



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2023-21

APPLICANT: GOTTARDO 404 (AURORA) INC

PROPERTY: 175 Eric T Smith Way, Aurora, ON L4G6J1

RELATED APPLICATIONS: C-2023-03, SP-2023-03

ZONING: E-BP (349) Business Park

PURPOSE: A Minor Variance Application has been submitted to facilitate a proposed 6 storey hotel, with 125 units, 23.4m of building height and 129 parking spaces.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

Parcel A (retained)

- 1) Section 10.2 of the Zoning By-law 6000-17 requires a minimum lot area of 1.0 HA.
 - i) The applicant is **proposing 0.894 HA.**
- 2) Section 10.2 of the Zoning By-law 6000-17 requires a minimum lot frontage of 60 meters.
 - i) The applicant is **proposing 0 meters.**
- 3) Section 10.2 of the Zoning By-law 6000-17 permits a maximum building height of 13.5 meters.
 - a) The applicant is **proposing 23.4 meters.**
- 4) Section 10.2 of the Zoning By-law 6000-17 requires a minimum landscaping from the north lot line of 3.0 meters.
 - a) The applicant is **proposing 0 meters.**

- 5) Section 10.2 of the Zoning By-law 6000-17 requires a minimum landscaping from the south lot line of 3.0 meters.
 - a) The applicant is **proposing 1.5 meters.**
- 6) Section 10.2 of the Zoning By-law 6000-17 requires a minimum landscaping from the west lot line of 3.0 meters.
 - a) The applicant is **proposing 1.8 meters.**
- 7) Section 5.4 of the Zoning By-law 6000-17 requires a minimum number of parking spaces of 152.
 - a) The applicant is **proposing 129 parking spaces.**
- 8) Section 10.2 of the Zoning By-law 6000-17 requires a minimum of loading spaces of 4.
 - a) The applicant is **proposing 1 loading space.**

Parcel B (severed)

- 9) Section 10.2 of the Zoning By-law 6000-17 requires a minimum lot area of 1.0 HA.
 - a) The applicant is **proposing 0.894 HA.**
- 10) Section 10.2 of the Zoning By-law 6000-17 requires a minimum lot frontage of 60 meters.
 - a) The applicant is **proposing 0 meters.**
- 11) Section 10.2 of the Zoning By-law 6000-17 requires a minimum landscaping from the west lot line of 3.0 meters.
 - a) The applicant is **proposing 1.65 meters.**
- 12) Section 10.2 of the Zoning By-law 6000-17 requires a minimum landscaping from the east lot line of 3.0 meters.
 - a) The applicant is **proposing 1.85 meters.**

Parcel C (severed)

- 13) Section 10.2 of the Zoning By-law 6000-17 requires a minimum lot frontage of 60 meters.
 - a) The applicant is **proposing 0 meters.**

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 13, 2023
TIME:	7:00 p.m.
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, Peter Fan, at PFan@aurora.ca **no later than 4:30pm on July 11th, 2023** 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>

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 13th, 2023.** 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 13th, 2023.**

