

**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2018-29

**APPLICANT:** 2450290 Ontario Inc.

**PROPERTY:** 32 Don Hillock Drive  
Plan 65M3974 PT Lot 2 RP-65R31631 Parts 1 & 4 to 8

**ZONING:** Employment Business Park Exception Zone 338 (E-BP) (338)

**PURPOSE:** The Owner has submitted a Minor Variance Application to allow the increase in floor area ratio for office use.

**BY-LAW  
REQUIREMENT:**

- 1) Section 24.338.1 of the Zoning By-law requires a maximum floor area ratio for an Office Use shall be 17%.

**PROPOSAL:**

- a) To permit a maximum floor area ratio of 60%, thereby, requiring a variance of 43%.

A Location Map and a 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>November 8, 2018</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>COUNCIL CHAMBERS (MAIN FLOOR) AURORA TOWN HALL 100 JOHN WEST WAY AURORA, ONTARIO</b>

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 and have not registered with Staff as an interested party, 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.

Any inquiries for 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 18<sup>TH</sup> DAY OF OCTOBER, 2018.



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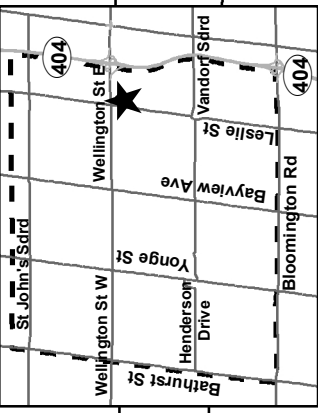
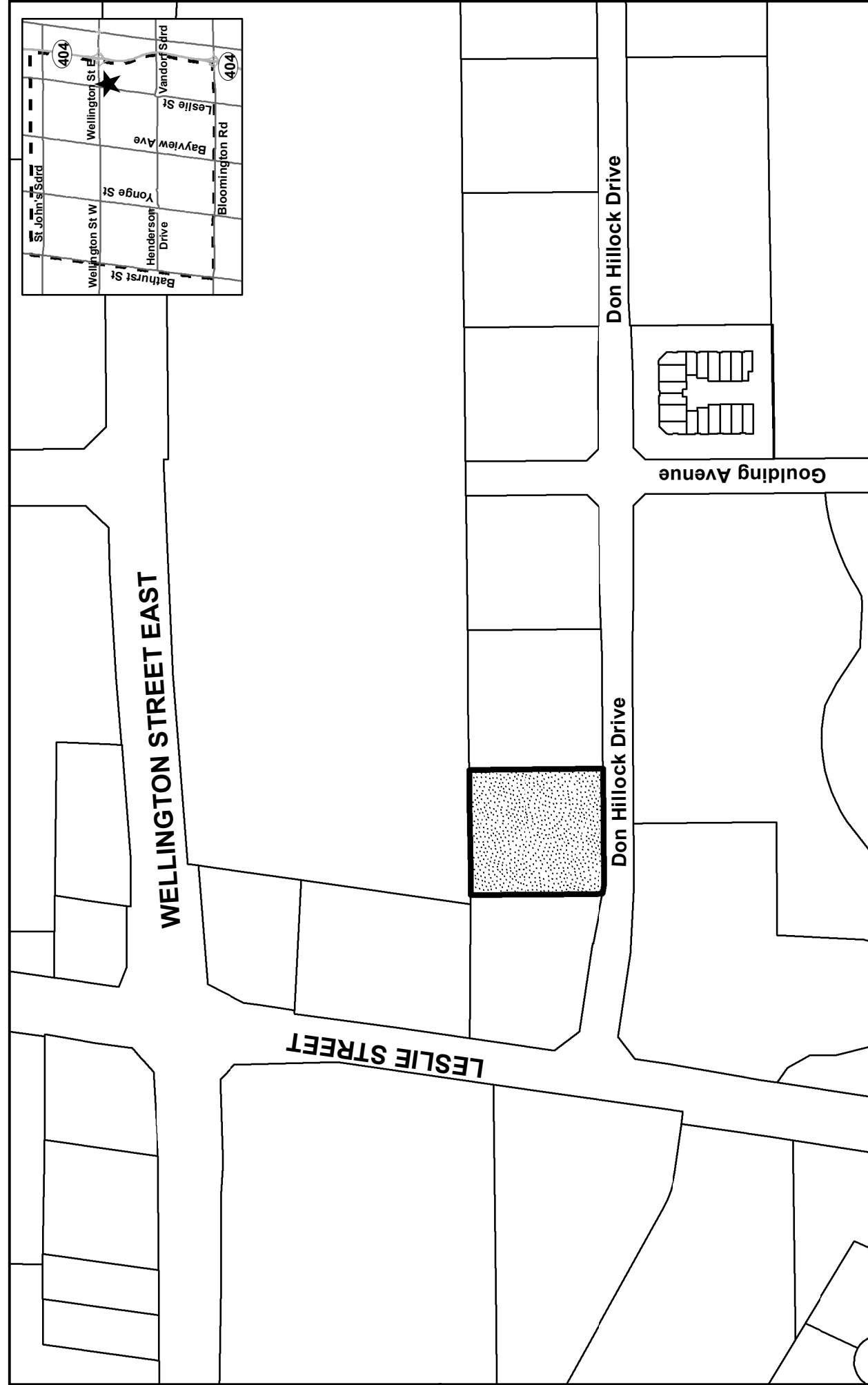
Antonio Greco  
Secretary-Treasurer/Planning Technician  
Committee of Adjustment

