



Special Meeting of Council Agenda

**Tuesday, May 29, 2018
7 p.m.**

**Council Chambers
Aurora Town Hall**



**Town of Aurora
Special Meeting of Council
Agenda**

Tuesday, May 29, 2018
7 p.m., Council Chambers

1. Approval of the Agenda

Recommended:

That the agenda as circulated by Legislative Services be approved.

2. Declarations of Pecuniary Interest and General Nature Thereof

3. Consideration of Items Requiring Discussion

1. PDS18-040 – Stable Neighbourhood Study

Recommended:

1. That Report No. PDS18-040 be received; and
2. That Council provide direction to staff regarding next steps for the Stable Neighbourhood Study.

4. Confirming By-law

Recommended:

That the following confirming by-law be enacted:

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

5. Adjournment



**Town of Aurora
Council Report**

No. PDS18-040

Subject: Stable Neighbourhood Study

Prepared by: Lawrence Kuk, Senior Planner, Development

Department: Planning and Development Services

Date: May 29, 2018

Recommendations

- 1. That Report No. PDS18-040 be received; and**
- 2. That Council provide direction to staff regarding next steps for the Stable Neighbourhood Study.**

Executive Summary

The purpose of this report is to provide Council with a compilation of the feedback received to date and outline options related to the Stable Neighbourhood Study so that Council may provide staff with direction regarding next steps.

- The Town's Official Plan contains objectives, definitions and development policies with regards to the protection of Stable Neighbourhood.
- The Town's current R3 zoning is similar to the surrounding municipalities and municipalities who has conducted a similar neighbourhood study.
- The City of Brampton amended the Official Plan, enacted a site-specific Zoning By-law and established a "basic" Site Plan process with urban design guidelines.
- The Town of Halton Hills amended the Official Plan, enacted a site specific Zoning By-law.
- The Town of Newmarket enacted a site-specific Zoning By-law to address new development within mature residential areas.
- Many residents provided feedback at the Open House held on February 28, 2018. Additional written and oral comments received after the Open House.
- Comments received included, requesting changes to the existing Zoning By-law to reflect the Official Plan policies.
- At the same time, Staff received comments requesting Council to maintain the existing provisions and processes.
- Additional implementation tools aside from amending the Zoning By-law include Heritage District, Tree Protection, Demolition Process, Urban Design Guidelines and Site Plan process.
- Council to direct Staff regarding next steps for the Stable Neighbourhood Study.

Background

On October 24, 2017 Council directed Staff to conduct a study and report back to Council to ensure the intent of the Stable Neighbourhood designation is being implemented.

At that meeting Council passed the following motion:

“Whereas the purpose of Aurora's Official Plan (OP) is to shape development decisions and manage growth of the Town [OP 1.1 a)]; and

Whereas this Plan provides specific policies through which to evaluate the appropriateness of change and the degree to which the proposed changes are considered compatible development and are in the public interest [OP 1.1 c)]; and

Whereas one of the Fundamental Principals of the Plan is to Protect Stable Neighbourhoods by ensuring 'that the stability and vibrancy of these existing neighbourhoods is protected from the negative impacts of potential incompatible development and growth pressures' [OP 2.1 vi.]; and

Whereas the purpose of Section 3.0 of the Plan is to Promote Responsible Growth Management; and

Whereas the importance of protecting the stability of our older residential areas of Aurora is demonstrated in Section 8, six pages of policies intended to provide protection from incompatible forms of development while permitting these neighbourhoods to evolve and be enhanced over time; and

Whereas Section 8.1.3 d) states that "All development within the Stable Neighbourhoods' designation may be subject to Site Plan Control...including, without limitation, the control of building materials, colour and architectural detail"; and
Whereas the review of Aurora's By-laws did not include a specific review of by-laws pertaining to our older neighbourhoods; and

Whereas these by-laws have been in place for many years preceding the 2010 Official Plan protections intended to shape appropriate development in these areas;

1. Now Therefore Be It Hereby Resolved That staff do a study of the By-laws governing development of stable neighbourhoods to ensure that the intent of our planning policy is being realized and reflected through these By-laws and report back to Council.”

