



**Town of Aurora  
Committee of Adjustment  
Meeting Agenda**

**Date:** Thursday, October 10, 2024  
**Time:** 7 p.m.  
**Location:** Video Conference

Meetings are available to the public via live stream on the [Town's YouTube channel](#). To participate electronically, please visit [aurora.ca/participation](http://aurora.ca/participation).

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	<b>Pages</b>
<b>1. Call to Order</b>	
<b>2. Land Acknowledgement</b>	
<b>3. Approval of the Agenda</b>	
That the Agenda as circulated by the Secretary-Treasurer be approved.	
<b>4. Declarations of Pecuniary Interest and General Nature Thereof</b>	
<b>5. Receipt of the Minutes</b>	
<b>5.1 Committee of Adjustment Meeting Minutes of September 12, 2024, Meeting Number 24-09</b>	<b>1</b>
That the Committee of Adjustment Minutes from Meeting Number 24-09 be adopted as circulated.	
<b>6. Presentation of Applications</b>	
<b>6.1 MV-2024-24 - Vata Holding Ltd. - 5 Vata Court</b>	<b>8</b>
<b>6.2 MV-2024-25 - 2209640 Ontario Ltd. - 95 Dunning Ave</b>	<b>16</b>
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<b>6.4 MV-2024-28 - Risk - 15 Tyler St</b>	<b>43</b>
<b>7. New Business</b>	
<b>8. Adjournment</b>	



**Town of Aurora**  
**Committee of Adjustment**  
**Meeting Minutes**

**Date:** Thursday, September 12, 2024

**Time:** 7 p.m.

**Location:** Video Conference

**Committee Members:** David Mhango (Chair)  
Chris Polsinelli  
Michael Visconti  
Julian Yang

**Members Absent:** Jane Stevenson (Vice Chair)

**Other Attendees:** Peter Fan, Secretary-Treasurer, Committee of Adjustment  
Antonio Greco, Senior Planner

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**1. Call to Order**

That the meeting be called to order at 7:04 PM.

**2. Land Acknowledgement**

The Town of Aurora acknowledges that the Anishinaabe (A-nishshaw-na-bee) lands on which we live, and work are the traditional and treaty territory of the Chippewas of Georgina Island, as well as many other Nations whose presence here continues to this day. As the closest First Nation community to Aurora, we recognize the special relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands, and as a municipality we join them in these responsibilities.

We further acknowledge that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 as well as the Williams Treaties of 1923.

A shared understanding of the rich cultural heritage that has existed for centuries, and how our collective past brought us to where we are today, will help us walk together into a better future.

**3. Approval of the Agenda**

**Moved by Julian Yang**

**Seconded by Michael Visconti**

That the Agenda as circulated by the Secretary-Treasurer be approved.

**Carried**

**4. Declarations of Pecuniary Interest and General Nature Thereof**

None.

**5. Receipt of the Minutes**

**5.1 Committee of Adjustment Meeting Minutes of August 8, 2024, Meeting Number 24-08**

**Moved by Michael Visconti**

**Seconded by Julian Yang**

That the Committee of Adjustment Minutes from Meeting Number 24-08 be adopted as printed and circulated.

**Carried**

**6. Presentation of Applications**

**6.1 MV-2024-01 - Liu - 2007 Vandorf Sideroad**

Planning Staff are requesting a deferral of the above noted minor variance application for 2007 Vandorf Sideroad (MV-2024-01).

Additional time is needed for the Ontario Ministry of Transportation (MTO) to review the subject application. The MTO has identified that a portion of the proposed development is within the required setback from the MTO

property line and requires that the proposal be revised to ensure that no development is within the setback.

**Moved by** Julian Yang

**Seconded by** Chris Polsinelli

That the Minor Variance Application MV-2024-01 be DEFERRED

**Carried**

## **6.2 MV-2024-20 - Irvine - 313 Ridge Rd**

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate the construction of a one-storey addition to the easterly side of the existing dwelling, a front covered porch, an expansion to the existing outdoor rear deck and a one storey workshop/garage addition to the westerly side of the existing dwelling. The following relief is being requested:

- 1) Section 14.1 of the Zoning By-law states no person shall use the land, including expanding, enlarging or otherwise altering an existing use, building or structure, for any use other than a use legally existing as of November 15, 2001, without amendment to, or relief from the Zoning By-law.
  - a) The applicant is proposing to construct a one-storey addition, covered porch and deck that did not exist prior to November 15, 2001, thereby requiring a minor variance.
  
- 2) Section 14.1.b(i) of the Zoning By-law requires a minimum exterior side yard of 15.0 metres.
  - a) The applicant is proposing a one-storey addition and deck, which is 12.6 metres to the exterior side property line, thereby requiring a variance of 2.4 metres.
  
- 3) Section 14.1.b(i) of the Zoning By-law requires a minimum front yard of 15.0 metres.

- a) The applicant is proposing a one-storey garage addition, which is 13.8 metres to the front property line, thereby requiring a variance of 1.2 metres.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Kristen Aleong and Katie Rose. The agent provided a brief introduction and presentation to their application.

The Chair invited members of the public to provide comments. There were no public delegates in attendance for this application.

The Committee requested clarification on whether the agent or applicant agrees with the conditions outlined in the staff report. Additionally, the Committee inquired if the proposed addition would necessitate the installation of a new septic system.

**Moved by** Michael Visconti

**Seconded by** Julian Yang

That the Minor Variance application MV-2024-20 be APPROVED

**Carried**

### **6.3 MV-2023-44 - The Biglieri Group - 100 Goulding Avenue**

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate the development of a 3-storey industrial/office building with accessory restaurant use. The proposed site plan is attached as Appendix 'B' to this report for reference.

The following relief is being requested:

1. Section 10.2 of the Zoning By-law 6000-17 states that the maximum building height be 13.5 metres. The applicant is proposing 17.3 metres, thereby requiring a variance of 3.8 metres.
2. Section 24.338.2.1 of the Zoning By-law 6000-17 states that the maximum Floor Area Ratio for Office Use to be 17%. The applicant is proposing 35%, thereby requiring a variance of 18%.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Shilpi Saraf-Uiterlinden. The agent provided a brief introduction and presentation to their application.

The Chair invited members of the public to provide comments. There were no public delegates in attendance for this application.

The Committee asked Town staff to explain the rationale behind the 17% Floor Area Ratio specified in the Zoning By-law. They also inquired about the number of parking spaces provided both above and below ground, as well as the type of restaurant planned for the proposed space.

**Moved by** Chris Polsinelli

**Seconded by** Julian Yang

That the Minor Variance Application MV-2023-44 be APPROVED

**Carried**

#### **6.4 C-2024-02 - Cornerstone Growth Investment Corp. - 31 Kennedy St. W**

The purpose of the proposed consent application is to sever the subject lands with frontages along Kennedy Street West as follows (see Appendix 'B'):

**1) Proposed Severed Lands:**

- a) Part 1 of the Draft Plan of Severance (western portion)
- b) A lot area of 432.7 m<sup>2</sup> (4650 ft<sup>2</sup>) and a lot frontage of 15.26 m (50.1 ft)

**2) Proposed Retained Lands:**

- a) Part 2 of the Draft Plan of Severance (eastern portion)
- b) A lot area of 446.7 m<sup>2</sup> (4808.2 ft<sup>2</sup>) and a lot frontage of 15.25 m

The Chair invited the Applicant or Owner to address the Committee. In attendance was the owner Meaghan Li. The owner provided a brief introduction and presentation to their application.

The Chair invited members of the public to share their comments. One public delegate, David Fletcher, was present for this application. David spoke in opposition to the proposal, citing concerns about the neighborhood's overall appearance, as well as its historic and heritage elements.

The Committee asked staff how stormwater and runoff would be managed if the application were approved. They also noted that, under Bill

23, the applicant could potentially proceed with their proposed development without the need for consent. The Committee sought clarification on why the applicant is currently seeking a severance. The Committee also inquired about the laneway, specifically whether the proposed development would affect access and municipal services. They also inquired to the applicant in whether she would consider the plans provided by one of the letters of opposition for a development of 16 Townhouses.

**Moved by** Chris Polsinelli

**Seconded by** Michael Visconti

That the Consent Application C-2024-02 be APPROVED

**Carried**

**6.5 MV-2024-17, MV-2024-18 - Cornerstone Growth Investment Corp - 31 Kennedy St. W**

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate the creation of one (1) new residential lot through Consent Application C-2024-02. The following relief is being requested:

**1) MV-2024-17 – Part 1 – Proposed Severed Lot (western portion):**

- a) Section 7.2 of the Zoning By-law requires a minimum lot area of 460.0 m<sup>2</sup>. The applicant is proposing a lot area of 432.7 m<sup>2</sup>.

**2) MV-2024-18 – Part 2 – Proposed Retained Lot (eastern portion):**

- a) Section 7.2 of the Zoning By-law requires a minimum lot area of 460.0 m<sup>2</sup>. The applicant is proposing a lot area of 446.7 m<sup>2</sup>.
- b) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard of 1.5 m. The existing one-storey detached dwelling is 1.2 m to the proposed interior side property line.

The Chair invited members of the public to share their comments. One public delegate, David Fletcher, was present for this application. David spoke in opposition to the proposal, citing concerns about the neighborhood's overall appearance, as well as its historic and heritage elements.

The Committee asked staff how stormwater and runoff would be managed if the application were approved. They also noted that, under Bill 23, the applicant could potentially proceed with their proposed development without the need for consent. The Committee sought clarification on why the applicant is currently seeking a severance. The Committee also inquired about the laneway, specifically whether the proposed development would affect access and municipal services. They also inquired to the applicant in whether she would consider the plans provided by one of the letters of opposition for a development of 16 Townhouses.

**Moved by** Chris Polsinelli

**Seconded by** Michael Visconti

That the Minor Variance Application MV-2024-17 be APPROVED

**Carried**

**Moved by** Michael Visconti

**Seconded by** Chris Polsinelli

That the Minor Variance Application MV-2024-18 be APPROVED

**Carried**

**7. New Business**

None.

**8. Adjournment**

**Moved by** Julian Yang

That the meeting be adjourned at 9:14PM.

**Carried**





100 John West Way  
Aurora, Ontario  
L4G 6J1  
(905) 727-3123  
aurora.ca

Town of Aurora  
**Committee of Adjustment Report**  
No. MV-2024-24

**Subject:** **Minor Variance Application**  
Vata Holding Limited  
5 Vata Court  
PLAN 10328 LOT 31  
File: MV-2024-24

**Prepared by:** **Felix Chau, Planner**

**Department:** Planning and Development Services

**Date:** October 10, 2024

## Application

The owner is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate overnight accommodation within the "Pet Services" permitted use. The following relief is being requested:

- a) Section 3 of Zoning By-law 6000-17 under the definition of "Pet Services" does not allow for overnight accommodation for animals. The applicant is proposing overnight accommodations for animals.

## Background

### Subject Property and Area Context

The subject property is located east of Edward Street and south of Engelhard Drive, on the east end of the Vata Court cul-de-sac. The subject property has an area of approximately 4,046.9 m<sup>2</sup> (43,560 ft<sup>2</sup>) and a frontage of roughly 24 m (79 ft) on Vata Court. The subject property contains an industrial building.

### Proposal

The applicant is requesting a minor variance application to permit overnight accommodation within the "Pet Services" permitted use, specifically for unit nine (9) of the industrial building. The existing tenant, "C & D Pet Hotel Inc.", currently provides

services including pet grooming and daycare and is looking to add overnight pet boarding services to their operation. No physical exterior changes to the existing industrial building or subject property are proposed in this application.

### **Official Plan**

The subject property is designated “General Industrial” by the Town of Aurora Official Plan. This designation is intended to ensure long-term protection and continued evolution of existing industrial areas in the Town. A broad range of employment opportunities as well as ancillary service and small-scale retail uses are permissible.

### **Zoning**

The subject property is zoned “E2 – General Employment Zone” under Zoning By-law 6000-17, as amended. This zoning permits pet services and various employment-related uses.

### **Preliminary Zoning Review**

A Preliminary Zoning Review (PZR) has been completed by the Town of Aurora’s Building Division. The PZR identified the required variance, and no other non-compliance was identified.

### **Applicant’s stated reason(s) for not complying with the Zoning By-law**

As stated on the application form, the applicant is looking to add overnight pet boarding services to their existing business. The applicant indicates that without overnight pet boarding services, the business has suffered substantial losses since leasing the unit in October 2022, as the original business plan and proforma included revenues from overnight pet boarding.

### **Planning Comments**

Planning Staff have evaluated Minor Variance Application MV-2024-24 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 subject property is designated “General Industrial” by the Town of Aurora Official Plan. This designation is intended to ensure the long-term protection and continued evolution of existing, older industrial areas. Within this designation, a broad range of

employment opportunities as well as ancillary service and small-scale retail uses are permissible.

The proposed variance which requests to add overnight accommodations to a “Pet Services” use conforms to the Official Plan and provides for a service commercial use that is permitted under the General Industrial designation. Additionally, the proposed variance will contribute to the Town’s economic growth and generate local job opportunities. Planning staff are of the opinion that the requested minor variance maintains the general intent and purpose of the Official Plan.

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

The subject lands are zoned “E2 – General Employment” by Zoning By-law 6000-17, as amended, which permits a wide variety of uses such as pet services, industrial uses, offices, food processing establishments, fitness centres, and repair shops. The “Pet Services” use, as defined by Zoning By-law 6000-17, means premises used for the aesthetic care, animal daycare or training facility of animals or birds intended for the use as domestic household pets and shall be placed within a wholly enclosed building. Animal daycare will not include overnight accommodation.

As previously mentioned, the existing tenant, “C & D Pet Hotel Inc.”, currently provides services including dog grooming and daycare in Unit 9 of the industrial building. The tenant is proposing to add overnight boarding services to their business operation. Currently, there is a total of 12 partition for dogs which will remain at the business. Furthermore, the maximum number of dogs that can be accommodated overnight is 12. There are no physical exterior changes to the existing industrial building or subject property. The proposed overnight accommodation use will be accessory to the existing primary Pet Services use. The proposed use relates to caring for domestic animals, which is consistent with other uses currently permitted in the General Employment (E2) Zone.

A variance to permit overnight accommodation at the subject property is in keeping within the range of permitted uses in the E2 Zone, and it is an essential element of subject business which has been foregone due the zoning requirements. Staff are of the opinion that the subject variance maintains the general intent and purpose of the Zoning By-law.

**c) The proposed variance is considered desirable for the appropriate development of the land**

The subject property is located in an industrial area within the Town that predominantly contains employment, industrial, and manufacturing uses. The industrial building currently contains four (4) tenants: a dance studio, a meat packing facility, a sign manufacture, and the subject pet services shop. No other business within the building operates overnight. Furthermore, the subject business is located within an end unit of the industrial building, which mitigates potential noise impacts.

The proposed variance also demonstrates the vision and fundamental principles outlined in the Official Plan through the “Advancing the Economy” principle. This speaks to encouraging a competitive business environment and ultimately advancing and sustaining Aurora’s long-term economic prosperity. The business currently employs three employees and with the addition of the overnight accommodation function, the applicant has indicated that an additional one to two night shift staff will be hired. The proposed minor variance application allows for the enhancement of a local business and the ability to live, work, and play within the Town of Aurora. Staff believe that the variance is considered desirable for the appropriate development of the land.

**d) The proposed variance is considered minor in nature**

The request to permit overnight accommodation for the “Pet Services” permitted use is minor in nature and will not negatively impact the industrial building or surrounding area. The subject variance to permit overnight accommodation use inside the premises is considered to maintain the integrity of the Official Plan and Zoning Bylaw. It is not considered to impact the surrounding neighbourhood. Furthermore, no physical changes to the building or parking are proposed or required.

Given the types of uses immediately surrounding the proposed location of the business, their hours of operation, and the fact that no forms of residential development exist within a 200 m radius of the subject property, the proposed use of the subject property will not detract from the overall site and surrounding area’s employment/industrial character. Overall, staff considers the proposed variances minor in nature

## Additional Comments

The minor variance application was circulated to Town Department/Divisions and to external agencies for review and comment. The following comments were provided:

Department or Agency	Comments
Building Division	Preliminary Zoning Review completed. No objection.
Engineering Division	No objection.
Operational Services (Parks)	No objection.
Operations (Public Works)	No objection.
Central York Fire Services	No objection.
York Region	No objection.
LSRCA	No objection.

## Public Correspondence

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

## Conclusion

Planning Staff have reviewed the application with respect to Section 45 (1) of the Planning Act, R.S.O., 1990, c.P.13, as amended, and believe that the requested variance meets the four tests of the Planning Act for granting minor variances. Staff recommend approval of the requested variance subject to the condition outlined in Appendix 'A'.

## Attachments

Appendix 'A' – Recommended Conditions of Approval

Appendix 'B' – Site Plan

Appendix 'C' – Floor Plan

**Appendix 'A' – Conditions of Approval**

## Planning and Development Services:

1. That the variance only applies to the subject property in conformity with the plans attached as 'Appendix B' to this Staff Report, to the satisfaction of the Director of Planning and Development Services or designate.

Grades at property lines are to be met within a 3:1 maximum slope.

Parking lots and entrances must be constructed such that they have a structural equivalency of:

- 3" Hot Mixed, Hot-Laid Asphalt (1" H.L. 3 and 2" H.L. 8)
- 6" Granular "A"
- 12" Granular "C"

or the applicant may have a qualified engineering soils consultant submit a pavement design for consideration. It will, however, be necessary for the applicant to engage the services of a testing firm to confirm adherence to the applicable specifications during construction.

Granular materials must meet M.T.C. specifications (Form 1010) and must be compacted to 100% Standard Proctor. Embankment material must be compacted to a minimum of 95%. Asphalt work must conform with M.T.C. Forms 310, 310A, 1000, 1003, 1301 and 1103.

All property lighting shall be directed internally so as not to create an annoyance for neighbouring properties.

Street curb lines across entrances are to be depressed Type "C". The entrance curbing must have an acceptable transition into the Type "C" barrier curb on either side of the entrance. All curb work must conform with M.T.C. Forms 109, 904, 1000, 1002, 1301, 1302, 1305 and 1306.

