

**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

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

**FILE NUMBER:** MV-2019-14

**APPLICANT:** Mark Angel Real Estate Assets Inc.

**PROPERTY:** 169 Edward Street  
Plan 487, Lot 38

**ZONING:** Service Employment Exception Zone 212 (E1) (212)

**PURPOSE:** The Owner is proposing to demolish the existing building and construct a new one storey building. The Owner has submitted a Minor Variance Application to allow "Office" use to continue in the new building and to permit a reduced minimum rear yard setback.

**BY-LAW  
REQUIREMENT:**

- 1) Section 24.212.1 of the Zoning By-law restricts an "Office" use to the existing building;
- 2) Section 10.2 of the Zoning By-law requires a minimum rear yard setback of 9.0 metres.

**PROPOSAL:**

- a) The applicant is proposing to permit an "Office" use in the proposed new building;
- b) The applicant is proposing to construct an office building which is 6.19 metres; thereby, requiring a variance of 2.81 metres.

A Location Map and a Site Plan illustrating the request are attached.

This Application will be heard by the Committee of Adjustment on the Date and Time shown below.

<b>DATE:</b>	<b>July 11, 2019</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>COUNCIL CHAMBERS (MAIN FLOOR) AURORA TOWN HALL 100 JOHN WEST WAY AURORA, ONTARIO</b>

You are invited to attend this Public Hearing in person to express your views about this Application or you may be represented for that purpose. If you do not attend at the hearing, it may proceed in your absence. Any person who supports or opposes this Application may speak at the hearing. Alternatively, you may forward a signed, written submission, together with reasons for support or opposition, which **must be received by the undersigned no later than 12:00pm on the day of the hearing.** If you do not attend

and have not registered with Staff as an interested party, you will not be entitled to any further notice of the proceedings.

If you wish to be notified of the Decision of the Committee of Adjustment with respect to this Application, you must complete a "Request for Decision" form available at the hearing or make a written request to the undersigned prior to the hearing.

Any inquiries for this Application, please contact the undersigned, at **905-727-3123 Ext. 4350**, Monday to Friday between 8:30 am and 4:30 pm. Comments may also be mailed to the Planning and Development Services department, Aurora Town Hall, 100 John West Way, Aurora ON L4G 1J6.