On December 12, 2017 Council directed Staff to propose an Interim Control By-law aimed to restrict additions and new development that does not conform to the existing Zoning By-law for a period of one (1) year. The Interim Control By-law# 6048-18 was

enacted on January 30, 2018. Detail discussions on the Interim Control By-law are discussed in report PDS18-007.

On February 28, 2018, the Town of Aurora held a Public Open House at the Council Chamber to obtain public feedback on the existing Official Plan and Zoning By-law policies with regards to protecting the Stable Neighbourhood. Approximately 200 people participated. In addition, written and oral comments were received representing a broad range of perspectives and interests.

Location (Study Area)

Further to Council approval to Staff report # PDS18-007 related to the Interim Control By-law, three specific neighbourhoods were identified as the study area (Figure 1). The following are characteristics in each study area:

Study Area	Characteristics
Regency Acres Neighbourhood	<ul style="list-style-type: none">• Median Lot Area: 691 m² (7,443 ft²)• Median Lot Frontage: 15.8 metres (52 feet)• Majority of homes north of Connaught Avenue were constructed pre- 1940• Majority of homes south of Connaught Avenue were constructed between 1950 and 1960
Aurora Heights Neighbourhood	<ul style="list-style-type: none">• Median Lot Area: 600 m² (6,457 ft²)• Median Lot Frontage: 16.7 metres (55 feet)• Constructed between 1959 and 1985
Town Park Neighbourhood	<ul style="list-style-type: none">• Median Lot Area: 691 m² (7,443 ft²)• Median Lot Frontage: 15.8 metres (52 feet)• Majority of homes north of Connaught Avenue were constructed pre- 1940• Majority of homes south of Connaught Avenue were constructed between 1950 and 1960• Homes north of Metcalfe Street were constructed between mid-1850 to 1940

Policy Context

Provincial Policies

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns. Policy 1.1.3.4 states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. Policy 2.2.2 d) states that all municipalities will develop a strategy to ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities.

Town of Aurora Official Plan (2010)

The Town's Official Plan contains objectives, definitions and development policies with regards to the protection of Stable Neighbourhood.

One of the fundamental principles of the Official Plan is protecting the stable neighbourhood. Section 2.1 a vi) states "It is the intent of this Plan to ensure that Aurora's stable neighbourhoods are protected. Aurora's existing neighbourhoods, both older and newer, are not only a defining element of Aurora's character and urban structure, but also a tremendous asset and attractor for new residents and investment interests. This Plan seeks to ensure that the stability and vibrancy of these existing neighbourhoods is protected from the negative impacts of potential incompatible development and growth pressures. Any infill that occurs must be compatible with the established community character." Furthermore, Section 3 of the Official Plan provides further policies to promoting responsible growth management in relation to Stable Neighbourhood and other new development. Section 8 of the Official Plan speaks directly to protection of the stable neighbourhood. The intent of the Stable Neighbourhood Designation is to ensure areas with such designation are protected from incompatible forms of development and, at the same time, are permitted to evolve and be enhanced over time. All new development shall be compatible with its surrounding context and shall conform with all other applicable policies of this Plan. It is important to note that the definition of "compatible" is defined in the Official Plan as follows:

"Refers to development that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties."

Section 8 also identifies permitted uses, development policies and design policies. Development policies such as 8.1.3 d) which permits development within the Stable Neighbourhoods designation may be subject to Site Plan Control. Currently, the Town does not require site plan control for single detached dwellings.

Figure 2 illustrates areas of Town with Stable Neighbourhood designation.

Zoning By-law 6000-17

The Town’s current zoning with the Stable Neighbourhood is similar to other municipalities.

On November 8, 2016, Council approved the direction of the Comprehensive Zoning By-law related to the proposed amendments and proposed sections to remain unchanged. The low density zoning provisions (R1 to R7) were identified as zoning categories that would not require any updates from the previous zoning by-law from 1978. Subsequently, on June 27, 2017, Council approved the Comprehensive Zoning By-law 6000-17.

