



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

Date: Thursday, December 12, 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.

	Pages
1. Call to Order	
2. Land Acknowledgement	
3. Approval of the Agenda	
That the Agenda as circulated by the Secretary-Treasurer be approved.	
4. Declarations of Pecuniary Interest and General Nature Thereof	
5. Receipt of the Minutes	
5.1 Committee of Adjustment Meeting Minutes of November 14th, 2024, Meeting Number 24-11	1
That the Committee of Adjustment Minutes from Meeting Number 24-11 be adopted as printed and circulated.	
6. Presentation of Applications	
6.1 MV-2024-31 - Duff - 47 Cousins	8
6.2 MV-2024-28 - Risk - 15 Tyler St	20
7. New Business	
8. Adjournment	



Town of Aurora
Committee of Adjustment
Meeting Minutes

Date: Thursday, November 14, 2024

Time: 7 p.m.

Location: Video Conference

Committee Members: David Mhango (Chair)
Chris Polsinelli
Jane Stevenson (Vice Chair)
Michael Visconti
Julian Yang

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

1. Call to Order

That the meeting be called to order at 7:01PM.

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 Jane Stevenson

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 October 10, 2024, Meeting Number 24-10

Moved by Michael Visconti

Seconded by Jane Stevenson

That the Committee of Adjustment Minutes from Meeting Number 24-10 be adopted as printed and circulated.

Carried

6. Presentation of Applications

6.1 C-2024-04, C-2024-05 - Allan- 2 Willow Farm Lane

The applicant is requesting provisional consent to sever the subject lands to create one new residential lot containing a single detached dwelling fronting onto Willow Farm Lane. The purposes of the proposed consent applications are to:

- A. Create one (1) new lot fronting onto Willow Farm Lane (severed lot). The retained lot will front onto St. John's Sideroad (C-2024-04)
- B. Establish a 6.0-metre-wide servicing easement on the severed lot in favour of the retained lot (C-2024-05)

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Joshua Morgan. 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 inquired about the purpose of the proposed servicing easement as well as any foreseeable issues, given that the proposed footprint of the dwelling is in close proximity of the proposed easement. The Committee also inquired about the address that the retained parcel will receive as the new access will be located off of St. John's Sideroad.

Moved by Chris Polsinelli

Seconded by Jane Stevenson

That the Consent Applications C-2024-04 and C-2024-05 be APPROVED.

Carried

6.2 MV-2024-01 - Liu - 2007 Vandorf Sideroad

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 new two (2) storey detached dwelling. The following relief is being requested:

1. Section 18.1.3 of the Zoning By-law states new single residential dwellings on existing lots will only be permitted through a minor variance. The applicant is proposing to construct a new two-storey detached dwelling; and,
2. Section 14.1.3(i) of the Zoning By-law states no development or site alteration shall occur on that portion of the lot that contains a minimum vegetation protection zone. The applicant is proposing to construct a two-storey detached dwelling; and,
3. Section 4.20 of the Zoning By-law states canopies may project 0.7 metres into any required yard. The applicant is proposing to construct a two-storey detached dwelling, with canopies projecting 1.5 metres into the required front yard; and,

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent, Christine Deng. 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 had no comments or concerns with the application.

Moved by Michael Visconti

Seconded by Julian Yang

That the Minor Variance application MV-2024-01 be APPROVED.

Carried

6.3 MV-2024-29 - Birkland- 7 Johnson Rd

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 detached garage. The following relief is being requested:

1. Section 24.497.8 of the Zoning By-law permits a maximum gross floor area of 40.0m² (430.5 ft²). The applicant is proposing a detached garage with a gross floor area of 45.0 m² (484.4 ft²).

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent David Eqbal. The agent provided a brief introduction and 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 had no comments or concerns for the application.

Moved by Jane Stevenson

Seconded by Julian Yang

That the Minor Variance application MV-2024-29 be APPROVED

Carried

6.4 MV-2024-30 - Butler - 81 Tyler St

The owner 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 (2) storey detached garage and associate private driveway off George Street. The following relief is being requested:

1. Section 4.1.2 (b) of the Zoning By-law permits a maximum height of 4.5 metres. The applicant is proposing a detached garage with a height of 6.2 metres.
2. Section 5.6.1 (c) of the Zoning By-law states only one driveway access point shall be permitted for each residential lot. The applicant is proposing a second driveway access point on George Street.
3. Section 5.6.1(a)(ii) of the Zoning By-law permits a maximum driveway width of 6.0 metres if the lot frontage is greater than or equal to 9.0 metres and less than 18.0 metres. The applicant is proposing a driveway width of 7.4 metres.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Chris Pretotto and owner David Butler. The agent the owner provided a brief introduction and presentation to their application.

The Chair invited members of the public to provide comments. There was one (1) public delegate in attendance for this application - Joanna Stricker. Joanna expressed her concerns in opposition of the application, citing issues of density, size, and height.

The Committee had concerns regarding the second driveway on the property, citing future compliances for a corner lot. Staff responded and clarified that through the review of the application, there is no concerns. The committee also inquired about the height of the structure and servicing on site for the proposed.

Moved by Julian Yang

Seconded by Jane Stevenson

That the Minor Variance application MV-2024-30 be APPROVED

Carried

6.5 MV-2024-21 - Ahmad - 45 Steeplechase Ave

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. The following relief is being requested:

1. Section 7.2 of the Zoning By-law requires a maximum building height of 10 metres. The applicant is proposing to construct a two-storey detached dwelling, which is 10.6 metres.
2. Section 14.1.2(ii) of the Zoning By-law states no site alteration shall occur on that portion of said lot that is within the feature, without an amendment to, or relief from the Zoning By-law. The applicant is proposing to construct a two-storey detached dwelling.
3. Section 14.1.3(i) of the Zoning By-law states no development or site alteration shall occur on that portion of the lot that contains a minimum vegetation protection zone, without an amendment to, or relief from the Zoning By-law. The applicant is proposing to construct a two-storey detached dwelling.
4. Section 14.1.4(i) of the Zoning By-law states no development or site alteration shall occur on that portion of the lot that contains a significant woodland, without amendment to, or relief from the Zoning By-law. The applicant is proposing to construct a two-storey detached dwelling.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Paul Mariani. The agent provided a brief introduction 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 inquired about why the applicant proceeded without the proper building permits. The committee also inquired if the decision of the application would impact the provincial offences matter. Staff clarified that there would be no impact on the current application.

Moved by Michael Visconti

Seconded by Jane Stevenson

That the Minor Variance application MV-2024-21 be APPROVED.

Carried

7. New Business

None.

8. Adjournment

Moved by Julian Yang

That the meeting be adjourned at 8:23PM.

Carried



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

Town of Aurora
Committee of Adjustment Report
No. MV-2024-31

Subject: **Minor Variance Application**
Lisa Wilson Duff
47 Cousins Drive
PLAN 340 PT LOT 35 & 36
File: MV-2024-31

Prepared by: **Felix Chau, Planner**

Department: Planning and Development Services

Date: December 12, 2024

Application

The owner/applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate a rear addition to an existing detached dwelling. The following relief is being requested:

- a) Section 24.497.3.2 of the Zoning By-law requires a minimum rear yard of 25% of the lot depth, which is 11.43 metres. The applicant is proposing a one-storey addition, covered porch and deck, which is 9.8 metres to the rear property line.
- b) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard of 3.0 metres beyond the main rear wall of the adjacent dwelling. The applicant is proposing a one-storey addition, covered porch and deck which is 1.4 metres to the interior side property line.
- c) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard setback of 1.5 metres. The applicant is proposing a one-addition, covered porch and deck which is 1.4 metres to the interior side property line.

Background

Subject Property and Area Context

The subject lands are municipally known as 47 Cousins Drive and it is located on the south side of Cousins Drive, east of Yonge Street.

The subject lands have an approximate lot area of 1045.2 square metres (11,250 square feet) and an approximate lot frontage of 22.9 metres (75 feet). A two-storey detached dwelling is currently featured on the lands which will remain as part of this proposal.

Proposal

The applicant is proposing to construct a one-storey addition, covered porch, and deck to the rear of the existing two-storey detached dwelling. The proposed addition is 86.86 square metres (935 square feet) in size and is intended for a secondary dwelling unit. The proposed covered porch is 10.89 square metres (117.2 square feet), and the proposed deck is 9.74 square metres (104.8 square feet) and are both accessed from the proposed addition.

Bill 23 – the Mores Homes Built Faster Act

Bill 23 amended the Planning Act to permit additional residential units as-of-right across the province. The intent of the legislation is to assist the province in meeting planned minimum housing and density targets. Additional residential units are specifically seen as assisting with creating housing opportunities through the gentle intensification of traditionally lower density residential areas. Landowners are now permitted as-of-right to add additional residential units on properties containing a single detached dwelling, semidetached dwelling, or a townhouse. The provincial additional residential unit framework under Bill 23 supersedes local official plans and zoning province wide for the use.

Official Plan

The subject property is designated 'Stable Neighbourhoods' by the Town of Aurora Official Plan. This 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

As stated on the application form, the applicant is seeking relief from the Zoning By-law to create enough livable space for a comfortable secondary unit and to create a covered entrance to the secondary dwelling.

Planning Comments

Planning Staff have evaluated Minor Variance Application MV-2024-31 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 high-quality 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. The exterior of the proposed addition maintains the same architectural material as the existing detached dwelling, as such, it will preserve the look of a single detached dwelling on the lot. Staff are of the opinion that the requested

variances will not have an impact towards the local streetscape as the requested addition is in the rear of the existing detached dwelling.

Staff are of the opinion that the proposed development 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

Minimum Rear Yard Lot Depth

The intent of the minimum rear yard lot depth provision of the Zoning By-law is to ensure that there is adequate space for outdoor amenity area, privacy, access and drainage. The Zoning By-law requires a minimum rear yard of 25% of the lot depth, which is 11.43 metres (37.5 feet) whereas the requested variance contemplates a minimum rear yard setback of 9.8 metres (32.2 feet). As such, the proposed addition encroaches into the minimum required rear yard by 1.63 metres. The proposed addition is 86.86 square metres (935 square feet) in size, representing 8.3% of the total lot area.

