



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2021-32

**APPLICANT:** Hollidge Properties Inc.

**PROPERTY:** 150 Hollidge Boulevard  
PLAN 65M3074 PT BLK 1

**ZONING:** C4 (187) Shopping Centre Commercial Exception Zone

**PURPOSE:** A Minor Variance Application has been submitted to permit "Fitness Centre" as a permitted use.

**BY-LAW  
REQUIREMENT:**

- 1) Section 24.187 .1 of the Zoning By-law does not list a Fitness Centre as a permitted use

**PROPOSAL:**

- a) The applicant is proposing a Fitness Centre which is not a listed permitted use in the Section 24.187.1 Zoning District

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>December 9, 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 December 7, 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 December 9, 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 December 10, 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 25<sup>th</sup> DAY OF NOVEMBER 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

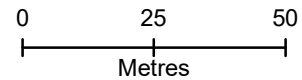
150 HOLLIDGE BOULEVARD

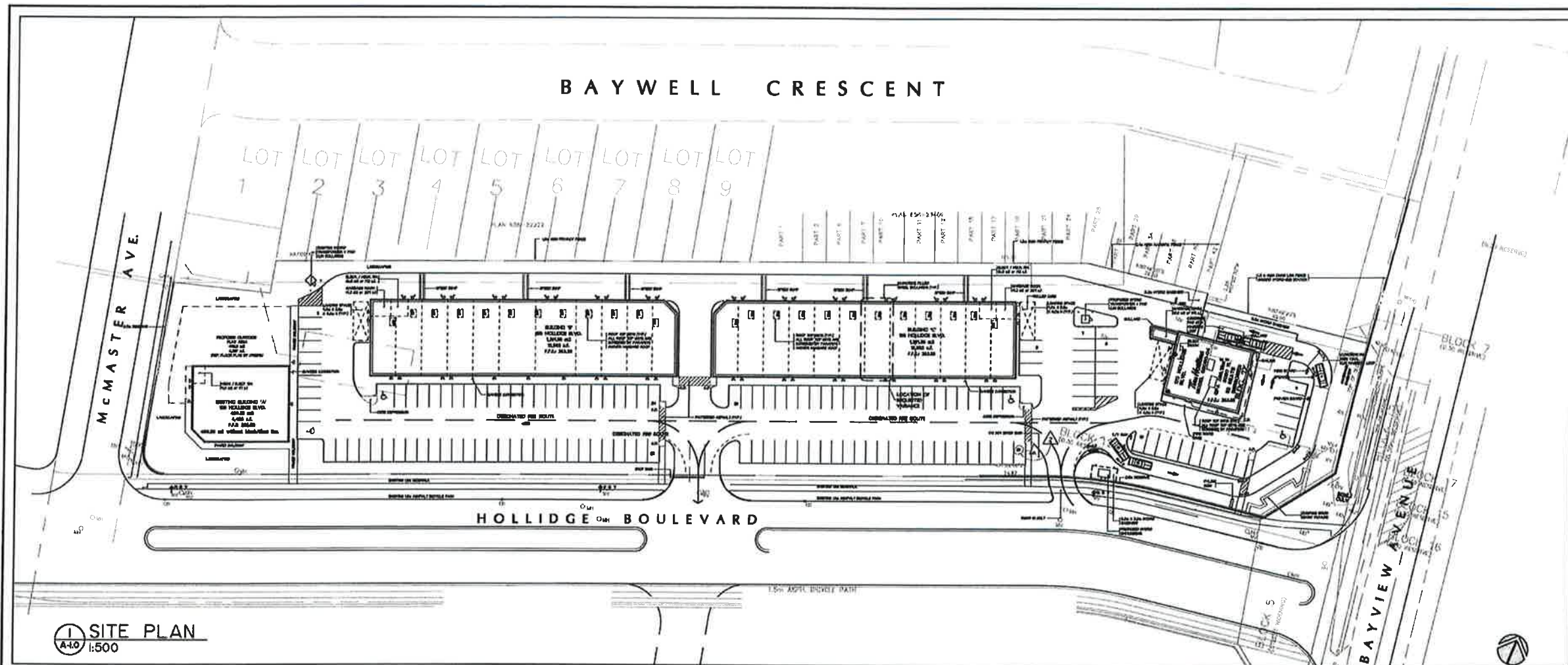
FILE: MV-2021-32

APPLICANT: HOLLIDGE PROPERTIES INC



**SUBJECT LANDS**





**1 SITE PLAN**  
A-1.0  
1:500

No.	ISSUED	DATE
1	RE-ISSUED FOR SPA	APR. 10 2018
2	ISSUED FOR COA	OCT. 21, 2021

2	REVISED AS NOTED	FEB. 28, 2020
1	REVISED AS PER MUNICIPAL COMMENTS	APR. 10 2018
No.	REVISION	DATE

**TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION**

PERMIT NO.: PR20211601      DATE: Oct. 29, 2021

APPROVED BY: *Bill Jean*

**PRELIMINARY ZONING REVIEW**

**SUBMISSION No. 1**

**TOWN OF AURORA  
PLANNING AND DEVELOPMENT SERVICES  
Development Planning Division**

