenity - Bld	ND ngs 2 & ND
						3	
		T/O MECH./ELEC. (BLDNG 3)	307.600	Drawi	ng Issue:		
1	2.70 m	BUILDING HT. (BLDNG 3)	304.900		.05.13 SIT	ticular: E PLAN SUBMISSION SE ⁻ PLAN RE-SUBMISSION SET (COORDINATI	
\mathbf{i}	1.30 m		/ 004.000 \		.07.12	E PLAN SUBMISSION SET	
_		T/O ROOF STRUC. (BLDNG 3)	303.600	2022	.10.27 SIT	E PLAN SUBMISSION SE	Γ ND
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	3.00 m					CONDOS	
	_	5th FLOOR (BLDNG 3)	294.600				
	c			propert	of Romanov Ron	ns as instruments of service are the nanov Architects Inc., the copyright in to them. No reproduction may be made	
	3.00 m			without	the permission of	Romanov Romanov Architects Inc., and name. All prints to be returned.	
		4th FLOOR (BLDNG 2)	291.600	This dra	awing must not be ntractor is to verify	scaled. dimensions and data noted herein	
		= 4 (1 FLOOR (BLDING 2))	/ 291.600 \	reportin	g any discrepancy	and is held responsible for to Romanov Romanov Architects Inc., ing is not to be used for building	
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		3rd FLOOR (BLDNG 3)	288.600			ARCHITECTS Z	
	E				ð	ARCHITECTS Z	
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	3.60 m				+		
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		1st FLOOR (BLDNG 3)	282.000		DES	IGNERS, URBANISTS,	FUTURISTS
\mathbf{k}	3.40 m	AVG. GRADE (BLDNG 3)	280.760				
	ů.						
	_	PARKADE LEVEL 1	278.60m			ARKSIDE DRIVE, TORONTO, ONTAR Z6, tel: (416)766-8750; fax: (416)766-876	
	2.40 m			Proje			
	2.4	PARKADE LEVEL 2	276 20m			B CONDOS	
			/270.2011	LE	SLIE ST.	AURORA	
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			ı	RE	EGION'S F	ILE #: SP.20.A.0124	=
eg	end			Sheet			
		Colour/Finish		п		EVATION (BLDN	va 0)
	Grav	(Building 1)]				
	-	<pre>/ (Building 1) / (Building 1)</pre>					
		h Red Tone (Building 2)		Desig	n:	Drawn: App	proved:
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	Mid-	Grey (Common to all build (Common to all buildings	• /		4-1		11





BLDNG 3 - RIGHTSIDE ELEVATION 1 BLDNG 3 1 1 : 100

			Revisions:
			No.Date:Particular:By132020.09.16Penthouse Roof DroppedND
			18 2020.10.01 Revisions ND 27 2021.05.19 Expanded Indoor Amenity - Bldngs 2 & ND
8	?		
		Т/О MECH./ELEC. (BLDNG 3) 310.00	Drawing Issue:
		2.70 m	Date:Particular:By2020.05.13SITE PLAN SUBMISSION SETM
		E BUILDING HT. (BLDNG 3) 304.90 E S T/O ROOF STRUC. (BLDNG 3) 303.60	202 SITE PLAN RE-SUBMISSION SET (COORDINATION SET) N 2022.04.06 SITE PLAN SUBMISSION SET N
			2022.10.27 SITE PLAN SUBMISSION SET
		3.00 m	
		7th FLOOR (BLDNG 3) 300.60	
		3.00 m	
		6th FLOOR (BLDNG 3) (297.60	
			THE
		3.00 B 3.00 B	
		5th FLOOR (BLDNG 3) 294.60	
			Drawings and specifications as instruments of service are the property of Romanov Romanov Architects Inc., the copyright in the same being reserved to them. No reproduction may be made
		د المراجع المراجع المراجع المراجع الم	without the permission of Romanov Romanov Architects Inc., and when made, must bear its name. All prints to be returned. This drawing must not be scaled.
		4th FLOOR (BLDNG 2) 291.60	DO The contractor is to verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancy to Romanov Romanov Architects Inc.,
		EQ	for adjustment. This drawing is not to be used for building purpose until signed and sealed by the Consultant.
			Seals:
		3rd FLOOR (BLDNG_3)288.60	ARCHITECTS Z
		3.00 m	JOHN F. KOMANOV
	5	2nd FLOOR (BLDNG 3)285.60	DO
		3.60 m	
		1st FLOOR (BLDNG 3) 282.00	ARCHITECTS INCORPORAT
		AVG. GRADE (BLDNG 3) 280.76	
		PARKADE LEVEL 1 (278.60	0m 375 PARKSIDE DRIVE, TORONTO, ONTARIO, CANADA M6R 226, tel: (416)766-8750; fax: (416)766-8760
		е	
		PARKADE LEVEL 2 276.20	Project: POLO CLUB CONDOS LESLIE ST. AURORA TOWN'S FILE #: SP-2020-06 REGION'S FILE #: SP.20.A.0124
	Materials Le	gend	Sheet Title:
Mark	Description	Colour/Finish	RIGHTSIDE ELEVATION (BLDNG 3)
1 St	tone Veneer Texture	Grey (Building 1)	
2 Ho	orizontal Wood Cladding Texture	Grey (Building 1)	
	tone Veneer Texture	Earth Red Tone (Building 2)	Design: Drawn: Approved:
	orizontal Wood Cladding Texture	Earth Red Tone (Building 2) Sand Tone (Building 3)	JR ND JR
	orizontal Wood Cladding Texture	Sand Tone (Building 3)	Comm. No: Sheet No:
	etal Panel Finish	Mid-Grey (Common to all buildings)	
8 M	etal Panel Finish (fascia)	Grey (Common to all buildings)	14-125 A2.12



TOWN OF AURORA COMMITTEE OF ADJUSTMENT REQUEST FOR DECISION

Agenda Item Number:

Meeting Date:

Application Name:

File Number(s):

IMPORTANT NOTICE

You <u>must</u> 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.

<u>NOTE:</u> 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:	- /8.4 /8.4->							
	r./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, I4g 6j1, telephone: 905-727-4771