



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

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

FILE NUMBER: MV-2023-43

APPLICANT: Cspace Architecture Inc.

PROPERTY: 122 Gurnett St, Aurora, ON L4G1P6
PLAN 246 PT LOTS 161 & 162

**RELATED
APPLICATIONS:** C-2023-09

ZONING: R7 Special Mixed Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate Application for 2 new dwellings.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

Part 2 is to be retained from the severed lot Part 1.

Based on the information provided to us, we have identified the following areas of non-compliance with the Zoning By-law:

- 1) Section 7.2 of the Zoning By-law requires a minimum lot area of 650.0 square metres.
 - a. The applicant is proposing three-storey semi-detached dwellings with a lot area of 534.5 square metres.
- 2) Section 4.20 of the Zoning By-law requires a minimum front yard of 4.5 metres.
 - a. The applicant is proposing porch steps, which are 3.1 metres to the front property line.
- 3) Section 7.2 of the Zoning By-law requires a minimum exterior side yard of 6.0 metres.

- a. The applicant is proposing a three-storey semi-detached dwelling, which is 2.1 metres to the exterior side property line.
- 4) Section 4.20 of the Zoning By-law requires a minimum exterior side yard of 3.0 metres.
 - a. The applicant is proposing a porch, which is 1.5 metres to the exterior side property line.
- 5) Section 4.20 of the Zoning By-law requires a minimum exterior side yard of 4.0 metres.
 - a. The applicant is proposing a balcony, which is 1.5 metres to the exterior side property line.
- 6) Section 7.2 of the Zoning By-law requires a minimum rear yard of 7.5 metres.
 - a. The applicant is proposing a three-storey semi-detached dwelling, which is 0.0 metres to the rear property line.
- 7) Section 7.2 of the Zoning By-law permits a maximum lot coverage of 35.0%.
 - a. The applicant is proposing a three-storey semi-detached dwelling with a lot coverage of 45.4%.
- 8) Section 5.4 of the Zoning By-law requires a minimum 2 parking spaces per semi-detached dwelling unit.
 - a. The applicant is proposing 1 parking space.

Part 1 is to be severed from the retained lot Part 2.

Based on the information provided to us, we have identified the following areas of non-compliance with the Zoning By-law:

- 1) Section 7.2 of the Zoning By-law requires a minimum lot area of 650.0 square metres.
 - a. The applicant is proposing three-storey semi-detached dwellings with a lot area of 534.5 square metres.
- 2) Section 7.2 of the Zoning By-law requires a minimum front yard of 6.0 metres.
 - a. The applicant is proposing a three-storey semi-detached dwelling, which is 2.2 metres to the front property line.

- 3) Section 4.20 of the Zoning By-law requires a minimum front yard of 4.5 metres.
 - a. The applicant is proposing a porch, which is 1.5 metres to the front property line.

- 4) Section 4.20 of the Zoning By-law requires a minimum front yard of 4.0 metres.
 - a. The applicant is proposing a balcony, which is 1.5 metres to the front property line.

- 5) Section 7.2 of the Zoning By-law requires a minimum rear yard of 7.5 metres.
 - a. The applicant is proposing a three-storey semi-detached dwelling, which is 1.5 metres to the rear property line.

- 6) Section 7.2 of the Zoning By-law permits a maximum lot coverage of 35.0%.
 - a. The applicant is proposing a three-storey semi-detached dwelling with a lot coverage of 45.0%.

- 7) Section 5.4 of the Zoning By-law requires a minimum 2 parking spaces per semi-detached dwelling unit.
 - a. The applicant is proposing 1 parking space.

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.

DATE:	February 8, 2024
TIME:	7:00 p.m.
LOCATION:	Electronic Meeting (Please visit https://www.youtube.com/user/Townofaurora2012 for live stream of the meeting)

NOTE: The 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 **no later than**

4:30pm on February 6th, 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 **no later than 12:00pm (noon) on February 8th, 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 February 8th, 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 25th DAY OF January 2024



