



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2021-18

APPLICANT: Faraji

PROPERTY: 74 Centre Street
PLAN 107 PT LOT 13 RS65R1671 PARTS 1 & 2

RELATED APPLICATIONS: n/a

ZONING: R7 (*Special Mixed Density Residential Zone*)

PURPOSE: A Minor Variance Application has been submitted to facilitate a triplex dwelling.

BY-LAW REQUIREMENT:

- 1) Section 7.2 of the Zoning By-law requires a minimum lot area of 835.0 square metres.
- 2) Section 7.2 of the Zoning By-law requires a minimum lot frontage of 21.0 metres.
- 3) Section 7.2 of the Zoning By-law requires a minimum interior side yard setback of 2.5 metres.
- 4) Section 7.2 of the Zoning By-law requires a minimum interior side yard setback of 2.5 metres.

PROPOSAL:

- a) The applicant is proposing a triplex on an existing property with a lot area of 717.8 square metres.
- b) The applicant is proposing a triplex on an existing property with a lot frontage of 18.4 metres.
- c) The applicant is proposing a triplex, which is 2.0 metres to the interior side property line.
- d) The applicant is proposing a detached garage, which is 1.0 metre to the interior side property line.

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:	April 14, 2022
TIME:	7:00 p.m.
LOCATION:	Electronic Meeting (Please visit https://www.youtube.com/user/Townofaurora2012 for live stream of the meeting)

NOTE: As a result of COVID-19, Town Hall and other Town facilities have been CLOSED to the public. During this time, Committee of Adjustment meetings will be held electronically and may be viewed via live stream. Please visit the Town’s website for further details.

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

- i) **Participate in the electronic meeting as a live delegate.** Please send a delegation request to the Secretary–Treasurer, Brashanthe Manoharan, at BManoharan@aurora.ca **no later than 4:30pm on April 12, 2022.** 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://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Delegation-Request-Form--Fillable.pdf>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Brashanthe Manoharan, at BManoharan@aurora.ca **no later than 12:00pm (noon) on April 14, 2022.** 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 BManoharan@aurora.ca **no later than 4:30pm on April 15, 2022.**

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 Brashanthe Manoharan at BManoharan@aurora.ca or at **905-727-3123 Ext. 4223**.

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 31st DAY OF MARCH 2022



Brashanthe Manoharan
Secretary-Treasurer
Committee of Adjustment

ATTACHMENTS

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

Agenda packages will be available prior to the Hearing at:

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

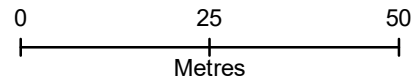


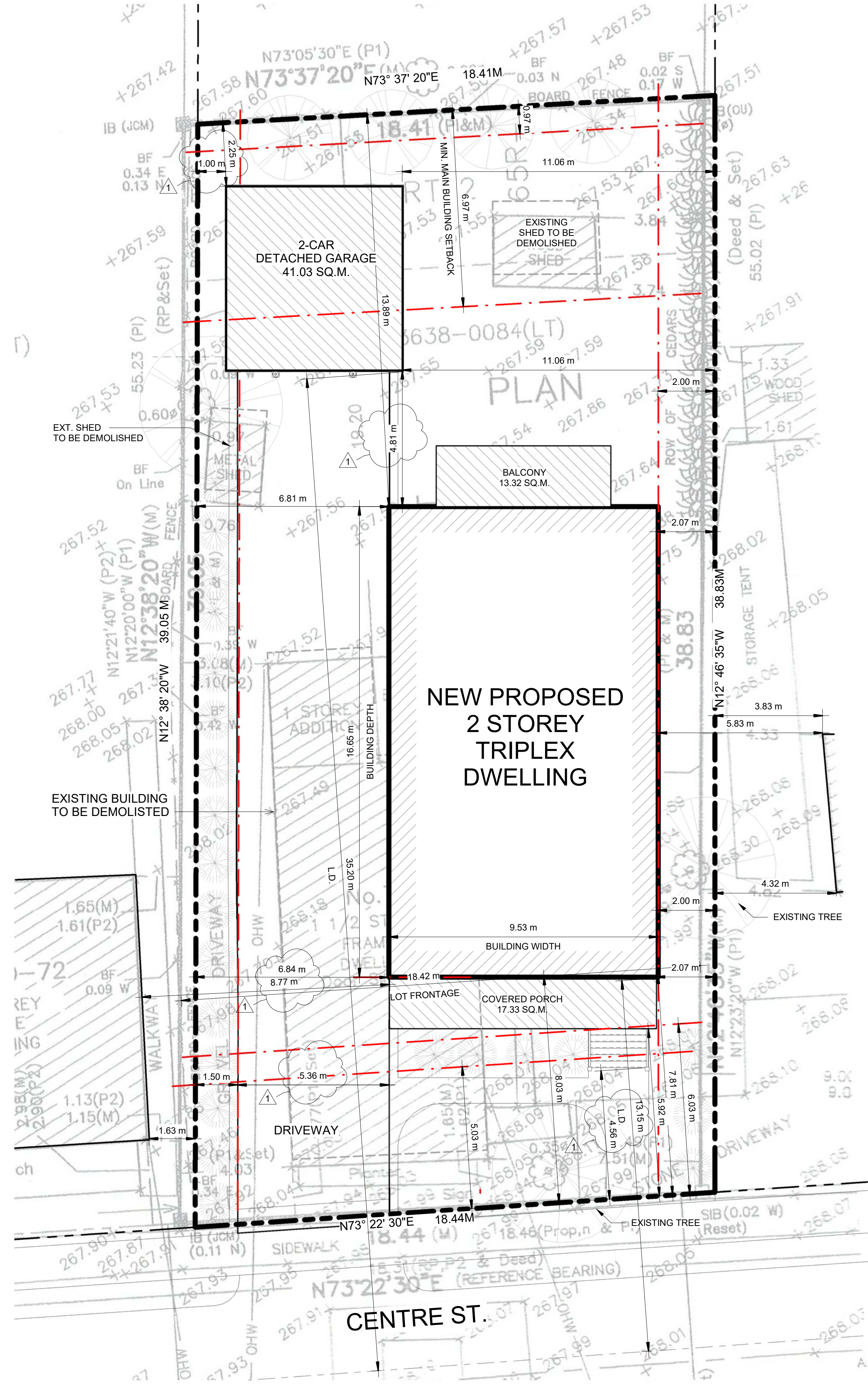
LOCATION MAP

74 CENTRE STREET
FILE: MV-2021-18



SUBJECT LANDS





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

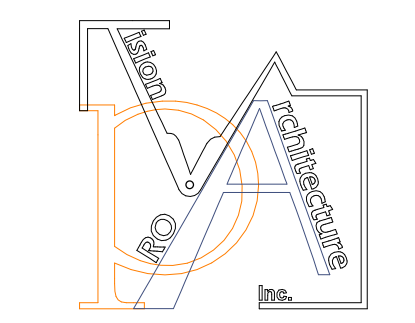
PERMIT NO.: PR20220326 DATE: Mar. 17, 2022