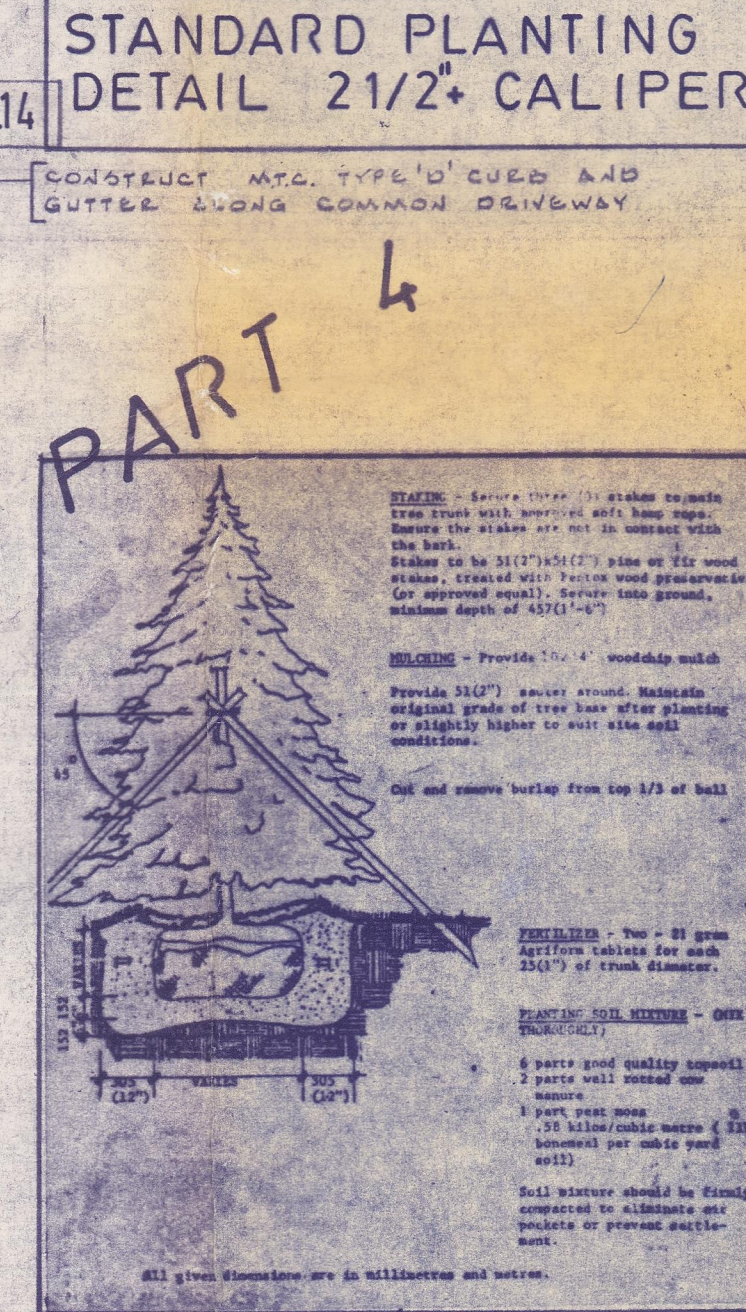
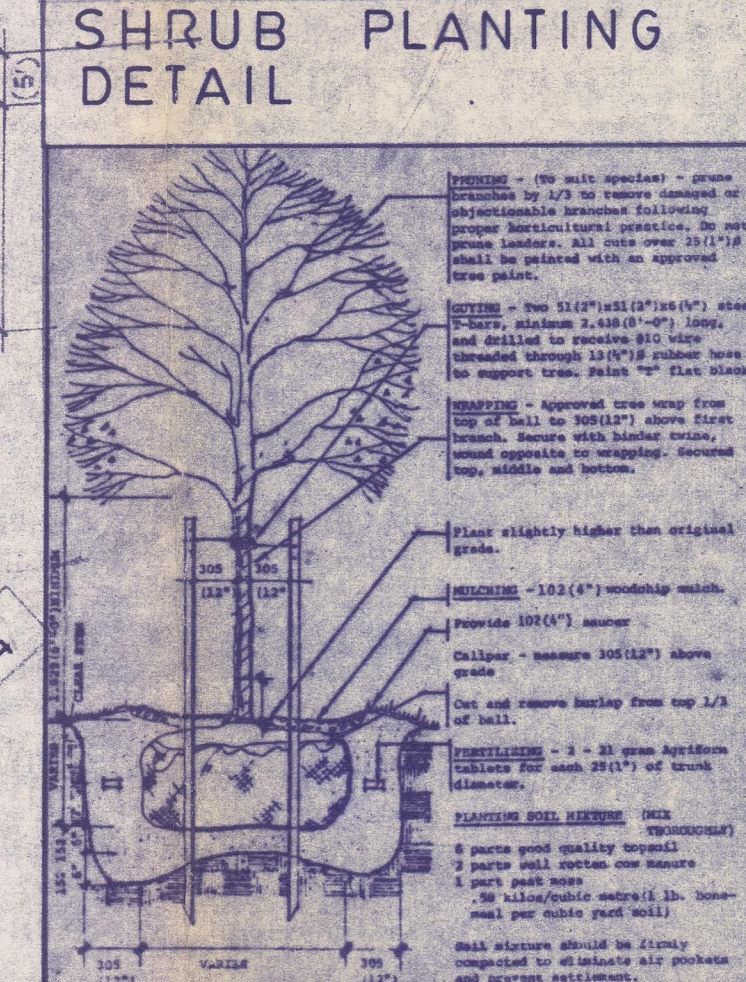
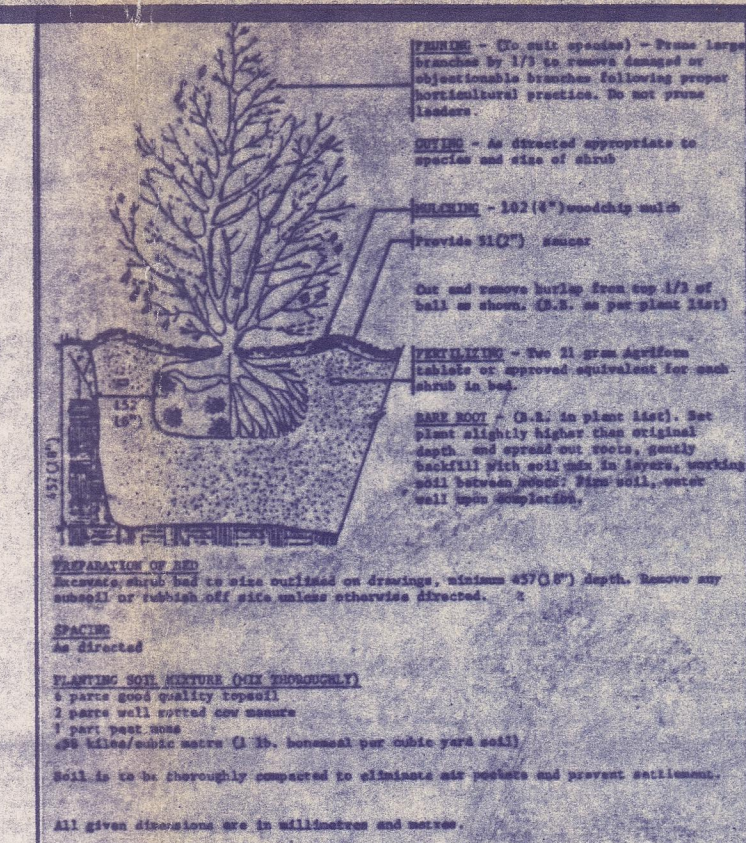
Sidewalks must remain uninterrupted through entrances and have a minimum depth of 6 inches. Where there is existing sidewalk, modifications may be required in order to obtain an acceptable vertical transition from traffic lane to sidewalk. Such modifications would also include approved boulevard changes. Sidewalk work must conform with M.T.C. Forms 108, 901, 1000, 1002, 1301, 1302, 1303 and 1308.

**NOTES**

- Property is zoned "M-2" and uses shall comply with by-law requirements.
- No parking fire route signs to be installed by owner as approved by Aurora Fire Department.
- Sprinkler system to conform to NFPA 13 with certification submitted to the Fire Department.
- Sprinkler plans shall be submitted to the Fire Department.
- All tenants must receive occupancy permits and follow-up inspections by the Town of Aurora.
- Provide flow test records to this Department.
- Sprinkler system may be connected to fire station alarm panel.

**LIST OF PLANT MATERIAL**

KEY	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT
A	HONEY LOCUST SHADBLASTER	2 1/2"	12'	6'	B & D
B	AUSTRIAN PINE	---	5' to 6'	---	B & D
C	HEITZ JUNIPER	---	2d'	---	B & E
D	SHYBROCK JUNIPER	---	4' to 6'	---	B & D



**Storm Sewer Requirements:** Must be adequately sized and conform with M.T.C. Forms 406 and 1800. Culverts, frame and grades, and manhole covers are to conform with M.T.C. Form 1801 and 1850 respectively. Catchbasins and manholes must be in accordance with M.T.C. standards. MH is required 0.3m on the owner's side of the streetline.

**Sanitary Sewer Requirements:** Must be adequately sized and conform with M.T.C. Forms 406 and 1820. Manholes are to conform with M.O.B. specifications and manhole frames and covers with M.T.C. Form 1850. A cleanout should be installed within the building itself and a manhole is required .3m on the owner's side of the streetline.

**Water Service Requirements:** Must be adequately sized and manufactured of either Type "K" copper or ductile iron depending upon size. An approved shut-off valve is to be located at the streetline. Approved watermeters complete with outside readers to be installed adjacent to the hydro meters. Said meter must be calibrated in cubic meters. (Rockwell S.A. or Neptune T.R.T.)

Provide control flow roof hoppers (by mechanical).

**GRADING CERTIFICATE**

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS IN CONFORMITY WITH THOSE OF ADJACENT LANDS FOR DRAINAGE AND RELATIVE ELEVATIONS.

P. ENG.  
DATED

**TOWN OF AURORA PLANNING & DEVELOPMENT SERVICES BUILDING DIVISION**

PERMIT NO.: PR20240940 DATE: Aug. 21, 2024

APPROVED BY: *bill jean*  
PRELIMINARY ZONING REVIEW

**SURVEY CREDIT**

SITE INFORMATION TAKEN FROM PLAN OF SURVEY PREPARED BY LLOYD & PURCELL LTD. ONTARIO LAND SURVEYORS DATED OCTOBER 10, 1980 FILE N° W1-1-77-27-5 PLAN 65R-3453

SITE GRADING INFORMATION TAKEN FROM LOT GRADING PLAN PREPARED BY: BUNTING WARDMAN LTD. MUNICIPAL ENGINEERS AND DEVELOPMENT CONSULTANTS DATED: MARCH 30, 1981 PROJECT N° J-4

**SITE DESCRIPTION:**

PART 3  
PART OF LOT 77  
CONCESSION 1  
TOWN OF AURORA  
REGIONAL MUNICIPALITY OF YORK  
FORMERLY TOWNSHIP OF WHITCHURCH

**LEGEND**

PROPOSED FINISH GRADES  
EXISTING GRADES  
DRAINAGE DIRECTION  
CATCH BASIN

**PERTINENT INFORMATION**

SITE AREA	0.5386 ha. (57,976.3 s.f.)
SITE COVERAGE	36.7 %
TOTAL G.F.A.	1978.73 m <sup>2</sup> (21,299.6 s.f.)
AREA OF METER ROOM	22.30 m <sup>2</sup> (240 s.f.)
LANDSCAPING AREA	492.74 m <sup>2</sup> (5,303 s.f.)
PAVED AREA	7294.6 m <sup>2</sup> (78,373.7 s.f.)
PARKING REQUIRED	40 car spaces at 1/50 m <sup>2</sup> for FACTORY / INDUSTRIAL
PARKING PROVIDED	44 car spaces at 3.00 X 6.095 (10' X 20') each
TRUCK LOADING REQUIRED	2
TRUCK SPACES PROVIDED	2 at 3.50 X 9.00



**REVISIONS**

NO.	DATE	DESCRIPTION
1	JUNE 22/24	ISSUED FOR PERMIT
2	AUGUST 20/24	REVISED TO MEET TOWN OF AURORA REQUIREMENTS. REVISED FOR ZONING CERTIFICATION. REVISED BASED ON TOWN OF AURORA COMMENTS. REVISED BASED ON TOWN OF AURORA COMMENTS.
3	AUGUST 29/24	

**ALL MEASUREMENTS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK**

**INDUSTRIAL BUILDING FOR MR. DOMINIC VALSI and MR. EDDIE TATONE VATA INDUSTRIAL PARK AURORA ONTARIO**

5 Vata Court  
A.1 SITE PLAN

**J.C. VAN HUYSSE**  
1:200  
A.W.I.  
June 12/24

**JULIE C. VAN HUYSSE ARCHITECTS**  
1000 SHEPPARD AVENUE EAST, SUITE 100, AURORA, ONTARIO L4G 1V7

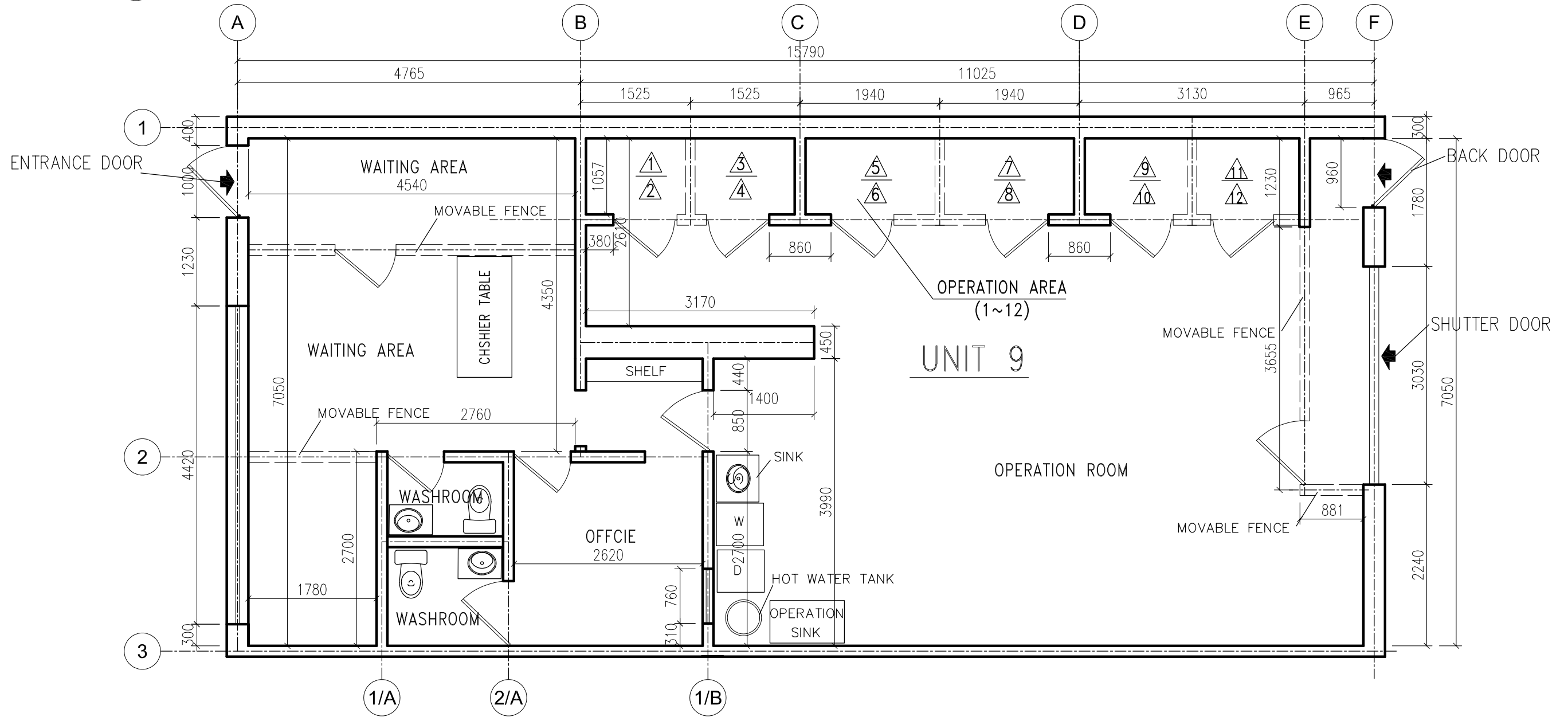
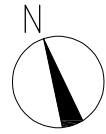
**VATA COURT**  
ONTARIO REGULATION 583/83  
GROUP F Division 2

RECEIVED  
SEP 10 1984  
TOWN OF AURORA BUILDING DEPT.

*Bldg. Permit No. 84-161 Vata Ct*

BUILDING DEPT COPY

TOWN OF AURORA  
 PLANNING & DEVELOPMENT SERVICES  
 BUILDING DIVISION  
 PERMIT NO.: PR20240940 DATE: Aug. 21, 2024  
 APPROVED BY: *bill jean*  
 PRELIMINARY ZONING REVIEW



**FLOOR PLAN**  
 SCALE: 1:100

2	Revision as comment	AUG 18, 2024
1	Issue for Review	JUL 26, 2024
NO.	ISSUE/REVISION	DATE

The contractor shall check and verify all dimensions and report all errors and omissions to the Engineer before proceeding with the work. This drawing is the property of the Engineer and must be returned on completion of the work. Do not scale drawings.

PROJECT: <b>5 Vata Crt, Unit 9 Aurora, ON L4G 4B6</b>	DATE: JUL 26, 2024
DRAWING: <b>FLOOR PLAN LAYOUT</b>	DIMINSION: MM
LUDA ENGINEERING LTD. 243 MONTILE RD RICHMOND HILL, ONTARIO L4C 4T6 TEL:(437) 987-6866	DRAWN BY : D.L.
	PROJECT NO: <b>2024-72</b>
	DRAWING NO: <b>G01</b>





100 John West Way  
Aurora, Ontario  
L4G 6J1  
(905) 727-3123  
aurora.ca

Town of Aurora  
**Committee of Adjustment Report**  
No. MV-2024-25

**Subject:** **Minor Variance Application**  
95 Dunning Avenue  
Design Plan Services Inc. (c/o David Ingelman)  
CON 1 PT LOT 77 PLAN 488 PT BLK A & B PLAN 10328 LOT 36 RP  
65R7942 PARTS 3 5 AND 6 RP 65R17425 PART 1 RP 65R1318 PT  
PART 1  
File: MV-2024-25

**Prepared by:** Katherine Gatzos, Planner

**Department:** Planning and Development Services

**Date:** October 10, 2024

## Application

The owner/applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law No. 6000-17, as amended, to facilitate the use of a Medical Marihuana Production Facility. Based on the information provided to the Town, the following relief is being requested:

- a) Section 10.1 of the Zoning By-law No. 6000-17 permits a Medical Marihuana Production Use only in a Business Park (E-BP) zoning district.
  - The applicant is proposing a Medical Marijuana Production Use in a General Employment (E2) zoning district.

## Background

### Subject Property and Area Context

The subject property, municipally known as 95 Dunning Avenue, is located on the east side of Edward Street, north of Engelhard Drive, and abuts the Metrolinx rail corridor to the east. The subject property has a total area of approximately 2.68 hectares (6.63 acres) and has frontage on three (3) streets, Dunning Avenue, Edward Street, and Engelhard Drive.

The subject property presently contains an existing industrial building, with a total gross floor area of 16940 sqm. Only the north unit of the building (6211 sqm) is proposed to be used as a Medical Marihuana Production Facility. The south portion of the building is occupied by a different tenant and is an automotive parts storage facility.

**North:** Dunning Avenue, Industrial uses, Sheppard's Bush Soccer Field

**South:** Engelhard Drive, The Lighthouse Learning and Development Centre, Industrial uses

**East:** Metrolinx GO Transit Corridor, Kids Supergym Gymnastics Studio, EarlyON Child & Family Centres Aurora, Wood Wellness Centre, Industrial uses

**West:** Edward Street, Residential uses, Jack Wood Park, The Gathering Place Church, Dr. G. W. Williams Secondary School, Industrial uses

### **Proposal**

The applicant is requesting the subject variance to facilitate a "Medical Marihuana Production Facility" use on the subject property, zoned General Employment (E2). As indicated above, only the north unit of the existing building is proposed to be used as a Medical Marihuana Production Facility. The applicant has indicated that the north portion of the existing building has been used as a Medical Marihuana Production Facility for four (4) years.

The applicant stated that the proposed Medical Marihuana Production Facility will not include the export or sale of the medical Marihuana produced onsite, and that medical Marihuana produced onsite would be used for personal, medicinal use.

### **Project History**

In July 2020, the Town of Aurora received a complaint regarding the illegal operation of a Medical Marihuana Production Facility at 95 Dunning Avenue.

In October 2022, the Building Division laid charges for the non-permitted use of the subject property as a Medical Marihuana Production Facility. Since 2022, there have been numerous court appearances, with each appearance being adjourned to provide the owner the opportunity to file a planning application to legalize the use. At a recent court appearance on July 18, 2024, the Town requested that the matter be set for trial as the Town had not yet received any planning applications for the subject property and the illegal use continued. Instead, the court scheduled a judicial pre-trial hearing for September 6, 2024. Unfortunately, the court was delayed with other matters on September 6 and therefore, could not proceed with the hearing. The Town continued to

request a trial date. In response, the courts adjourned the Judicial Pre-trial hearing to October 22, 2024, and set a trial date for November 17, 2024.

