



**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

**Pursuant to Section 45(5) of *The Planning Act***

**FILE NUMBER:** MV-2024-10

**APPLICANT:** XINYUAN WANG AND WANTING JI

**PROPERTY:** 149 Kennedy St W, Aurora, ON L4G2L8  
PLAN 246 PT LOT 33 AND RP 65R31926 PART 1

**RELATED  
APPLICATIONS:** n/a

**ZONING:** R1 Detached First Density Residential

**PURPOSE:** A Minor Variance Application has been submitted to facilitate a two-story detached dwelling.

**THE FOLLOWING  
VARIANCES ARE  
REQUIRED:**

1. Section 7.2 of the Zoning By-law requires a minimum interior side yard of 4.5 metres.
  - a. The applicant is proposing a two-storey detached dwelling, which is 3.0 metres to the westerly interior side property line.
2. Section 7.2 of the Zoning By-law requires a minimum interior side yard of 4.5 metres.
  - a. The applicant is proposing a two-storey detached dwelling, which is 3.0 metres to the easterly interior side property line.
3. Section 7.2 of the Zoning By-law requires a minimum interior side yard of 4.5 metres.
  - a. The applicant is proposing a rear deck with steps, which is 2.1 metres to the easterly interior side property line.

4. Section 7.2 of the Zoning By-law requires a minimum interior side yard of 4.5 metres.
  - a. The applicant is proposing a rear basement walkout with steps, which is 2.9 metres to the easterly interior side property line.
  
5. Section 5.3 of the Zoning By-law requires a minimum manoeuvring space of 7.0 metres for 90 degree parking spaces.
  - a. The applicant is proposing a manoeuvring space of 4.2 metres.

A Location Map and Site Plan illustrating the request are attached. This Application will be heard by the Committee of Adjustment on the Date and Time shown below.

<b>DATE:</b>	<b>May 9, 2024</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>Electronic Meeting (Please visit <a href="https://www.youtube.com/user/Townofaurora2012">https://www.youtube.com/user/Townofaurora2012</a> for live stream of the meeting)</b>

**NOTE:** During this time, Committee of Adjustment meetings will be held electronically and may be viewed via live stream. Please visit the Town’s website for further details.

You may express your views about this Application, for consideration by the Committee, in the following ways:

- i) **Participate in the electronic meeting as a live delegate.** Please send a delegation request to the Secretary–Treasurer, Peter Fan, at [PFan@aurora.ca](mailto:PFan@aurora.ca) **no later than 4:30pm on May 7, 2024.** Once the request has been received, instructions will be provided on how to make your delegation during the electronic meeting.

The Delegation Request form is located on the Town website:

<https://webforms.aurora.ca/Your-Government/Committee-of-Adjustment-Delegation-Request-Form>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Peter Fan, at [PFan@aurora.ca](mailto:PFan@aurora.ca) **no later than 12:00pm (noon) on May 9, 2024.** **Alternatively, comments may be mailed to Town Hall** at the address below. Please note, mailed comments must be received by the Town prior to the meeting in order to be considered by the Committee.

Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1

If you wish to be notified of the Decision with respect to this Application, you must complete the enclosed "Request for Decision" form. The form can also be found at <https://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Request-for-Decision--Fillable.pdf>. This form is to be emailed to PFan@aurora.ca **no later than 4:30pm on May 9, 2024.**

**If you receive this notice as an owner of land containing seven or more residential units, please post this notice in a location that is visible to all property residents.**

Should you have any questions regarding this application, please contact Peter Fan at PFan@aurora.ca or at **(905) 726-4711**

#### Personal Information Collection Notice

Your personal information and your comments are collected under the legal authority of the *Planning Act*, R.S.O. 1990, Chapter c.P.13, as amended. Your comments in respect to this Application will become part of the decision making process of the Application as noted on this form. Pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, as amended, (*the "Act"*) public feedback to planning proposals is considered to be a public record and may be disclosed to any individual upon request in accordance with *the Act*. Questions about this collection should be directed to the Town Clerk, Town of Aurora, 100 John West Way, Box 1000, Aurora ON L4G 6J1 905-727-3123.

