

**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2018-01A-C

**APPLICANT:** Town of Aurora

**PROPERTY:** 95 Eric T Smith Way  
Lot 3 Plan 65M4324

**ZONING:** Business Park Exception (E-BP(349)) Zone by the Town of  
Aurora Zoning By-law 6000-17

**PURPOSE:** The Owner has submitted a Minor Variance Application to allow  
reduction in minimum lot area, increase in maximum building height and  
reduction in parking spaces to allow construction of a hotel.

**BY-LAW**

**REQUIREMENT:** 1) Section 10.2 of the Zoning By-law requires minimum lot area of 1.0  
hectares.

2) Section 10.2 of Zoning By-law requires maximum building height of 13.5  
metres.

3) Section 5.4 of Zoning By-law requires 1.0 parking space per room plus  
10 spaces per 100 square metres devoted to public uses for proposed  
hotel use (151 parking spaces required).

**PROPOSAL:** 1) MV-2018-01A: The Applicant is proposing to construct six storey hotel  
with minimum lot area of 0.81 hectares; thus requiring Variance of 0.19  
hectares.

2) MV-2018-01B: The Applicant is proposing construct six storey hotel  
with building height of 23 metres; thus requiring Variance of 9.5  
metres.

3) MV-2018-01C: The Applicant is proposing a Variance to the  
required parking rate for the uses proposed to allow 113  
parking spaces; thus requiring a Variance of 38 parking spaces.

*Note: Public Notice circulated January 18, 2018 had requested a 5 storey hotel with building  
height of 18.01 metres (MV-2018-01C). This has now been revised to propose 6 storey hotel  
with building height of 23 metres.*

A Location Map and Sketch 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>FEBRUARY 8, 2018</b>
<b>TIME:</b>	<b>7:00PM</b>
<b>LOCATION:</b>	<b>COUNCIL CHAMBERS (MAIN FLOOR) AURORA TOWN HALL 100 JOHN WEST WAY AURORA, ONTARIO</b>

You are invited to attend this Public Hearing in person to express your views about this Application or you may be represented for that purpose. If you do not attend at the hearing, it may proceed in your absence. Any person who supports or opposes this Application may speak at the hearing. Alternatively, you may forward a signed, written submission, together with reasons for support or opposition, which **must be received by the undersigned no later than 12:00pm on the day of the hearing**. If you do not attend, you will not be entitled to any further notice of the proceedings.

If you wish to be notified of the Decision of the Committee of Adjustment with respect to this Application, you must complete a "Request for Decision" form available at the hearing or make a written request to the undersigned prior to the hearing.

Should you require further information on this Application, please contact the undersigned, at **905-727-3123 Ext. 4223**, Monday to Friday between 8:30 am and 4:30 pm. Comments may also be mailed to the Planning and Development Services department, Aurora Town Hall, 100 John West Way, Aurora ON L4G 1J6.

