



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2024-28

APPLICANT: Andrew Risk

PROPERTY: 15 Tyler Street, Aurora, On L4G 2M7

**RELATED
APPLICATIONS:** n/a

ZONING: PD1 Downtown Promenade under the Town of Aurora Zoning By-law 6000-17

PURPOSE: A Minor Variance Application has been submitted, seeking relief for building height and a reduced number of parking spaces.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

1. Section 8.2 of Zoning By-law 6000-17 requires a maximum height of 10 meters.
 - a. The proposal is 20 meters.
2. 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 barrier free parking space are required.
 - a. The proposed parking spaces is 7 parking spaces inclusive of the barrier free space.

A Location Map and Site Plan illustrating the request are attached. This Application will be heard by the Committee of Adjustment on the Date and Time shown below.

DATE:	December 12, 2024
TIME:	7:00 p.m.
LOCATION:	Electronic Meeting (Please visit https://www.youtube.com/user/Townofaurora2012 for live stream of the meeting)

NOTE: During this time, Committee of Adjustment meetings will be held electronically and may be viewed via live stream. Please visit the Town’s website for further details.

You may express your views about this Application, for consideration by the Committee, in the following ways:

- i) **Participate in the electronic meeting as a live delegate.** Please send a delegation request to the Secretary–Treasurer, Peter Fan, at PFan@aurora.ca **no later than 4:30pm on December 10, 2024.** Once the request has been received, instructions will be provided on how to make your delegation during the electronic meeting.

The Delegation Request form is located on the Town website:

<https://webforms.aurora.ca/Your-Government/Committee-of-Adjustment-Delegation-Request-Form>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Peter Fan, at PFan@aurora.ca **no later than 12:00pm (noon) on December 12, 2024** Alternatively, comments may be mailed to Town Hall at the address below. Please note, mailed comments must be received by the Town prior to the meeting in order to be considered by the Committee.

Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1

If you wish to be notified of the Decision with respect to this Application, you must complete the enclosed “Request for Decision” form. The form can also be found at <https://www.aurora.ca/en/business-and-development/resources/development->

[planning/Committee-of-Adjustment/Request-for-Decision--Fillable.pdf](#). This form is to be emailed to PFan@aurora.ca **no later than 4:30pm on December 12, 2024**

If you receive this notice as an owner of land containing seven or more residential units, please post this notice in a location that is visible to all property residents.

Should you have any questions regarding this application, please contact Peter Fan at PFan@aurora.ca or at **(905) 726-4711**

Personal Information Collection Notice

Your personal information and your comments are collected under the legal authority of the *Planning Act, R.S.O. 1990, Chapter c.P.13, as amended*. Your comments in respect to this Application will become part of the decision making process of the Application as noted on this form. Pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56, as amended, (the "Act")* public feedback to planning proposals is considered to be a public record and may be disclosed to any individual upon request in accordance with *the Act*. Questions about this collection should be directed to the Town Clerk, Town of Aurora, 100 John West Way, Box 1000, Aurora ON L4G 6J1 905-727-3123.