DATED THIS 25<sup>th</sup> DAY OF April 2024



Peter Fan  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

#### ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Site Plan

Attachment 3 – Request for Decision

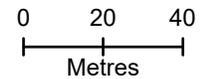
**Agenda packages will be available prior to the Hearing at:**

<https://www.aurora.ca/agendas>

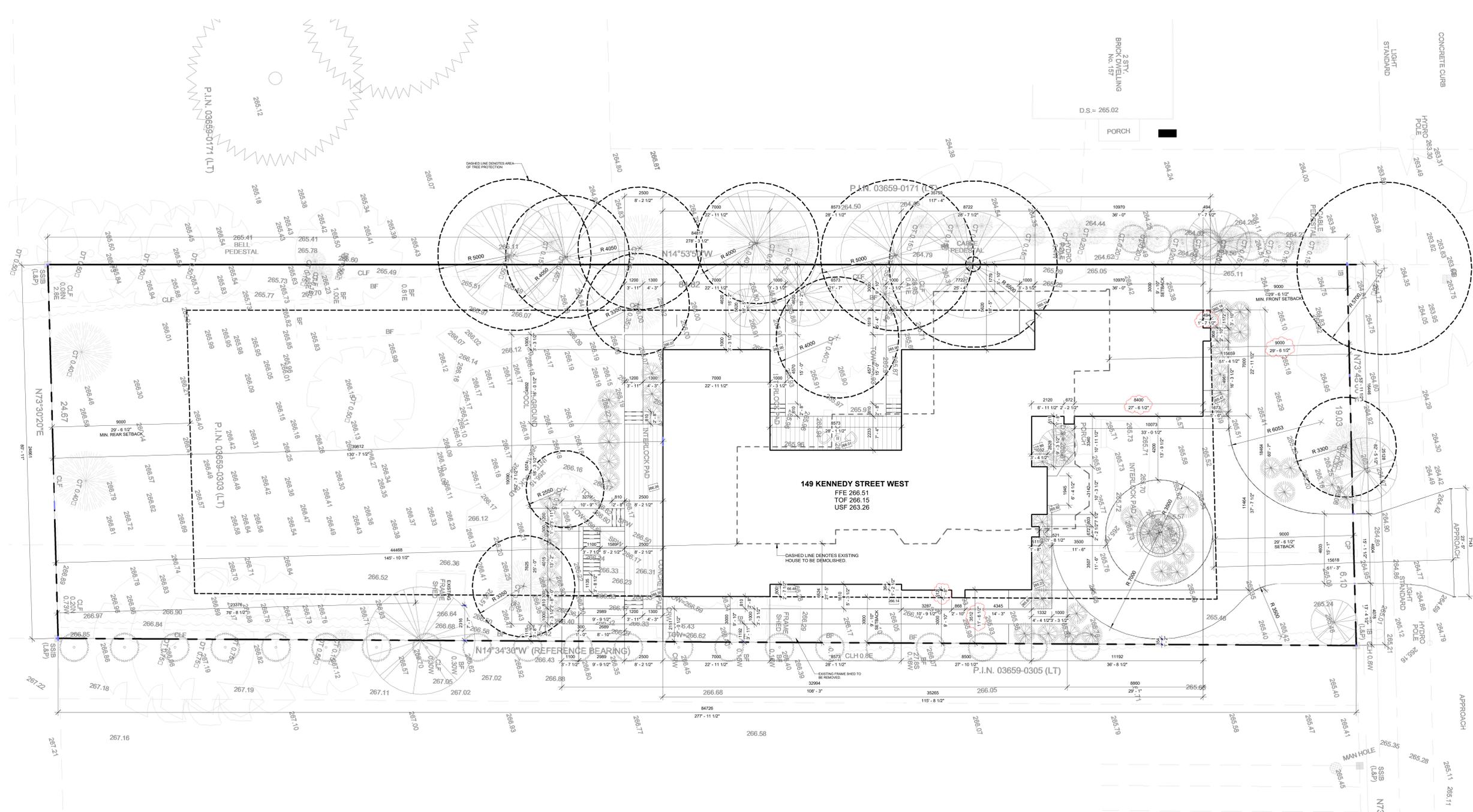


**LOCATION MAP**  
**149 KENNEDY STREET WEST**  
**FILE: MV-2024-10**  
**TOWN OF AURORA**  
**COMMITTEE OF ADJUSTMENT**

 **SUBJECT LANDS**







P.I.N. 03659-0303 (LT)  
 PART 1 PLAN OF SURVEY OF PART OF LOT 33,  
 REGISTERED PLAN 246

ZONING: R1	PERMITTED	PROPOSED
<b>SITE STATISTICS</b>		
LOT AREA	2706.67 FT <sup>2</sup> (2109.5 M <sup>2</sup> )	EXISTING TO REMAIN 4455.41 (2706.67 + 19.0%) (NEW DWELLING) (EXISTING ACCESSORY SHED)
LOT COVERAGE	MAX. 35% 35% x 2706.67 = 947.33 FT <sup>2</sup> (738.33 M <sup>2</sup> )	4383.61 FT <sup>2</sup> 71.88 FT <sup>2</sup> 4455.41 FT <sup>2</sup> (413.92 M <sup>2</sup> )
LOT FRONTAGE	MIN. 30 M	EXISTING TO REMAIN: 25.08 M
FRONT YARD SETBACK	MIN. 9 M	9 M
REAR YARD SETBACK	MIN. 9 M	39.81 M
INT. YARD SETBACK	4.5 M	3.0m
INT. YARD SETBACK	4.5 M	3 M
HEIGHT	MAX. 10 M	9.47 M TO PEAK
GARAGE DIMENSIONS	N/A	N/A
PARKING SPACES	MIN. 2 SPACES @ 2.7M x 5.3M	3 SPACES