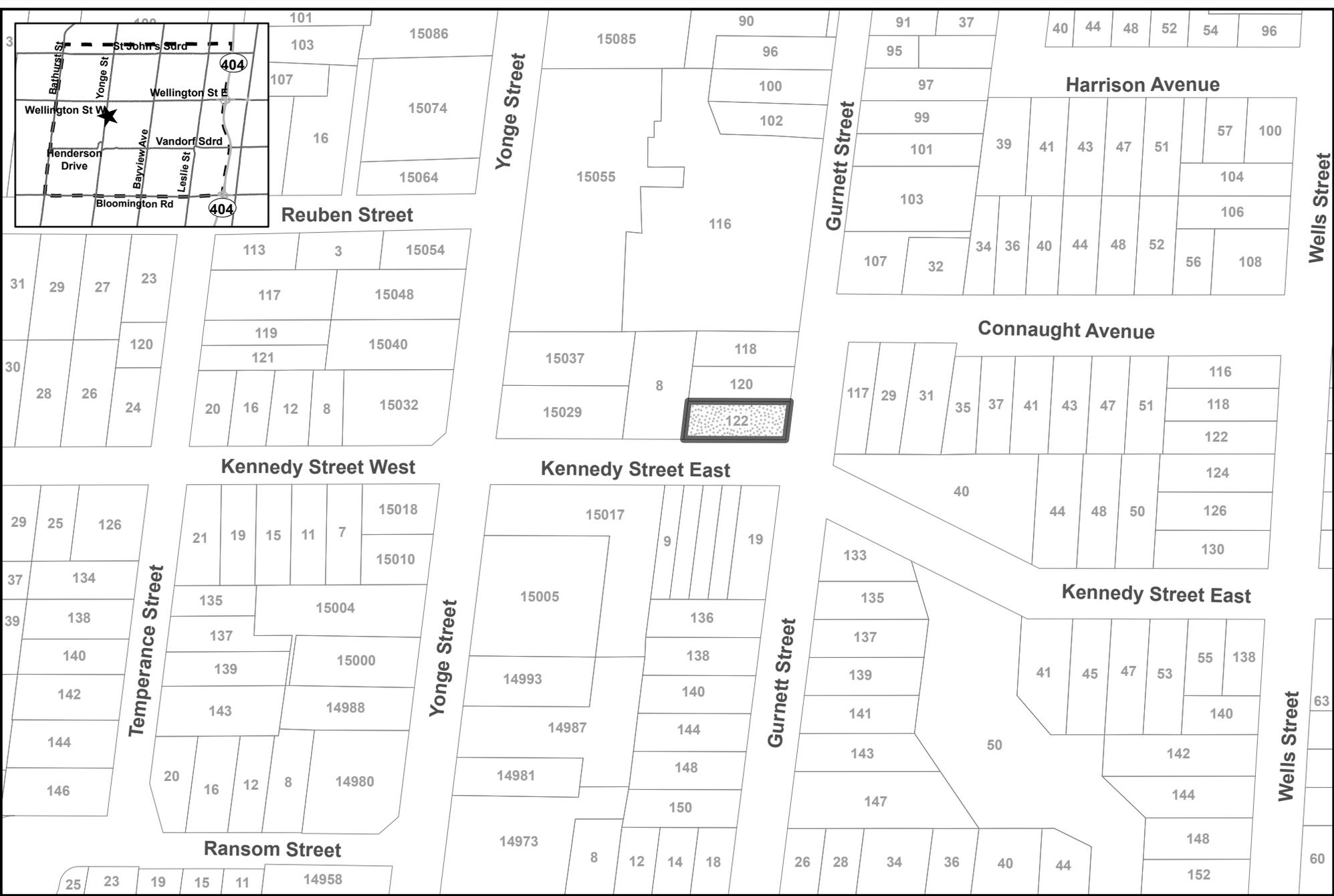
Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Site Plan
Attachment 3 – Request for Decision

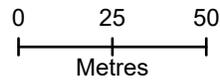
Agenda packages will be available prior to the Hearing at:

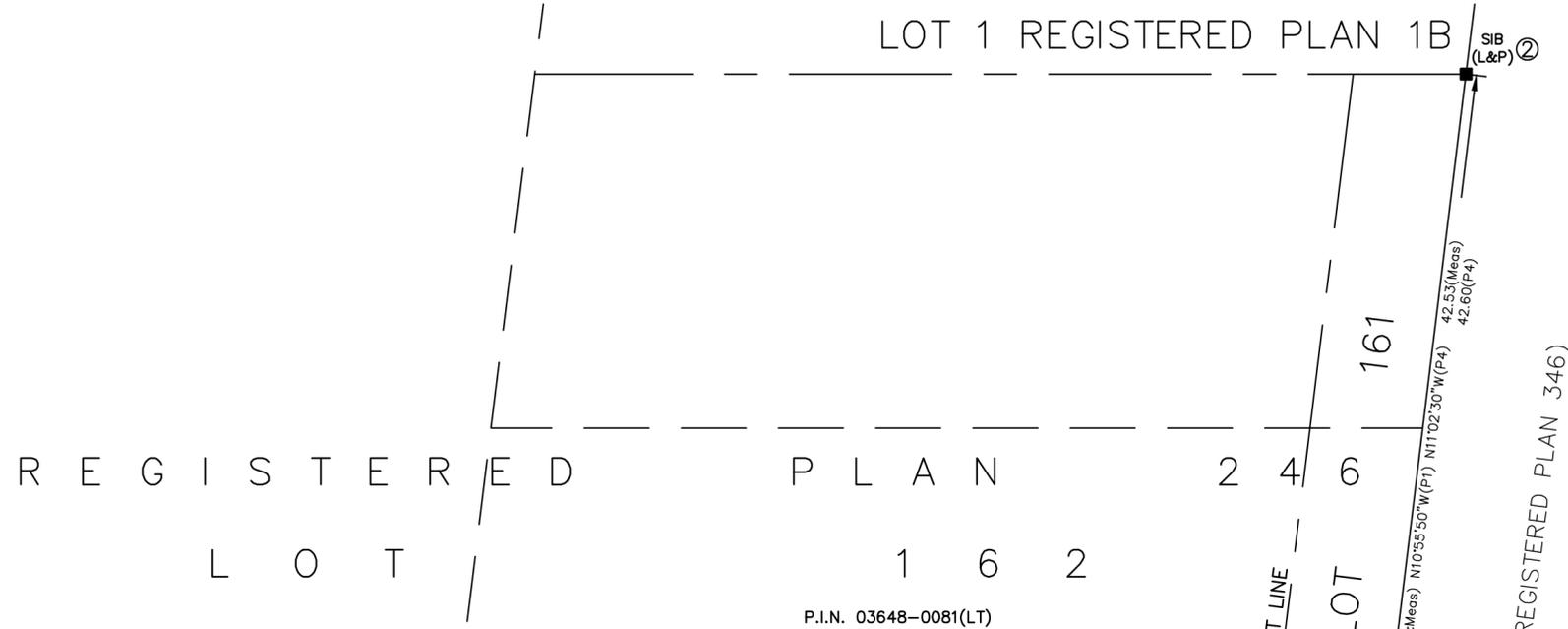
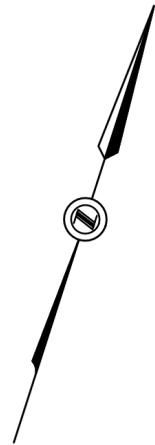
<https://www.aurora.ca/agendas>



LOCATION MAP
122 GURNETT STREET
FILE: MV-2023-43
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**





REGISTERED PLAN 246

LOT 162

P.I.N. 03648-0081(LT)

P.I.N. 03648-0079(LT)

IB(CED)(WIT)
0.06N(P5&Set)
0.61W(P2,P5&Set)

(KNOWN AS) KENNEDY STREET EAST
(KENNEDY STREET DEDICATED BY REGISTERED PLAN 346)

P.I.N. 03648-0019(LT)

PART 1

P.I.N. 03648-0081(LT)
SEVERED LOT

PART 2

P.I.N. 03648-0082(LT)
RETAINED LOT

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT	PLAN 65R-
	RECEIVED AND DEPOSITED
DATE _____, 2023	DATE _____, 2023
JANSKY T C LAU Ontario Land Surveyor	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK (No.65)

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE				
PART	LOT	REGISTERED PLAN	PIN	AREA(m ²)
1	PART OF 162	246	ALL OF 03648-0082(LT)	265.0
2	PART OF 161 AND 162			269.5