DATED THIS 26th DAY OF November 2024



Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

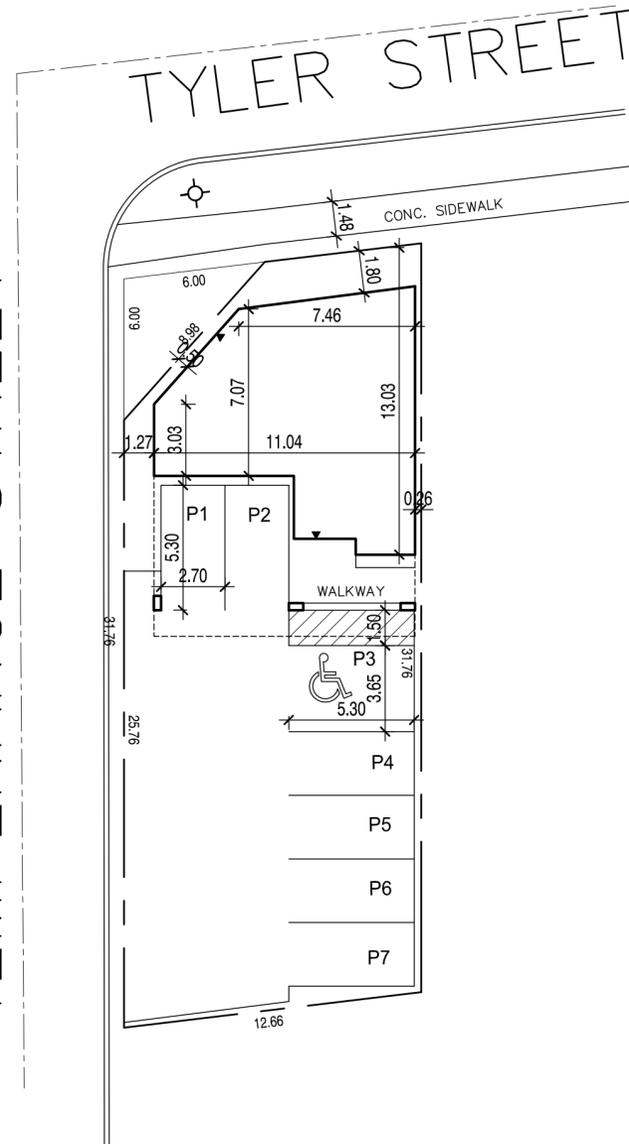
ATTACHMENTS

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

Agenda packages will be available prior to the Hearing at:

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

TEMPERANCE STREET



SITE STATS	
LOT AREA:	399.22m ²
BUILDING AREA:	92.53m ² (23.2%)
PARKING PROVIDED:	7 (INCLUDES 1 B.F.)



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.

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.

NO.	DATE	REVISION
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

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

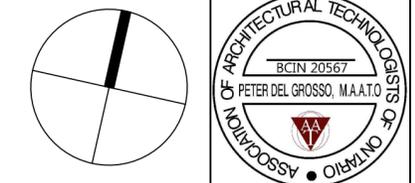
Required unless design is exempt under Division C, Subsection 3.2.5 of the Building Code

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

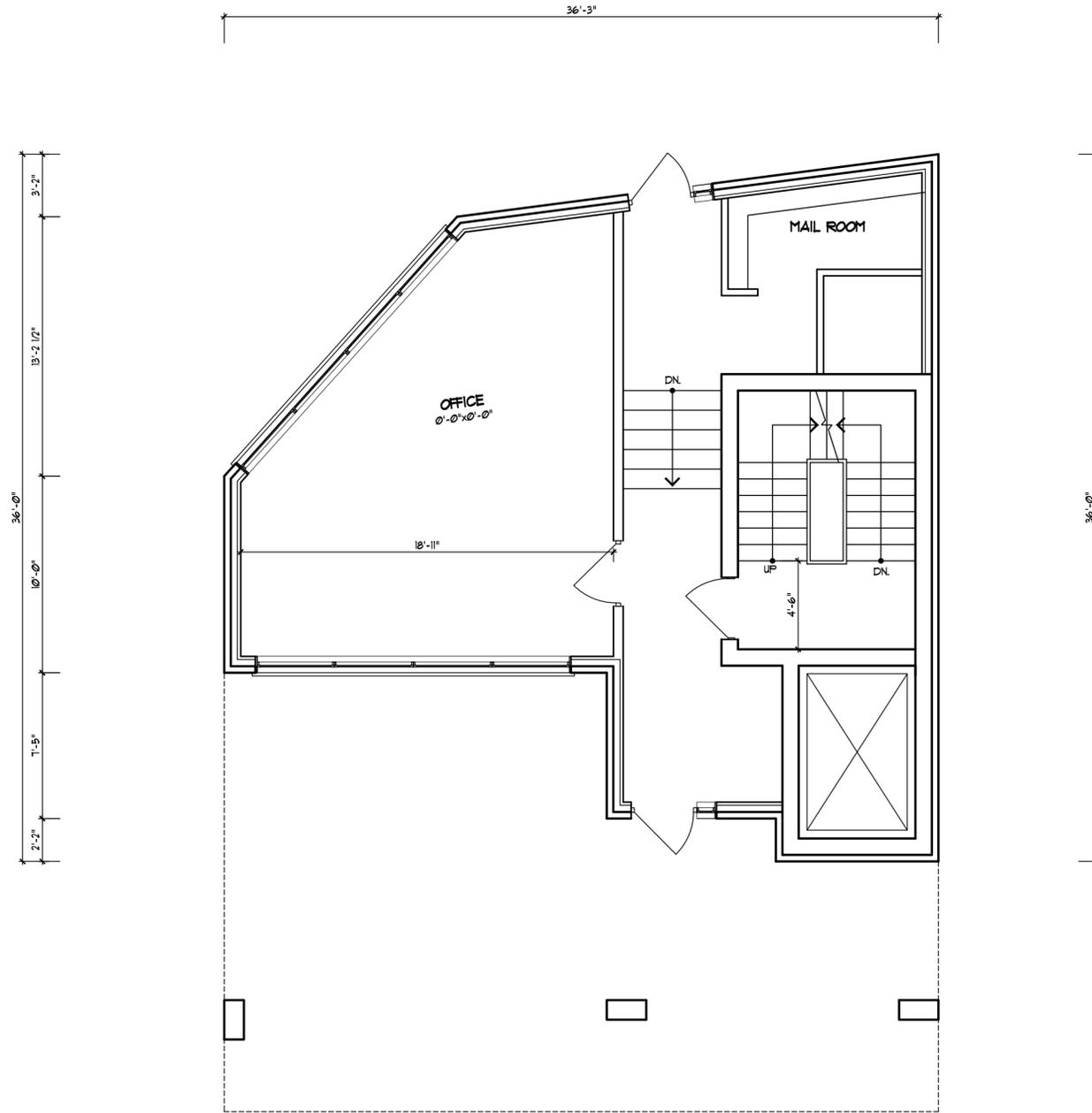
AREA: DATE: JULY 24/24
SCALE: 1:200 DRAWN BY: PDG

