



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2023-44

**APPLICANT:** HALLGROVE HOLDINGS INC

**PROPERTY:** 100 Goulding Ave, Aurora, ON L3X1V6  
PLAN 65M3974 LOT 4

**RELATED  
APPLICATIONS:** SP-2023-01

**ZONING:** E-BP(338) Business Park

**PURPOSE:** A Minor Variance Application has been submitted to request two variances for the site as part of an ongoing Site Plan Application

**THE FOLLOWING  
VARIANCES ARE  
REQUIRED:**

- 1) Section 10.2 of the Zoning By-law 6000-17 states that the maximum building height be 13.5 meters
  - a) The applicant is proposing 17.3 meters
- 2) Section 24.338.2.1 of the Zoning By-law 6000-17 states that the maximum Floor Area Ratio for Office Use to be 17%
  - a) The applicant is proposing 35%

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>September 12, 2024</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:** 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 September 10, 2024**. 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/Your-Government/Committee-of-Adjustment-Delegation-Request-Form>

- 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 September 12, 2024**. 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 September 12, 2024**.

**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 29<sup>th</sup> DAY OF August 2024



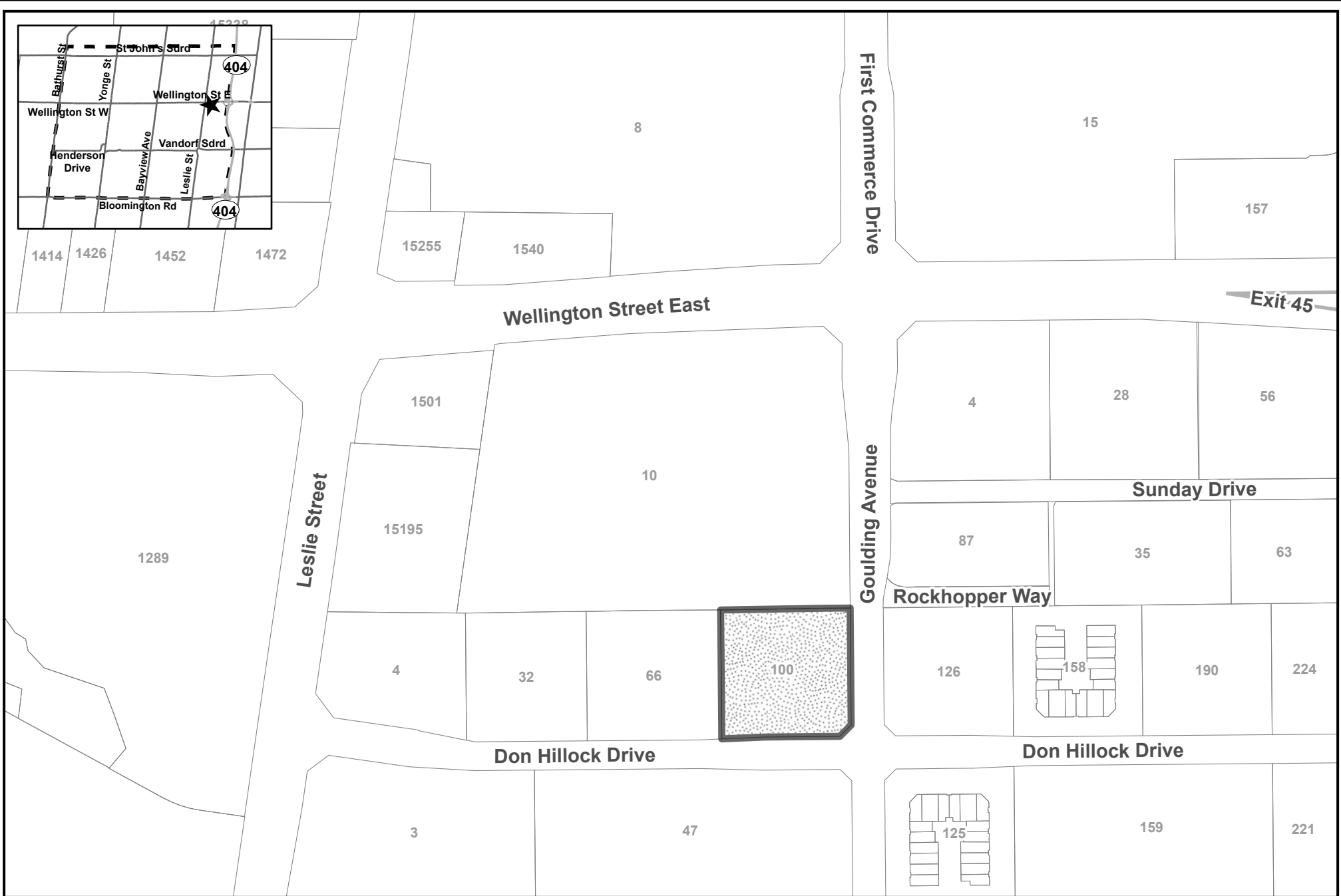
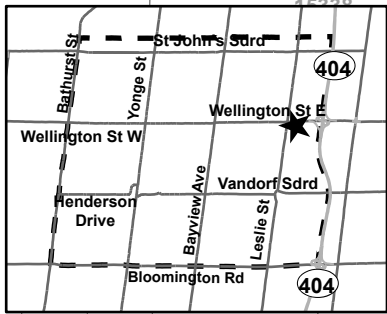
Peter Fan  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

#### **ATTACHMENTS**

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

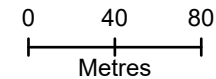
**Agenda packages will be available prior to the Hearing at:**