Furthermore, the width of the proposed addition which encroaches into the minimum required rear yard is 6.0 metres (19.6 feet), whereas the existing detached dwelling has an approximate width of 17.2 metres (57.8 feet). As such, in conjunction with the one-storey nature of the proposed addition, the requested variance will not result in the overdevelopment of the site or impose any negative massing impacts towards the neighbouring properties.

Staff are of the opinion that impacts related to overlook and privacy to the neighbouring property will be minimal, given there are minimal windows proposed on the westerly wall of the addition. As such, the proposed addition meets the intent of the rear yard lot depth provision of the Zoning By-law, as sufficient space for outdoor amenity area, privacy, access and drainage is maintained.

Minimum Interior Side Yard Setback

There are two provisions within the Zoning By-law pertaining to the minimum interior side yard setback which require variances to facilitate the proposed addition. The By-law establishes a minimum interior side yard of 3.0 metres beyond the main rear wall of the adjacent dwelling and a minimum interior side yard setback of 1.5 metres.

The intent of both side yard setback provisions is to ensure appropriate and adequate spacing for landscaping, access, drainage and to promote a level of openness and privacy between neighbouring properties and reduce overdevelopment of the site. Although the proposed addition has a reduced side yard setback of 1.4 metres, the addition itself is modest in its overall mass as it is a one-storey addition (3.8 metres in height), whereas the existing dwelling is two-storeys (6.4 metres in height), thus resulting in minimal visual obstruction and impact. The proposed addition is intended to be used as a secondary dwelling unit. The requested reduction to the side yard setback will result in minimal impacts, as it relates to building separation to the adjacent properties. The proposed side yard reductions still provide for adequate access to the rear yard and does not have an impact on maneuverability. Engineering staff have also reviewed and have no objections with the structure in regard to drainage concerns.

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

The minor variance has been considered in the context of the site itself and the adjacent neighbourhood. The proposed addition has been designed in a manner that respects the existing neighbourhood and adjacent neighbour. The requested variance will also enable the existing dwelling to expand their indoor living area while maintaining ample amenity area and backyard green space. The proposed one storey addition provides sufficient room for access, drainage, and maneuverability along the westerly side yard. The overall impact of the design is proportional to the lot size and the addition has been designed in a manner that respects neighbourhood privacy and spacing.

The proposal allows for the appropriate development of the site to accommodate an addition for a secondary dwelling unit and is done so in a manner that in the opinion of staff respects the existing neighbourhood character. The streetscape is unaltered as the addition is located to the rear of the property, while the character of the neighbourhood is maintained as the addition will not generate any streetscape concerns relating to its overall massing and scale.

As such, the requested variance is considered desirable for the appropriate development of the land.

d) The proposed variance is 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 variances are considered to be minor and are not expected to have any adverse effects on the subject lands, neighbouring properties, or the character of the existing mature neighbourhood as

a whole. Staff are of the opinion that impacts related to overlook and privacy to the neighbouring property will be minimal, given there are minimal windows proposed on the westerly wall of the addition in addition to existing vegetative screening that will remain on site.

Staff are of the opinion that the requested variance is 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 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 the Planning Act for granting of minor variances. Please refer to Appendix 'A' for recommended conditions of approval for the requested variance.

Attachments

Appendix 'A' – Recommended Conditions of Approval

Appendix 'B' – Site Plan

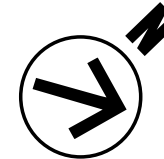
Appendix 'C' – Elevations

Appendix 'A' – Recommended Conditions of Approval

The following conditions are required to be satisfied should application MV-2024-31 be approved by the Committee of Adjustment:

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

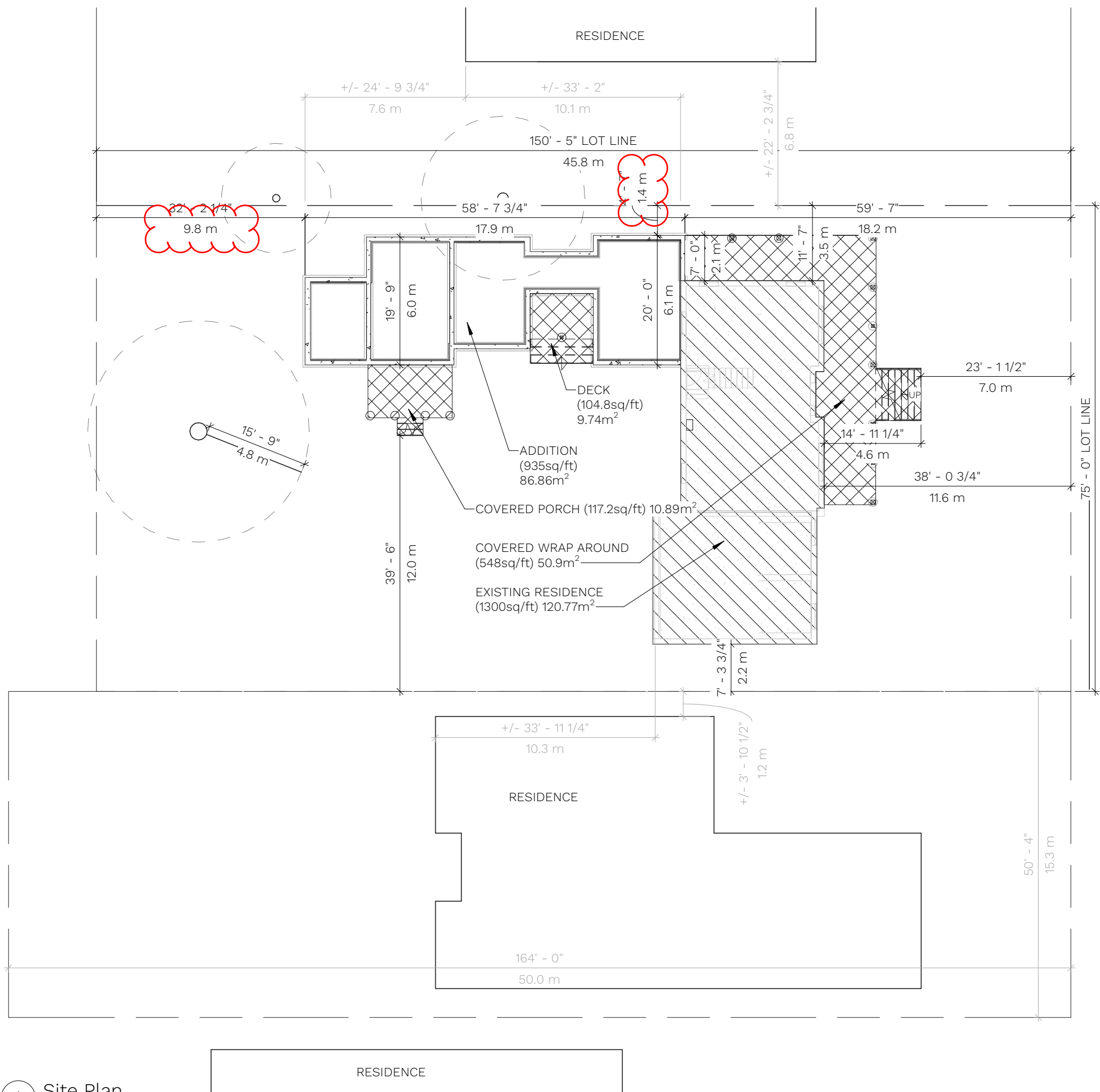
LOT (11250sq/ft) 1045.15m²
 DECK - 0.9%
 ADDITION - 8.3%
 COVERED PORCH BACK - 1.0%
 COVERED WRAP AROUND - 4.9%
 EXISTING RESIDENCE - 11.6%
 TOTAL COVERAGE = 26.7%



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

PERMIT NO.: PR20241187 **DATE:** Oct. 31, 2024

APPROVED BY: *Melissa Bozanin*
PRELIMINARY ZONING REVIEW



COUSINS DRIVE

Number	Description	Date
0	Preliminary Review	Sept 25 2024
1	Minor Variance Application	Oct 30 2024

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & 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 DIV. C - 3.2.5.1 OF THE BUILDING CODE