**ATTACHMENTS**

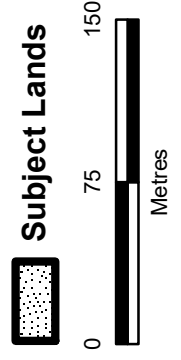
Attachment 1- Location Map  
Attachment 2 – Site Plan

**Agenda packages will be available prior to the Hearing at:**

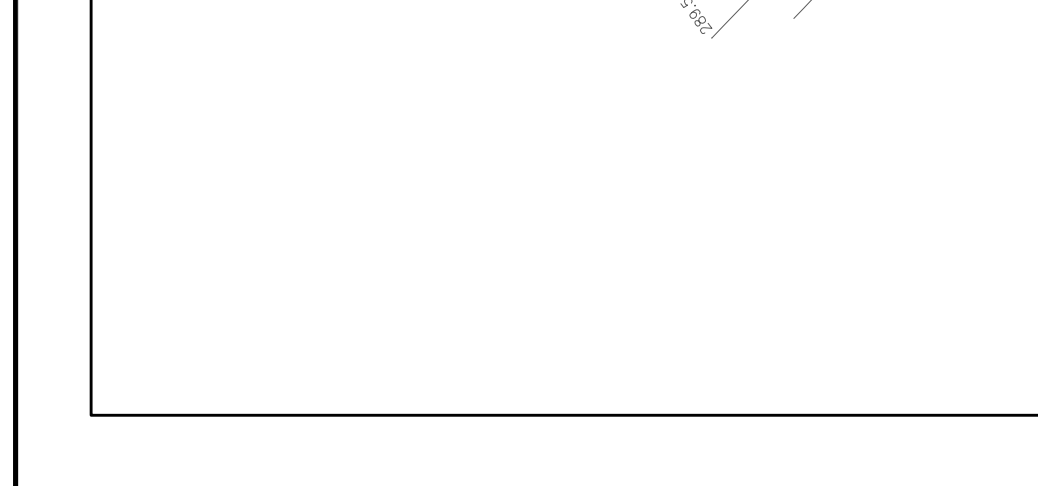
