

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2020-20

APPLICANT: 5011097 Ontario Ltd.

PROPERTY: 150 Addison Hall Circle
Block 12, Plan 65M-4650

**RELATED
APPLICATIONS:** SP-2020-03

ZONING: E-BP(443) (Business Park Exception Zone)

PURPOSE: A Minor Variance Application has been submitted to permit an increased driveway width.

**BY-LAW
REQUIREMENT:**

- 1) 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 two (2) driveways in number having a width of 9.0 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:	November 12, 2020
TIME:	7:00 pm
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 November 10, 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 November 12, 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 November 13, 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 29th DAY OF OCTOBER 2020



Brashanthe Manoharan
Secretary-Treasurer
Committee of Adjustment

ATTACHMENTS

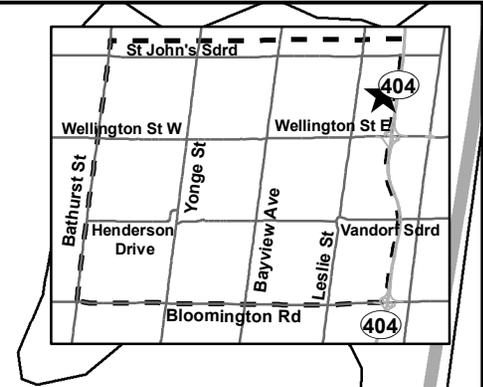
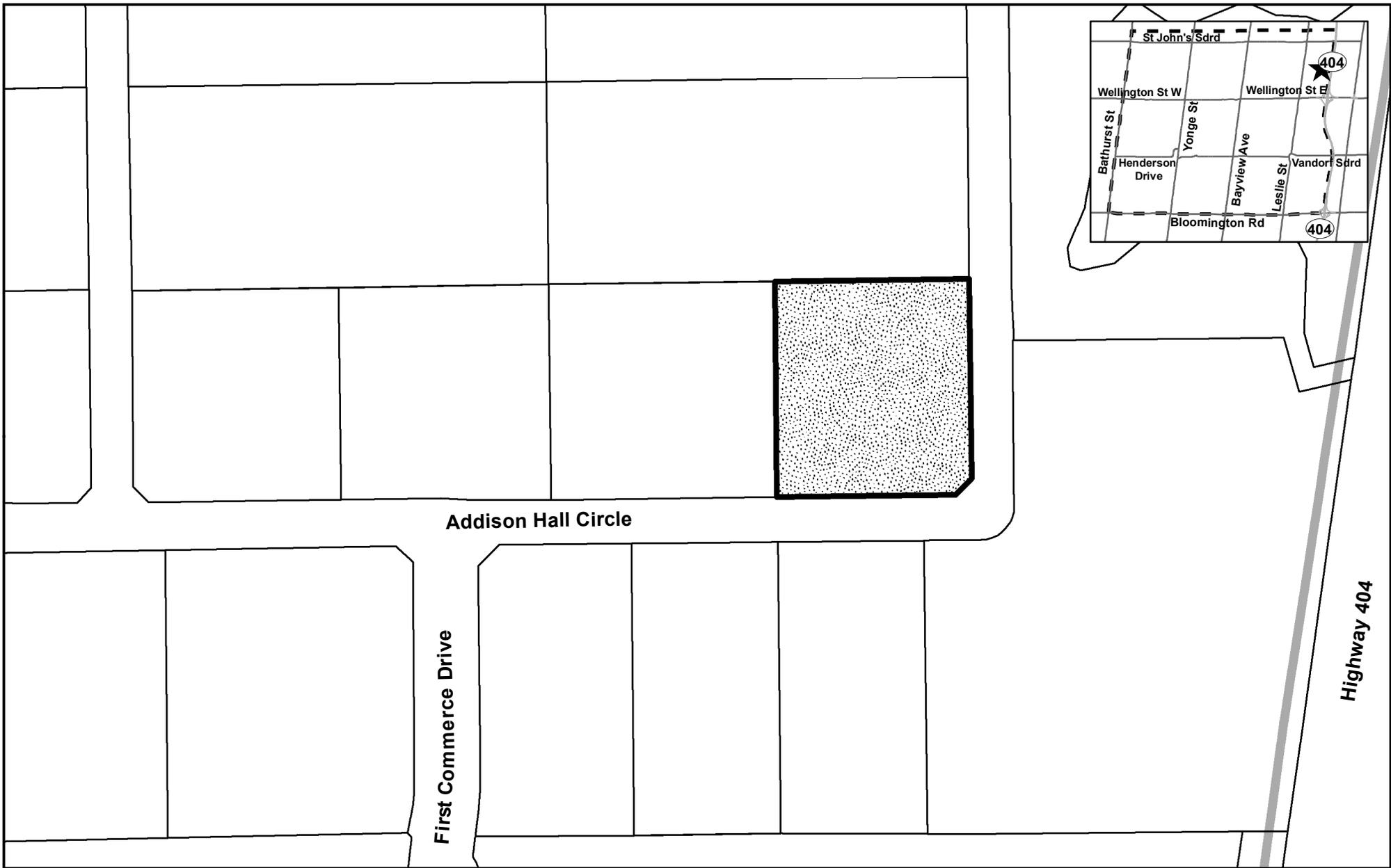
Attachment 1 – Location Map

