



**Town of Aurora  
Committee of Adjustment  
Meeting Agenda**

**Date:** Thursday, June 13, 2024  
**Time:** 7 p.m.  
**Location:** Video Conference

Meetings are available to the public via live stream on the Town's YouTube channel. To participate electronically, please visit [aurora.ca/participation](http://aurora.ca/participation).

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	<b>Pages</b>
<b>1. Call to Order</b>	
<b>2. Land Acknowledgement</b>	
<b>3. Approval of the Agenda</b>	<b>1</b>
That the Agenda as circulated by the Secretary-Treasurer be approved.	
<b>4. Declarations of Pecuniary Interest and General Nature Thereof</b>	
<b>5. Receipt of the Minutes</b>	
<b>5.1 Committee of Adjustment Meeting Minutes of May 09, 2024, Meeting Number 24-05</b>	
That the Committee of Adjustment Minutes from Meeting Number 24-05 be adopted as printed and circulated.	
<b>6. Presentation of Applications</b>	
<b>6.1 C-2023-06 - Tangreda - 20 Oak Court - Deferral Report</b>	<b>6</b>
<b>6.2 MV-2024-12 - Boyd - 11 Kennedy St. W</b>	<b>7</b>
<b>6.3 MV-2024-15 - Battaglini - 34 Cossar Dr</b>	<b>24</b>
<b>7. New Business</b>	
<b>8. Adjournment</b>	



**Town of Aurora**  
**Committee of Adjustment**  
**Meeting Minutes**

**Date:** Thursday, May 9, 2024

**Time:** 7 p.m.

**Location:** Video Conference

**Committee Members:** Chris Polsinelli  
Jane Stevenson (Vice Chair)  
Michael Visconti  
Julian Yang

**Members Absent:** David Mhango (Chair)

**Other Attendees:** Peter Fan, Secretary-Treasurer, Committee of Adjustment  
Antonio Greco, Planner

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**1. Call to Order**

That the meeting be called to order at 7:03pm.

**2. Land Acknowledgement**

The Town of Aurora acknowledges that the Anishinaabe (A-nishshaw-na-bee) lands on which we live, and work are the traditional and treaty territory of the Chippewas of Georgina Island, as well as many other Nations whose presence here continues to this day. As the closest First Nation community to Aurora, we recognize the special relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands, and as a municipality we join them in these responsibilities.

We further acknowledge that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 as well as the Williams Treaties of 1923.

A shared understanding of the rich cultural heritage that has existed for centuries, and how our collective past brought us to where we are today, will help us walk together into a better future.

**3. Approval of the Agenda**

**Moved by** Julian Yang

**Seconded by** Chris Polsinelli

That the Agenda as circulated by the Secretary-Treasurer be approved.

**Carried**

**4. Declarations of Pecuniary Interest and General Nature Thereof**

None.

**5. Receipt of the Minutes**

**5.1 Committee of Adjustment Meeting Minutes of April 11, 2024, Meeting Number 24-04**

**Moved by** Michael Visconti

**Seconded by** Julian Yang

That the Committee of Adjustment Minutes from Meeting Number 24-04 be adopted as circulated.

**Carried**

**6. Presentation of Applications**

**6.1 MV-2024-08 - Sabegh - 135 Bonny Meadows Dr**

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to permit an enclosed basement walk-up inside the attached garage. A conceptual site plan and elevations are attached as Appendix 'B' to this report.

The following relief is being requested:

1. Section 7.2 of the Zoning By-law requires minimum 6m for interior garage length. The applicant is proposing enclosed basement walk-up inside the garage, which reduces the length to 5 m, thereby requiring a variance of 1m.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent Hamid Hemati. The agent provided a brief introduction to their application.

The Chair invited members of the public to provide comments. There were no public delegates in attendance for this application.

The Committee inquired about the reason for a side door entrance, possibility of parking another car within the garage, and whether the basement meets building code requirements.

**Moved by** Michael Visconti  
**Seconded by** Julian Yang

That the application Minor Variance MV-2024-08 be APPROVED AS AMENDED.

**Carried as amended**

## **6.2 MV-2024-10 - Wang - 149 Kennedy St. W**

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate the construction of a new two (2) storey single detached dwelling. The following relief is being requested:

1. Section 7.2 of the Zoning By-law requires a minimum interior side yard of 4.5 metres. 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. 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. 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. 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 maneuvering space of 7.0 metres for 90-degree parking spaces. The applicant is proposing a maneuvering space of 4.2 metres.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the applicant Rick Leong. The applicant provided a brief introduction and presentation to their application.

The Chair invited members of the public to provide comments. There were no public delegates in attendance for this application.

The Committee inquired about the proximity to the pool and permits required for the application. The Committee also inquired about the reduction to the required turning radius, and whether if the reduction will still make the turning circle functional.

**Moved by** Julian Yang

**Seconded by** Michael Visconti

That the Minor Variance MV-2024-10 be APPROVED.

**Carried**

### **6.3 MV-2024-12 - Boyd - 11 Kennedy St. W**

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate the construction of a new two (2) storey addition to the rear of the dwelling. The following relief is being requested:

1. Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard of 3.0 metres beyond the main rear wall of the adjacent dwelling. The applicant is proposing a two-storey addition, which is 1.5 metres to the interior side property line.

2. Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard of 3.0 metres beyond the main rear wall of the adjacent dwelling. The applicant is proposing an attached garage addition, which is 0.7 metres to the interior side property line.
3. Section 4.20 of the Zoning By-law states steps require a minimum front yard of 4.5 metres. The applicant is proposing porch steps, which are 2.4 metres to the front property line.
4. Section 4.20 of the Zoning By-law states open-sided porches require a minimum front yard of 4.5 metres. The applicant is proposing a front porch, which are 3.5 metres to the front property line.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent David D'andre. The applicant provided a brief introduction and presentation to their application.

The Chair invited members of the public to provide comments. There were no public delegates in attendance for this application.

**Moved by Michael Visconti**

**Seconded by Julian Yang**

That the application MV-2024-12 be DEFERRED.

**Carried**

**7. New Business**

None.

**8. Adjournment**

**Moved by Michael Visconti**

That the meeting be adjourned at 8:12pm.

**Carried**



100 John West Way  
Aurora, Ontario  
L4G 6J1  
(905) 727-3123  
aurora.ca

Town of Aurora  
**Committee of Adjustment Report**  
No. C-2023-06

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**Subject:** Consent Application  
Tangreda  
20 Oak Court  
PLAN M-1457 LOT 27  
File: C-2023-06

**Prepared by:** Katherine Gatzos, Planner

**Department:** Planning and Development Services

**Date:** June 13, 2024

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## Application

Planning Staff are requesting a deferral of the above noting consent application for 20 Oak Court (C-2023-06).

Additional time is needed for more detailed drawings to be provided and a review to be undertaken to further understand the proposed development plans, including how the applicant proposes to provide a driveway connection to Spruce Street.

Staff recognize the importance of making informed decisions and believe the requested deferral will enable a more accurate and aligned interpretation of applicable Official Plan policies and Zoning By-law provisions.

As a result, Staff are requesting the subject application be deferred for consideration until more a more comprehensive development plan can be provided.



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Town of Aurora  
**Committee of Adjustment Report**  
No. MV-2024-12

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**Subject:** Minor Variance Application  
Boyd  
11 Kennedy Street West  
Registered Plan 131, Lot 4  
File: MV-2024-12

**Prepared by:** Kenny Ng, Planner

**Department:** Planning and Development Services

**Date:** June 13, 2024

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## Application

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended to construct a 2-storey addition at the rear of the existing single-detached dwelling. Additionally, the applicant is proposing to renovate the existing detached garage, front porch, and steps, maintaining their current location and size.

## Proposed Variances

The following relief is being requested:

- a) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard of 3.0 metres beyond the main rear wall of the adjacent dwelling. The applicant is proposing a two-storey addition, which is 1.5 metres to the interior side property line, thereby requiring a variance of 1.5 metres.
- b) Section 7.2 of the Zoning By-law requires a minimum interior side yard of 1.2 metres. The applicant is proposing a detached garage, which is 0.7 metres to the interior side property line, thereby requiring a variance of 0.5 metres.
- c) Section 4.20 of the Zoning By-law states steps require a minimum front yard of 4.5 metres. The applicant is proposing to renovate the existing porch with steps that are 2.4 metres to the front property line, thereby requiring a variance of 2.1 metres.



- d) Section 4.20 of the Zoning By-law states open-sided porches require a minimum front yard of 4.5 metres. The applicant is proposing to renovate the front porch. The proposed porch is 3.5 metres to the front property line, thereby requiring a variance of 1 metre.

## **Background**

### **Subject Property and Area Context**

The subject lands are municipally known as 11 Kennedy Street West, situated south of Kennedy Street West, west of Yonge Street and just east of Temperance Street.

The subject lands currently accommodate an existing two storey single-detached dwelling with a front porch and a detached garage. Mature trees and vegetation also exist in the side and rear yards of the subject lands. The subject lands have an approximate lot area of 562 m<sup>2</sup> (6,053 ft<sup>2</sup>), an approximate lot frontage of 16.58 m (54.4 ft). The existing dwelling currently has a Gross Floor Area of 96.43 m<sup>2</sup> (1037.96 ft<sup>2</sup>). The subject property abuts a parking lot to the south.