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



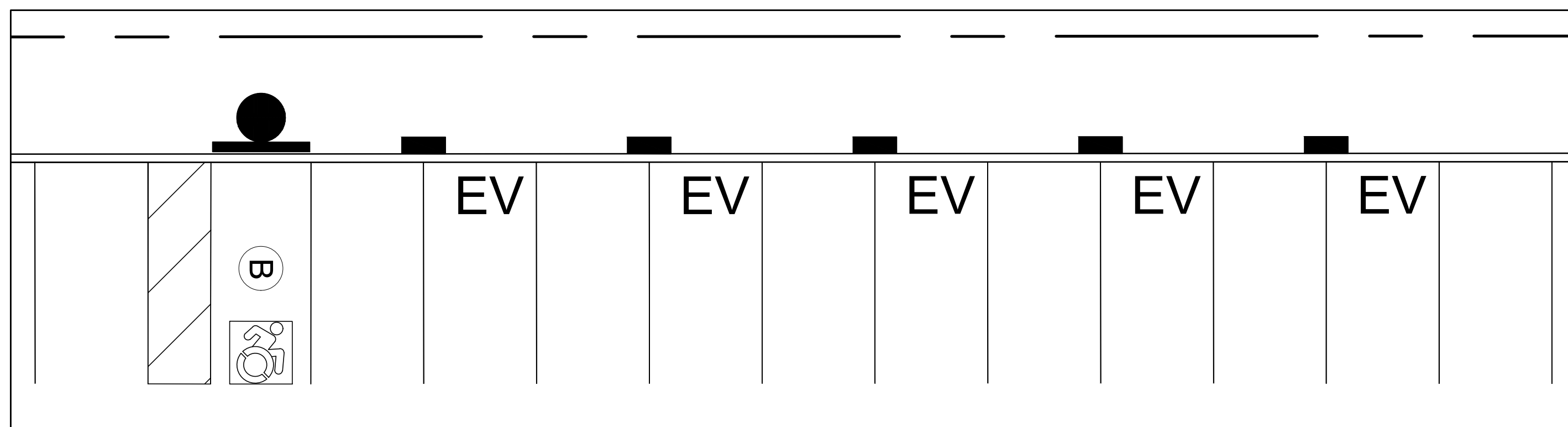
**LOCATION MAP**  
**100 GOULDING AVENUE**  
**FILE: MV-2023-44**  
**TOWN OF AURORA**  
**COMMITTEE OF ADJUSTMENT**

 **SUBJECT LANDS**





SYMBOL LEGEND	
	MAN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN LOCATIONS
	ENTRANCE & EXIT VESTIBULES
	DIRECTION OF TRAFFIC FLOW
	LANDSCAPE ISLANDS 50 CONC. CURB CONC. AS SHOWN CIV. LANDSCAPE - SEE LANDSCAPE DWG.
	PAINTED ISLANDS PAINTED TRAFFIC ISLAND COLOUR AS PER PAINT SPEC.
	CURB CUTS FOR ACCESSIBLE ACCESS
	LIGHT DUTY ASPHALT PAVING CAR PARKING AND DRIVEWAYS SEE SITE SERVICE & GRADING DWGS FOR DETAILS
	HEAVY DUTY ASPHALT PAVING TRUCKING ROUTE SEE SITE SERVICE & GRADING DWGS FOR DETAILS
	SNOW STORAGE
	EASEMENT
PROPERTY LINE	
	DESIGNATED FIRE ROUTE
	ACCESSIBLE PARKING SIGN
	ACCESSIBLE PARKING STALL
	FIRE HYDRANT AND VALVE (REFER TO TYPICAL SITE PLAN DETAILS)
	FIRE DEPT. CONNECTION
	ALTERNATIVE FUELING STATION
	GARBAGE ROOM
	ELECTRICAL ROOM
	MECHANICAL ROOM
	CART CORAL
	BICYCLE RACK LAYOUT CONFORMS TO YOUR LOCAL BY-LAW FOR DESIGN & MANAGEMENT OF BICYCLE PARKING FACILITIES
	ROOF DRAIN
	FIRE ANNUNCIATOR PANEL
	FIRE ALARM
	CANADA POST FACILITY
	LIGHTING REFERENCE (REFER TO ELECTRICAL DRAWINGS)
	FIRE-ROUTE SIGN
	IMPRESSED ASPHALT
	ELECTRIC VEHICLE CHARGING STATION
	STOP SIGN



2 SITE DETAIL  
A-100 SCALE: N.T.S.

NET GFA: (EXCLUDING STAIRWELLS & ELEVATOR SHAFTS)		
GROUND FLOOR:		
UNIT 100 - 103 (INDUST.)	436.88 S.M.	(4,702.69 S.F.)
UNIT 104 - 104A (MGT. OFF.)	106.51 S.M.	(1,146.50 S.F.)
UNIT 105 (REST.)	208.04 S.M.	(2,239.40 S.F.)
UNIT 106 - 107 (INDUST.)	201.67 S.M.	(2,170.83 S.F.)
LOBBY	84.48 S.M.	(909.36 S.F.)
SERVICE CORRIDOR	93.26 S.M.	(1,003.88 S.F.)
UNIT 108 - 109 (INDUST.)	201.67 S.M.	(2,170.83 S.F.)
UNIT 110 (REST.)	208.04 S.M.	(2,239.40 S.F.)
UNIT 111 (INDUST.)	126.24 S.M.	(1,358.88 S.F.)
UNIT 112 - 113 (INDUST.)	214.44 S.M.	(2,308.29 S.F.)
UNIT 114 - 115 (INDUST.)	222.44 S.M.	(2,394.40 S.F.)
TOTAL GROUND FLOOR:	2,103.67 S.M.	(22,644.46 S.F.)
SECOND FLOOR:		
UNIT 200 (OFFICE)	1,008.89 S.M.	(10,859.96 S.F.)
UNIT 201 - 205 (OFFICE)	343.65 S.M.	(3,699.14 S.F.)
UNIT 206 - 210 (OFFICE)	257.48 S.M.	(2,771.58 S.F.)
TOTAL SECOND FLOOR:	1,610.02 S.M.	(17,330.68 S.F.)
THIRD FLOOR:		
UNIT 300 (OFFICE)	1,018.81 S.M.	(10,966.74 S.F.)
TOTAL GFA:	4,732.50 S.M.	(50,941.87 S.F.)
F.S.I. (NET):	0.59	