APPROVED BY: *Ashley Vandervel* AMENDED

PRELIMINARY ZONING REVIEW

SITE STATISTICS			
ZONING Special Mixed Density Residential R7			
LEGAL DESCRIPTION 74 CENTRE ST., AURORA			
Area	Required	Proposed / Existing	
Lot Area	650.00 m ²	714.500 m ²	
Lot Frontage	20 m	18.42 m	
Floor Area Ratio	N/A MAX. %		
Lot Coverage	Required		
Building Coverage	35% MAX.	Proposed New Coverage / Building Area	
		BUILDING	159.05 sq.m. 22.28%
		COVERED PORCH	17.33 sq.m. 2.43%
		DETACHED GARAGE 41.03 sq.m. 5.74%	
		Proposed Total 217.41 sq.m. 30.43%	
Permeable Area		364.66 sq.m. 51.03%	
Non-Permeable Area		122.49 sq.m. 18.54%	
Landscaped/Paved Area	N/A sq.m. MIN	497.15 sq.m. 69.57%	
Gross Floor Areas			
	Required	Proposed	
First Floor Area	MAX.	New Floor Area	EXISTING
		155.11 sq.m.	0.00 sq.m.
Second Floor Area		150.66 sq.m.	0.00 sq.m.
		Total	305.77 sq.m.
			0.00 sq.m.
GRAND TOTAL 305.77 sq.m.			
Setbacks			
	Required	Proposed	
Front Yard	6 m.	7.81 m	
East Side Yard	1.5 m.	2.00 m	
West Side Yard	1.5 m.	6.81 m	
Rear Yard	7.5 m.	14.42 m	
Building Height			
	Required	Proposed	
Height of Building	MAX. 10 m.	7.64 m	
Parking			
	Required	Proposed	
	3 SPACES	3 SPACES	

Item		Ontario's 2006 Building Code OBC Reference		Data Matrix Part 3 or 9		References are to Division B unless noted [A] for Division A or [C] for Division C.	
1	Project Description:	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Part 11	<input type="checkbox"/> Part 3	<input type="checkbox"/> Part 9		
		<input type="checkbox"/> Change of Use	11.1 to 11.4	1.1.2. [A]	1.1.2. [A] & 9.10.1.3.		
2	Major Occupancy	<input type="checkbox"/> Addition		1.1.2. [A]	1.1.2. [A] & 9.10.1.3.		
		<input type="checkbox"/> Alteration					
3	Building Area (m ²)	EXISTING 0 m ² NEW 159.05 m ² TOTAL 159.05 m ²		1.4.1.2. [A]	1.4.1.2. [A]		
4	Gross Area	EXISTING 0 m ² NEW 284.47 m ² TOTAL 284.47 m ²		1.4.1.2. [A]	1.4.1.2. [A]		
5	Number of Storeys Above grade	2 (TWO)		2.2.10. & 3.2.5.	9.10.20.		
6	Number of Streets/Fire Fighter Access	1 (ONE)		3.2.2.20.-83	9.10.2.		
7	Building Classification	GROUP "C" RESIDENTIAL		3.2.2.17.	INDEX		
8	Sprinkler System Proposed	<input type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement in lieu of roof rating		3.2.2.17.	INDEX		
9	Standpipe required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.9. N/A			
10	Fire Alarm required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.4. 9.10.18			
11	Water Service/Supply is Adequate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.5.7. N/A			
12	High Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.6. N/A			
13	Construction Restrictions	<input type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible required <input checked="" type="checkbox"/> Both		3.2.2.20.-83 9.10.6.			
14	Actual Construction	<input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both		3.2.2.20.-83 9.10.6.			
15	Mezzanine(s) Area m ²	N/A		3.2.1.1. (f)-(g) 9.10.4.1.			
16	Occupant load based on	<input checked="" type="checkbox"/> 2/Bedroom <input type="checkbox"/> design of building		3.1.17. 9.9.1.3.			
	Basement:	6 BEDROOM Load 12					
	1 st Floor:	0 BEDROOM Load 0					
	2 nd Floor:	4 BEDROOM Load 8					
	TOTAL LOAD 12						
(Additional floor areas continued below)							
17	Barrier-free Design	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain) N/A		3.8. 9.5.2.			
18	Hazardous Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)		
19	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)	Listed Design No. or Description (SG-2)	3.2.2.20.-83 & 3.2.1.4.	9.10.8. 9.10.9.		
	Floors	1 Hour					
	Roof	N/A					
	Mezzanine	N/A					
20	Spatial Separation - Construction of Exterior Walls	3.2.3. 9.10.14.					
	Wall Area of EBF (m ²)	L/D	L/H	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description
MAIN BUILDING							
North	60.12	14.42	-	-	-	-	YES
South	60.12	13.15	-	-	-	-	YES
East	106.51	1.5	7%	-	-	-	YES
West	106.51	7.31	19%	-	-	-	YES
DETACHED GARAGE							
North	17.81	2.26	17%	-	-	-	YES
South	17.81	35.70	-	-	-	-	YES
East	25.45	10.56	-	-	-	-	YES
West	25.45	1.5	9%	-	-	-	YES
(Additional wall areas continued below)							
20	Other - Describe						



