



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2021-19

**APPLICANT:** Sixfive(ETS) GP Inc.

**PROPERTY:** 45 Eric T Smith Way  
PLAN 65M4324 LOT 7 PT BLK 11 RP 65R35964 PARTS 3 TO 5

**RELATED APPLICATIONS:** SP-2021-01

**ZONING:** EP-BP (349)

**PURPOSE:** A Minor Variance Application has been submitted to facilitate a landscape strip.

**BY-LAW REQUIREMENT:**

- 1) Section 10.2 of the Zoning By-law requires a minimum landscape provision of 3 metres along the west property line.

**PROPOSAL:**

- a) The applicant is proposing a landscape provision of 1.5 metres at the west property line.

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>July 8, 2021</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:** 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](mailto:BManoharan@aurora.ca) **no later than 4:30pm on July 6, 2021**. 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](mailto:BManoharan@aurora.ca) **no later than 12:00pm (noon) on July 8, 2021**. 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](mailto:BManoharan@aurora.ca) **no later than 4:30pm on July 9, 2021**.

**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](mailto: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 24<sup>th</sup> DAY OF JUNE 2021



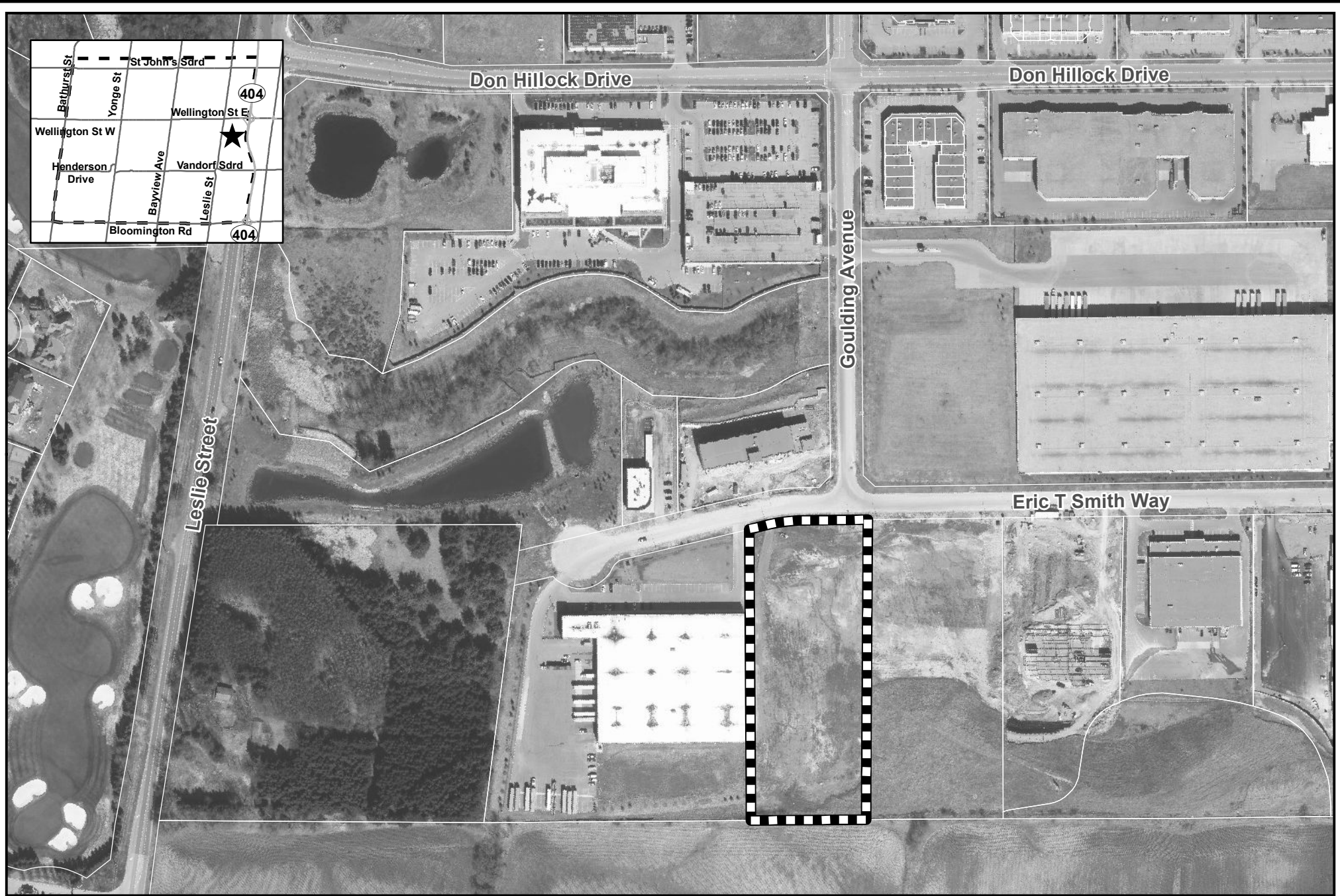
Brashanthe Manoharan  
Secretary-Treasurer  
Committee of Adjustment