DANA EVANS 100332
 NAME BCIN

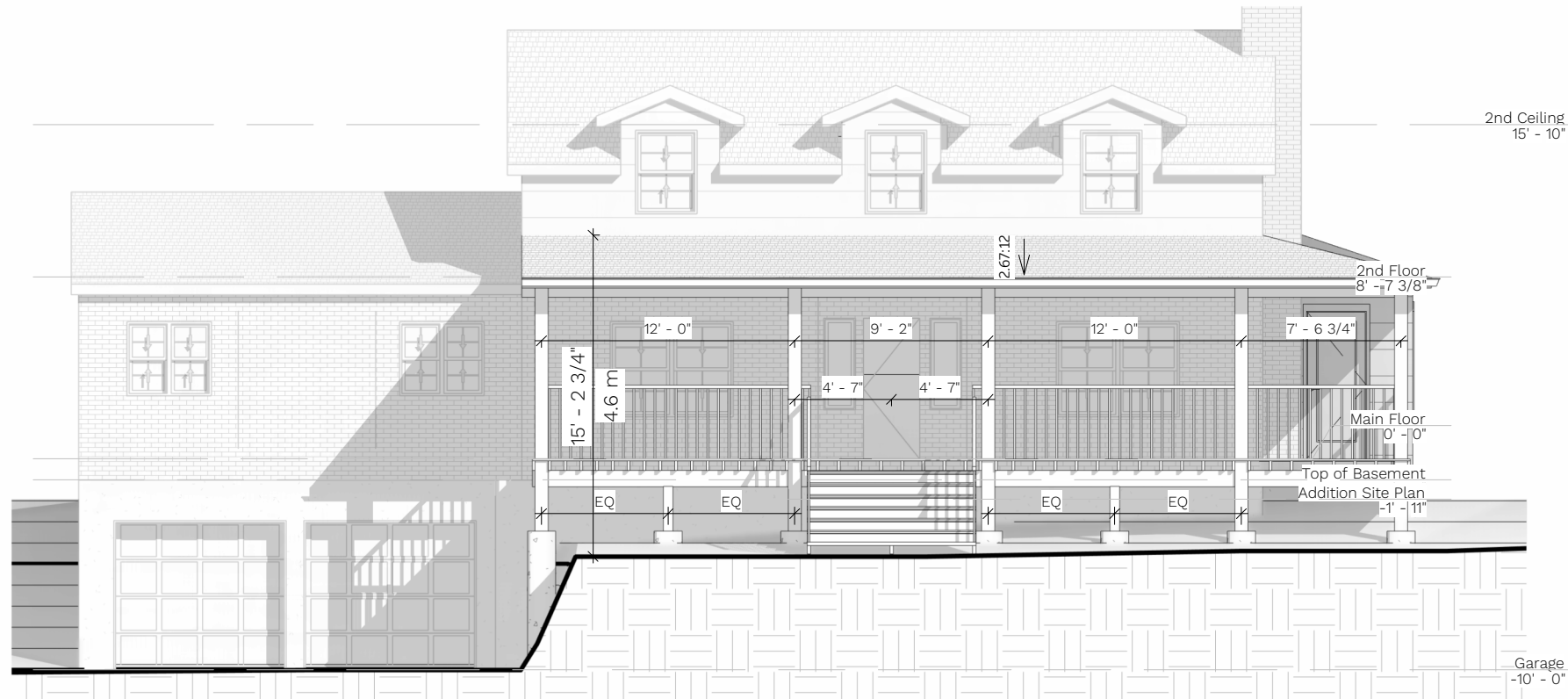
REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C - 3.2.4.1 OF THE BUILDING CODE

209 DESIGN 101521
 FIRM NAME BCIN

209 DESIGN
 www.209design.ca
 15905 SIDE RD. 17,
 SUNDERLAND ON L0C 1H0
 647-297-8300 DANA@209DESIGN.CA

PROJECT #: 24-010
PLOT DATE: Oct 30 2024
PROJECT ADDRESS:
 47 Cousins Drive
 Aurora, ON

A1.01
 SITE PLAN



1 North Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION

PERMIT NO.: PR20241187 **DATE:** Oct. 31, 2024

APPROVED BY: *Melissa Bozanin*
PRELIMINARY ZONING REVIEW

Number	Description	Date
0	Concepts	Aug 5 2024
1	Revision	Aug 28 2024
2	Quote pg	Sept 16 2024
3	Preliminary Review	Sept 25 2024

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & 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 DIV. C - 3.2.5.1 OF THE BUILDING CODE

DANA EVANS _____ 100332
 NAME _____ BCIN _____

REGISTRATION INFORMATION
 REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C - 3.2.4.1 OF THE BUILDING CODE

209 DESIGN _____ 101521
 FIRM NAME _____ BCIN _____

209 DESIGN www.209design.ca

15905 SIDE RD. 17, SUNDERLAND ON L0C 1H0
 647-297-8300 - DANA@209DESIGN.CA

PROJECT #: 24-010

PLOT DATE: Sept 25 2024

PROJECT ADDRESS:

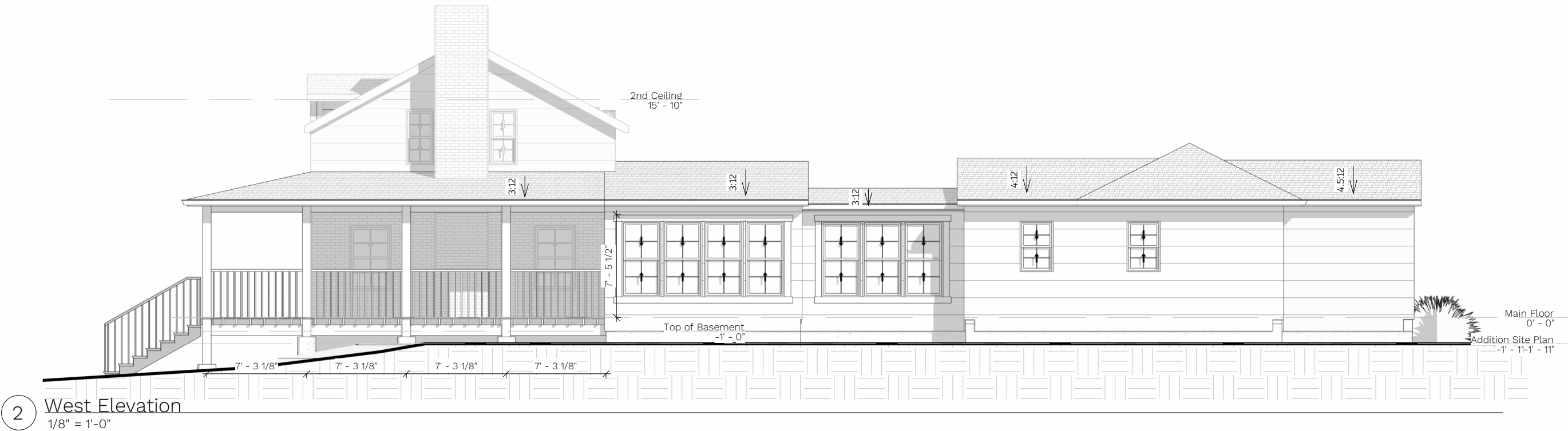
47 Cousins
 Aurora, ON

A201

ELEVATIONS



1 East Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"

Number	Description	Date
0	Concepts	Aug 5 2024
1	Revision	Aug 28 2024
2	Quote pg	Sept 16 2024
3	Preliminary Review	Sept 25 2024

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & 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 DIV. C - 3.2.5.1 OF THE BUILDING CODE

DANA EVANS _____ 100332
NAME _____ BCIN _____

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C - 3.2.4.1 OF THE BUILDING CODE

209 DESIGN _____ 101521
FIRM NAME _____ BCIN _____

209 DESIGN www.209design.ca

15905 SIDE RD. 17, SUNDERLAND ON L0C 1H0
647-297-8300 - DANA@209DESIGN.CA

PROJECT #: 24-010

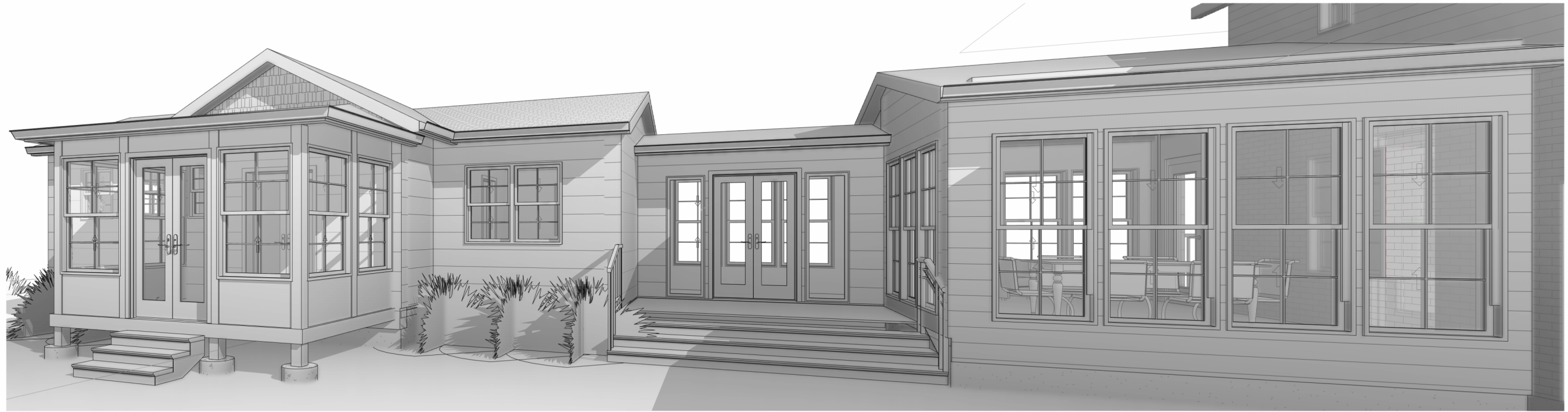
PLOT DATE: Sept 25 2024

PROJECT ADDRESS:

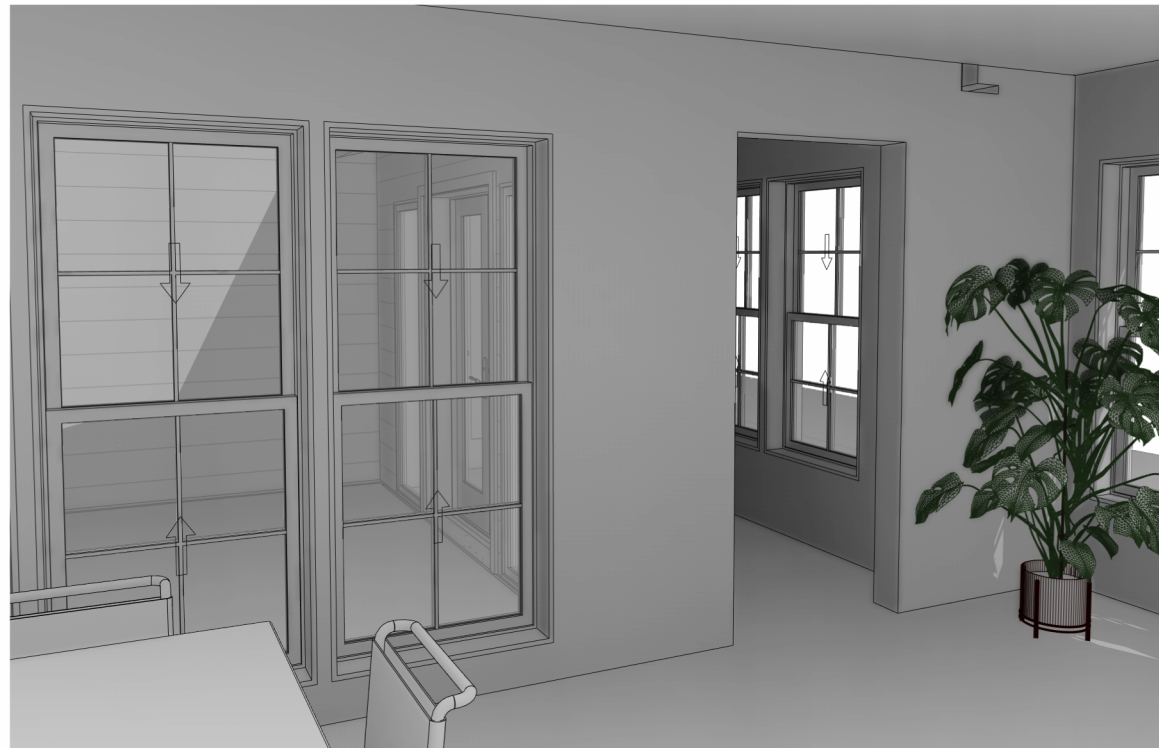
47 Cousins
Aurora, ON

A202

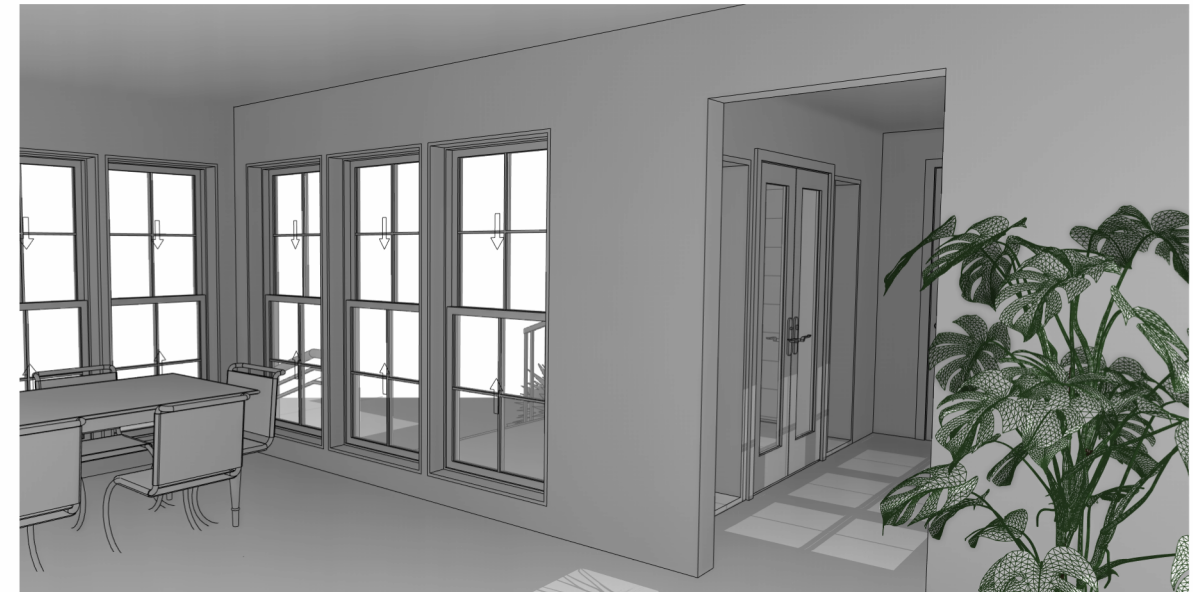
ELEVATIONS



1 3D View 1



2 3D View 3



3 3D View 17

Number	Description	Date
0	Concepts	Aug 5 2024
1	Revision	Aug 28 2024
2	Quote pg	Sept 16 2024
3	Preliminary Review	Sept 25 2024

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & 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 DIV. C - 3.2.5.1 OF THE BUILDING CODE

DANA EVANS _____ 100332_
NAME _____ BCIN _____

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C - 3.2.4.1 OF THE BUILDING CODE

209 DESIGN _____ 101521
FIRM NAME _____ BCIN _____

209 DESIGN www.209design.ca

15905 SIDE RD. 17, SUNDERLAND ON L0C 1H0
647-297-8300 - DANA@209DESIGN.CA

PROJECT #: 24-010

PLOT DATE: Sept 25 2024

PROJECT ADDRESS:

47 Cousins
Aurora, ON

A209

RENDERINGS



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: December 12, 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 five residential units 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 m² (4297.16 ft²) 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 an office on the ground floor, with five residential units above.

Application History

The minor variance application was first presented to the Committee of Adjustment during the meeting on October 10, 2024. The Committee voted to defer the application, giving the applicant an opportunity to provide further evidence that the proposed development can meet the daylighting triangle requirements.

The design of the proposed mixed-use building has been updated from its original plan to include a larger front yard setback of 1.8 meters, compared to the previous 0.14-meter setback. Additionally, the ground floor office space has been redesigned to feature an angular wall to improve traffic and pedestrian sightlines at the Tyler Street and Temperance Street intersection.

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 has also reviewed the updated site plan and are satisfied with the daylighting triangle being provided at the corner of Tyler and Temperance Street. There are 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, three 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 obtain Site Plan Exemption approval as it relates to the office component of the development.
3. 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:

4. 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.
5. 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.
6. 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.
7. 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.
8. 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:

9. That the Owner obtain a Road Occupancy Permit through Public Works.
10. 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.

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"

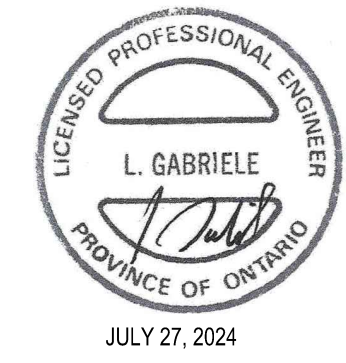
The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

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.

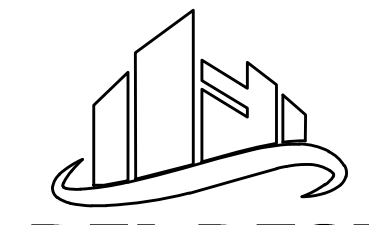
All drawings, specifications and related documents are the copyright property of Peter Del Grosso O/A 2493572 Ontario Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part, or whole is forbidden without the permission of Peter Del Grosso.

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

8.		
7.		
6.		
5.		
4.		
3.		
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

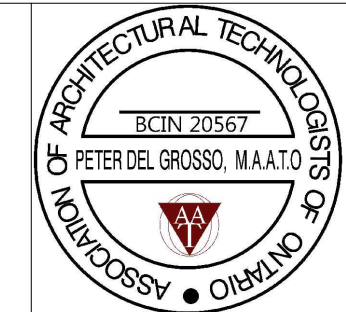
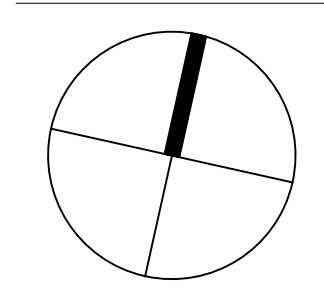
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

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

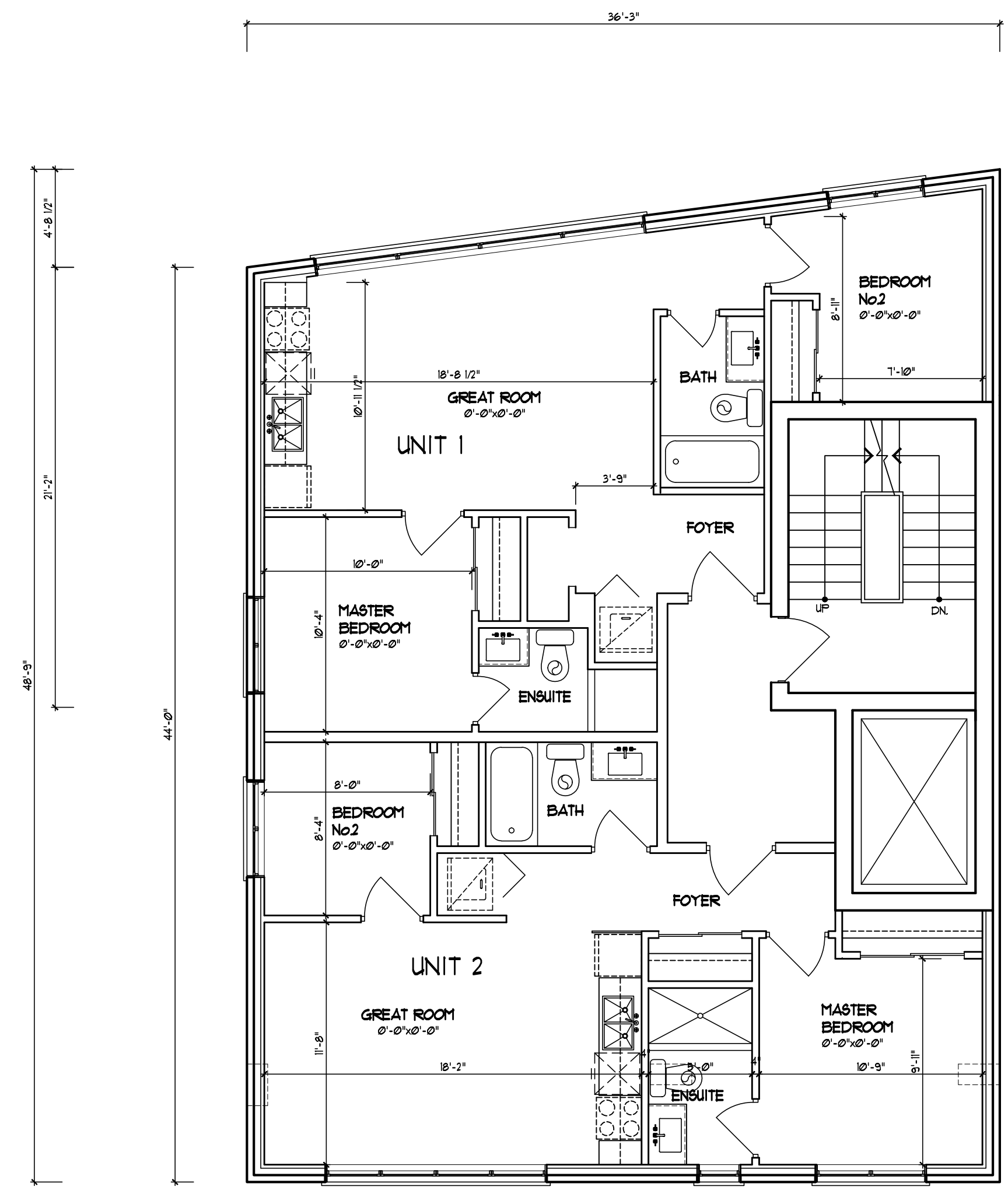
- REFER JOIST MANUFACTURER'S SPECIFICATIONS FOR ALL TECHNICAL DETAILS & LAYOUT
- 3/4" SUB-FLOOR TO BE GLUED & NAILED FOR GROUND FLOOR
5/8" SUB-FLOOR FOR SECOND FLOOR (TYP.)
- ALL JOISTS UNDER CERAMIC TILES TO BE INSTALLED AS PER JOIST MANUF. SHOP DWGS.
- NO VOLUTE ON STAIRS RAILING
- ALL LVL'S SHALL 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.
SUBTOTAL	1388	SQ. FT.
	128.95	M2
DEDUCT ALL OPEN AREAS	0	SQ. FT.
TOTAL NET AREA	1388	SQ. FT.
	128.95	M2
COMMERCIAL AREA	465	SQ. FT.
COVERAGE GROUND FLOOR	1014	SQ. FT.
	9420	M2
COVERAGE RESIDENTIAL UNITS	1680	SQ. FT.
	15608	M2