PRO VISION ARCHITECTURE INC.
T: (416) 800-6347 F: (416) 800-9625
Email: pva@provisionarch.com
14961 Yonge St. Unit B, Aurora, ON L4G 1M5



REVISION SCHEDULE			
No.	Description	Date	By
1	Planning Comments	MARCH 15/2022	DE

PROJECT NAME: DEVELOPMENT AT 74 CENTRE ST.

PROJECT ADDRESS: 74 CENTRE ST., AURORA, ON L4G 1J8

CLIENT'S NAME & ADDRESS:

PROJECT STATUS: PRELIMINARY ZONING REVIEW

DRAWN BY: DE
CHECKED: DE
DATE: SEP 2021
SCALE: As indicated
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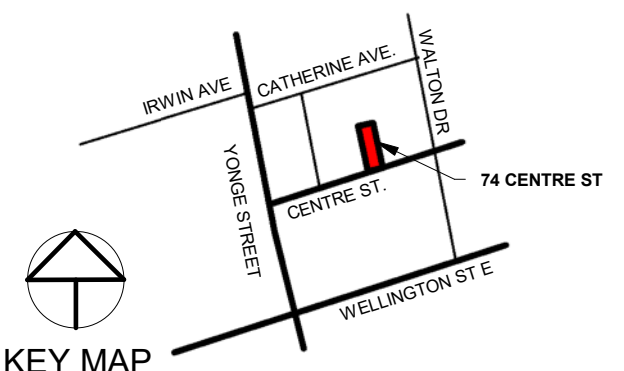
PROJECT NO: 2011389

SHEET TITLE: SITE PLAN

SHEET SD1 **OF**

DRAWING LIST

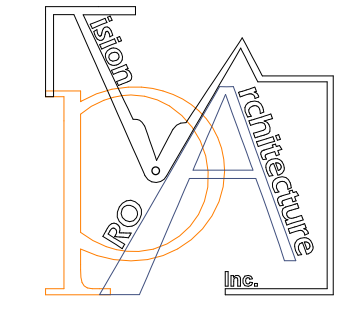
- SD1 SITE PLAN / EBP
- AL1 BASEMENT / 1ST FLR / 2ND FLR / ROOF PLANS
- AL2 DETACHED GARAGE PLANS AND ELEVATIONS
- AL3 ELEVATIONS



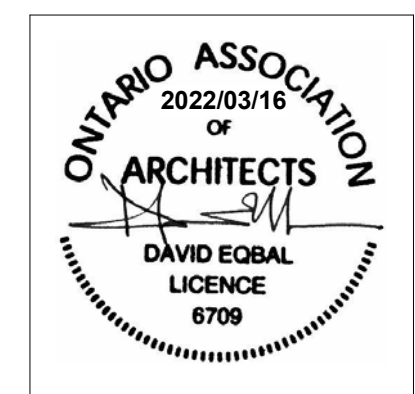
1 SITE PLAN
1/8" = 1'-0"