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 29th DAY OF June 2023



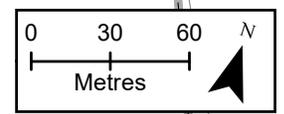
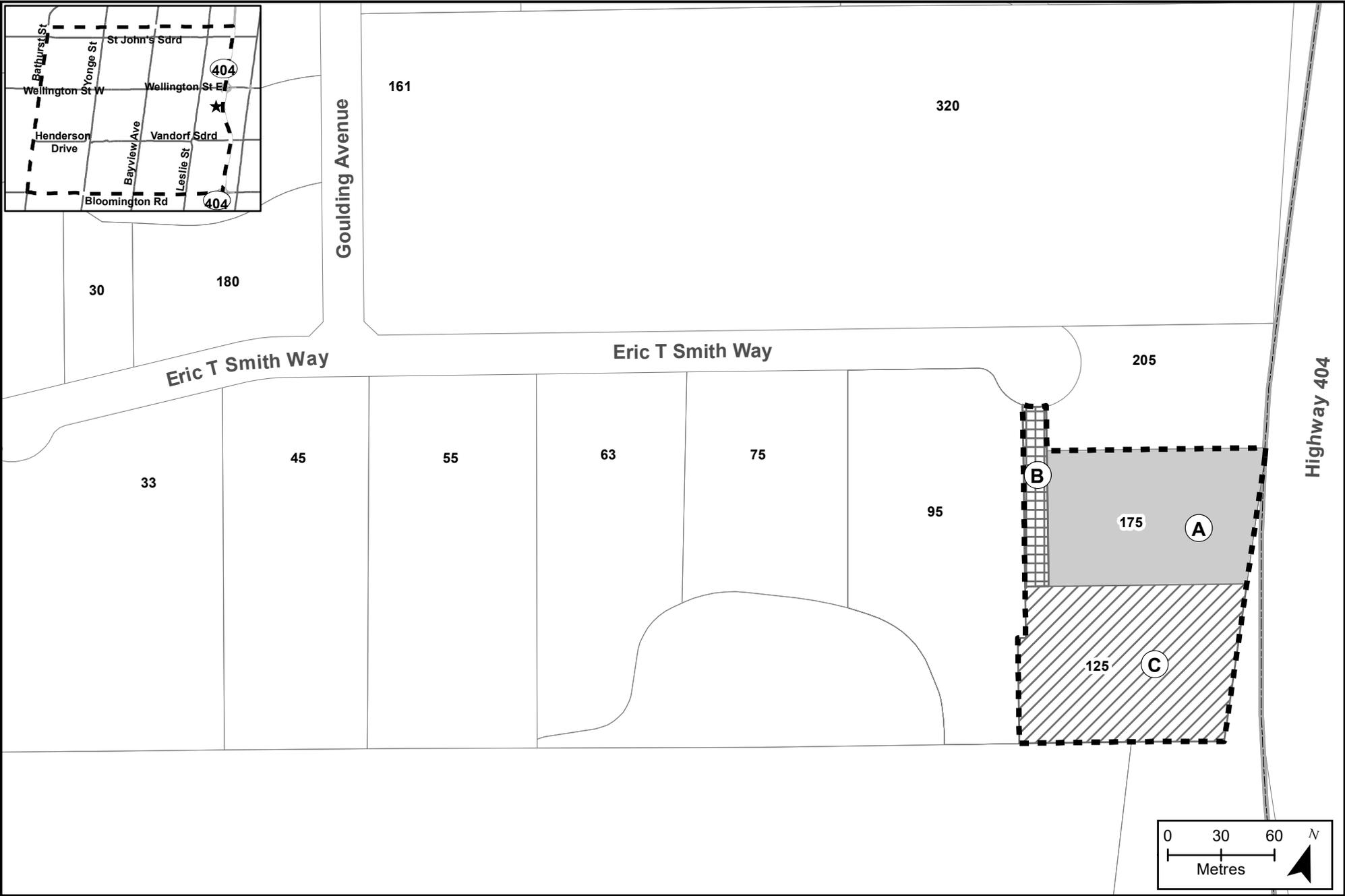
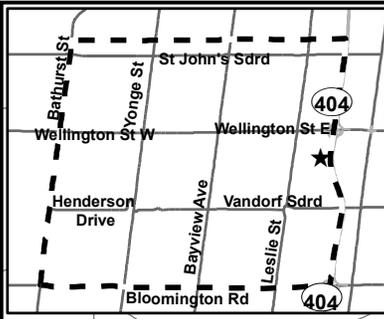
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

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
125 & 175 ERIC T SMITH WAY
FILE: C-2023-03
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **PARENT PARCEL**
 (125 & 175 ERIC T SMITH WAY)

 **PARCEL A - SEVERANCE**
 100% HOTEL OWNERSHIP GATTARDO HOTEL AND RESORT
 (2022) INC. (PARTS 3-10) (175 ERIC T SMITH WAY)

