



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**
Pursuant to Section 45(5) of *The Planning Act*

FILE NUMBER: MV-2024-16

APPLICANT: YORK REGION DISTRICT SCHOOL BOARD

PROPERTY: 155 Wellington St W, Aurora, ON L4G2V3
PLAN 102 PT LOT 40

RELATED APPLICATIONS: n/a

ZONING: Institutional Zone

PURPOSE: A Minor Variance Application has been submitted to facilitate an additional entrance to the subject property.

THE FOLLOWING VARIANCES ARE REQUIRED:

1. Section 5.5.4 (d) of the Zoning By-law 6000-17 states that driveways shall not exceed two (2) in number.
 - a. The applicant is proposing three (3) in number.

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: July 11, 2024

TIME: 7:00 p.m.

LOCATION: Electronic Meeting
(Please visit <https://www.youtube.com/user/Townofaurora2012> for live stream of the meeting)

NOTE: 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, Peter Fan, at PFan@aurora.ca **no later than 4:30pm on July 9, 2024.** 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://webforms.aurora.ca/Your-Government/Committee-of-Adjustment-Delegation-Request-Form>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Peter Fan, at PFan@aurora.ca **no later than 12:00pm (noon) on July 11, 2024.** 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 PFan@aurora.ca **no later than 4:30pm on July 11, 2024.**

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 Peter Fan at PFan@aurora.ca or at **(905) 726-4711**

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 27th DAY OF June 2024



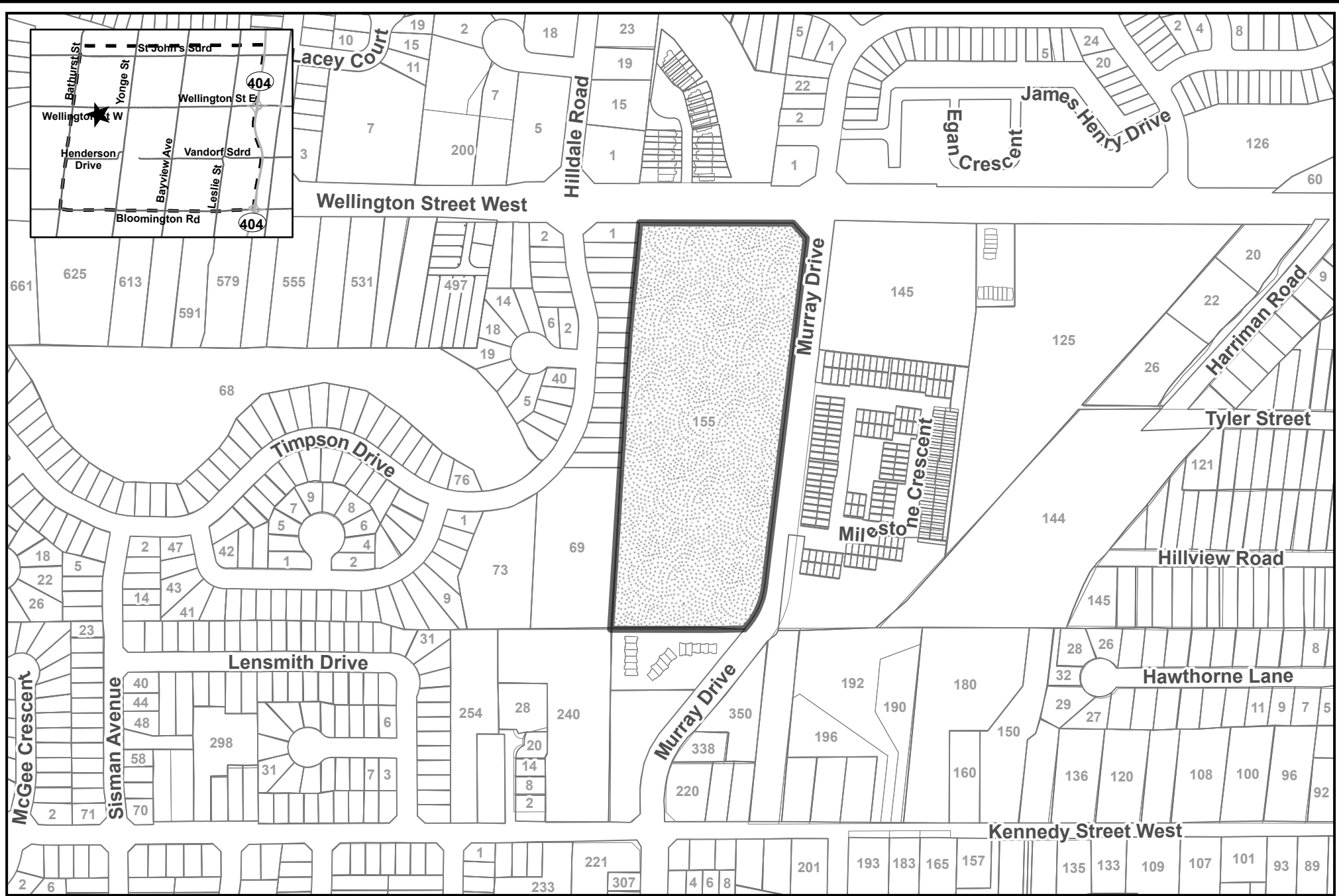
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Site Plan
- Attachment 3 – Request for Decision