DATE: Nov. 1, 2021

**RECEIVED**

**KEY PLAN** NOT TO SCALE

**NOTES**

- ALL ROOF TOP UNITS ARE TO BE SCREENED FROM THE STREET EDGE AS WELL AS THE RESIDENTIAL LOTS TO THE NORTH.
- PYLON SIGN NOT TO EXCEED 8m IN AREA.
- DRIVEWAY CURBS SHALL BE DISCONTINUOUS AT THE SIDEWALKS AND SHALL BE TAPERED BACK 300mm.
- CONCRETE CURBS TO BE OPSD 600.15.

**STATISTICS** EXISTING ZONING C-6-B (SHOPPING CENTRE, COMMERCIAL)

SITE AREA:	13,591.33 m <sup>2</sup> or 3.36 acres
BUILDING 'A' AREA (daycare):	409.80 m <sup>2</sup> or 4,408 s.f.
BUILDING 'B' AREA (retail):	1,291.80 m <sup>2</sup> or 13,902 s.f.
BUILDING 'C' AREA (retail):	1,291.80 m <sup>2</sup> or 13,902 s.f.
BUILDING 'D' (restaurant):	286.38 m <sup>2</sup> or 3,080 s.f.
GROSS FLOOR AREA (TOTAL):	3,279.78 m <sup>2</sup> or 35,392 s.f.
COMMERCIAL FLOOR AREA (TOTAL):	3,199.28 m <sup>2</sup> or 34,437 s.f. (not including service areas)
SITE COVERAGE:	3,279.68 m <sup>2</sup> or 24.0 %
LANDSCAPE AREA:	1,284.81 m <sup>2</sup> or 28.94 %
ASPHALT AREA:	7,099.34 m <sup>2</sup> or 51.94 %

**LEGAL DESCRIPTION**

108 - 224 HOLLIDGE BLVD.  
PART OF BLOCK 1  
REGISTERED PLAN 62M-3074  
TOWN OF AURORA  
REGIONAL MUNICIPALITY OF YORK

DAYCARE USE (15/700 m <sup>2</sup> )	400.90 m <sup>2</sup>
CFA (not including service areas)	30 spaces
PARKING REQUIRED:	
RETAIL USE (4.5/700 m <sup>2</sup> )	2642.80 m <sup>2</sup>
CFA (not including service areas)	120 spaces
PARKING REQUIRED:	
RESTAURANT USE (11/700 m <sup>2</sup> )	136 m <sup>2</sup>
MAX CFA (not including service areas)	15 spaces
PARKING REQUIRED:	
TOTAL PARKING REQUIRED:	145 spaces
TOTAL PARKING PROVIDED:	145 spaces
LOADING SPACES REQUIRED:	3 spaces
LOADING SPACES PROVIDED:	3 spaces