 **PARCEL B - SEVERANCE (TRANSFER)**
 50% OWNERSHIP (PARTS 1-2)

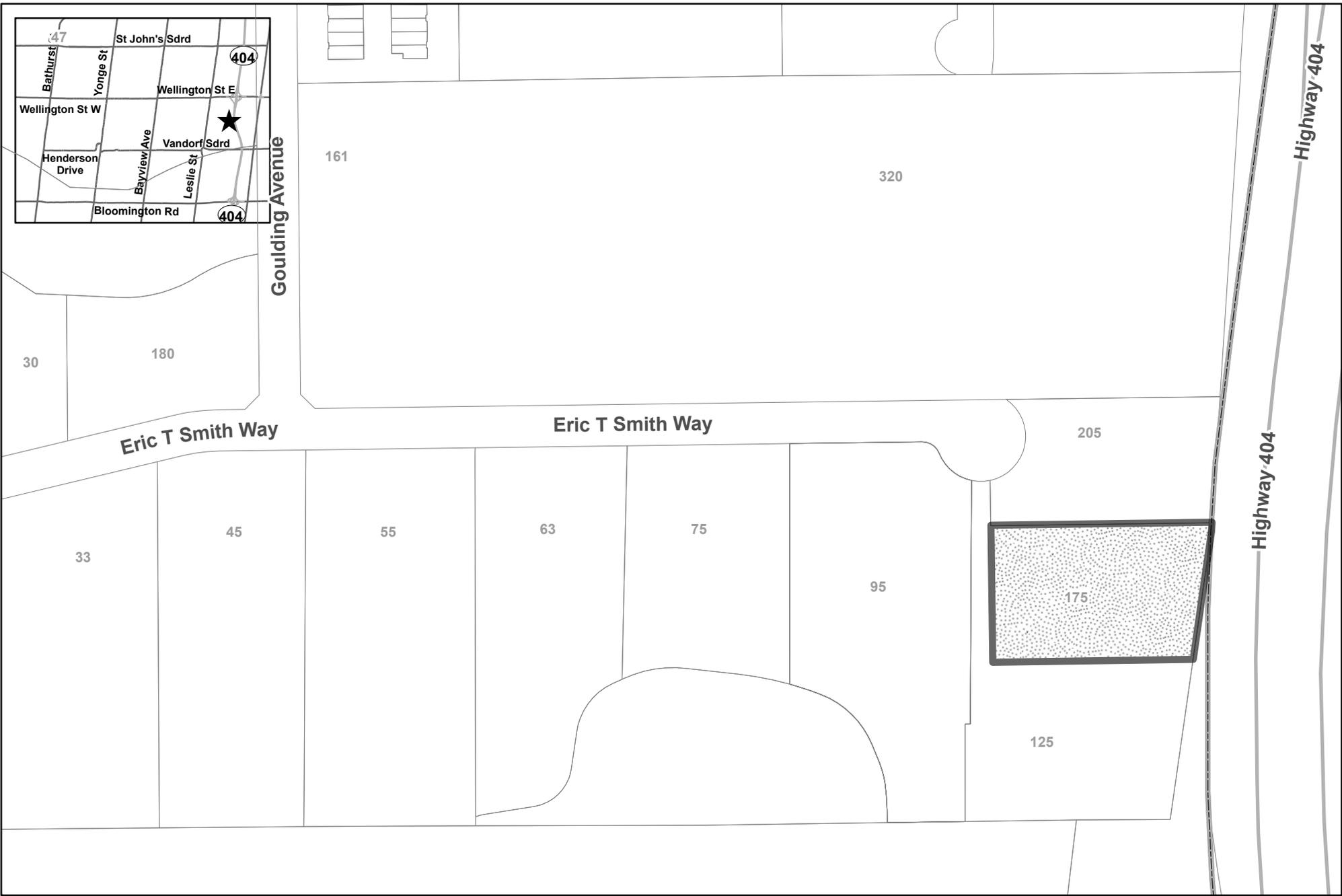
 **PARCEL C - RETAINED**
 100% SHERIFF CORPORATION (PARTS 11-14)
 (125 ERIC T SMITH WAY)



Map created by the Town of Aurora Planning and Development Services Department, 5/15/23. Base data provided by York Region & the Town of Aurora.



