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Town of Aurora
Information Report
No. PDS22-097

Subject: Minor Variance Activity in Stable Neighbourhoods

Prepared by: Brashanthe Manoharan, Planner

Department: Planning and Development Services

Date: July 5, 2022

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 1, 2022.

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, which are to be implemented through Site Plan Control, to ensure that the four (4) Stable Neighbourhood areas are protected from incompatible forms of development, while maintaining and enhancing the existing physical character of these areas.

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 1, 2022, the Planning Division processed seven (7) Minor Variance applications in the Town's Stable Neighbourhoods.

Three (3) applications in the Town Park area, two (2) applications in the Regency Acres area, and two (2) application in the Temperance Street area were considered by the Committee of Adjustment since February 1, 2022 (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 (12 Kennedy Street West) for interior side yard setbacks, and front yard variances (Approved with conditions);
- One (1) Minor Variance was submitted (89 Richardson Drive) for an interior side yard setback variance (Approved with conditions);
- One (1) Minor Variance was submitted (6 Bailey Crescent) for interior side yard setback variances (Approved with conditions);
- One (1) Minor Variance was submitted (99 Mosley Street) for variances to facilitate a demi-detached dwelling (Approved with conditions);
- One (1) Minor Variance was submitted (139 Temperance Street) for interior side yard setback variances (Approved with conditions);
- One (1) Minor Variance was submitted (130 Wells Street) for exterior side yard setback variances (Approved with conditions);
- One (1) Minor Variance was submitted (46 Mosley Street) for interior side yard setback, footprint, and gross floor area variances (Approved with conditions);

Advisory Committee Review

Not applicable.

Legal Considerations

There are no legal considerations.

Financial Implications

There are no direct financial implications as a result of this report.

Communications Considerations

There are no communications considerations.

Climate Change Considerations

Since February 1, 2022, the Planning Division received and processed seven (7) Minor Variance applications in the designated Stable Neighbourhood areas. The recommendations of this report do not impact greenhouse gas emissions or climate change adaptation directly, rather provide caution of potential impacts in the future through the approval of seven (7) minor variance applications.

Link to Strategic Plan

None.

Conclusions

Since February 1, 2022, the Planning Division received seven (7) Minor Variance applications in the designated Stable Neighbourhood areas: three (3) applications in the Town Park area, two (2) applications in the Regency Acres area, and two (2) application in the Temperance Street area. All seven (7) minor variance applications submitted to the Town were 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 5, 2022