**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>

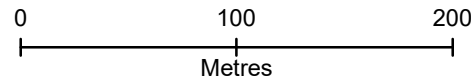


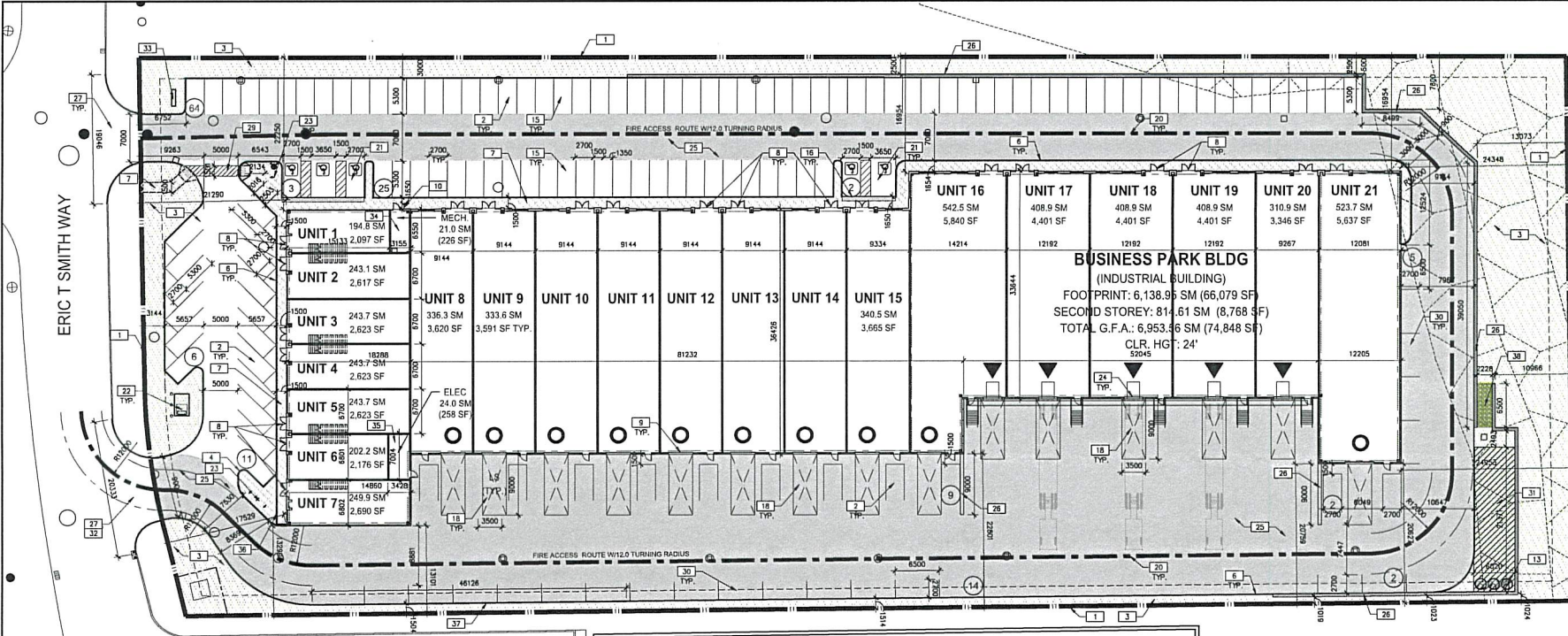
## LOCATION MAP

45 ERIC T SMITH WAY  
FILE: MV-2021-19



**SUBJECT LANDS**





**NOTE:**  
THE SITE PLAN IS TO BE READ IN CONJUNCTION WITH THE GRADING PLAN AND STORMING PLAN FROM CONSULTANT ENGINEERING (C/E) UNDER 'CIVIL ENGINEERING (DWG)'

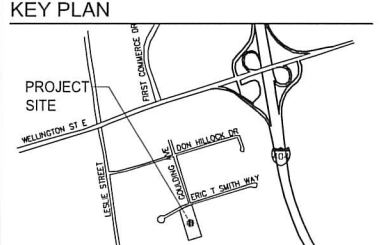
**NOTE:**  
ON-SITE WASTE COLLECTION WILL BE HANDLED INTERNALLY BY THE OWNER THROUGH A PRIVATE WASTE HAULER.

