



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 18-04

Council Chambers, Aurora Town Hall
Thursday, April 12, 2018

Attendance

Committee Members Tom Plamondon (Vice-Chair), Hank Gosar, David Mhango, and Roy Harrington

Regrets Grace Marsh (Chair)

Other Attendees Marty Rokos, Acting Secretary-Treasurer, Caitlin Graup, Planner, and Ishita Soneji, Council/Committee Secretary

The Vice-Chair, acting as Chair, called the meeting to order at 7 p.m.

1. Approval of the Agenda

Moved by Hank Gosar

Seconded by Roy Harrington

That the agenda as circulated by the Secretary-Treasurer be approved, with the exception that Item 3 be considered prior to Item 1.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

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

3. Adoption of the Minutes

**Committee of Adjustment Meeting Minutes of March 8, 2018
Meeting Number 18-03**

Motion to defer

Moved by Tom Plamondon

Seconded by David Mhango

That the adoption of Committee of Adjustment meeting minutes from Meeting Number 18-03 be deferred to the next meeting.

**Motion to defer
Carried**

4. Presentation of Applications

**1. Minor Variance Application: MV-2018-01A-C – Gottardo Construction Ltd.
95 Eric T. Smith Way**

The Applicant has submitted three applications to facilitate the construction of a six-storey hotel:

- MV-2018-01A is an application to permit reduction in minimum lot area. The Zoning By-law requires minimum lot area of 1.0 hectares; whereas the applicant is proposing the minimum lot area to be 0.81 hectares; thus requiring a variance of 0.19 hectares.
- MV-2018-01B is an application to permit an increase in maximum building. The Zoning By-law requires a maximum building height of 13.5 metres. The applicant is proposing a building height of 23.0 metres; thus requiring a variance of 9.5 metres.
- MV-2018-01C is an application to permit reduction in parking spaces. The Zoning By-law requires one parking space per room plus 10 spaces per 100 square metres. The applicant is proposing to have 113 parking spaces; thus requiring a variance of 48 parking spaces.

The Chair read through the purpose of the applications. In attendance was Mr. Adrian Mauro, Architect and Agent of the applicant, and Mr. Kenneth Chan, planning consultant.

Mr. Mauro provided a brief overview of the application, and was in agreement with the conditions as outlined in the staff report.

The Committee inquired about the updated parking study and the sufficiency of parking spots to accommodate staff and other potential event attendees at the hotel, and the agent provided clarification.

The Chair noted that a letter of concern from Greg Dell & Associates, representing the abutting owners to the subject property, and the Agent noted that the concerns will be addressed.

Moved by David Mhango
Seconded by Hank Gosar

1. That Minor Variance Application MV-2018-01A-C be APPROVED subject to conditions outlined in the staff report.

Carried

**2. Minor Variance Application: MV-2018-04A-B – Meehan-Scholes
80 Victoria Street**

The Applicant has submitted two applications to facilitate the construction of a detached garage with associated driveway:

- MV-2018-04A is an application to permit an increased driveway. The Zoning By-law requires a maximum driveway width to be 6.0 metres. The Applicant is proposing the driveway width to be 6.0 metres if lot frontage is greater than 9.0 metres and less than 18.0 metres; thus requiring a variance of 1.0 metre.
- MV-2018-04B is an application to allow a reduction in the interior side yard setback. The Zoning By-law requires the interior side yard setback to be at 1.2 metres. The Applicant is proposing an interior side yard setback of 0.6 metres; thus requiring a variance of 0.6 metres.

The Chair read through the purpose of the applications, and noted that the application has been revised from the previous submission.

In attendance was the Applicant, Mr. John Meehan and Ms. Patricia Scholes, who provided an overview of the proposed construction, and was in agreement with the staff recommendations. The Agent further provided letters of support from adjoining neighbors directly affected by the garage setback.

The Committee inquired about the regulations on required setback from property line, and staff provided clarification.

The Committee inquired about the direction of eaves projection to ease adequate water run off and sought further clarification on the proximity of the garage to the property line, and the Applicant provided clarification.

Moved by David Mhango
Seconded by Hank Gosar

1. That Minor Variance Application MV-2018-04A-B be APPROVED, subject to conditions outlined in the staff report.

Carried

**3. Minor Variance Application: MV-2018-07A-B – McMillan
6 Highland Court**

The Applicant has submitted two applications to facilitate the construction of a detached pool house:

- MV-2018-07A is an application to allow a reduction in the minimum side yard setback. The Zoning By-law requires the minimum interior yard setback to be 4.5 metres. The Applicant is proposing a setback of 1.2 metres; thus requiring a variance of 3.3 metres.
- MV-2018-07B is an application to allow increase in eaves projection. The Zoning By-law requires the eaves projection be at 0.7 metres into any required yard. The Applicant is proposing the eaves projection at 3.76 metres; thus requiring a variance of 3.06 metres

The Chair noted that the Applicant is seeking a deferral of the application. In attendance was the applicant, Mr. Jordan Cole, who noted that the application will be revised and staff will be notified.