Goulding Avenue



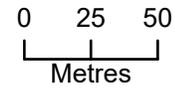
Highway 404

Highway 404

LOCATION MAP
175 ERIC T SMITH WAY
FILE: MV-2023-21
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT



SUBJECT LANDS



TOWN OF AURORA
 PLANNING & DEVELOPMENT SERVICES
 BUILDING DIVISION
 PERMIT NO.: PR20230579 DATE: Apr. 21, 2023
 APPROVED BY: *Bill Jean*
 PRELIMINARY ZONING REVIEW



1 NORTH ELEVATION
 A301 3/32" = 1'-0"

No.	By	Description	Date
1	SJ	SPA	23-02-08

ISSUANCE SCHEDULE

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

DEVELOPMENT CONSULTANT:
 API CONSULTANTS INC.
 1484 CORNWALL ROAD, UNIT 7
 OAKVILLE, ONTARIO L6J 7W5
 P: 905.337.7249

ARCHITECT:
 SAPIUS ARCHITECTS INC.
 55 ST. CLAIR AVE W., SUITE 205
 TORONTO, ONTARIO M4V 2Y7
 P: 905.510.0595

CLIENT:
 GOTTARDO GROUP OF COMPANIES
 277 PENNSYLVANIA AVE.
 CONCORD, ON L4K 5R9
 P: 905.761.7707



PROJECT
STAYBRIDGE SUITES
 HOTEL DEVELOPMENT

NEXT TO 205 ERIC T SMITH WAY
 LOT 3 AND PART OF BLK 11, PLAN 65M-4324

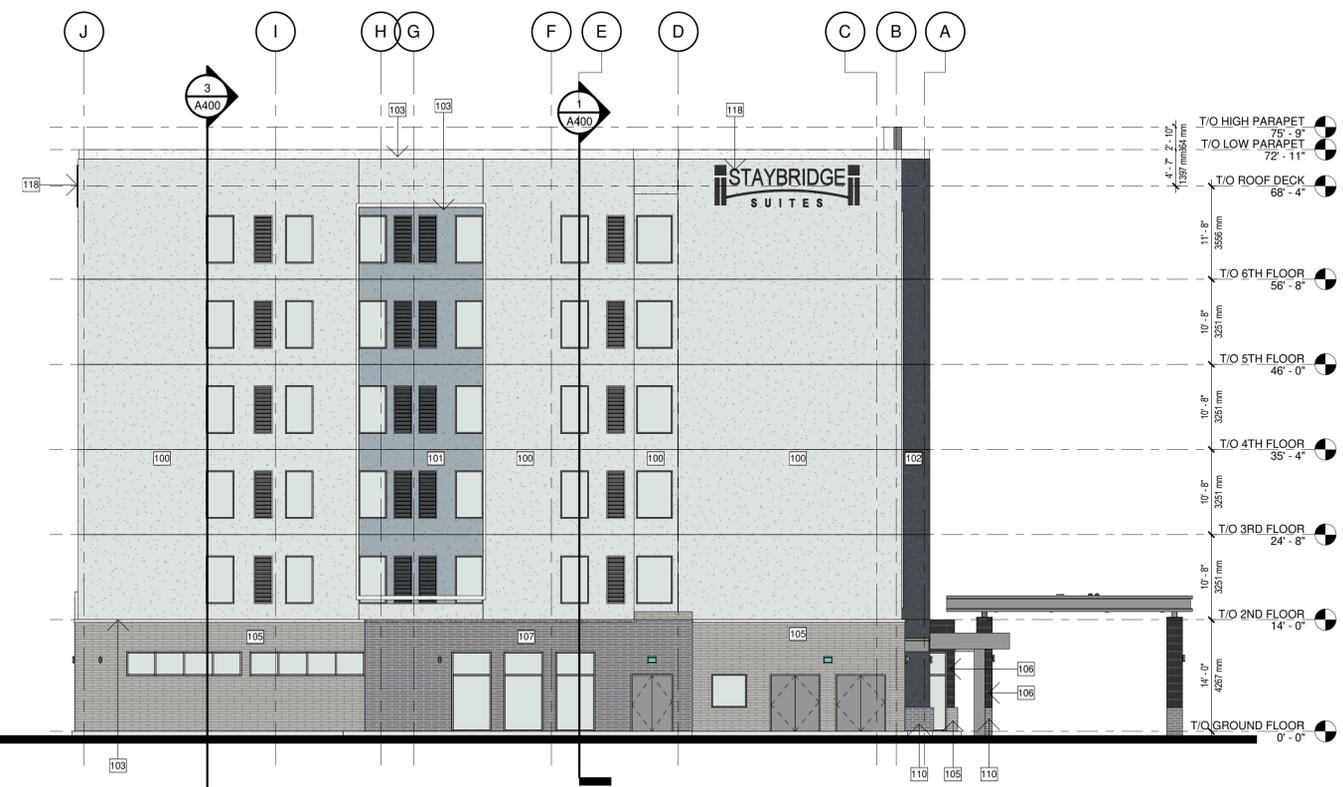
DRAWING TITLE
EXTERIOR ELEVATIONS (NORTH & EAST)