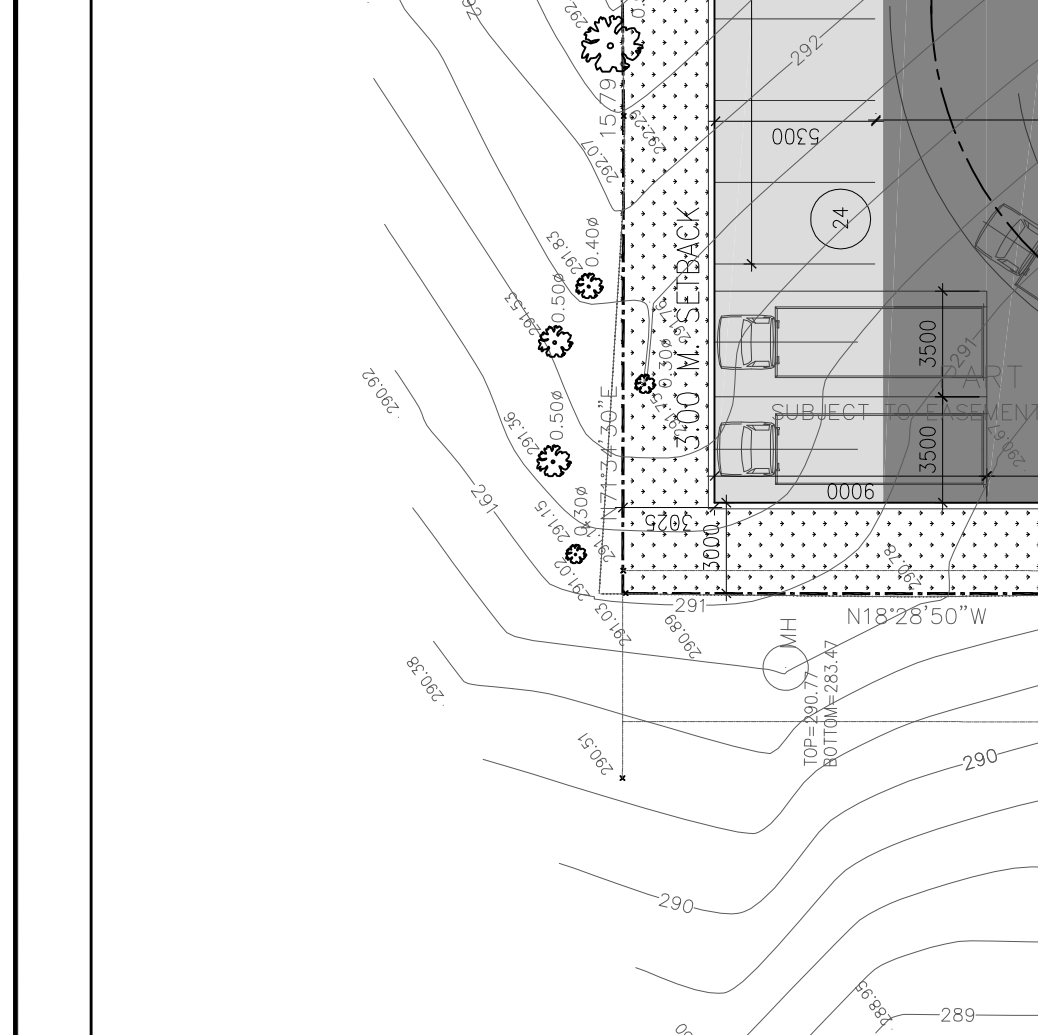
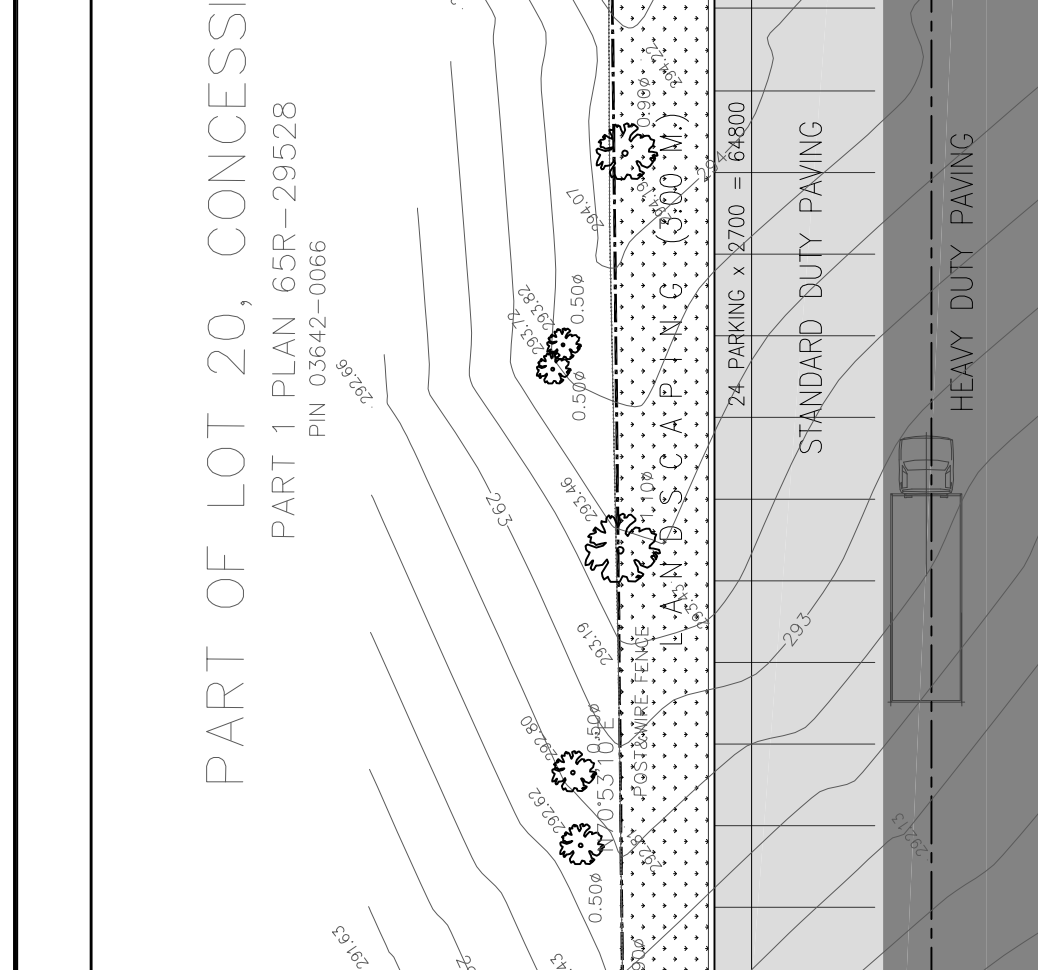
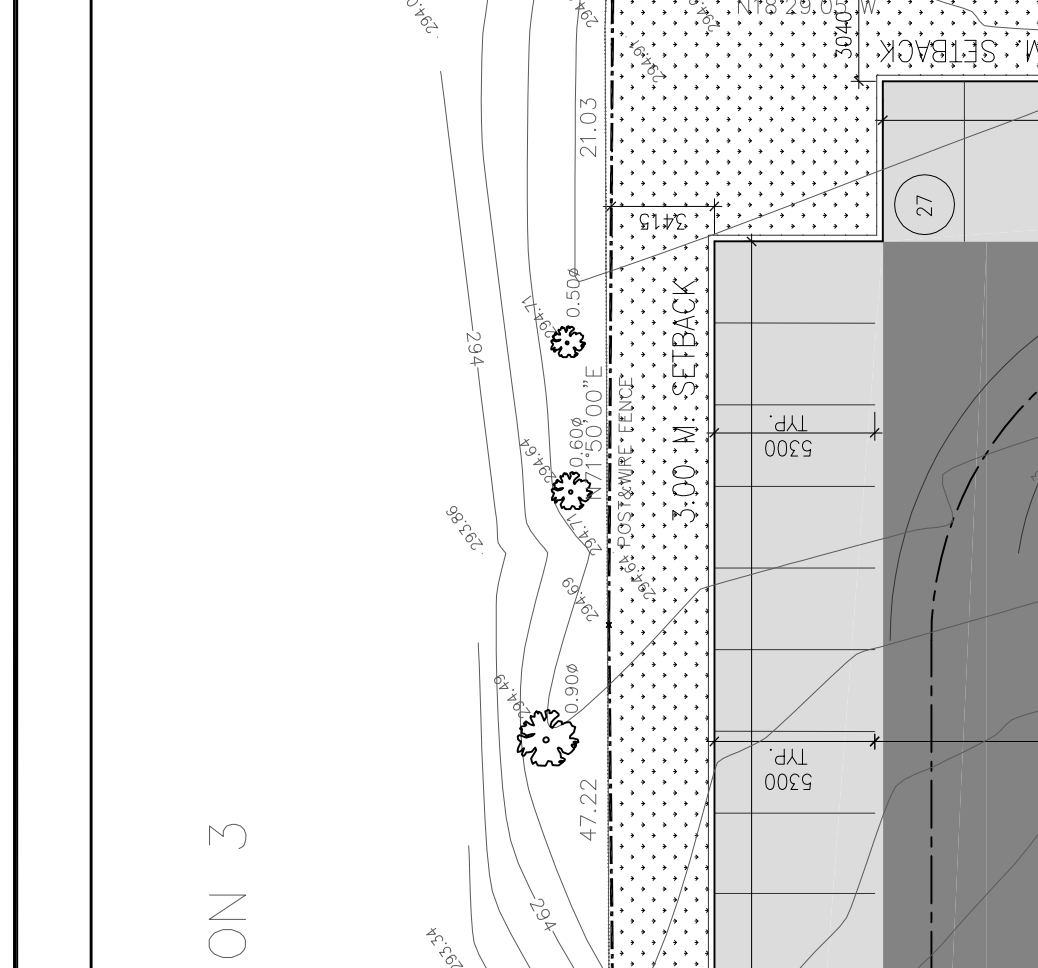