### **Proposal**

The applicant is proposing a rear addition at the rear of the existing single-detached dwelling. The existing detached garage, front porch, and steps will also be renovated without any changes to their current location and size.

### **Official Plan**

The subject property is designated 'Stable Neighbourhoods' by the Town of Aurora Official Plan. The Stable Neighbourhoods designation permits the development of single detached dwellings subject to the development policies of the Official Plan.

### **Zoning**

The subject lands are zoned R7-SN (497) (Detached Special Mixed Density Residential Exception Zone) by the Town of Aurora Zoning By-law #6000-17, as amended, where Detached Dwelling is listed as a permitted use.

### **Preliminary Zoning Review**

A Preliminary Zoning Review (PZR) has been completed by the Town of Aurora's Building Division. The PZR identified the required variances and no other non-compliance was identified.

**Applicant's stated reason(s) for not complying with the Zoning By-law**

As stated on the application form, "Proposed addition would be extremely narrow given the existing constraints. In addition the existing porch and Garage structure are to be refurbished and the location of both structures can not be improved or modified."

**Planning Comments**

Planning Staff have evaluated Minor Variance Application MV-2024-12 pursuant to the prescribed tests as set out in Section 45 (1) of the *Planning Act*, as follows:

**a) The proposed variances meet the general intent of the Official Plan**

The subject lands are designated 'Stable Neighbourhoods' under the Town of Aurora's Official Plan. The intent of the 'Stable Neighbourhoods' designation is to ensure that all new development will be protected from incompatible forms of development. To assist infill developments to be compatible with the exiting neighbourhood, a Stable Neighbourhood Design Guidelines was developed. The following is an analytical review of the proposed variance with the intent of the Official Plan and guidance from the Stable Neighbourhood Design Guidelines.

The proposed rear addition will not alter the existing dwelling's two storey built form and proposed building height is consistent with the surrounding dwellings. Furthermore, the proposed addition is located behind the existing dwelling fronting onto the street, thus it is Staff's opinion that there is no adverse impact to the existing streetscape and the surrounding context of the neighbourhood. Although the rear addition will extend into the required side yard beyond the adjacent' rear wall, the addition is not too egregious that it would result in disrupting the neighbouring property's privacy and overshadowing. There are also limited (two small sized windows) on the east elevation and no rear balconies are planned. Existing fencing along the easterly lot line will continue to provide screening for the subject property.

The subject property abuts a parking lot to the south, which is serving a neighbourhood business operation. The addition is not anticipated to result in any overlooking or loss of privacy into the rear property. Currently, the subject property is surrounded by a chain link/board fence along both sides and the rear property line, which also serves as a screening mechanism to the rear property. Additionally, there is ample mature vegetation (cedar hedges, mature trees) exist on the edge of the side yards, which helps to provide sufficient screening and separation. Existing vegetation along the easterly side yard, which is located to the rear of the proposed addition is not expected to be impacted by the development. The proposed two-storey addition is compatible with the built form in

the neighbourhood, while the proposed building design is consistent with adjacent dwellings from a neighbourhood character perspective. The porch, steps and detached garage is proposed to be constructed with the overall building design and surrounding character in mind, and will not increase in dimensions from the existing footprint.

The subject property is currently a listed heritage property, the proposed renovation and addition will not trigger a Heritage Committee review as confirmed by Building and Heritage staff. In considering that the existing dwelling will not be overhauled or replaced, while the architectural context of the property is able to be maintained. As the proposed addition and renovations are generally able to adhere to the existing dwelling's characteristics and architectural treatments, in regards to the materials used, as well as the scale and massing of the addition. Staff are of the opinion that the variances requested are not anticipated to have any negative impact on the character and aesthetics of the existing neighbourhood, while the addition is considered as a compatible extension of the existing dwelling.

Staff are of the opinion that the proposed development will enhance the attractiveness of the streetscape and therefore meets the applicable policies and maintains the general intent and purpose of the Official Plan.

#### **b) The proposed variances meet the general intent of the Zoning By-law**

##### **Minimum Front Yard Setback**

The front porch and steps will not be building beyond their existing footprint, the existing front yard setback will be maintained, and front yard amenity space will not be reduced due to restoration of the structures. The location of the existing front porch and steps are also almost on par with the existing houses in the surrounding area, as the two immediate houses contain similar front yard setback for their front porch and steps, thus resulting in a consistent and uniform streetscape. Staff are of the opinion that adequate spatial separation continue to exist between the dwelling and the front property line, and will not result in any negative impacts to the streetscape and to the relationship with the front yard amenity area. The proposed porch and steps are not considered to be visually obtrusive from an urban design standpoint, while the renewed porch and steps will contribute to enhancing and animating the existing streetscape.

##### **Minimum Interior Side Yard Setback**

The purpose of the side yard setback by-law requirement is to ensure that adequate separation is provided between buildings on abutting properties to avoid over building resulting in loss of privacy and shadowing. It also serves to ensure that sufficient space exists to permit for adequate access and side yard maintenance.

In considering the variance to reduce the required side yard setback to the easterly side lot line. The proposed addition will be following the existing building orientation as it extends to the rear, side yard setback to the easterly lot line will not be further reduced beyond the existing dwelling. Therefore, the proposal is not anticipated to impede existing access along the side yard, access to the rear yard or future maintenance along the side yard. Staff also note that although the proposed addition will encroach into the required side yard, the rear addition will have two small sized windows on the easterly side elevation, which helps to minimize loss of privacy or issues related to overlooking neighbouring property.

Similar to the front porch and steps, the proposed building footprint and dimensions of the detached garage will remain unchanged from the existing. The existing side yard setback along the westerly property line has pre-existed prior without any known concerns or issues, and the restoration of the garage is not anticipated to result in any negative impacts to existing access and adequate rear yard space remain available. Engineering Staff also expressed no concern with the variances respecting drainage.

Based on the above, staff are of the opinion that the requested variances meet the general intent and purpose of the zoning by-law.

**c) The proposed variances are considered desirable for the appropriate development of the land**

The Town's Zoning By-law does not recognize existing buildings and structures that do not comply with the current zoning standards to be renovated or restored. As outlined on the submitted plans, a front porch and steps presently exist and have pre-existed for years prior on the front face of the dwelling on the first storey, the encroachment into the required front yard have marginal impact to the functionality and aesthetics of the site. Although the detached garage will encroach into the side yard beyond what the by-law permits, the proposal will simply renovate the existing detached garage, and the side yard setback is not proposed to be further reduced as a result. The restoration of the garage will help the structure incorporate harmoniously with the existing dwelling and staff do not anticipate the placement of the garage to have any negative impacts to the adjacent property to the west.

Staff note that several mature trees exist along the easterly property line, on both the subject and adjacent lands, which helps to minimize negative impacts such as loss of privacy or potential overlooking concerns. Staff do not anticipate the existing trees to be impacted by the proposed development, with the Town's Parks Department also requesting the relevant conditions of approval related to existing trees on site to monitor any potential impacts. Given the current site configuration and extent of the addition, staff

do not anticipate any impacts on the neighbouring property and consider the addition a logical extension of the existing dwelling to provide for additional living space. Staff are of the opinion that adequate building separation will continue to exist between the subject dwelling and the neighbouring dwelling to the east.

The location of the single-detached residential dwelling on the subject lands will remain unchanged and is in keeping with the existing single-detached residential dwellings along Kennedy Street West. The proposed addition is located in the rear, largely screened from public view, and is generally compatible with the existing dwelling's built form and scale. All the while, the character of the surrounding residential neighbourhood and streetscape will be further enhanced by the restoration work for the front porch, steps and garage.

Based on the above, staff consider the requested variances to be desirable for the appropriate development and use of the lands.

**d) The proposed variances are considered minor in nature**

The reduced interior side yard setback for the rear addition is considered to be minor by staff. The proposed addition will extend towards the rear following the existing building orientation and due to the lot configuration and building orientation, the rear of the building will be extending away from the neighbouring dwelling to the east. Staff would consider the impacts resulting from the addition to be minor in nature as there will be two small sized windows on the east side of the addition and there are currently several mature trees in between the two dwellings which act as visual screen for the home dwellers.

The reduced interior side yard setback for the detached garage along the westerly property line is considered to be minor by staff. The detached garage has pre-existed for years prior and the continuation of its use is not anticipated to result in any concerns related to access or loss privacy. The renovated garage will be utilizing the existing footprint and the removal of the rear portion of the garage will help keep the structure at a modest scale and size.

The reduced front yard setback for both the porch and steps is considered to be minor by staff. The reduced front yard setback recognizes an existing condition and will not impact the front yard amenity space as no change to the area is necessary to accommodate the development as proposed. Given the location and footprint of the porch and steps remain unchanged from existing conditions and that a sufficient front yard will be maintained, staff would consider the encroachment to be minimal and will have no impact on surrounding properties or neighbourhood character.

Based on the above, staff consider the requested variances to be minor in nature.

## Additional Comments

The minor variance application was circulated to Town Department/Divisions and to external agencies for review and comment. The following comments were provided:

Department or Agency	Comments
Building Division	Preliminary Zoning Review was completed. No objections.
Engineering Division	No objections.
Heritage	No objections.
Operational Services (Parks)	No objections, see conditions in Appendix 'A'.
Operational Services (Public Works)	No objections.
Central York Fire Services	No objections.
York Region	No objections.
LSRCA	No objections.

