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Town of Aurora
Information Report
No. PDS21-023

Subject: Minor Variance Activity in Stable Neighbourhoods

Prepared by: Brashanthe Manoharan, Secretary Treasurer, Assistant Planner

Department: Planning and Development Services

Date: July 6, 2021

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 since the previous report of February 2, 2021.

Background

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

The Planning Division reports to Council on a bi-annual basis to advise of minor variance applications within Aurora’s Stable Neighbourhood areas.

Analysis

Since the previous report of February 2, 2021, the Planning Division processed three (3) Minor Variance applications in the Town’s Stable Neighbourhoods.

Two (2) applications in Regency Acres Neighbourhood and one (1) application in Aurora Heights Neighbourhood were heard by the Committee of Adjustment since February 2, 2021 (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 was submitted in Regency Acres (60 Fairway Drive) for a gross floor area and footprint variance (Denied and appealed to LPAT);
- One (1) Minor Variance was submitted in Regency Acres (72 Stoddart Drive) for an exterior side yard setback and interior side yard setback variances (Approved with conditions);
- One (1) Minor Variance was submitted in Aurora Heights (6 Aurora Heights Drive) requesting relief for the following standards: interior side yard setbacks, lot coverage, and gross floor area (Denied).

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

Since February 2, 2021, the Planning Division received three (3) Minor Variance applications in the designated Stable Neighbourhood areas: two (2) applications in Regency Acres Neighbourhoods and one (1) application in Aurora Heights Neighbourhood. Of the three minor variance applications submitted to the Town, only the relief requested by the owner of 72 Stoddart Drive was approved with conditions by the Committee of Adjustment.

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 Applications 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 – July 6, 2021.

Previous Reports

Information Report No. PDS21-005, dated February 2, 2021

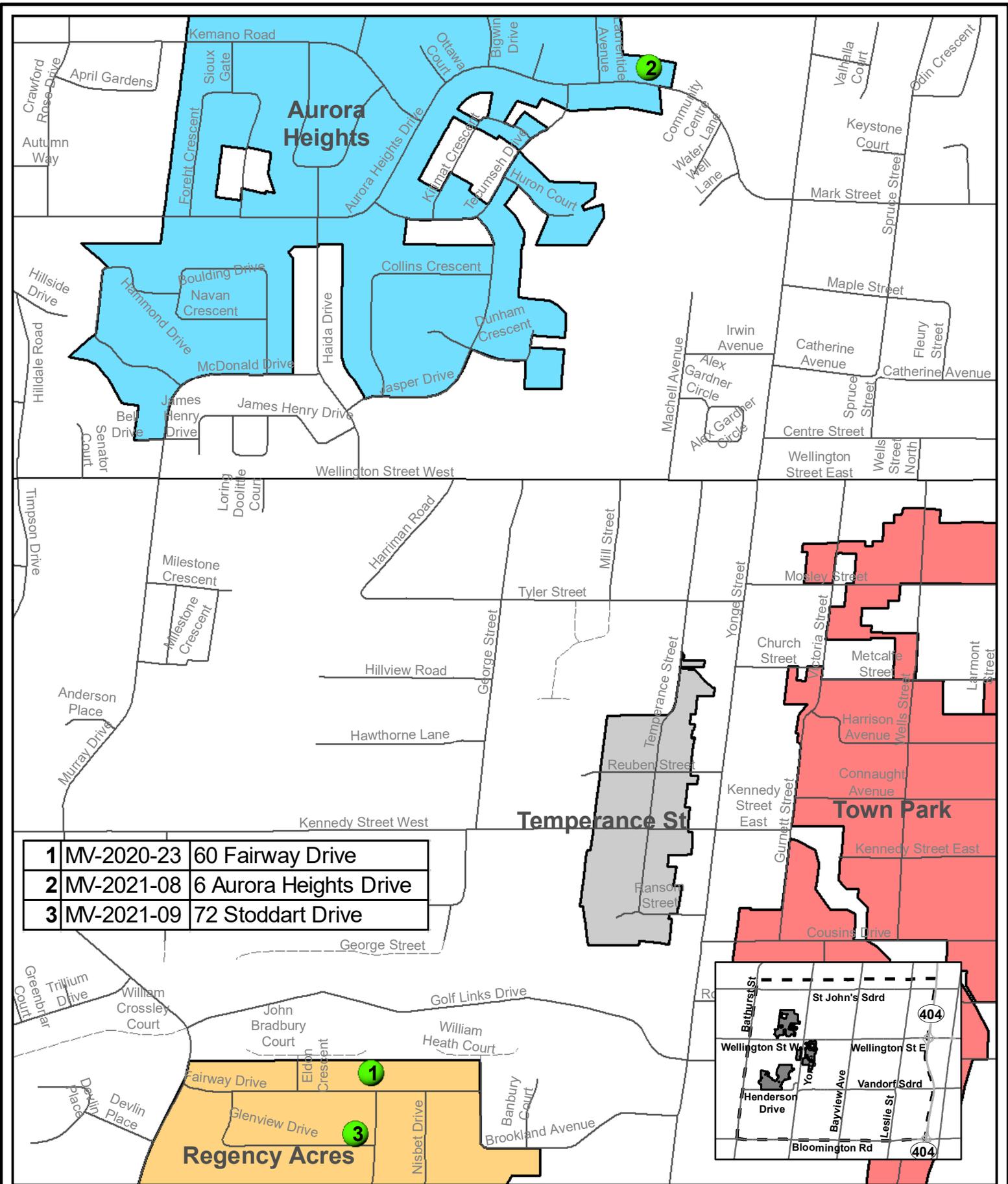
Pre-submission Review

Agenda Management Team review on June 17, 2021

Approvals

Approved by David Waters, MCIP, RPP, PLE, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



1	MV-2020-23	60 Fairway Drive
2	MV-2021-08	6 Aurora Heights Drive
3	MV-2021-09	72 Stoddart Drive



LOCATION MAP

Report Name: Minor Variances in Stable Neighbourhoods Report

Report No.: PDS21-023

FIGURE 1

Subject Lands

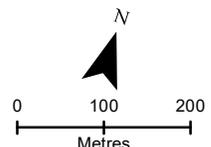


Figure 2 for Minor Variances in Stable Neighbourhoods Table

File # / Address	Stable Neighbourhood	Proposal	Requested Variance(s)	Status
60 Fairway Drive MV-2020-23	Regency Acres	Two-storey detached residential dwelling.	<ul style="list-style-type: none"> • Footprint of 247.5 m²; • Gross floor area of 484.3 m² 	Denied <i>(Note: Application has been appealed to LPAT)</i>
6 Aurora Heights Drive MV-2021-08	Aurora Heights Drive	Two-storey detached residential dwelling.	<ul style="list-style-type: none"> • Interior side yard setback of 1.5m; • Interior side yard setback of 1.6m; • Lot coverage of 35.4%; and • Gross Floor area of 387.4m² 	Denied
72 Stoddart Drive MV-2021-09	Regency Acres	Second-storey and rear ground floor addition to existing residential dwelling.	<ul style="list-style-type: none"> • Exterior side yard setback of 4.6m; • Interior side yard setback of 1.4m; • Interior side yard setback of 1.4m; 	Approved with conditions