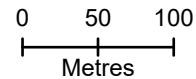
Agenda packages will be available prior to the Hearing at:

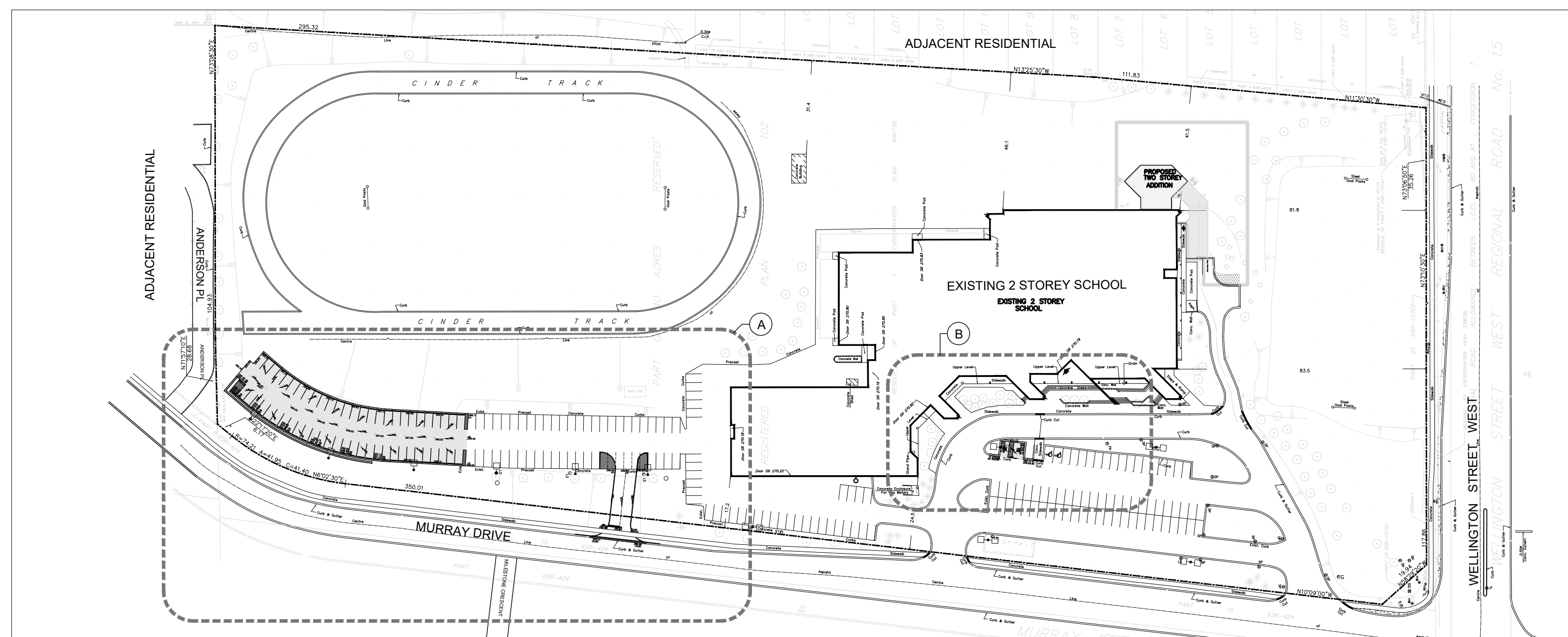