## 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 23<sup>rd</sup> DAY OF JANUARY 2018.



---

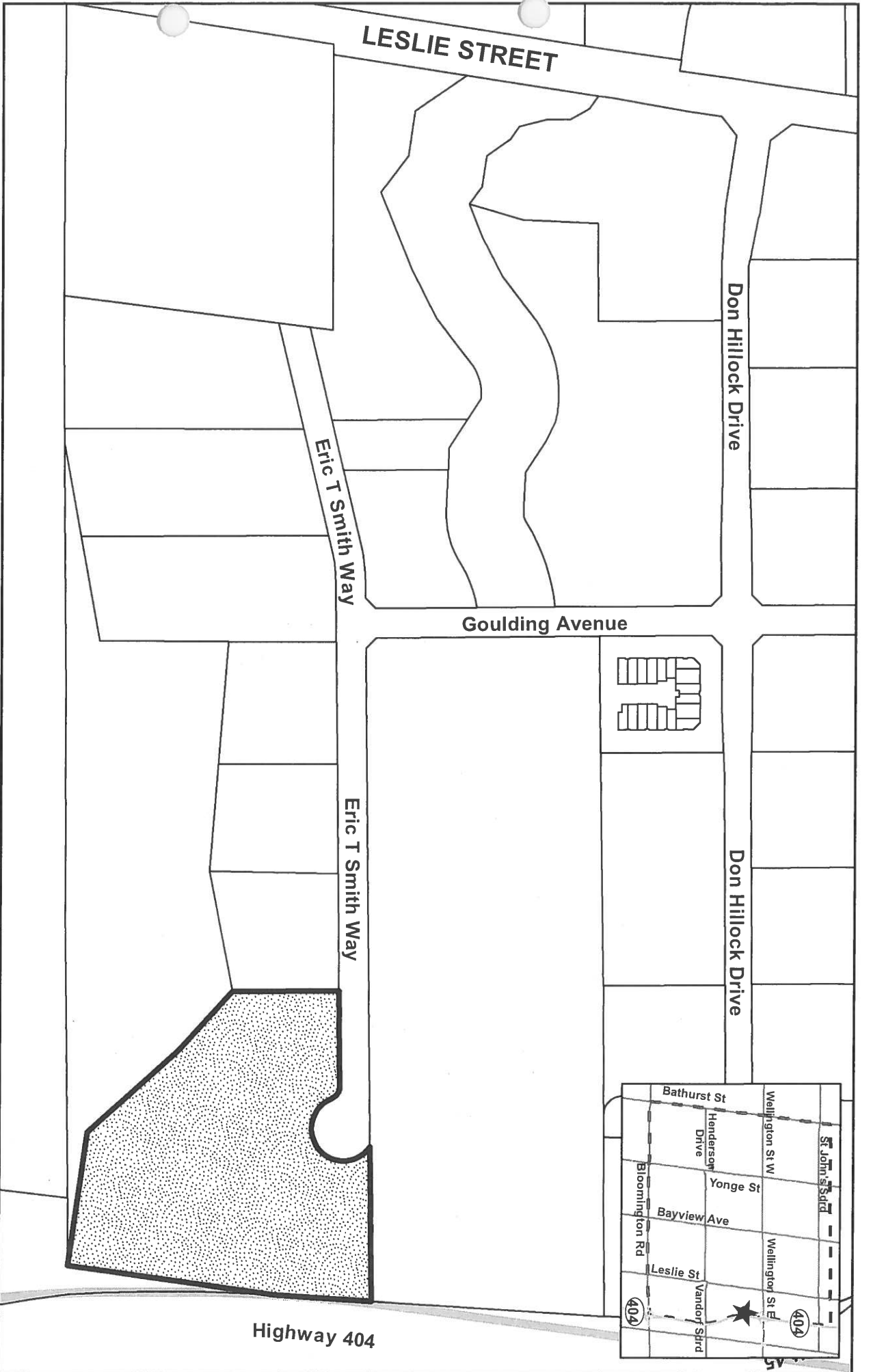
Justin Leung  
Secretary-Treasurer / Planning Technician  
Committee of Adjustment

### ATTACHMENTS

Attachment 1- Location Map  
Attachment 2 – Sketch

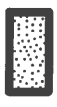
**Agenda packages will be available prior to the Hearing at:**

[www.aurora.ca/TownHall/Pages/Council-and-Committee-Meetings.aspx](http://www.aurora.ca/TownHall/Pages/Council-and-Committee-Meetings.aspx)