## Public Correspondence

Written submissions were not received at the time of writing of this report. Should written submissions be received after the writing of this report, the Secretary Treasurer will provide the submission(s) to Committee members at the meeting.

## Conclusion

Planning staff have reviewed the application with respect to the Section 45 (1) of the Planning Act, R.S.O, 1990, c.P.13, as amended, and are of the opinion that the requested variances meet the four tests the Planning Act for granting of minor variances. Please refer to Appendix 'A' for recommended conditions of approval for the requested variance.

## Attachments

Appendix 'A' – Recommended Conditions of Approval

Appendix 'B' – Site Plan and Elevations

### **Appendix 'A' – Recommended Conditions of Approval**

The following conditions are required to be satisfied should application MV-2024-12 be approved by the Committee of Adjustment:

1. That the variance only applies to the subject property, in conformity with the plan(s) attached as 'Appendix B' to this Staff Report, to the satisfaction of the Director of Planning and Development Services or designate; and
2. That the owner shall be required to provide an Evaluation Report prepared by a Certified Arborist or Professional Registered Forester outlining all aspects of the impacts that this proposal will have on existing trees. The report shall include the following:
  - a. An assessment of existing trees (5cm trunk diameter and greater) by size, species and condition including trees on adjacent properties whose structure or root zone may be impacted by construction.
  - b. Identification of all tree injuries and tree removals, if any.
  - c. Identification of all tree protection measures including recommendations on the mitigation of negative effects to trees during and post construction, including applicable maintenance requirements.
  - d. Provision of monitoring of the site work through a series of site visits by the Arborist/Forester to ensure protection/preservation measures remain in compliance throughout the duration of the project. Monitoring shall occur i) at commencement of work to certify all tree protection measures are in place, ii) during site work to confirm protection measures are in place and to oversee arboricultural works as required, and iii) post construction assessment. Each site visit is to be documented and any resulting action items required by the Arborist /Forester shall be implemented and confirmed on site forthwith by the Arborist /Forester following each visit.
  - e. A monetary evaluation in accordance with the Town's Tree Compensation Policies for all trees designated to be removed.
3. The Owner shall be required to provide a tree compensation and a replanting plan in accordance with the Town of Aurora Tree Compensation Policies to the satisfaction of the Director of Operational Services as compensation for trees removed to facilitate construction. Compensation planting shall be completed prior to release of the financial securities; and
4. The owner shall agree to comply with the Aurora Tree Permit By-law # 5850 -16 prior to the removal of any trees on the property; and



5. The owner shall be required to provide financial securities based on the total value of the Tree Compensation evaluation and all Arboriculture works as defined by the Town and the Owner's Arborist/ Forester, to the satisfaction of the Director of Operational Services; and
6. Conditions 2 through 5 shall be included as terms and conditions in a Letter of Undertaking with the Town of Aurora to guarantee compliance with the Conditions of Approval and all related site works.





**TECHNICAL DESIGN STUDIO INC.**

1051 Martin Grove Rd Etobicoke, ON  
M9W 4W6  
416.366.3775  
416.244.4249

**CONSULTANTS**

STRUCTURAL

MEP

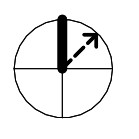
LANDSCAPING

CONSULTANT SPARE 1

**KENNEDY RENO/ADDITION**

11 Kennedy St W, Aurora, ON  
L4G 2L3

**PB & SB**



3	VARIANCE R1	05/21/24
2	ISSUED FOR PERMIT	03/29/24
1	ISSUED FOR COSTING	11/27/23
MARK	ISSUE	DATE

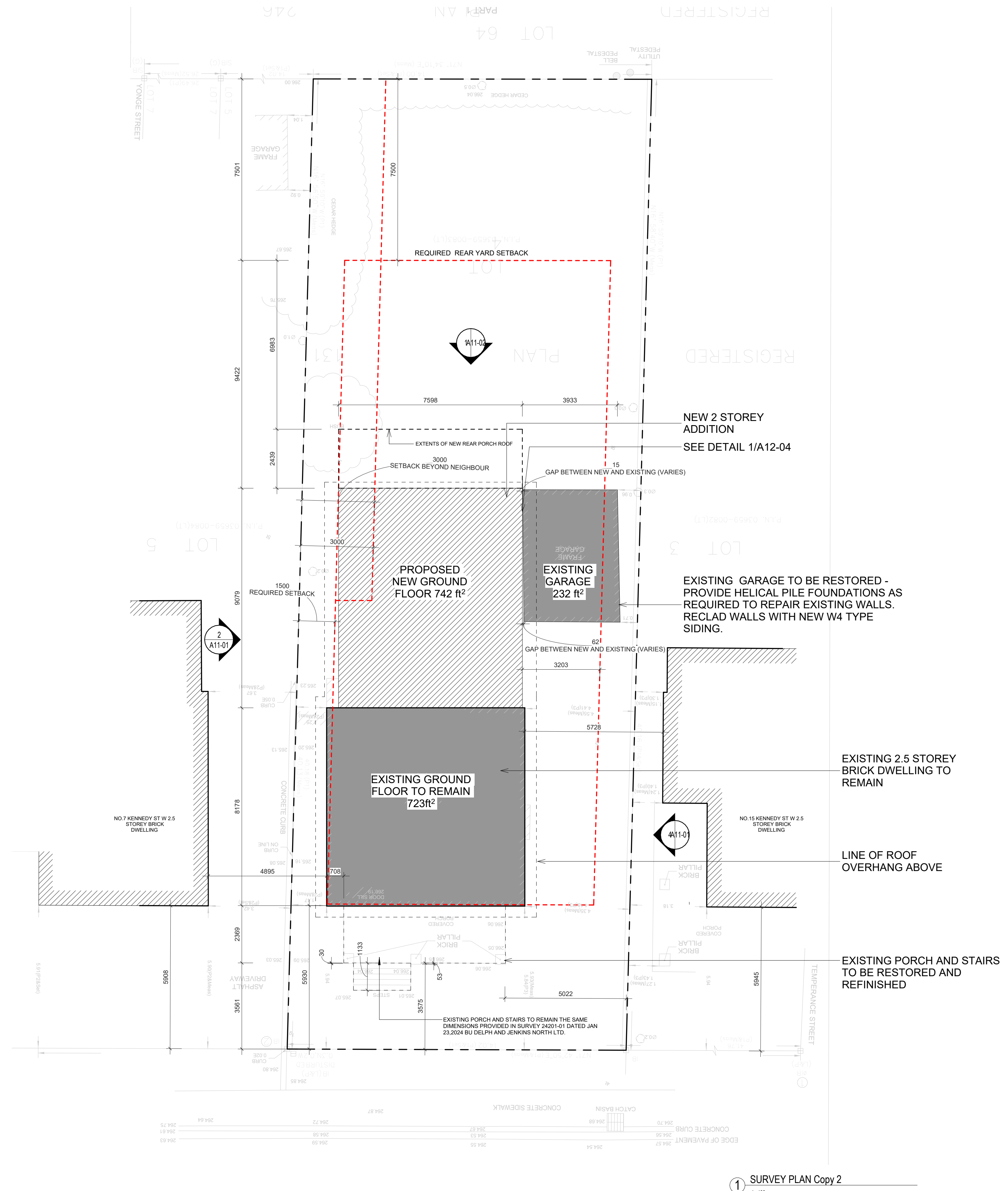
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Approved	DD

