



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

**Date:** Thursday, April 13, 2023

**Time:** 7:00 p.m.

**Location:** Video Conference

**Committee Members:** David Mhango  
Chris Polsinelli  
Jane Stevenson  
Michael Visconti  
Julian Yang

**Other Attendees:** Adam Robb, Senior Planner, Development/Heritage  
Peter Fan, Secretary-Treasurer, Committee of Adjustment

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**1. Call to Order**

**1.1 Appointment of Committee Chair**

**Moved by** Chris Polsinelli

**Seconded by** Michael Visconti

That David Mhango be appointed as Chair of the Committee of Adjustment for a four-year term (2023-2027).

**Carried**

**1.2 Appointment of Vice-Committee Chair**

**Moved by** Michael Visconti

**Seconded by** Julian Yang

That Jane Stevenson be appointed as Vice-Chair of the Committee of Adjustment for a four-year term (2023-2027).

**Carried**

**2. Land Acknowledgement**

The Town of Aurora acknowledges that the Anishinaabe, lands on which we live and work is the traditional and Treaty #20 territories of the Chippewas of Georgina Island as well as many other Nations, whose presence here continues to this day. As the closest First Nation 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 and well as the Williams Treaties of 1923.

A shared understanding of how 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** Jane Stevenson

**Seconded by** Julian Yang

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 March 9, 2023, Meeting Number 23-03**

**Moved by** David Mhango

**Seconded by** Jane Stevenson

That the Committee of Adjustment Minutes from Meeting Number 23-03 be adopted as circulated.

**Carried**

## **6. Presentation of Applications**

### **6.1 MV-2023-11 - Aurora (HGD) Inc. - 21 Golf Links Drive, Lot 90**

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to increase the lot coverage for Lot 20 on Plan 65M-4773 (Lot 90 on the Draft Plan of Subdivision) within Phase 3 of the registered Plan of Subdivision (Highland Gate). The following relief is being requested:

1. Section 24.466.2.3 of the Zoning By-law permits a maximum lot coverage of 35%. The applicant is proposing a lot coverage of 36.2%

The Chair invited the Applicant or Owner to address the Committee. In attendance was the applicant, Alan Whiting. The applicant gave a brief introduction to their application.

The Chair invited members of the public to provide comments. There were no live delegates present to provide comments.

The Committee had no concerns.

**Moved by** Jane Stevenson

**Seconded by** Chris Polsinelli

That the Minor Variance Application MV-2023-11 be APPROVED

**Carried**

### **6.2 MV-2023-12 - Calloway Real Estate Investment Trust - 14720-14760 Yonge**

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to permit the use of a supermarket on the subject lands. The following relief is being requested:

1. Section 24.221.1 of the Zoning By-law states that supermarkets shall not be permitted on the lands. The applicant is requesting to include supermarkets as a permitted use.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the applicant, Mathew Kruger. The applicant gave a brief introduction to their application.

The Chair invited members of the public to provide comments. There were no live delegates present to provide comments.

The Committee inquired about the potential tenant of the site upon approval of the variance. The committee at this time, also addressed the comments provided by the rate payers association regarding having multiple groceries centers in the vicinity.

**Moved by** Michael Visconti

**Seconded by** Jane Stevenson

That the Minor Variance Application MV-2023-12 be APPROVED

**Carried**

### **6.3 MV-2023-13 - Mainella - 96 Soleil Blvd**

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to permit an accessory building (cabana) and a rear covered porch with a combined gross floor area of 69.3 square metres (745.94 square feet). A conceptual site plan and elevations are attached as Appendix 'B' to this report.

The following relief is being requested:

1. Section 24.362.1.2 of the Zoning By-law requires a minimum setback of 2.0m from the side lot lines. The applicant is proposing an Accessory Structure, which is 1.9 m to the side lot line, thereby requiring a variance of 0.1 m.
2. Section 24.362.1.3 of the Zoning By-law requires a minimum of 50% of the lot area be preserved in an open, landscaped or natural condition. The applicant is proposing more than 58% of the lot area as built or covered with impervious material, thereby requiring a variance of 8%.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the agent, Anthony Bartolini. The applicant gave a brief introduction to their application.

The Chair invited members of the public to provide comments. There were no live delegates present to provide comments.

The Committee had asked the applicant to confirm measurements shown in the site plan and if the applicant can expand on why the owners are not able to meet the Zoning By-Law. The committee also inquired about potential runoff onto the adjacent property, and if appropriate drainage has been provided.