DRIVEWAY WIDTH	MIN. 2.7 M (ALL CASES) MIN. 10 M (WHEN LOT FRONT > 18.0 M) MAX. 6.0 M @ STREET LINE	3.3 M EXISTING TO REMAIN: 7.1 M

Date	No.	Description
	1	COA

No.	Description	Date
1	COA	APR 15

Z AQUINO CONSULTING INC.  
 2710 14th AVE, MARKHAM,  
 ONTARIO L3R 0J1  
 E: info@zsqconsulting.com  
 T: 1-416-502-1616

NEW 2 STOREY DETACHED SINGLE  
 FAMILY DWELLING  
 149 KENNEDY STREET WEST, AURORA  
 L4G 2L8  
 OWNER: --  
 ADDRESS: 149 KENNEDY STREET  
 WEST, AURORA ON,  
 L4G 2L8  
 PHONE: --  
 APPLICANT: MENGDI ZHEN  
 ADDRESS: 2710 14TH AVE, MARKHAM,  
 ON M2H 3B3  
 PHONE: 416-502-1616  
 DATE: 2-20-2024

23033 As indicated Auto/Checked  
 PROJECT SCALE DRAWN REVIEWED

SITE PLAN

A101

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.



2 NORTH ELEVATION (FRONT)  
 SCALE: 1 : 75



4 SOUTH ELEVATION (REAR)  
 SCALE: 1 : 75



3 EAST ELEVATION (SIDE)  
 SCALE: 1 : 75



1 WEST ELEVATION (SIDE)  
 SCALE: 1 : 75

- MC1 - METAL CLADDING - DARK GRAY
- RF1 - ASPHALT ROOFING TILE - DARK GRAY
- EF1 - E.F. IS ACRYLIC PLASTER - DARK GRAY
- GL1 - NEW WINDOW, BLACK FRAME
- GL2 - EXISTING WINDOW, REMAIN
- EW1 - EXTERIOR WOOD - CLEAR
- PG1 - EXISTING PAGING, REMAIN
- PG2 - NEW PAGING ON CONCRETE - WHITE
- PT1 - POWER COATED PAINT - BLACK
- BC1 - EXISTING BRICK FINISH, REMAIN
- DR1 - PRE-FINISHED O.H. DOOR - LIGHT GRAY
- SL1 - SKYLIGHT - CLEAR