**TITLE**

**PROPOSED SITE PLAN**

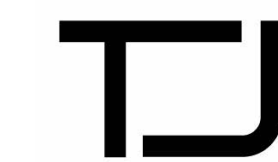
**SHEET NUMBER**

**A01-04**



1 SURVEY PLAN Copy 2  
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TECHNICAL DESIGN STUDIO INC.

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CONSULTANTS

STRUCTURAL

MEP

LANDSCAPING

CONSULTANT SPARE 1

**KENNEDY  
RENO/ADDITION**

11 Kennedy St W, Aurora, ON  
L4G 2L3

**PB & SB**



1	VARIANCE R1	05/21/24
MARK	ISSUE	DATE

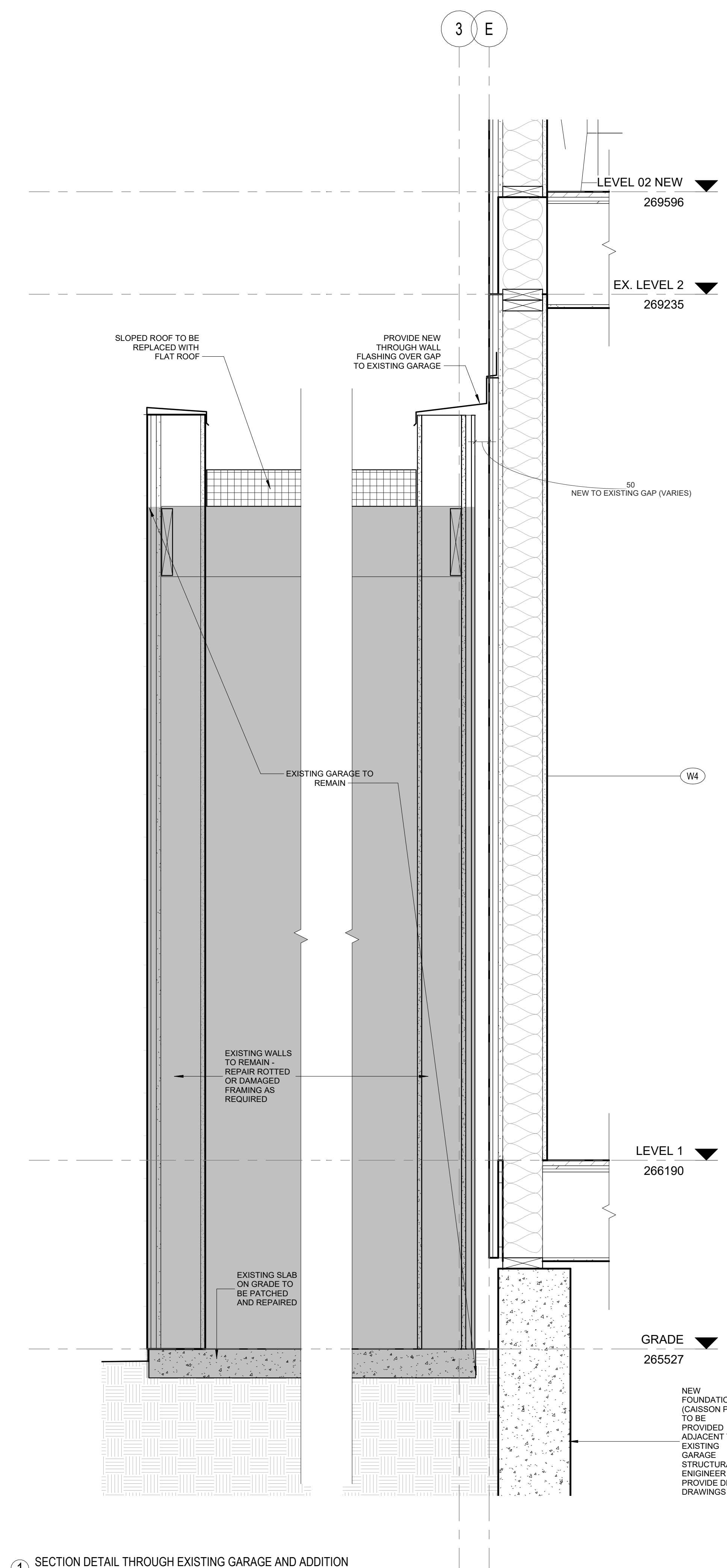
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Approved	DD

TITLE

**DETAILS 2**

SHEET NUMBER

**A12-04**



SECTION DETAIL THROUGH EXISTING GARAGE AND ADDITION

1:10





TECHNICAL DESIGN STUDIO INC.

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M9W 4W6  
1 416.356.5775  
1 416.244.4249

CONSULTANTS  
STRUCTURAL

MEP

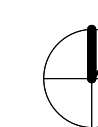
LANDSCAPING

CONSULTANT SPARE 1

**KENNEDY  
RENO/ADDITION**

11 Kennedy St W, Aurora, ON  
L4G 2L3

**PB & SB**



TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION  
PERMIT NO.: PR20240116 DATE: Mar. 6, 2024  
APPROVED BY: *Melissa Bozanin*  
PRELIMINARY ZONING REVIEW

2	ISSUED FOR PERMIT	02/29/24
1	ISSUED FOR COSTING	11/27/23
1	ISSUE	DATE

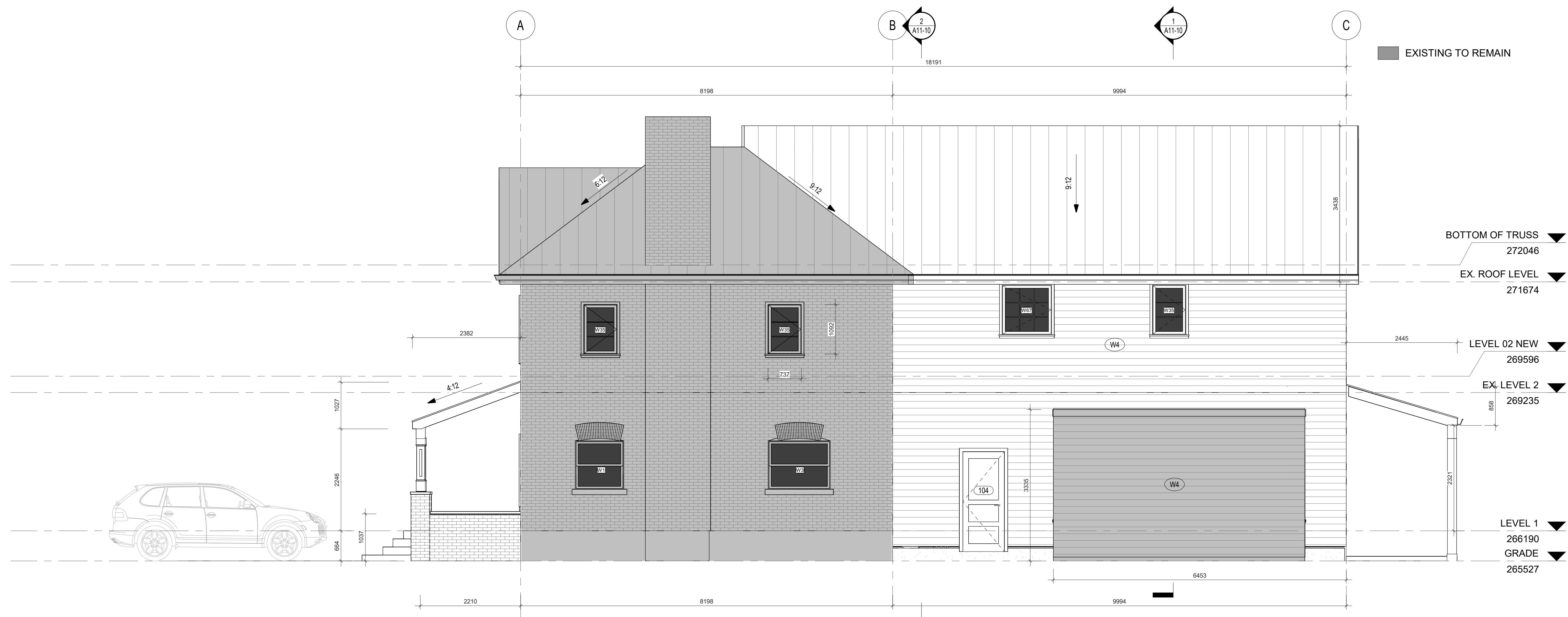
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Approved	DD