In the meantime, a Pre-Consultation meeting was held for the subject proposal on February 22, 2024. At this time, Town Planning Staff indicated they would not support the introduction of a Medical Marihuana Production Facility on the subject property, and encouraged the applicant to explore alternative locations that would support this use. However, the applicant maintained their intent to pursue recognition of the use on the subject property. In response, Town Planning Staff indicated to the applicant that due to the nature of the proposed use, a Major Zoning By-law Amendment and Site Plan Amendment would be the most applicable applications to address this and maintained that the Town would not be supportive of introducing a Medical Marihuana Production Facility on the subject property.

Against Staff's opinion, the applicant has decided to move forward with their request to permit the Medical Marihuana Production Facility use on the subject property and has chosen to address this non-compliance with a Minor Variance application.

### **Official Plan**

The subject property is designated "General Industrial" in the Town of Aurora Official Plan (2024). The General Industrial designation applies to existing, older, industrial areas in the Town, including areas along Industrial Parkway North and South. This designation includes industrial and manufacturing uses, warehouse facilities and distribution centres, and the storage of goods and materials as permitted uses, subject to additional provisions.

### **Zoning**

The subject property is zoned "General Employment" (E2) in the Town of Aurora Zoning By-law 6000-17, as amended. Marihuana Production Facilities are not permitted in the E2 zone.

### **Preliminary Zoning Review**

A Preliminary Zoning Review (PZR) has been completed by the Town of Aurora's Building Division. The PZR identified the required variance, and no other non-compliance was identified.

### **Applicant's stated reason(s) for not complying with the Zoning By-law**

As stated on the application form, "The proposal is to legalize the medical Marihuana production use, for the personal use of the medical Marihuana license holders, within the

north portion of the existing building. The proposed use is not permitted within the existing "General Employment" zone and thus requires relief from the By-law.

## Planning Comments

Planning Staff have evaluated Minor Variance Application MV-2024-25 pursuant to the prescribed tests as set out in Section 45(1) of the *Planning Act*, R.S.O, 1990, c.P.13, as amended (the "*Planning Act*") as follows:

### a) **The proposed variance does not meet the general intent of the Official Plan**

The General Industrial designation applies to historical industrial areas surrounding Industrial Parkway North and South which exist in close proximity to residential uses west of Edward Street. The intent of the General Industrial designation of the Town's Official Plan is to permit a variety of industrial uses including manufacturing and warehousing, however, this must be done so in a manner that does not negatively impact surrounding land uses.

The proposed Medical Marihuana Production Facility is classified as a manufacturing facility and as such can be considered a permitted use within the General Industrial designation. Although a permitted use within the General Industrial designation, Section 10.7.3(e) of the Official Plan states "Permitted uses shall not emit noticeable or noxious ... air emissions which negatively impact adjacent land uses".

Staff have concerns regarding the potential cannabis odor emitting from the facility, which would negatively impact surrounding sensitive land uses, including established residential areas, community spaces including Jack Wood Park and the Gathering Place, and Dr. G. W. Williams Secondary School, just west of Edward Street (a local road).

The surrounding local area also includes businesses providing services to children and vulnerable persons which may be negatively impacted due to exposure to cannabis odor, including the Lighthouse Learning and Development Centre, Out of the Wood Wellness Centre, EarlyON Child & Family Centres Aurora and Kids Supergym Gymnastics Studio.

Staff are of the opinion that the Medical Marihuana Production Facility has the potential to emit odors and emissions that negatively impact adjacent land uses, and is therefore considered incompatible with surrounding uses, particularly sensitive land uses including residential zones, places of worship, childcare facilities and schools, and other community gathering spaces.

As such, staff are of the opinion that the proposed variance does not meet the general intent of the Official Plan.

**b) The proposed variance does not meet the general intent of the Zoning By-law**

The subject property is zoned “General Employment” (E2) by the Town of Aurora Zoning By-law No. 6000-17, as amended. Section 10.1 of the Zoning By-law does not permit the “Medical Marihuana Production Facility” use in the General Employment Zone.

On May 27, 2014, Town of Aurora Council passed Interim Control By-law (ICBL) No. 5626-14, to prohibit the use of the Town’s Employment Lands for Medical Marihuana Production. On May 26, 2015, following consultation with other municipalities and industry representatives, Council enacted By-law No. 5732-15, which amends the Zoning By-law, to restrict the use of Medical Marihuana Production to lands zoned Business Park (E-BP). The intent of By-law No. 5732-15 is to balance the economic interests associated with cannabis businesses, with the well-being of Town residents. Lands zoned Business Park are typically located along the Highway 404 corridor, where there are few residential zones present, and therefore less opportunity for negative impacts related to noise and air emissions.

The intent in regulating the location of Medical Marijuana Production Facilities is to limit exposure and impacts typically attributed to noxious, nuisance, and noticeable odors and/or emissions from said facilities on the surrounding area, particularly properties that consist of sensitive land uses.

As indicated previously, the subject property is surrounded by residential areas, community spaces, and schools. Therefore, staff consider permitting a Medical Marijuana Production Facility on the subject property to be inappropriate due to the surrounding neighbourhood context, and incompatible with the intent of the Zoning By-law regulations.

Through the implementation of By-law Nos. 5626-14 and 5732-15, the Town has reinforced its stance on this matter, ensuring that Medical Marihuana Production Facilities are not to be permitted within the General Employment zone. As such, staff are of the opinion that permitting a Medical Marihuana Production Facility on the subject property would be in violation of the Town’s Zoning By-law, including By-law Nos 5626-14 and 5732-15.

Therefore, staff are of the opinion that the proposed variance does not meet the intent of the Zoning By-law.

**c) The proposed variance is not considered desirable for the appropriate development of the land**

The Town's intent in regulating the location of Medical Marihuana Production Facilities is to ensure that surrounding sensitive land uses are not adversely impacted by potential noxious, nuisance and noticeable noise and emissions originating from said facilities. As discussed, the Town's Zoning By-law indicates that Medical Marihuana Production Facilities are only permitted in lands zoned Business Park (E-BP), which are typically located along the Highway 404 corridor and not intended to be within proximity to residential uses, thereby reducing negative impacts in the surrounding area. The subject property, zoned General Employment (E2), explicitly prohibits the use of Medical Marihuana Production Facilities.

As indicated through pre-consultation comments provided to the applicant, and discussed earlier herein, the Town considers the proposed use incompatible with the surrounding neighbourhood context, particularly as it relates to its proximity to residential areas, schools, places of worship, and recreational and community spaces. Staff believe it is paramount to ensure that the wellbeing and safety of residents, students, and those enjoying businesses and community spaces is maintained and protected. Therefore, staff cannot support the introduction of a Medical Marijuana Production Facility on the subject property, in such close vicinity to these sensitive uses.

As such, staff are of the opinion that the requested variance is not considered desirable for the appropriate development of the land.

**d) The proposed variance is not considered minor in nature**

The question of the minor nature of a proposed variance can be related to its scale and impact on adjacent properties. In the opinion of Staff, the requested variance has the potential of causing noticeable nuisance odors for the surrounding sensitive land uses and existing neighbourhood as a whole.

As indicated during the pre-consultation process, the Town identified that a Major Zoning By-law Amendment would be required to address the subject non-compliance and advised the applicant as such. It is the opinion of staff that permitting the subject variance would be in violation of the by-laws in place to ensure the safe regulation of Marihuana Production Facilities within the Town.

Staff are of the opinion that permitting a Marihuana Production Facility on the subject property would be incompatible with the nature of the surrounding uses, particularly sensitive land uses, including residential zones, places of worship, childcare facilities and schools, and other recreational and community gathering spaces.

As such, staff are of the opinion that the requested variance is not minor in nature.

## **Public Correspondence**

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

## **Conclusion**

Planning staff have reviewed the application with respect to Section 45(1) of the *Planning Act*, and are of the opinion that the requested variance does not meet the requirements of Section 45(1) of the *Planning Act* for granting of minor variances. Staff recommend denial of the requested variance.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the Zoning By-law and how they satisfy the four tests.

## **Attachments**

Appendix 'A' – Site Plan and Elevations















ASE + J INC ARCHITECT  
 WWW.ASEJ.CA  
 INFO@ASEJ.CA  
 TELL: 647-937-5225

ISSUED FOR PLANNING AND ZONING STUDY & DOES NOT HAVE ANY VALUE FOR BUILDING PERMIT AND CONSTRUCTION

DIMENSIONS ARE NEARLY ACCURATE AND WILL NEED TO BE ACCURATE VERIFIED DURING BUILDING PERMIT & CONSTRUCTION APPLICATION

Rev	Description	Date

PROJECT  
**Medical Marijuana Grow Room**

TITLE  
**Existing Plan**

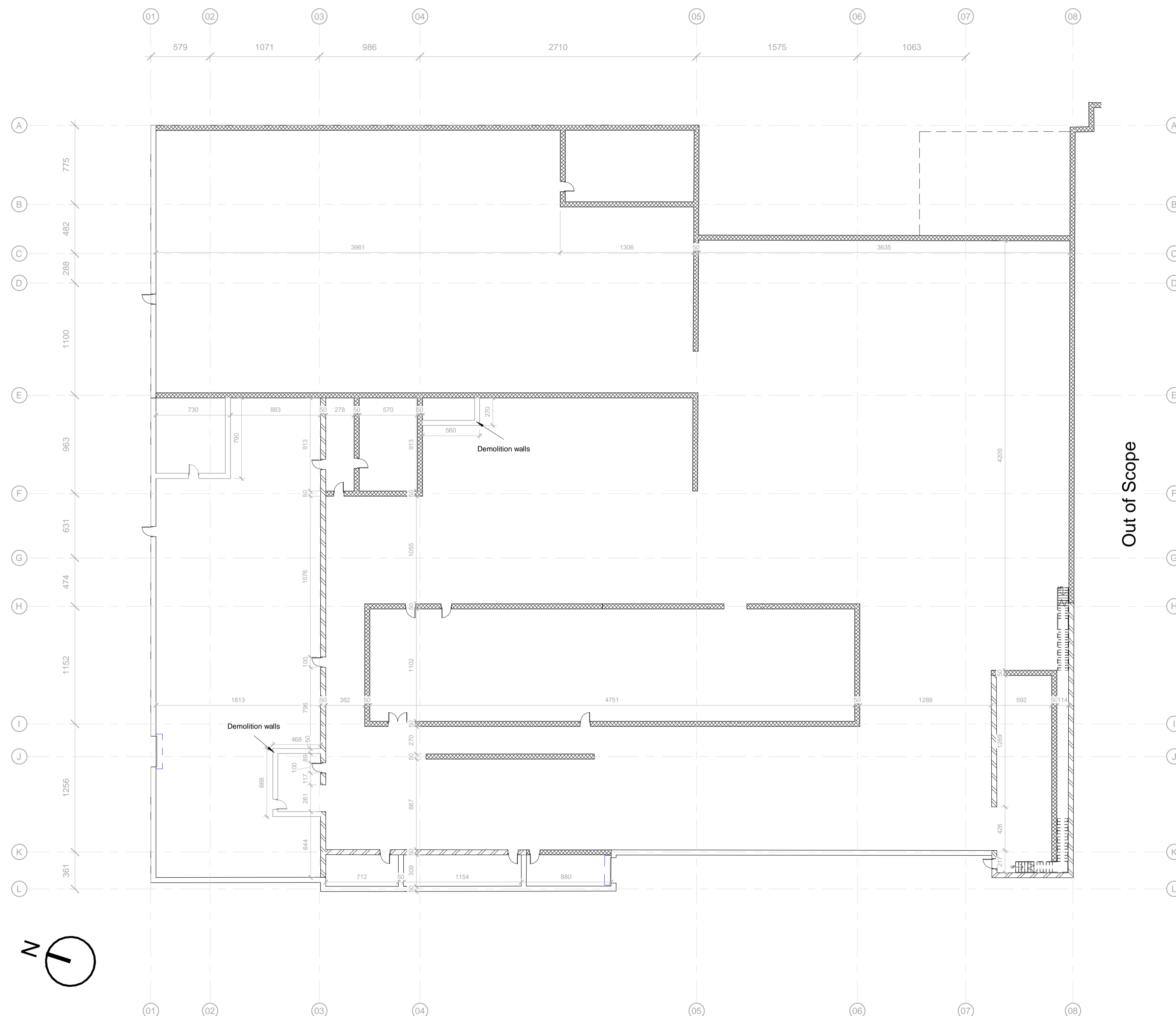
CLIENT  
**95 Dunning Ave**

DRAWN BY: Author  
 CHECKED BY: Checker  
 DATE: 05/05/24

SCALE (@ A1): 1 : 250  
 PROJECT NUMBER: Project Number

DRAWING NUMBER: A005  
 REV:  

EXISTING WALLS TO BE VERIFIED BY CONTRACTOR- THIS SET HAS BEEN ISSUED FOR ZONING AND SITE PLANNING NOT FOR PERMIT AND CONSTRUCTION



**1 Existing Ground Floor**  
 1 : 250











100 John West Way  
Aurora, Ontario  
L4G 6J1  
(905) 727-3123  
aurora.ca

Town of Aurora  
**Committee of Adjustment Report**  
No. MV-2024-27

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**Subject:** Minor Variance Application  
Ashish Inamdar  
69 Kennedy Street E  
PLAN 332 LOT 15  
File: MV-2024-27

**Prepared by:** Felix Chau, Planner

**Department:** Planning and Development Services

**Date:** October 10, 2024

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## Application

The owner/applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate the construction of a two-storey detached dwelling and an accessory structure (cabana) in the rear yard. The following relief is being requested:

- a) Section 24.497.3.3 of the Zoning By-law permits a maximum gross floor area of 370.0 m<sup>2</sup>. The applicant is proposing a two-storey detached dwelling unit with a gross floor area of 452.5 m<sup>2</sup>.
- b) Section 24.497.3.3 of the Zoning By-law requires a maximum building footprint of 235 m<sup>2</sup>. The applicant is proposing a two-storey detached dwelling unit with a footprint of 254 m<sup>2</sup>.
- c) Section 24.497.5 of the Zoning By-law requires an integral garage to be flush with, or set back from, the main front wall of the detached dwelling. The applicant is proposing an integral garage projecting beyond the main front wall of the detached dwelling.
- d) Section 24.497.8 of the Zoning By-law requires a maximum gross floor area of an accessory detached structure to be 40 m<sup>2</sup>. The applicant is proposing an accessory structure with 46.1 m<sup>2</sup> gross floor area.

- e) Section 4.12.2 (b) of the Zoning By-law requires a minimum distance separation of 1.2 m from the waters edge of the pool to any buildings and structures. The applicant is proposing an accessory structure with 0.0 m distance separation.
- f) Section 4.12.2 (b) of the Zoning By-law requires a minimum distance separation of 1.2 m from the waters edge of the pool to any buildings and structures. The applicant is proposing a rear covered deck with 0.5 m distance separation.

## Background

### Subject Property and Area Context

The subject lands are municipally known as 69 Kennedy Street East and it is located on the south side of Kennedy Street East, east of Wells Street.

The subject lands currently feature a one-storey detached dwelling which is proposed to be demolished as part of the redevelopment of the lands. The subject lands have an approximate lot area of 1,062.8 m<sup>2</sup> (11,440 ft<sup>2</sup>) and an approximate lot frontage of 15.8 m<sup>2</sup> (52 ft<sup>2</sup>). Mature trees and vegetation exist in the front and the rear of the subject lot.

### Proposal

The applicant is proposing to demolish the existing one-storey detached dwelling and construct a two-storey detached dwelling with a building footprint of 254 m<sup>2</sup> (2,734 ft<sup>2</sup>). The applicant also proposes to construct a private swimming pool and an accessory structure (cabana) in the rear yard.

### Official Plan

The subject property is designated 'Stable Neighbourhoods' by the Town of Aurora Official Plan. The Stable Neighbourhoods designation permits the development of single detached dwellings subject to the development policies of the Official Plan.

### Zoning

The subject lands are zoned R3-SN (497) (Detached Third Density Residential Exception Zone) by the Town of Aurora Zoning By-law #6000-17, as amended, where Detached Dwelling is listed as a permitted use.

## **Preliminary Zoning Review**

A Preliminary Zoning Review (PZR) has been completed by the Town of Aurora's Building Division. The PZR identified the required variances, and no other non-compliance was identified.

### **Applicant's stated reason(s) for not complying with the Zoning By-law**

The applicant has indicated that the dwelling footprint was determined based on project requirements provided by the client, which maintains a reduced footprint when comparing to the adjacent neighbour on the east. The applicant submits that the proposal has been designed in a manner that is intended to maintain the character of the landscape while also mitigating potential impacts to the streetscape by maintaining the required setbacks and height restrictions.

## **Planning Comments**

Planning Staff have evaluated Minor Variance Application MV-2024-27 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 subject lands are designated 'Stable Neighbourhoods' under the Town of Aurora's Official Plan. The intent of the 'Stable Neighbourhoods' designation is to ensure that all new development will be protected from incompatible forms of development. The designation permits ground-oriented residential development, which includes detached dwellings, and focuses on ensuring new development is designed in an appropriate and highquality manner to enhance the streetscape.

The underlying priority is for new development and infill housing opportunities to be introduced in a complementary manner, particularly from an architectural design and compatibility perspective. To assist infill developments to be compatible with the exiting neighbourhood, a Stable Neighbourhood Design Guidelines was developed. The proposed dwelling has been reviewed with guidance from the Stable Neighbourhoods Design Guidelines. Staff are of the opinion that the requested variances will enhance the local streetscape by providing transition in design, size and massing from an adjacent two-storey detached dwelling to the east, and existing one-storey detached dwellings towards the west along Kennedy Street East.

Staff are of the opinion that the proposed development will enhance the attractiveness of the streetscape and therefore meets the applicable policies and maintains the general intent and purpose of the Official Plan.

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

##### **Maximum Gross Floor Area and Maximum Building Footprint**

The intent of regulating Gross Floor Area (GFA) and Maximum Building Footprint for residential dwellings is to ensure that properties are not overdeveloped relative to their lot area. As previously mentioned, the subject lot area is approximately 1,062.8 m<sup>2</sup>, which significantly exceeds the required lot area minimum of 460 m<sup>2</sup> the R3-SN (497) zone. The applicant is proposing a total GFA of 452.5 m<sup>2</sup> whereas a maximum of 370 m<sup>2</sup> is permitted and a building footprint of 254 m<sup>2</sup> whereas a maximum of 235 m<sup>2</sup> is permitted. While the proposed detached dwelling exceeds the maximum GFA and building footprint provisions, all provisions pertaining to setbacks are maintained.

The exceedance of the maximum GFA and Building Footprint provisions is a function of the proposed depth of the dwelling, and as such, there will be minimal impact towards the streetscape of Kennedy Street E. Ample space for outdoor amenity area is maintained at the rear of the property and sufficient space for pedestrian access and drainage is maintained from all property lines. Furthermore, the neighbouring detached dwelling immediately to the east (73 Kennedy Street E) is both larger and deeper than the proposed dwelling at hand. The subject variances will facilitate a detached dwelling that will provide a gradual decrease in size to transition from the neighbouring dwelling to longer-standing single storey dwellings along Kennedy Street E.

##### **Integral Garage to be Flush with, or Set Back from, the Main Front Wall**

The intent of requiring the integral garage to be flush with or set back from the main front wall of a dwelling is to maintain consistent streetscape by ensuring that the main wall of the dwelling is not overwhelmingly dominated by garage doors. While the integral garage projects approximately 1.2 m out of the main front wall of the dwelling, it is in line with the proposed front porch. Furthermore, a consistent roofline is proposed from the garage which extends and covers the front porch. This architectural feature minimizes the garage projection from the streetscape and presents more flush appearance along the front of the dwelling. It is Staff's opinion that the requested variance to facilitate a projection of the integral garage from the main wall of the proposed detached dwelling maintains the intent of the Zoning By-law.