#### **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 20<sup>TH</sup> DAY OF JUNE, 2019.



Antonio Greco  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

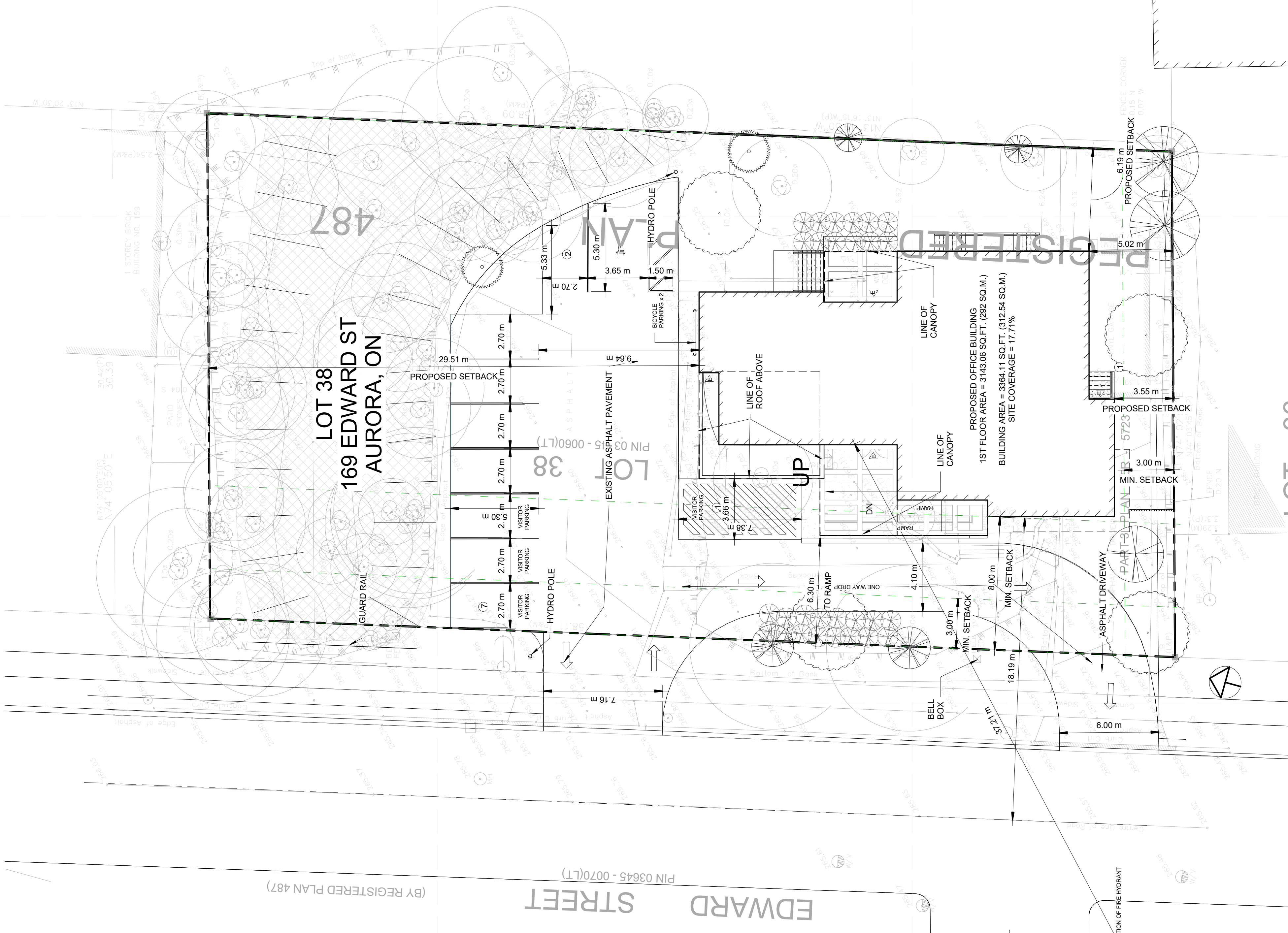
#### **ATTACHMENTS**

Attachment 1- Site Plan

**Agenda packages will be available prior to the Hearing at:**

<https://www.aurora.ca/TownHall/Pages/Council%20and%20Committee%20Meetings.aspx>





Item	Description	Part I	Part II	Part III	Part IV
1	Project Description:	<input type="checkbox"/> New <input type="checkbox"/> Alteration	1.1.10 (A)	1.1.2 (A)	1.2.1 (A) & 9.10.1.3
2	Major Occupancy:	<input type="checkbox"/> GROUPE D'OFFICE			
3	Building Area (sqm):	EXISTING 0.02, NEW 312.54, TOTAL 312.54 m <sup>2</sup>	14.1.2 (A)	14.1.2 (A)	14.1.2 (A)
4	Gross Area:	EXISTING 0.02, NEW 299.60, TOTAL 299.60 m <sup>2</sup>	14.1.2 (A)	14.1.2 (A)	14.1.2 (A)
5	Number of Storeys Above Grade:	1 (ONE)			
6	Number of Storeys Below Grade:	1 (ONE)			
7	Building Classification Group:	D (3.2.2.5)			
8	Sprinkler System Proposed:	<input type="checkbox"/> entire building <input type="checkbox"/> selected floor areas <input type="checkbox"/> selected floor areas <input type="checkbox"/> selected floor areas <input type="checkbox"/> selected floor areas			
9	Standpipe required:	<input type="checkbox"/> Yes <input type="checkbox"/> No			
10	Fire Alarm required:	<input type="checkbox"/> Yes <input type="checkbox"/> No			
11	Water Service/Supply is Adequate:	<input type="checkbox"/> Yes <input type="checkbox"/> No			
12	High Building:	<input type="checkbox"/> Yes <input type="checkbox"/> No			
13	Construction Restrictions permitted:	<input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible			
14	Mezzanine Area (sqm):	N/A			
15	Occupant load based on:	1st person Office 1.9, 3rd 2.8			
16	Basement Design:	<input type="checkbox"/> Yes (Explain): N/A <input type="checkbox"/> No			
17	Hazardous Substances:	<input type="checkbox"/> Yes <input type="checkbox"/> No			
18	Required Fire Resistance Rating (FRR):	45 MIN. Roof: N/A Mezzanine: N/A FRR of Supporting Members: 45 MIN. FRR of Supporting Members: 45 MIN.	Listed Design No. or Description (Sd-2)	Listed Design No. or Description (Sd-2)	3.2.2.20-83 & 9.10.8 3.2.1.4 9.10.9
19	Special Separation:	Construction of Exterior Walls 3.2.3, 9.10.14 Wall Area of EBH (sqm): 29.99 Permitted Max. % of Openings: 12.45% North: 128.56 South: 48.62 East: 41.07 West: 197.50 FRR of Supporting Members: 45 MIN. Mezzanine: N/A	Proposed % of Openings: 12.45% Listed Design No. or Description (Sd-2)	FRR Description: 3.2.3, 9.10.14 3.3.1.2 & 3.3.1.9 3.2.2.20-83 & 9.10.8 3.2.1.4 9.10.9	Comb. Cont. Non-comb. Contar. Cladding: YES YES YES YES YES YES
20	Other - Describe:				

