

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2020-09

APPLICANT: 1623 Wellington Street Developments Ltd.

PROPERTY: 1623 Wellington Street East
Con 3 Pt Lot 20

RELATED APPLICATIONS: C-2020-01, ZBA-2020-02, ZBA-2018-03, OPA-2020-02, SP-2018-05

ZONING: E-BP(398) (Business Park Exception Zone)

PURPOSE: A Minor Variance Application has been submitted to increase the maximum gross leasable floor and for a two (2) driveways.

BY-LAW REQUIREMENT:

- 1) Section 24.398.4 a) of the Zoning By-law permits a maximum gross leasable floor area of 2500 square metres for four (4) retail units; and
- 2) Section 5.5.4 d) of the Zoning By-law shall not exceed two (2) driveways in number and shall be a width of seven decimal five (7.5) metres at both street line and edge of pavement

PROPOSAL:

- a) The applicant is proposing a gross leasable floor area of 2,554.75 square metres; and
- b) The applicant is proposing two (2) driveways in number having a width of 16.58 metres and 22.12 metres

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:	June 18, 2020
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, Brashanthe Manoharan, at BManoharan@aurora.ca **no later than 4:30pm on June 16, 2020.** 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://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Delegation-Request-Form---Fillable.pdf>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Brashanthe Manoharan, at BManoharan@aurora.ca **no later than 12:00pm (noon) on June 18, 2020.** 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 BManoharan@aurora.ca **no later than 4:30pm on June 19, 2020.**

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 Brashanthe Manoharan at BManoharan@aurora.ca or at **905-727-3123 Ext. 4223.**

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 2ND DAY OF JUNE 2020



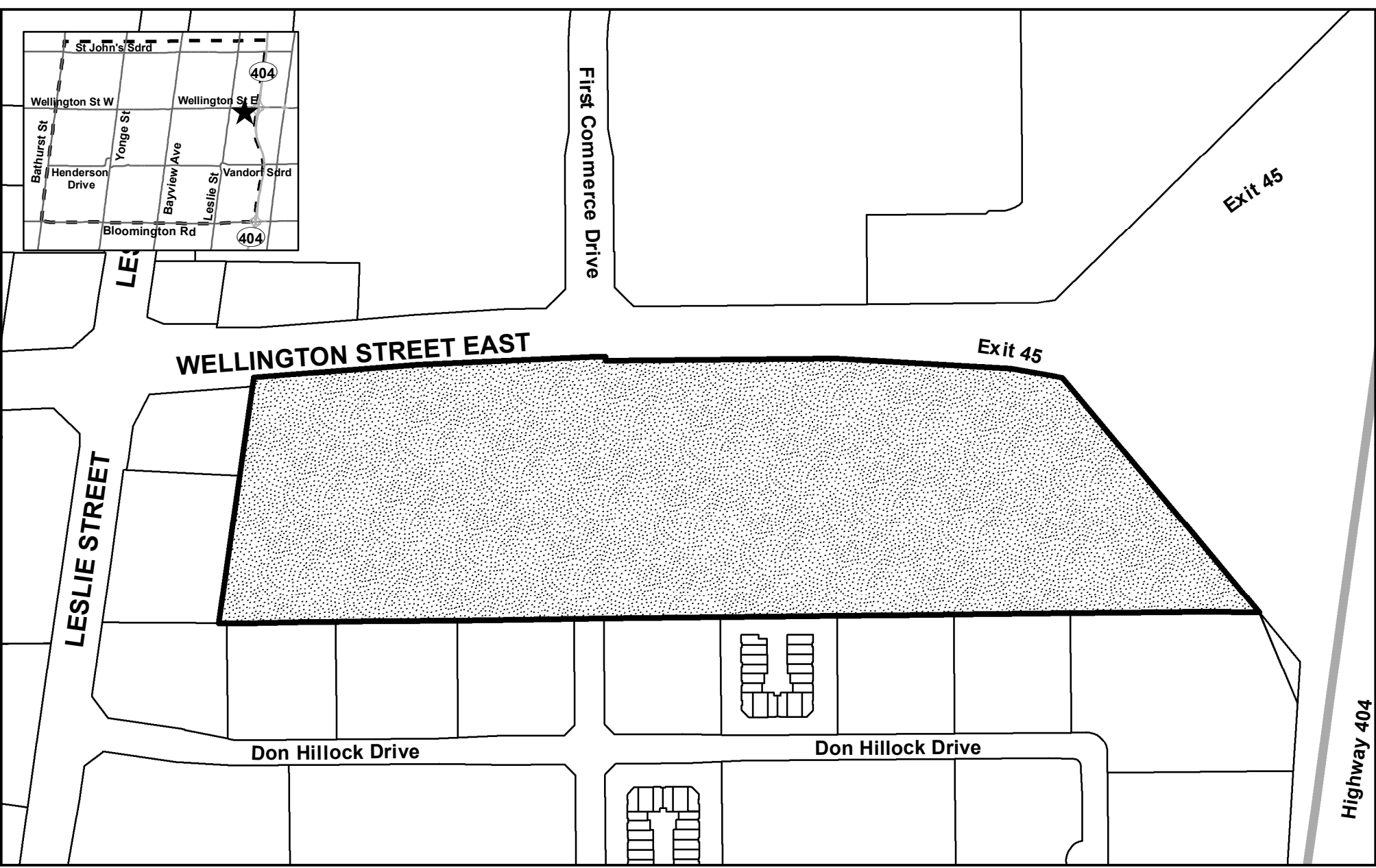
Brashanthe Manoharan
Secretary-Treasurer
Committee of Adjustment