DRAWING No.:

SP-01

PROJECT No.: 00-00

ITEM	ONTARIO BUILDING CODE DATA MATRIX	OBV 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 A1.1.2.
2	MAJOR OCCUPANCY(S) GROUP C	3.1.2.1.(1)
3	BUILDING AREA (m ²) 110.82m ²	A1.4.1.2.
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



GROUND FLOOR PLAN

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 MICROLAM 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"	(150x90x13)
L5 = 6" x 4" x 3/8"	(150x100x13)
L6 = 7" x 4" x 3/8"	(175x100x13)
L7 = 7" x 4" x 1/2"	(175x100x13)

(LVL) BEAMS

LVL1A = 1-1 3/4" x 7 1/4"	(1-45x284)
LVL1 = 2-1 3/4" x 7 1/4"	(2-45x284)
LVL2 = 3-1 3/4" x 7 1/4"	(3-45x284)
LVL3 = 4-1 3/4" x 7 1/4"	(4-45x284)
LVL4A = 1-1 3/4" x 9 1/2"	(1-45x235)
LVL4 = 2-1 3/4" x 9 1/2"	(2-45x235)
LVL5 = 3-1 3/4" x 9 1/2"	(3-45x235)
LVL5A = 4-1 3/4" x 9 1/2"	(4-45x235)
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)

COMPLIANCE PACKAGE "A1"

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3.		
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

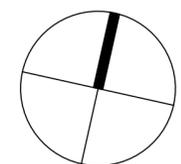
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