TITLE

**ELEVATIONS**

SHEET NUMBER

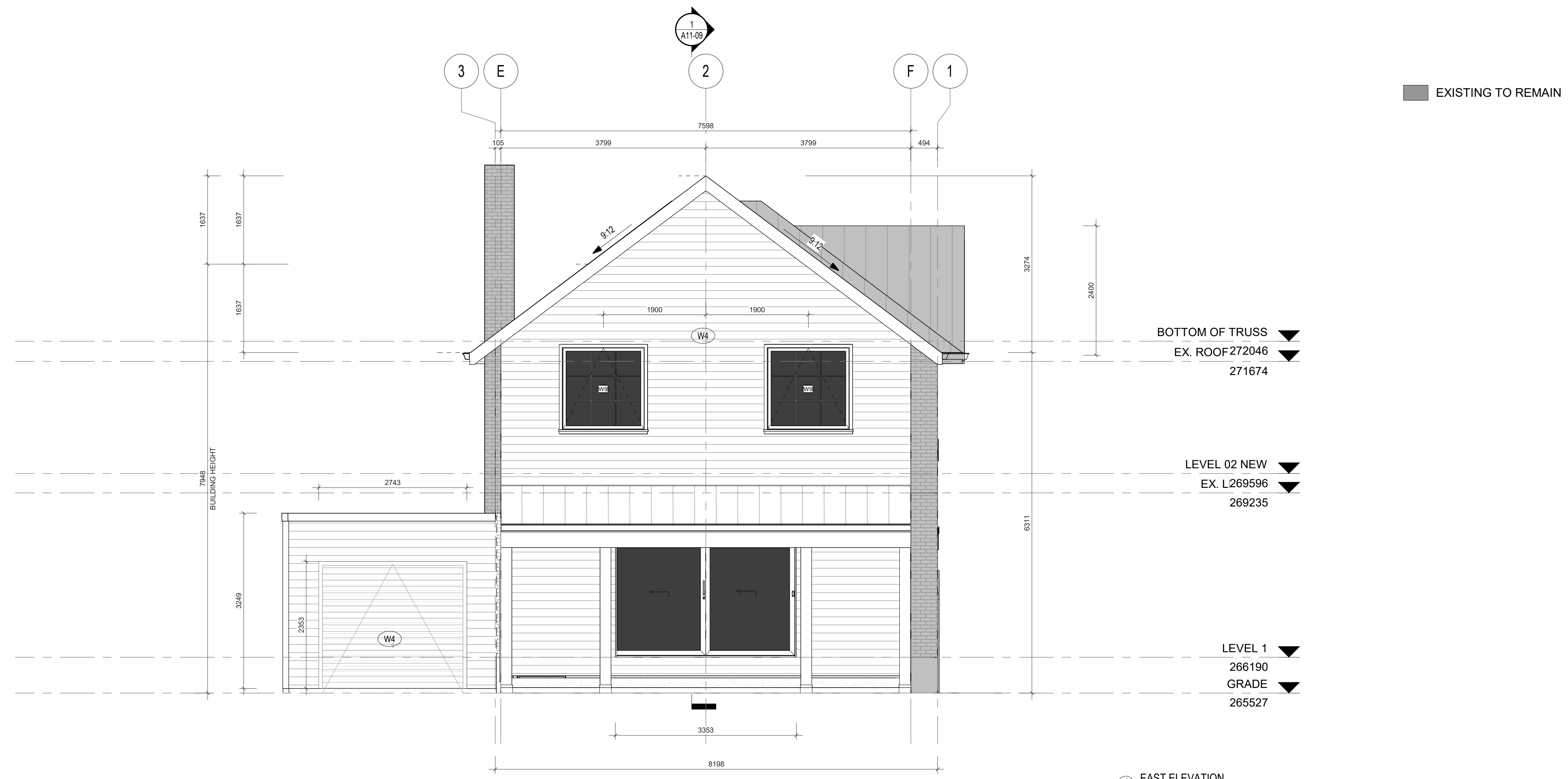
**A11-01**



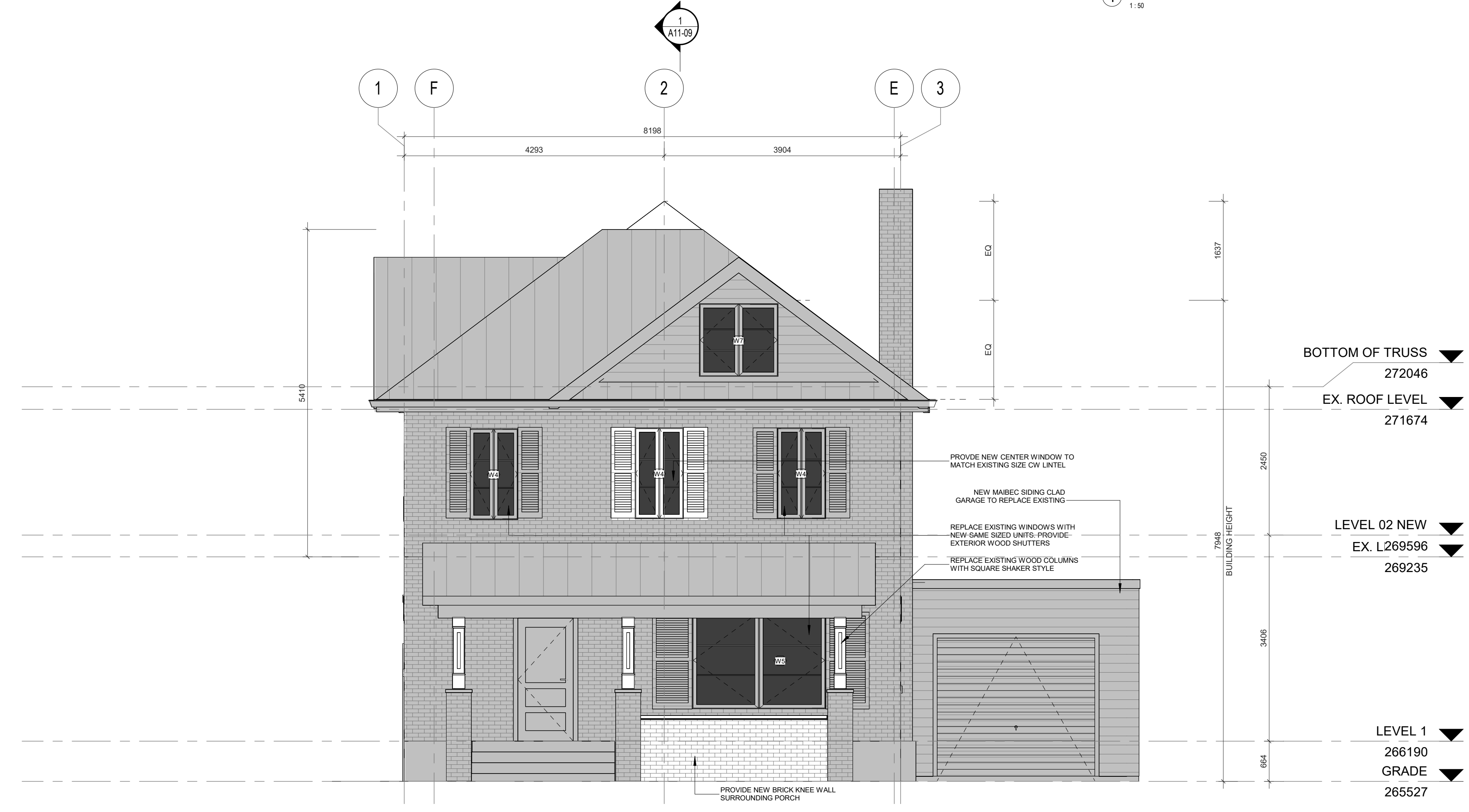
4 SOUTH ELEVATION  
1:50



2 NORTH Elevation  
1:50



1 EAST ELEVATION  
1:50



2 WEST Elevation  
1:50

**TJ**  
TECHNICAL DESIGN STUDIO INC.

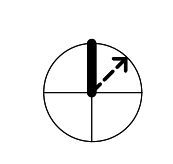
1051 Martin Grove Rd Etobicoke, ON  
M9W 4W6  
1 416.356.5775  
1 416.244.4249

- CONSULTANTS**
- STRUCTURAL
  - MEP
  - LANDSCAPING
  - CONSULTANT SPARE 1

**KENNEDY RENO/ADDITION**

11 Kennedy St W, Aurora, ON  
L4G 2L3

**PB & SB**



TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION  
PERMIT NO.: PR20240116 DATE: Mar. 6, 2024  
APPROVED BY: *Melissa Bozarin*  
PRELIMINARY ZONING REVIEW

2	ISSUED FOR PERMIT	02/29/24
1	ISSUED FOR COSTING	11/27/23
1	MARK ISSUE	DATE

Job Number	Project Number
Drawn	DD
Checked	DD
Approved	DD

**TITLE**

**ELEVATIONS**

**SHEET NUMBER**

**A11-02**



TECHNICAL DESIGN STUDIO INC.

1051 Martin Grove Rd Etobicoke, ON  
M9W 4W6  
1 416.356.5775  
1 416.244.4249

CONSULTANTS  
STRUCTURAL

MEP

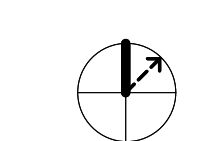
LANDSCAPING

CONSULTANT SPARE 1

**KENNEDY  
RENO/ADDITION**

11 Kennedy St W, Aurora, ON  
L4G 2L3

**PB & SB**



TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
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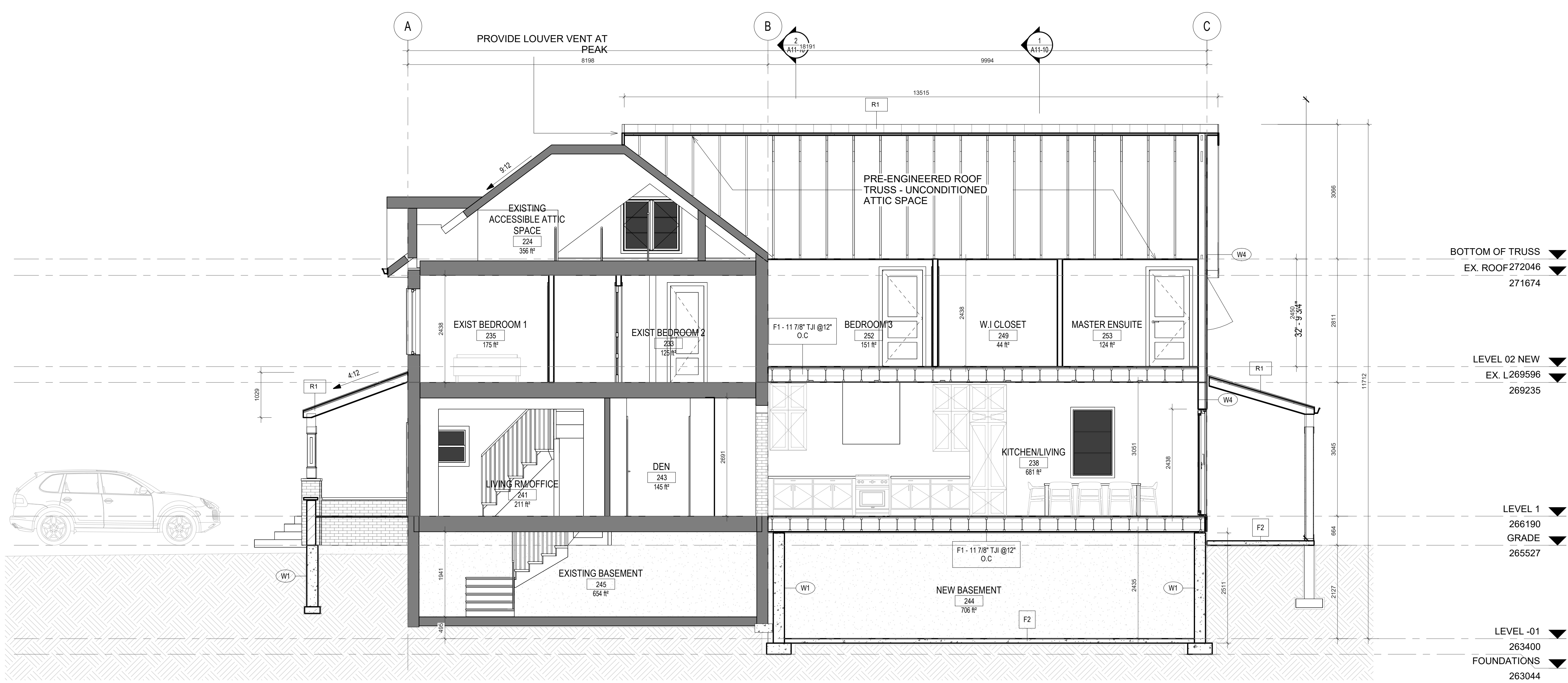
Job Number	Project Number
Drawn	DD
Checked	DD
Approved	DD

TITLE

**BUILDING SECTIONS**

SHEET NUMBER

**A11-09**



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TECHNICAL DESIGN STUDIO INC.