PLAN OF SURVEY OF
PART OF LOTS 161 & 162
REGISTERED PLAN 246
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK



SCALE 1 : 200

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - IB DENOTES IRON BAR
 - IP DENOTES IRON PIPE
 - SIB DENOTES STANDARD IRON BAR
 - B DENOTES BURIED
 - OU DENOTES ORIGINAL KNOWN
 - WT DENOTES WITNESS
 - 917 DENOTES R. A. GARDEN LTD., O.L.S.
 - CED DENOTES C. E. DOTTERILL, O.L.S.
 - WGS DENOTES W. S. GIBSONS & SONS, O.L.S.
 - L&P DENOTES LLOYD AND PURCELL, O.L.S.
 - P1 DENOTES PLAN OF SURVEY BY DAVID ANSCHUTZ, O.L.S. DATED DECEMBER 2, 1998
 - P2 DENOTES PLAN OF SURVEY BY C.E. DOTTERILL, O.L.S. DATED JANUARY 5, 1982
 - P3 DENOTES PLAN OF SURVEY BY R. A. GARDEN LTD., O.L.S. DATED JANUARY 6, 1984
 - P4 DENOTES REGISTERED PLAN 246
 - P5 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY DELPH AND JENKINS NORTH LTD., O.L.S., DATED AUGUST 2, 2023
 - D1 DENOTES INST. R734915
 - D2 DENOTES INST. R366161
 - CLF DENOTES CHAIN LINK FENCE
 - N,E,S,W DENOTES NORTH, EAST, SOUTH, WEST

NOTE
ALL BUILDING TIES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED. PROPERTY LINES ARE UNFENCED UNLESS OTHERWISE NOTED.
BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS ① AND ② BY REAL TIME CANNET NETWORK OBSERVATIONS AND REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS 2010).
DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES, AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING THE DISTANCE BY COMBINED SCALE FACTOR 0.9997511.

FOR BEARINGS COMPARISONS, THE FOLLOWING ROTATION WAS APPLIED.
P1 - 2°05'30" COUNTER CLOCKWISE
P4 - 2°08'30" COUNTER CLOCKWISE
THE COORDINATES SHOWN ON THIS PLAN, IN THEMSELVES, CANNOT BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
COORDINATES SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH THE SURVEYORS ACT, URBAN ACCURACY PER O.REG. 216/10, SECTION 14(2).

OBSERVED REFERENCE POINTS UTM(NAD83, CSRS 2010)		
PLAN COORDINATES	NORTHING	EASTING
1	4872409.747	623099.463
2	4872451.496	623091.429

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20231420 DATE: Dec. 5, 2023
APPROVED BY: Ashley Vandewal
PRELIMINARY ZONING REVIEW

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE XX DAY OF XX, 2023.

PRELIMINARY

DATE _____ JANSKY T C LAU -ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-XXXXX

