

**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2017-44A-D

APPLICANT: Markangel Real Estate Assets Inc.

PROPERTY: 55 Eric T Smith Way
Lot 6 Plan 65M4324

ZONING: Business Park Exception (BP-4) Zone by the Town of Aurora
Zoning By-law 6000-17

PURPOSE: The Owner has submitted a Minor Variance Application to allow; an increase in maximum building height; reduction in distance between two buildings on the same property; to allow medical office/clinic as a permitted use and to allow an increase in maximum Floor Area Ratio to facilitate construction of a four building office complex on the subject property.

BY-LAW

- REQUIREMENT:**
- 1) Section 27.D.8.2.4 of the Zoning By-law requires maximum building height of 4 storeys.
 - 2) Section 27.D.8.2.4 of the Zoning By-law requires the distance between two buildings on same lot to be a (minimum) 0.25 times the sum of the building height or 12 metres whichever is greater.
 - 3) Section 27.D.8.1 of the Zoning By-law does not include medical office/clinic as a permitted use.
 - 4) Section 27.D.8.3 of the Zoning by-law requires maximum Floor Area Ratio for office use is 50%.

- PROPOSAL:**
- 1) MV-2017-44A: The Applicant is proposing Building B to have a maximum of 5 storeys; thus requiring a Variance of 1 storey.
 - 2) MV-2017-44B: The Applicant is proposing 5.7 metres distance between two buildings (Buildings B & C); thus requiring Variance of 6.3 metres.
 - 3) MV-2017-44C: The Applicant is proposing to include medical office/clinic as a permitted use (Building B); thus requiring Variance from this provision of the By-law

4) MV-2017-44D: The Applicant is proposing Floor Area Ratio of 54% for office use; thus requiring Variance of 4%.

Note: The property is also subject to an Application for Site Plan Approval (File NO SP-2016-06).

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.

DATE:	DECEMBER 7, 2017
TIME:	7:00PM
LOCATION:	COUNCIL CHAMBERS (MAIN FLOOR) AURORA TOWN HALL 100 JOHN WEST WAY AURORA, ONTARIO

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 16th DAY OF NOVEMBER 2017.



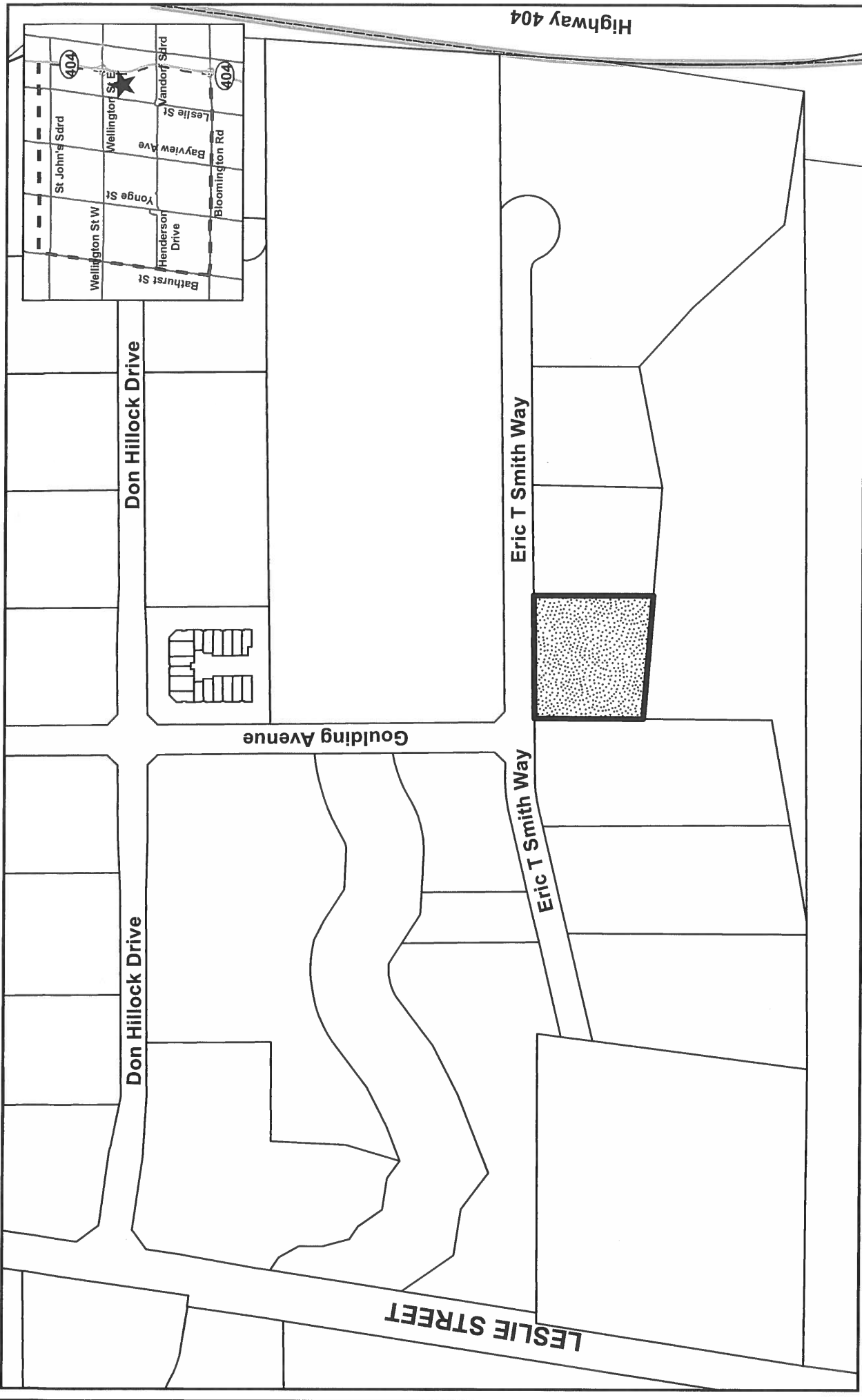
Justin Leung
Secretary-Treasurer / Planning Technician
Committee of Adjustment