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>

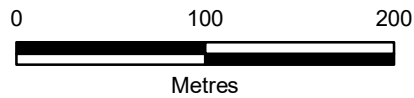


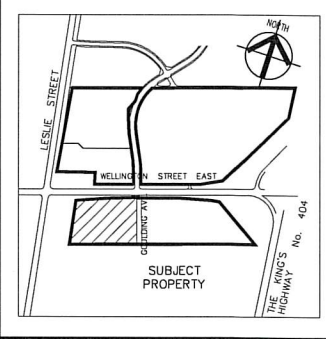
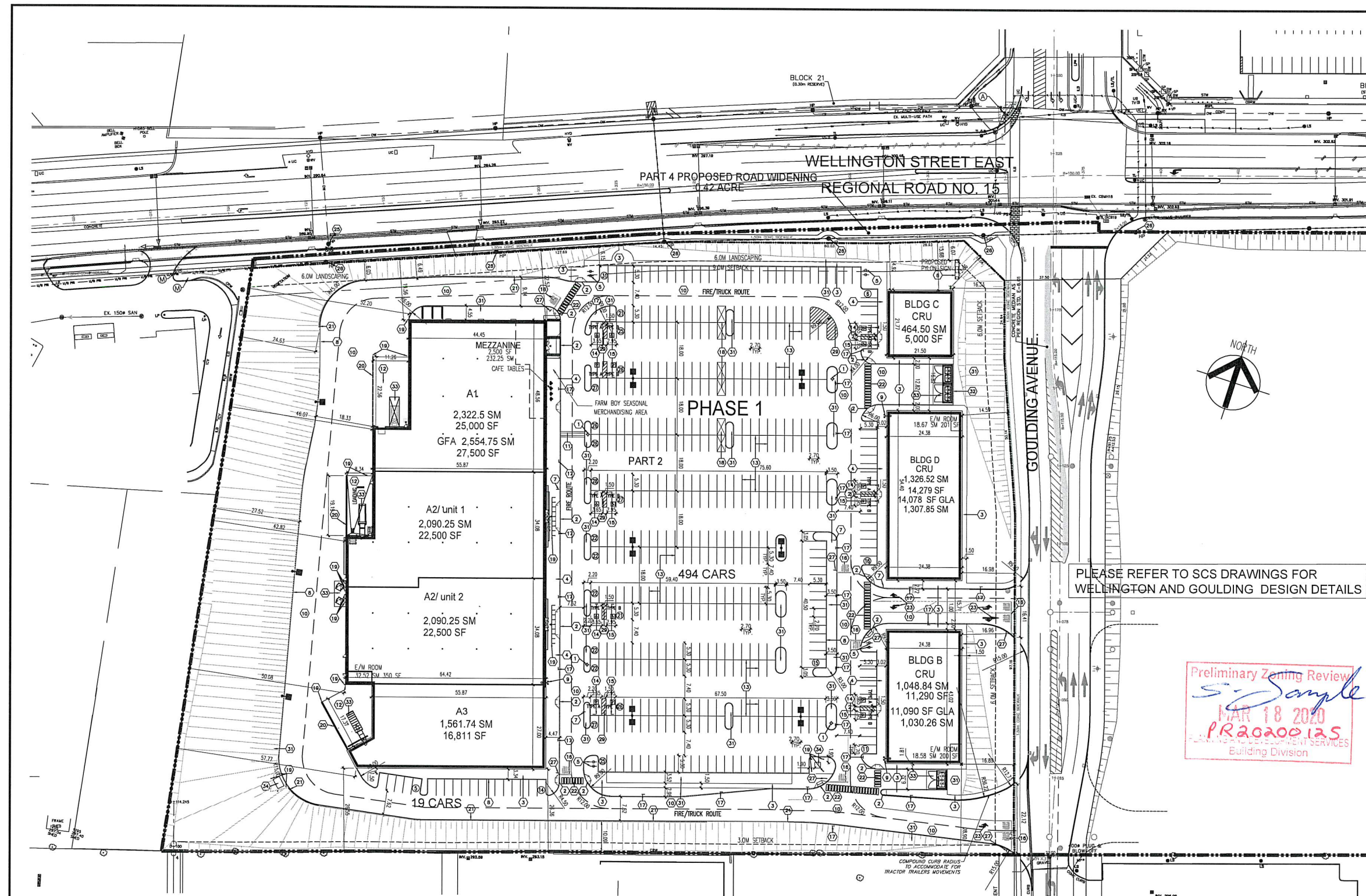
KEY MAP