As shown in Figure 3, the underlying zoning classification within Council’s approved study area are pre-dominantly zoned Detached Third Density (R3) Zone. The following table compares the Town of Aurora’s R3 zoning standards with other comparable municipalities’ zoning standards with a minimum lot frontage of 15m. Overall, the Town’s current R3 zoning standards within the Stable Neighbourhood is similar to other municipalities.

Minimum Requirements	Town of Aurora	Town of Newmarket	Richmond Hill	King Township
Zoning Classification	R3 Zone	R1-D	R2	R1C
Lot Area	460 m ²	511 m ²	464 m ²	As legally existing
Lot Frontage	15m	15m	15.2m	15m
Front Yard Setback	6m	7.5m	6.1m	6m
Interior Side yard	1.2m (1 storey) 1.5m (2 storey)	1.2m (1 storey) 1.5m (1.5 storey) 1.8m(2 storey)	1.2m (1 storey) 1.8m (1.5m+ storey)	Where building height is <6.0m – 1.8m >6.0m – 2.4m
Exterior Side yard	6m	6m	3m	4.5m
Rear Yard	7.5m	7.5m	7.6m	7.5m
Maximum Lot Coverage	35%	35%	30%	40%
Maximum Height	10m	10.7m	10.6m	9m

Analysis

Neighbourhood Studies conducted by other municipalities

Many municipalities across the Greater Toronto Area (GTA) have discussed the concern of balancing new development within established residential neighbourhoods. The issue of compatibility is a common theme debated by many municipalities. The following is a summary of how other municipalities have addressed the issue of redevelopment within their stable neighbourhood.

City of Brampton (COB)

COB amended the Official Plan, Zoning By-law and established a “basic” Site Plan process with urban design guidelines

On February 2013, COB Council enacted an interim control by-law to conduct a similar neighbourhood study. Over a year and half later, on October 2014 COB amended their Official Plan, Zoning by-law and established new urban design guidelines to address redevelopment within the Mature Neighbourhood area.

Official Plan Amendment

The COB's Official Plan was amendment to require a “basic” site plan approval process for replacement dwellings, building additions (increase of greater than 50m² or 540 sq²) or detached garage. The Mature Neighbourhood area is a defined area through mapping. The basic site plan application cost approximately \$1,000. Once the applicant has addressed all the circulated comments, the Director of Planning has delegated approval authority to approve the “basic” site plan. No staff reports are provided to Council. A site plan agreement is executed by the Mayor and Clerk and registered on title to ensure the applicant will construct as per the approved site plan. In 2017, the COB has reviewed approximately 8 basic site plan applications for redevelopment within the mature neighbourhood.

Zoning By-law Amendment

The City of Brampton (COB) established new zoning standards for the Mature Neighbourhood (By-law# 280-2014). The following are the requirements and restrictions within the Mature Neighbourhood.

	Zoning Requirements
Rear Yard (min.)	Equal to 25% of the depth of the lot or the minimum rear yard depth required by the zone designation of the lot, whichever is greater
Interior Side Yard (min.)	<ul style="list-style-type: none"> i. 1.2m for the first storey, or part thereof, plus 0.6m for each additional storey, or part thereof, where the lot width is less than, or equal to 16m. ii. 1.8m where the lot width is equal to, or greater than, 16m but less than 21m. iii. 2.8m where the lot width is equal to, or greater than, 21m but less than 30m. iv. 3.0m where the lot width is equal to, or greater than, 30m.
Maximum Lot Coverage	30% of the lot area, excluding permitted accessory structures
Maximum Building Height	8.5 metres (1)
Other standards	An uncovered balcony or deck can encroach into an existing legal non-complying rear yard to a maximum of 3.0m or the distance set out in the applicable zone or special section, whichever is more restrictive.
	If there is a conflict between this section and the requirements of the applicable zone or special section of a lot, the more restrictive provision shall apply.

(1) **BUILDING HEIGHT** shall mean the vertical distance between the established grade, and:

- (a) in the case of a flat roof, the highest point of the roof surface,
- (b) in the case of a mansard roof, the deck line, or
- (c) in the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

GRADE, ESTABLISHED or **GRADE, FINISHED** shall mean the average finished surface elevation at the outside walls of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at the midpoint of each of those outside walls.