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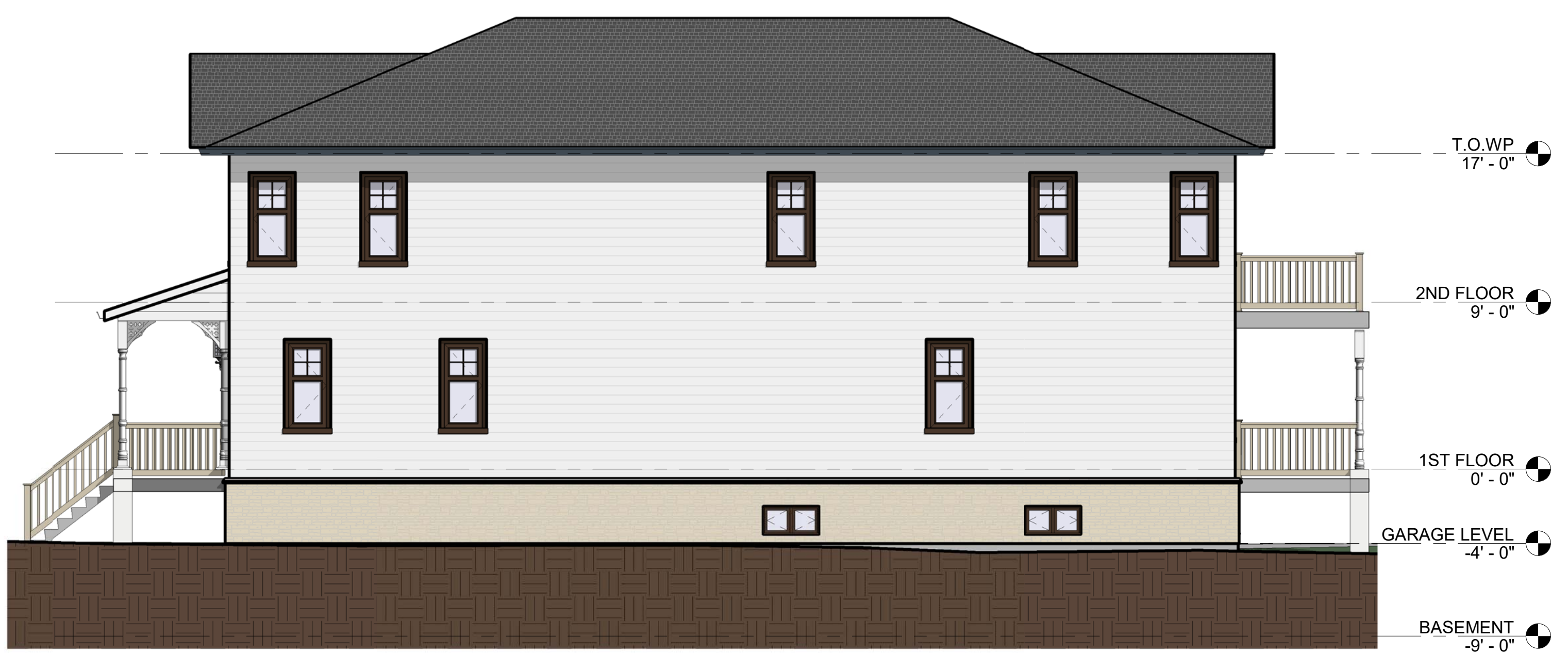
TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
 PERMIT NO.: PR20220326 DATE: Mar. 17, 2022
 APPROVED BY: *Ashley Vandervel* AMENDED
PRELIMINARY ZONING REVIEW