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



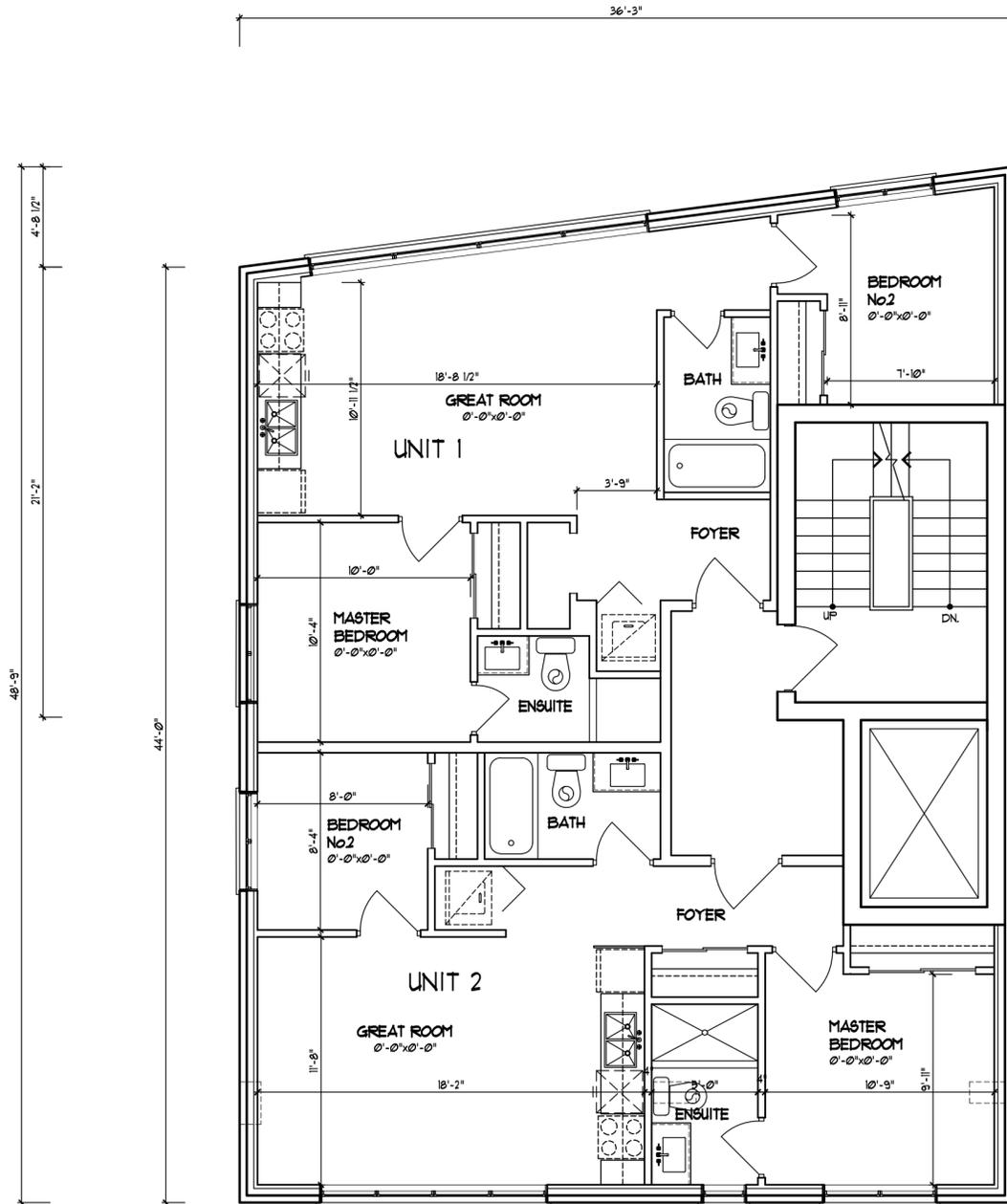
PROJECT:
PROPOSED 5 STOREY BUILDING

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



SECOND/THIRD FLOOR PLAN

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.
	156.08	M2

COMPLIANCE PACKAGE "A1"

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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

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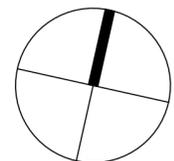
QUALIFICATION INFORMATION
Required unless design is exempt under
Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

REGISTRATION INFORMATION

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Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288