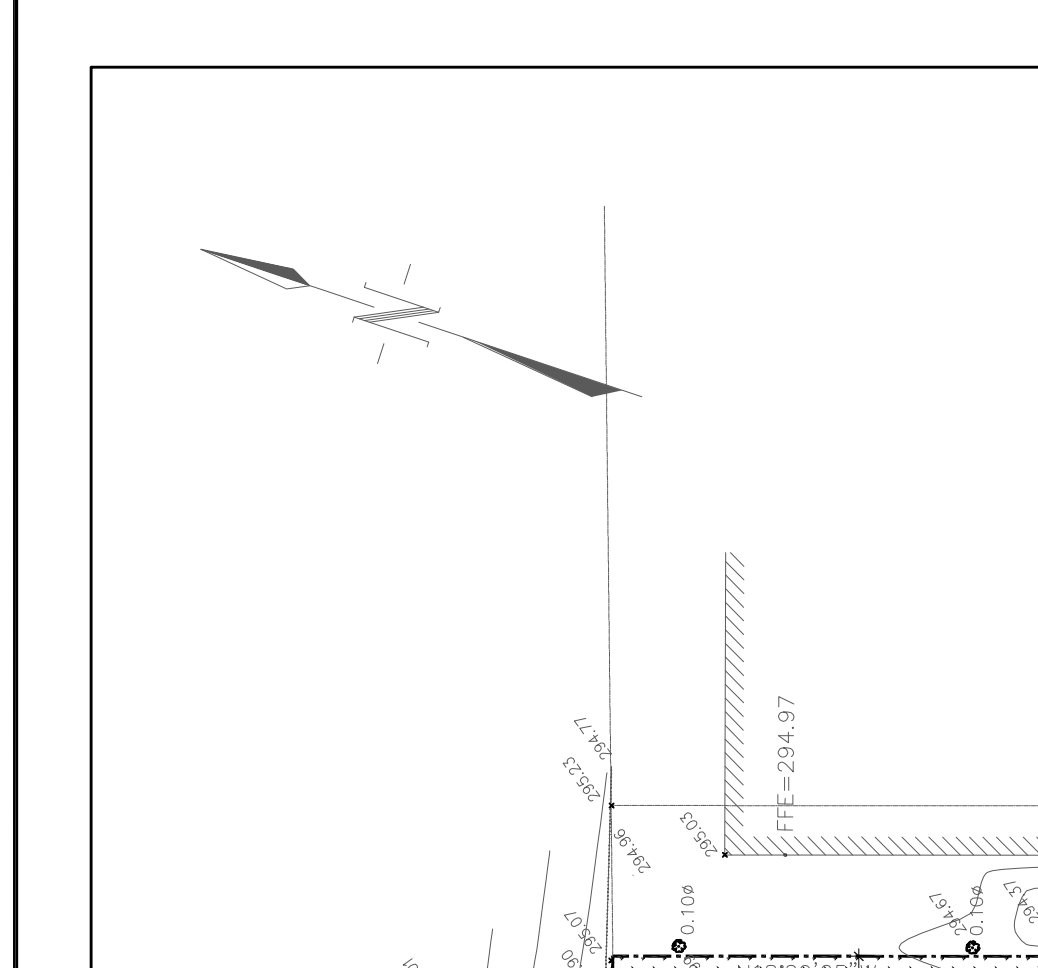
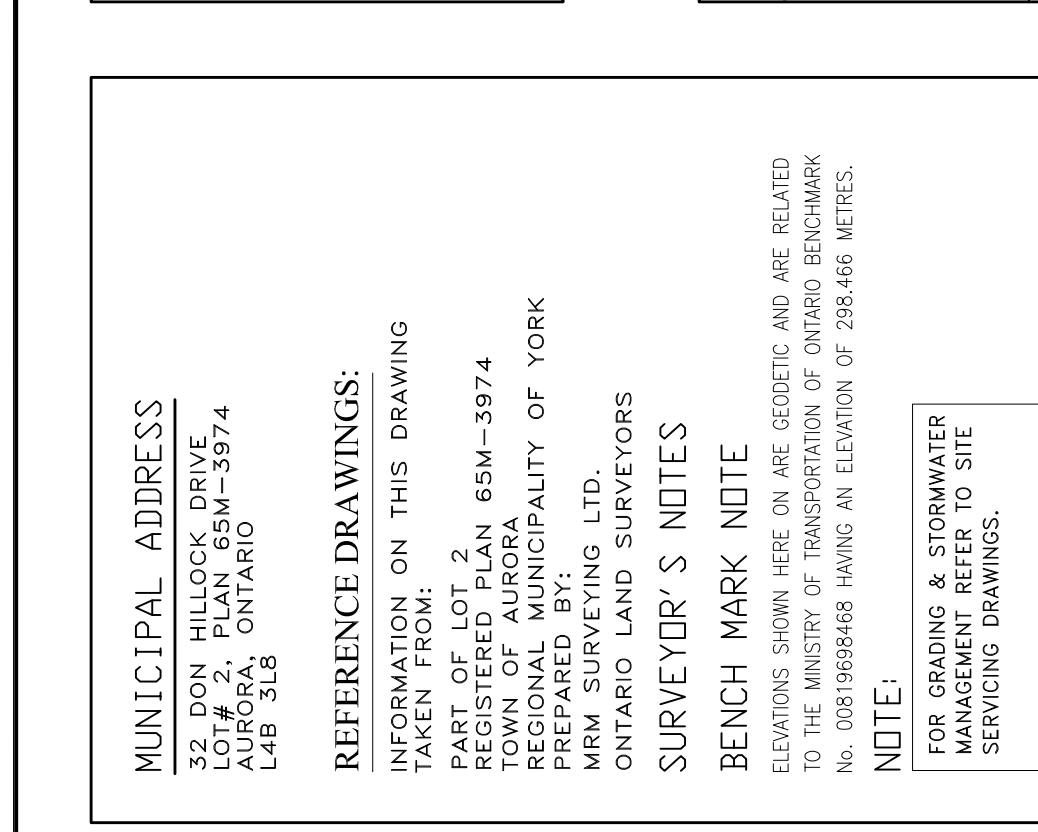