PARKING REQUIRED (NET):		3 SPACES
100.00 S.M. @ 3 CAR / 100 S.M.		
2,700.00 S.M. @ 2 CAR / 100 S.M.		54 SPACES
1,932.50 S.M. @ 1 CAR / 100 S.M.		20 SPACES
TOTAL PARKING REQUIRED:		77 SPACES
PARKING PROVIDED:		
GROUND:	104 SPACES	
UNDERGROUND:	55 SPACES	
TOTAL PARKING:	159 SPACES	
ACCESSIBLE PARKING REQ'D: 1 + 3% OF 80 = 5 SPACES		
ACCESSIBLE PARKING PROVIDED: 3 TYPE A 5 TYPE B		
TOTAL RESTAURANTS: 8.79% OF G.F.A.		
TOTAL OFFICE: 57.80% OF G.F.A.		
TOTAL INDUSTRIAL: 29.65% OF G.F.A.		
SERVICE CORRIDOR: 1.97% OF G.F.A.		
LOBBY: 1.79% OF G.F.A.		
TOTAL: 100% OF G.F.A.		
BUILDING HEIGHT: 15.5m (3 STOREYS)		
PAVED AREA: 4,198.00 S.M. (52.42%)		
LANDSCAPE AREA: 1,470.43 S.M. (18.36%)		
SNOW STORAGE AREA: 221.28 S.M. (5.27% OF PAVED AREA)		
EV STATIONS: 20 STATIONS		
BICYCLE PARKING: 6 SPACES (0.6 x 1.8)		

SITE ANALYSIS (SPA)		
ZONING:	E - BP (338)	
LOT AREA:	8,008.37 S.M.	1.98 ACRES
BUILDING AREA (INDUST. / OFFICE / REST.):		
GROUND FLOOR:	2,339.94 S.M.	(25,187.73 S.F.)
2ND FLOOR (OFFICE):	2,365.30 S.M.	(25,460.71 S.F.)
3RD FLOOR (OFFICE):	1,076.76 S.M.	(11,590.53 S.F.)
TOTAL GFA:	5,782.00 S.M.	(62,238.97 S.F.)
COVERAGE: 29.22%		
F.S.I.:	0.70	