<https://www.aurora.ca/agendas>



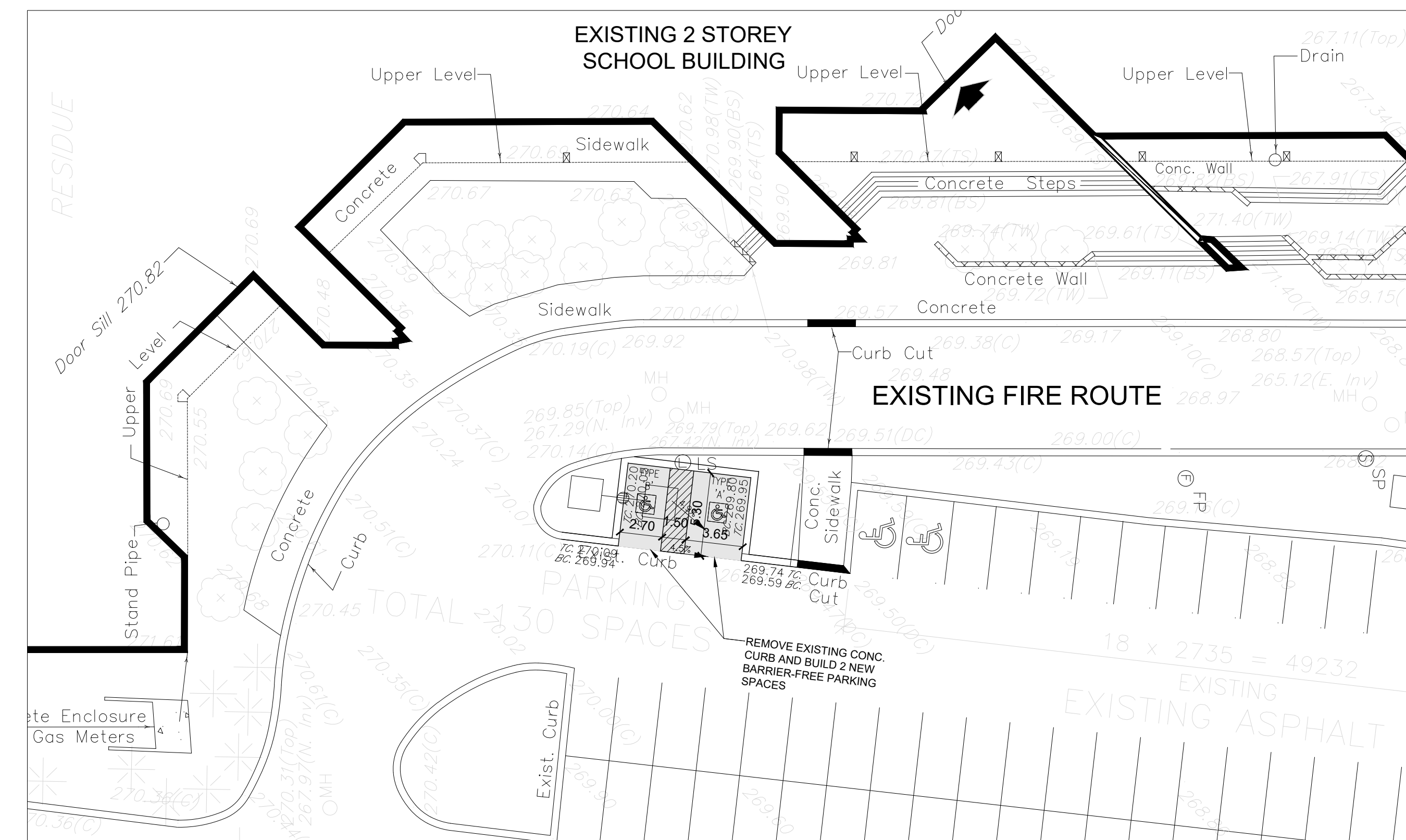
Location Map
155 Wellington Street West
FILE: MV-2024-16
Town of Aurora
Committee Of Adjustment

