

COMMITTEE OF ADJUSTMENT STAFF REPORT

DATE: November 4, 2020

FROM: Rosanna Punit

RE: Minor Variance Application
5011097 Ontario Inc.
150 Addison Hall Circle
Block 12, Plan 65M-4650
File #: MV 2020-20
Related Application: Site Plan SP-2020-03

1. APPLICATION

The owner/applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to permit the construction of a one storey industrial building. The following relief is being requested:

- a) Section 5.5.4 d) of the Zoning Bylaw 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. The applicant is proposed two (2) driveways in number with a width of nine (9.0) metres.

BACKGROUND

Subject Property and Area Context

The subject lands, municipally known as 150 Addison Hall Circle, is located on the northwest corner of Addison Hall Circle, south of St. Johns's Sideroad, north of Wellington Street, east of Leslie Street and west of Highway 404. The subject lands have an approximate area of 2.4 acres (9712.5 m²) and an approximate frontage of 92 m (303 ft). The subject lands are currently vacant with no vegetation.

Proposal

The applicant is proposing a one-storey industrial building with a gross floor area of approximately 3,440 m² (37,031 ft²) including a mezzanine (see Appendix 'B'). The minor variance relates to the proposed two driveways providing access to the property from Addison Hall Circle, each with a width of 9.0m. In the minor variance application the applicant advised that the reason for the increased driveway width is for loading area and fire access.

Official Plan

The subject lands are designated 'Business Park 1', by the Aurora Northeast (2C) Secondary Plan (OPA No. 73). Developments within the Business Park 1 are to accommodate lower order prestige industrial uses, with larger building footprints, larger parking areas and loading facilities, within the interior of the Business Park. Prestige industrial uses, include: enclosed warehousing, limited product distribution services, research and development facilities, communications facilities and manufacturing and processing deemed not to be obnoxious by reason or dust, odour, fumes, particulate matter, noise and/or excessive vibrations.

Zoning

The subject lands are zoned 'Employment Business Park Exception 443 [E-BP(443)] Zone' by the Town of Aurora Zoning By-law 6000-17, as amended, which permits industrial uses. The exception 443 allows for an additional principal permitted use of a medical office/clinic with site specific zone standards.

Preliminary Zoning Review

A Preliminary Zoning Review (PZR) has been completed by the Building Division on September 21, 2020. The PZR identified the required variance and no other non-compliance was identified.

Related Planning Applications

A Site Plan Application (File # SP-2020-03) is under review at this time. Comments have been addressed from all departments with the exception of the Zoning Department which has identified the driveway width non-compliance for which the requested variance is being sought.

2. REVIEW & COMMENTS

The minor variance application was circulated to Town divisions and applicable external agencies for review and comment. The following is a list of comments provided:

Planning Comments

Planning Staff have evaluated the Minor Variance Application MV-2020-20 pursuant to the prescribed tests as set out in Section 45(1) of the *Planning Act*, as follows:

a) The proposed variance meets the general intent of the Official Plan

The increased width to the driveway has been requested to accommodate loading trucks and fire truck access.

Planning Staff are of the opinion that the increased widths for both driveways, will provide for convenient vehicular movement onsite to loading spaces and safe movements for a fire truck. The loading areas are recognized as a function of the Business Park area. As such, Staff are of the opinion that the variance meets the general intent of the Official Plan.

b) The proposed variance meets the general intent of the Zoning By-law

Section 5.5.4 d) of the Zoning By-law limits the number of driveways to two (2) and regulates the width and design of driveways to ensure that there is satisfactory space for anticipated vehicular access and movements and parking areas, to provide adequate space for landscaping and the placement of utilities, to ensure there are no adverse impacts on sidewalks or roadways, and to ensure that the development is compatible with the surrounding area.

Planning Staff acknowledge that the Zoning By-law states that the number of driveways shall not exceed two (2) and note that the applicant has complied with this requirement. The increase of driveway width from 7.5m to 9.0m is to allow for the movement of fire trucks as well as loading trucks and general safety of turning into and out of the property.

