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Town of Aurora  
**Information Report**  
No. PDS22-144

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

**Prepared by:** Brashanthe Manoharan, Planner

**Department:** Planning and Development Services

**Date:** February 1, 2022

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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 since the previous report of July 6, 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, 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 July 6, 2021, the Planning Division processed five (5) Minor Variance applications in the Town’s Stable Neighbourhoods.**

Four (4) applications in the Town Park area and one (1) application in the Regency Acres area were considered by the Committee of Adjustment since July 6, 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 (34 Connaught Avenue) for interior side yard setbacks and lot coverage variances (Approved with conditions);
- One (1) Minor Variance was submitted (43 Cousins Drive) for an interior side yard setback variance (Approved with conditions);
- One (1) Minor Variance was submitted (130 Edward Street) for a lot coverage variance (Approved with conditions);
- One (1) Minor Variance was submitted (53 Metcalfe Street) requesting relief for the following standards: front yard setbacks, interior side yard setback, parking standard, and an attached garage projection (Approved with conditions); and
- One (1) Minor Variance was submitted (5 Child Drive) for interior side yard setbacks (Deferred).

### **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**

The recommendations from this report do not impact greenhouse gas emissions or impact climate change adaptation.

## **Link to Strategic Plan**

None.

## **Conclusions**

Since July 6, 2021, the Planning Division received five (5) Minor Variance applications in the designated Stable Neighbourhood areas: four (4) applications in Town Park Neighbourhood and one (1) application in Regency Acres neighbourhood. Of the five (5) minor variance applications submitted to the Town, four (4) applications were approved with conditions and one (1) application was deferred 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 – February 1, 2021.

## **Previous Reports**

Information Report No. PDS21-023, dated July 6, 2021

## **Pre-submission Review**

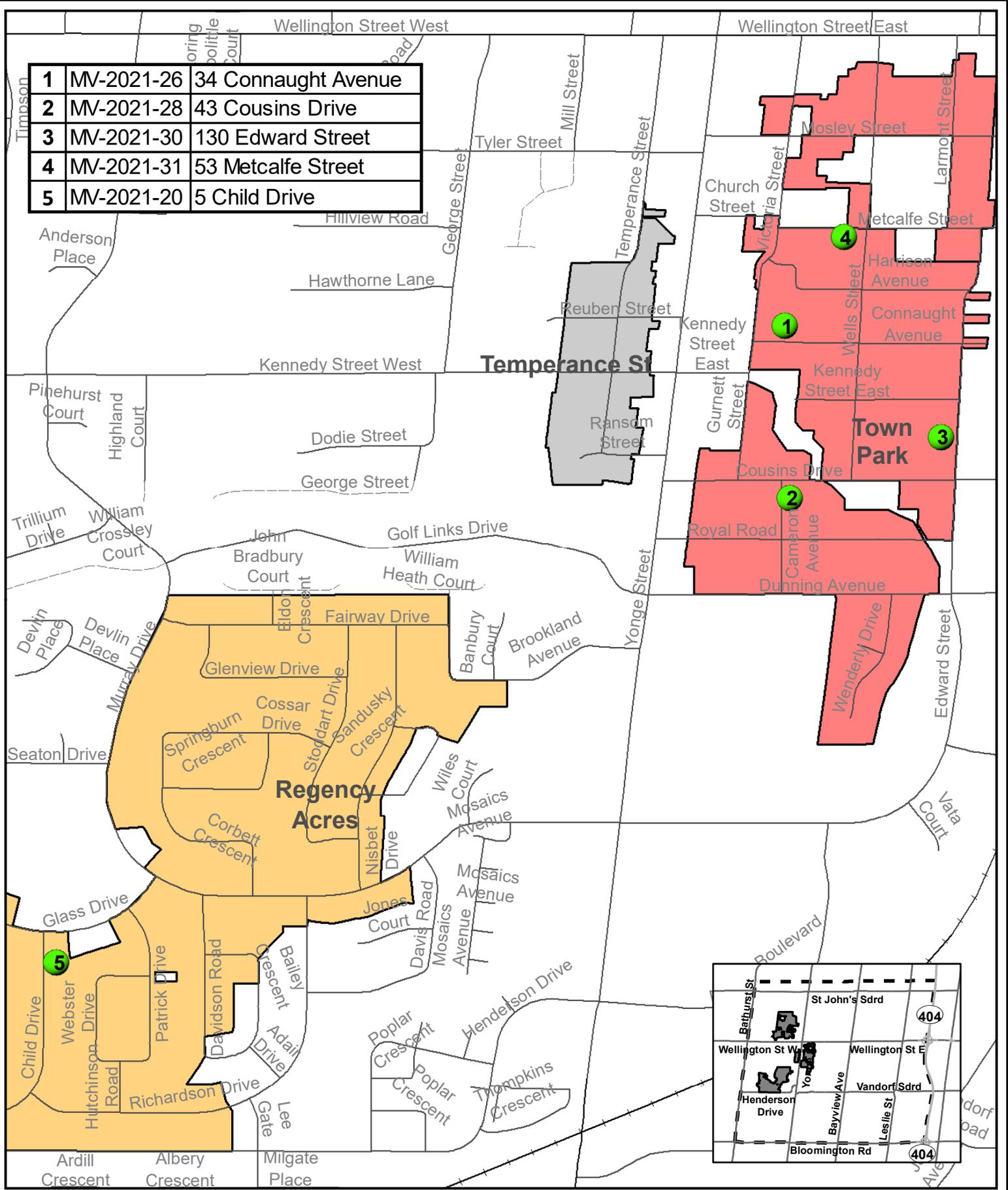
Agenda Management Team review on January 13, 2022