ZONING LEGAL DESCRIPTION		SITE STATISTICS	
Service Employment (E1-2) Zone Lot 38, Plan 487 169 Edward St, Aurora, ON		Required	Existing Unchanged
Lot Area	6,587 sqm	Required	Existing Unchanged
Lot Frontage	30 m	Required	Existing Unchanged
Floor Area Ratio	MAX. %	292.00	50 m <sup>2</sup>
Lot Coverage	Required	Proposed	16.55%
Building Coverage	50 m <sup>2</sup>	MAX.	372.54
Landscaped Area	50 m <sup>2</sup>	MIN.	92.15%
Asphalt Pavement	491.11		900.39
Concrete Pavement	62.89		50 m <sup>2</sup>
Roofed Area	284.43		50 m <sup>2</sup>
Gross Floor Areas	Proposed	Existing To Be Demolished	
First Floor Area	292.00	292.69	50 m <sup>2</sup>
Floor Area Per Use	Office	292.69	50 m <sup>2</sup>
Subtotals	Required	Proposed	
Front Yard	8 m	8 m	
North Side Yard	3 m	28.91 m	
Rear Yard	8 m	6.19 m	
Building Height	Required	Proposed	
Height of Building	MAX. 10 m	7.89 m	
Parking	Required	Provided	
Office	3.5 /100m <sup>2</sup>	3.64 spaces	
Barrier Free Parking	1 space	1 space	
Bicycle Parking	2 spaces	4 spaces	
No. of Loading Spaces	0	0 spaces	

**REDEVELOPMENT AT - OFFICE BUILDING**  
169 EDWARD ST - AURORAPROJECT ADDRESS: 169 EDWARD ST. AURORA  
CLIENT'S NAME & ADDRESS: MARKANGEL REAL ESTATE ASSETS INC.  
PROJECT STATUS: SITE PLAN APPLICATION

DRAWN BY: DE  
CHECKED BY: DE  
DATE: AUG 2017  
SCALE: As Indicated  
COPYRIGHT: 2017 PRO VISION ARCHITECTURE INC.  
PROJECT NO: 1701249

SHEET TITLE: SITE PLAN  
SHEET NO: SD1 OF

PRO VISION ARCHITECTURE INC.  
14861 Yonge St. Unit B, Aurora, ON L4G 1M5  
T: (416) 800-6347 F: (416) 800-8625  
Email: pva@provisionarch.com

ASSOCIATION OF ARCHITECTS  
ONTARIO ARCHITECTS  
2019/04/18  
DAVID EGBAL  
LICENCE  
6709

REVISION SCHEDULE

No.	Description	Date	By