Planning Staff are therefore of the opinion that the increased width for each driveway will not result in any negative impacts and are of the opinion that the general intent of the Zoning By-law will be met.

c) The variance is considered desirable for the appropriate development of the lot

Since the driveways will be shared with regular passenger vehicles (i.e., cars/vans) and large commercial trucks, the increased width would allow for safe turning movements for both types of vehicles. The increase in driveway width also allows for safe movements for loading trucks and fire trucks into and out of the site, as these vehicles require a larger turning radius. Staff are of the opinion that the variance as proposed is considered to be desirable for the appropriate development and use of the lot.

d) The variance is considered minor in nature

The increased driveway widths are intended to allow for safe and efficient inbound and outbound traffic movements, specifically for loading trucks, fire trucks and other large trucks. Planning Staff are of the opinion that the requested variance will not have a

negative impact on the overall business park area or on the subject lands. Staff are of the opinion that the proposed variance is minor in nature.

Department and Agency Comments

Department / Agency	Comments Provided
Engineering Services	No concerns with the proposed minor variance.
Building Division	Preliminary Zoning Review conducted. No comments provided specifically on the application at the time of writing of this report.
Accessibility Advisor	No concerns with the proposed minor variance.
Operational Services - Parks Division	No concerns with the proposed minor variance.
The Regional Municipality of York	No concerns with the proposed minor variance.
Alectra Utilities	No concerns with the proposed minor variance.

Public Correspondence

Written submissions were not received at the time of writing of this report. Should additional written submissions be received after the writing of this report, the Secretary Treasurer will provide the submission(s) to Committee members at the meeting.

Staff recommend that the Committee consider public input in reaching a decision.

4. CONCLUSION

Planning staff have reviewed the application with respect to the Section 45(1), of the Planning Act, R.S.O., 1990, c.P.13, as amended, and recommend approval subject to conditions of approval. Please refer to Appendix 'A' for recommended conditions of approval for the requested variance.

5. ATTACHMENTS

Appendix 'A' - Recommended Conditions of Approval
Appendix 'B' - Site Plan

Appendix 'A' – Recommended Condition of Approval

The following condition is required to be satisfied should application MV-2020-20 be approved by the Committee of Adjustment:

1. That the variance only applies to the subject property, in substantial conformity with the plan(s) attached as 'Appendix B' to this Staff Report, with respect to the configuration and location of the driveways, to the satisfaction of the Director of Planning and Development Services.

OBC 2012 MATRIX FOR BLOCK 12

ONTARIO BUILDING CODE DATA PART 3										OBC REFERENCE		
1	Project Description: <div><div><input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration</div><div><input type="checkbox"/> Part 11 11.1 to 11.4</div><div><input checked="" type="checkbox"/> Part 3 1.1.2</div><div><input type="checkbox"/> Part 9 1.1.2 9.10.1.3</div></div>											
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 <div><input checked="" type="checkbox"/> entire building <input type="checkbox"/> basement only <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required</div>					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 (FRR)	Horizontal Assemblies FRR (Hours) Floors 0 Hours Roof 0 Hours Mezzanine 0 Hours FRR of Supporting Members Floors 0 Hours Roof 0 Hours Mezzanine 0 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. Constr.	
	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:

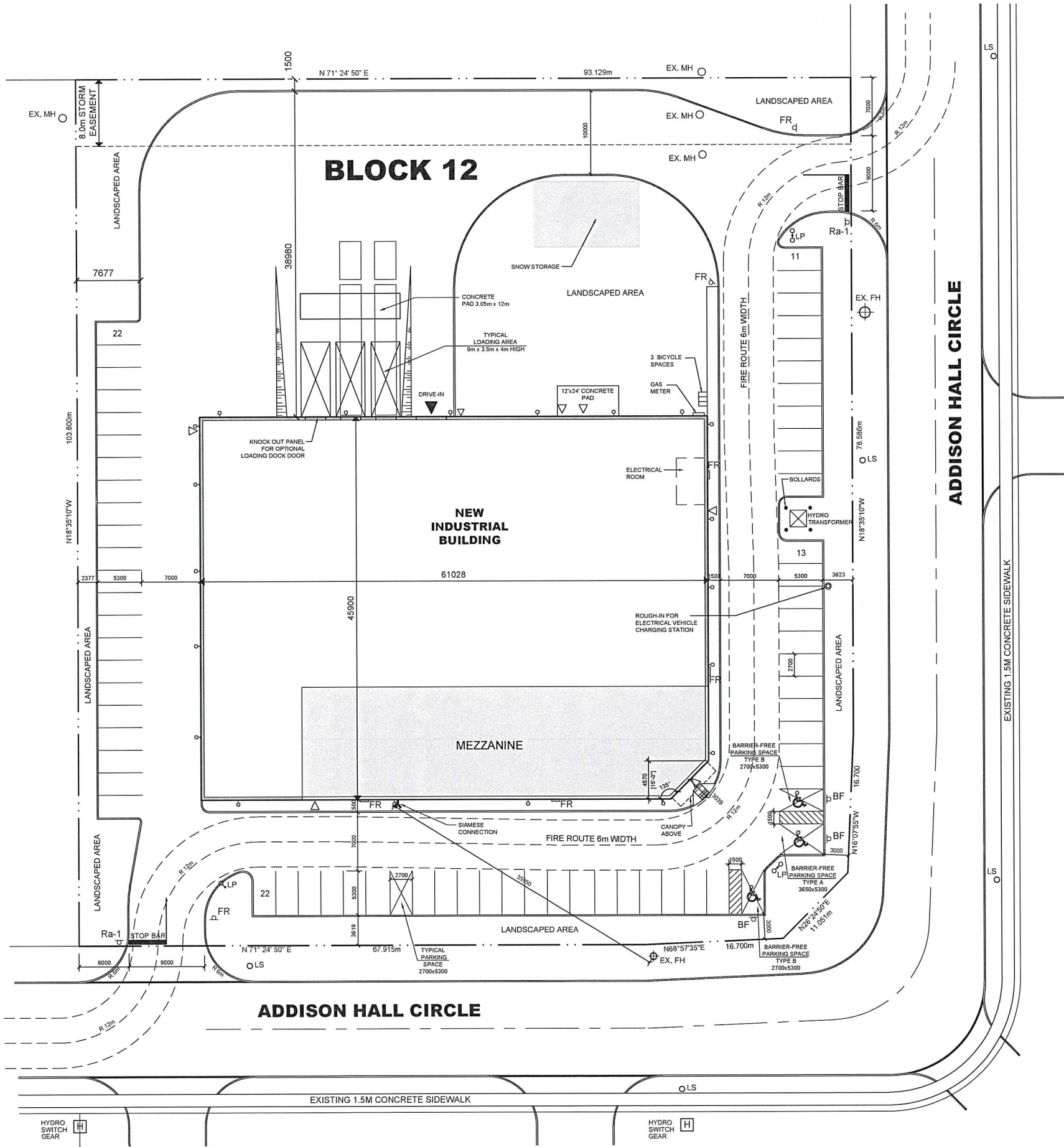
BLOCK 12
REGISTERED PLAN 65M-4650
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

LEGEND:

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

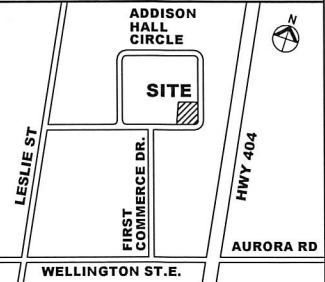
NOTE:

GARBAGE SHALL BE STORED
INTERNAL TO THE BUILDING

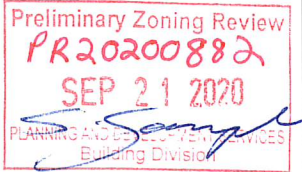


PROJECT NORTH TRUE NORTH

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



KEY PLAN



NO.	REVIS	BY	DATE
1	PER SPA COMMENTS	IP	07.03.20



INDUSTRIAL BUILDING
ADDISON HALL CIRCLE
BLOCK 12

TOWN OF AURORA, ONTARIO

SITE PLAN

ONTARIO ASSOCIATION ARCHITECTS THOMAS GLUCK LICENCE 2819	DRAWN: IP CHECKED: TG SCALE: 1/250 DATE: 21 JANUARY 2020 PROJECT No: 2005 DRAWING No:
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A-1.0