Attachment 2 – Site Plan

Attachment 3 – Request for Decision

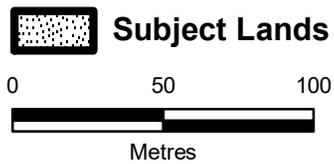
Agenda packages will be available prior to the Hearing at:

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



KEY MAP

FILE NO: MV-2020-20
 ADDRESS: 150 ADDISON HALL CIRCLE
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT





Town of Aurora
Planning and Development Services
Building Division
100 John West Way, Box 1000
Aurora, ON L4G6J1
(905)-727-3123 ext. 4388
Fax: (905) 726-4731
building@aurora.ca

September 21, 2020

Permit Application No. PR20200882

Gottardo Development Corporation
Paul Arruda, 277 Pennsylvania Ave
Concord, ON L4K 5R9

Dear Sir or Madam:

Re: **Preliminary Zoning Review**
150 Addison Hall Cir, Block 12, Plan 65M-4650, Aurora, ON L6C0H1

In response to your preliminary zoning review request, the above noted properties are zoned E-BP(443) (Business Park Exception Zone) by the Town of Aurora Zoning By-law #6000-17.

- 1- Based on the information provided to us, we have identified the following areas of non-compliance with the Zoning By-law:
- 2-
 - a. - **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.**
 - **Applicant is proposing two (2) driveways in number having a width of 9.00 metres.**
 - **Minor Variance required.**

Please be advised that the above noted comments are based on the information submitted by the applicant and in accordance with the status of the Zoning By-law at the time of issuance of this letter. Any additional information or change in status of the Zoning By-law may bring some areas of the proposal in non-compliance with the Zoning By-law.

Please note, if a privately initiated By-law Amendment has been approved for the subject property within the last two years, a Committee of Adjustment application may not be permissible. Please contact the Town's Development Planning Division for further information.

Please note pre-consultation with the Town's Development Planning Division is required prior to submitting a planning application to the Town.

This is not a building permit. Where the proposed work requires a building permit, the Town's Building Division will be required to perform a comprehensive zoning review of the building permit application.