1051 Martin Grove Rd Etobicoke, ON  
M9W 4W6  
1 416.356.5775  
1 416.244.4249

CONSULTANTS

STRUCTURAL

MEP

LANDSCAPING

CONSULTANT SPARE 1

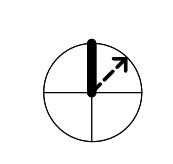
**KENNEDY  
RENO/ADDITION**

11 Kennedy St W, Aurora, ON  
L4G 2L3

**PB & SB**



DAVID ANDREW D'ANDREA  
LICENCE  
9383



TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION  
PERMIT NO.: PR20240116 DATE: Mar. 6, 2024  
APPROVED BY: *Melissa Bozarin*  
PRELIMINARY ZONING REVIEW

2	ISSUED FOR PERMIT	02/29/24
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1	ISSUE	DATE

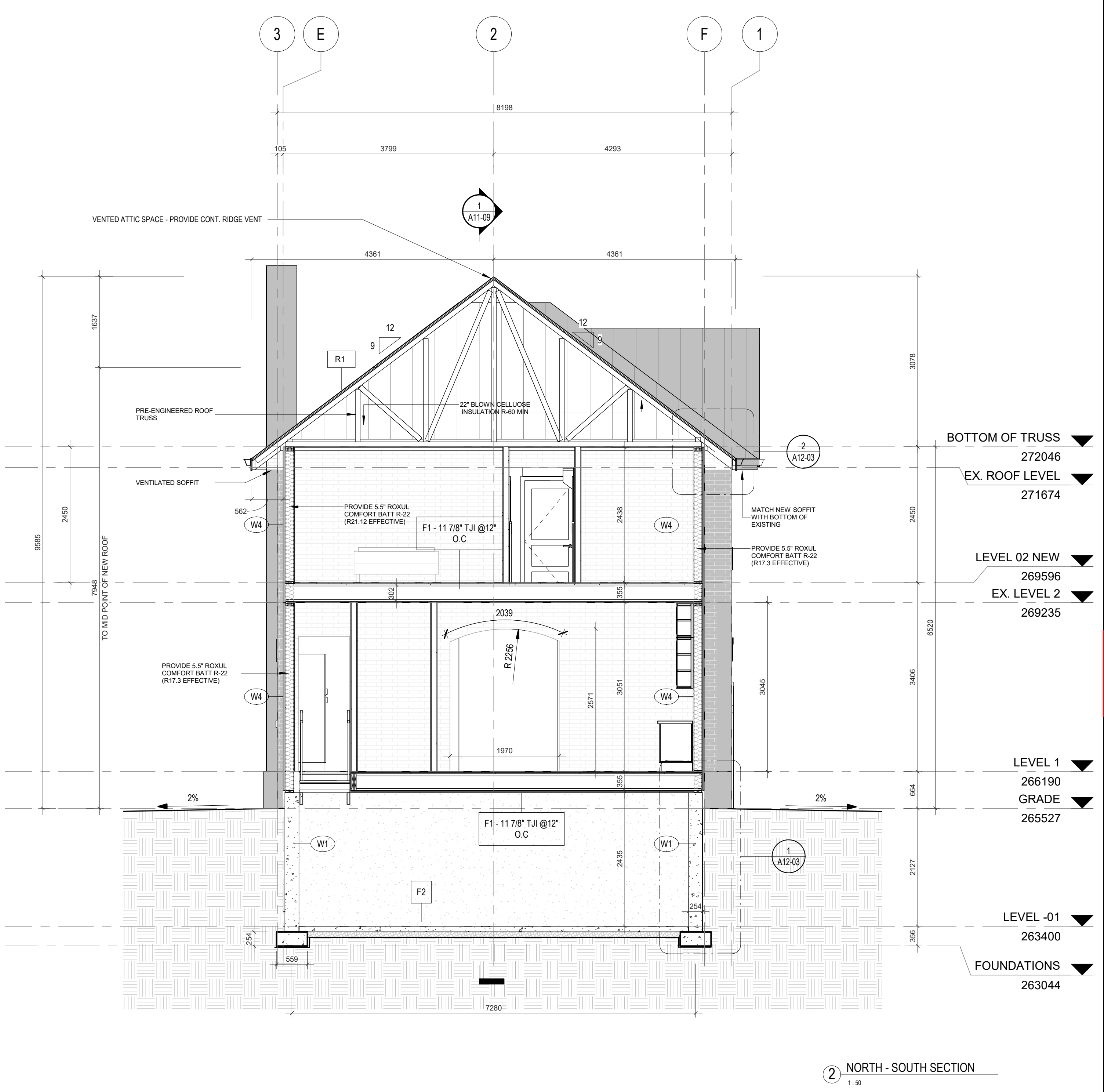
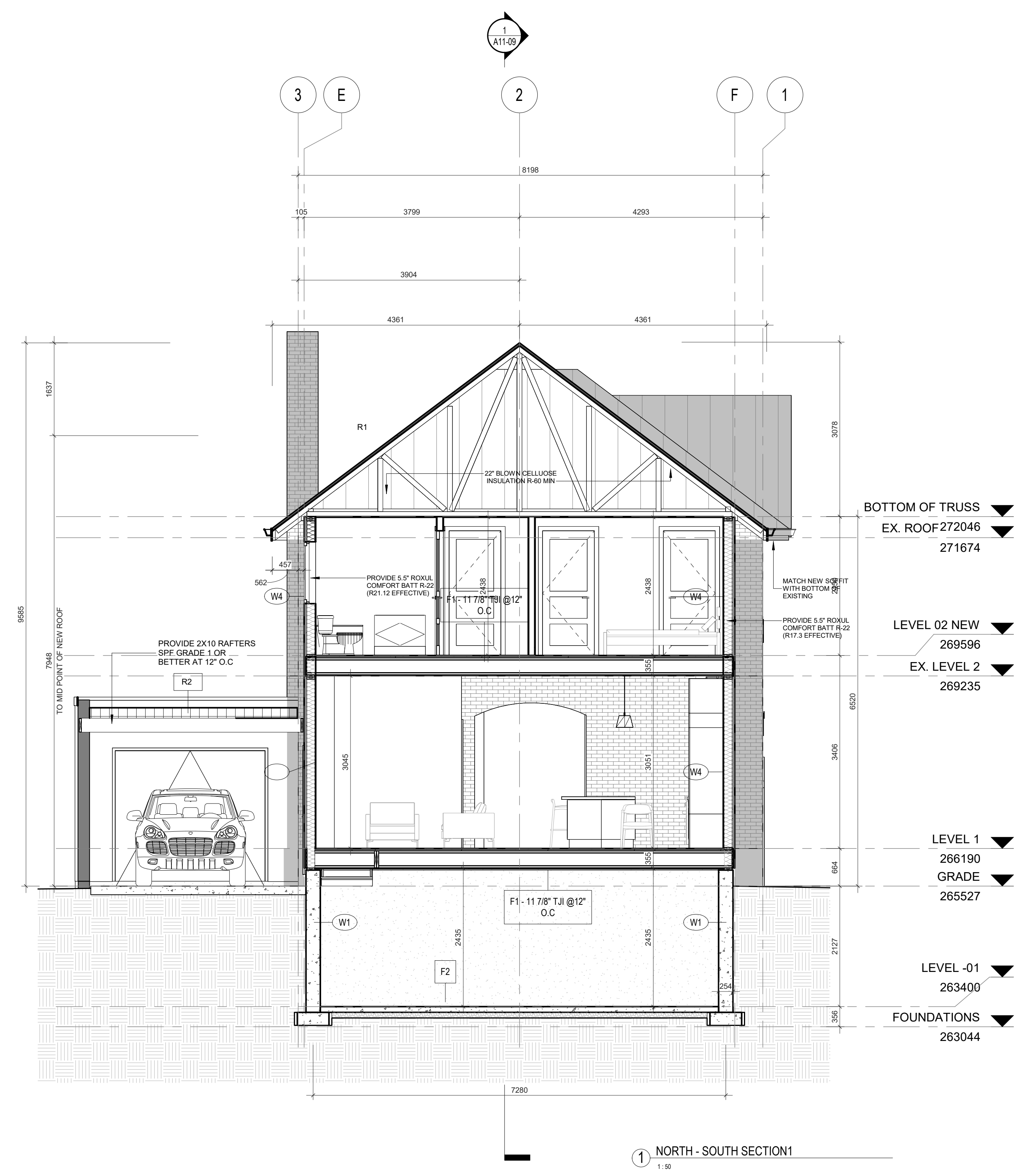
Job Number	Project Number
Drawn	DD
Checked	DD
Approved	DD

TITLE

**BUILDING SECTIONS**

SHEET NUMBER

**A11-10**







100 John West Way  
Aurora, Ontario  
L4G 6J1  
(905) 727-3123  
aurora.ca

Town of Aurora  
**Committee of Adjustment Report**  
No. MV-2024-15

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**Subject:** **Minor Variance Application**  
Daniella Battaglini  
34 Cossar Drive  
Plan M50 Lot 45  
File: MV-2024-15

**Prepared by:** **Antonio Greco, Senior Planner**

**Department:** Planning and Development Services

**Date:** June 13, 2024

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## Application

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate the construction of a one storey addition to the rear of the existing detached dwelling. The following relief is being requested:

- a) Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard of 3.0 metres beyond the main rear wall of the adjacent dwelling. The applicant is proposing a one-storey addition, which is 1.2 metres to the interior side property line.