SECOND/THIRD 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.

All drawings, specifications and related documents are the copyright property of Peter Del Grosso O/A 2493572 Ontario Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the permission of Peter Del Grosso.

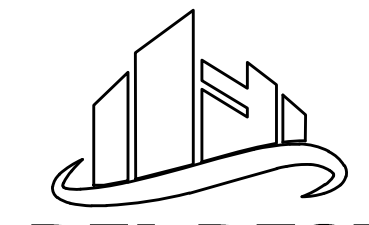
This drawing is not to be scaled.

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

8.		
7.		
6.		
5.		
4.		
3.		
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

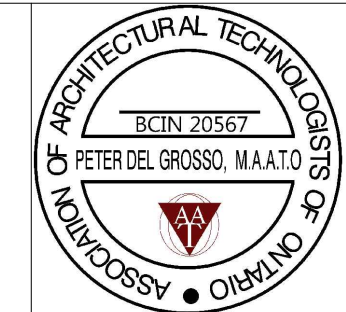
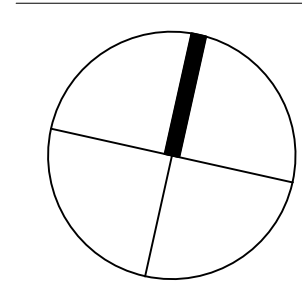
Required unless design is exempt under Division C, Subsection 3.2.5 of The Building Code

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

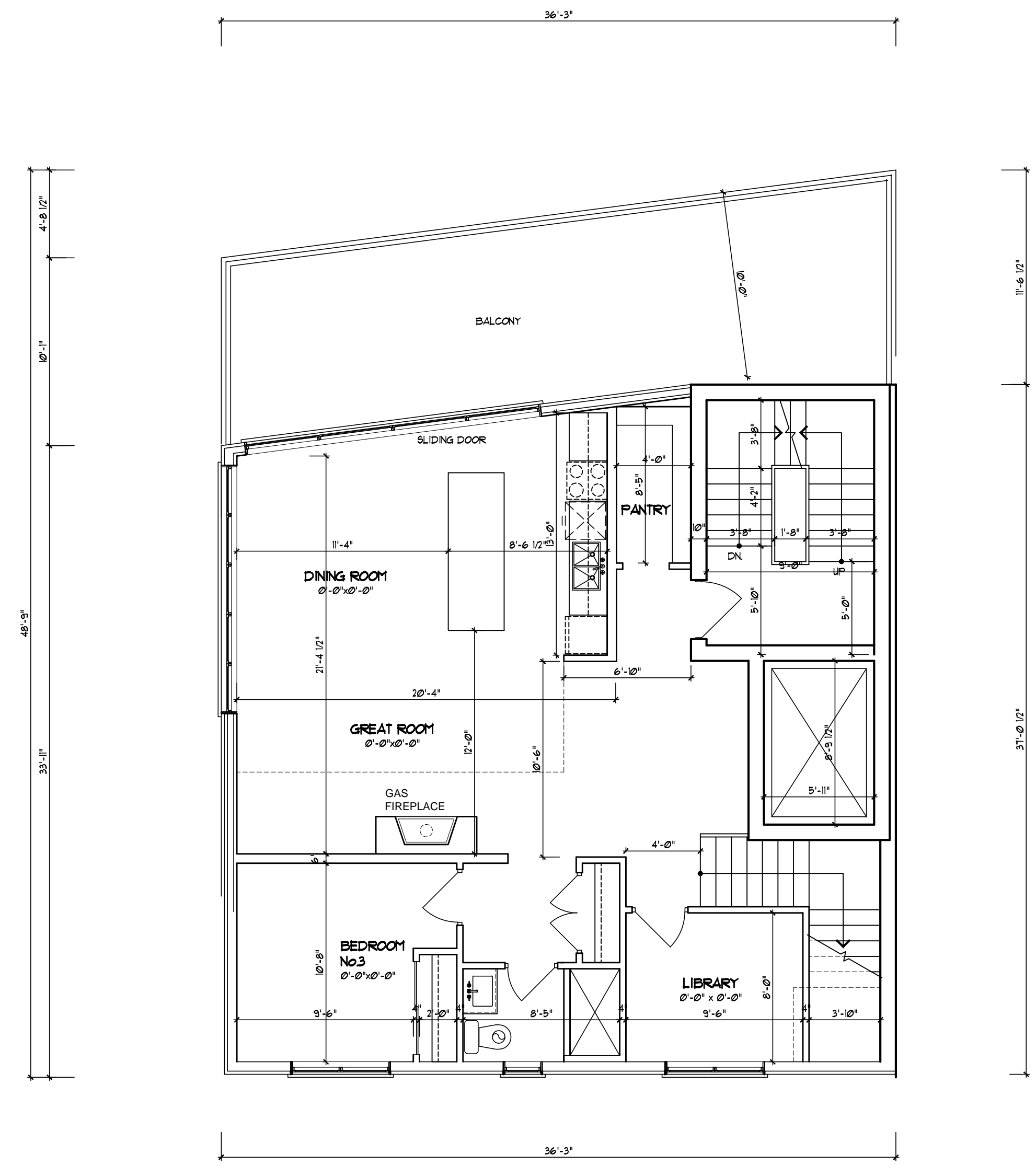
15 TYLER STREET
AURORA, ONTARIO

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.
SUBTOTAL	1896	SQ. FT.
	116.14	M2
DEDUCT ALL OPEN AREAS	0	SQ. FT.
TOTAL NET AREA	1896	SQ. FT.
	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"

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.

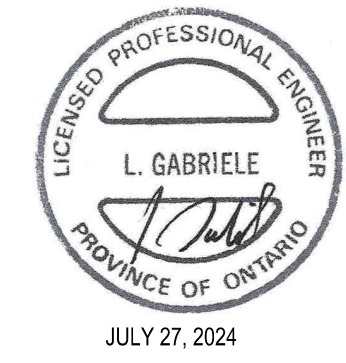
All drawings, specifications and related documents are the copyright property of Peter Del Grosso O/A 2493572 Ontario Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the permission of Peter Del Grosso.

This drawing is not to be scaled.

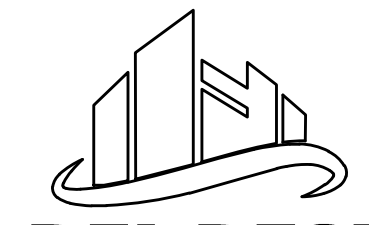
This drawing is not to be used for construction unless signed by the Architectural Technologist.