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

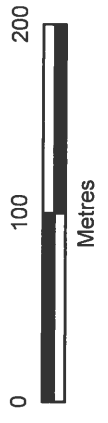


KEY MAP

FILE NO: MV-2017-44
 ADDRESS: 55 ERIC T SMITH WAY
 TOWN OF AURORA
 COMMITTEE OF ADJUSTMENT

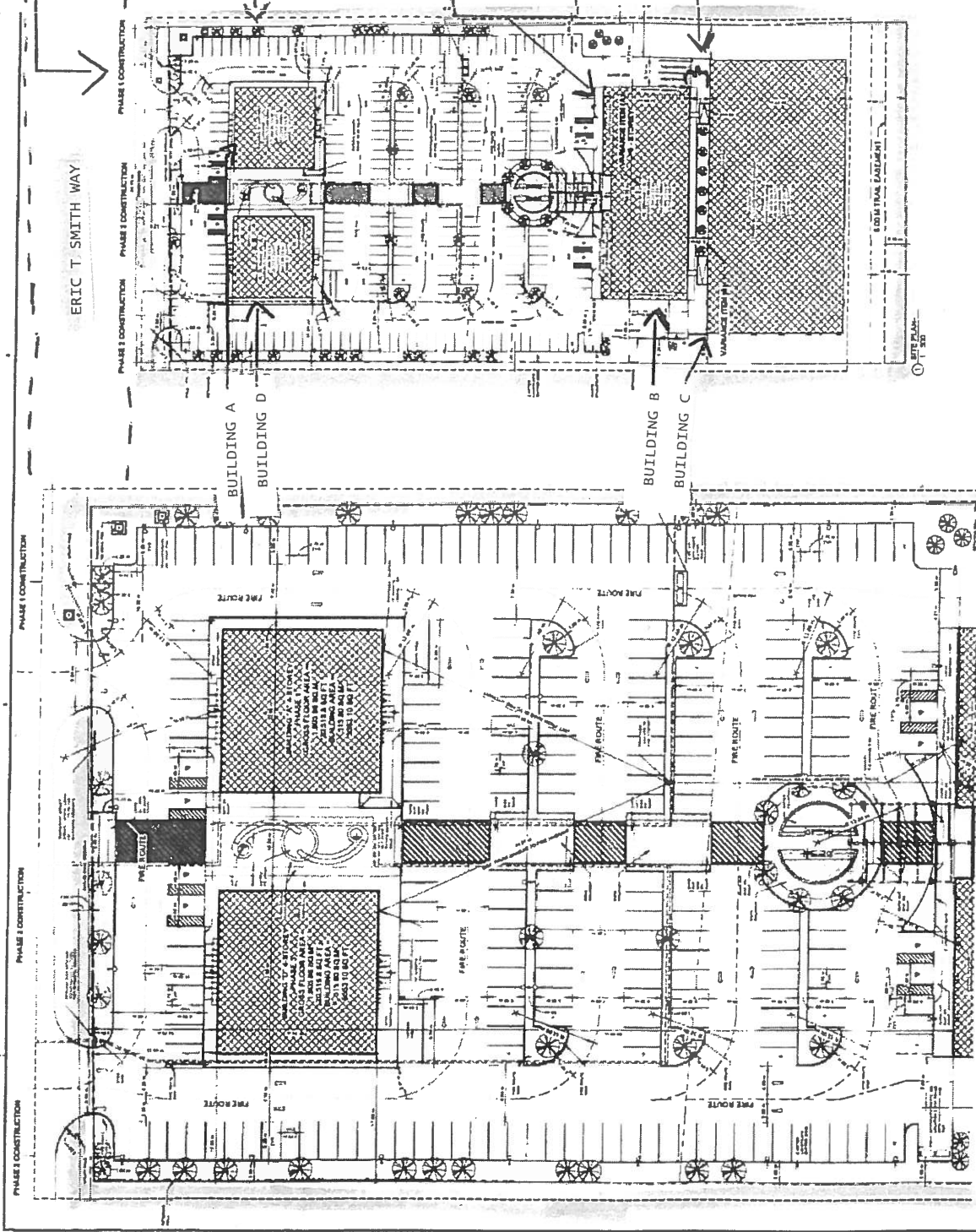


Subject Lands



PROPOSED FOUR BUILDING OFFICE COMPLEX

55 ERIC T SMITH WAY



PROPOSED VARIANCES:

MV-2017-44D: Proposing Floor Area Ratio of 54% for office use; thus requiring Variance of 4% (Zoning By-law allows maximum Floor Area Ratio for office use is 50%).

MV-2017-44A: To construct Building B with 5 storeys building height; thus requiring Variance of 1 storey (Zoning By-law allows maximum building height of 4 storeys).

MV-2017-44C: Proposing medical office/clinic as permitted use (Building B); thus requiring Variance from this provision of By-law (Zoning By-law does not include medical office/clinic as a permitted use).

MV-2017-44B: Proposing 5.7 metres distance between two buildings (Buildings B&C); thus requiring Variance of 6.3 metres (Zoning By-law requires distance between two buildings on same lot 0.25 times sum of building height or 12 metres whichever is greater).

CLOSE UP OF NORTHERN PORTION OF SUBJECT PROPERTY

OVERALL SITE LAYOUT