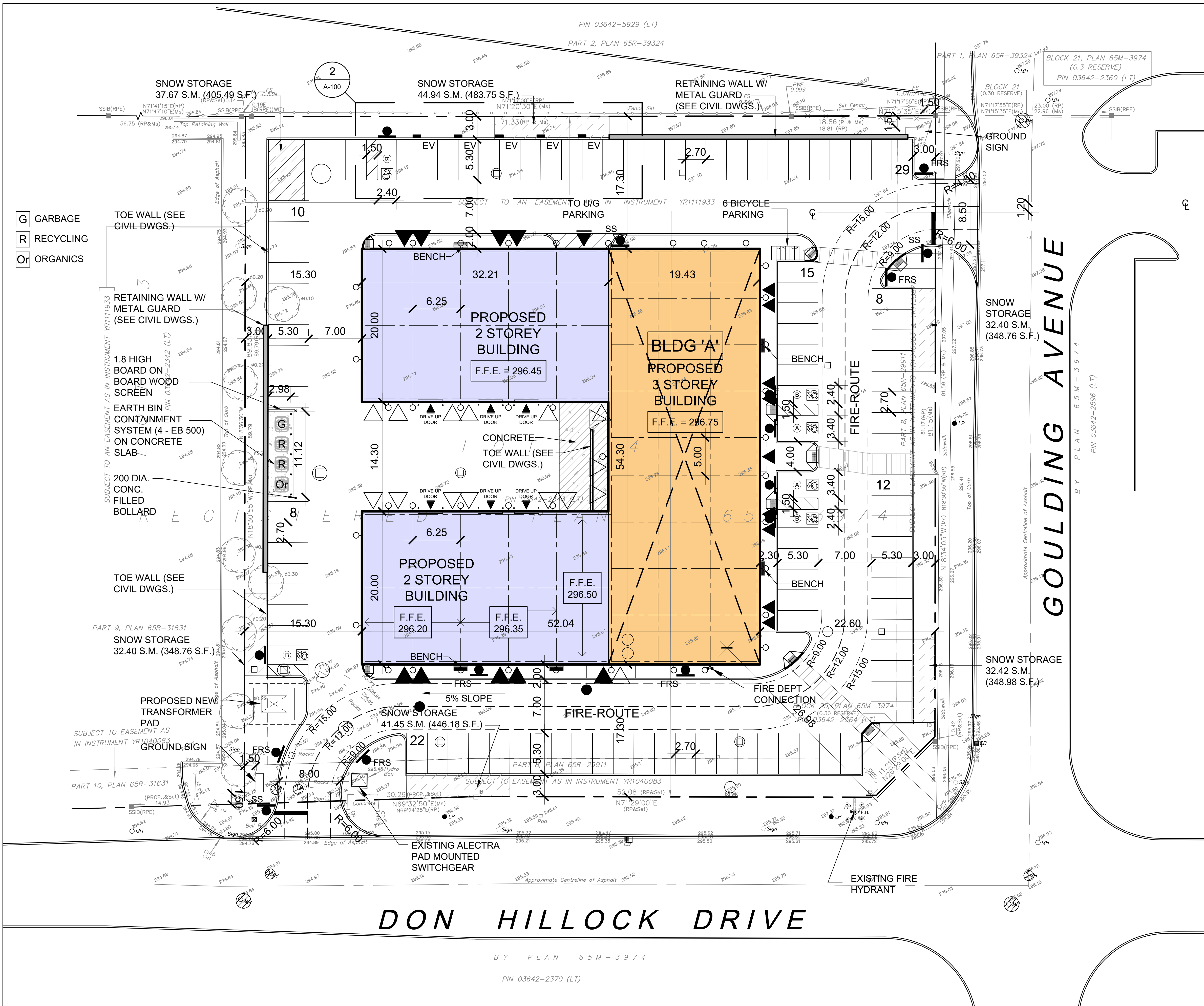
ONTARIO BUILDING CODE DATA MATRIX		PART 3		BUILDING CODE REFERENCE	
330	BUILDING CODE VERSION	0.580.0003		0.580.0003	
301	PROJECT TYPE	NEW	<input type="checkbox"/> CHANGE OF USE	<input type="checkbox"/> ADDITION AND RENOVATION	<input type="checkbox"/> RENOVATION
302	MAJOR OCCUPANCY CLASSIFICATION	INDUSTRIAL	USE		4.1.2.1(1)
303	SUBMITTED OCCUPANCY DESCRIPTION				3.2.2.7
304	BUILDING AREA (M <sup>2</sup> )	GROUND FLOOR	2,339.94	2,339.94	4.1.4.1.2
305	GROSS AREA (M <sup>2</sup> )	GROUND FLOOR	2,339.94	2,339.94	4.1.4.1.2
306	MEZZANINE AREA (M <sup>2</sup> )	NOT APPLICABLE	-	-	3.2.1.1
307	BUILDING HEIGHT	3 STOREY ABOVE GRADE	15.53M ABOVE GRADE		4.1.4.1.3, 4.2.3.1
308	BUILDING HEIGHT	NO	<input type="checkbox"/> YES		3.2.4
309	NUMBER OF STOREYS ABOVE GROUND	2 STOREY ABOVE			3.2.2.1(1), 3.2.2.1.1
310	BUILDING CLASSIFICATION	3.2.2.1(1)	GROUP F1 & 2		3.2.2.1(4)
311	SPRINKLER SYSTEM	<input type="checkbox"/> NOT REQUIRED	<input type="checkbox"/> NOT REQUIRED	<input type="checkbox"/> SELECTED COMPARTMENTS	3.2.1.5, 3.2.2.1(7)
312	STAIRWELL SYSTEM	<input type="checkbox"/> NOT REQUIRED	<input type="checkbox"/> NOT REQUIRED	<input type="checkbox"/> NONE	3.2.2
313	FIRE ALARM SYSTEM	<input type="checkbox"/> NOT REQUIRED	<input type="checkbox"/> NOT REQUIRED	<input type="checkbox"/> NONE	3.2.1
314	WATERS SUPPLY SYSTEM	<input type="checkbox"/> NOT REQUIRED	<input type="checkbox"/> NOT REQUIRED	<input type="checkbox"/> NONE	3.2.1
315	CONSTRUCTION TYPE	RESTRICTION	COMBUSTIBLE PERMITTED	NON-COMBUSTIBLE REQUIRED	3.2.2.1(1), 3.2.1.4
316	IMPORTANCE CATEGORY	LOW	MEDIUM	HIGH	4.1.2.1(2), 4.1.2.1.1(1)
317	SEISMIC HAZARD RISK	NO	YES		4.1.2.1(2)
318	OCCUPANT LOAD	AS PER TABLE 4.1.1.1	AS PER TABLE 4.1.1.1		3.1.7
319	BARRIER-FREE DESIGN	NO	YES		3.8
320	HAZARDOUS SUBSTANCES	NO	YES		3.1.2, 3.1.3.1.9
321	REQUIRED FLOOR FINISHES	NON-COMBUSTIBLE	NON-COMBUSTIBLE	NON-COMBUSTIBLE	3.2.2.1(1), 3.1.2.1.1
322	SPIRAL SEPARATION	NO	YES		3.2.1
323	PLANNING FUTURE REQUIREMENTS	NO	YES		3.7.4
324	ENERGY EFFICIENCY	NO	YES		3.2.1
325	NOTES:				



KEY MAP  
N.T.S.

PLAN OF SURVEY  
SHOWING TOPOGRAPHIC FEATURES  
LOT 4, REGISTERED PLAN 65M-3974  
TOWN OF AURORA  
REGIONAL MUNICIPALITY OF YORK

YOUNG & YOUNG SURVEYING INC.  
ONTARIO LAND SURVEYORS  
DATE: JANUARY 12, 2022



1 SITE PLAN  
A-100 SCALE: 1:250

DRAWING ISSUE

DATE	PARTICULARS	BY
	Issued for Design Approval	
	Issued for Site Plan Approval	
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Drawg.	

This drawing, as an instrument of service, is provided by and is the property of Venchiarutti Gagliardi Architect Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Venchiarutti Gagliardi Architect Inc. of any variations from the supplied information.

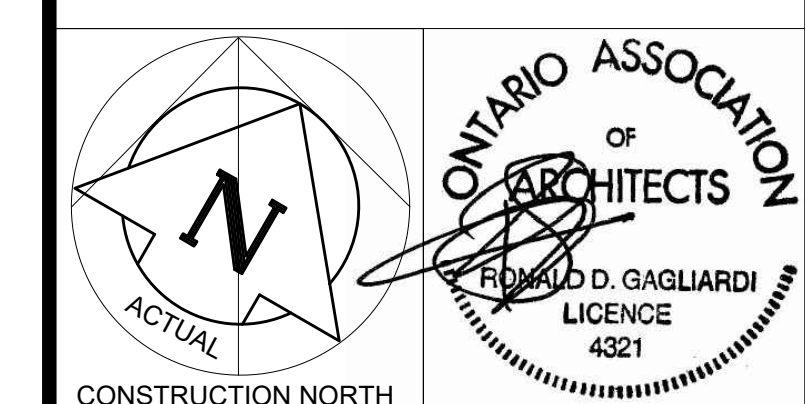
Venchiarutti Gagliardi Architect Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work.