REVISION RECORD

No.	Description	Date

NOTE: PROVIDE FINISH SAMPLE FOR ARCHITECTS REVIEW BEFORE APPLY IN CONSTRUCTION

Z SQUARE CONSULTING INC.  
 2710 14th AVE, MARKHAM,  
 ONTARIO L3R 0J1  
 E: info@zsquareconsulting.com  
 T: 1-416-502-1616

NEW 2 STOREY DETACHED SINGLE FAMILY DWELLING  
 149 KENNEDY STREET WEST, AURORA L4G 2L8

OWNER: --  
 ADDRESS: 149 KENNEDY STREET WEST, AURORA ON, L4G 2L8  
 PHONE: --  
 APPLICANT: MENGDI ZHEN  
 ADDRESS: 2710 14TH AVE, MARKHAM, ON M2H 3B3  
 PHONE: 416-502-1616  
 DATE: 2-20-2024

23033 As indicated Auto/Checked PROJECT SCALE DRAWN REVIEWED

EXTERIOR ELEVATIONS

A300

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarifications prior to commencing work.



# TOWN OF AURORA COMMITTEE OF ADJUSTMENT REQUEST FOR DECISION

Meeting Date: \_\_\_\_\_ Agenda Item Number: \_\_\_\_\_

Application Name: \_\_\_\_\_

File Number(s): \_\_\_\_\_

## IMPORTANT NOTICE

You must complete this form and submit it to the Secretary-Treasurer to ensure your name and address are accurately noted for future notification.

This meeting is your opportunity to voice any opinions or comments you may have regarding an Application for approval of a Minor Variance/Permission or Consent. Under the *Planning Act*, for a Minor Variance and Permission, Section 45(10) states that the Secretary-Treasurer shall send one copy of the decision, to each person or public body who appeared in person or by counsel at the hearing AND who filed with the Secretary-Treasurer a written request for Notice of the Decision. For Consent, Section 53(17) states that if the Committee gives or refuses to give provisional Consent, the Committee shall ensure written Notice of the Decision is given to each person or public body that made a written request to be notified of decision or conditions.

**NOTE:** Due to COVID-19, all Request for Decisions shall be emailed to Peter Fan, Secretary-Treasurer, at [pfan@aurora.ca](mailto:pfan@aurora.ca).

### Please print clearly and provide information requested below.

Name: \_\_\_\_\_  
(MR./MRS./MS) (First) (Last)

Address: \_\_\_\_\_  
\_\_\_\_\_

Municipality: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
(Must Be Provided)

Telephone: Residence \_\_\_\_\_ E-Mail: \_\_\_\_\_  
Business \_\_\_\_\_ E-Mail: \_\_\_\_\_

Notice of Decision and/or future consideration of this Committee of Adjustment Application will be provided by E-Mail.

**NOTE: Notice of this meeting was given by mail to all owners within 120 metres (400 feet) of the subject lands**

Personal information on this form is collected under the legal authority of the *municipal act*, R.S.O.1990, and C.M.45, as amended. This information will be used for the purposes of sending correspondence relating to matters before council. The information is collected and maintained for the purpose of creating a record that is available to the general public pursuant to section 27 of the *municipal freedom of information and protection of privacy act*, R.S.O. 1990, C.M.56, as amended. Questions about this collection should be directed to the town clerk, town of aurora, 100 john west way, box 1000, aurora, Ontario, l4g 6j1, telephone: 905-727-4771