### **Accessory Detached Structure Gross Floor Area**

The intent of regulating the GFA of detached structures is to ensure that accessory structures truly appear and function secondary to the main structure, and to ensure that sufficient space is maintained on the property for drainage, access, and amenity area. The proposed accessory structure is to be utilized as a pool house/cabana which will complement the proposed in-ground pool in the rear yard. The proposed structure is one-storey and has a proposed GFA of 46.1 m<sup>2</sup> whereas the By-law establishes a maximum GFA of 40 m<sup>2</sup>. The proposed structure will contain a changeroom, storage area, and a sauna. The accessory structure eave overhang is the attributing factor to the increase of the GFA. Given the previously referenced large nature of this lot, an increase of 6.1 m<sup>2</sup> is minimal and maintains the intent of the zoning provision.

### **Minimum Distance Separation from Pool to Buildings and Structures**

The applicant is requesting variances from the By-law to reduce the minimum distance separation from the proposed pool to the proposed accessory structure of 0.0 m and to the rear covered deck of 0.5 m whereas a minimum separation of 1.2 m is required. With respect to the 0.0 m separation from the accessory structure, this separation is calculated to the proposed overhang of the structure. The accessory structure is designed to have an extended overhang to serve as a covered patio area next to the proposed pool. The pool maintains an approximately 2.0 m setback from the closest wall of the accessory structure.

Similarly, the 0.5 m separation from the pool to the rear covered deck is a function of an overhanging architectural feature projecting from the dwelling. An approximate 2.0 m separation from pool to the nearest wall of the dwelling is maintained. The intent of the structure is to ensure the structural integrity and pedestrian safety adjacent to swimming pools, and this intent is maintained, based on the 2.0 m setback from the pool to the nearest wall of the proposed accessory structure and the nearest wall of the proposed dwelling respectively.

Based on the above, it is Staff's opinion that the reduction of the pool setback from the proposed accessory structure of 0.0 m and to the proposed dwelling of 0.5 m maintains the intent of the Zoning By-law, as the setbacks are calculated to the closest overhanging features of buildings. The pool maintains setbacks of greater than 2.0 m from the closest wall of both buildings.

**c) The proposed variance is considered desirable for the appropriate development of the land**

The minor variances have been considered in the context of the site itself and the adjacent neighbourhoods. The requested variances will enable the proposed dwelling to maintain ample amenity area while providing sufficient room for access and drainage. The dwelling is proportionate to the lot size and has been designed in a manner that respects privacy and spacing between buildings. The proposal allows for appropriate infill development while accommodating specific family housing and storage needs. It is the opinion of Staff that this is done so in a manner that respects the existing neighbourhood and streetscape and does not result in the overdevelopment of the lands. Furthermore, the proposed detached dwelling and accessory features serves as a transition in size and architectural design from newer detached dwellings to older existing detached dwellings along Kennedy Street E. As such, it is the opinion of Staff that the requested variances are considered desirable for the appropriate development of the land.

**d) The proposed variance is considered minor in nature**

In the opinion of the Staff, the requested variances are considered to be minor and are not expected to have any adverse impacts on the subject lands, neighbouring properties, or the character of the existing neighbourhood as a whole. The proposed development allows the property owner to maximize the large nature of the subject lot, while serving as a gradual transition in size and massing from the neighbouring two-storey dwelling to the east from the older one-storey dwellings west of the subject property.

Staff are of the opinion that the increase in GFA and building footprint are numerically minor given the overall context and size of the site. This is reinforced by the fact that no setback variances to property lines have been requested as part of this proposal.

## Additional Comments

The minor variance application was circulated to Town Department/Divisions and to external agencies for review and comment. The following comments were provided:

Department or Agency	Comments
Building Division	Preliminary Zoning Review was completed. No objections.
Engineering Division	No objections.
Operational Services (Parks)	No objections.
Operational Services (Public Works)	No objections.
Central York Fire Services	No objections.
York Region	No objections.
LSRCA	No objections.

## Public Correspondence

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

## 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 are of the opinion that the requested variances meet the four tests of the *Planning Act* for granting of minor variances. Staff recommend approval of the requested variance subject to the conditions outlined in Appendix 'A'.

## Attachments

Appendix 'A' – Recommended Conditions of Approval

Appendix 'B' – Site Plan



### **Appendix 'A' – Recommended Conditions of Approval**

The following conditions are required to be satisfied should MV-2024-27 be approved by the Committee of Adjustment:

#### **Planning and Development Services:**

1. That the variance only applies to the subject property in conformity with the plan attached as 'Appendix B' to this Staff Report, to the satisfaction of the Director of Planning and Development Services or designate.
2. Prior to final approval of the minor variance, the Owner shall obtain a pre-construction inspection of the existing retaining wall by a qualified professional and provide a security deposit, as determined by the Town, to ensure a post-construction inspection is conducted. The security will be released only after the Town accepts the post-construction inspection report confirming the integrity of the retaining wall.

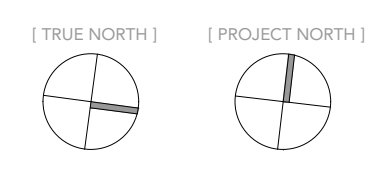
#### **Operational Services:**

3. That the owner shall be required to provide an Evaluation Report prepared by a Certified Arborist or Professional Registered Forester outlining all aspects of the impacts that this proposal will have on existing trees. The report shall include the following:
  - a. An assessment of existing trees (5cm trunk diameter and greater) by size, species and condition including trees on adjacent properties whose structure or root zone may be impacted by construction.
  - b. Identification of all tree injuries and tree removals, if any.
  - c. Identification of all tree protection measures including recommendations on the mitigation of negative effects to trees during and post construction, including applicable maintenance requirements.
  - d. Provision of monitoring of the site work through a series of site visits by the Arborist/Forester to ensure protection/preservation measures remain in compliance throughout the duration of the project. Monitoring shall occur i) at commencement of work to certify all tree protection measures are in place, ii) during site work to confirm protection measures are in place and to oversee arboricultural works as required, and iii) post construction assessment. Each site visit is to be documented and any resulting action items required by the Arborist /Forester shall be implemented and confirmed on site forthwith by the Arborist /Forester following each visit.

- e. A monetary evaluation in accordance with the Town's Tree Compensation Policies for all trees designated to be removed.
4. The Owner shall be required to provide a tree compensation and a replanting plan in accordance with the Town of Aurora Tree Compensation Policies to the satisfaction of the Director of Operational Services as compensation for trees removed to facilitate construction. Compensation planting shall be completed prior to release of the financial securities.
5. The owner shall agree to comply with the Aurora Tree Permit By-law # 5850 -16 prior to the removal of any trees on the property.
6. The owner shall be required to provide financial securities based on the total value of the Tree Compensation evaluation and all Arboriculture works as defined by the Town and the Owner's Arborist/ Forester, to the satisfaction of the Director of Operational Services.
7. All the above shall be included as terms and conditions in a Letter of Undertaking with the Town of Aurora to guarantee compliance with the Conditions of Approval and all related site works.

#### **Engineering & Capital Delivery Division**

8. All roof drains are required to discharge onto splash pads on grassed areas. Residential roof leaders/downspouts shall not be connected to any sewers/drains. Given a flat roof is proposed for the house, drawings showing the roof leaders/downspouts locations demonstrating fulfilment of the above noted criteria is submitted to the satisfaction of the Director of Planning and Development Services or designate.



- GENERAL NOTES
- [1] DRAWINGS ARE TO BE READ NOT SCALED.
  - [2] DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED.
  - [3] UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION.
  - [4] ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER.
  - [5] IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED.
  - [6] THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF JUSTIN SHERRY DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

ENGINEER'S SEAL

QUALIFICATION INFORMATION  
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

JUSTIN SHERRY 43529  
[SIGNATURE] [B.C.I.N.]

REGISTRATION INFORMATION  
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION -3.2.4. OF THE ONTARIO BUILDING CODE  
JUSTIN SHERRY DESIGN STUDIO 124208  
[FIRM NAME] [B.C.I.N.]

ISSUE DATE  
[1] ISSUED FOR REVIEW 08.06.2024

REVISIONS  
[1]- MM.DD.YYYY

SITE PLAN  
[DRAWN BY] JUSTIN SHERRY  
[CHECKED BY] JUSTIN SHERRY  
[SCALE] N.T.S.  
[PROJECT NO.] 2024-035

69 KENNEDY STREET EAST  
AURORA, ONTARIO

[PAGE NO.]

[ SP ]

[ ZONING LEGEND ]

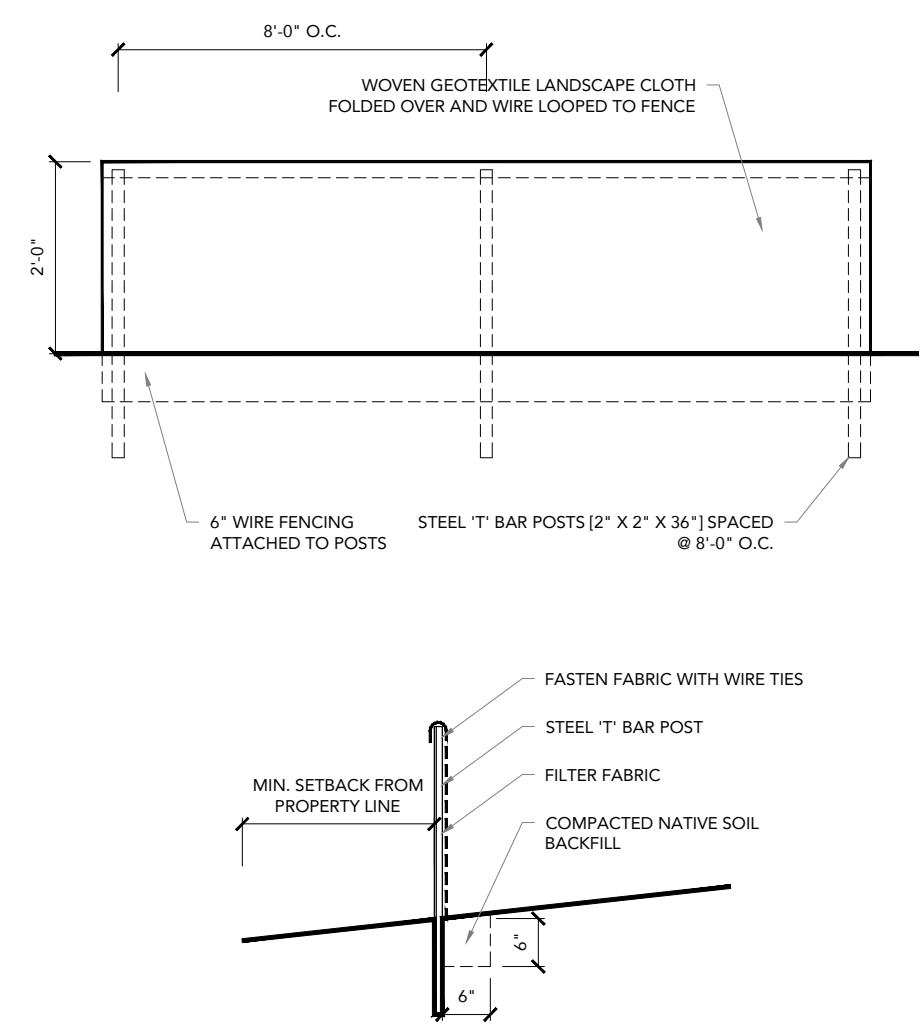
[ DWELLING REQUIREMENTS ]

ADDRESS: 69 KENNEDY ROAD	ZONING: R3-5N (497)	
STANDARDS	PERMITTED	PROVIDED
LOT AREA [ MIN. ]	460.00 M2	1061.41 SQ. M.
LOT FRONTAGE [ MIN. ]	15.00 M	15.85 M.
FRONT YARD SETBACK [ MIN. ]	6.00 M	6.95 M.
SIDE YARD SETBACK [ MIN. ]	1.50 M/3.00 M	1.50 M. / 3.06 M.
SIDE YARD SETBACK ONE SIDE [ MIN. ]	1.50 M.	1.63 M.
EXTERIOR SIDE YARD SETBACK [ MIN. ]	6.00 M	N.A.
REAR YARD SETBACK [ MIN. ]	25.00%	36.49 M. (54.43%)
LOT COVERAGE [ MAX. ]	35.00% OR 235.00 SQ. M.	BUILDING: 254.31 M2 CABANA: 31.74 M2 286.05 M2 (26.95%)
BUILDING HEIGHT [ MAX. ]	9.00 M.	8.70 M.
GROSS FLOOR AREA MAX. INCL. OF GARAGE	370.00 SQ. M.	GROUND: 178.11 SQ. M. GARAGE: 67.39 SQ. M. SECOND: 200.75 SQ. M. TOTAL: 446.25 SQ. M.

ADDITIONAL REQUIREMENTS [ IF ANY ]:

TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION  
PERMIT NO.: PR20241058 DATE: Sept. 17, 2024  
APPROVED BY: Taylor Cole  
PRELIMINARY ZONING REVIEW

- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
- THE TRENCH SHOULD BE A MINIMUM OF SIX INCHES DEEP AND SIX INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST.
- INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF SIX INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.
- FILTER FABRIC IS TO BE VERIFIED BY THE MUNICIPALITY PRIOR TO INSTALL.
- CONTRACTOR TO REMOVE SILT FENCE UPON COMPLETION OF PROJECT. DAMAGED AREAS TO BE REPAIRED INCLUDING RE-GRADING AND RE-GRASSING AS NECESSARY.
- ALL EROSION CONTROL DEVICES AND REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPALITY AND SHALL SUPERCEDE THE DETAILS HERE WITHIN IF THERE ARE ANY DISCREPANCIES.
- UNLESS APPROVED BY OWNER, EROSION CONTROL FENCING SHALL BE USED IN AREAS WITH NO TREES ONLY.



[ SILT FENCING DETAIL ]



[ SITE PLAN ]

[ SITE PLAN NOTES ]

- NO DRAINAGE ONTO ADJACENT PROPERTIES.
- ENCROACHMENTS: NO ENCROACHMENTS PERMITTED ONTO ADJACENT PROPERTIES ABOVE OF BELOW GRADE INCLUDING EAVES, OVERHANGS AND FOOTINGS.
- SURFACE DRAINAGE SHALL NOT BE DISCHARGED DIRECTLY OR INDIRECTLY ONTO A SIDEWALK DRIVEWAY, STAIRWAY OR AN ADJOINING PROPERTY.
- NO WORK TO ENCRACH ONTO ADJOINING PROPERTIES



100 John West Way  
Aurora, Ontario  
L4G 6J1  
(905) 727-3123  
aurora.ca

Town of Aurora  
**Committee of Adjustment Report**  
No. MV-2024-28

---

**Subject:** **Minor Variance Application**  
Andrew Risk  
15 Tyler Street  
PLAN 9 PT LOTS 7 AND 8 AND RP 65R25427 PART 1  
File: MV-2024-28

**Prepared by:** **Antonio Greco, Senior Planner**

**Department:** Planning and Development Services

**Date:** October 10, 2024

---

## Application

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate the construction of a five-storey mixed use building with at grade office and residential above. The vehicular access is off Temperance Street with parking at rear. The following relief is being requested:

- a) Section 8.2 of Zoning By-law 6000-17 permits a maximum height of 10 meters. The applicant is proposing a five-storey residential building containing a maximum height of 20 metres.
- b) Section 5.4 of Zoning By-law 6000-17 requires parking for offices at a rate of 3.5 spaces per 100 square meters of Gross Floor Area and 1.5 spaces per dwelling unit, with a minimum 20% of spaces provided to be set aside for visitor parking. Therefore 10 parking spaces inclusive of a barrier free parking space is required. The applicant is proposing a total of seven (7) parking spaces inclusive of the barrier free space.

## Background

### Subject Property and Area Context

The subject property is located at the southeast corner of Temperance Street and Tyler Street, approximately 87 m (285 ft) west of Yonge Street. The subject property has an

area of roughly 399.22 m<sup>2</sup> (4297.16 ft<sup>2</sup>) and a frontage of approximately 12.66 m (41.53 ft) on Tyler Street and 31.76 m (104.19 ft) on Temperance Street. The subject property contains a one-storey detached dwelling, which is currently listed on the Town of Aurora Register of Properties of Cultural Heritage Value or Interest.

### **Proposal**

The applicant is proposing to demolish the existing one-storey detached dwelling on the subject property and facilitate the construction of a five-storey mixed use building, containing office on the ground floor with residential rental units above.

### **Official Plan**

The subject property is designated within the “Aurora Promenade and MTSA Mixed Use” on Schedule ‘B’ – Land Use Plan by the Town of Aurora Official Plan and specifically designated as “Downtown” within Schedule ‘D1’ - The Aurora Promenade and Major Transit Station Area Secondary Plan Area. This designation is intended to accommodate a mixture of uses such as dwelling units located on the second storey, and/or above all building types and commercial/institutional uses.

### **Zoning**

The Subject property is zoned “PD1 – Promenade Downtown” under Zoning By-law 6000-17, as amended. This zoning permits for a wide range of uses, including dwelling units above the first storey and a variety of commercial, retail and institutional uses.

### **Preliminary Zoning Review**

A Preliminary Zoning Review (PZR) has been completed by the Town of Aurora’s Building Division. The PZR identified the required variances, and no other non-compliance was identified.

### **Applicant’s stated reason(s) for not complying with the Zoning By-law**

As stated in the application form, “the applicant seeks to provide rental units with the increased maximum height of the proposed building.”

### **Planning Comments**

Planning staff have evaluated Minor Variance Application MV-2024-28 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 subject property is designated “Downtown” by the Town of Aurora Official Plan. This designation is intended to guide development, while protecting and reinforcing a heritage ‘main street’ character and identity. The careful regulation of land uses and control over the scale and placement of infill structures is required to enhance the pedestrian experience, while still allowing for and promoting increased density in keeping with the character and scale of the Downtown. A mixture of uses is encouraged not just within this designation in general, but also on individual development sites, and within individual buildings. As mentioned previously, the existing one-storey dwelling is currently a listed property on the Heritage Registry. As part of the application circulation, a preliminary review was conducted on the building’s cultural heritage significance, which demonstrated a minimal value. That said, a condition of approval has been developed that requires the owner/applicant to obtain the necessary clearance from Town of Aurora Council to remove (delist) the property from the Town's Heritage Registry. Consultation will also be required to occur with the Town's Heritage Advisory Committee (HAC), with the submission of a Cultural Heritage Evaluation Report demonstrating support.

Furthermore, properties within the Aurora Promenade and Major Transit Station Area contain specific minimum and maximum building heights. The subject property permits a maximum of five (5) storeys as per Schedule D-2 of the Official Plan. The proposed construction of a five-storey mixed use building and rear yard parking lot complies with the permitted uses, development policies and the building height provisions of the Official Plan. Development within the Aurora Promenade is to accommodate a broad range of choices for travel. Yonge Street and Wellington Street will accommodate transit, cyclists, pedestrians, as well as cars through a complete streets approach.

Overall, Staff are therefore of the opinion that the proposed variances meet the general intent of the Official Plan.

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

The Subject property is zoned “Promenade Downtown (PD1)” under Zoning By-law 6000-17, as amended. The intent of this zoning is to provide a wide variety of residential, commercial and institutional uses, while focusing on growth and intensified development, accommodating the highest densities within Aurora. A summary of the variances requested and how they meet the general intent of the zoning is as follows:

**Maximum Building Height:**

The intent of the building height provision is to ensure that development is designed in a consistent manner with no singular buildings negatively impacting or dominating the downtown streetscape. The uniform pattern along the Aurora Promenade is to provide an attractive streetscape while maximizing the potential of individual residential lots. The Official Plan and Zoning By-law function concurrently to ensure the appropriate development of specific areas and individual lots in Town. As mentioned earlier in this report, the proposed building height is in line with the provisions of the Official Plan and the "Downtown" designation, which allows for a minimum of two (2) storeys and a maximum of five (5) storeys. The Town has commenced the comprehensive review of the Zoning By-law, which will review and update areas in Town that don't align amongst both policy documents. The Aurora Promenade and Major Transit Station Area is an identified area that requires review of the baseline maximum height provisions.

