



Town of Aurora
Special Meeting of Council
Minutes

Council Chambers, Aurora Town Hall
Tuesday, May 29, 2018

Attendance

Council Members Mayor Dawe in the Chair; Councillors Gaertner, Humfryes, Kim, Mrakas, Thom and Thompson

Members Absent Councillors Abel and Pirri

Other Attendees Marco Ramunno, Director of Planning and Development Services, Lawrence Kuk, Manager, Development Planning, Michael de Rond, Town Clerk, and Ishita Soneji, Council/Committee Secretary

The Chair called the meeting to order at 7:05 p.m.

Council consented to recess the meeting at 9:01 p.m. and reconvened at 9:13 p.m.

On a motion of Councillor Thom seconded by Councillor Humfryes, Council consented to extend the hour past 10:30 p.m.

1. Approval of the Agenda

Moved by Councillor Thom

Seconded by Councillor Gaertner

That the agenda as circulated by Legislative Services, be approved.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*.

3. Consideration of Items Requiring Discussion

Council consented to waive Section 32 of the Procedure By-law to allow members of the public to address Council.

1. PDS18-040 – Stable Neighbourhood Study

Mr. Lawrence Kuk, Manager, Development Planning presented an overview of the Stable Neighbourhood Study including the details on the specific study areas, existing Official Plan polices and the intent of the 'Stable Neighbourhood' designation, similarities and differences between the Town's existing Zoning By-law with other municipalities, and an overview of the public comments received throughout the process.

Public Comments

Mr. Peter Smith representing Regency Acres Ratepayers Association (RARA), expressed concerns regarding the inconsistencies in the new developments within the Town, and noted that excessive development should be mitigated with changes to existing Zoning By-law.

Mr. Alan Hanks emphasized the need for changes to existing Zoning By-law to control inconsistencies in new developments.

Mr. George Skoulikas expressed concerns regarding the staff report and suggested that the impacts of infill development and the inclusion of benchmark percentages for lot coverage, roof height, and setbacks to mitigate the inconsistencies in development, should be considered as part of the study.

Mr. Neil Asselin representing Town Park Area Rate Payer Association emphasized the need for change in existing Zoning By-law that encourages compatible housing for future new developments. He further expressed

concerns including excessive lot coverages, inadequate setbacks, and the need for simpler house styles to ensure conforming structures are developed.

Ms. Callie Citron requested Council consider the opportunity for growth and new development, keeping with the attributes of existing neighbourhood and noted that the proposed restrictions to the Zoning By-law should not discourage new development that conform to the Zoning By-law.

Ms. Janet Gilliver emphasized the need for change in the existing Zoning By-law to match the Official Plan requirements, and encourage new developments to be consistent with the existing characteristics of the neighbourhood.

Mr. Richard Perry appreciated the efforts of the Town staff to address concerns regarding stable neighborhoods, and expressed concerns regarding the inconsistencies in developments including the size, roof design and excessive non-compatible structures.

Mr. Peter Rankel noted the concerns regarding non-conforming structures and emphasized the need to maintain architectural value and balance between conformity and the surrounding neighbourhood.

Mr. James Hoyes emphasized the need to improve regulation, and to consider changes to the existing Zoning By-law to maintain stable neighborhoods.

Ms. Joanne Spitzer emphasized the need to improve regulation in granting minor variances.

Mr. Steve Williams expressed concern regarding the inconsistencies of new developments causing excessive structures with non-conforming attributes.

Ms. Marion Grovner expressed concerns regarding the inconsistencies in house size and excessive lot coverage in areas with new developments causing traffic concerns.

Main motion

Moved by Councillor Kim

Seconded by Councillor Humfries

1. That Report No. PDS18-040 be received; and

2. That Council direct staff to proceed to a future Public Planning meeting to consider specific changes to the Zoning By-law, implementing other Planning tools such as Site Plan process and urban design guidelines and identify the areas that the proposed amendments will apply to.

Amendment

Moved by Councillor Gaertner

Seconded by Councillor Humfryes

That the main motion be amended by adding the following clause:

“That Temperance Street and Tyler Street be included in the Stable Neighbourhood study area.”

Carried

Main motion as amended

Moved by Councillor Kim

Seconded by Councillor Humfryes

1. That Report No. PDS18-040 be received; and
2. **That Temperance Street and Tyler Street be included in the Stable Neighbourhood study area; and**
3. That Council direct staff to proceed to a future Public Planning meeting to consider specific changes to the Zoning By-law, implementing other Planning tools such as Site Plan process and urban design guidelines and identify the areas that the proposed amendments will apply to.

Carried

4. Confirming By-law

Moved by Councillor Kim

Seconded by Councillor Thom

That the following confirming by-law be enacted:

6084-18 Being a By-law to Confirm Actions by Council Resulting from a Special Meeting of Council on May 29, 2018.

Carried

5. Adjournment

Moved by Councillor Kim

Seconded by Councillor Humfryes

That the meeting be adjourned at 10:34 p.m.

Carried

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk