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Town of Aurora

# Information Report

No. PDS21-005

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**Subject:** Minor Variance Activity in Stable Neighbourhoods

**Prepared by:** Brashanthe Manoharan, Secretary Treasurer, Assistant Planner

**Department:** Planning and Development Services

**Date:** February 2, 2021

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**In accordance with the Procedure By-law, any Member of Council may request that this Information Report be placed on an upcoming General Committee or Council meeting agenda for discussion.**

## Executive Summary

The purpose of this report is to provide Council with a summary of Minor Variance Applications submitted within the “Stable Neighbourhood” areas that have been processed by the Planning Division and considered by the Committee of Adjustment in 2020.

## Background

In February 2018, the Planning Division undertook a study of the Town’s Stable Neighbourhood Areas including Regency Acres, Temperance Street, Town Park, and Aurora Heights. The study resulted in new zoning by-law standards and Urban Design Guidelines and implemented through Site Plan Control, to ensure that the four areas that comprise Stable Neighbourhoods are protected from incompatible forms of development, while maintaining the existing physical character and uses.

The Planning Division will report to General Committee on a bi-annual basis to advise of minor variance applications within Aurora’s Stable Neighbourhood areas.

## Analysis

**For 2020, the Planning Division processed seven (7) Minor Variance applications in the Town’s Stable Neighbourhoods.**

One (1) application in Regency Acres Neighbourhood, one (1) application in Aurora Heights Neighbourhood, and five (5) applications in Town Park Neighbourhood were heard by the Committee of Adjustment in 2020 (see Figure 1 for the location of Minor Variances). Details of the minor variance applications are listed in Figure 2 (Minor Variances in Stable Neighbourhoods Table).

- One (1) Minor Variance has been submitted in Regency Acres for a gross floor area variance (Deferred);
- One (1) Minor Variance has been submitted in Town Park for the following variances: rear yard setback, eaves projection, porch setback, porch steps, and deck setback (Approved with conditions);
- Two (2) Minor Variances have been submitted in Town Park for the following: side yard and eaves projection (Approved with conditions);
- One (1) Minor Variance has been submitted in Town Park for the following: gross floor area and driveway width (Approved with conditions);
- One (1) Minor Variance has been submitted in Aurora Heights for the following: front yard setback and porch setback (Approved with conditions); and
- One (1) Minor Variance has been submitted in Town Park for a side yard setback variance (Approved with conditions)

### **Advisory Committee Review**

Not applicable.

### **Legal Considerations**

There are no legal considerations.

### **Financial Implications**

There are no financial implications.

### **Communications Considerations**

There are no communications considerations.

### **Link to Strategic Plan**

None.

## **Alternative(s) to the Recommendation**

None.

## **Conclusions**

In 2020, the Planning Division received seven (7) Minor Variance applications in the designated Stable Neighbourhood areas: one (1) application in Regency Acres Neighbourhoods, one (1) application in Aurora Heights Neighbourhood, and five (5) applications in Town Park Neighbourhood.

Planning and Development Services will continue to provide this update on a bi-annual basis to inform Council of the number and type of Minor Variance Application submitted within the Town's designated Stable Neighbourhood areas.

## **Attachments**

Figure 1 – **Minor Variances in Stable Neighbourhoods Map\***

Figure 2 – Minor Variances in Stable Neighbourhoods Table – February 2, 2021.

## **Previous Reports**

Not applicable.