## Background

### Subject Property and Area Context

The subject property, municipally known as 34 Cossar Drive, is located on the north west side of Cossar Drive, just east of Murray Drive. The property is rectangular in shape, with an approximate area of 748.89 m<sup>2</sup> (8061 ft<sup>2</sup>) and a frontage of 18.0 m (59 ft) along Cossar Drive. The surrounding residential neighbourhood is generally characterized by one and two storey dwellings.

## **Proposal**

The applicant proposes to construct a one storey addition to the rear of the existing two-storey dwelling. The proposed addition will serve as a living room on the main floor and a bedroom/office within the basement floor. The addition has been designed to maintain the lone kitchen window, located along the rear wall of the existing two storey dwelling, thus creating the requirement for a reduced interior side yard setback of 1.2 metres.

## **Official Plan**

The subject property is designated “Stable Neighbourhoods” by the Town of Aurora Official Plan, which permits Ground-related Residential Uses and accessory structures.

## **Zoning**

The subject property is zoned “Detached Third Density Residential Exception R3-SN (497) Zone” in the Town of Aurora’s Comprehensive Zoning By-law. Residential uses and accessory structures are permitted under this zoning.

## **Preliminary Zoning Review**

A Preliminary Zoning Review (PZR) has been completed by the Town of Aurora’s Building Division. The PZR identified the required variance and no other non-compliance was identified.

## **Applicant’s stated reason(s) for not complying with the Zoning By-law**

The applicant has advised that they are looking to expand their family and the one storey addition will provide additional family room living space, while maintaining the existing kitchen window that provides for natural sunlight.

## **Planning Comments**

Planning Staff have evaluated Minor Variance Application MV-2024-15 pursuant to the prescribed tests as set out in Section 45 (1) of the Planning Act, as follows:

### **a) The proposed variance meets the general intent of the Official Plan**

The intent of the “Stable Neighbourhoods” designation is to protect from incompatible forms of development while also allowing neighbourhoods to be enhanced over time. The variance requested is not anticipated to have any negative impact on the character of the existing residential neighbourhood. The proposed one storey addition is located in the

rear yard and therefore screened from public view. There is minimal to no disruption on the streetscape and the surrounding context of the neighbourhood is not impacted. The proposed one storey addition will provide for a step back in height from the existing two storey dwelling and continue to adequately provide privacy to the adjacent neighbour to the east. The easterly property line currently contains mature trees and vegetation, which helps to provide sufficient screening and separation.

Furthermore, the Stable Neighbourhoods designation outlines design policies for all new development that shall respect and reinforce the existing physical character and uses of the surrounding area. The attention to the building type, heights and scale of nearby residential properties is essential for all new development. The proposed one storey addition adequately meets the intent of these design policies and allows for a smooth transition between neighbouring properties.

Staff are of the opinion that the requested variance meet the general intent of the Official Plan.

**b) The proposed variance meets the general intent of the Zoning By-law**

The intent of the “Detached Third Density Residential R3-SN (497)” zoning is to ensure that the streetscape and public realm are maintained with appropriately sized and oriented buildings. The intent of the side yard setback provision is to ensure appropriate and adequate spacing for landscaping, access, and drainage and to promote level of openness and privacy between neighbouring properties and reduce overdevelopment of the site.

Although the proposed addition has a reduced side yard setback of 1.2 metres, the addition itself is modest in its overall mass and continues to meet all other provisions of the zoning by-law, thus resulting in minimal visual obstruction and impact. The proposed addition is intended to be used as a living room on the main floor, with a bedroom/office within the basement floor. The requested reduction to the side yard setback will result in minimal impacts, as it relates to building separation to the adjacent properties. Engineering staff have also reviewed and have no objections with the structure in regard to drainage concerns.

As such, Staff are of the opinion that the requested variances meet the intent of the Zoning by-law.

**c) The proposed variance is considered desirable for the appropriate development of the land**

The minor variance has been considered in the context of the site itself and the adjacent neighbourhood. The proposed addition has been designed in a manner that respects the existing neighbourhood and adjacent neighbour. The requested variance will also enable the existing dwelling to expand their indoor living area while maintaining ample amenity area and backyard green space. The proposed one storey addition provides sufficient room for access, drainage, and maneuverability along the easterly side yard. The overall impact of the design is proportional to the lot size and the addition has been designed in a manner that respects neighbourhood privacy and spacing through the existing side yard chain link fence and ample vegetation (trees, hedges, etc.) Additionally, a letter of support has been received for this application from the neighbouring property at 32 Cossar Drive, which is the easterly neighbour most impacted by the proposed development.

The proposal allows for the appropriate development of the site to accommodate specific family housing needs and is done so in a manner that in the opinion of staff respects the existing neighbourhood character. The streetscape is unaltered as the addition is located to the rear of the property, while the character of the neighbourhood is maintained as the addition will not generate any streetscape concerns relating to its overall massing and scale. Given the mature landscape of the neighbourhood, there are existing single detached dwellings that have similar interior side yard setbacks.

As such, the requested variance is considered desirable for the appropriate development of the land.

**d) The proposed variance is considered minor in nature**

The question of the minor nature of a proposed variance can be related to its scale and impact on adjacent properties. In the opinion of staff, the requested variance is considered to be minor and is not expected to have any adverse effects on the subject lands, neighbouring properties, or the character of the existing mature neighbourhood as a whole. Staff consider the one storey addition an extension of the existing kitchen, through the use of a living room area and are of the opinion that impacts related to overlook and privacy to the neighbouring property will be minimal, given there are no windows proposed on the easterly wall of the addition.

Furthermore, the adjacent property to the east (32 Cossar Drive) is currently undergoing their own development for a new detached dwelling. They've received a demolition and building permit back in March 2024. Given the ongoing construction at the neighbouring property, there are no anticipated concerns with regards to access, privacy, drainage, or building separation. There are no trees directly proposed to be removed as a result of the subject application. The proposed addition conforms to all other applicable zoning

provisions, and staff are of the opinion that the proposed relief from the side yard setback provision will not result in overdevelopment of the site or contain any negative impacts.

Staff are of the opinion that the requested variance is minor in nature.

### Additional Comments

The minor variance application was circulated to Town Department/Divisions and to external agencies for review and comment. The following comments were provided:

Department or Agency	Comments
Building Division	Preliminary Zoning Review completed. No objections.
Engineering Division	No objections.
Operational Services (Parks)	No objections.
Operational Services (Public Works)	No objections.
Central York Fire Services	No objections.
York Region	No objections.
LSRCA	No objections.
Alectra	No objections.

### Public Correspondence

Written submissions were not received at the time of writing of this report. Should written submissions be received after the writing of this report, the Secretary Treasurer will provide the submission(s) to Committee members at the meeting.

### Conclusion

Planning staff have reviewed the application regarding Section 45 (1) of the *Planning Act*, R.S.O, 1990, c.P.13, as amended, and believe that the requested variance meets the four tests of the *Planning Act* for granting minor variances. Staff recommend approval of the requested variance subject to the conditions outlined in Appendix 'A.'