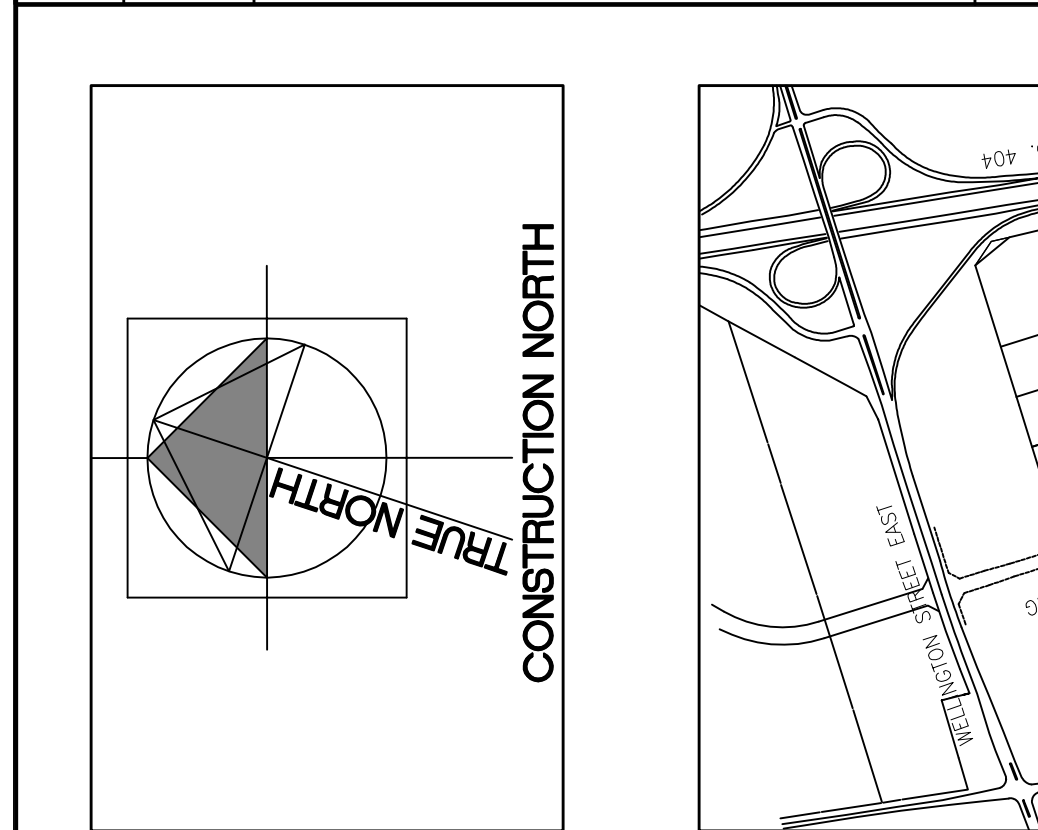
<https://www.aurora.ca/TownHall/Pages/Council%20and%20Committee%20Meetings.aspx>