Motion to defer

Moved by Roy Harrington

Seconded by Hank Gosar

1. That Minor Variance Application MV-2018-07A-B be DEFERRED to a future meeting.

Motion to defer

Carried

**4. Minor Variance Application: MV-2018-08A-E – Zhao-Wang
98 Offord Crescent**

The Applicant has submitted five applications to facilitate the construction of a detached dwelling:

- MV-2018-08A is an application to permit construction within Category 1 Landform Conservation Area. The Zoning By-law specifies that no development or alteration shall occur in a Category 1 Landform Conservation Area; thus requiring a variance from this provision of the by-law.
- MV-2018-08B is an application to allow an increase in the maximum net developable impervious area of the site. The Zoning By-law specifies that net developmental area of site that has impervious surfaces shall not exceed 15% of total site area. The Applicant is proposing impervious area of 21.27%; thus requiring a variance of 6.27%.
- MV-2018-08C is an application to allow an increase in the maximum net developable disturbed area of the site. The Zoning By-law specifies that net developmental area of site that is disturbed shall not exceed 25.0% of total site area. The Applicant is proposing a disturbed area of 32.25%; thus requiring a variance of 7.25%.
- MV-2018-08D is an application to permit construction within the Oak Ridges Moraine Countryside Area (C-ORM). The Zoning By-law specifies that detached dwelling is not a permitted use within the C-ORM zone; thus requiring a variance from this provision of the by-law.

- MV-2018-08E is an application to allow construction in Oak Ridges Moraine zones lands. The Zoning By-law specifies that no single residential dwellings and related accessory uses on existing lots can only be permitted through minor variance of rezoning; thus requiring a variance from this provision of the by-law.

The Chair read through the purpose of the applications, and in attendance was Mr. Shenshu Zhang, Architect and Agent of the applicant, who was in agreement of the conditions as outlined in the report.

The Committee inquired about the hydrological study to be conducted as a requirement from the Lake Simcoe Region Conservation Authority (LSRCA). Staff provided clarification and noted that this requirement can be included as a condition.

The Committee further inquired about the erosion control measures surrounding the proposed driveway, the details of the proposed construction and the timeline of the project, and the agent provided clarification.

Moved by Hank Gosar
Seconded by Roy Harrington

1. That Minor Variance Application MV-2018-08A-E be APPROVED, subject to conditions outlined in the staff report; and
2. That a hydrological study as required by the Lake Simcoe Region Conservation Authority (LSRCA) be conducted as directed.

Carried

**5. Minor Variance Application: MV-2018-09A-D – Deutch
25 Westview Drive**

The applicant has submitted four applications to facilitate the construction of a detached garage:

- MV-2018-09A is an application to permit construction in a Minimum Vegetation Zone. The Zoning By-law specifies that no development or site alteration shall occur on that port of a lot that contains a Minimum

Vegetation Protection Zone; thus requiring a variance from this provision of the by-law.

- MV-2018-09B is an application to permit construction within a Category 1 Landform Conservation Area. The Zoning B-law specifies that no development or alteration shall occur in a Category 1 Landform Conservation Area; thus requiring a variance from this provision of the by-law.
- MV-2018-09C is an application to permit a detached garage within an Oak Ridges Moraine Natural Linkage (NL-ORM) Zone. The Zoning By-law specifies that detached garage is not a permitted use within the NL-ORM Zone; thus requiring a variance from this provision of the by-law.
- MV-2018-09D is an application to allow an increase in the maximum height. The Zoning by-law permits a maximum height of 4.5 metres. The applicant is proposing a maximum height of 5.2 metres; thus requires variance of 0.7 metres.

The Chair read through the purpose of the applications. In attendance was Mr. Rob Deutch, who was in partial agreement of the staff recommendations and expressed concerns with recommendations 2 and 3 of the staff report.

Mr. Deutch provided clarification on the requirement of an evaluation report to be submitted by a certified arborist on the existing vegetation, noting that the conditions have been met. He further expressed concern on the required development fees to the Lake Simcoe Region Conservation Authority (LSRCA), and staff provided clarification.

The Committee sought further clarification regarding the conditions as noted by the Parks department and the LSRCA, and staff provided clarification.

The Committee noted that the conditions outlined in the report are standard conditions as per the requirements of the proposed minor variance application process, and appreciated the efforts of the Applicant in taking the initiative to meet the conditions.

Moved by Hank Gosar
Seconded by David Mhango

1. That Minor Variance Application MV-2018-09A-D be APPROVED, subject to conditions outlined in the staff report.

Carried

5. New Business

The Committee inquired about the recruitment of a new Secretary-Treasurer for the Committee, and staff provided an update noting that the recruitment process is ongoing.

The Chair noted that the June 7th meeting is rescheduled to Wednesday, June 6, 2018 due to the Provincial Elections.

The Committee expressed concern regarding the ongoing construction at 14 Aurora Heights Boulevard, and staff agreed to investigate the matter.

6. Adjournment

Moved by Roy Harrington

That the meeting be adjourned at 8:45 p.m.

Confirmed in open session this 12th day of April, 2018.



Tom Plamondon, Committee Vice-Chair



Marty Rokos, Acting Secretary-Treasurer