## **Approvals**

**Approved by Lisa Hausz, Acting Director, Enter Department Name**

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

1	MV-2021-26	34 Connaught Avenue
2	MV-2021-28	43 Cousins Drive
3	MV-2021-30	130 Edward Street
4	MV-2021-31	53 Metcalfe Street
5	MV-2021-20	5 Child Drive



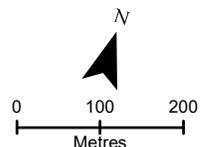
# LOCATION MAP

Report Name: Minor Variances in Stable Neighbourhoods Report

Report No.: PDS22-144

FIGURE 1

**#** Subject Lands



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

<b>File # / Address</b>	<b>Stable Neighbourhood</b>	<b>Proposal</b>	<b>Requested Variance(s)</b>	<b>Status</b>
5 Child Drive MV-2021-20	Regency Acres	First and second storey addition to existing single-storey dwelling.	<ul style="list-style-type: none"> <li>• Interior side yard setback of 0.9m;</li> <li>• Interior side yard setback of 0.9m;</li> <li>• Interior side yard setback of 2.4m</li> </ul>	Deferred
34 Connaught Avenue MV-2020-26	Town Park	Single-storey rear addition to an existing single-storey detached dwelling.	<ul style="list-style-type: none"> <li>• Interior side yard setback of 1.24m;</li> <li>• Interior side yard setback of 2.28m;</li> <li>• Lot coverage of 38.93%</li> </ul>	Approved with conditions
43 Cousins Drive MV-2021-28	Town Park	One-storey addition to an existing two-storey detached dwelling.	<ul style="list-style-type: none"> <li>• Interior side yard setback of 1.5m</li> </ul>	Approved with conditions
130 Edward Street MV-2021-30	Town Park	New two-storey detached dwelling.	<ul style="list-style-type: none"> <li>• Lot coverage of 37.9%</li> </ul>	Approved with conditions
53 Metcalfe Street MV-2021-31	Town Park	Replacement of existing attached garage and existing front verandah.	<ul style="list-style-type: none"> <li>• Front yard setback of 3.3m;</li> <li>• Front yard setback of 2.6m;</li> <li>• Front yard setback of 3.5m;</li> <li>• Interior side yard setback of 1.0m;</li> <li>• Attached garage which projects in front of main front wall of detached dwelling;</li> <li>• 1.0 parking space</li> </ul>	Approved with conditions