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Urban Design Guidelines

The City of Brampton hired SGL Planning associates and developed urban design guidelines to review the compatibility of new building additions and replacement of dwellings. The urban design guidelines provide principles and criteria to the following when reviewing a proposed development. The urban design guidelines cover issues such as: Building Setbacks, Building Height and Massing, Garage and Driveway Location, Front Entrance Treatment and Landscape.

Town of Halton Hills

The Town of Halton Hills amended the Official Plan and added 4 new Zoning Classifications to address new development within mature neighbourhoods

On February 2016, Town of Halton Hills Council enacted an interim control by-law to conduct a similar neighbourhood study. A year and half later, on June 2017 the Town of Halton Hills amended their Official Plan, established 4 new site specific Zoning By-law to address redevelopment within Mature Neighbourhood area.

Official Plan Amendment

The Town of Halton Hills adopted Official Plan Amendment No.22 to implement the Mature Neighbourhoods Character Study. The amendment predominately addresses policies and definitions related to new housing, replacement housing, additions and alterations within the mature neighbourhoods. The Town of Halton Hills introduced a new definition for Mature Neighbourhood Areas and redefined the term “Character” and “Compatible”. The redefinition of “Compatible” is as follows:

“Means the development or redevelopment of uses, as well as new housing, replacement housing, additions, or alterations, which may not necessarily be the same as or similar to existing development, but can coexist with the surrounding area without negative impact.”

In addition, the objectives and visions in the Official Plan were strengthened to help shape the direction for new developments within their mature neighbourhood. Furthermore, a new section to the Official Plan was established “New Housing, replacement housing, additions and alterations in Mature Neighbourhood Area”. This new section will provide further implementation policies such as criteria to be considered when reviewing minor variance applications within the Mature Neighbourhood Areas.

Zoning By-law Amendment

The Town of Halton Hills established 4 new zoning standards (MN) for the Mature Neighbourhood Areas (By-law# 2017-0033). In addition, the Town of Halton Hills redefined and provide further clarity to terminology such as: Lot Coverage, Storey Half

and Structure. The following are the requirements and restrictions within the mature neighbourhood.

Zoning Standards	LDR1-1 (MN)	LDR1-2 (MN)	LDR1-3 (MN)	LDR1-4 (MN)
Minimum Lot Frontage Per Unit	18.0m	15.0m	12.0m	9.0m
Minimum Required Front Yard	6.0m	6.0m	4.5m	4.5m
Minimum Rear Yard	7.5m	7.5m	7.5m	7.5m
Minimum Required Interior Side Yard	(1)	(1)	(2)	(2)
Minimum Required Exterior Side Yard	4.5m	4.5m	3.0m	3.0m
Maximum Height	10.0m (2.5 storey)	10.0m (2.5 storey)	11.0m	11.0m
Maximum Lot Coverage	40% for 1 and 1.5 storeys 35% for 2 and 2.5 storeys	40% for 1 and 1.5 storeys 35% for 2 and 2.5 storeys	40%	40%
Minimum Driveway length (Front Yard and Exterior Side Yard)	5.5m	5.5m	5.5m	5.5m

(1) The minimum interior side yard setback is 1.2 metres for the first storey, plus an additional 0.6 metres for each full storey above the first storey. For any two storey dwelling, a balcony or deck shall not be permitted on a second storey in the interior side yard.

(2) The minimum interior side yard setback is 0.6 metres on one side and 1.0 metres on the other side, plus an additional 0.6 metres on each side for each full storey above the first storey. For any two storey dwelling, a balcony or deck shall not be permitted on a second storey in the interior side yard.

Town of Newmarket

The Town of Newmarket amended the Zoning By-law and added a site specific zoning standard to address new development within stable residential area

On September 2011, Town of Newmarket Council directed Newmarket Staff to investigate the matter of infill development and its compatibility in stable residential

neighbourhoods. Close to 3 years later, on June 2013 a site specific amendment to the Zoning By-law was enacted.