BY: SJ | CHECK: VP | ISSUED FOR: SPA
 PROJECT NO.: A22-013 | SHEET NO.:
 SCALE: 3/32" = 1'-0"
 ISSUE DATE: 23-02-XX

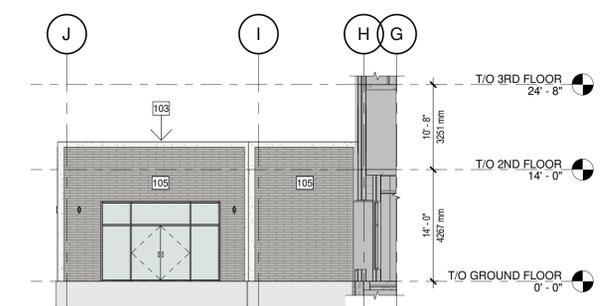
A301 | 1 SHEET
 ISSUE No.

EXTERIOR ELEVATION LEGEND

- 100 EIFS - SANDEX FINISH - ICED CUBE SILVER BY BENJAMIN MOORE
- 101 EIFS - SANDEX FINISH - PIKE'S PEAK GRAY BY BENJAMIN MOORE
- 102 EIFS - SANDEX FINISH - GRAVEL GRAY BY BENJAMIN MOORE
- 103 EIFS - SANDEX FINISH - CHANTILLY LACE BY BENJAMIN MOORE
- 105 SHOULDICE DESIGNER STONE - URBAN BRICK SMOOTH FINISH - COLOUR OXENDEN
- 106 EIFS - HORIZONTAL WOOD SIDING LOOK FINISH - BLACK BENJAMIN MOORE
- 107 SHOULDICE DESIGNER STONE - URBAN BRICK SMOOTH FINISH - COLOUR
- 110 SHOULDICE DESIGNER STONE - STRATA BRICK SMOOTH FINISH - COLOUR GALAXY
- 118 ILLUMINATED SIGNAGE - WALL MOUNTED AS PER BRAND STANDARD



2 EAST ELEVATION
 A301 3/32" = 1'-0"



3 EAST ELEVATION - COURTYARD
 A301 3/32" = 1'-0"

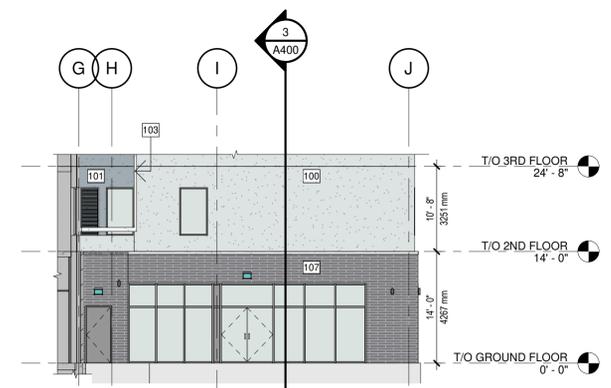
PLOT DATE: 2023-02-16 1:14:05 PM



1 SOUTH ELEVATION
A302 3/32" = 1'-0"



2 WEST ELEVATION
A302 3/32" = 1'-0"



3 WEST ELEVATION - COURTYARD
A302 3/32" = 1'-0"

No.	By	Description	Date
1	SJ	SPA	23-02-08

ISSUANCE SCHEDULE

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API CONSULTANTS INC.
1484 CORNWALL ROAD, UNIT 7
OAKVILLE, ONTARIO L6J 7W5
P: 905.337.7249