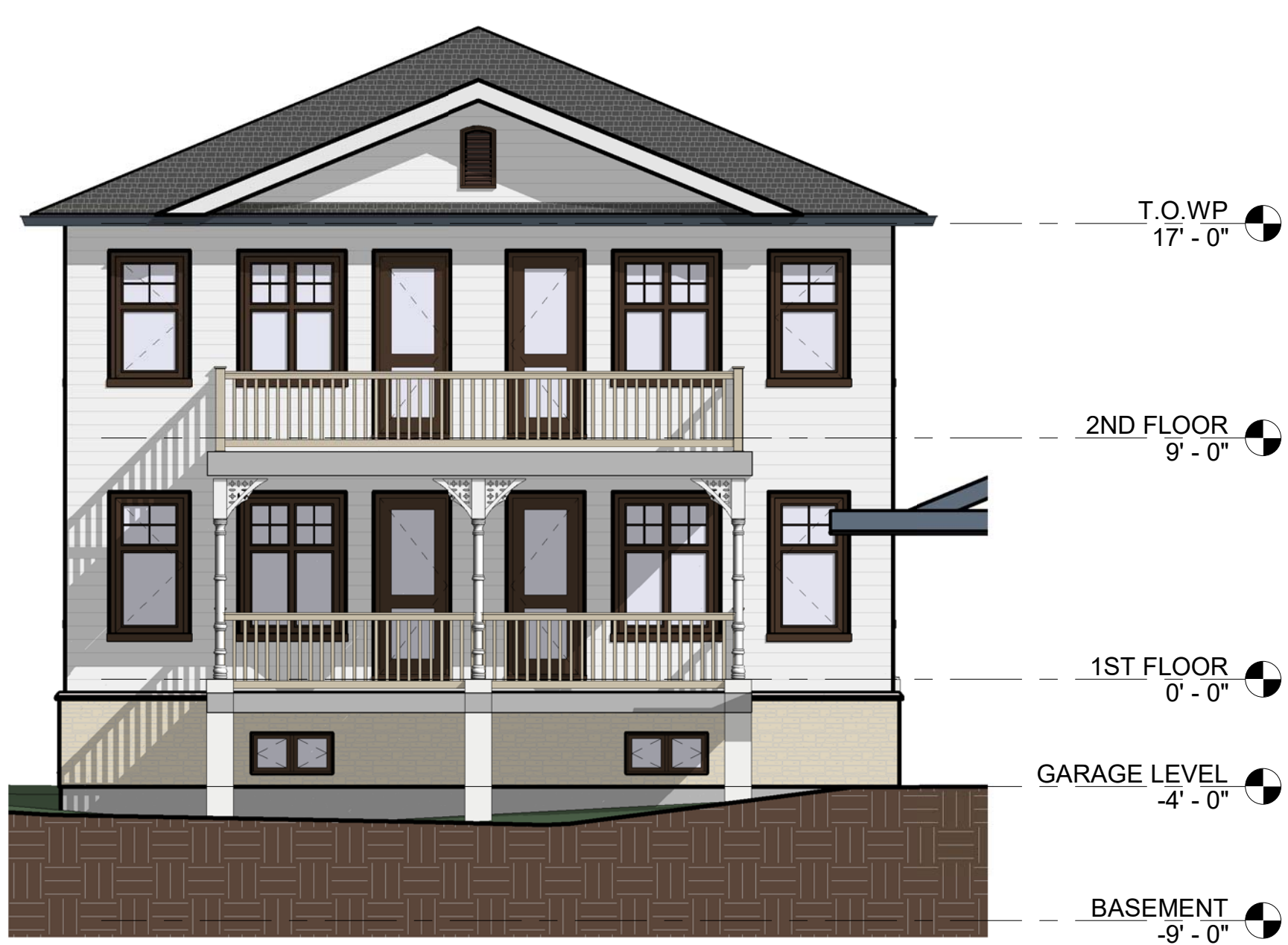
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 14961 Yonge St. Unit B, Aurora, ON L4G 1M5



