



**TOWN OF AURORA
COMMITTEE OF ADJUSTMENT MEETING MINUTES
NO. 16-08**

Council Chambers
Aurora Town Hall
Thursday, August 11, 2016

ATTENDANCE

COMMITTEE MEMBERS

Grace Marsh (Chair), Roy Harrington, David Mhango
and Tom Plamondon

REGRETS

Carl Barrett (Vice-Chair)

OTHER ATTENDEES

Justin Leung (Secretary-Treasurer) and Marty Rokos
(Planner)

Chair called the meeting to order at 7:07 p.m.

I DECLARATIONS OF PECUNIARY INTEREST

- None

II APPROVAL OF AGENDA

Moved by Roy Harrington

Seconded by Tom Plamondon

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

CARRIED

III ADOPTION OF MINUTES

Committee of Adjustment Minutes of July 14, 2016
Meeting Number 16-07

Moved by David Mhango

Seconded by Roy Harrington

Tom Plamondon did not vote (was not in attendance at that meeting)

THAT the Committee of Adjustment Minutes from Meeting Number 16-07 be adopted as printed and circulated.

CARRIED

IV PRESENTATION OF APPLICATIONS

**1. Minor Variance Application: MV-2016-30 - Ke
171 Carisbrooke Circle**

The Applicant has submitted an Application to allow increase in maximum driveway width. Section 6.28.1.i (c) of the Zoning By-law requires maximum driveway width of 10.0 metres if lot frontage is 18.0 metres or greater, with exception that maximum driveway width at street line shall not exceed 6.0 metres. The Applicant is proposing to widen driveway width of 10.0 metres at street line; thus requiring Variance of 4.0 metres.

The Chair read through the purpose of the Application. In attendance was the Applicant Li Ping Ke.

The Committee asked the Applicant about concerns raised by Infrastructure & Environmental Services staff. Ms. Ke responded that vehicles typically park further down the street closer to the tennis courts so the proposed driveway widening would not impact them.

Moved by Tom Plamondon

Seconded by David Mhango

THAT Minor Variance Application MV-2016-30 be APPROVED subject to conditions contained in the report.

CARRIED

**2. Minor Variance Application: MV-2016-31 – 2457920 Ontario Inc.
14070 Yonge Street**

The Applicant has submitted an Application to allow the increase in maximum building height of 11 detached dwellings. Section 11.104.2.3 of the Zoning By-law allows a maximum building height of 10.0 metres. The Applicant is proposing to construct detached dwelling units with a height of 11.3 metres; thus requiring a Variance of 1.3 metres (*for Lots 1, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22*).

The Chair read through the purpose of the Application. In attendance was the agent Rob Nicolucci of RN Design. Mr. Nicolucci indicated that the Minor Variances were required due to the severe grade differentials for the walkout basement of proposed detached dwellings. In comparing to adjacent lots without this grade differential, height is comparable.

The Chair then asked if any members of the public wished to speak in relation to this Application.

Jennifer Day of 114 Ridges Road spoke in opposition to the Application. Ms. Day stated that the Variance request for building height was now greater than the previously applied Variance.

Richard Berman of 185 Ridge Road also spoke in opposition to the Application. He felt that the grading could be done by the developer so that Variances would not be necessary.

Jim Smoke of Championship Circle also spoke in opposition to the Application. Mr. Smoke was concerned regarding visibility of the proposed dwellings and that erosion issues will now occur as the berm for this property was now exposed.

John Green of 5 Fox Point and representative of Rate Payers of Yonge Street South also spoke in opposition to the Application. Mr. Green was concerned the development on these subject lands has changed from the original proposal and that a negative precedent could be set here.

The Committee stated previous Variance was not approved as it appeared to be a 'blanket' Variance. The Committee asked if compliance with Zoning By-law was possible.

Mr. Nicolucci said it is possible but it would not be favourable from an urban design perspective.

The Committee then asked the residents who had spoken to indicate where their homes were relative to the lots subject to this Variance. Ms. Day, Mr. Berman and Mr. Stoke indicated their homes were located at a lower grade to the lots in question.

The Committee asked if grading had not achieved final approval, should they proceed with hearing this Application.

Planning staff responded that Infrastructure & Environmental Services and Planning Services have not raised concerns of this nature. As such, Application can proceed.

Moved by Tom Plamondon

Seconded by David Mhango

THAT Minor Variance Application MV-2016-31 be APPROVED.

CARRIED

**3. Consent Application: C-2016-04 – Morguard Realty Holdings Inc.
15490 Bayview Avenue**

The Applicant has submitted an Application to allow a lease to exceed 21 years for proposed new building (Petsmart) within subject property's commercial complex.

The Chair read through the purpose of the Application. In attendance was the agent John Vanderwoerd of Greystone.

Moved by David Mhango

Seconded by Tom Plamondon

THAT Consent Application C-2016-04 be APPROVED subject to conditions in the report.

CARRIED

**4. Minor Variance Application: MV-2016-32-Barnes
11 Catherine Avenue**

The Applicant has submitted an Application to allow reduction in required parking spaces for residential & retail uses. Section 6.26 of the Zoning By-law requires 4 parking spaces for both residential & retail uses on the subject property. The Applicant is proposing 2 parking spaces; thus requiring a Variance of 2 parking spaces.

The Chair read through the purpose of the Application. In attendance was the Applicant Gordon Barnes.

The Committee asked if he understood the recommended restriction. Mr. Barnes acknowledged that he did.

Moved by David Mhango

Seconded by Roy Harrington

THAT Minor Variance Application MV-2016-32 be APPROVED subject to restrictions in the report.

CARRIED

V NEW BUSINESS/GENERAL INFORMATION

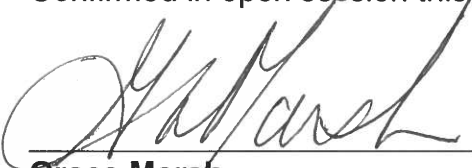
VI ADJOURNMENT

Moved by Tom Plamondon

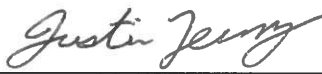
THAT the meeting be adjourned at 8:17 p.m.

CARRIED

Confirmed in open session this 8th day of September 2016.



**Grace Marsh,
Committee Chair**



**Justin Leung,
Secretary-Treasurer**