## **Attachments**

Appendix 'A' – Recommended Conditions of Approval

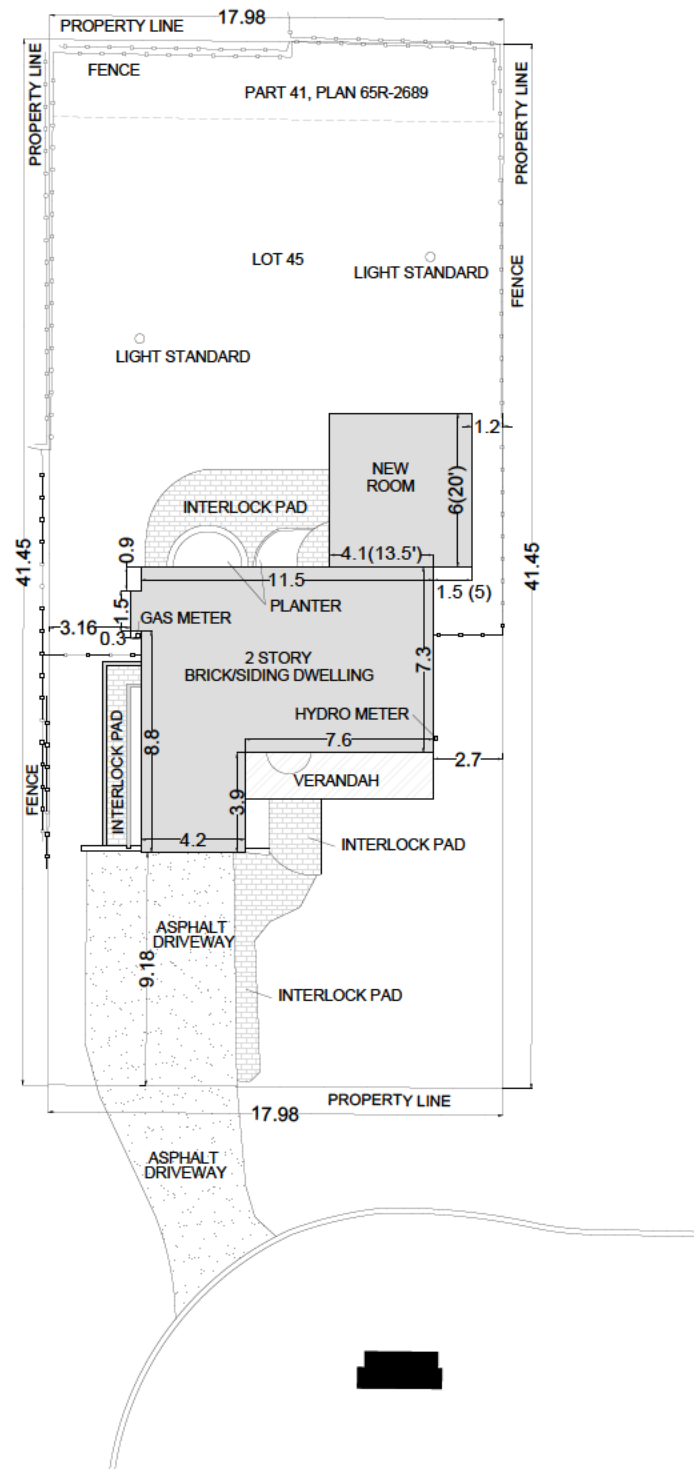
Appendix 'B' – Site Plan

Appendix 'C' – Elevations

### **Appendix 'A' – Conditions of Approval**

Planning and Development Services:

1. That the variance only applies to the subject property in conformity with the plans attached as 'Appendix B' to this Staff Report, to the satisfaction of the Director of Planning and Development Services or designate.



NOTES:

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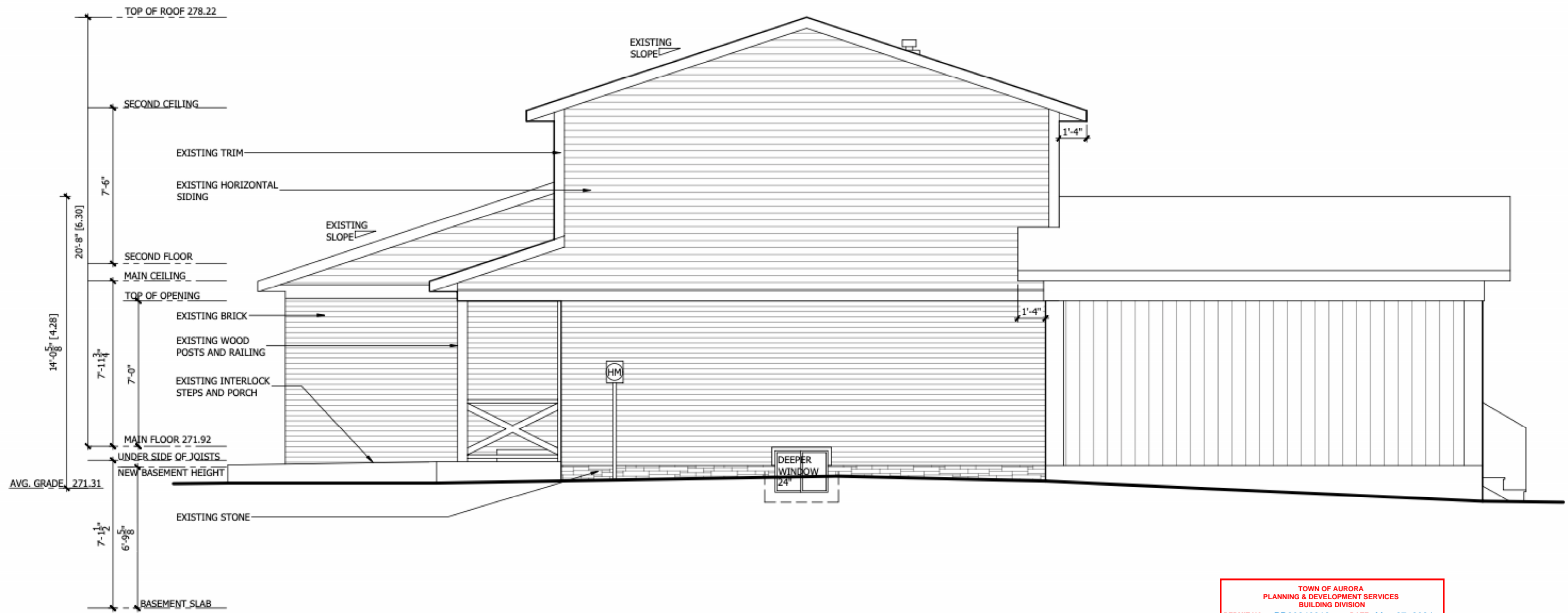


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**ADDRESS:**  
 34 COSSAR DR  
 AURORA, ON L4G 3N8

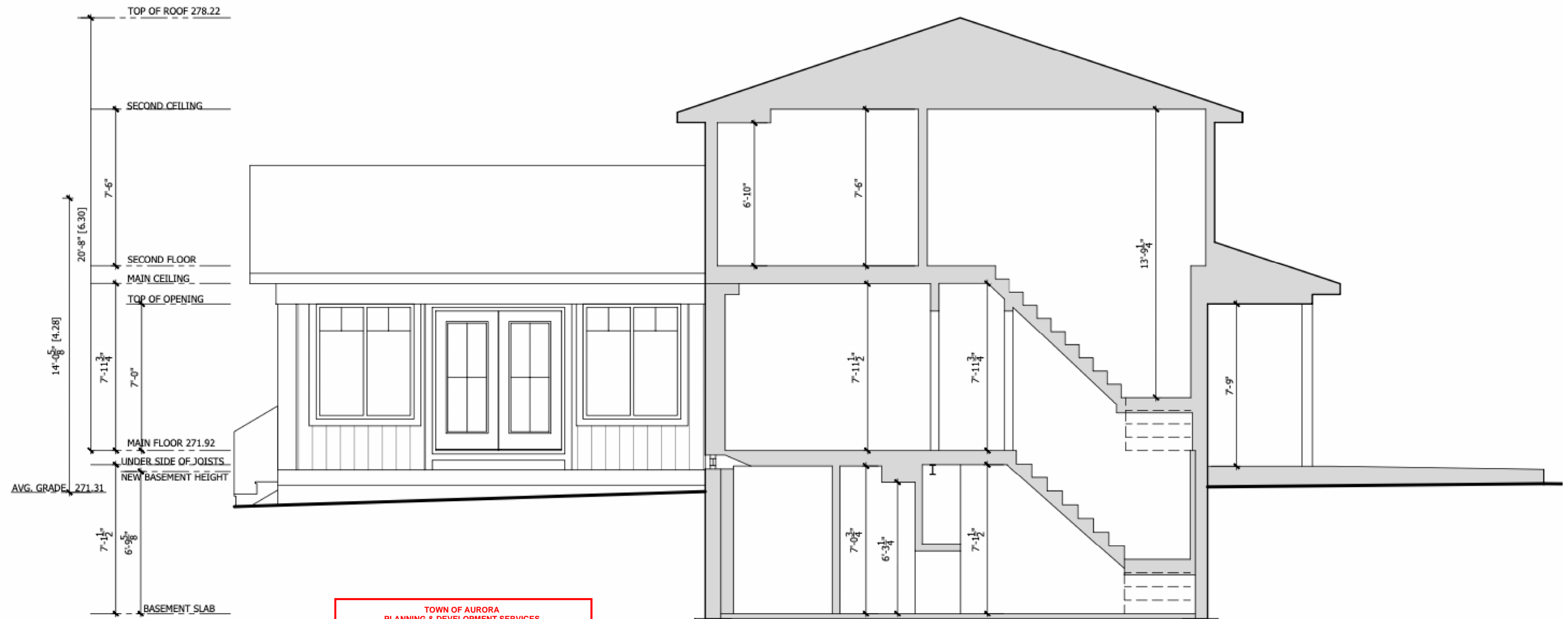
SITE PLAN  
 LOT AREA: 0.3048 ACRES  
 PARCEL ID: 03660-0195  
 PLOT SIZE: 8.5" X 11"  
 DRAWING SCALE: 1:300





TOWN OF AURORA  
 PLANNING & DEVELOPMENT SERVICES  
 BUILDING DIVISION  
 PERMIT NO.: PR20240318    DATE: May 27, 2024  
 APPROVED BY: *SLD*  
 PRELIMINARY ZONING REVIEW





TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION  
PERMIT NO.: PR20240318    DATE: May 27, 2024  
APPROVED BY: *[Signature]*  
PRELIMINARY ZONING REVIEW

TOWN OF AURORA  
PLANNING & DEVELOPMENT SERVICES  
BUILDING DIVISION  
PERMIT NO.: PR20240318    DATE: May 6, 2024  
APPROVED BY: *Hana Hosain*  
PRELIMINARY ZONING REVIEW