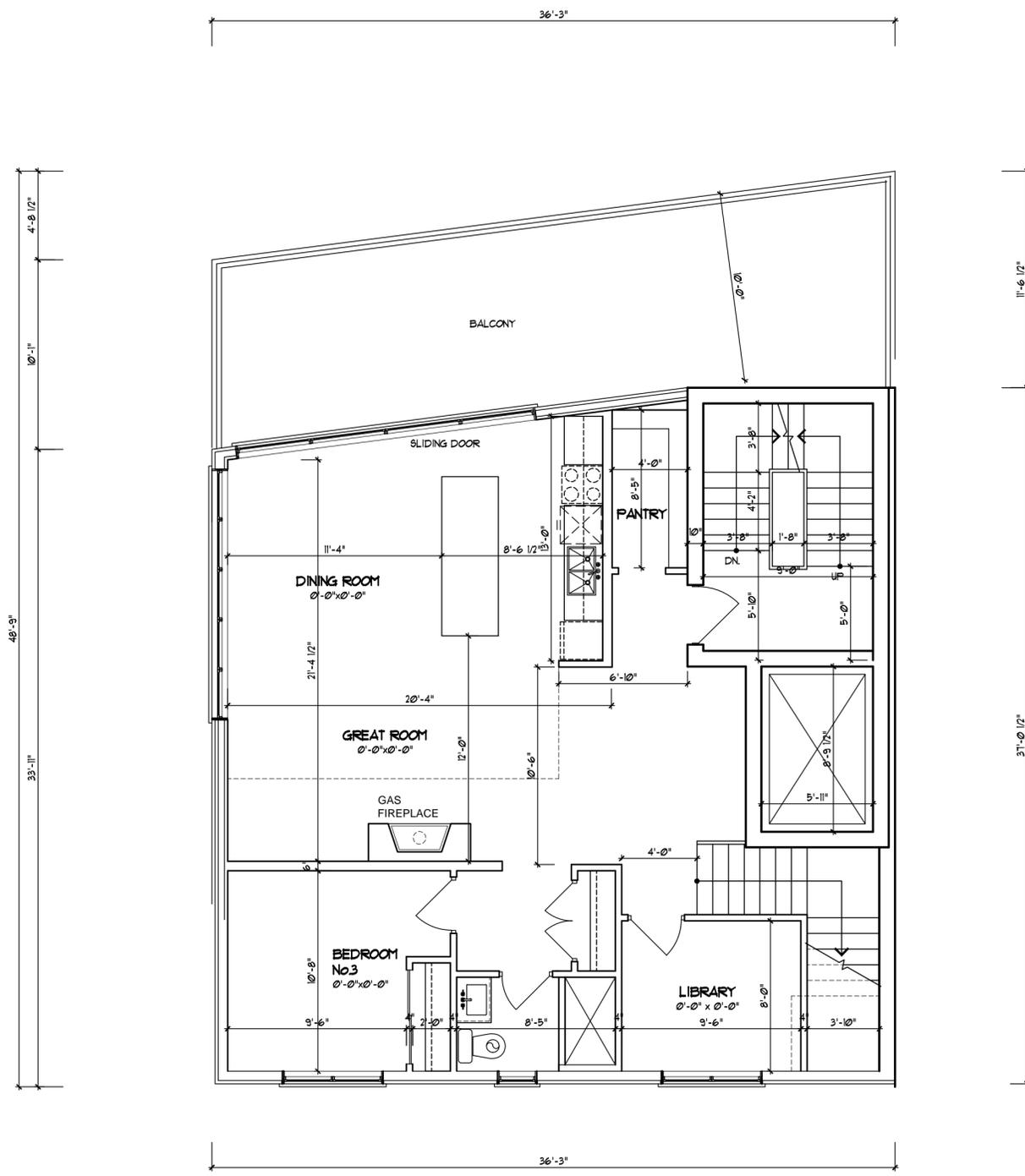
PROJECT:
PROPOSED 5 STOREY BUILDING

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



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"

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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

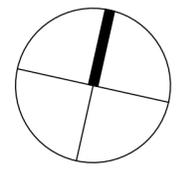
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QUALIFICATION INFORMATION
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PETER DEL GROSSO 20567

REGISTRATION INFORMATION
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Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288