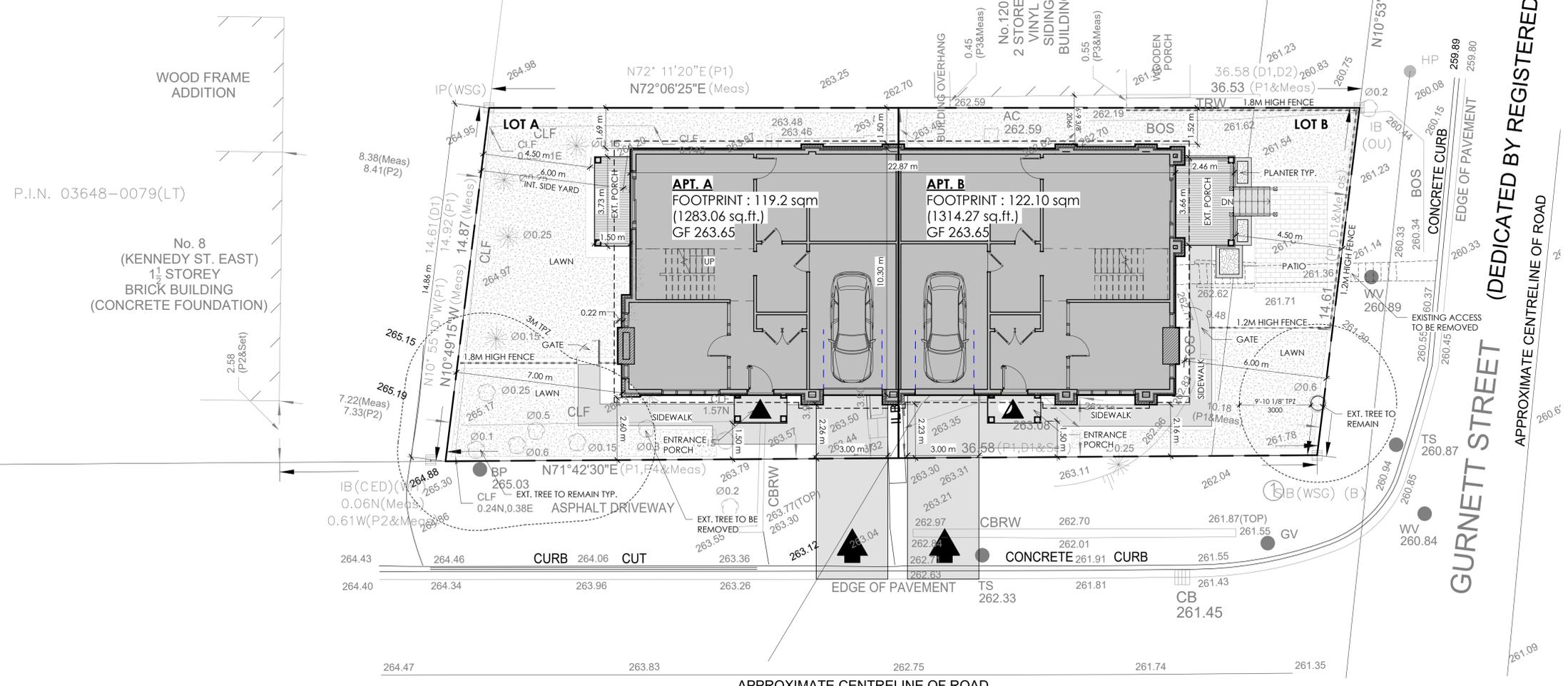
Delph & Jenkins North Ltd. Ontario Land Surveyors 220 Industrial Parkway S., Unit 6, Aurora, Ontario L4G 3V6 www.djsurveyors.com Tel.905-841-8526	23302-1
	DRAWN : JL CHECKED : JL

LOT 162

P.I.N. 03648-0081(LT)

LOT LINE

LOT



(KNOWN AS) KENNEDY STREET EAST
(KENNEDY STREET DEDICATED BY REGISTERED PLAN 346)

P.I.N. 03648-0019(LT)

No.	Description	Date
4	REVISED FOR MV	24.01.19
3	ISSUED FOR MV	24.01.03
2	ISSUED FOR PFR	23.12.05
1	OWNER REVIEW	23.10.16

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

DO NOT SCALE DRAWINGS.

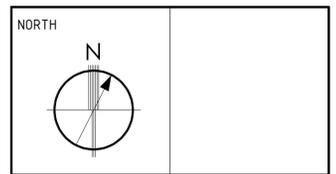
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CSPACE
ARCHITECTURE



58-8841 GEORGE BOLTON PKWY. BOLTON, ON L7E 2X8
T: 647.588.1784 E: info@cspace.ca



PROJECT
MULTI RESIDENTIAL DEVELOPMENT
122 GURNETT ST.
AURORA, ONTARIO

DRAWING TITLE
SITE PLAN - ENLARGED

SCALE
1 : 100

PROJECT NO.
23-1745

DRAWN BY
SE

APPROVED
CCP

DATE
24.01.19

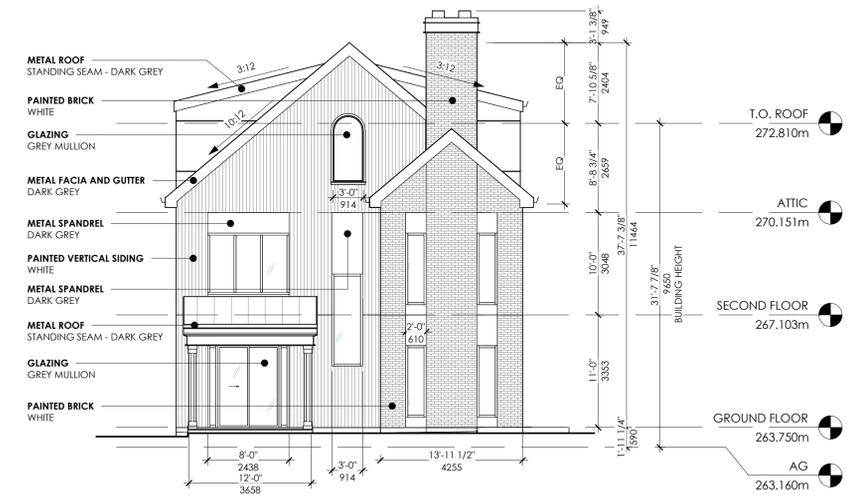
DRAWING NO.