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	

8.		
7.		
6.		
5.		
4.		
3.		
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

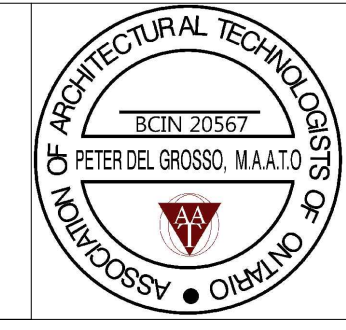
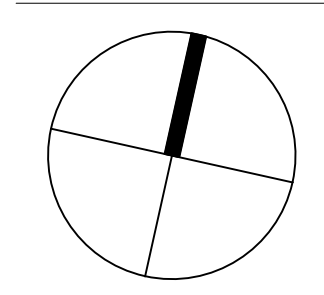
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

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

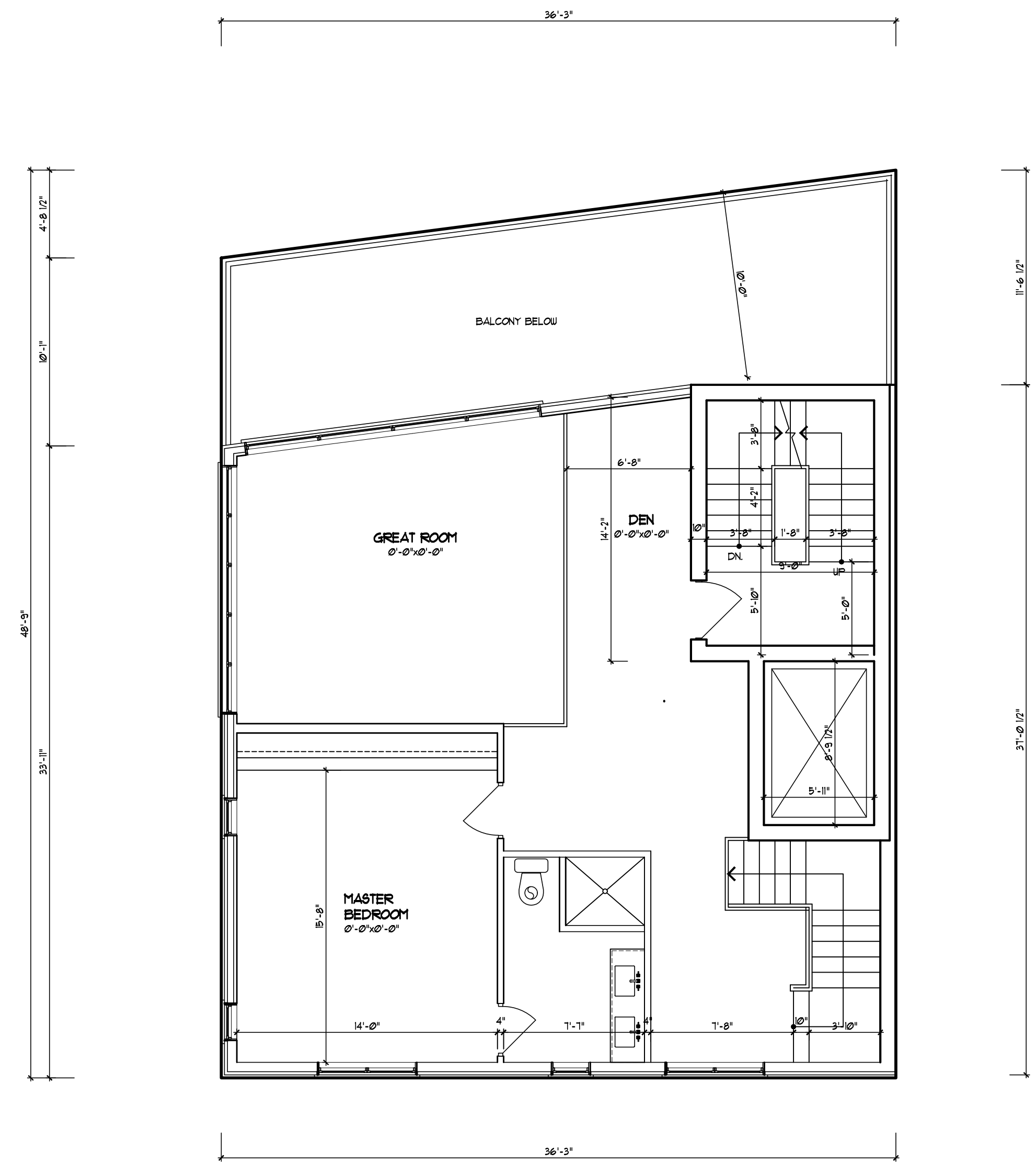
15 TYLER STREET
AURORA, ONTARIO

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

DRAWING No.:

A-04

PROJECT No.: 00-00



**FORTH FLOOR
MEZZANINE FLOOR PLAN**

SECOND 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.

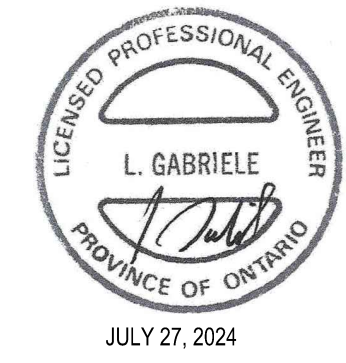
All drawings, specifications and related documents are the copyright property of Peter Del Grosso O/A 2493572 Ontario Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the permission of Peter Del Grosso.

This drawing is not to be scaled.

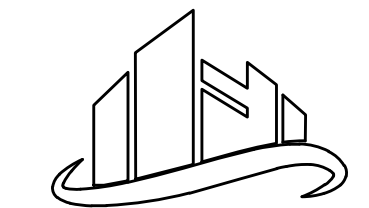
This drawing is not to be used for construction unless signed by the Architectural Technologist.

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	

8.		
7.		
6.		
5.		
4.		
3.		
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

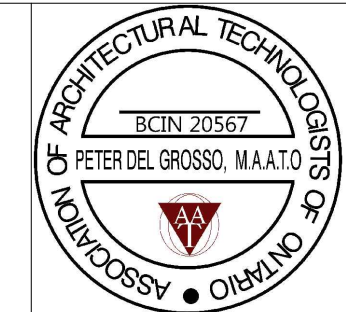
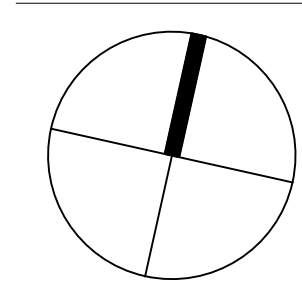
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

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



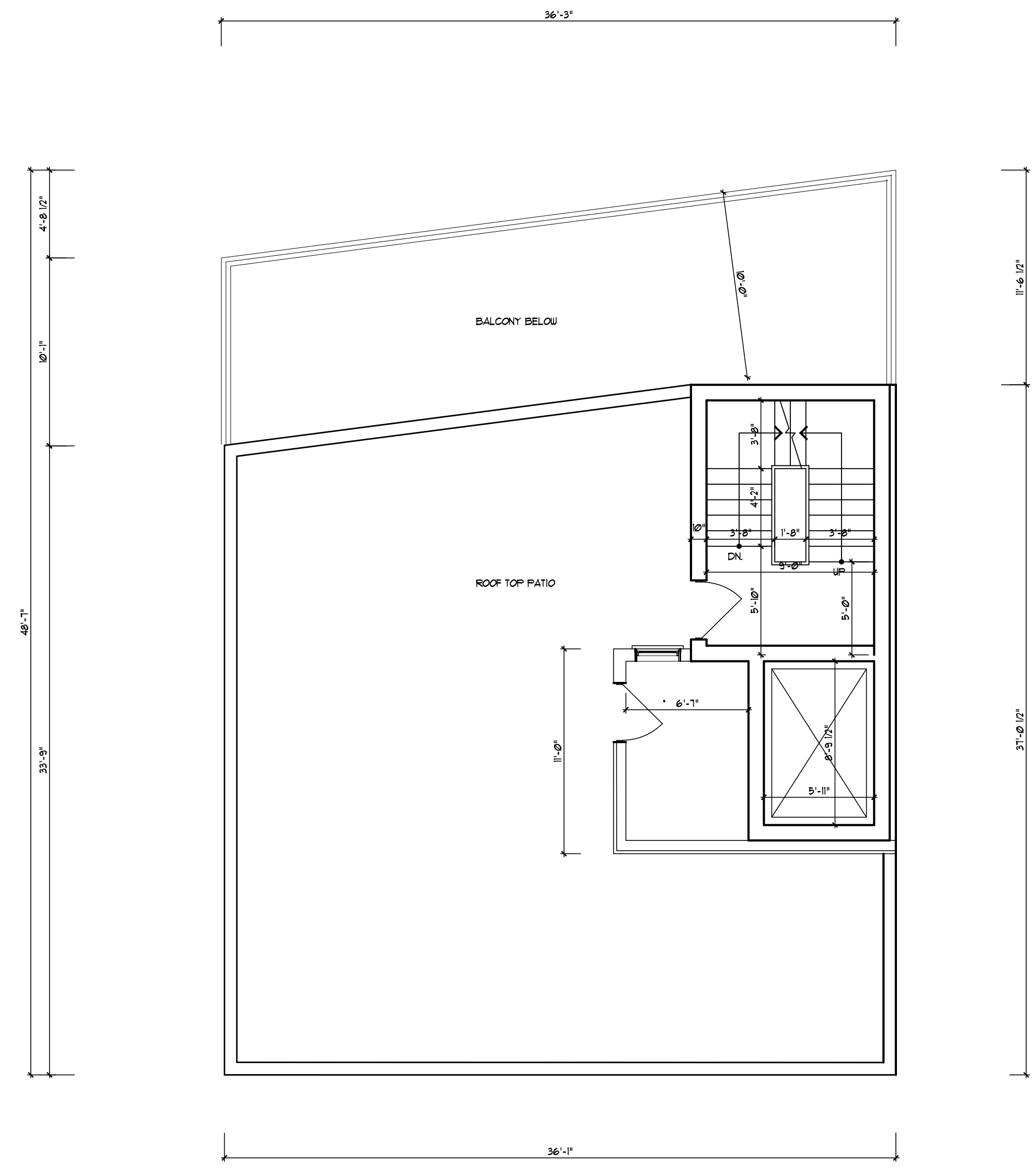
PROJECT:
PROPOSED 5 STOREY BUILDING

15 TYLER STREET
AURORA, ONTARIO

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

DRAWING No.:
A-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"

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.

All drawings, specifications and related documents are the copyright property of Peter Del Grosso O/A 2493572 Ontario Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part, or whole is forbidden without the permission of Peter Del Grosso.

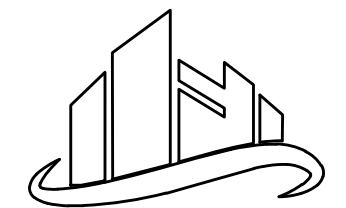
This drawing is not to be scaled.