**NOTE:**  
FOR LEGAL SURVEY INFORMATION REFER TO PART OF LOT 7 & PART OF BLOCK 11, REGISTERED PLAN 024-124, TOWN OF AURORA, REGIONAL MUNICIPALITY OF YORK.

**NOTE:**  
PREPARED BY MAHRA SURVEYING ASSOCIATION OF ONTARIO LAND SURVEYORS  
4885 VAUGHAN VALLEY BLVD., WOODBRIDGE, ON, L4L 3K3

- ### SITE PLAN NOTES
- 1 PROPERTY LINE
  - 2 2700x5300 PARKING STALL, PAINTED PARKING STRIPPING PER THE TOWN OF AURORA STANDARDS.
  - 3 LANDSCAPING (SEE LANDSCAPING DWG)
  - 4 TYPICAL CURB RADIUS 900mm (D.I.N. 0)
  - 5 150MM DIA. STEEL PIPE BOLLARD, CONCRETE FILLED MIN. 1220MM ABOVE FINISHED GRADE.
  - 6 150mm WIDE CURB
  - 7 150mm WIDE CONCRETE SIDEWALK TYPICAL U.N.O
  - 8 PRINCIPLE BUILDING ENTRY
  - 9 DRIVE-IN DOOR
  - 10 FIRE DEPARTMENT SIAMSE CONNECTION
  - 11 PEDESTRIAN RAIL SET INTO RETAINING WALL WHERE GRADE CHANGE GREATER THAN 500mm
  - 12 LINE OF CANOPY ABOVE
  - 13 PROVIDE THREE (3) MOLK BINS
  - 14 CONCRETE APRON
  - 15 CONCRETE APRON
  - 16 LIGHT DUTY ASPHALT PAVING
  - 17 ACCESSIBLE PARKING SIGN INSTALLED PER MUNICIPAL STANDARDS
  - 18 EXTERIOR STEEL STAIRS WITH TUBE STEEL GUARDRAIL, TYP. 3500mm X 900mm LOADING SPACE (TYPICAL)
  - 19 MUNICIPAL SIDEWALK & CURB ACROSS PROPOSED ACCESS TO BE HEAVY DUTY
  - 20 FIRE ACCESS ROUTE: MIN 12.0M TURNING RADIUS
  - 21 TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPPING PER MUNICIPAL STANDARDS, EACH PAIR OF SHARED STALLS TO PROVIDE A MINIMUM OF (1) TYPE A (2450 MIN WIDTH) & (1) TYPE B (2700 MIN WIDTH) STALL OF 5300 LENGTH, C/W A 1.5M PAINTED AISLE & TACTILE INDICATOR STRIP - REFER TO THE TOWN OF AURORA BARRIER-FREE PARKING STANDARDS BY BY-LAW 6000-17. SLOPED ASPHALT IS FLUSH TO CURB HEIGHT.
  - 22 PROPOSED LOCATION OF TRANSFORMER C/W CONCRETE PAD
  - 23 PROPOSED BICYCLE PARKING SPACES
  - 24 TRUCK LOADING DOCK - TYPICAL
  - 25 HATCHED AREA DENOTES HEAVY DUTY ASPHALT, TYPICAL FOR ALL AREAS REQUIRING TRACTOR TRUCK ACCESS.
  - 26 PROPOSED RETAINING WALL (C/W GUARD RAILING WHERE GRADE DIFFERENCE IS GREATER THAN 300mm) - REFER TO CIVL DWGS
  - 27 ALL DRIVEWAYS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH TOWN OF AURORA STANDARD
  - 28 RESERVED
  - 29 1.5M WIDE PAINTED PEDESTRIAN PATHWAY
  - 30 2700x5300 PARALLEL PARKING STALL, PAINTED PARKING STRIPPING PER THE TOWN OF AURORA STANDARDS
  - 31 PROPOSED SNOW STORAGE - 125mm
  - 32 EXIT FOR 45° AUTO STALLS & ENTRANCE FOR SHIPPING/RECEIVING TRUCKS
  - 33 PYLON SIGNAGE
  - 34 MECHANICAL ROOM
  - 35 ELECTRICAL ROOM
  - 36 PROPOSED RETAINING WALL C/W GUARD RAILING - REFER TO CIVL DWGS
  - 37 PROPOSED TOE WALL - REFER TO CIVL DWGS
  - 38 PROPOSED DRAINAGE AREA C/W R/RAP - REFER TO CIVL DWGS