FILE NO: MV-2020-09
 ADDRESS: 1623 WELLINGTON STREET EAST
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT



Subject Lands





KEY PLAN
 PLAN OF SURVEY
 OF PART OF
 LOT 20, CONCESSION 3
 (GEOGRAPHIC TOWNSHIP OF WHITCHURCH)
 TOWN OF AURORA
 REGIONAL MUNICIPALITY OF YORK

- GENERAL NOTES :**
- 1 FIRE HYDRANT
 - 2 DEPRESSED CONCRETE CURB AND RAMP MAX. 1 TO 10 SLOPE WITH MIN 0.61 M TACTILE WARNING SURFACE
 - 3 CONCRETE SIDEWALK
 - 4 CONCRETE SIDEWALK AT BUILDING SHALL BE CONSTRUCTED BY BUILDING CONTRACTOR REFER TO ARCH. DWGS. FOR EXTENT BIKE RACK REFER TO LANDSCAPE DWG FOR DETAILS
 - 5 PYLON SIGN
 - 6 PEDESTRIAN CROSSING SIGN
 - 7 CONCRETE CURB
 - 8 SIAMESE CONNECTION
 - 9 HEAVY DUTY ASPHALT
 - 10 SPEED BUMP
 - 11 CONCRETE PAVING AT LOADING
 - 12 9' PARKING STRIPING (TYP.)
 - 13 TYPE A-VAN ACCESSIBLE PARKING SIGN
 - 14 TYPE B-ACCESSIBLE PARKING SIGN
 - 15 STOP BAR
 - 16 FIRE LANE MARKING
 - 17 CURB CORAL
 - 18 BOLLARD
 - 19 RETAINING WALL/GUARD REFER TO ARCHITECTURAL DWGS.
 - 20 RETAINING WALL/GUARD REFER TO GRADING DWGS.
 - 21 CROSS WALK PAINTED ASPHALT REFER TO LANDSCAPE DWG
 - 22 TRAFFIC ARROWS
 - 23 EXISTING HYDRO POLE TO BE RELOCATED BY OTHERS
 - 24 PROPOSED HYDRO POLE BY OTHERS
 - 25 STOP SIGN
 - 26 PAINTED ISLAND
 - 27 LANDSCAPED ISLAND (TYP.)
 - 28 GARBAGE ENCLOSURE
 - 29 CONCRETE PAD FOR GARBAGE BIN/ COMPACTOR
 - 30 TRANSFORMER PAD

PLEASE REFER TO SCS DRAWINGS FOR WELLINGTON AND GOULDING DESIGN DETAILS

Preliminary Zoning Review
 Sample
 MAR 18 2020
 PR20200125
 PLANNING AND DEVELOPMENT SERVICES
 Building Division

SITE STATISTICS PHASE 1 ZONE E-BP (398)