Construction must conform to all applicable codes and requirements of authorities having jurisdiction. This drawing is not to be scaled.

Venchiarutti Gagliardi Architect Inc. is not responsible for any environmental conditions, geotechnical conditions or any pollutants found on site.

All architectural symbols indicated are graphic representations only.

This drawing is not to be used for construction purposes until the architectural seal is signed by the Architect of Record



**VGA** Venchiarutti Gagliardi Architect Inc.  
2551 John Street, Unit 13, Markham, ON L3R 2W5  
T905-477-1065 F905-477-1067  
www.vgarch.net

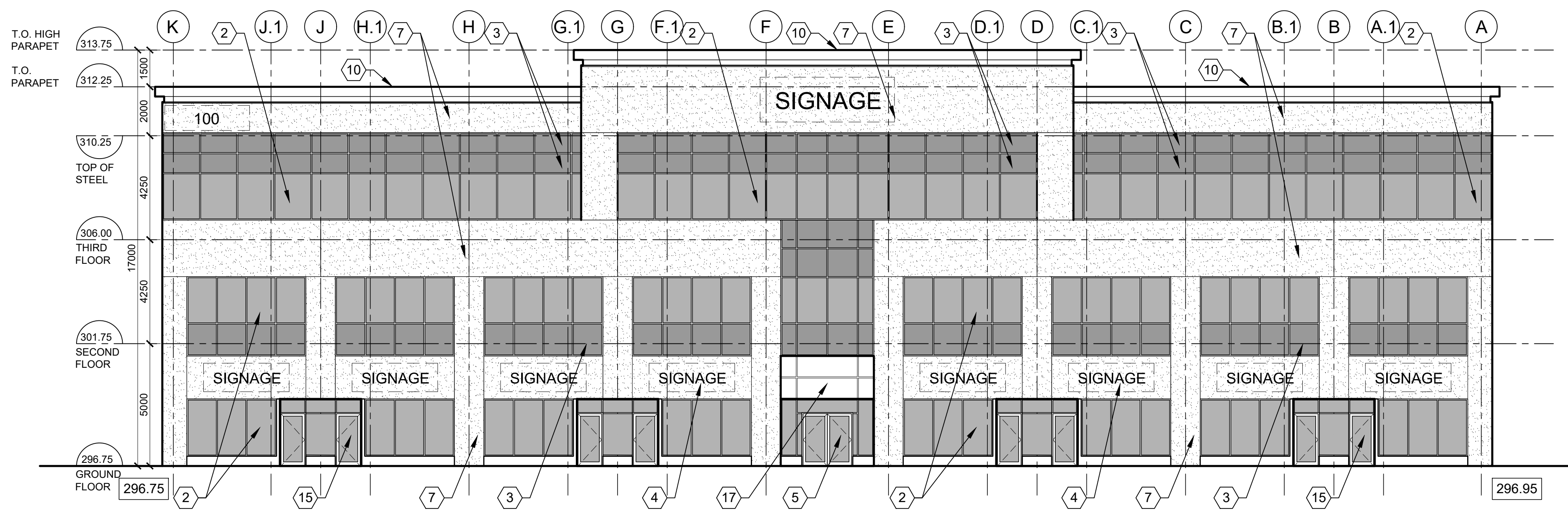
PROJECT

**PROPOSED COMMERCIAL DEVELOPMENT**

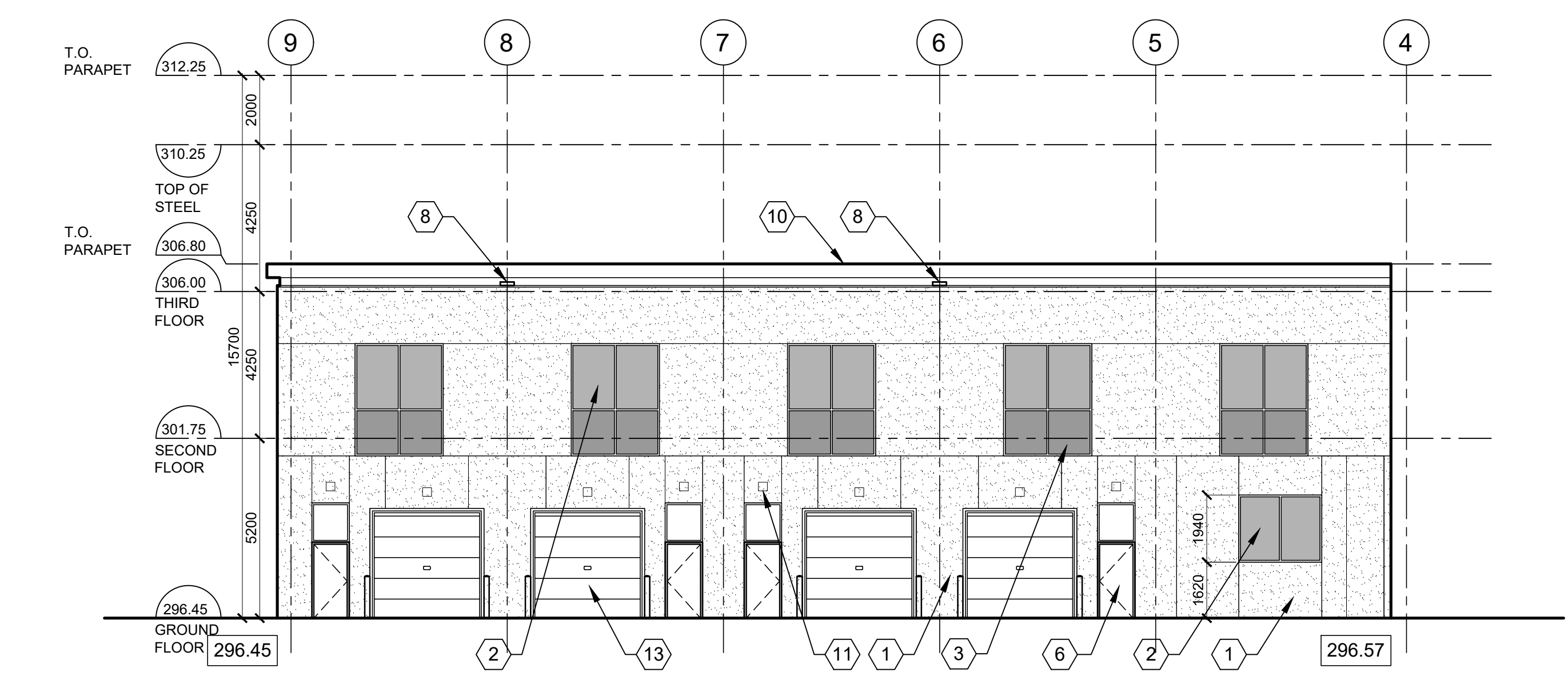
100 GOULDING AVENUE  
AURORA, ONTARIO

DRAWING NAME	CITY FILE #	
SCALE	DATE OF DWG	PROJECT NO.
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DRAWN BY	SHEET NO.	
DWL	<b>A-100</b>	
CHKD BY		SPA
RDG		

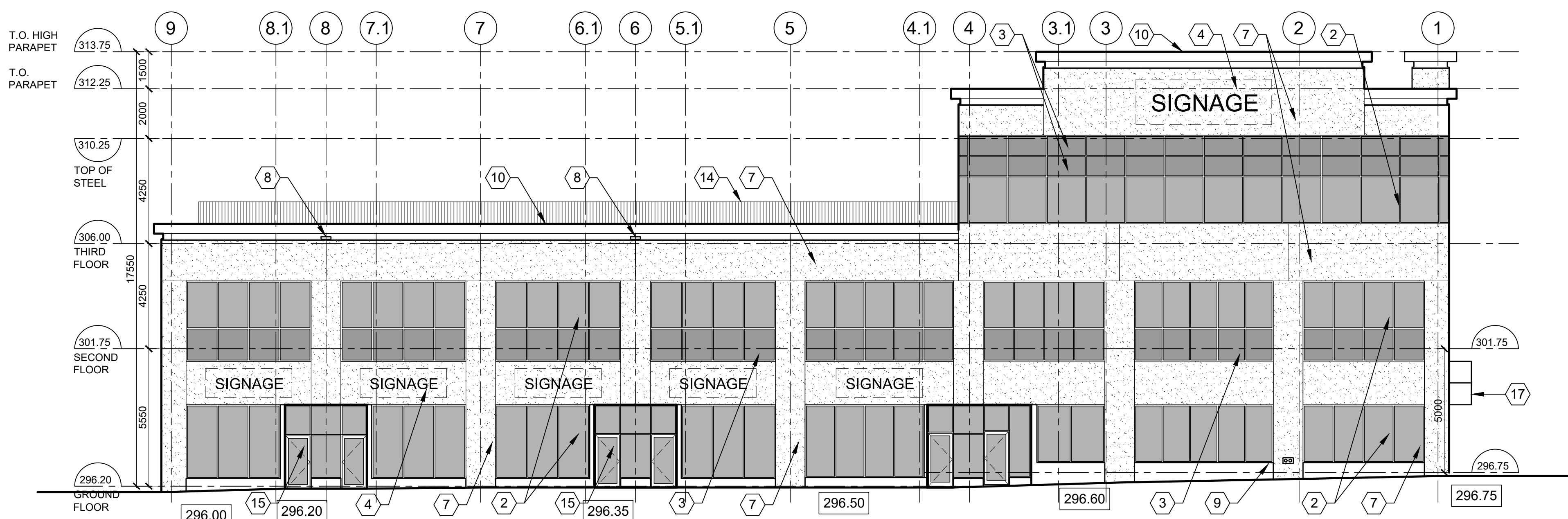




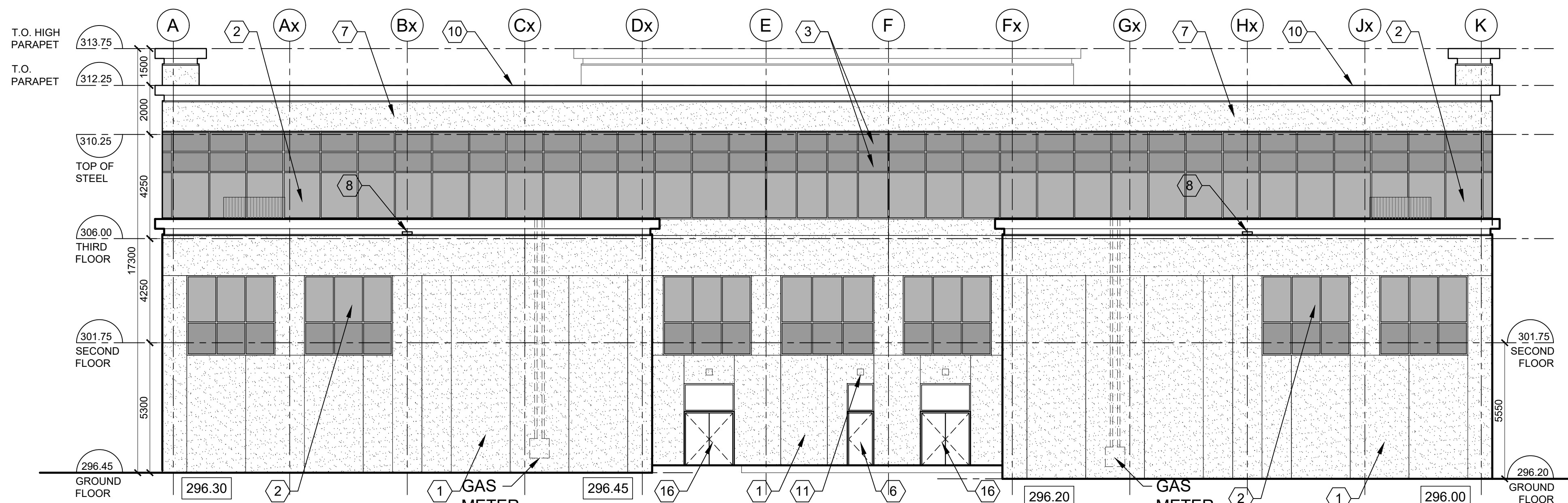
1 BLDG 'A' - EAST ELEVATION  
A-300 SCALE: 1:200