Regards,

Samantha Sample
Zoning Examiner
(905)727-3123 ext. 4391
ssample@aurora.ca

OBC 2012 MATRIX FOR BLOCK 12		OBC REFERENCE									
Item	ONTARIO BUILDING CODE DATA PART 3										
1	Project Description: <input type="checkbox"/> Change of Use <input type="checkbox"/> Addition <input type="checkbox"/> Alteration	<input checked="" type="checkbox"/> Part 11 11.1 to 11.4	<input checked="" type="checkbox"/> Part 3 1.1.2 1.1.2 9.10.1.3								
2	Major Occupancy(s) GROUP "F" DIVISION 2	3.1.2.1 (1)	9.10.2								
3	Building Area(m ²) Existing 0 New 2,790.7 Total 2,790.7	1.4.1.2	1.4.1.2								
4	Gross Area Existing 0 New 3,440.4 Total 3,440.4	1.4.1.2	1.4.1.2								
5	Number of Storeys Above Grade 1 Below Grade 0	3.2.1.1 & 1.4.1.2	1.1.2.4								
6	Number of Streets / Access Routes 2 (TWO)	3.2.2.10 & 3.2.5	9.10.20								
7	Building Classification 3.2.2.72	3.2.2.20-83	9.10.4								
8	Sprinkler System Proposed <input checked="" type="checkbox"/> entire building <input type="checkbox"/> basement only <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required	3.2.2.20-83 3.2.1.5 3.2.2.17	9.10.8								
9	Standpipe required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9	N/A								
10	Fire Alarm required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4	9.10.18.2								
11	Water Service / Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7	N/A								
12	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6	N/A								
13	Permitted Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both Actual Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.20-83	9.10.6								
14	Mezzanine(s) Area m ² 649.7	3.2.1.1.(3)-(8)	9.10.4.1								
15	Total Occupancy Load <input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> Design of building Basement Occupancy N/A Load N/A Persons 1st Floor Occupancy F-2 Load 50 Persons Mezzanine Occupancy F-2 Load 50 Persons 3rd Floor Occupancy N/A Load N/A Persons	3.1.17	9.9.1.3								
16	Barrier-free Design <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)	3.8	9.5.2								
17	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2 & 3.3.1.19	9.10.1.3(4)								
18	Required Fire Resistance Rating (FRR) Mezzanine (FRR) FRR of Supporting Members Floors Roof Mezzanine	Horizontal Assemblies FRR (Hours) Hours Hours Hours Hours Hours Hours Hours Hours Hours Hours	Listed Design N° or Description (SG-2) NON-COMBUSTIBLE SPRINKLED NON-COMBUSTIBLE Listed Design N° or (SG-2) NON-COMBUSTIBLE SPRINKLED NON-COMBUSTIBLE	3.2.2.20-83 & 3.2.1.4 9.10.8 9.10.9							
19	Spatial Separation - Construction of Exterior Walls	3.2.3	9.10.14								
	Wall Area of EBF (m ²)	L.D. m	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. Const.	Comb. Const. Nonc. Cladding	Non-comb. Const.	
	North	>200	>15	N/A	100	N/A	0	N/A			✓
	South	>200	>15	N/A	100	N/A	0	N/A			✓
	East	>200	>15	N/A	100	N/A	0	N/A			✓
	West	>200	>15	N/A	100	N/A	0	N/A			✓

SITE STATISTICS:

SITE AREA: 9,612.62 SM (2.4 Ac)

GROUND FLOOR AREA: 2,790.7 SM (30,038 SF)

MEZZANINE AREA: 649.7 SM (6,993 SF)

GFA: 3,440.4 SM (37,031 SF)

COVERAGE: 29.03%

F.S.I.: 0.358

LANDSCAPING COVERAGE: 22.7% (2,180 SM)

PARKING REQUIRED:

-INDUSTRIAL USES WITHIN BUSINESS PARK:
1st 3,000sm @ 2/100sm=60 SPACES
NEXT 440 4sm @ 1/100sm=4 SPACES

TOTAL: 64 SPACES

-BARRIER-FREE 4% OF 64 = 3 SPACES

TOTAL REQUIRED: 67 SPACES

PARKING PROVIDED: 65 SPACES

BARRIER-FREE PROVIDED: 3 SPACES

TOTAL PROVIDED: 68 SPACES

BICYCLE PARKING REQUIRED:

-EMPLOYMENT USES 2+0.25/1000sm of GFA=3 SPACES

BICYCLE PARKING PROVIDED: 3 SPACES

LOADING REQUIRED: 3 SPACES

LOADING PROVIDED: 3 SPACES

LEGAL DESCRIPTION:

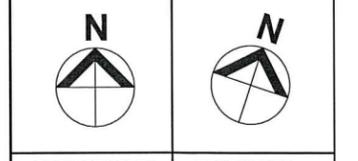
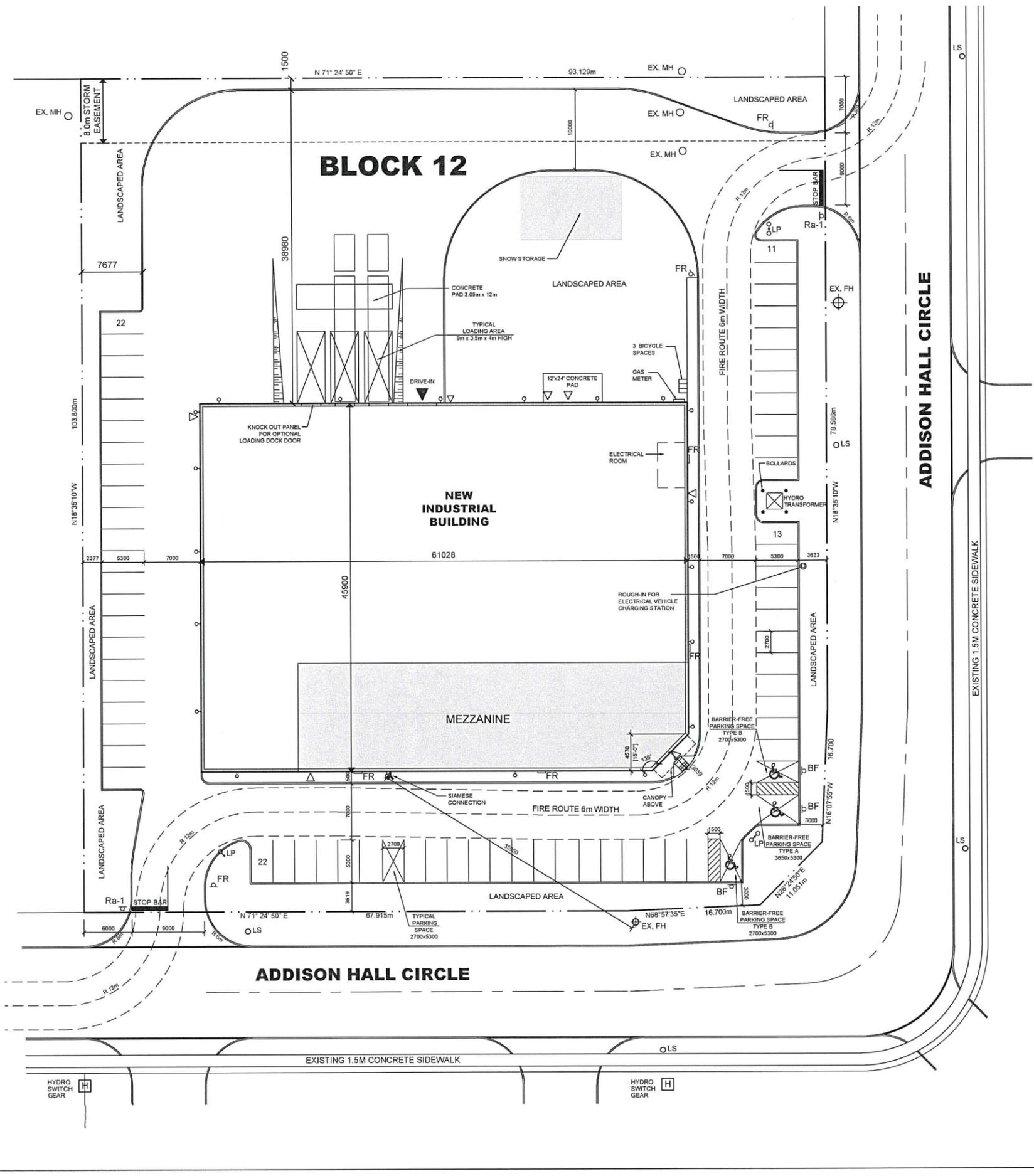
BLOCK 12
REGISTERED PLAN 65M-4650
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