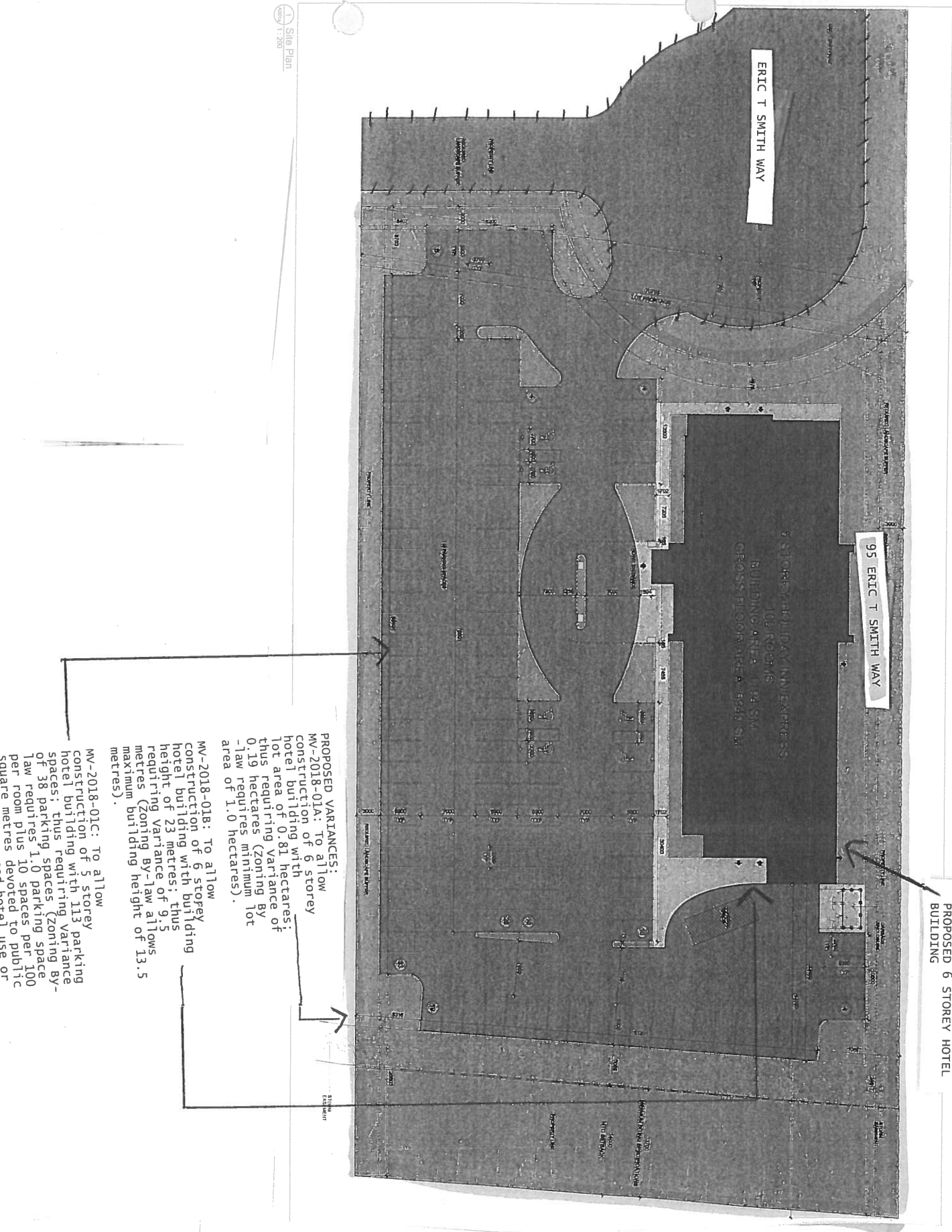
**KEY MAP**

FILE NO: MV-2018-01  
 ADDRESS: 95 ERIC T SMITH WAY  
 TOWN OF AURORA  
 COMMITTEE OF ADJUSTMENT



**Subject Lands**



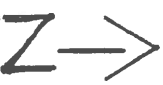


ERIC T SMITH WAY

95 ERIC T SMITH WAY

PROPOSED 6 STOREY HOTEL BUILDING

3 STOREY HOLIDAY INN EXPRESS BUILDING AREA - 1028 SQM  
 GROSS FLOOR AREA - 6048 SQM



Site Plan  
 SCALE 1:200

**PROPOSED VARIANCES:**  
 MV-2018-01A: To allow construction of 6 storey hotel building with lot area of 0.81 hectares; thus requiring variance of 0.19 hectares (Zoning By-law requires minimum lot area of 1.0 hectares).  
 MV-2018-01B: To allow construction of 6 storey hotel building with building height of 23 metres; thus requiring variance of 9.5 metres (Zoning By-law allows maximum building height of 13.5 metres).  
 MV-2018-01C: To allow construction of 5 storey hotel building with 113 parking spaces; thus requiring variance of 38 parking spaces (Zoning By-law requires 1.0 parking space per room plus 10 spaces per 100 square metres devoted to public uses for proposed hotel use or 1:1 parking spaces).

ERIC SMITH WAY, AURORA, I  
 SITE PLAN