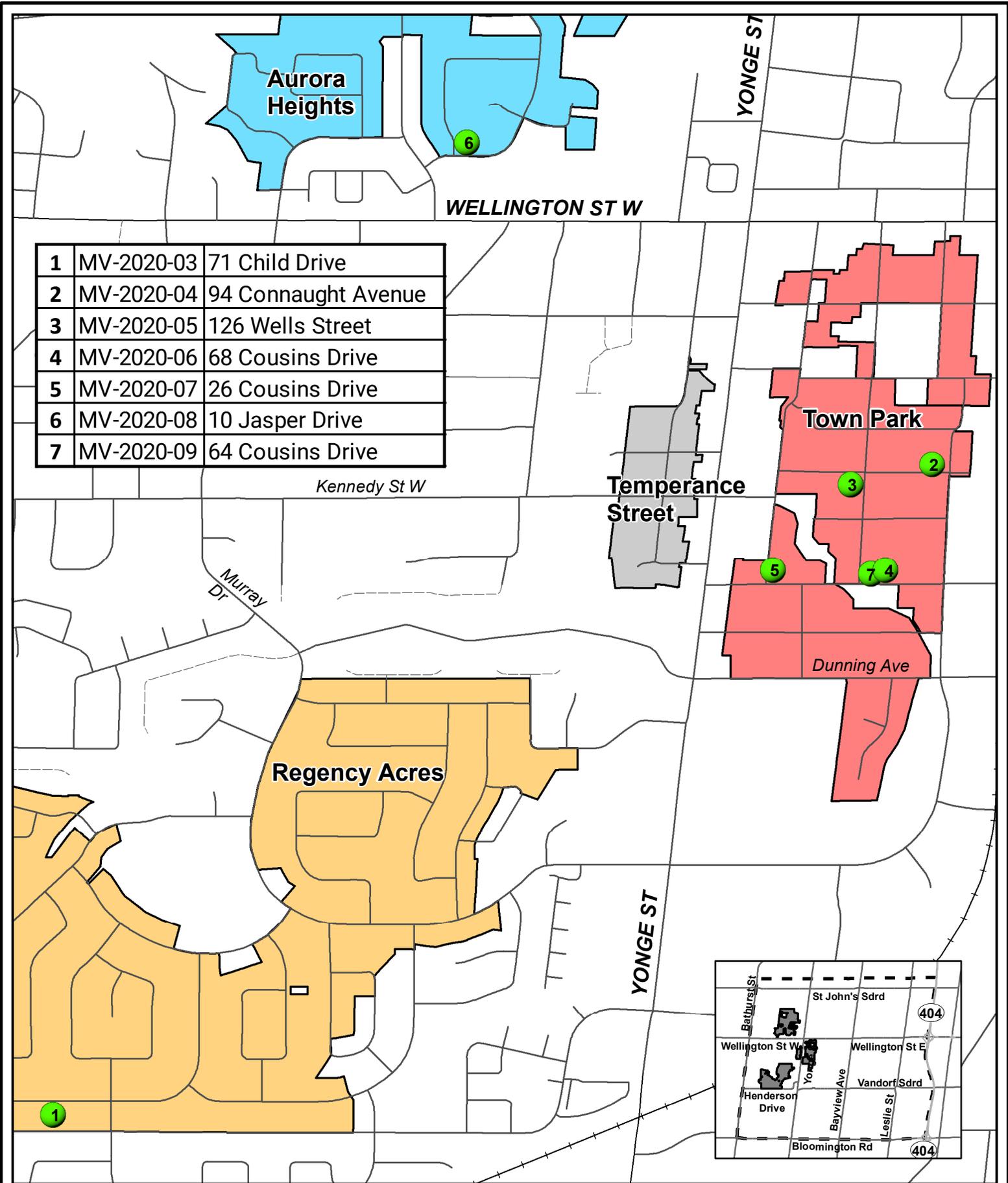
## **Pre-submission Review**

Agenda Management Team review on January 14, 2021

## **Approvals**

**Approved by David Waters, Director, Planning and Development Services**

**Approved by Doug Nadorozny, Chief Administrative Officer**



1	MV-2020-03	71 Child Drive
2	MV-2020-04	94 Connaught Avenue
3	MV-2020-05	126 Wells Street
4	MV-2020-06	68 Cousins Drive
5	MV-2020-07	26 Cousins Drive
6	MV-2020-08	10 Jasper Drive
7	MV-2020-09	64 Cousins Drive

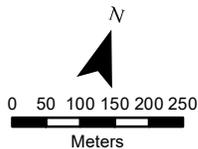
# LOCATION MAP

Report Name: Minor Variances in Stable Neighbourhoods Report

Report No.: PDS21-012

FIGURE 1

# Subject Lands



**Figure 2 for Minor Variances in Stable Neighbourhoods in 2020 Table**

<b>File # / Address</b>	<b>Stable Neighbourhood</b>	<b>Proposal</b>	<b>Requested Variance(s)</b>	<b>Status</b>
71 Child Drive MV-2020-03	Regency Acres	Two-storey detached residential dwelling.	<ul style="list-style-type: none"> <li>Gross floor area of 432.0 square metres.</li> </ul>	Deferred
94 Connaught Ave MV-2020-04	Town Park	Second-storey addition to an existing one-storey residential dwelling.	<ul style="list-style-type: none"> <li>Rear yard setback of 1.19m;</li> <li>Eaves projection of 6.62m;</li> <li>Porch setback 4.3m;</li> <li>Porch steps of 3.2m; and</li> <li>Deck setback 0.0m</li> </ul>	Approved with conditions
126 Wells Street MV-2020-05	Town Park	Side addition to the existing dwelling.	<ul style="list-style-type: none"> <li>Side yard setback of 0.6m;</li> <li>Eaves projection of 1.2m;</li> <li>Side yard setback of 0.6m; and</li> <li>Eaves projection of 2.7m</li> </ul>	Approved with conditions
68 Cousins MV-2020-06	Town Park	One-storey addition to the existing dwelling.	<ul style="list-style-type: none"> <li>Side yard setback of 1.76m; and</li> <li>Eaves projection of 1.70m</li> </ul>	Approved with conditions
26 Cousins MV-2020-07	Town Park	Detached garage and driveway widening.	<ul style="list-style-type: none"> <li>Gross floor area of 58 square metres; and</li> <li>Driveway width of 7.32m</li> </ul>	Approved with conditions
10 Jasper Drive MV-2020-16	Aurora Heights	One-storey addition with an integral garage.	<ul style="list-style-type: none"> <li>Front yard setback of 5.13m; and</li> <li>Porch setback of 3.42m</li> </ul>	Approved with conditions
64 Cousins MV-2020-17	Town Park	An attached garage.	<ul style="list-style-type: none"> <li>Side yard setback of 0.6m</li> </ul>	Approved with conditions