Furthermore, the proposed minor variance to increase the maximum height is required, as the Town's Comprehensive Zoning By-law 6000-17 currently reflects a base line maximum of 10 metres and has not been updated to align its current standards to what is currently permitted from an Official Plan standpoint. Section 8.2 of the Zoning By-law provides a breakdown of the maximum heights within the Promenade Zones. There is an exception in the PD1 Zone that permits for a maximum height of 18.5 metres, provided the 4th and 5th storeys are setback a minimum of 3 m from the main and exterior side walls of the 3rd storey. When taking this into consideration, the increase from 18.5 metres to 20 metres is minor and meets the intent of the Zoning By-law.

In addition, when evaluating the maximum height for apartment buildings, there is always a height range between 3.0 metres to 4.0 metres per storey. This range is dependent of whether there are residential or retail units of the ground floor, which can provide a range of ceiling heights between 8 feet to 10 feet and whether residential units above the ground floor are providing lofts. Given this 3.0 metres to 4.0 metres per storey range, a five-storey building can be anywhere from 15 metres to 20 metres. Even at its absolute lowest, a minor variance application would have been required. Provided all this information, Staff are of the opinion that the proposed maximum height continues to meet the general intent of the Zoning By-law and provides an attractive rental housing product to the neighbourhood.

**Minimum Parking:**

The intent of the minimum parking space requirement is to ensure that sufficient parking spaces are provided to meet the needs of the proposed residential building, and that vehicle spillover will not occur for overcrowding of the subject site. The proposed

development requires a total of ten (10) parking spaces, which accounts for the office use, residential use, visitor parking and barrier free parking. That said, the applicant is proposing a total of seven (7) parking spaces, which in the opinion of Staff is sufficient for the proposed development. The current parking supply will provide for at least one space per residential unit, which is now the standard for any residential development within a downtown core.

The proposed office on the ground floor is to function as a live-work unit, only open to the private residents of the building, therefore, not creating any additional public traffic onsite. When taking that into consideration that there are areas currently within the Aurora Promenade that requires only one space per unit, inclusive of visitor parking spaces, the proposed seven (7) parking spaces is sufficient to accommodate the residential development. Residential projects within a downtown core are focused on transit-orientated development and to prioritize intensification within the Secondary Plan area as the Town's primary location for growth and density, reinforcing the importance of the Aurora GO Station as a Major Transit Station area.

Furthermore, when the applicant originally presented the minor variance application, a variance pertaining to the minimum distance separation for the barrier free parking space was also required. However, after further consultation with Staff and design changes to the building, the applicant was able to accommodate the barrier free parking space and its appropriate standard to eliminate the need for the additional variance. Given this change, the minor variance application only requires two variances versus the original three. The proposed seven (7) parking spaces meets the general intent of the Zoning By-law and is sufficient for the future development of the subject property.

**c) The proposed variance is considered desirable for the appropriate development of the land**

As discussed above, Staff are satisfied the proposal adequately responds to the newly adopted Town of Aurora Official Plan 2024, and the criteria for new development within the Aurora Promenade and Major Transit Station Area. The proposed development will also provide critical new and attainable housing opportunities for the local community. The proposed infill residential development enhances the urban design of the neighbourhood by providing the wise use and management of land within the Aurora Promenade. In addition, the proposed development will promote a truly mixed residential community that houses people of different ages, backgrounds, lifestyles and economic status. The Promenade is envisioned to function as a vibrant, mixed-use, pedestrian oriented community with a range and mix of housing options and densities and access to higher order transit.



Primarily though, the need for new, diverse, and attainable housing is paramount and the ability for the proposed development to add rental housing units to the Aurora Promenade is of benefit to current and future generations in addressing various housing needs. The proposed intensification of an underutilized lot aligns with the direction of the Province under Bill 23. The increase in building height and reduced parking standards will not negatively impact the surrounding area but enhance the overall function of the subject property and align with the vision of development with the Aurora Promenade.

Lake Simcoe Region Conservation Authority has reviewed the application and confirmed that based on the information submitted as part of this minor variance application, the proposal is located outside of the flood hazard and is therefore consistent with 3.1 of the Provincial Policy Statement (PPS). The appropriate conditions of approval have been implemented, requiring the applicant to obtain a permit from the LSRCA prior to development or site alteration.

Overall, it is the opinion of Staff that the proposed variances are considered desirable for the appropriate development of the land.

**d) The proposed variance is considered minor in nature**

In the opinion of staff, the requested variances are considered to be minor in nature and are not expected to have any significant adverse effects on the subject property, neighbouring properties, or the overall streetscape. The proposed development is designed to implement the building height policies of Official Plan and the Aurora Promenade and Major Transit Station Secondary Plan Area. The proposed increase in maximum height from a numerical value is double but does not accurately depict what can be done on the property as of right. Furthermore, the reduction in parking can adequately serve the proposed residential development without negatively impacting surrounding properties.

The proposal introduces new and attainable rental housing opportunities in a manner that still respects the overall neighbourhood character and scale. The appropriate conditions of approval have also been developed, including for the need to obtain a Road Occupancy Permit, and to ensure any tree removals are evaluated through an evaluation report completed by a certified professional. The Town's Engineering Department have also reviewed the proposed minor variance application and have no comments as it pertains to the proposed development.

Overall, it is the opinion of Staff that the proposed variances are minor in nature.

## Additional Comments

The minor variance application was circulated to Town Department/Divisions and to external agencies for review and comment. The following comments were provided:

Department or Agency	Comments
Building Division	Preliminary Zoning Review completed. No objection.
Engineering Division	No objection.
Operational Services (Parks)	No objection.
Operations (Public Works)	No objection.
Central York Fire Services	No objection.
York Region	No objection.
LSRCA	No objection.
Alectra	No objection.

## Public Correspondence

At the time of writing this report, two written submissions in opposition were received. If additional written submissions are received after the writing of this report, the Secretary-Treasurer will provide the submission(s) to Committee members at the meeting.

## Conclusion

Planning staff have reviewed the application regarding Section 45 (1) of the Planning Act, R.S.O, 1990, c.P.13, as amended, and believe that the requested variance meets the four tests of the Planning Act for granting minor variances. Staff recommend approval of the requested variance subject to the condition outlined in Appendix 'A'.

## Attachments

Appendix 'A' – Recommended Conditions of Approval

Appendix 'B' – Site Plan & Elevations

## Appendix 'C' – Floor Plans & Elevations

### Appendix 'A' – Conditions of Approval

#### Planning and Development Services:

1. That the variance only applies to the subject property in conformity with the plans attached as 'Appendix B' to this Staff Report, to the satisfaction of the Director of Planning and Development Services or designate.
2. That the owner obtains necessary clearance from Town of Aurora Council to remove (delist) the property from the Town's Heritage Register. Consultation will also be required to occur with the Town's Heritage Advisory Committee (HAC), and the submission of a Cultural Heritage Evaluation Report will be required demonstrating support.

#### Operational Services – Parks Division:

3. That the owner shall be required to provide an Evaluation Report prepared by a Certified Arborist or Professional Registered Forester outlining all aspects of the impacts that this proposal will have on existing trees. The report shall include the following:
  - a. An assessment of existing trees (5cm trunk diameter and greater) by size, species and condition including trees on adjacent properties whose structure or root zone may be impacted by construction.
  - b. Identification of all tree injuries and tree removals, if any.
  - c. Identification of all tree protection measures including recommendations on the mitigation of negative effects to trees during and post construction, including applicable maintenance requirements.
  - d. Provision of monitoring of the site work through a series of site visits by the Arborist/Forester to ensure protection/preservation measures remain in compliance throughout the duration of the project. Monitoring shall occur i) at commencement of work to certify all tree protection measures are in place, ii) during site work to confirm protection measures are in place and to oversee arboriculture works as required, and iii) post construction assessment. Each site visit is to be documented, and any resulting action

items required by the Arborist /Forester shall be implemented and confirmed on site forthwith by the Arborist /Forester following each visit.

- e. A monetary evaluation in accordance with the Town's Tree Compensation Policies for all trees designated to be removed.
4. The Owner shall be required to provide a tree compensation and a replanting plan in accordance with the Town of Aurora Tree Compensation Policies to the satisfaction of the Director of Operational Services as compensation for trees removed to facilitate construction. Compensation planting shall be completed prior to release of the financial securities.
5. The owner shall agree to comply with the Aurora Tree Permit By-law # 5850 -16 prior to the removal of any trees on the property.
6. The owner shall be required to provide financial securities based on the total value of the Tree Compensation evaluation and all Arboriculture works as defined by the Town and the Owner's Arborist/ Forester, to the satisfaction of the Director of Operational Services.
7. All the above shall be included as terms and conditions in a Letter of Undertaking with the Town of Aurora to guarantee compliance with the Conditions of Approval and all related site works.

**Operational Services – Public Works:**

8. That the Owner obtain a Road Occupancy Permit through Public Works.
9. That the Owner be required to CCTV the existing sanitary to see if it can be used for this proposed development. The developer will also be required to confirm the size of the water service.

**Engineering and Capital Delivery – Engineering Department:**

10. Prior to final approval of the minor variance, the owner shall obtain final approval for a daylight triangle at the intersection of Temperance Street and Tyler Street and driveway to the satisfaction of the Town's planning and development services

**Lake Simcoe Region Conservation Authority:**

11. That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536.00.

12. That the Applicant/Owner successfully obtain a permit from the LSRCA prior to development or site alteration.

**York Region:**

13. A Section 59 applies at the minor variance stage and needs to be completed prior to approval. Please have the applicant submit Section 59 - Planning Application Form.
14. Prior to final approval of the application, the Town of Aurora shall confirm that adequate water supply and sewage capacity has been allocated for the proposed dwellings.

**COMPLIANCE PACKAGE A1**

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

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This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

8.		
7.		
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3.	OCT. 1/24	REDUCED FRONT YARD SETBACK
2.	SEPT. 16/24	REV. BARRIER-FREE PARKING
1.	DEC. 9/23	ISSUED FOR REVIEW
NO.	DATE:	REVISION:

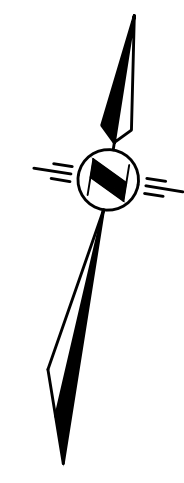
**LEGEND**

- STORM CONNECTION
- SANITARY CONNECTION
- W- WATER CONNECTION
- H- HYDRO CONNECTION
- ▨ DOUBLE CATCH BASIN
- ▩ CATCH BASIN
- STREET LIGHT
- HYDRANT
- ⊠ TRANSFORMER
- ⊞ CABLE TV PEDESTAL
- ⊞ BELL PEDESTAL
- ⊞ ENTRANCE DOOR LOCATION
- ⊞ GARAGE DOOR LOCATION
- MAIL COMMUNITY MAILBOX
- ⊞ ENGINEERED FILL LOT
- VALVE AND CHAMBER
- SANITARY MANHOLE
- STORM MANHOLE
- ⊞ AIR-CONDITIONING UNIT
- PROPOSED GRADE
- EXISTING GRADE
- PROPOSED SWALE GRADE
- ⊞ DOWNSPOUT LOCATION
- ⊞ TELECOM. JUNCTION BOX
- ⊞ PROPOSED BERM
- ⊞ SWALE DIRECTION
- ⊞ HYDRO METER
- ⊞ GAS METER
- FFL FINISHED FLOOR ELEVATION
- TFW TOP OF FOUNDATION WALL
- FBS FIN. BASEMENT FLOOR SLAB
- USF UNDERSIDE FOOTING ELEVATION
- BH 1 BOREHOLE LOCATION
- A A' SLOPE SECTION
- G GARBAGE BIN
- R RECYCLING BIN

METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

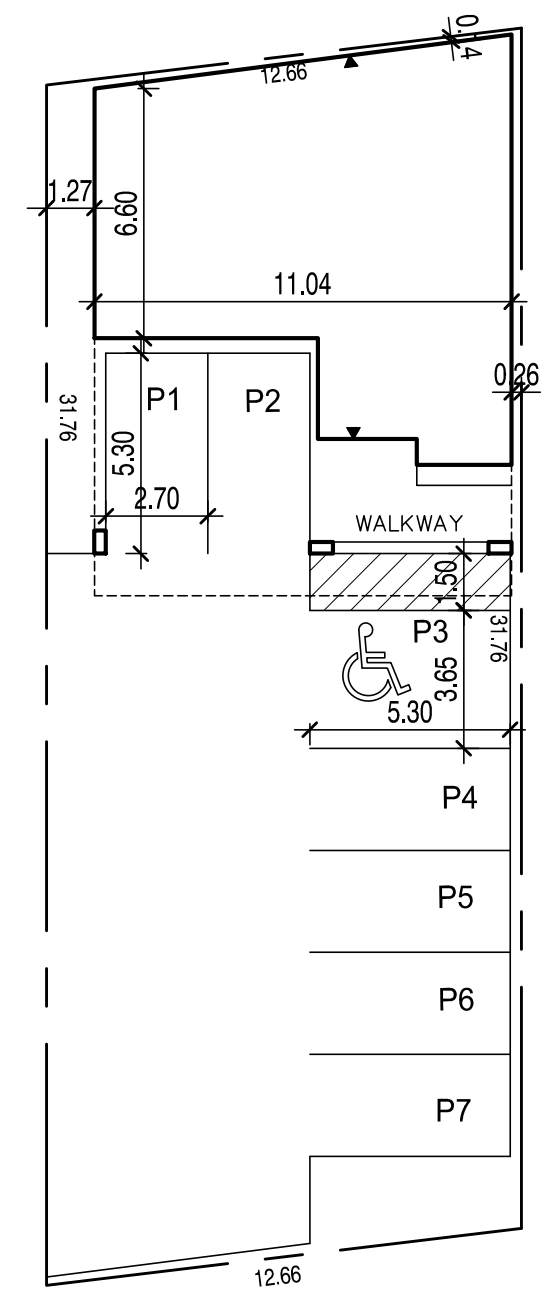
**SITE STATS**

LOT AREA: 399.22m<sup>2</sup>  
 BUILDING AREA: 92.53m<sup>2</sup> (23.2%)  
 PARKING PROVIDED: 7 (INCLUDES 1 B.F.)



TYLER STREET

TEMPERANCE STREET



ITEM	ONTARIO BUILDING CODE DATA MATRIX	OBV REFERENCE
1	PROJECT DESCRIPTION: <input type="checkbox"/> NEW <input checked="" type="checkbox"/> PART 11 <input type="checkbox"/> ADDITION <input type="checkbox"/> PART 3 <input type="checkbox"/> PART 9 <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> ALTERATION	A1.1.2.
2	MAJOR OCCUPANCY(S) GROUP C	3.1.2.1.(1)
3	BUILDING AREA (m <sup>2</sup> ) 110.82m <sup>2</sup>	A1.4.1.2.
4	GROSS AREA (m <sup>2</sup> ) 494.84m <sup>2</sup>	A1.4.1.2.
5	NUMBER OF STOREYS ABOVE GRADE 5 BELOW GRADE 1	A1.4.1.2./3.2.1.1.
6	HEIGHT OF BUILDING (m) 20.17m	A1.4.1.2./3.2.1.1.
7	NUMBER OF STREETS/ACCESS ROUTES 2	3.2.2.10./3.2.5.
8	BUILDING CLASSIFICATION PART 3	3.1.2.1.(1)
9	SPRINKLER SYSTEM PROPOSED <input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING <input checked="" type="checkbox"/> NOT REQUIRED	3.2.2.53.
10	STANDPIPE REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
11	FIRE ALARM REQUIRED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
12	WATER SERVICE/ SUPPLY IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
13	HIGH BUILDING <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
14	PERMITTED CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/> BOTH ACTUAL CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/> BOTH	3.2.2.53.
15	MEZZANINE(S) AREA m <sup>2</sup> N/A	A1.4.1.2.
16	OCCUPANT LOAD BASED ON <input type="checkbox"/> m <sup>2</sup> /PERSON <input type="checkbox"/> DESIGN OF BUILDING BASEMENT: OCCUPANCY LOAD PERSONS 1st FLOOR OCCUPANCY C LOAD 4 PERSONS 2nd/3rd FLOOR OCCUPANCY C LOAD 4 PERSONS 4th FLOOR OCCUPANCY C LOAD 4 PERSONS	3.1.17.
17	BARRIER-FREE DESIGN <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	11.3.3.2.(2)
18	HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.1.17.
19	REQUIRED FIRE RESISTANCE RATING (FRR) HORIZONTAL ASSEMBLIES LISTED DESIGN NO. OR DESCRIPTION (SG-2) FLOORS 45 HOURS ROOFS 45 HOURS MEZZANINE 0 HOURS FRR OF SUPPORTING MEMBERS FLOORS 45 HOURS ROOFS 45 HOURS MEZZANINE 0 HOURS	3.2.2.53.
20	SPATIAL SEPARATION-CONSTRUCTION OF EXTERIOR WALLS WALL AREA OF EBF (m <sup>2</sup> ) L.D. (m) L.H. OR H.L. PERMITTED MAX.% OF OPENINGS PROPOSED % OF OPENINGS FRR (HOURS) LISTED DESIGN OR DESCRIPTION COMB. CONST. COMB. CONSTR./NON-COMB. CLADDING NON-COMB. CONSTR.	9.10.14

DRAWING TITLE: **SITE PLAN**

**P DEL DESIGN**  
 4370 Steeles Avenue West,  
 Suite 203  
 Woodbridge, Ontario L4L 4Y4  
 T: 416 453 9985  
 e-mail: peterd@pdeldesign.ca  
 www.pdeldesign.ca

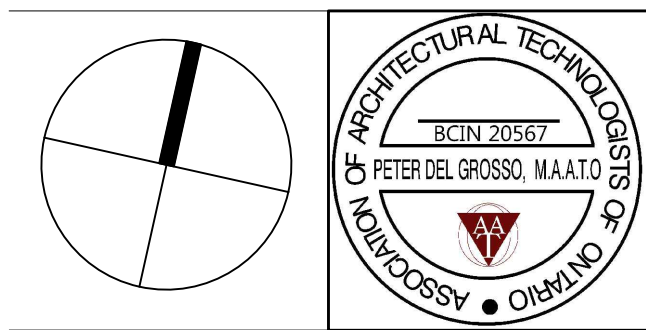
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

**QUALIFICATION INFORMATION**  
 Required unless design is exempt under Division C, Subsection 3.2.5 of the Building Code

PETER DEL GROSSO 20567

**REGISTRATION INFORMATION**  
 Required unless design is exempt under Division C, Subsection 3.2.4 of the Building Code

PETER DEL GROSSO 27288



PROJECT: **PROPOSED 5 STOREY BUILDING**

15 TYLER STREET  
 AURORA, ONTARIO

AREA: DATE: JULY 24/24  
 SCALE: 1:200 DRAWN BY: PDG  
 DRAWING No.: **SP-01**  
 PROJECT No.: 00-00

**COMPLIANCE PACKAGE "A1"**

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

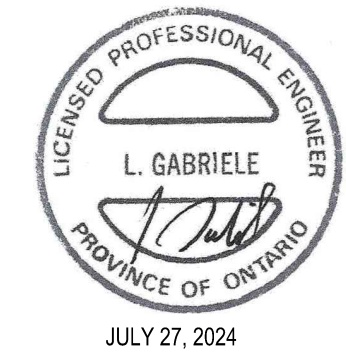
Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

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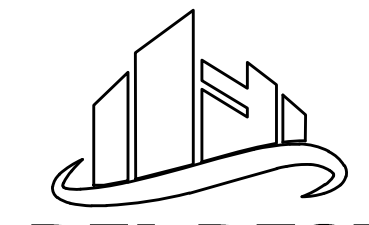
This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

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2.	OCT. 1/24	REV. TILE BLOCK TO 5 STOREY BUILDING
1.	AUG. 26/24	ISSUED FOR REVIEW
NO:	DATE:	REVISION:



DRAWING TITLE:  
**EXISTING GROUND FLOOR PLAN**



**P DEL DESIGN**

4370 Steeles Avenue West,  
Suite 203  
Woodbridge, Ontario L4L 4Y4  
T: 416 453 9985  
e-mail: peterd@pdeldesign.ca  
www.pdeldesign.ca

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

**QUALIFICATION INFORMATION**

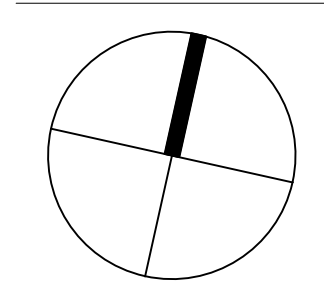
Required unless design is exempt under  
Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

**REGISTRATION INFORMATION**

Required unless design is exempt under  
Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288



PROJECT:  
**PROPOSED 5 STOREY BUILDING**

15 TYLER STREET  
AURORA, ONTARIO

AREA: DATE: JULY 26/24  
SCALE: 3/16"=1'-0" DRAWN BY: PDG

DRAWING No.:  
**A-01**

PROJECT No.: 00-00

**TYPICAL BASEMENT FLOOR PLAN NOTES**

ALL CONCRETE FOOTING SHALL REST ON UNDISTURBED SOIL WITH A MIN. ALLOWABLE BEARING CAPACITY OF 150 Kpa (3000 PSF) AND BE FOUNDED A MIN. OF 4'-0" BELOW FINISHED GRADE.