- ### SITE LEGEND
- NEW HEAVY DUTY PAVEMENT (HATCHED)
  - CONCRETE APRON (HATCHED)
  - PAINTED DIAGONAL LINES WHERE INDICATED
  - NEW LANDSCAPING AREA (HATCHED)
  - NEW PAVED CONCRETE WALKWAY (HATCHED)
  - FIRE ACCESS ROUTE MIN. 12.0M TURNING RADIUS
  - PARKING STALL COUNT TOTAL
  - MAN DOOR ENTRY
  - TRUCK LOADING DOCK DOOR
  - DRIVE IN DOOR
  - BARRIER-FREE PARKING SPACE WITH SIGNAGE AT SIDEWALK
  - D.C. DEPRESSURE CURB FOR BARRIER-FREE ACCESS
  - PROPOSED FIRE HYDRANT
  - PROPOSED SANITARY MANHOLE
  - PROPOSED STORM WATER MANHOLE
  - FIRE DEPARTMENT CONNECTION



### SITE STATISTICS

TOR20-009-00 - 48 ERIC T SMITH WAY MULTI TENANT INDUSTRIAL

Zoning Category	ES-P	PROPOSED	REQUIRED
Proposed Use	WAREHOUSE / INDUSTRIAL / OFFICE		
GROSS SITE AREA	17,027.13 m <sup>2</sup>	1,789.14	
PROPOSED BUILDING AREA	0.0%	0.0%	
GROUND FLOOR AREA	6,138.95m <sup>2</sup>	0.37%	
SECOND FLOOR AREA	814.61m <sup>2</sup>	0.48%	
OFFICE AREA	1,629.22m <sup>2</sup>	9.57%	
INDUSTRIAL AREA	5,524.34m <sup>2</sup>	31.27%	
TOTAL BUILDING AREA	6,953.56m <sup>2</sup>	40.84%	

Zone Requirements	PROPOSED	REQUIRED
Max. Lot Frontage (m)	83.4	60.0
Max. Setback from Street (m)	17.5	6.0
Max. Interior Side Yard Building Setback (m)	13.1	3.0
Max. Rear Yard Building Setback (m)	24.4	3.0
Max. Lot Coverage (%)	40.84%	50.0%
Maximum Building Height (m)	8.84	13.50
1: Setback Area (m <sup>2</sup> of Total Yard)	3.0	3.0

Parking Requirement (Town of Aurora Zoning Bylaw #6000-17 Section 5.4 Parking Standards, 5.8 Barrier Free, 10.3 Loading Spaces)	PROPOSED	REQUIRED
MULTIPLE UNIT BUILDING WITHIN BUSINESS PARK		
INDUSTRIAL USE		
10T 100 EM (20/100 EM)	3	3
NEXT 2700 EM (17/100 EM)	54	54
NEXT 3000 EM TO 7500 EM (11/100 EM)	24	24
COVER 7500 EM (2/100 EM)		
OFFICE USE		
OFFICE USE (3/100 EM)	82	56
TOTAL	143	137

Regulations (Town of Aurora Zoning Bylaw #6000-17)	PROPOSED	REQUIRED
Total No. Barrier Free Parking Spaces (1 = 3% of Total Parking)	8	7
Total No. Bicycle Parking Spaces	4	3
Warehouse/Industrial (2 = 0.25/1000sqm CFA)	4	3
Office (2 = 1/1000sqm CFA)	4	4
Total No. Loading Spaces (3 = 1 space for every 7500sqm cover)	15	3

Parking Space Dimensions	STANDARD - 2.7m X 5.3m
Parking Stall Dimensions	ACCESSIBLE TYPE A - 3.00m X 5.3m
Bicycle Parking Space Dimensions	ACCESSIBLE TYPE D - 2.7m X 5.3m
Loading Space Dimensions	1.8m X 9.0m
	3.5m X 9.0m

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**ONTARIO ASSOCIATION OF ARCHITECTS**  
FRANK DI ROMA  
LICENCE #7768

**RIPPLE DEVELOPMENTS**  
MULTITENANT INDUSTRIAL & OFFICE  
45 ERIC T SMITH WAY,  
AURORA, ONTARIO

### OVERALL SITE PLAN

DATE	REVISIONS
11/15/2020	ISSUED FOR SPA

PA / PM: AM  
DRAWN BY: WM  
JOB NO.: TOR20-009-00

SHEET  
**A1.0**

Preliminary Zoning Review  
**JUN - 8 2021**  
PLANNING AND DEVELOPMENT SERVICES  
Building Division

*[Handwritten Signature]*





# 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](mailto: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