**BALDASSARRA**  
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7  
T. 905.680.0722 | www.baldassarra.ca

OWNER INFORMATION:

**HOLLIDGE &  
McMASTER**

108 - 224 HOLLIDGE BLVD.  
AURORA, ON

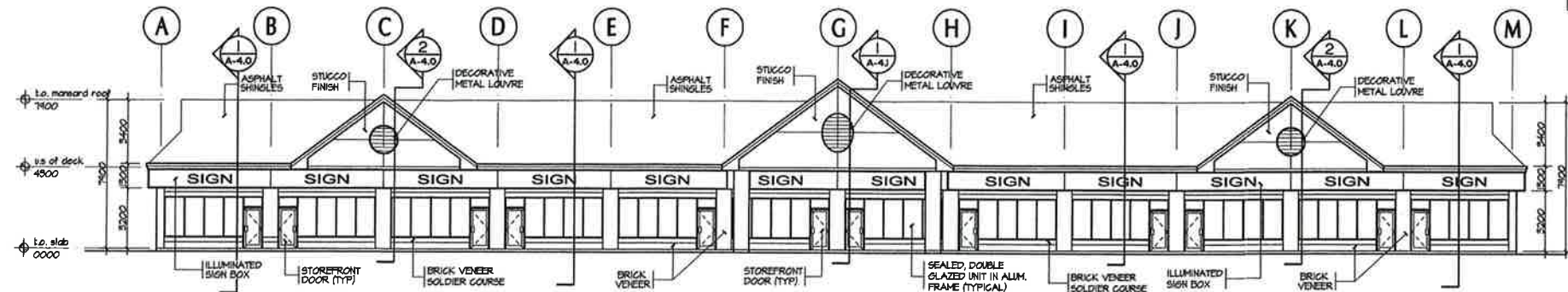
**SITE PLAN**

DATE	DRAWN BY	CHECKED	SCALE
OCT. 2021	CL		AS NOTED

PROJECT No. 06-37      DRAWING No. **A-1.0**

P:\P-2021\Hollidge Center 2020 Minor Variance\Drawings\01 Current Drawings\2021 Minor Variance Application\0637\_A-1.dwg, 2021-10-21 10:11:59 AM, Matthew6, DWG To PDF.pct

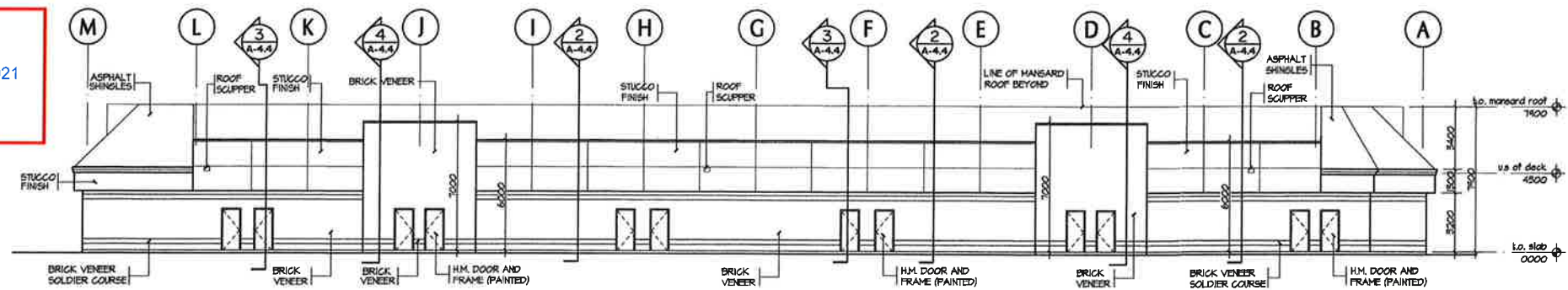
NOTE:  
ROOF TOP UNITS ARE TO BE SCREENED  
BY PARAPET WALL AND IF NECESSARY,  
WILL HAVE ACOUSTIC SCREENING BASED ON  
REPORT BY VALCOUSTICS CANADA LTD.