LEGEND:

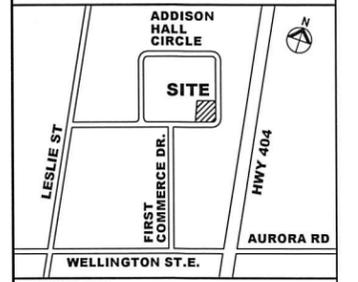
- CONCRETE CURB
- ▲ HC RAMP
- ◀ MAN DOOR LOCATIONS
- ◀ DRIVE-IN OVERHEAD DOOR
- ⊕ FH FIRE HYDRANT
- LS LIGHT STANDARD
- ⊞ HYDRO SWITCH GEAR
- ⊞ TRANSFORMER
- LS LANDSCAPED AREA
- ▨ PAINTED LINES
- ⊕ LP LIGHT POLE - TWO HEADS
- ⊕ LP LIGHT POLE - ONE HEAD
- ⊕ WALL MOUNTED LIGHT
- △ BF BARRIER-FREE SIGN
- △ Ra-1 STOP SIGN
- △ FR FIRE ROUTE SIGN
- △ FR FIRE ROUTE SIGN MOUNTED ON A WALL

NOTE:

GARBAGE SHALL BE STORED INTERNAL TO THE BUILDING



PROJECT NORTH		TRUE NORTH	
NO.	ISSUED	BY	DATE
1	ISSUED FOR SPA	I.P.	03.08.20
2	ISSUED FOR SPA RE-SUBMISSION	I.P.	07.03.20



KEY PLAN

Preliminary Zoning Review
PR 20200882
SEP 21 2020
PLANNING AND DEVELOPMENT SERVICES
BUILDING DIVISION