ARCHITECT:
SAPLYS ARCHITECTS INC.
55 ST. CLAIR AVE W., SUITE 205
TORONTO, ONTARIO M4V 2Y7
P: 905.510.0995

CLIENT:
GOTTARDO GROUP OF COMPANIES
277 PENNSYLVANIA AVE.
CONCORD, ON L4K 5R9
P: 905.761.7707

PROJECT NO. 218-111
ONTARIO ASSOCIATION OF ARCHITECTS
LUCAS BRONKHORST SAPLYS
LICENCE 6966
PROFESSIONAL CERTIFICATION

STAYBRIDGE SUITES
HOTEL DEVELOPMENT

NEXT TO 205 ERIC T SMITH WAY
LOT 3 AND PART OF BLK 11, PLAN 65M-4324

EXTERIOR ELEVATIONS (SOUTH & WEST)

BY: SJ | CHECK: VP | ISSUED FOR: SPA
PROJECT NO.: A22-013 | SHEET NO.:
SCALE: 3/32" = 1'-0"
ISSUE DATE: 23-02-XX

A302

1
SHEET
ISSUE No.

© SAPLYS ARCHITECTS INC.

EXTERIOR ELEVATION LEGEND

- 100 EIFS - SANDEX FINISH - ICED CUBE SILVER BY BENJAMIN MOORE
- 101 EIFS - SANDEX FINISH - PIKE'S PEAK GRAY BY BENJAMIN MOORE
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- 110 SHOULDICE DESIGNER STONE - STRATA BRICK SMOOTH FINISH - COLOUR GALAXY
- 118 ILLUMINATED SIGNAGE - WALL MOUNTED AS PER BRAND STANDARD

PLOT DATE: 2023-02-16 1:14:16 PM

Parcel A - HOTEL					
		Required	Provided	Delta	
1	Min. Lot Area	1 HA	0.894	-0.106	
2	Min. Lot Frontage	60m	0	-60.000	
3	Building HT	13.5m	23.4	9.9	
4	Loading Space	4	1.0	-3.0	
5	Required Parking	152	129	-23	84.7%
6	Landscape Buffer - North	3m	0	-3	
7	Landscape Buffer - South		1.5	-1.5	
8	Landscape Buffer - West		1.80	-1.20	
Parcel B - SHARED ROAD					
		Required	Provided	Delta	
1	Min. Lot Area	1 HA	0.135	-0.865	
2	Min. Lot Frontage	60m	13.3	-46.700	
3	Landscape Buffer - EAST	3m	1.85	-1.15	
4	Landscape Buffer - West		1.65	-1.35	
Parcel C - RETAINED LOT					
		Required	Provided	Delta	
1	Min. Lot Frontage	60m	0.000	-60.000	
2	Landscape Buffer - North	3	1.500	-1.500	

Reason for Not Complying
The Shared Road Parcel was subtracted from Lot Area as it will have 50% ownership by Parcel A & C
Access is granted over Parcel B Frontage. Therefor no frontage directly
The Hotel Adjacent to the this Parcel is 6 Storey's
Hotel don't ship and receive goods on a regular Basis so from an opertational Perspective 1 is only needed
A Parking Study was prepared in support of a reducing the paved area on site.
The Lot was purposely sized to share the 3m Landscape buffer to the North. (Same Ownership)
The Lot Intend on Sharing the a landscape buffer to the south which combined will be 3m
We are sharing a landscape buffer with the Shared Road. When combined we we are greater then 3m
The Shared Road Parcel was deducted Hotel Lands. This Lot will be mutulay owned by Parcel A & C
This Frontage Exist today.
We are sharing a landscape buffer with the Hotel Lands. When combined we we are greater then 3m
The Private shared Road width only allows for reduced Landscape Buffers.
Access is granted over Parcel B Frontage. Therefor no frontage directly
This is being requested with the intention of Sharing it with the North Parcel



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