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

8.		
7.		
6.		
5.		
4.		
3.		
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

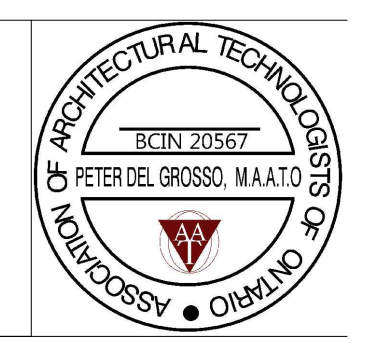
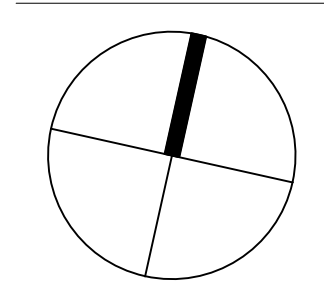
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

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



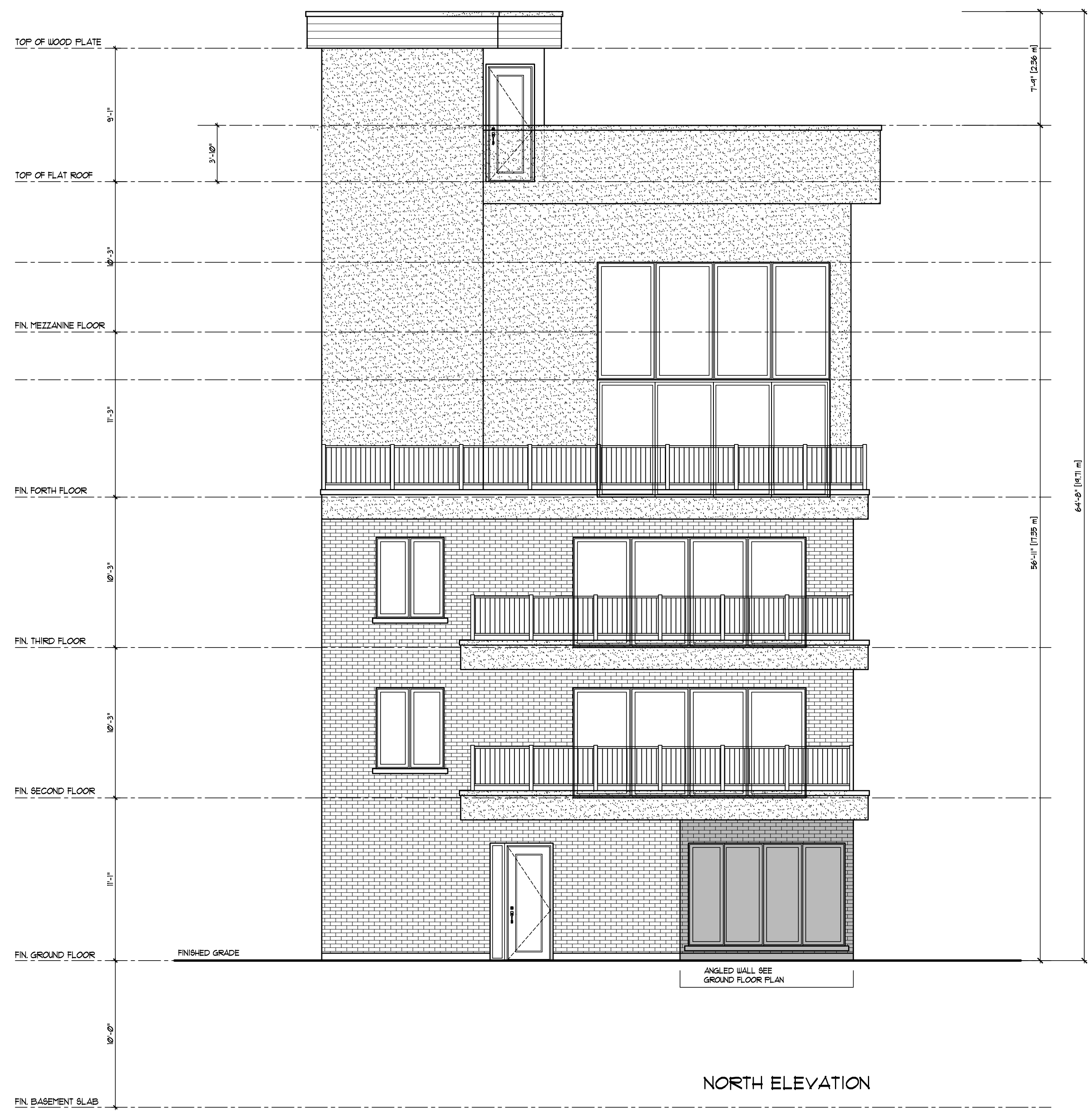
PROJECT:
PROPOSED 5 STOREY BUILDING

15 TYLER STREET
 AURORA, ONTARIO

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

DRAWING No.:
A-06

PROJECT No.: 00-00



NORTH ELEVATION

COMPLIANCE PACKAGE "A1"

REFER TO TRUSS SHOP DRGS. 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.

All drawings, specifications and related documents are the copyright property of Peter Del Grosso O/A 2493572 Ontario Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the permission of Peter Del Grosso.

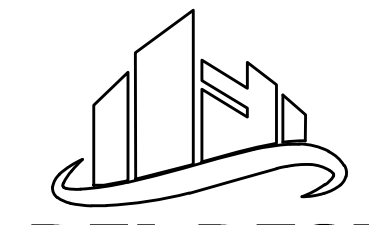
This drawing is not to be scaled.

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

8.		
7.		
6.		
5.		
4.		
3.		
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

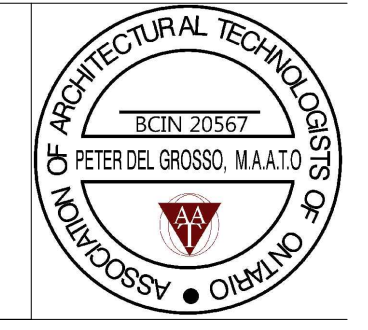
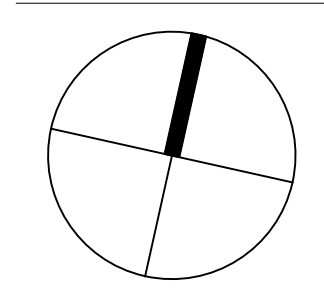
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

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



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"

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.

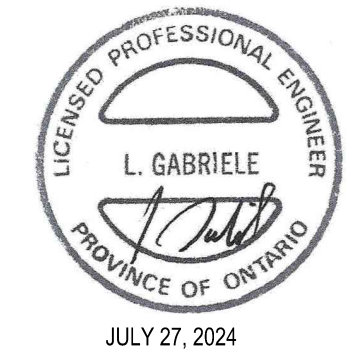
Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

All drawings, specifications and related documents are the copyright property of Peter Del Grosso O/A 2493572 Ontario Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the permission of Peter Del Grosso.

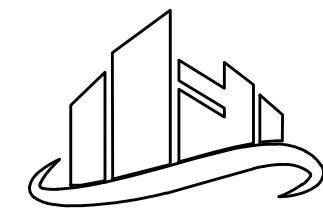
This drawing is not to be scaled.

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

8.		
7.		
6.		
5.		
4.		
3.		
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

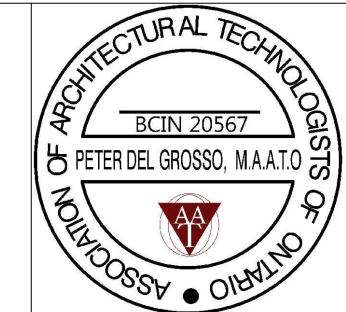
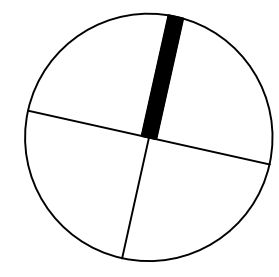
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

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



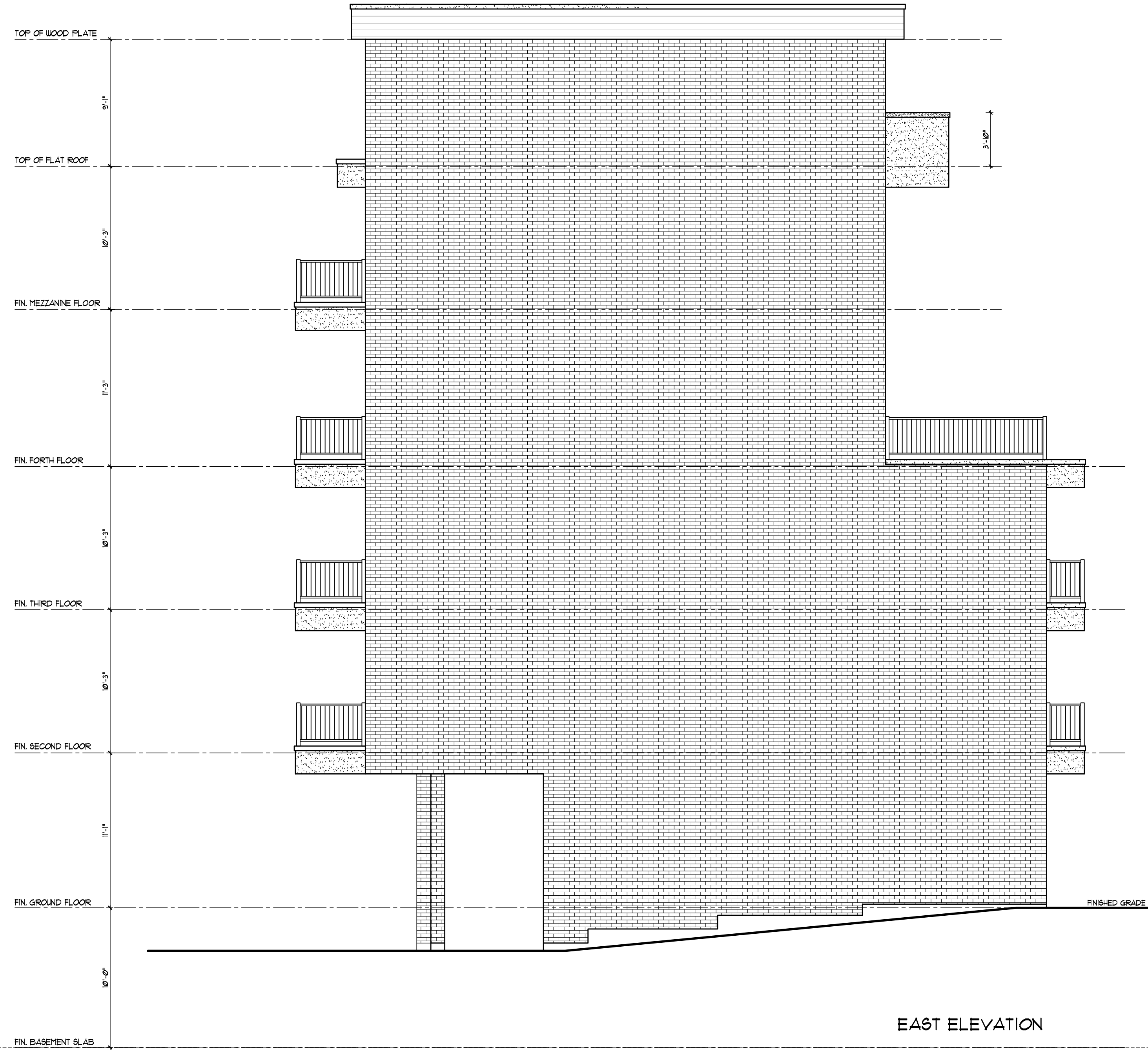
PROJECT:
PROPOSED 5 STOREY BUILDING

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"

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.