**KEY MAP**  
 FILE NO: MV-2018-29  
 ADDRESS: 32 DON HILLOCK DRIVE  
 TOWN OF AURORA  
 COMMITTEE OF ADJUSTMENT



REV	DESCRIPTION	DATE	BY
U	REVISED AS PER CITY COMMENTS	05.03.18	AF
T	REVISED AS PER CITY COMMENTS	01.14.18	AF
S	ISSUED FOR SITE PLAN APPROVAL	DEC.14.15	AF
R	ISSUED FOR COORDINATION	NOV.23.15	AF



**CONC. CURB DETAIL**  
SCALE: N.T.S.

**CONC. SIDEWALK DETAIL**  
SCALE: N.T.S.

**CONC. H.C. RAMP DETAIL**  
SCALE: N.T.S.

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**CONC. H.C. RAMP DETAIL**  
SCALE: N.T.S.

**MJM DEVELOPMENTS**

**PROJECT NAME**  
PROPOSED 2 STOREY  
OFFICE BUILDING

**DON HILLOCK  
OFFICE CONDO  
AURORA**

32 DON HILLOCK DRIVE  
AURORA, ONTARIO  
L4B 3L8

**DWG. TITLE**  
SITE PLAN

**scale** 1:250  
**DATE:** JAN. 2015  
**drawn by** RR  
**checked by** AF  
**approved by** AF

**CLIENT'S JOB #:**  
**PROJECT No.:** AF1431  
**DWG. No.:** A101

**PROJECT NAME**  
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L4B 3L8

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AURORA, ONTARIO  
L4B 3L8

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PROPOSED 2 STOREY  
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**DON HILLOCK  
OFFICE CONDO  
AURORA**

32 DON HILLOCK DRIVE  
AURORA, ONTARIO  
L4B 3L8

**DWG. TITLE**  
SITE PLAN

**MUNICIPAL ADDRESS**  
32 DON HILLOCK DRIVE  
LOT # 2, PLAN 65R-3974  
L4B 3L8  
ONTARIO

**REFERENCE DRAWINGS:**  
INFORMATION ON THIS DRAWING  
ISSUED FOR COORDINATION  
ISSUED FOR SITE PLAN APPROVAL  
REVISED AS PER CITY COMMENTS

**PART OF LOT 2,  
REGISTERED PLAN 65M-3974  
TOWN OF AURORA  
PREPARED BY: MUNICIPALITY OF YORK  
MRM SURVEYING LTD.  
ONTARIO LAND SURVEYORS  
SURVEYOR'S NOTES**

**BENCH MARK NOTE**  
ELEVATIONS SHOWN HERE ON ARE GEODETIC AND ARE RELATED  
TO THE MINISTRY OF TRANSPORTATION OF ONTARIO BENCHMARK  
No. 00819688468 HAVING AN ELEVATION OF 298.466 METRES.

