



**TOWN OF AURORA
COMMITTEE OF ADJUSTMENT MEETING MINUTES
NO. 17-07**

Council Chambers
Aurora Town Hall
Thursday, July 13, 2017

ATTENDANCE

COMMITTEE MEMBERS

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

REGRETS

OTHER ATTENDEES

Justin Leung (Secretary-Treasurer), Marty Rokos
(Planner) and Michael de Rond (Town Clerk)

Chair called the meeting to order at xxx p.m.

I APPROVAL OF AGENDA

Moved by xxx

Seconded by xxx

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

CARRIED

II DECLARATIONS OF PECUNIARY INTEREST

III ADOPTION OF MINUTES
Committee of Adjustment Minutes of June 8, 2017
Meeting Number 17-05

Moved by xxx

Seconded by xxx

THAT the Committee of Adjustment Minutes from Meeting Number 17-06 be adopted as printed and circulated.

CARRIED

IV PRESENTATION OF APPLICATIONS

**1. Minor Variance Application: MV-2017-22A-C – MBH Aurora Lodging GP Ltd
Eric T Smith Way and Goulding Avenue**

The Owner has submitted a Minor Variance Application to reduce minimum required landscaping for lots fronting onto non-arterial roads, increase in maximum floor area ratio and reduction in requiring parking spaces to facilitate a hotel development. Section 27.D.8.2.3 of the Zoning By-law requires a minimum of 3 metres landscaping strip for lots fronting on roads other than arterial roads and/or open space. The Applicant is proposing a minimum of 2.0 metres landscaping; thus requiring a Variance of 1.0 metre. Section 27.D.8.2.4 of the Zoning By-law requires maximum floor area ratio of 50%. The Applicant is proposing floor area ratio of 60%; thus requiring Variance of 10%. Section 27.D. 8.2.6 of the Zoning By-law requires 1.0 parking space per room plus 10 spaces per 100 square metres devoted to public uses for proposed hotel use (153 parking spaces required). The Applicant is proposing a Variance to the required parking rate for the uses proposed to allow 100 parking spaces; thus requiring a Variance of 53 parking spaces.

Moved by XXX

Seconded by XXX

THAT Minor Variance Application MV-2017-22A-C be APPROVED.

CARRIED

**2. Minor Variance Application: MV-2017-23A-D – 1730981 Ontario Ltd
15132 and 15136 Yonge Street**

The Owner has submitted a Minor Variance Application to allow a parking area in Environmental Protection Zone area, increase in allowable floor area for residential portion of non-residential building in Commercial Zone, reduction in required parking and eliminate required landscape buffer strip along rear property line to facilitate development a 3 storey mixed use building. Section 30.1 of Zoning By-law does not allow Environmental Protection Zone lands for use as a parking area. The Applicant is proposing parking area at rear of property within an Environmental Protection Zone; thus required relief from this provision of the By-law. Section 6.13.6 of Zoning By-law states that the residential portion of non-residential building

in a Commercial Zone shall not exceed 50% of the floor area. The Applicant is proposing a three storey building with 56% residential floor area; thus requiring a Variance of 6%. Section 6.26 requires 1.5 spaces for each dwelling unit in building containing both commercial and residential uses, minimum of 20 percent of spaces provided shall be set aside as visitors parking and 4.5 spaces for each 100 square metres of commercial floor area for individual retail uses within Central Business District whose gross leasable floor area does not exceed 300 square metres (46 parking spaces required). The Applicant is proposing a Variance to the required parking rate for the uses proposed to allow 25 parking spaces; thus requiring a Variance of 21 parking spaces. Section 6.31 of Zoning By-law requires a landscape buffer strip to be located along the entire length of property line where adjacent to any residential use. The Applicant does not propose a buffer strip along rear property line which is adjacent to residential use; thus requiring relief from this provision of the By-law.

Moved by XXX

Seconded by XXX

THAT Minor Variance Application MV-2017-23A-D be APPROVED subject to conditions contained in the report.

CARRIED

**3. Minor Variance Application: MV-2017-24A-C – Tadrouss-Hanna
46 Tyler Street**

The Owner has submitted a Minor Variance Application to allow a reduction in front yard setback, reduction in minimum distance separation for steps encroachments and increase in maximum lot coverage to construct a one storey addition with attached garage. Section 11.2.2 of the Zoning By-law requires minimum front yard setback of 6.0 metres. The Applicant is proposing to construct one storey addition with attached garage which is 5.7 metres to front property line; thus requiring Variance of 0.3 metres. Section 6.48.1 of the Zoning By-law states encroachments for steps shall be subject to minimum distance separation of 2.1 metres from exterior side property line. The Applicant is proposing to construct steps which are 0.8 metres from exterior side property line; thus requiring Variance of 1.3 metres. Section 11.2.3 of the Zoning By-law requires a maximum lot coverage of 35.0%. The Applicant is proposing to construct one storey addition with attached garage with total lot coverage of 35.3%; thus requiring Variance of 0.3%.

Moved by XXX

Seconded by XXX

THAT Minor Variance Application MV-2017-24A-C be APPROVED subject to conditions contained in the report.

CARRIED

V NEW BUSINESS

- Deferral request process: Outline that in research it was found other municipalities recommend deferral. Applicant would then either choose to accept or not accept this recommendation at upcoming Committee of Adjustment meeting.
- Town Council has passed a new Zoning By-law (6000-17). Committee of Adjustment will continue to operate as usual.

VI ADJOURNMENT

Moved by xxx

THAT the meeting be adjourned at xxx p.m.

CARRIED

Confirmed in open session this 10th day of August 2017.

**Grace Marsh,
Committee Chair**

**Justin Leung,
Secretary-Treasurer**