A003

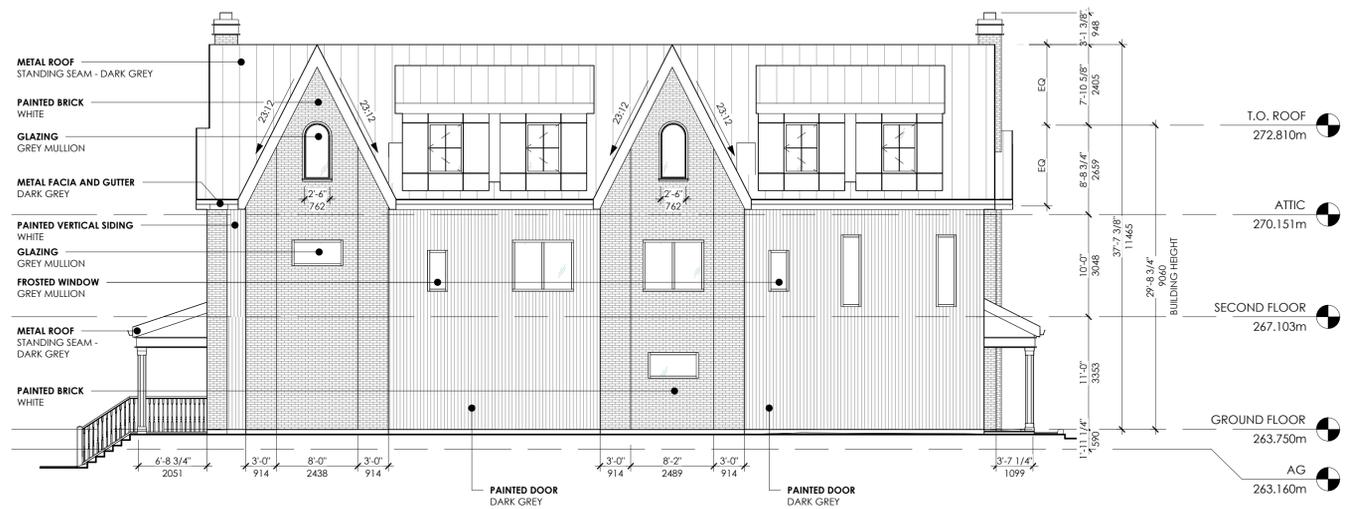
SITE PLAN - ENLARGED
1 : 100



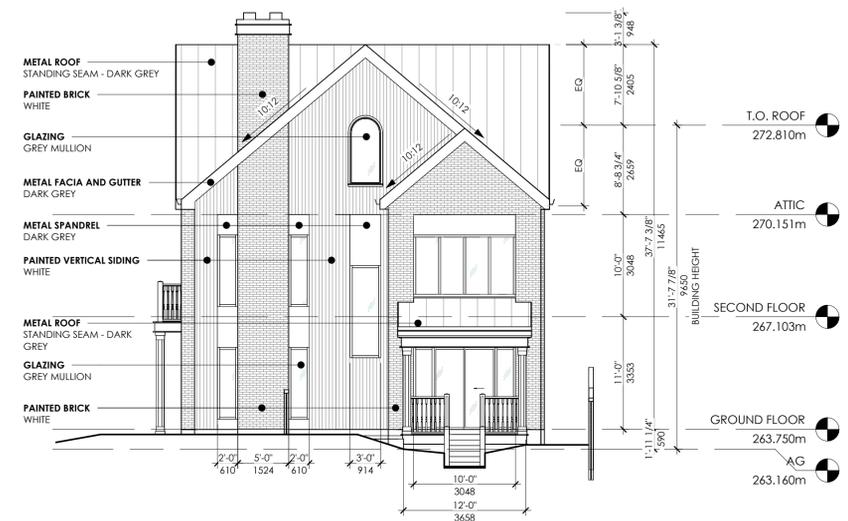
1 FRONT ELEVATION - SOUTH
1 : 100



2 SIDE ELEVATION - EAST
1 : 100



3 REAR ELEVATION - NORTH
1 : 100



4 SIDE ELEVATION - WEST
1 : 100

No.	Description	Date
4	REVISED FOR MV	24.01.19
3	ISSUED FOR MV	24.01.03
2	ISSUED FOR P/R	23.12.05
1	OWNER REVIEW	23.10.16