CATEGORY	PROPOSAL	BY LAW REQUIREMENT	BY - LAW CONFIRMITY
LOT FRONTAGE	241.68 M	60 M	YES
LOT AREA	49,730 SM (4.97 HA)	1.0 HA	YES
TOTAL GROSS FLOOR AREA	11,169.37 SM	18,120 SM	YES
SETBACK TO WELLINGTON ST	MIN. 14.92, 19.58 M	9.00 M	YES
SETBACK TO GOULDING AVE.	MIN. 16.33, 14.59, 16.89 M	6.00 M	YES
OTHER YARD SETBACKS	MIN. 42.82, 26.36 M	3.00 M	YES
LOT COVERAGE : 11,169.37 SM / 49,730	22.46 % - OF NET LOT AREA	50 % (MAX)	YES
BUILDING HEIGHT	1 AND 2 STOREYS	13.5 M (MAX)	YES
LANDSCAPE STRIP TO WELLINGTON ST	MIN 6.0- 14.52 M	6 M	YES
LANDSCAPE STRIP TO GOULDING AVE.	MIN 16.41 M	3 M	YES
LANDSCAPE STRIP TO OTHER LOT LINES	MIN 3.0 M	3 M	YES
TOTAL LANDSCAPE AREA AS PERCENTAGE OF SITE	15,164.42 / 49,731.34 = 30.49 %	N/A	YES
PARKING REQUIRED FOR RETAIL	497 SPACES	114 SPACES *	YES
ACCESSIBLE PARKING REQUIRED	16 SPACES	12 SPACES	YES
TOTAL PARKING PROVIDED	513 SPACES		YES
PARKING SPACE DIMENSIONS	2.70 X 5.30 M	2.70 X 5.30 M	YES
ACCESSIBLE PARKING DIMENSIONS	3.652.95 X 5.30 M including 1.5M aisle	3.652.7 X 5.30 M including 1.5M aisle	YES
BICYCLE PARKING SPACES	16 BICYCLE PARKING SPACES	5 BICYCLE PARKING SPACES	YES
LOADING SPACES	6 @ 3.5X9.00	5 @ 3.5X9.00	YES
ADJACENT PROPERTY ZONES:	North - E-BP (357) East - E-BP (328) West - C3 (328) South - E-BP (338)		

SITE STATISTICS ZONE E-BP (398)

BUILDING	AREA (SM)	E/M ROOM	MEZZANINE	BUILDING HEIGHT
A1	2,322.5 SM		232.25 SM	
A2 UNIT 1	2,090.25 SM			
A2 UNIT 2	2,090.25 SM	32.52 SM		
A3	1,561.74 SM			
TOTAL BUILDING A	8,086.74 SM			
BUILDING B	1,030.26 SM	18.58 SM		
BUILDING C	464.50 SM			
BUILDING D	1,307.85 SM	18.87 SM		
TOTAL GROSS LEASABLE FLOOR AREA	11,099.60 SM	Max = 18,120 sm (11,100 sm for Phase 1)		
TOTAL GROSS FLOOR AREA	11,169.37 SM	Max = 18,120 sm		

ZONING NOTES

FOUR RETAIL UNITS PERMITTED WITH MAX. 26,909 SF (2,500 SM)
 ALL OTHER RETAIL UNITS WITH MAX. 21,527 SF (2,000 SM)
 FOR EACH 1.5 SM OF BUSINESS PARK USES BUILT,
 1 SM OF RETAIL /COMMERCIAL CAN BE BUILT BEYOND 11,100 SM

* PARKING REQUIRED CALCULATED BASED ON
 (MULTIPLE UNIT BUILDINGS WITHIN BUSINESS PARK ZONE)
 3.0 SPACES /100 SM FOR FIRST 100 SM OF GFA 3
 PLUS 2.0 SPACE/100 SM FOR NEXT 2700 SM OF GFA 54
 PLUS 1.0 SPACE/100 SM FOR THE NEXT 3,000 SM OF GFA 30
 PLUS 0.5 SPACE /100 OF REMAINING GFA 27
 TOTAL PARKING REQUIRED 114 SPACES

SITE PLAN - PHASE 1

SCALE: 1:500

COMMERCIAL DEVELOPMENT
 1623 WELLINGTON ST
 AURORA SOUTH, ONTARIO
 FOR: 1623 Wellington Street Developments Limited

PETROFF PARTNERSHIP ARCHITECTS
PETROFF
 260 TOWN CENTRE BLVD., SUITE 300
 MARKHAM ONTARIO CANADA L3R 9H8
 TEL. 905.470.7000 FAX: 905.470.3500

ONTARIO ASSOCIATION OF ARCHITECTS
 ALY HARDY
 LICENSE
 8764

DRAWN BY	DR	PROJECT No.	06113
CHECKED BY	AH	DATE	MAY 14, 2020
DATE	MAY 14, 2020	DWG No.	SA-001
ISSUED	MARCH 17, 2020		



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 Brashanthe Manoharan, Secretary-Treasurer, at bmanoharan@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: 905-727-3123 ext. 4771