Previous Reports

Information Report No. PDS22-144, dated February 1, 2022

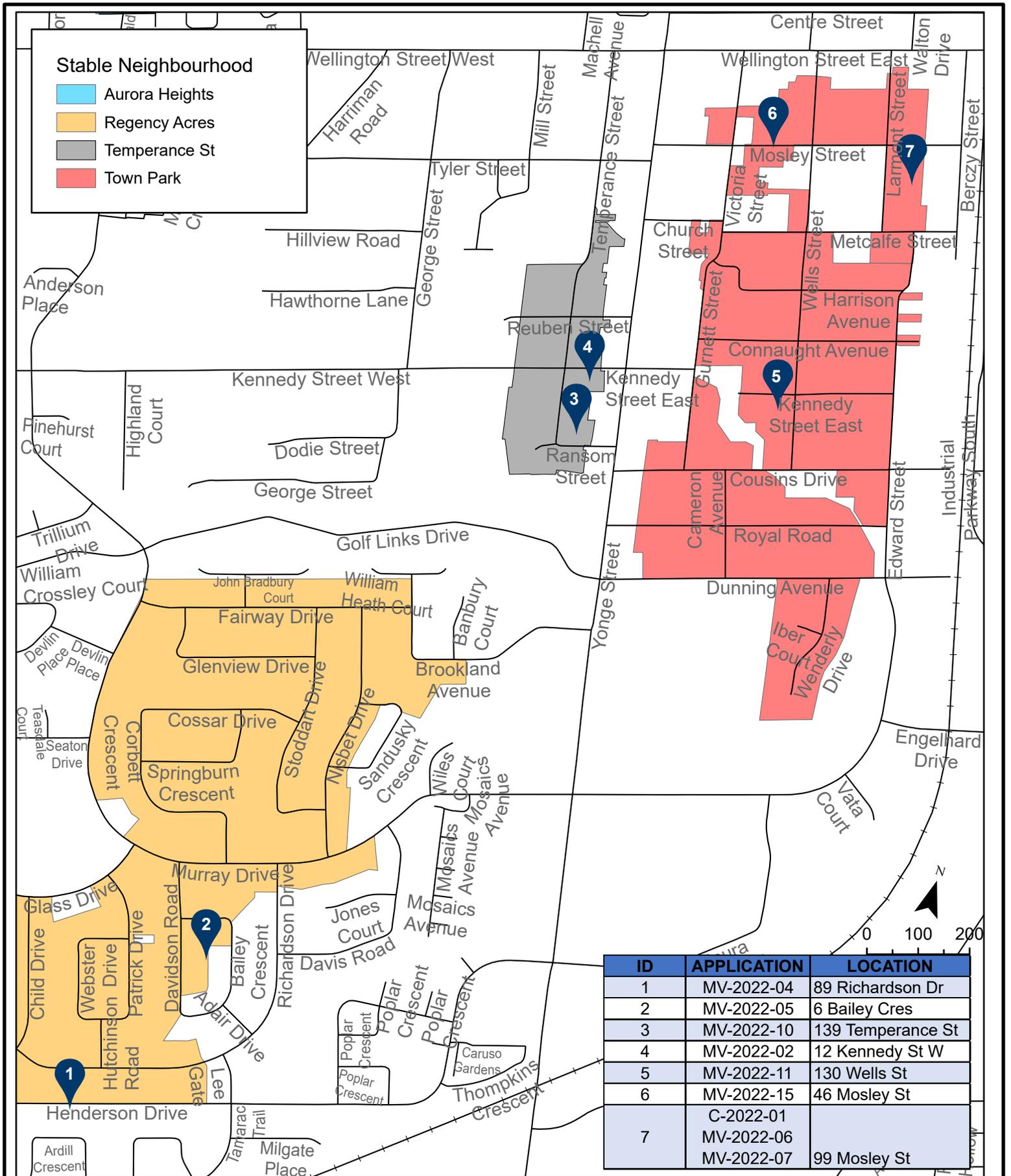
Pre-submission Review

Agenda Management Team review on June 16, 2022

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



LOCATION MAP

Report Name: Minor Variances in Stable Neighbourhoods Report

Report No.: PDS22-097

Figure 1



SUBJECT LANDS



You're in Good Company

Figure 2 for Minor Variances in Stable Neighbourhoods Table

File # / Address	Stable Neighbourhood	Proposal	Requested Variance(s)	Status
12 Kennedy Street West MV-2022-02	Temperance Street	Second storey addition to existing single-storey dwelling.	<ul style="list-style-type: none"> • Front yard setback of 4.7m; • Front yard encroachment of window bay of 1.9m; • Interior side yard setback of 0.6m; and • Interior side yard setback of 0.6m 	Approved with conditions
89 Richardson Drive MV-2022-04	Regency Acres	Single-storey rear addition to an existing single-storey detached dwelling.	<ul style="list-style-type: none"> • Interior side yard setback of 1.9m 	Approved with conditions
6 Bailey Crescent MV-2022-05	Regency Acres	Second storey addition to an existing one-storey detached dwelling.	<ul style="list-style-type: none"> • Interior side yard setback of 2.3m; and • Interior side yard setback of 0.8m 	Approved with conditions
99 Mosley Street C-2022-01, MV-2022-06, MV-2022-07	Town Park	New two-storey semi-detached dwelling.	<ul style="list-style-type: none"> • Retained lot <ul style="list-style-type: none"> • Lot area of 583.4m² • Lot frontage 15.9m • Severed lot <ul style="list-style-type: none"> • Lot area of 583.4m² • Lot frontage 15.9m • Interior side yard setback of 1.5m 	Approved with conditions
139 Temperance Street MV-2022-10	Temperance Street	Two-storey rear addition and carport to existing two-storey detached dwelling.	<ul style="list-style-type: none"> • Interior side yard setback of 0.6m; • Interior side yard setback of 0.6m; • Interior side yard setback of 1.1m; and • Interior side yard setback of 1.2m; 	Approved with conditions
130 Wells Street MV-2022-11	Town Park	New two-storey detached dwelling	<ul style="list-style-type: none"> • Exterior side yard window bay encroachment of 3.0m; and • Exterior side yard setback of 3.5m 	Approved with conditions

46 Mosley Street MV-2022-15	Town Park	One and two-storey rear addition to existing two-storey detached dwelling.	<ul style="list-style-type: none">• Interior side yard setback of 1.2m;• Interior side yard setback of 2.5m;• Footprint of 264.1m²; and• Gross Floor Area of 411.8m²	Approved with conditions
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