



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 16-10

Council Chambers
Aurora Town Hall
Thursday, October 13, 2016

Attendance

Council Members Grace Marsh (Chair), Carl Barrett (Vice-Chair), Roy Harrington, and Tom Plamondon

Regrets David Mhango

Other Attendees Justin Leung (Secretary-Treasurer), Marty Rokos (Planner), and Linda Bottos (Council/Committee Secretary)

The Chair called the meeting to order at 7:05 p.m.

1. Declaration of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

2. Approval of the Agenda

Moved by Carl Barrett

Seconded by Tom Plamondon

That the agenda as circulated by the Secretary-Treasurer, with the following change, be approved:

- Item 2 to be considered prior to Item 1.

Carried

3. Adoption of the Minutes

**Committee of Adjustment Meeting Minutes of September 8, 2016
Meeting Number 16-09**

**Moved by Tom Plamondon
Seconded by Roy Harrington**

That the Committee of Adjustment Meeting Minutes from Meeting Number 16-09 be adopted as printed and circulated.

Carried

4. Presentations of Applications

1. Minor Variance Application: MV-2016-37A-C – FGKW Retirement Living Inc., 145 Murray Drive

The Applicant has submitted an Application to allow a reduction in rear yard setback, manoeuvring space for 90-degree parking spaces and reduction in parking spaces. Section 28.2.2 of the By-law requires a minimum rear yard setback of 15 metres. The Applicant is proposing a four (4) storey addition with a rear yard setback of 10.45 metres; thus requiring a Variance of 4.55 metres. Section 6.26 of the By-law requires a minimum manoeuvring space for 90-degree parking spaces of 7.4 metres. The Applicant is proposing a minimum manoeuvring space for 90-degree parking spaces on the southern portion of subject property of 6.2 metres; thus requiring a Variance of 1.2 metres. Section 6.26.1.9 of the By-law requires one (1) parking space for each two (2) beds which equates to approximately 0.5 spaces per unit or 63 parking spaces. The Applicant is proposing 0.75 parking spaces for each two (2) beds; thus requiring a Variance of 0.25 parking spaces for each two (2) beds which equates to approximately 0.35 spaces per unit or 47 parking spaces.

The Chair read through the purpose of the Application. The Chair noted that the subject property is subject to an Application for Site Plan Approval. In attendance was the agent Laura Capilongo, of Malone Given Parsons Ltd.

Ms. Capilongo noted that staff have no objections to the approval of the application and the Applicant accepts the conditions from the Lake Simcoe Region Conservation Authority. At the request of the Committee, Ms. Capilongo provided a brief overview of the three variance requests.

At the request of the Chair, staff advised that this proposal is tentatively scheduled to be considered by General Committee on October 18, 2016.

Nancee Webb, resident, on behalf of a group of neighbours of the Kingsway Arms Retirement Home, expressed concerns regarding the height of the new building addition and proposed use of the laneway, next to 75 Seaton Drive, for garbage and food delivery. Ms. Webb noted that, since discussing these concerns with the Applicant, the Applicant has agreed to redesign the roof and relocate the garbage and food delivery area.

The Chair acknowledged that one letter was received from a resident.

The Committee requested clarification regarding the width of the manoeuvring space. Ms. Capilongo noted that the variance request for a reduction from 7.4 metres to 6.2 metres would apply to a very small segment of the entire drive aisle and the rest is proposed at 6.5 metres.

The Committee inquired about the distance from the side of the building to the houses behind. Ms. Capilongo advised the distance to be just over 15 metres and that the existing trees in that location would be preserved.

The Committee inquired about the manoeuvring space for the 90-degree parking spaces and Ms. Capilongo provided clarification.

The Committee inquired about the manoeuvring space for garbage trucks. Ms. Capilongo confirmed that there would be ample room and further noted that staff have reviewed the application and have no issues.

Moved by Tom Plamondon

Seconded by Carl Barrett

That Minor Variance Application MV-2016-37A-C be APPROVED subject to conditions contained in the report.

Carried

2. Minor Variance Application: MV-2016-38 – Akinyemi, 165 Crane Street

The Applicant has submitted an Application to allow an increase in driveway width. Section 11.100.2.2.1 of the By-law requires maximum driveway width of 3.5 metres for a single car garage. The Applicant is proposing a driveway width of 6.0 metres; thus requiring a Variance of 2.5 metres.

The Chair read through the purpose of the Application. In attendance was the Applicant Olufemi Akinyemi.

Mr. Akinyemi stated that the purpose of widening the driveway was for convenience and to provide extra space for visitors from out-of-town, as parking on the street is not permitted after midnight during winter months.

A neighbour of the Applicant spoke in support of the Application.

The Committee inquired about whether the property is in conformity with the minimum requirement for number of parking spaces and whether there had been other applications. Staff confirmed that there is room for three parking spaces, which is in conformity, and that staff is not aware of any previous minor variance applications on the property.

The Committee asked for clarification on the parking challenges noted in the Application in regard to the manual transmission vehicle, and the Applicant provided a response.

The Committee inquired about the number of parking spaces and the Applicant confirmed that there is one parking space in the garage, used for storage, and two parking spaces in the driveway.

The Committee inquired about the proximity of the fire hydrant to the driveway and whether comments were received from Central York Fire Services (CYFS). Staff confirmed that no response was received from CYFS.

Moved by Carl Barrett

Seconded by Roy Harrington

That Minor Variance Application MV-2016-38 be DENIED.

Carried

5. New Business/General Information

The Chair requested that the Chair's opening remarks be revised for the next meeting.

6. Adjournment

Moved by Tom Plamondon

That the meeting be adjourned at 7:45 p.m.

Confirmed in open session this 10th day of November, 2016.



Grace Marsh, Committee Chair



Justin Leung, Secretary-Treasurer