The Town of Newmarket established a site specific zoning standard (R1-B-119, R1-C-119 and R1-D-119) within their Stable Residential Areas (By-law# 2013-30). There are two Stable Residential neighbourhoods located in the central area of the Town of Newmarket. The first area is located east of Yonge Street towards Lorne Avenue, north of Eagle Street towards Millard Avenue. The second area is just east of the intersection of Prospect Street and Gorham Street towards Prospect Street and Queen Street and across towards Leslie Street.

The following are the requirements and restrictions within the Stable Residential areas.

Zoning Standards	R1-B-119, R1C-119 and R1-D-119
Maximum height (building height is measured from the front grade of the dwelling to the highest portion of the roof)	One Storey: 7.5m One and half Storey: 8.5m Two Storey: 10.0m
Maximum Lot Coverage	One Storey: 35% Two Storey: 25%
Minimum Front Yard Setback	Notwithstanding any other provision of this by-law, structure built between existing buildings shall be built with a setback which is within the range of existing front yard setbacks for the abutting buildings, but this depth shall not be less than 3 metres from the front lot line.

The R3 zoning standard in the Town of Aurora is closely related to other municipalities mature neighbourhood by-law

As noted above, other municipalities have implemented a site specific zoning to address the changes within their mature neighbourhoods. The table below compares the R3 zoning standard in the Town of Aurora with other municipalities who have completed a similar neighbourhood study. In general, the Town of Aurora's current R3 zoning standards is comparable to other municipalities' site specific mature neighbourhood zoning. Most municipalities require a side yard setback of between 1.2m to 1.8m. With regards to rear yard setback, the Town of Aurora have identical requirements as other municipalities. However, the City of Brampton imposed a clause to address lots with a larger depth. There is a sliding scale with regards to lot coverage between the different municipalities. In regards to the maximum height, it should be noted that majority of municipalities are measuring the overall building height to the midpoint of the roof. However, for the site-specific mature neighbourhood, the Town of Newmarket measures the maximum building height to the highest portion of the roof. Furthermore, with the

exception of the City of Brampton, the Town of Aurora is consistent with a maximum building height of 10m.

Minimum Requirements	Town of Aurora	City of Brampton	Town of Halton Hills	Town of Newmarket
Lot Frontage	15m	Less than 16m	15m	15m
Interior Side yard	1.2m (1 storey) 1.5m (2 storey)	1.2m for the first storey, plus 0.6m for each additional storey,	1.2m for the first storey and 0.6m for any additional storey. No balcony or deck on the 2 nd storey or interior side yard	1.2m (1 storey) 1.5m (1.5 storey) 1.8m(2 storey)
Rear Yard	7.5m	Equal to 25% of the depth of the lot or the minimum rear yard depth required by the zone of the lot, whichever is greater (typically 7.5m)	7.5m	7.5m
Maximum Lot Coverage	35%	30%	40% (1 - 1.5 storey) 35% (2 – 2.5 storey)	35% (1 storey) 25% (1.5 - 2 storey)
Maximum Height	10m	8.5m	10m	7.5m (1 storey) 8.5m (1.5 storey) 10.0m (2 storey)

Public Comments

Since the enactment of the Interim Control By-law on January 2018 and the Public Open House meeting in February, Planning Staff received written and oral comments regarding redevelopment within Stable Neighbourhood area. Approximately 200 people attended the Public Open House sharing a broad range of perspectives and interests. The feedback received was thoughtful and in many cases shared similar concerns. A summary of the comments received are categorized in the following two groups:

Residents requesting changes to protect the Stable Neighbourhood

- Growth is inevitable – but existing new development are not in character with the existing neighbourhood;
- Profits can still be made while protecting Stable Neighbourhood;
- Existing Bungalow provides housing options for smaller families and seniors;

- Older dwellings in Stable Neighbourhoods have larger setback to allow for privacy, sunlight, air circulation and recreation which adds to the charm and character;
- Older dwellings have less building coverage and thereby retained more mature trees and help protect the natural environment, provide shading for dwellings;
- New developments are deteriorating the Stable Neighborhood's character (large pitch roofs with massive footprints);
- Discrepancy between the Official Plan policy and the Zoning By-law;
- Proposed new zoning standards such as height, lot coverage and setbacks;
- Proposed Urban Design Guidelines to control the architecture (pitched and flat roofs) and streetscape;
- New development should be required to be review and process through a site plan application;
- Changes must be made immediately.