 **SUBJECT LANDS**

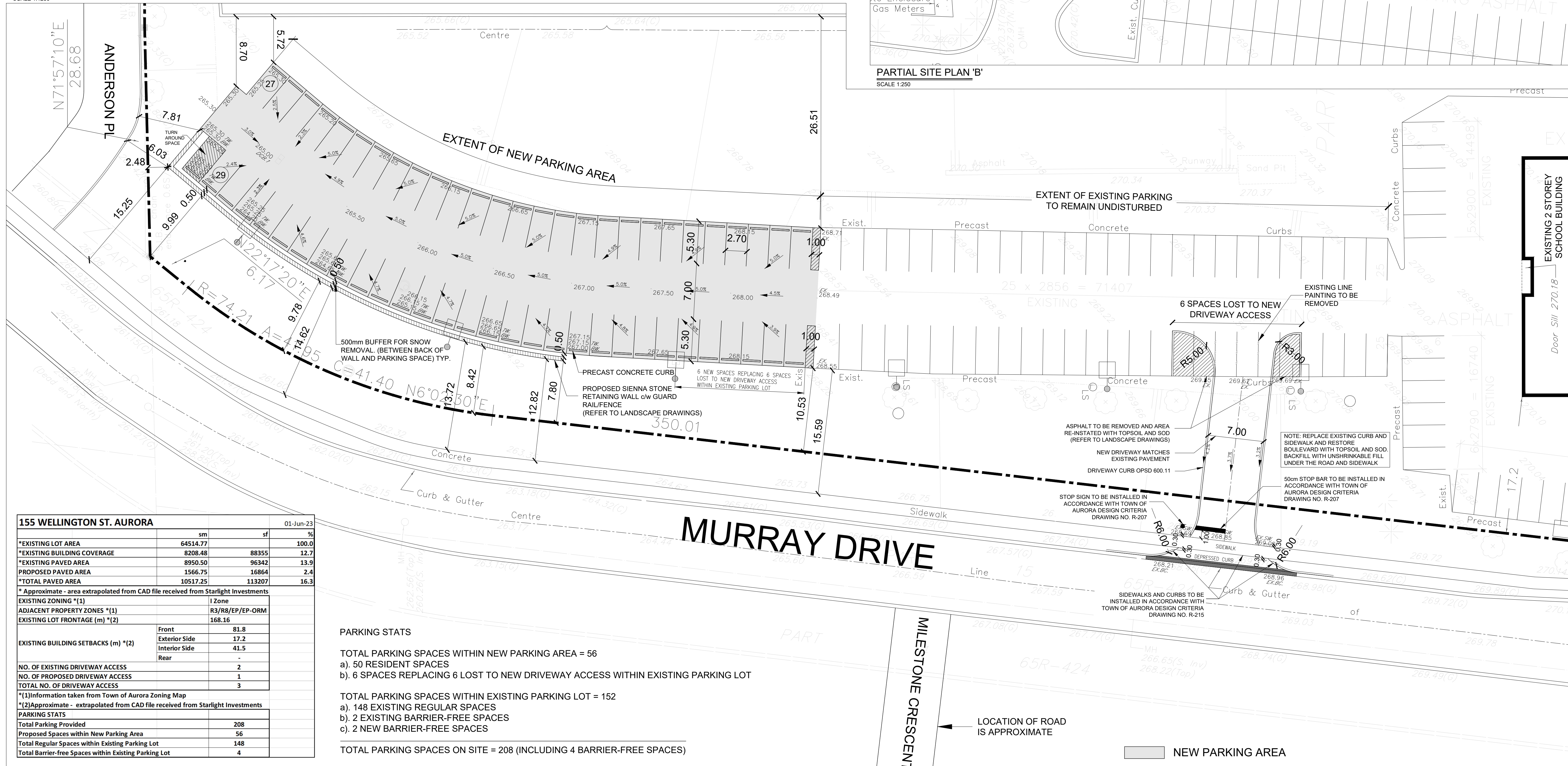




OVERALL SITE PLAN
SCALE 1:1250



PARTIAL SITE PLAN 'B'
SCALE 1:250



155 WELLINGTON ST. AURORA			01-Jun-23
	sm	sf	%
*EXISTING LOT AREA	64514.77		100.0
*EXISTING BUILDING COVERAGE	8208.48	88355	12.7
*EXISTING PAVED AREA	8950.50	96342	13.9
PROPOSED PAVED AREA	1566.75	16864	2.4
*TOTAL PAVED AREA	10517.25	113207	16.3
* Approximate - area extrapolated from CAD file received from Starlight Investments			
EXISTING ZONING *(1)		Zone	
ADJACENT PROPERTY ZONES *(1)		R3/R8/EP/EP-ORM	
EXISTING LOT FRONTAGE (m) *(2)		168.16	
EXISTING BUILDING SETBACKS (m) *(2)	Front	81.8	
	Exterior Side	17.2	
	Interior Side	41.5	
	Rear	-	
NO. OF EXISTING DRIVEWAY ACCESS		2	
NO. OF PROPOSED DRIVEWAY ACCESS		1	
TOTAL NO. OF DRIVEWAY ACCESS		3	
*(1) Information taken from Town of Aurora Zoning Map			
*(2) Approximate - extrapolated from CAD file received from Starlight Investments			
PARKING STATS			
Total Parking Provided		208	
Proposed Spaces within New Parking Area		56	
Total Regular Spaces within Existing Parking Lot		148	
Total Barrier-free Spaces within Existing Parking Lot		4	

PARKING STATS

- TOTAL PARKING SPACES WITHIN NEW PARKING AREA = 56
 a). 50 RESIDENT SPACES
 b). 6 SPACES REPLACING 6 LOST TO NEW DRIVEWAY ACCESS WITHIN EXISTING PARKING LOT
- TOTAL PARKING SPACES WITHIN EXISTING PARKING LOT = 152
 a). 148 EXISTING REGULAR SPACES
 b). 2 EXISTING BARRIER-FREE SPACES
 c). 2 NEW BARRIER-FREE SPACES

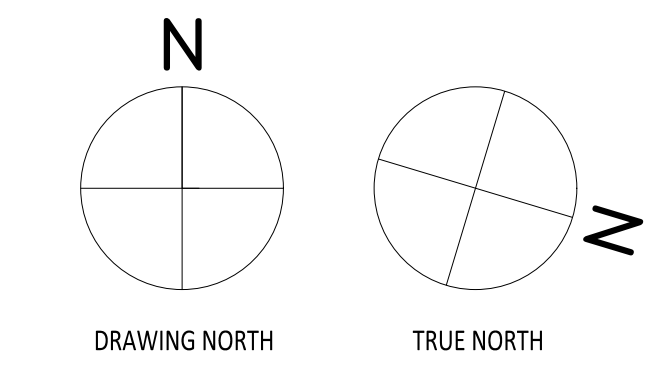
TOTAL PARKING SPACES ON SITE = 208 (INCLUDING 4 BARRIER-FREE SPACES)

PARTIAL SITE PLAN 'A'
SCALE 1:250

- All drawings are the property of the Architect and must be returned upon request.
- Contractor shall check all dimensions and report any discrepancies to the Architect before proceeding with the work.
- The contractor and/or engineer shall verify all footing elevations and soil bearing capacity prior to excavation and the commencement of work.
- DO NOT SCALE DRAWINGS

DRAWING CREDITS
 SURVEY INFORMATION TAKEN FROM AUTOCAD
 DRAWING PROVIDED BY STARLIGHT INVESTMENTS

TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20240336 DATE: May 6, 2024
 APPROVED BY: Bill Jean
 PRELIMINARY ZONING REVIEW



no.	date	revision
SY 2	FEB 29, 2024	ISSUED FOR COORDINATION
SY 1	DEC 19, 2023	ISSUED FOR SPA



owner
 IMH 145 & 147 WELLINGTON LTD.
 3280 BLOOR STREET WEST,
 SUITE 1400
 TORONTO, ONTARIO,
 CANADA M8X 2X3

project
 155 WELLINGTON STREET W.
 AURORA HIGH SCHOOL
 PARKING LOT

drawing
 PARKING PLAN

scale AS NOTED
 date FEBRUARY 2024
 drawn SY
 ch'd BB
 project number 16030

P-1



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 Peter Fan, Secretary-Treasurer, at pfan@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: 905-727-4771