PROJECT:
PROPOSED 5 STOREY BUILDING

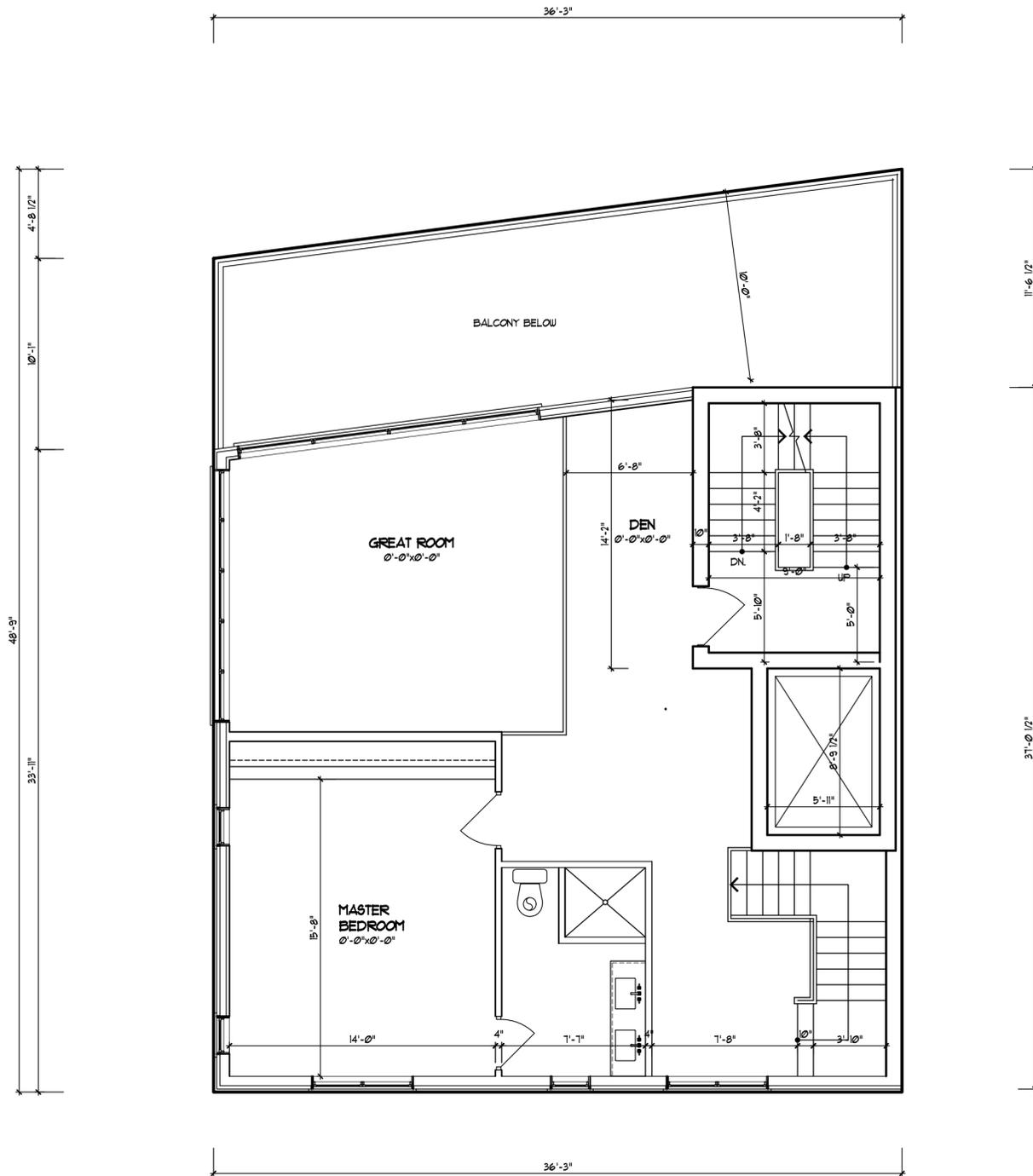
15 TYLER STREET
AURORA, ONTARIO

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

DRAWING No.:

A-03

PROJECT No.: 00-00



FORTH FLOOR
MEZZANINE FLOOR PLAN

REFER TRUSS SHOP DINGS 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	

COMPLIANCE PACKAGE "A1"

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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:



JULY 27, 2024

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

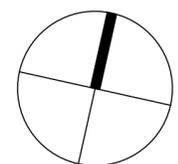
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