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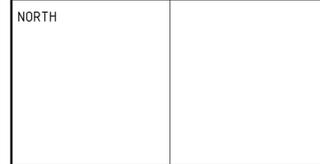
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PROJECT
MULTI RESIDENTIAL DEVELOPMENT
122 GURNETT ST.
AURORA, ONTARIO

DRAWING TITLE
ELEVATIONS

SCALE
1 : 100

PROJECT NO.
23-1745

DRAWN BY
SE

APPROVED
Checker

DATE
24.01.19

DRAWING NO.

A201



No.	Description	Date
4	REVISED FOR MV	24.01.19
3	ISSUED FOR MV	24.01.03
2	ISSUED FOR PFR	23.12.05
1	OWNER REVIEW	23.10.16

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NORTH	
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PROJECT
MULTI RESIDENTIAL DEVELOPMENT
 122 GURNETT ST.
 AURORA, ONTARIO

DRAWING TITLE
3D RENDERINGS

SCALE	PROJECT NO. 23-1745
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DRAWN BY SE	APPROVED CCP	DATE 24.01.19
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DRAWING NO.

A901



No.	Description	Date
3	ISSUED FOR MV	24.01.03
2	ISSUED FOR P/R	23.12.05
1	OWNER REVIEW	23.10.16

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OR OMISSIONS TO THE ARCHITECT.

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NORTH



PROJECT
MULTI RESIDENTIAL DEVELOPMENT
 122 GURNETT ST.
 AURORA, ONTARIO

DRAWING TITLE
3D RENDERINGS

SCALE PROJECT NO.
 23-1745

DRAWN BY SE	APPROVED CCP	DATE 24.01.03
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DRAWING NO.
A902



No.	Description	Date
4	REVISED FOR MV	24.01.19
3	ISSUED FOR MV	24.01.03
2	ISSUED FOR PFR	23.12.05
1	OWNER REVIEW	23.10.16

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NORTH

PROJECT
MULTI RESIDENTIAL
DEVELOPMENT
122 GURNETT ST.
AURORA, ONTARIO

DRAWING TITLE
3D RENDERINGS

SCALE PROJECT NO.
23-1745

DRAWN BY APPROVED DATE
SE CCP 24.01.19

DRAWING NO.
A903



No.	Description	Date
4	REVISED FOR MV	24.01.19
3	ISSUED FOR MV	24.01.03
2	ISSUED FOR P/R	23.12.05
1	OWNER REVIEW	23.10.16

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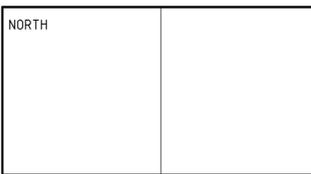
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PROJECT
MULTI RESIDENTIAL DEVELOPMENT
122 GURNETT ST.
AURORA, ONTARIO

DRAWING TITLE
3D RENDERINGS

SCALE PROJECT NO.
23-1745

DRAWN BY APPROVED DATE
SE CCP 24.01.19

DRAWING NO.

A904



No.	Description	Date
3	ISSUED FOR MV	24.01.03
2	ISSUED FOR P/R	23.12.05
1	OWNER REVIEW	23.10.16

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OR OMISSIONS TO THE ARCHITECT.

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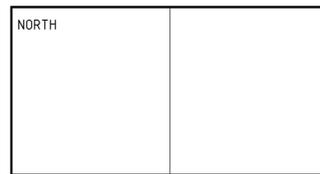
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PROJECT
MULTI RESIDENTIAL DEVELOPMENT
 122 GURNETT ST.
 AURORA, ONTARIO

DRAWING TITLE
3D RENDERINGS

SCALE PROJECT NO.
 23-1745

DRAWN BY SE	APPROVED CCP	DATE 24.01.03
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DRAWING NO.

A905



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.

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