NO.	REVISION	BY	DATE
1	PER SPA COMMENTS	IP	07.03.20

Gottardo
277 PENNSYLVANIA AVENUE
CONCORD, ONTARIO, L4K 5R9
TEL (905) 761-7707 FAX (905) 761-6588

GLUCK PARTNERSHIP ARCHITECTS INC.
156 DUNCAN MILL ROAD, SUITE 5
TORONTO, ONTARIO, M3B 3N2
TEL 416 498 0201

**INDUSTRIAL BUILDING
ADDISON HALL CIRCLE
BLOCK 12**

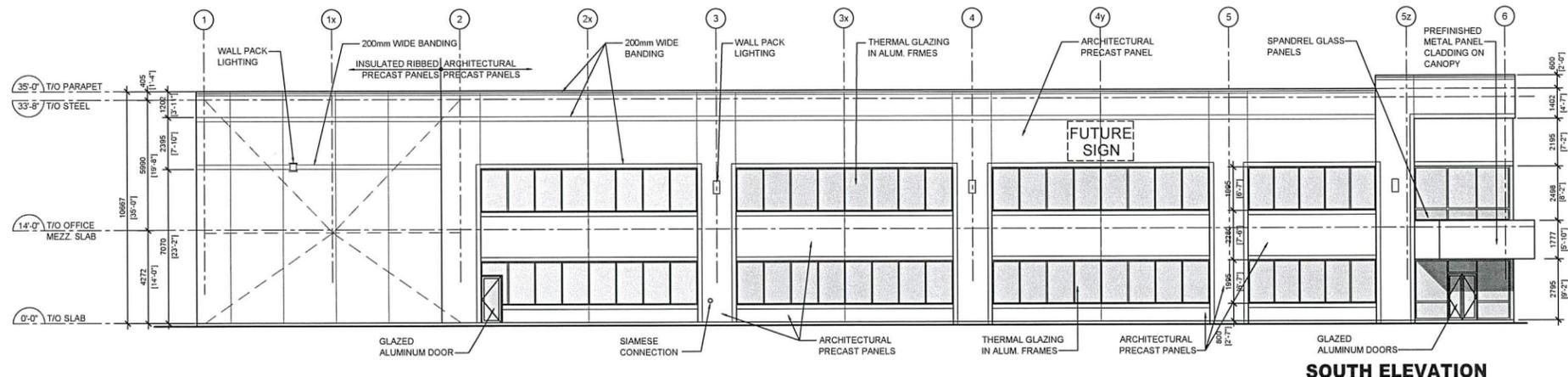
TOWN OF AURORA, ONTARIO

SITE PLAN

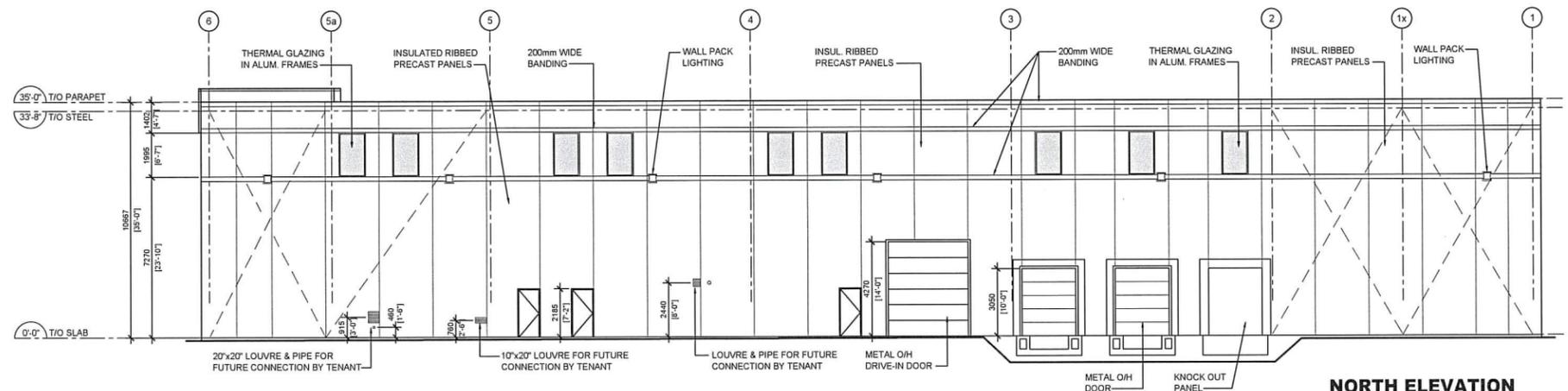
ONTARIO ASSOCIATION OF ARCHITECTS
THOMAS GLUCK LICENCE 2849

DRAWN: IP
CHECKED: TG
SCALE: 1/250
DATE: 21 JANUARY 2020
PROJECT No: 2005
DRWG No:

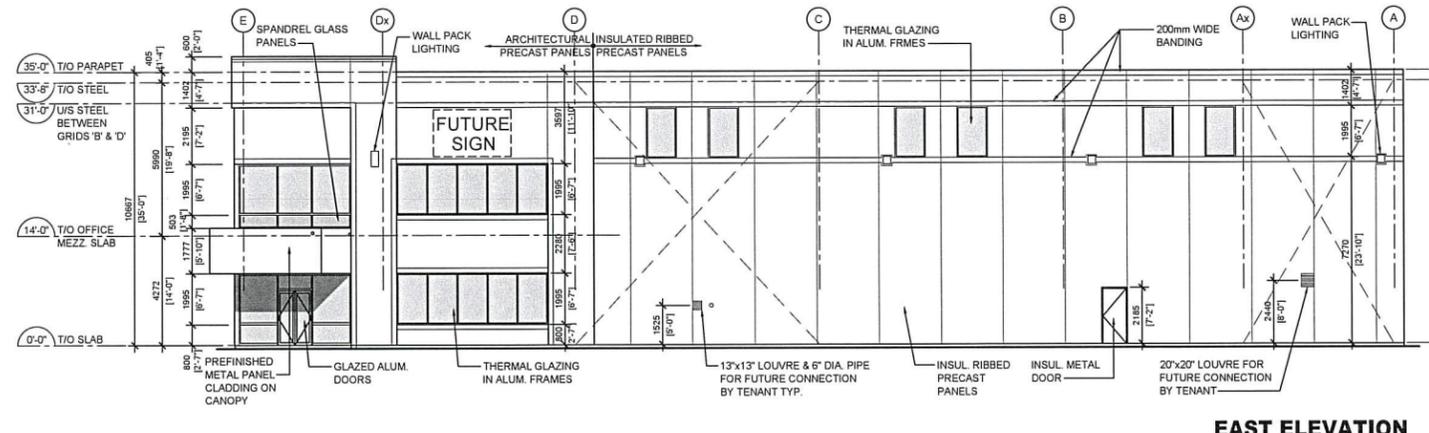
A-1.0



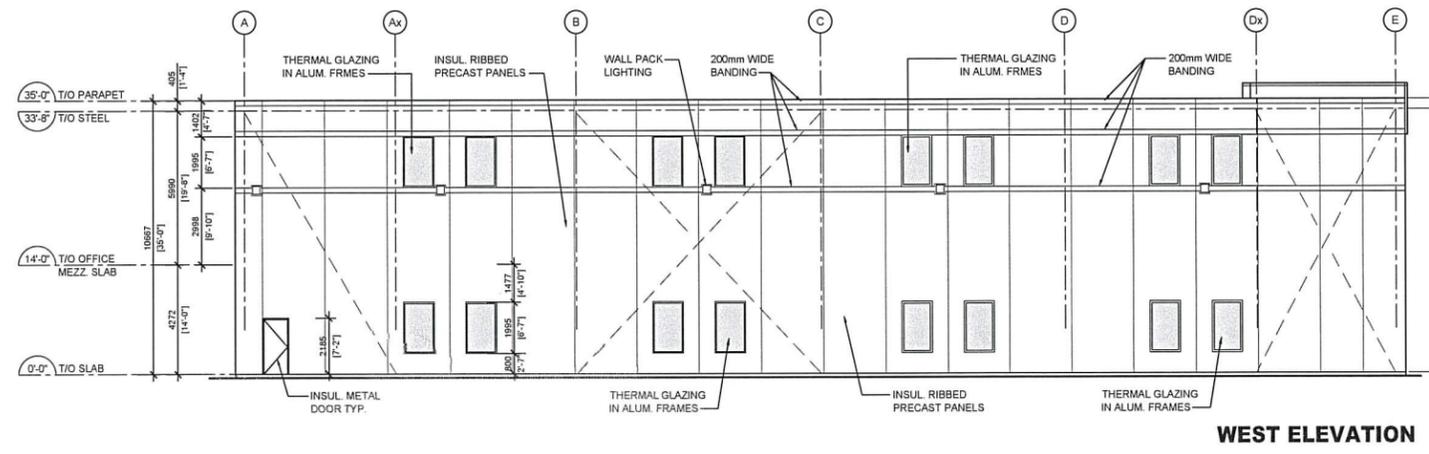
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

NO.	ISSUED	BY	DATE
1	ISSUED FOR SPA	I.P.	03.06.20
2	ISSUED FOR SPA RE-SUBMISSION	I.P.	07.03.20

Preliminary Zoning Review
 PR20200882
 SEP 21 2020
S. Sample
 PLANNING AND DEVELOPMENT SERVICES
 Building Division

NO.	REVISED	BY	DATE

Gottardo
 277 PENNSYLVANIA AVENUE
 CONCORD, ONTARIO, L4K 5R9
 TEL (905) 761-7707 FAX (905) 761-6588

GLUCK PARTNERSHIP ARCHITECTS INC.
 156 DUNCAN MILL ROAD, SUITE 5
 TORONTO, ONTARIO, M5B 3N2
 TEL 416 498 0201

**INDUSTRIAL BUILDING
 ADDISON HALL CIRCLE
 BLOCK 12**
 TOWN OF AURORA, ONTARIO

ELEVATIONS

	DRAWN: IP
	CHECKED: TG
	SCALE: 1:125
	DATE: 21 JANUARY 2020
	PROJECT NO: 2005
	DRWG NO: A-3.0



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