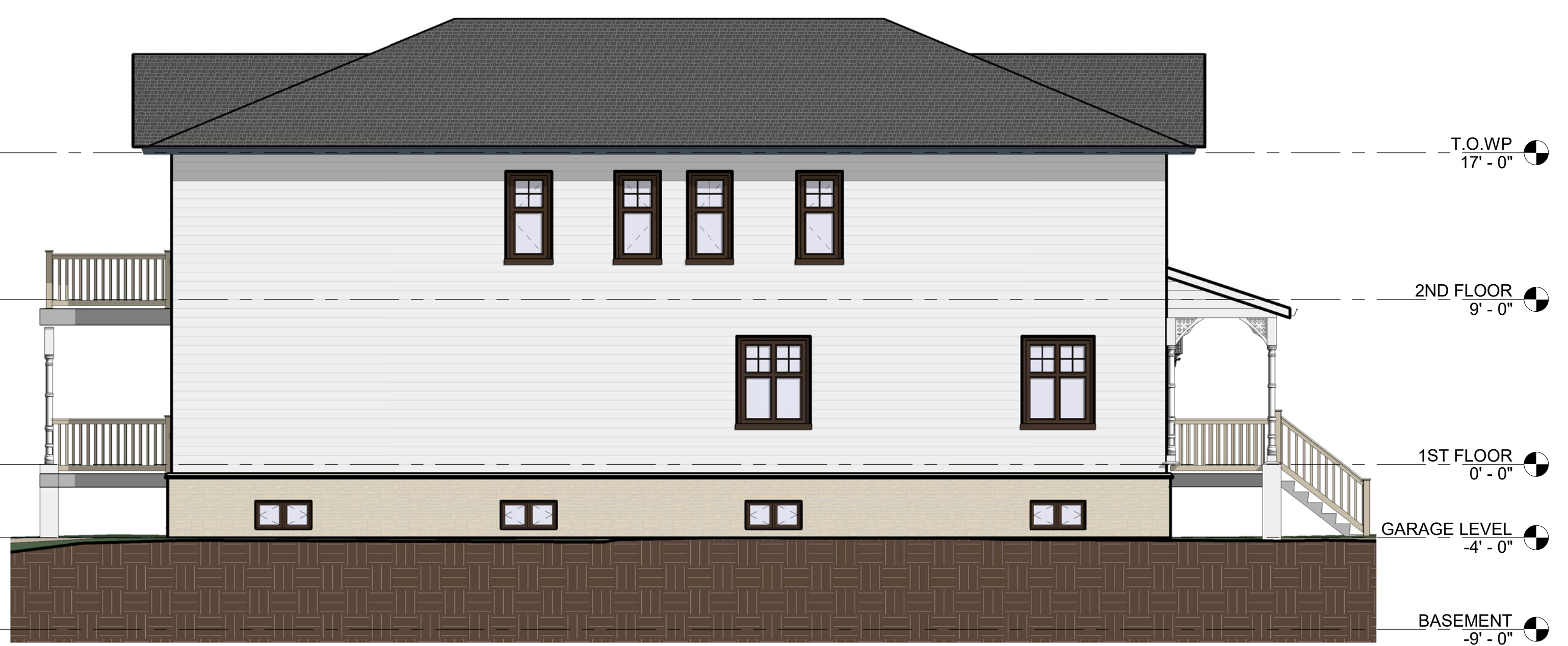
④ SOUTH ELEVATION
3/16" = 1'-0"



① EAST ELEVATION
3/16" = 1'-0"



③ NORTH ELEVATION
3/16" = 1'-0"



② WEST ELEVATION
3/16" = 1'-0"

REVISION SCHEDULE			
No.	Description	Date	By

PROJECT NAME:
DEVELOPMENT AT
74 CENTRE ST.
 PROJECT ADDRESS:
 74 CENTRE ST., AURORA, ON L4G 1J8
 CLIENT'S NAME & ADDRESS:

PROJECT STATUS:
PRELIMINARY ZONING REVIEW

DRAWN BY: DE, SC
 CHECKED: DE
 DATE: SEP 2021
 SCALE: 3/16" = 1'-0"
 COPYRIGHT: 2021 PRO VISION ARCHITECTURE INC.

PROJECT NO:
2011389

SHEET TITLE
ELEVATIONS

A1.3
 SHEET OF



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 Brashanthe Manoharan, Secretary-Treasurer, at bmanoharan@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: 905-727-3123 ext. 4771