Residents requesting to maintain existing provisions within the Stable Neighbourhood

- The changes experienced through new development is considered as positive progress, growth and changes for the Town;
- New families looking for more room and want the ability to expand as needed to fit the needs of a modern family;
- Not all redevelopments are completed by developers and builders but actual homeowners and taxpayers;
- New developments are more energy efficiency and improves the Town's overall environment;
- Did not agree with the large group discussion setting at the Public Open House;
- New development will attract and invite younger families;
- New development creates jobs, boosts economy and increase home demands and attract growth to the Town;
- Existing process is appropriate, any additional process will be too onerous and will take away existing private homeowner's rights (we are not developers);
- Keep the same rights and privileges under the existing Zoning By-law of when I brought the property;
- Save heritage buildings but not regular homes;
- Any restrictions to the current by-law will decrease property values for the area and the Town;
- These decisions cannot happen overnight, families need to plan for the future.

Use of other Planning controls

Heritage Districts, Tree protection, Demolition Process, Urban Design Guidelines and Site Plan Process are other Planning tools for consideration

Heritage Districts

Designating an area as a Heritage Conservation Districts is an additional planning tool available. A Heritage District will create clear and objective guidelines in controlling the changes for the area. A similar staff report was presented to Council on May 2014 requesting Council direction for next steps. At the time, Council directed staff to discontinue the Southeast Old Aurora Heritage Conservation District Study.

Tree Protection/ Demolition Process

The request for further tree protection and demolition was raised through the Stable Neighbourhood Study. However, the Zoning By-law cannot directly regulate tree protection of demolition of older homes. The Town's current Tree Removal By-law was last updated on May 24, 2016 under by-law 5850-16. The Ontario Building Code regulates the Demolition of homes.

Urban Design Guidelines and Site Plan Process

Urban design guidelines are commonly used to coordinate elements that form the built environment and provide direction for future development within a certain area. Typically, new development will be subject to urban design guidelines if a site plan approval process is necessary. Currently, the Town's site plan by-law 3604-95.D, as amended exempts single detached dwellings from any site plan approval process. However, section 8.1.3 d) of the Town's Official Plan states that "All development within the 'Stable Neighbourhoods' designation may be subject to Site Plan Control. Council may utilize all of the provisions of Site Plan Control permitted by the Planning Act, including, without limitation, the control of building materials, colour and architectural detail."

Next Steps – Options for Council's Consideration

1. 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.

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2. That Council direct staff not to proceed further with the Stable Neighbourhood Study and not pursue making amendments to the existing Zoning by-law and other Town policies.

Advisory Committee Review

No Communication Required.

Legal Considerations

N/A

Financial Implications

There are no financial implications associated with this report.

Communications Considerations

Notice of a Special Council meeting was published in the Aurora Banner and Auroran newspaper and given by mail to all addressed property owners within a minimum of 120 metres of the study area. All interested parties were notified that a report on the outcome of the Stable Neighbourhood Study would be heard at the May 29, 2018 special Council Meeting. In addition, the notice was also published on the Town's website.

Link to Strategic Plan

Supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Strengthening the fabric of our community:

- Collaborate with the development community to ensure future growth includes housing opportunities for everyone;
- Identify new formats, methods and technologies to effectively and regularly engage the community;
- Prepare and regularly update the Town's Official Plan and Zoning By-law

Alternative(s) to the Recommendation

See above, "Next Steps - Options for Council's Consideration" section of this report.

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Conclusions

Staff has reviewed the current standards and best practices to address the redevelopment of homes within the Stable Neighbourhood study area. The Options outlined in this report provide Council with the opportunity to consider next steps for the Stable Neighbourhood Study.

Attachments

Figure 1: Stable Neighbourhood Study Area
Figure 2: Areas with Stable Neighbourhood designation
Figure 3: Areas with Detached Third Density (R3) Zone

Previous Reports

N/A

Pre-submission Review

Reviewed by the Chief Administrative Officer and Director of Planning and Development Services.