CONCRETE STRENGTH FOR CONCRETE FOOTINGS SHALL BE MIN. OF 15MPa. FOR FOUND. WALLS SHALL BE 25MPa. UN AND REFER TO TYP. DETAIL.

CONCRETE STRENGTH FOR GARAGE SLAB, CONCRETE PORCHES AND STEPS SHALL BE A MIN. 32MPa. WITH 5 - 8% AIR ENTRAINMENT, UNLESS NOTED OTHERWISE.

CONCRETE STRIP FOOTING SIZE FOR 10" P. CONC. WALLS SHALL BE MIN. OF 8"x22" UNREINFORCED FOR UP TO 16'-0" JOIST SPAN.

THE ABOVE FOOTING SIZE WILL BE USED FOR FOUNDATION WALLS WHICH SUPPORT 2 STOREYS OF BRICK VENEER WALL CONSTRUCTION, 2 FLOORS AND ROOF OF LIGHT WOOD FRAME CONSTRUCTION, WITH SPAN OF SUPPORTED JOIST THAT DO NOT EXCEED 4.9m (16'-1") AT A SPECIFIED LIVE LOAD OF NOT GREATER THAN 2.4 Kpa (50 PSF).

REFER TO BASEMENT PLAN FOR FOOTING SIZES IN AREAS EXCEEDING THE ABOVE CONDITIONS.

3/4" SUB-FLOOR TO BE GLUED & NAILED (TYP.). REFER JOIST MANUFACTURER'S SPECIFICATIONS FOR ALL TECHNICAL DETAILS & LAYOUT

ALL JOISTS UNDER CERAMIC TILES TO BE INSTALLED AS PER JOIST MANUF. SHOP DUGS.

ALL LVL'S SHALL BE 19E GRADE MICROLLAM LVL OR BETTER U.S. O.

F1 = 36"x36"x16"	F2 = 24"x24"x12"
F3 = 20"x20"x12"	

ALL RETURN AIR PARTITIONS TO BE 6" - REFER TO HVAC DRAWINGS

**BRICK VENEER LINTELS**

UL1 = 3 1/2" x 3 1/2" x 1/4"	(90x90x6)	+ 2- 2" x 8" SFR
UL2 = 4" x 3 1/2" x 5/16"	(100x90x8)	+ 2- 2" x 8" SFR
UL3 = 5" x 3 1/2" x 5/16"	(125x90x8)	+ 2- 2" x 10" SFR
UL4 = 6" x 3 1/2" x 3/8"	(150x90x10)	+ 2- 2" x 12" SFR
UL5 = 6" x 4" x 3/8"	(150x100x10)	+ 2- 2" x 12" SFR
UL6 = 5" x 3 1/2" x 5/16"	(125x90x8)	+ 2- 2" x 12" SFR
UL7 = 5" x 3 1/2" x 5/16"	(125x90x8)	+ 3- 2" x 10" SFR
UL8 = 5" x 3 1/2" x 5/16"	(125x90x8)	+ 3- 2" x 12" SFR
UL9 = 6" x 4" x 5/16"	(150x100x10)	+ 3- 2" x 12" SFR

**WOOD LINTELS AND BEAMS**

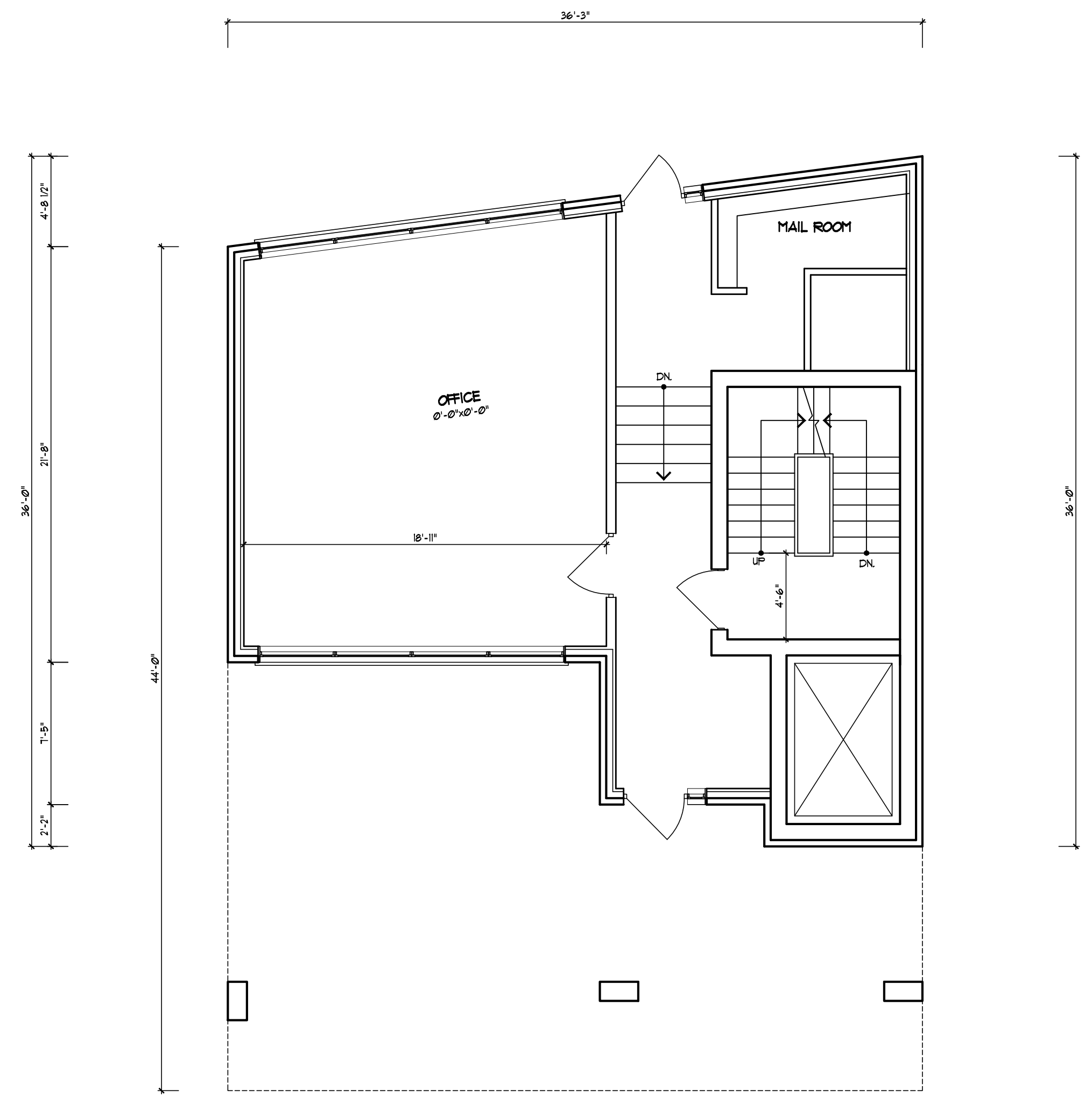
WB1 = 2- 2" x 8" SFRUCE BEAM
WB2 = 3- 2" x 8" SFRUCE BEAM
WB3 = 2- 2" x 10" SFRUCE BEAM
WB4 = 3- 2" x 10" SFRUCE BEAM
WB5 = 2- 2" x 12" SFRUCE BEAM
WB6 = 3- 2" x 12" SFRUCE BEAM
WB7 = 5- 2" x 12" SFRUCE BEAM
WB8 = 4- 2" x 10" SFRUCE BEAM
WB9 = 4- 2" x 12" SFRUCE BEAM

**STEEL LINTELS**

L1 = 3 1/2" x 3 1/2" x 1/4"	(90x90x6.4)
L2 = 4" x 3 1/2" x 5/16"	(100x90x13)
L3 = 5" x 3 1/2" x 5/16"	(125x90x13)
L4 = 6" x 3 1/2" x 3/8"	(150x90x35)
L5 = 6" x 4" x 3/8"	(150x100x35)
L6 = 7" x 4" x 3/8"	(175x100x35)
L7 = 7" x 4" x 1/2"	(175x100x35)

**(LVL) BEAMS**

LVL1A = 1-1 3/4" x 7 1/4"	(1-45x84)
LVL1 = 2-1 3/4" x 7 1/4"	(2-45x84)
LVL2 = 3-1 3/4" x 7 1/4"	(3-45x84)
LVL3 = 4-1 3/4" x 7 1/4"	(4-45x84)
LVL4A = 1-1 3/4" x 9 1/2"	(1-45x135)
LVL4 = 2-1 3/4" x 9 1/2"	(2-45x135)
LVL5 = 3-1 3/4" x 9 1/2"	(3-45x135)
LVL5A = 4-1 3/4" x 9 1/2"	(4-45x135)
LVL6A = 1-1 3/4" x 11 7/8"	(1-45x300)
LVL6 = 2-1 3/4" x 11 7/8"	(2-45x300)
LVL7 = 3-1 3/4" x 11 7/8"	(3-45x300)
LVL7A = 4-1 3/4" x 11 7/8"	(4-45x300)



**GROUND FLOOR PLAN**

**COMPLIANCE PACKAGE "A1"**

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

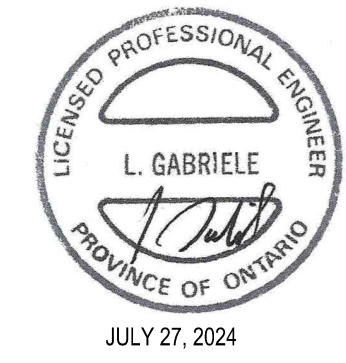
Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

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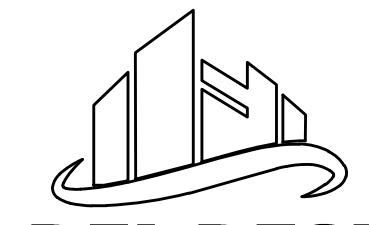
This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

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2.	OCT. 1/24	REV. TILE BLOCK TO 5 STOREY BUILDING
1.	AUG. 26/24	ISSUED FOR REVIEW
NO:	DATE:	REVISION:



DRAWING TITLE:  
**PROPOSED SECOND/THIRD FLOOR**



**P DEL DESIGN**

4370 Steeles Avenue West,  
Suite 203  
Woodbridge, Ontario L4L 4Y4  
T: 416 453 9985  
e-mail: peterd@pdeldesign.ca  
www.pdeldesign.ca

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

**QUALIFICATION INFORMATION**

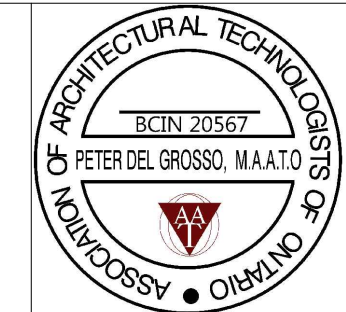
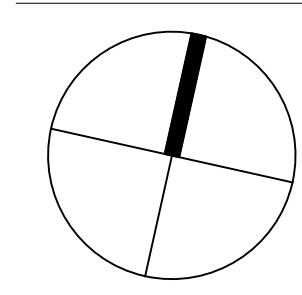
Required unless design is exempt under  
Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

**REGISTRATION INFORMATION**

Required unless design is exempt under  
Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288



PROJECT:  
**PROPOSED 5 STOREY BUILDING**

15 TYLER STREET  
AURORA, ONTARIO

AREA:	DATE:	JULY 26/24
SCALE:	3/16"=1'-0"	DRAWN BY: PDG

DRAWING No.:  
**A-02**

PROJECT No.: 00-00

**TYPICAL GROUND FLOOR NOTES**

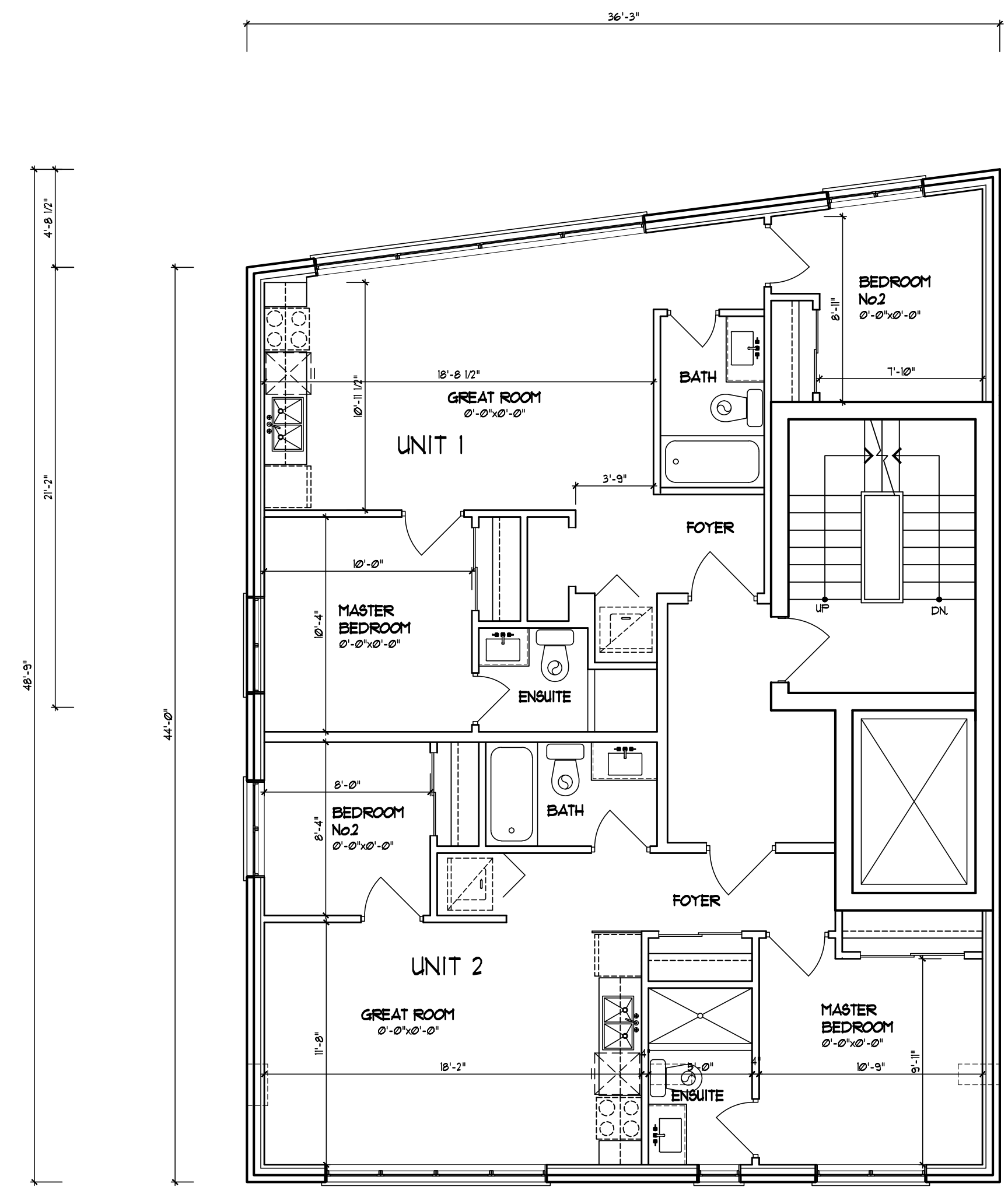
- REFER JOIST MANUFACTURER'S SPECIFICATIONS FOR ALL TECHNICAL DETAILS & LAYOUT
- 3/4" SUB-FLOOR TO BE GLUED & NAILED FOR GROUND FLOOR  
5/8" SUB-FLOOR FOR SECOND FLOOR (TYP.)
- ALL JOISTS UNDER CERAMIC TILES TO BE INSTALLED AS PER JOIST MANUF. SHOP DWGS.
- NO VOLUTE ON STAIRS RAILING
- ALL LVL'S SHALL BE 13E GRADE MICROLLAM LVL. OR BETTER U. S. C.

