



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 18-02

Council Chambers, Aurora Town Hall
Thursday, February 8, 2018

Attendance

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

Regrets None

Other Attendees Justin Leung, Secretary-Treasurer, Marty Rokos, Planner, and Ishita Soneji, Council/Committee Secretary

The Chair called the meeting to order at 7:02 p.m.

1. Approval of the Agenda

Moved by Tom Plamondon
Seconded by Hank Gosar

That the agenda as circulated by the Secretary-Treasurer be approved.

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 January 11, 2018
Meeting Number 18-01**

**Moved by David Mhango
Seconded by Roy Harrington**

That the Committee of Adjustment meeting minutes from Meeting Number 18-01 be adopted, as amended.

Carried

4. Presentation of Applications

**1. Minor Variance Applications: MV-2017-41A-D – Hadcock
14014 Bayview Avenue**

The Applicant has submitted four applications:

- MV-2017-41A is an application to allow the construction of detached garage in front yard of subject property. Section 4.1.1 of the Zoning By-law states any accessory building or structure shall be erected in any yard, except the front yard. The Applicant is proposing to construct a one-storey detached garage; thus, requiring a variance from this provision of the By-law.
- MV-2017-41B is an application to allow the construction of detached garage with associated driveway within Oak Ridges Moraine zoned lands. The property in question is in an Estate Residential (ER) zone. Section 14.1.2(i) of the Zoning By-law states only uses in the buildings and structures permitted on proportion of lot that within the feature shall be permitted as of November 15, 2001. The Applicant is proposing to construct one-storey detached garage and associated driveway; thus, requiring a variance from this provision of the By-law.
- MV-2017-41C is an application to allow the construction of a detached garage with associated driveway in portion of lot with key natural heritage features. Section 14.1.2(ii) of the Zoning By-law states that no development or site alteration shall occur on portion of lot that is within key natural heritage features. The Applicant is proposing to construct a one-

storey garage and associated driveway; thus, requiring a variance from this provision of the By-law.

- MV-2017-41D is an application to allow development and site alteration on a lot with significant woodland. Section 14.1.4(i) states that no development or site alteration shall occur on that portion of said lot that contains a significant woodland. The Applicant is proposing to construct a one-storey detached garage and associated driveway; thus, requiring a variance from this provision of the By-law.

The Chair read through the purpose of the applications. In attendance was the Applicant, Mr. Daniel Hadcock.

Mr. Hadcock provided background information and details regarding the proposed development, and was in agreement with the conditions outlined in the report.

The Committee inquired about possible elevations and the proximity of the proposed structure to the existing vegetation, and the Applicant provided a response.

Moved by David Mhango
Seconded by Tom Plamondon

1. That Minor Variance Application MV-2017-41A-D be APPROVED, subject to the conditions contained in the report.

Carried

**2. Consent Application: C-2018-01 – Grossi
7 Cousins Drive**

The Applicant has submitted a consent application to sever the subject lands to create an additional lot with frontage onto Cousins Drive.

The Chair read through the purpose of the application, and inquired whether the subject property is affected by the provisions of the Interim Control By-law, and staff provided clarification.

In attendance was the Applicant, Mr. Nunzio Grossi, who was in agreement with the conditions outlined in the report.

Mr. Jean-Marc McClen of 12 Cousins Drive expressed concerns regarding the proposed application, including the incompatibility of the proposed severed lot size with the neighboring lots.

Ms. Susan Tucker of 12 Royal Road expressed concern and inquired about the provisions of disposing refuse during construction, and the Chair provided clarification.

The Committee inquired about the report's Supplementary Information, and staff noted that the Supplementary Information is not applicable to the subject application and should be deleted.

The Committee further inquired about previous applications regarding the subject lands and associated OMB appeals, and staff provided clarification.

Moved by Tom Plamondon
Seconded by Hank Gosar

1. That Consent Application C-2018-01 be APPROVED, subject to the conditions contained in the staff report, including the requirement of Memorandum of Understanding from the applicant.

Carried

**3. Minor Variance Applications: MV-2018-01A-C – Town of Aurora.
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 allow a reduction in the minimum lot area. Section 10.2 of the Zoning By-law requires a minimum lot area of 1.0 hectares. The Applicant is proposing a minimum lot area of 0.81 hectares; thus requiring a variance of 0.19 hectares.

- MV-2018-01B is an application to allow an increase in the maximum building height. Section 10.2 of 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 allow a reduction in parking spaces. Section 5.4 of Zoning By-law requires 1.0 parking space per room plus 10 spaces per 100 square metres devoted to public uses for the proposed hotel use (151 required parking spaces). The Applicant is proposing a variance to the required parking rate for the uses proposed to allow 113 parking spaces; thus requiring a variance of 38 parking spaces.

The Chair read through the purpose of the applications, and noted a letter received from Mr Greg Dell seeking clarification on the parking variance.

In attendance was the Agent, Mr. Sam Sargeos, Architect, and Mr. Julien Kuenhold, Planning Consultant, on behalf of the Applicant. The Agent noted that the floor plan and application has been revised since the initial submission.

The Committee inquired about the intent behind the proposed height and expressed concerns regarding the proposed parking variance with respect to the parking/traffic study submitted by the Applicant, and staff and Agent provided clarifications.

The Committee consented to defer the application, seeking a revised application with the updated drawings and traffic study from the Applicant.

Motion to defer

Moved by Tom Plamondon

Seconded by Hank Gosar

1. That Minor Variance Application MV-2018-10A-C be DEFERRED to a future meeting,

**Motion to defer
Carried**

**4. Minor Variance Applications: MV-2018-02A-B – Fisher-Scott
139 Orchard Heights Boulevard**

The Applicant has submitted two applications to maintain a pergola (hot tub enclosure):

- MV-2018-02A is an application to allow a reduction in minimum interior side yard setback. Section 7.2 of the Zoning By-law requires a minimum interior side yard setback of 1.2 metres. The Applicant is proposing an east side yard setback of 0.6 metres; thus requiring a variance of 0.6 metres.
- MV-2018-02B is an application to allow a reduction in minimum interior side yard setback. Section 4.20 of the Zoning By-law states that eaves may project 0.70 metres into any yard. The Applicant is proposing an eaves projection of 0.74 metres into the east side yard; thus requiring a variance of 0.04 metres.

The Chair read through the purpose of the applications, and in attendance was Mr. Edward Buchanan, Agent, on behalf of the Applicant.

The Agent presented signed letters of support from the three adjoining neighbours in favor of maintaining the pergola, and provided a brief overview of the proposed applications.

The Committee inquired about the structure of the pergola and the process for pool and hot tub enclosures, and staff and Agent provided clarifications.

**Moved by David Mhango
Seconded by Roy Harrington**

1. That Minor Variance Application MV-2018-01A-B be APPROVED, as presented in the staff report.

Carried

5. New Business

Staff provided an update on the Interim Control By-law for infill development in Stable Neighborhoods, which was passed on January 30, 2018, and noted the provisions of the By-law.

Staff provided an update on the Ontario Municipal Board (OMB) decision on the Zoning By-law 6000-17, and provided clarifications on the exceptions outlined in the decision letter.

6. Adjournment

Moved by Tom Plamondon

That the meeting be adjourned at 8:32 p.m.

Confirmed in open session this 8th day of March, 2018.



Grace Marsh, Committee Chair



Justin Leung, Secretary-Treasurer