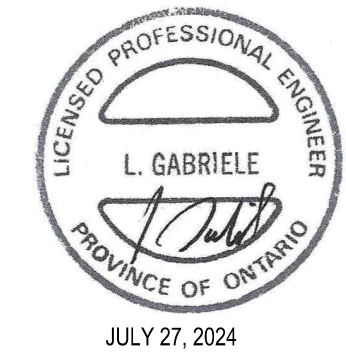
Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

All drawings, specifications and related documents are the copyright property of Peter Del Grosso O/A 2493572 Ontario Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the permission of Peter Del Grosso.

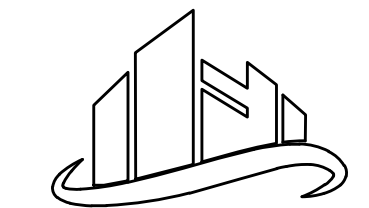
This drawing is not to be scaled.

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

8.		
7.		
6.		
5.		
4.		
3.		
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

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

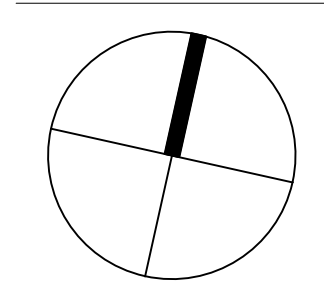
Required unless design is exempt under Division C, Subsection 3.2.5 of The Building Code

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-09

PROJECT No.: 00-00



NORTH ELEVATION

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.

All drawings, specifications and related documents are the copyright property of Peter Del Grosso O/A 2493572 Ontario Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the permission of Peter Del Grosso.

This drawing is not to be scaled.

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

8.		
7.		
6.		
5.		
4.		
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:

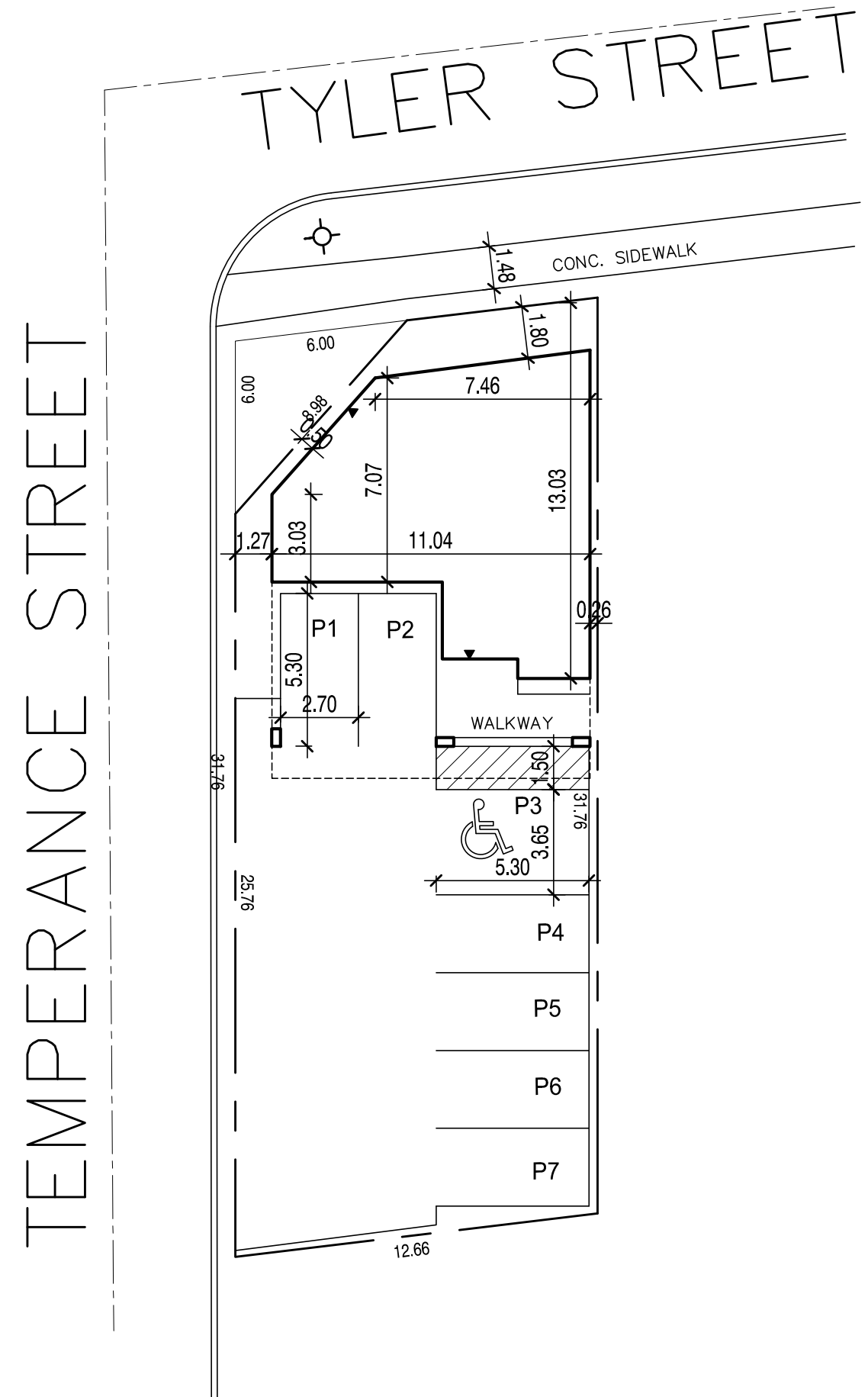
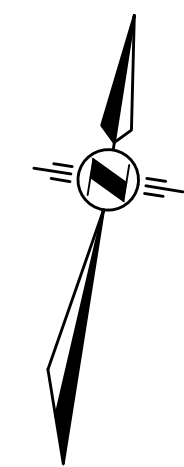
LEGEND

- STORM CONNECTION
- SANITARY CONNECTION
- WATER CONNECTION
- HYDRO CONNECTION
- ▨ DOUBLE CATCH BASIN
- ▨ CATCH BASIN
- STREET LIGHT
- HYDRANT
- ▣ TRANSFORMER
- ▣ CABLE TV PEDESTAL
- ▣ BELL PEDESTAL
- ▣ ENTRANCE DOOR LOCATION
- ▣ GARAGE DOOR LOCATION
- ▣ 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: 399.22m²
 BUILDING AREA: 92.53m² (23.2%)
 PARKING PROVIDED: 7 (INCLUDES 1 B.F.)



ITEM	ONTARIO BUILDING CODE DATA MATRIX	OBCE REFERENCE
1	PROJECT DESCRIPTION: <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input checked="" type="checkbox"/> CHANGE OF USE	<input checked="" type="checkbox"/> PART 11 <input type="checkbox"/> PART 3 <input type="checkbox"/> PART 9
2	MAJOR OCCUPANCY(S) GROUP C	A1.1.2.
3	BUILDING AREA (m ²) 110.82m ²	3.1.2.1.(1)
4	GROSS AREA (m ²) 494.84m ²	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 ² N/A	A1.4.1.2.
16	OCCUPANT LOAD BASED ON <input type="checkbox"/> m ² /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 FLOORS 45 HOURS ROOFS 45 HOURS MEZZANINE 0 HOURS FRR OF SUPPORTING MEMBERS FLOORS 45 HOURS ROOFS 45 HOURS MEZZANINE 0 HOURS	LISTED DESIGN NO. OR DESCRIPTION (SG-2) 3.2.2.53.
20	SPATIAL SEPARATION-CONSTRUCTION OF EXTERIOR WALLS WALL AREA OF EBF (m ²) L.D. (m) L.H. OR H.L. PERMITTED MAX.% OF OPENINGS PROPOSED % OF OPENINGS FRR (HOURS) LISTED DESIGN OR DESCRIPTION COMB. CONST. COMB. 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

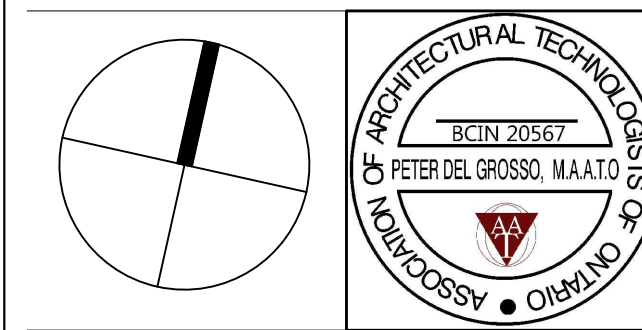
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

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 4 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