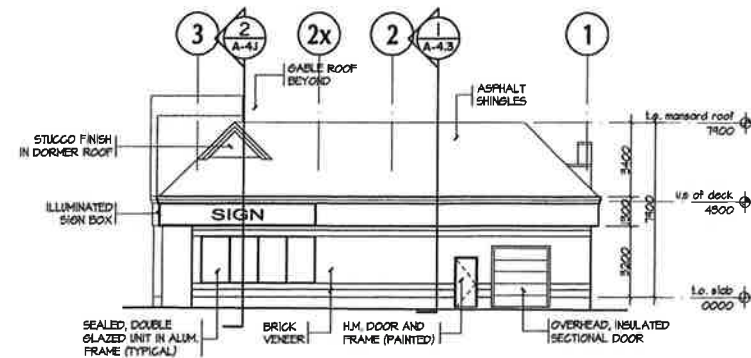
**BUILDING 'C' SOUTH ELEVATION**

**"REVIEWED AS NOTED"**  
TOWN OF AURORA  
PLANNING DEPT.  
*Bill Jean*  
June 28/25  
THE ONTARIO BUILDING  
CODE APPLIES

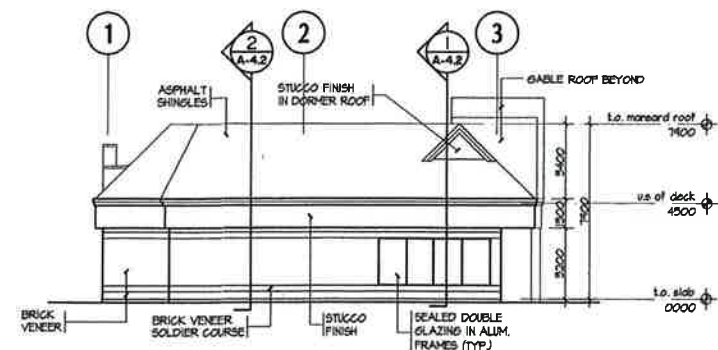
TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION  
PERMIT NO.: PR20211601 DATE: Nov. 2, 2021  
APPROVED BY: *Bill Jean*  
PRELIMINARY ZONING REVIEW



**BUILDING 'C' NORTH ELEVATION**



**BUILDING 'C' EAST ELEVATION**



**BUILDING 'C' WEST ELEVATION**

**SUBMISSION No. 1**

TOWN OF AURORA  
PLANNING AND DEVELOPMENT SERVICES  
Development Planning Division  
DATE: Nov. 1, 2021  
**RECEIVED**

NO	ISSUED	DATE	NO	REVISION	DATE
1	ISSUED FOR MUNICIPAL REVIEW	JULY 04, 2004			
2	ISSUED FOR BUILDING PERMIT	MAR. 28, 2005			

**BAYVIEW  
HOLLIDGE**  
  
AURORA, ONTARIO

**A. BALDASSARRA**  
Architect Inc.  
7800 Jane Street, Suite 200  
Concord, Ontario L4K 4R6  
Tel: (905) 660-0722  
Fax: (905) 660-7019



DRAWING TITLE	
BUILDING ELEVATIONS 'BUILDING 'C'	
DRAWN BY	SCALE
M.P.	1:150
DATE	CHECKED BY
SEP. 2003	H.G./S.C.
PROJECT NO	DRAWING NO
04-07	A-3.0

L:\0407\Building\0407C-03.dwg, 03/28/2005 08:38:47 PM, shank\_d.pcs



# 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