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

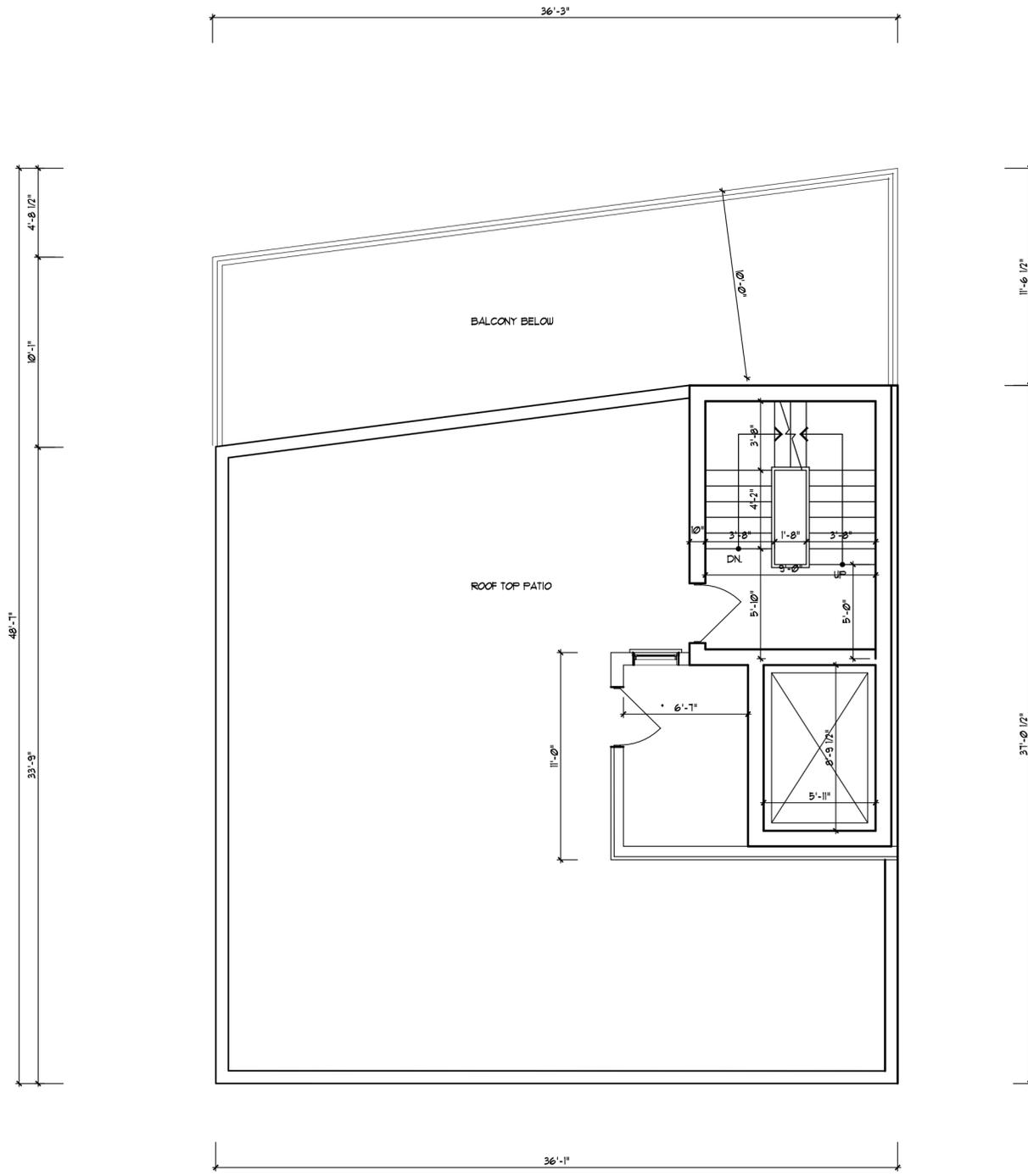
15 TYLER STREET
AURORA, ONTARIO

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

DRAWING No.:
A-04

PROJECT No.: 00-00

SECOND FLOOR PLAN



ROOF TOP FLOOR PLAN

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	

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 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

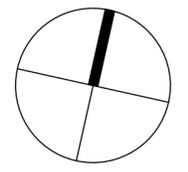
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PETER DEL GROSSO 20567

REGISTRATION INFORMATION
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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

SECOND FLOOR PLAN

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"

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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

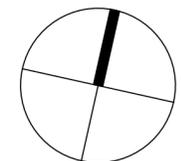
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QUALIFICATION INFORMATION
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Division C, Subsection 3.2.5 of The Building Code