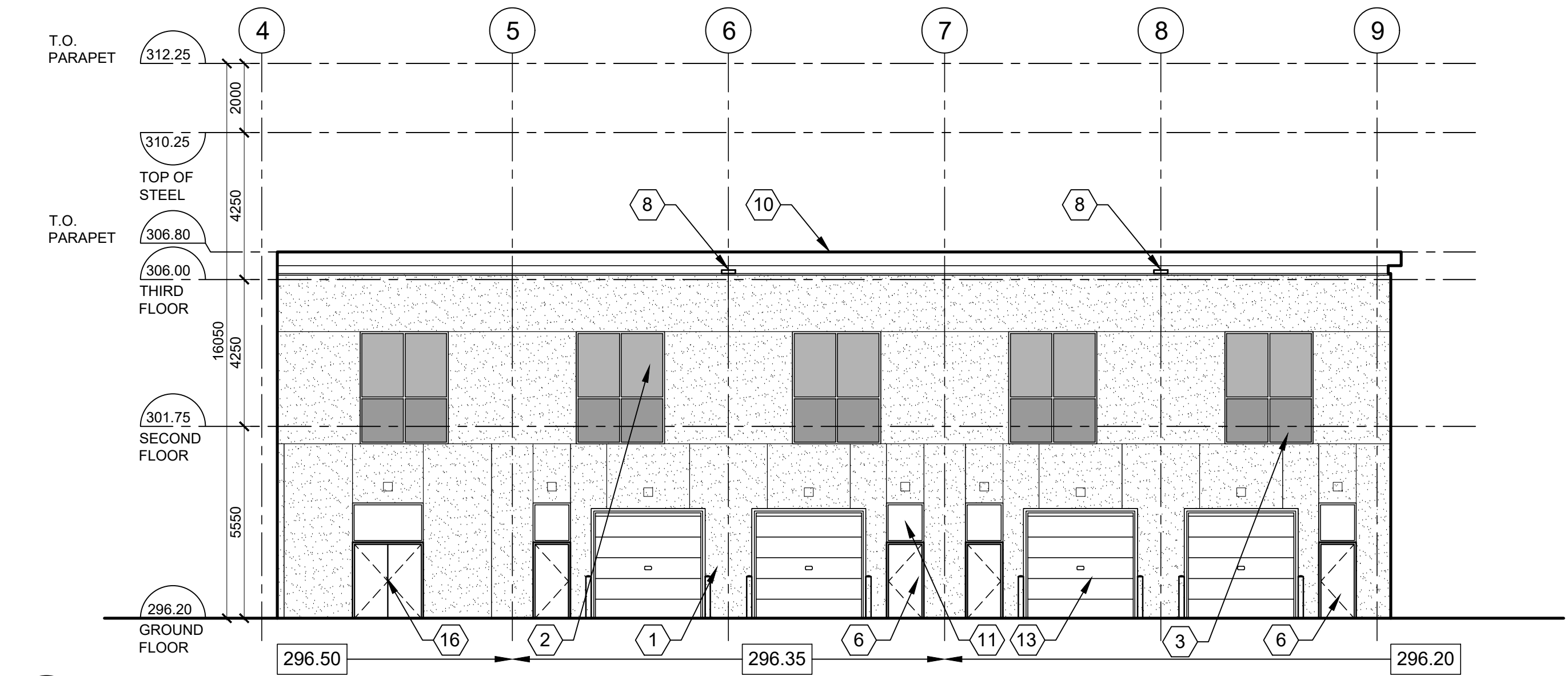
2 BLDG 'A' - NORTH ELEVATION (TRUCK COURT)  
A-300 SCALE: 1:200