REFER TRUSS SHOP DWGS. FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS

10'-0" DENOTES CEILING HEIGHT

ALL RETURN AIR PARTITIONS TO BE 6"  
- REFER TO HVAC DRAWINGS

AREA CALCULATION		
UNIT 1	711	SQ. FT.
UNIT 2	677	SQ. FT.
<b>SUBTOTAL</b>	<b>1388</b>	<b>SQ. FT.</b>
	<b>128.95</b>	<b>M2</b>
DEDUCT ALL OPEN AREAS	0	SQ. FT.
<b>TOTAL NET AREA</b>	<b>1388</b>	<b>SQ. FT.</b>
	<b>128.95</b>	<b>M2</b>
COMMERCIAL AREA	465	SQ. FT.
COVERAGE GROUND FLOOR	1014	SQ. FT.
	<b>9420</b>	<b>M2</b>
COVERAGE RESIDENTIAL UNITS	1680	SQ. FT.
	<b>15608</b>	<b>M2</b>



**SECOND/THIRD FLOOR PLAN**



**COMPLIANCE PACKAGE "A1"**

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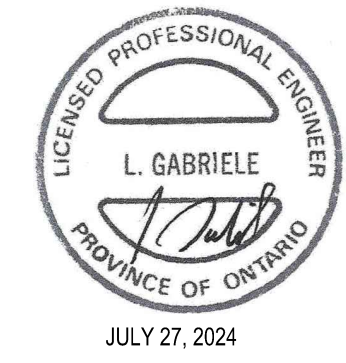
Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

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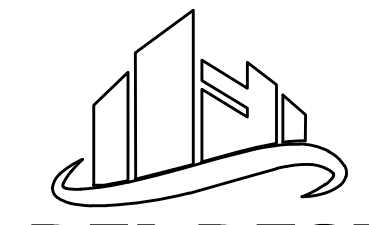
This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

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2.	OCT. 1/24	REV. TILE BLOCK TO 5 STOREY BUILDING
1.	AUG. 26/24	ISSUED FOR REVIEW
NO:	DATE:	REVISION:



DRAWING TITLE:  
**PROPOSED FORTH GROUND FLOOR**



**P DEL DESIGN**

4370 Steeles Avenue West,  
Suite 203  
Woodbridge, Ontario L4L 4Y4  
T: 416 453 9985  
e-mail: peterd@pdeldesign.ca  
www.pdeldesign.ca

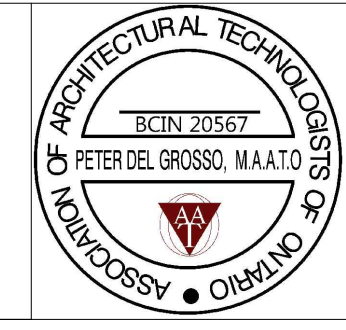
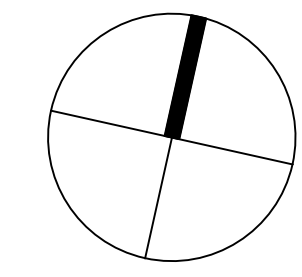
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

**QUALIFICATION INFORMATION**  
Required unless design is exempt under  
Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

**REGISTRATION INFORMATION**  
Required unless design is exempt under  
Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288



PROJECT:  
**PROPOSED 5 STOREY BUILDING**

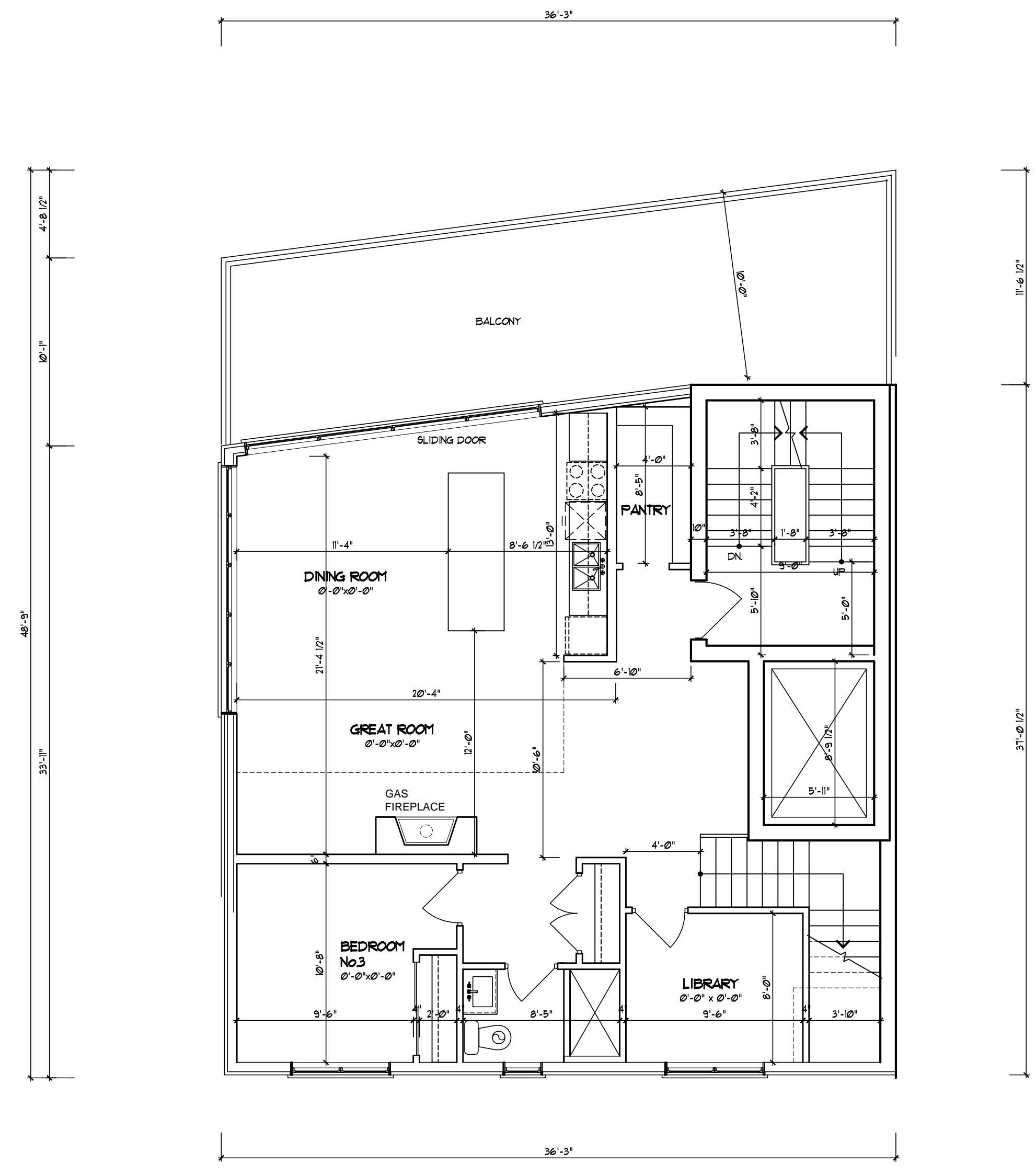
15 TYLER STREET  
AURORA, ONTARIO

AREA: DATE: JULY 26/24  
SCALE: 3/16"=1'-0" DRAWN BY: PDG

DRAWING No.:

**A-03**

PROJECT No.: 00-00



**FORTH FLOOR  
GROUND FLOOR PLAN**

AREA CALCULATION		
GROUND FLOOR AREA	1096	SQ. FT.
MEZZANINE AREA	800	SQ. FT.
<b>SUBTOTAL</b>	<b>1896</b>	<b>SQ. FT.</b>
	116.14	M2
DEDUCT ALL OPEN AREAS	0	SQ. FT.
<b>TOTAL NET AREA</b>	<b>1896</b>	<b>SQ. FT.</b>
	116.14	M2
COMMERCIAL AREA	465	SQ. FT.
COVERAGE GROUND FLOOR	1014	SQ. FT.
	94.20	M2
COVERAGE RESIDENTIAL UNITS	1680	SQ. FT.
	156.08	M2

**SECOND FLOOR PLAN**

**COMPLIANCE PACKAGE "A1"**

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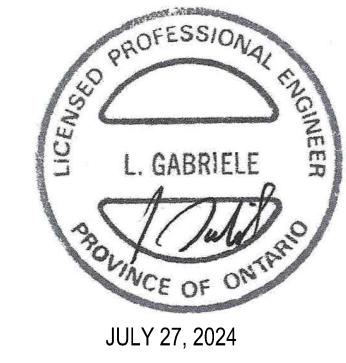
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This drawing is not to be scaled.

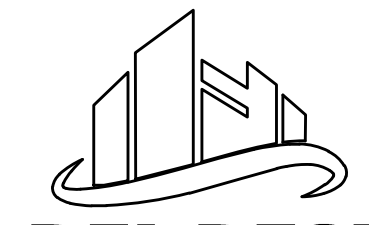
This drawing is not to be used for construction unless signed by the Architectural Technologist.

REFER TRUSS SHOP DWGS. FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS	
	DENOTES STUD WALL REINFORCED FOR FUTURE GRAB BARS. REFER TO DETAIL 6/D-3
	DENOTES CEILING HEIGHT
ALL RETURN AIR PARTITIONS TO BE 6" - REFER TO HVAC DRAWINGS	

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2.	OCT. 1/24	REV. TILE BLOCK TO 5 STOREY BUILDING
1.	AUG. 26/24	ISSUED FOR REVIEW
NO:	DATE:	REVISION:



DRAWING TITLE:  
**PROPOSED MEZZANINE FLOOR**



**P DEL DESIGN**

4370 Steeles Avenue West,  
Suite 203  
Woodbridge, Ontario L4L 4Y4  
T: 416 453 9985  
e-mail: peterd@pdeldesign.ca  
www.pdeldesign.ca

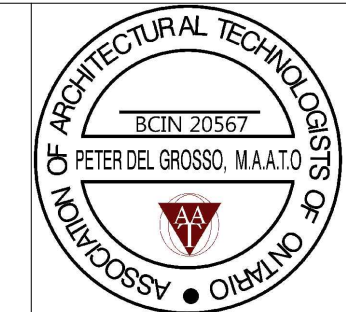
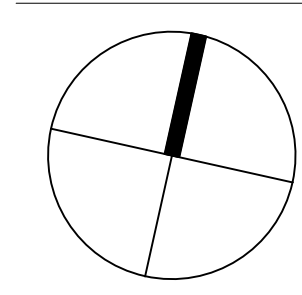
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**QUALIFICATION INFORMATION**  
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Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

**REGISTRATION INFORMATION**  
Required unless design is exempt under  
Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288



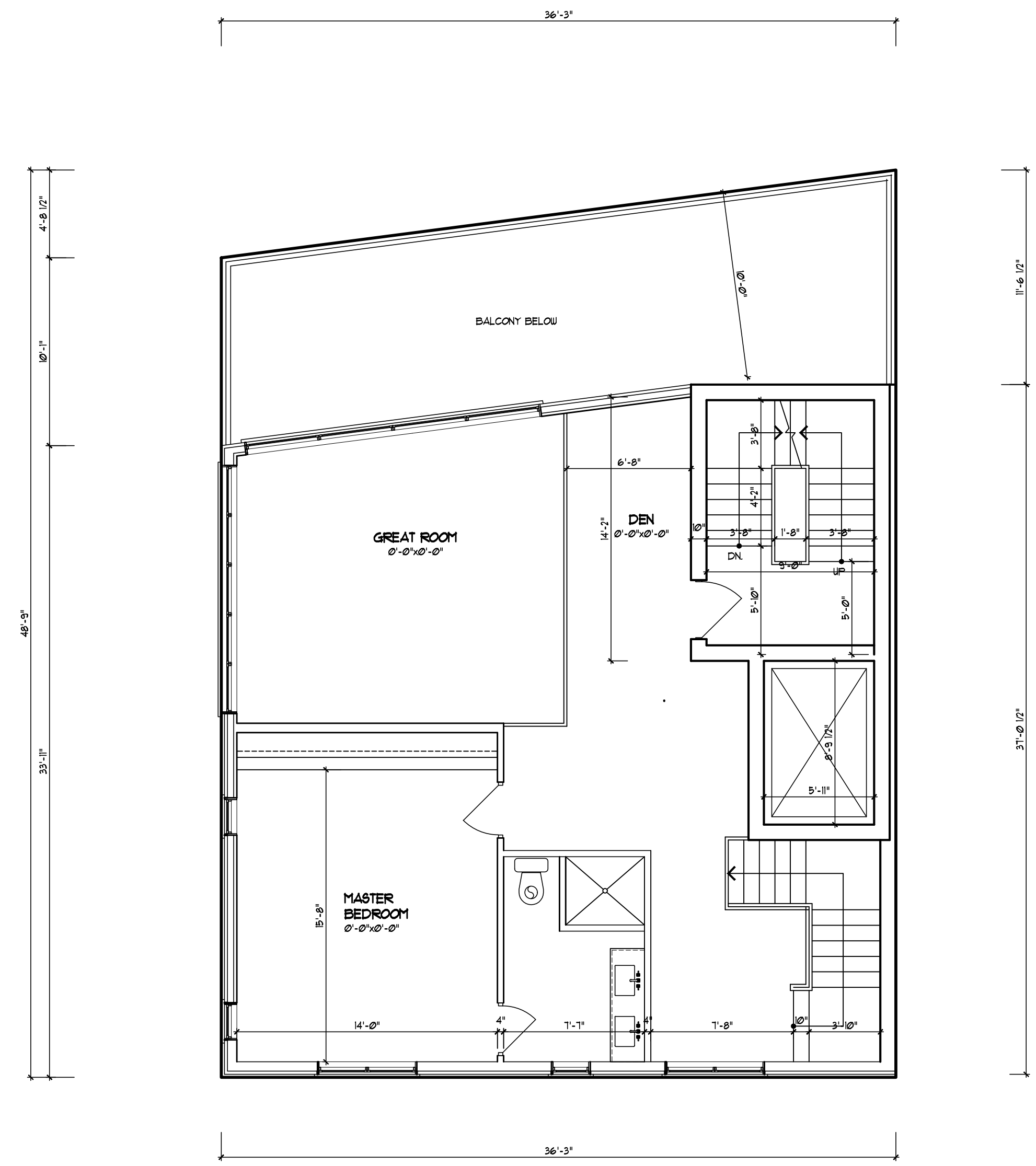
PROJECT:  
**PROPOSED 5 STOREY BUILDING**

15 TYLER STREET  
AURORA, ONTARIO

AREA: DATE: JULY 26/24  
SCALE: 3/16"=1'-0" DRAWN BY: PDG

DRAWING No.:  
**A-04**

PROJECT No.: 00-00



**FORTH FLOOR  
MEZZANINE FLOOR PLAN**

**SECOND FLOOR PLAN**

**COMPLIANCE PACKAGE "A1"**

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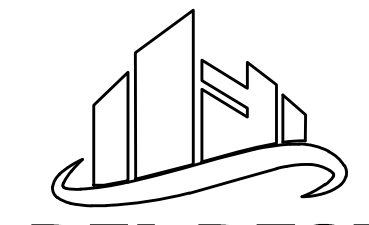
This drawing is not to be used for construction unless signed by the Architectural Technologist.

REFER TRUSS SHOP DWGS. FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS	
	DENOTES STUD WALL REINFORCED FOR FUTURE GRAB BARS. REFER TO DETAIL 6/D-3
	DENOTES CEILING HEIGHT
ALL RETURN AIR PARTITIONS TO BE 6" - REFER TO HVAC DRAWINGS	

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2.	OCT. 1/24	REV. TILE BLOCK TO 5 STOREY BUILDING
1.	AUG. 26/24	ISSUED FOR REVIEW
NO:	DATE:	REVISION:



DRAWING TITLE:  
**PROPOSED ROOF TOP PATIO**



**P DEL DESIGN**

4370 Steeles Avenue West,  
Suite 203  
Woodbridge, Ontario L4L 4Y4  
T: 416 453 9985  
e-mail: peterd@pdeldesign.ca  
www.pdeldesign.ca

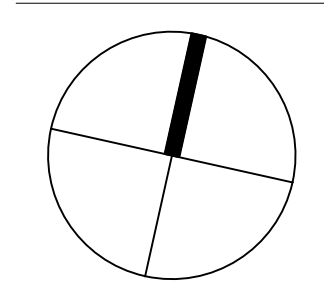
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Required unless design is exempt under  
Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

**REGISTRATION INFORMATION**  
Required unless design is exempt under  
Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288



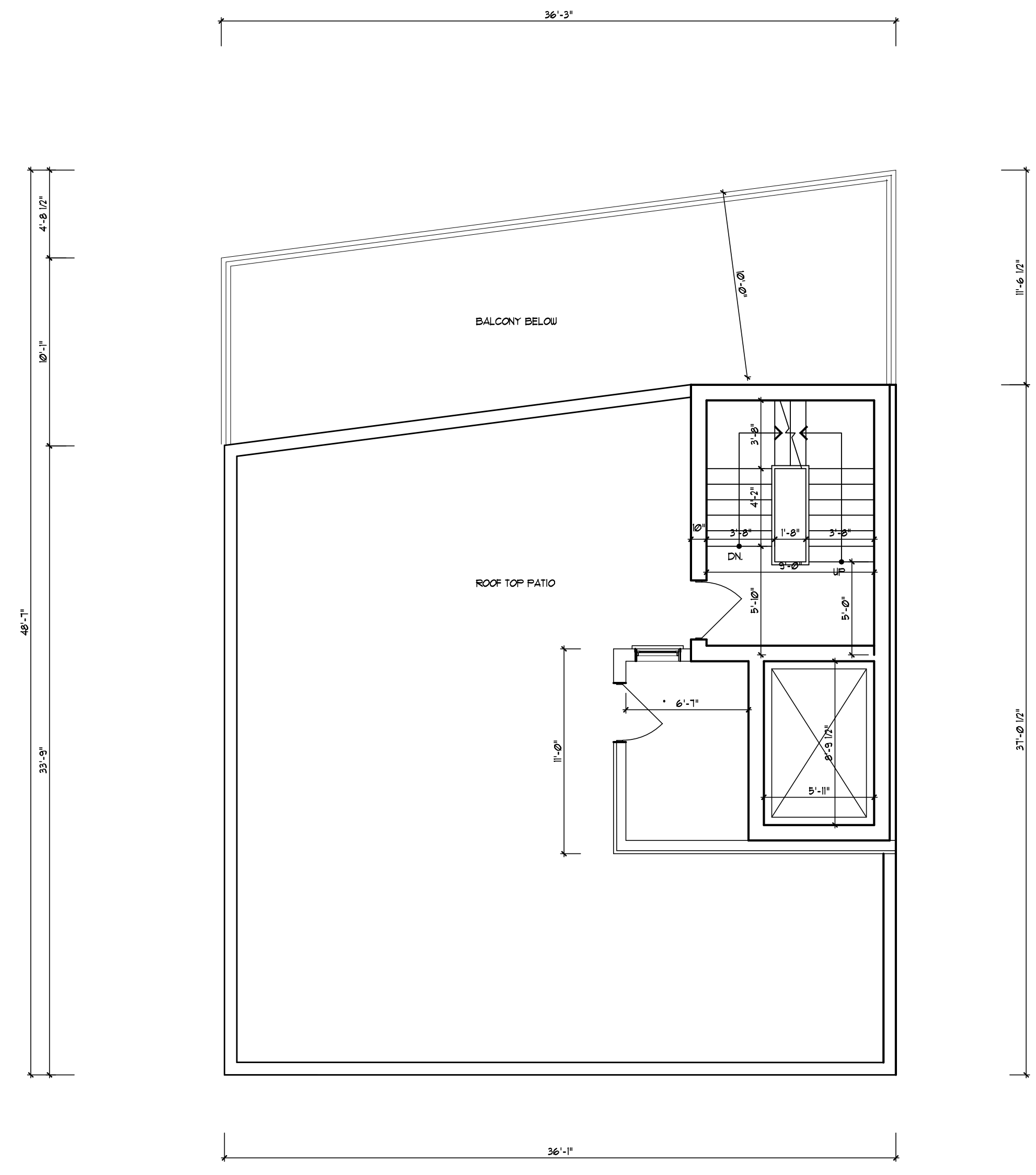
PROJECT:  
**PROPOSED 5 STOREY BUILDING**

15 TYLER STREET  
AURORA, ONTARIO

AREA:	DATE: JULY 26/24
SCALE: 3/16"=1'-0"	DRAWN BY: PDG

DRAWING No.:  
**A-05**

PROJECT No.: 00-00



**ROOF TOP FLOOR PLAN**

**SECOND FLOOR PLAN**

**COMPLIANCE PACKAGE "A1"**

REFER TO TRUSS SHOP DUGS FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS

REFER TO JOIST MANUFACTURER'S SPECIFICATIONS FOR ALL TECHNICAL DETAILS & INFO.