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



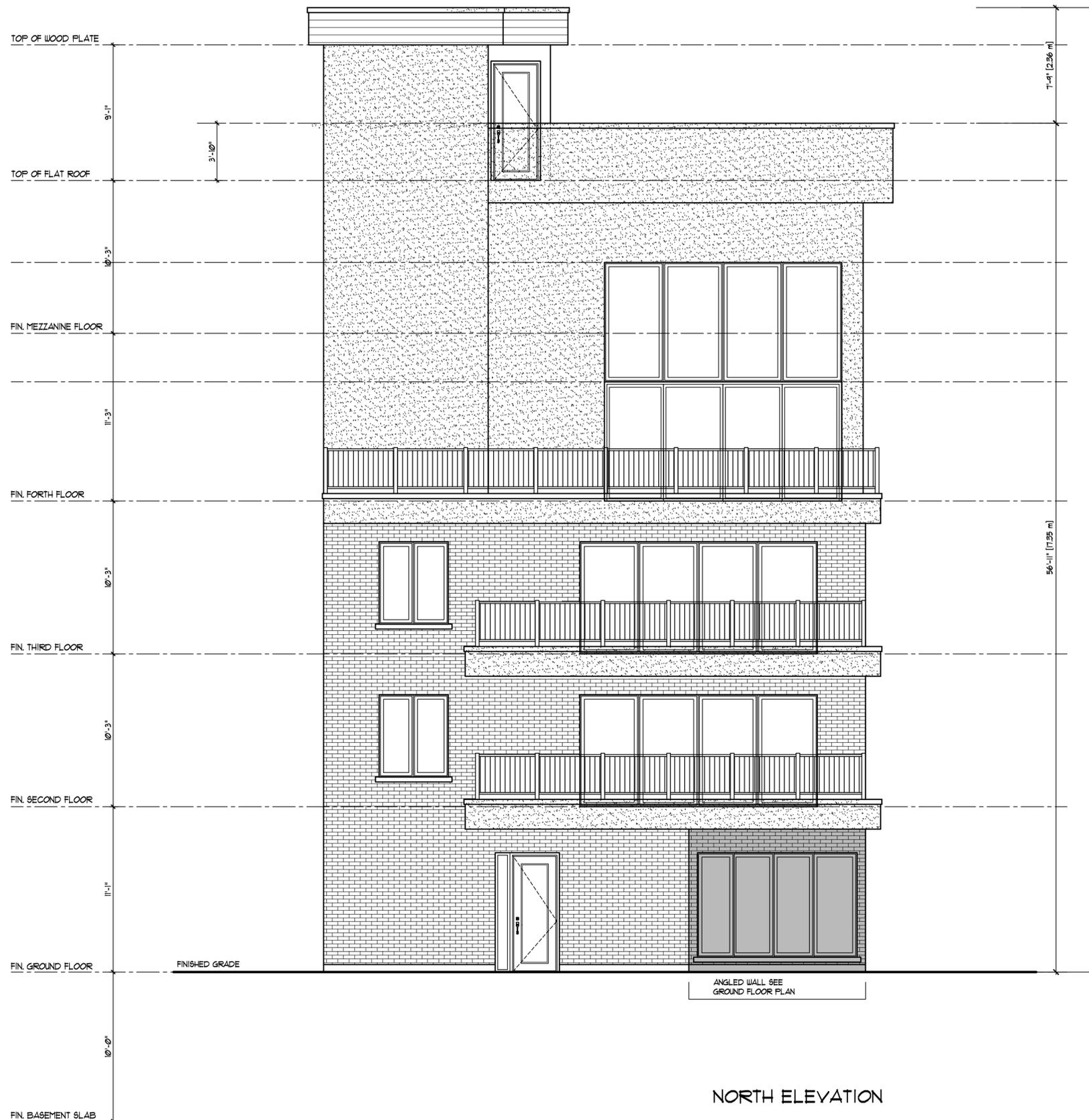
PROJECT:
PROPOSED 5 STOREY BUILDING

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

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"

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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

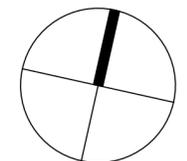
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QUALIFICATION INFORMATION
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Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

REGISTRATION INFORMATION
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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"

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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

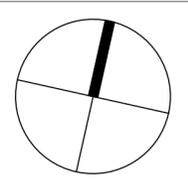
Required unless design is exempt under Division C, Subsection 3.2.5 of The Building Code

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

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"

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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

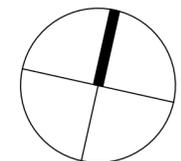
QUALIFICATION INFORMATION
Required unless design is exempt under
Division C, Subsection 3.2.5 of The Building Code

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



TOWN OF AURORA COMMITTEE OF ADJUSTMENT REQUEST FOR DECISION

Meeting Date: _____ Agenda Item Number: _____

Application Name: _____

File Number(s): _____

IMPORTANT NOTICE

You must complete this form and submit it to the Secretary-Treasurer to ensure your name and address are accurately noted for future notification.

This meeting is your opportunity to voice any opinions or comments you may have regarding an Application for approval of a Minor Variance/Permission or Consent. Under the *Planning Act*, for a Minor Variance and Permission, Section 45(10) states that the Secretary-Treasurer shall send one copy of the decision, to each person or public body who appeared in person or by counsel at the hearing AND who filed with the Secretary-Treasurer a written request for Notice of the Decision. For Consent, Section 53(17) states that if the Committee gives or refuses to give provisional Consent, the Committee shall ensure written Notice of the Decision is given to each person or public body that made a written request to be notified of decision or conditions.

NOTE: Due to COVID-19, all Request for Decisions shall be emailed to Peter Fan, Secretary-Treasurer, at pfan@aurora.ca.

Please print clearly and provide information requested below.

Name: _____
(MR./MRS./MS) (First) (Last)

Address: _____

Municipality: _____ Postal Code: _____
(Must Be Provided)

Telephone: Residence _____ E-Mail: _____
Business _____ E-Mail: _____

Notice of Decision and/or future consideration of this Committee of Adjustment Application will be provided by E-Mail.

NOTE: Notice of this meeting was given by mail to all owners within 120 metres (400 feet) of the subject lands

Personal information on this form is collected under the legal authority of the *municipal act*, R.S.O.1990, and C.M.45, as amended. This information will be used for the purposes of sending correspondence relating to matters before council. The information is collected and maintained for the purpose of creating a record that is available to the general public pursuant to section 27 of the *municipal freedom of information and protection of privacy act*, R.S.O. 1990, C.M.56, as amended. Questions about this collection should be directed to the town clerk, town of aurora, 100 john west way, box 1000, aurora, Ontario, l4g 6j1, telephone: 905-727-4771