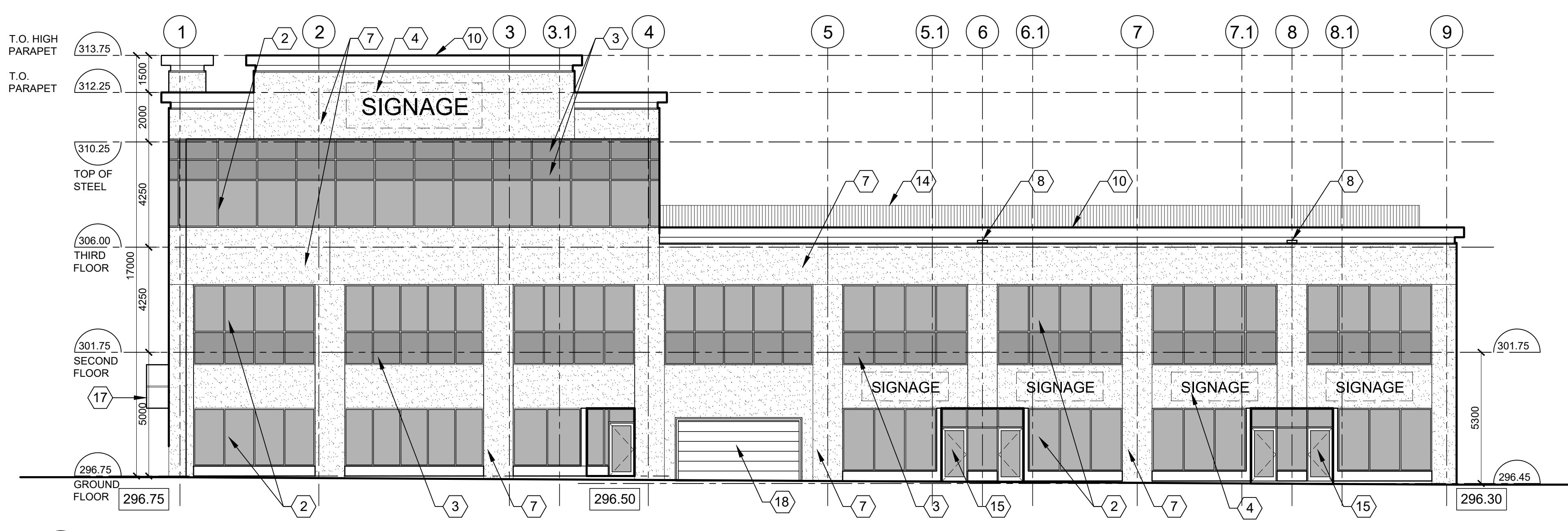
3 BLDG 'A' - SOUTH ELEVATION  
A-300 SCALE: 1:200



4 BLDG 'A' - WEST ELEVATION  
A-300 SCALE: 1:200



5 BLDG 'A' - SOUTH ELEVATION (TRUCK COURT)  
A-300 SCALE: 1:200



6 BLDG 'A' - NORTH ELEVATION  
A-300 SCALE: 1:200

PRODUCT: FEATHER FRIENDLY BY 3M  
DOT SIZE: 5mm (MINIMUM)  
HORIZONTAL SPACING LESS THAN 50mm ON CENTER  
WINDOW FILM SHALL BE APPLIED ON THE EXTERIOR SURFACE OF GLASS

NOTES:  
1. ALL ROOF TOP HVAC UNITS ARE LOCATED BEHIND HIGH PARAPETS & ARE NOT VISIBLE.  
2. ALL DOORS EQUIPPED W/ 180 DEG. PEEP HOLE VIEWER.  
3. PLYWOOD BACKING FOR SIGNAGE (SHOWN DOTTED).

EXTERIOR MATERIALS & FINISHES:

- 1 PRE-CAST PANELS - WHITE AGGREGATE
- 2 LIGHT CHARCOAL TINT (VISION) WINDOW IN ANCO. ALUM.
- 3 DARK CHARCOAL TINT (SPANDREL) WINDOW IN ANCO. ALUM.
- 4 SIGNAGE BY TENANT
- 5 DOUBLE 814 x 214 CLEAR ANCO. ALUM. ENTRANCE DOORS CW/TEMPERED GLASS W/ AUTOMATIC DOOR OPERATOR
- 6 965 x 2134 H.M. DOOR & FRAME (PAINTED WHITE)
- 7 ARCHITECTURAL PRE-CAST PANELS - WHITE AGGREGATE FINISH (MEDIUM SANDBLAST)
- 8 ROOF SCUPPER
- 9 FIRE DEPARTMENT CONNECTION
- 10 COMPOSITE ALUMINUM PANEL
- 11 WALL PACK LIGHTING
- 12 ROOF TOP UNIT
- 13 3048 x 3048 SECTIONAL OVERHEAD DOOR - WHITE
- 14 ROOF TOP SCREEN
- 15 965 x 2134 CLEAR ANCO. ALUM. ENTRANCE DOORS CW/TEMPERED GLASS W/ AUTOMATIC DOOR OPERATOR
- 16 2 - 486 x 2134 H.M. DOOR & FRAME (PAINTED WHITE)
- 17 CLEAR ANGLIZED ACM CANOPY
- 18 4076 x 2438 SECTIONAL OVERHEAD DOOR - WHITE

NO.	DATE	REVISIONS	BY

DRAWING ISSUE

DATE	PARTICULARS	BY
	Issued for Design Approval	
	Issued for Site Plan Approval	
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Docs.	

This drawing, as an instrument of service, is provided by and is the property of Venchiarutti Gagliardi Architect Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Venchiarutti Gagliardi Architect Inc. of any variations from the supplied information.

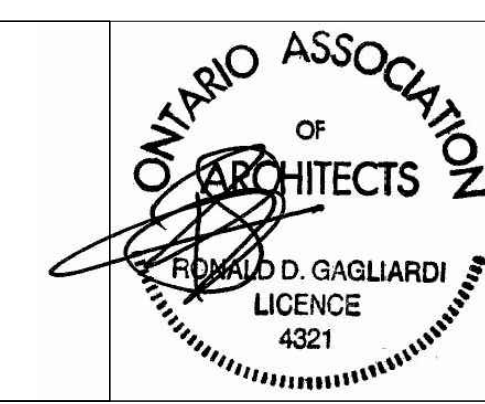
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Construction must conform to all applicable codes and requirements of authorities having jurisdiction. This drawing is not to be scaled.

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**VGA** Venchiarutti Gagliardi Architect Inc.  
2651 John Street, Unit 18, Markham, ON L3R 2W5  
T 905-477-1065 F 905-477-1067  
www.vgaarchitect.com

PROJECT  
**PROPOSED COMMERCIAL DEVELOPMENT**  
100 GOULDING AVENUE  
AURORA, ONTARIO

DRAWING NAME ELEVATIONS		
CITY FILE #		
SCALE 1:125	DATE OF DWG. JULY 22, 2024	PROJECT NO. 22010
DRAWN BY DWL	SHEET NO. <b>A-300</b>	SPA
CHKD BY RDG		

LAST PLOTTING DATE: JULY 22, 2024





# 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