ACTUAL FINISH GRADES MAY VARY DEPENDING ON LOT CONDITIONS. (REFER TO GRADING PLANS)

RAILING REQUIRED WHEN GRADE IS MORE THAN 2'-0"

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Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

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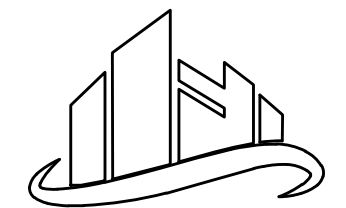
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2.	OCT. 1/24	REV. TILE BLOCK TO 5 STOREY BUILDING
1.	AUG. 26/24	ISSUED FOR REVIEW
NO:	DATE:	REVISION:



DRAWING TITLE:  
**NORTH (FRONT) ELEVATION**



**P DEL DESIGN**  
 4370 Steeles Avenue West,  
 Suite 203  
 Woodbridge, Ontario L4L 4Y4  
 T: 416 453 9985  
 e-mail: peterd@pdeldesign.ca  
 www.pdeldesign.ca

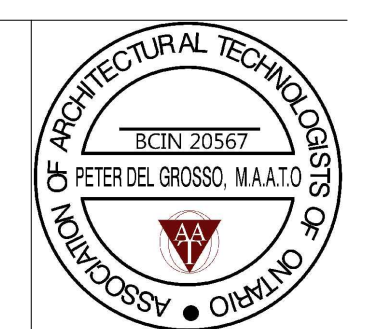
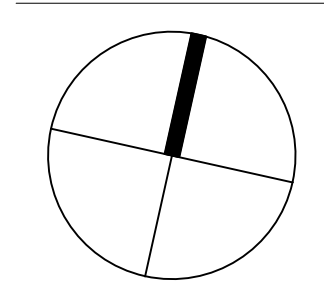
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**QUALIFICATION INFORMATION**  
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 Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

**REGISTRATION INFORMATION**  
 Required unless design is exempt under  
 Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288



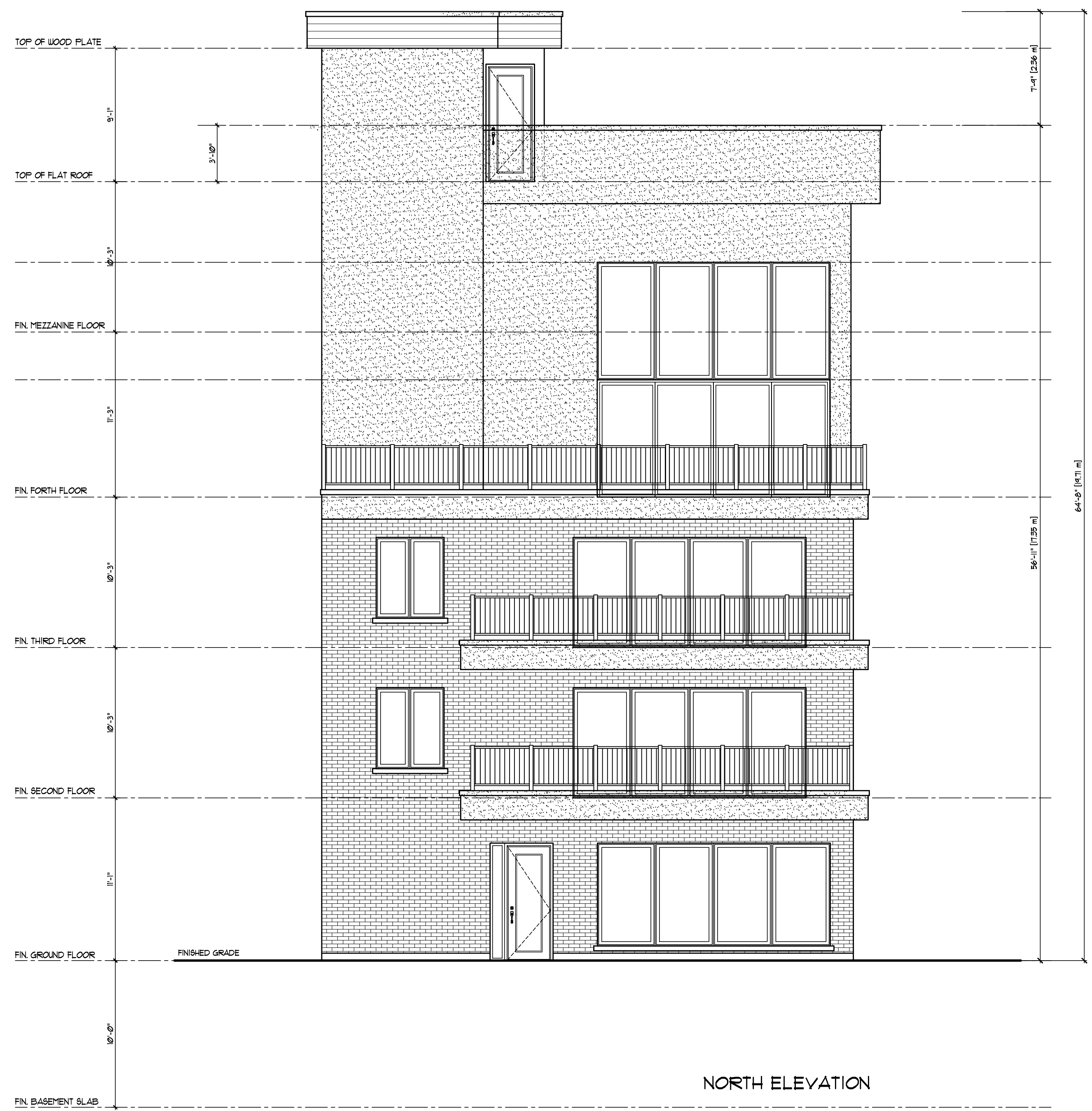
PROJECT:  
**PROPOSED 5 STOREY BUILDING**

15 TYLER STREET  
 AURORA, ONTARIO

AREA: DATE: JULY 26/24  
 SCALE: 3/16"=1'-0" DRAWN BY: PDG

DRAWING No.:  
**A-06**

PROJECT No.: 00-00



**NORTH ELEVATION**

**COMPLIANCE PACKAGE "A1"**

REFER TO TRUSS SHOP DUGS FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS

REFER TO JOIST MANUFACTURER'S SPECIFICATIONS FOR ALL TECHNICAL DETAILS & INFO.

ACTUAL FINISH GRADES MAY VARY DEPENDING ON LOT CONDITIONS. (REFER TO GRADING PLANS)

RAILING REQUIRED WHEN GRADE IS MORE THAN 2'-0"

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Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

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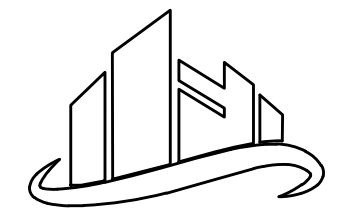
This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

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2.	OCT. 1/24	REV. TILE BLOCK TO 5 STOREY BUILDING
1.	AUG. 26/24	ISSUED FOR REVIEW
NO:	DATE:	REVISION:



DRAWING TITLE:  
**WEST (SIDE) ELEVATION**



**P DEL DESIGN**

4370 Steeles Avenue West,  
Suite 203  
Woodbridge, Ontario L4L 4Y4  
T: 416 453 9985  
e-mail: peterd@pdeldesign.ca  
www.pdeldesign.ca

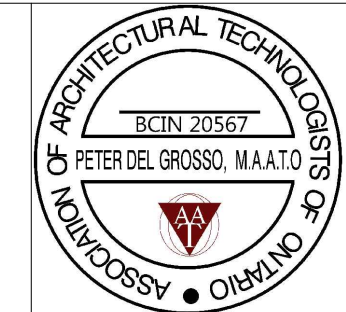
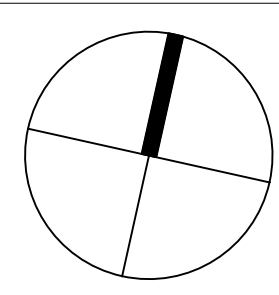
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

**QUALIFICATION INFORMATION**  
Required unless design is exempt under  
Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

**REGISTRATION INFORMATION**  
Required unless design is exempt under  
Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288



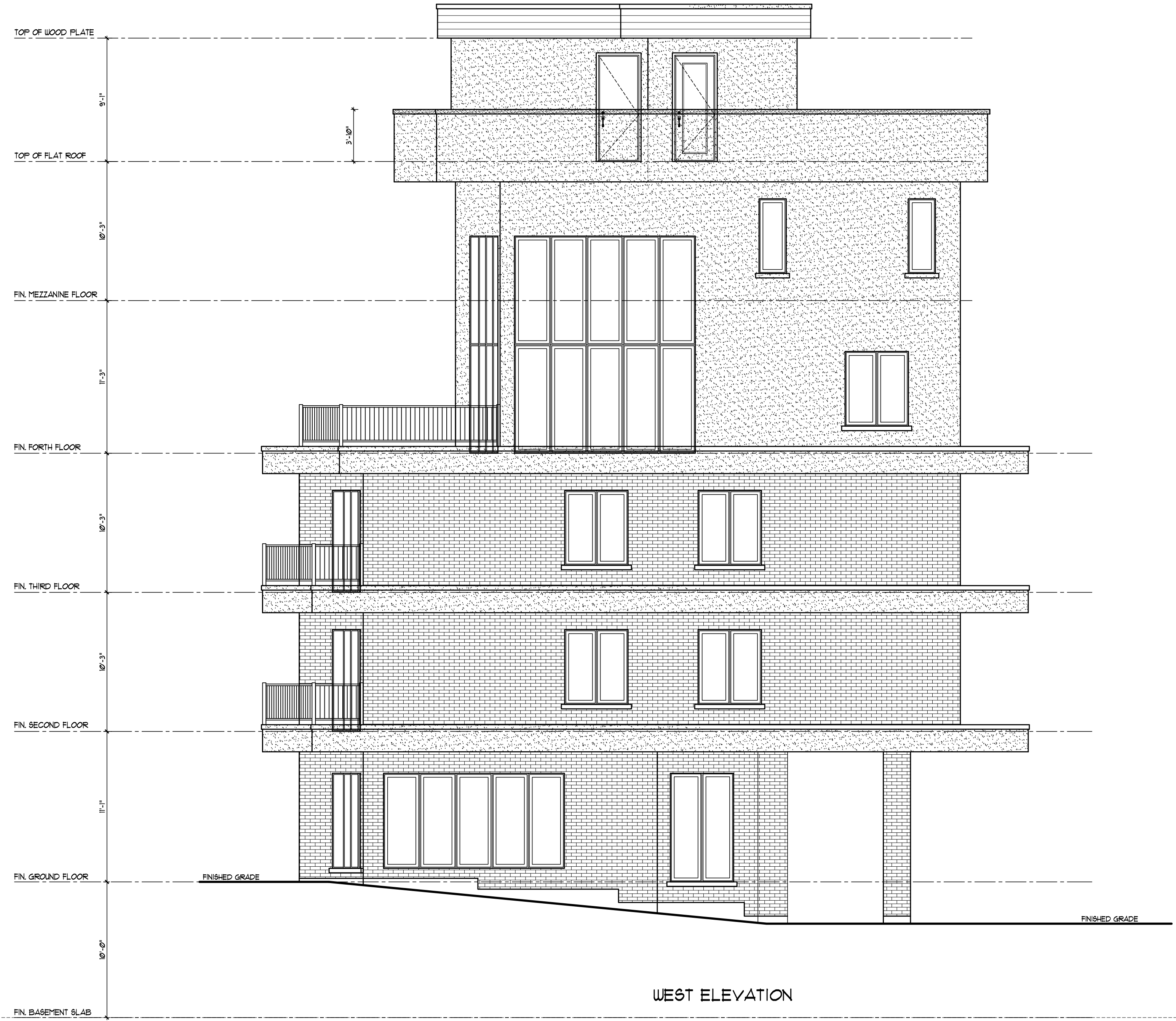
PROJECT:  
**PROPOSED 5 STOREY BUILDING**

15 TYLER STREET  
AURORA, ONTARIO

AREA: DATE: JULY 26/24  
SCALE: 3/16"=1'-0" DRAWN BY: PDG

DRAWING No.:  
**A-07**

PROJECT No.: 00-00



**WEST ELEVATION**

**COMPLIANCE PACKAGE "A1"**

REFER TO TRUSS SHOP DUGS FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS

REFER TO JOIST MANUFACTURER'S SPECIFICATIONS FOR ALL TECHNICAL DETAILS & INFO.

ACTUAL FINISH GRADES MAY VARY DEPENDING ON LOT CONDITIONS. (REFER TO GRADING PLANS)

RAILING REQUIRED WHEN GRADE IS MORE THAN 2'-0"

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

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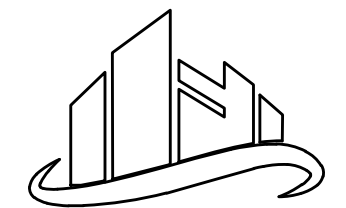
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2.	OCT. 1/24	REV. TILE BLOCK TO 5 STOREY BUILDING
1.	AUG. 26/24	ISSUED FOR REVIEW
NO:	DATE:	REVISION:



DRAWING TITLE:  
**EAST (SIDE) ELEVATION**



**P DEL DESIGN**  
 4370 Steeles Avenue West,  
 Suite 203  
 Woodbridge, Ontario L4L 4Y4  
 T: 416 453 9985  
 e-mail: peterd@pdeldesign.ca  
 www.pdeldesign.ca

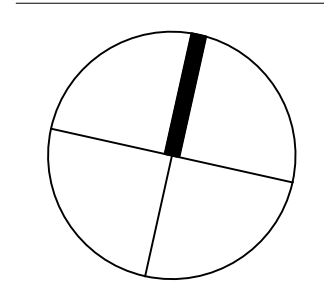
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

**QUALIFICATION INFORMATION**  
 Required unless design is exempt under  
 Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

**REGISTRATION INFORMATION**  
 Required unless design is exempt under  
 Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288



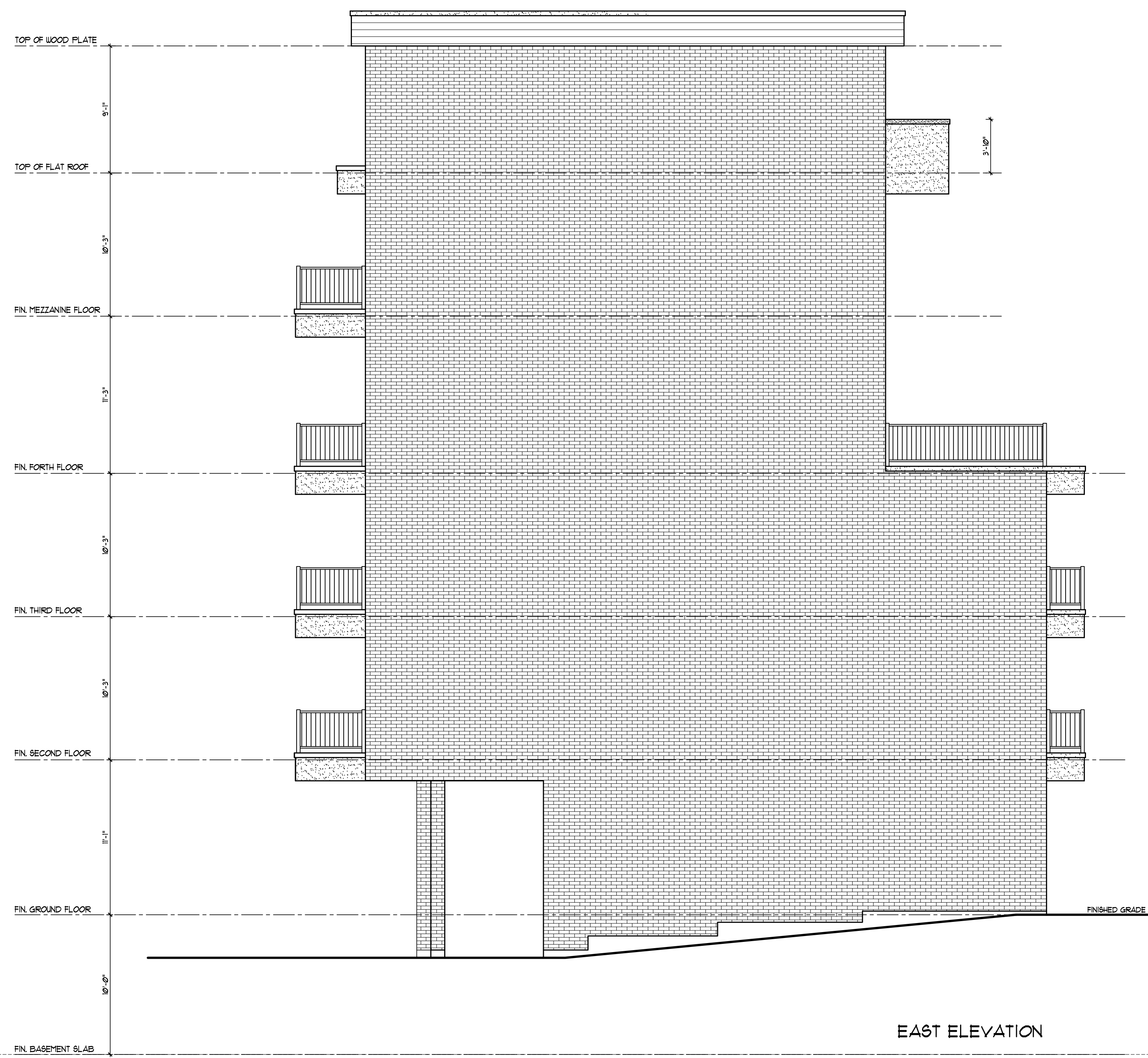
PROJECT:  
**PROPOSED 5 STOREY BUILDING**

15 TYLER STREET  
 AURORA, ONTARIO

AREA: DATE: JULY 26/24  
 SCALE: 3/16"=1'-0" DRAWN BY: PDG

DRAWING No.:  
**A-08**

PROJECT No.: 00-00



**EAST ELEVATION**

**COMPLIANCE PACKAGE "A1"**

REFER TO TRUSS SHOP DUGS FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS

REFER TO JOIST MANUFACTURER'S SPECIFICATIONS FOR ALL TECHNICAL DETAILS & INFO.

ACTUAL FINISH GRADES MAY VARY DEPENDING ON LOT CONDITIONS. (REFER TO GRADING PLANS)

RAILING REQUIRED WHEN GRADE IS MORE THAN 2'-0"

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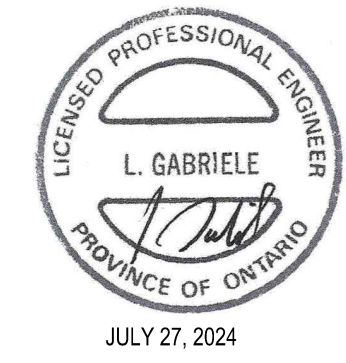
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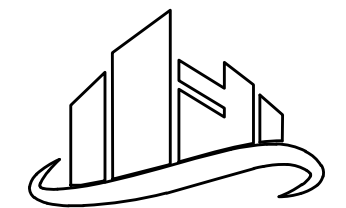
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2.	OCT. 1/24	REV. TILE BLOCK TO 5 STOREY BUILDING
1.	AUG. 26/24	ISSUED FOR REVIEW
NO:	DATE:	REVISION:



DRAWING TITLE:  
**SOUTH (REAR) ELEVATION**



**P DEL DESIGN**  
4370 Steeles Avenue West,  
Suite 203  
Woodbridge, Ontario L4L 4Y4  
T: 416 453 9985  
e-mail: peterd@pdeldesign.ca  
www.pdeldesign.ca

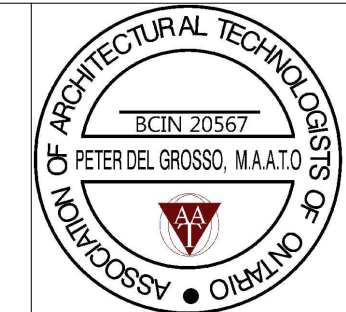
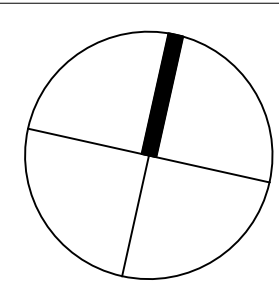
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**QUALIFICATION INFORMATION**  
Required unless design is exempt under  
Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

**REGISTRATION INFORMATION**  
Required unless design is exempt under  
Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288



PROJECT:  
**PROPOSED 5 STOREY BUILDING**

15 TYLER STREET  
AURORA, ONTARIO

AREA: DATE: JULY 26/24  
SCALE: 3/16"=1'-0" DRAWN BY: PDG

DRAWING No.:  
**A-09**

PROJECT No.: 00-00



**NORTH ELEVATION**