**Moved by** Michael Visconti

**Seconded by** Jane Stevenson

That the Minor Variance Application MV-2023-13 be APPROVED as AMENDED.

**Carried as amended**

#### **6.4 MV-2023-07 - Veyseh - 54 Nisbet**

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to permit a two-storey addition with a gross floor area of 140.81 square metres (1,516.67 square feet). 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 a minimum front yard setback of 6.0 metres. The applicant is proposing a two-storey addition, which is 4.0 metres to the front property line, thereby requiring a variance of 2 metres.
2. Section 24.497.3.2 of the Zoning By-law requires a minimum interior side yard setback of 1.5 metres. The applicant is proposing a two-storey addition, which is 1.3 metres to the interior side property line, thereby requiring a variance of 0.2 metres.

3. Section 24.497.3.3 of the Zoning By-law requires a maximum lot coverage of 35%. The applicant is proposing a two-storey addition with a lot coverage of 38.4%, thereby requiring a variance of 3.4%.
4. Section 5.4 of the Zoning By-law requires a minimum 2 parking spaces per detached dwelling unit. The applicant is proposing 1 parking space, thereby requiring a variance of 1 space.
5. Section 4.20 of the Zoning By-law requires steps to be minimum 4.5 metres from the front property line. The applicant is proposing steps 2.5 metres from the front property line, thereby requiring a variance of 2 metres.
6. Section 4.20 of the Zoning By-law requires an open sided roof porch to be a minimum 4.5 metres from the front property line. The applicant is proposing an open sided roof porch which is 3.1 metres from the front property line, thereby requiring a variance of 1.4 metres.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the owners Majid Veyesh, and the architect, David Iqbal. The owners gave an introduction and presentation to their application.

The Chair invited members of the public to provide comments. There were no live delegates present to provide comments.

The Committee inquired to see if the owners had been in contact with the Rate Payers Association in consultation for this application. The committee also inquired about the parking variance requested and if the parking shown is consistent to what is being requested.

**Moved by** Michael Visconti

**Seconded by** Jane Stevenson

That the Minor Variance Application MV-2023-07 be APPROVED.

**Carried**

## **6.5 MV-2023-09 - RP Partners Aurora Limited- 15286 -15306 Leslie St**

The applicant is requesting relief from the requirements of the Town's Comprehensive Zoning By-law 6000-17, as amended, to facilitate the approved inclusion of 15 additional units in each apartment building on

site. The Ontario Land Tribunal approved the related Official Plan and Zoning by-law Amendment to permit a total of 345 units over three apartment buildings, with one apartment building (115 units) dedicated as affordable housing. The property contains two site specific zones, each with the same technical provisions, but with one site specific zoning being for the dedicated affordable housing building and subject to a Holding provision to ensure related affordable housing agreements are implemented.

The following relief is being requested over the property and the two site specific zones:

**Site Specific Zone RA2 (535) – Two apartment buildings:**

1. Section 24.535.2.1 of the Zoning By-law requires a minimum lot area per dwelling unit of 60.0 square meters. The applicant is proposing a lot area of 52.0 square meters per dwelling unit to accommodate the approved unit total being provided.
2. Section 24.535.2.1 of the Zoning By-law only permits an amenity room above the 7th storey if it does not exceed 450 square meters. The applicant is proposing an amenity room with a GFA of 528 square metres, with the increase in size necessary to accommodate the approved unit total being provided.

**Site Specific Zone (H) RA2 (536) – One apartment building as affordable housing:**

1. Section 24.536.2.1 of the Zoning By-law requires a minimum lot area per dwelling unit of 60.0 square meters. The applicant is proposing a lot area of 52.0 square meters per dwelling unit to accommodate the approved unit total being provided.
2. Section 24.536.2.1 of the Zoning By-law only permits an amenity room above the 7th storey if it does not exceed 450 square meters. The applicant is proposing an amenity room with a GFA of 528 square metres, with the increase in size necessary to accommodate the approved unit total being provided.

The Chair invited the Applicant or Owner to address the Committee. In attendance was the applicant, David McKay. The applicant gave a brief introduction and presentation to their application.

The Chair invited members of the public to provide comments. There were no live delegates present to provide comments.

The Committee inquired about a traffic study for the proposal.

**Moved by** Chris Polsinelli

**Seconded by** Jane Stevenson

That the Minor Variance Application MV-2023-09 be APPROVED

**Carried**

**7. New Business**

None.

**8. Adjournment**

**Moved by** Michael Visconti

That the meeting be adjourned at 8:52PM.

**Carried**