**NOTE:**  
FOR GRADING & STORMWATER  
SERVICING DRAWINGS  
REFER TO SITE  
SERVICING DRAWINGS.

**Z BP-4  
BUSINESS PARK ZONES**

**BUILDING CLASSIFICATIONS:**  
OCCUPANCY: BUSINESS & PERSONAL SERVICES  
OBC GROUP D  
SECTION 3.2.2.54  
FULLY SPRINKLERED  
COMBUSTIBLE/NONCOMBUSTIBLE CONSTRUCTION

**SITE DEVELOPMENT**  
MUNICIPAL ADDRESS  
32 DON HILLOCK DRIVE  
BUILDING USE  
MULTI-TENANTS OFFICES

**PROJECT STATISTIC**

SITE AREA	7562.00 m <sup>2</sup>
GROSS FLOOR AREA	2090.00 m <sup>2</sup>
2nd FLOOR	2151.00 m <sup>2</sup>
TOTAL	4241.00 m <sup>2</sup>

FLOOR AREA RATIO 4241.00 m<sup>2</sup>  
COVERAGE 2090.00 m<sup>2</sup>  
LANDSCAPED AREA 1156.00 m<sup>2</sup>  
PAVED AREA 4222.00 m<sup>2</sup>  
BUILDING HEIGHT 8.00m

LOADING DOCK 2 SPACES  
OFFICES, MULTIPLE OCCUPANCY (2500m<sup>2</sup> GFA < 7500 m<sup>2</sup>) 2 SPACES  
PARKING 148 CARS  
OFFICES & PERSONAL SERVICES (3.5 PARKING STALLS/100m<sup>2</sup>) 153 CARS  
PARKING SHOWN (including 5 handicapped parking) 2.70m x 5.30m  
WIDTH OF PARKING AISLES 7.40m (MIN)

**LEGEND**

⊗ DENOTES GEODAT SHOT  
⊕ DENOTES ELEVATION FROM SURVEY  
⊖ DENOTES BUILDING FINISH FLOOR ELEVATION  
⊙ DENOTES HYDRO BOX  
⊙ DENOTES LIGHT STANDARD  
⊙ DENOTES HYDRO MOUNT  
⊙ DENOTES FIRE HYDRANT  
⊙ DENOTES WATER VALVE  
⊙ DENOTES GATE BASIN  
⊙ DENOTES INVERT  
⊙ DENOTES SIGN  
⊙ DENOTES CONC CURB & GUTTER  
⊙ DENOTES CONC CUT

⊙ DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER  
⊙ DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

**PAVING DESIGN:**

HEAVY DUTY PAVING DESIGN:  
H.L. SURFACE 40mm  
H.L. BINDER COURSE 65mm  
H.L. SUB-BASE 150mm  
GRANULAR B SUB BASE 300mm

STANDARD DUTY PAVING DESIGN:  
H.L. SURFACE 40mm  
H.L. BINDER COURSE 50mm  
H.L. SUB-BASE 100mm  
GRANULAR B SUB BASE 200mm

CONCRETE SIDEWALKS:  
100 mm (4") POURED CONC. WITH BROOM FINISH,  
EXTERIOR SIDEWALKS AND CURBS TO BE  
32 MPa CONC. TYPE C2  
CONCRETE CLASSIFICATION

MAKEMARKS:  
STAMPED ASPHALT

REFER TO GEOTECHNICAL INVESTIGATION REPORT  
FOR DETAILED INFORMATION

**CONSTRUCTION NORTH**

**KEY PLAN**  
SCALE: N.T.S.

**CONC. CURB DETAIL**  
SCALE: N.T.S.

**CONC. SIDEWALK DETAIL**  
SCALE: N.T.S.

**CONC. H.C. RAMP DETAIL**  
SCALE: N.T.S.

**RESERVED**  
N.T.S.