Departmental Approval



**Marco Ramunno, MCIP, RPP
Director
Planning and Development Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**



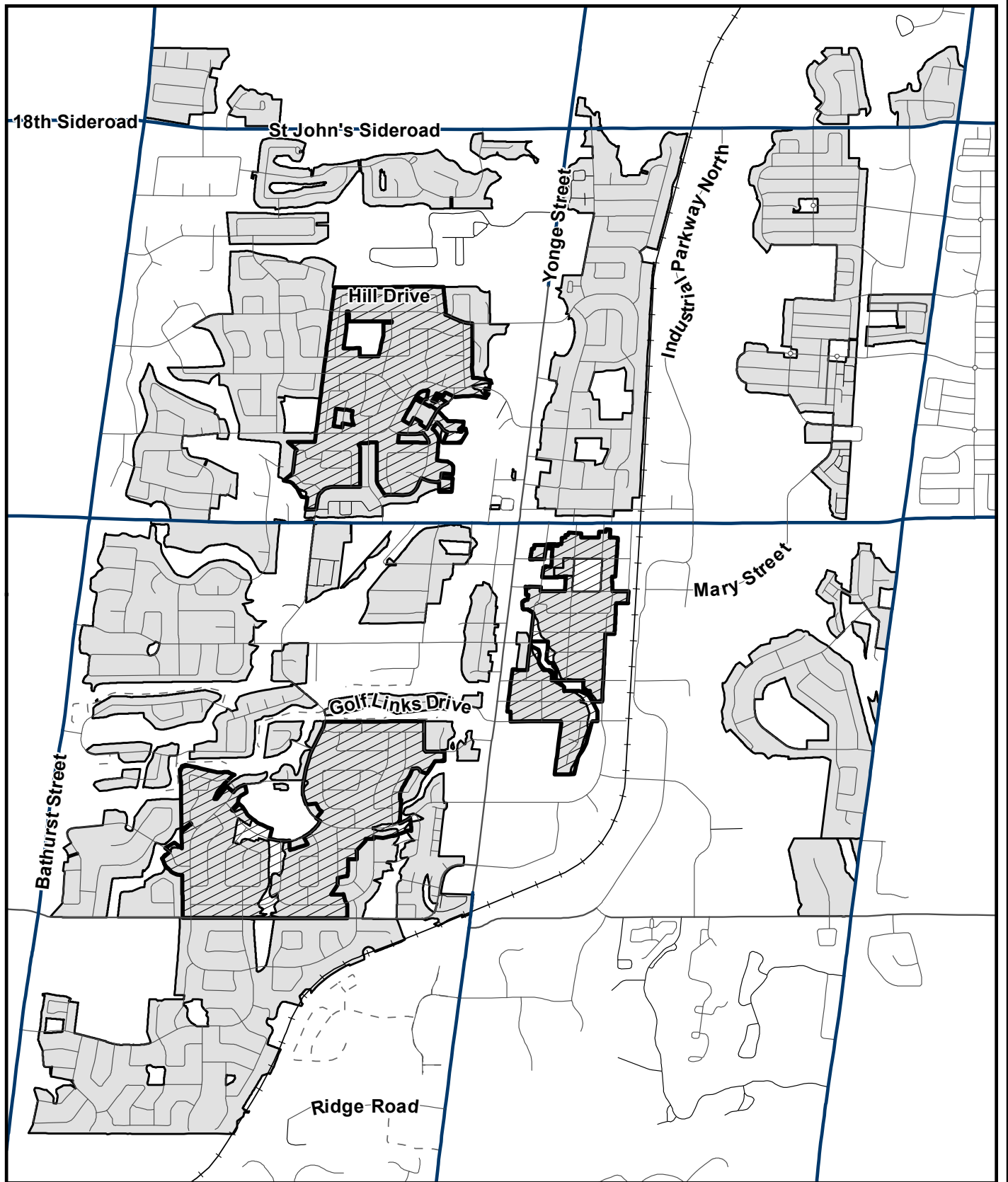
Stable Neighbourhood Study Area

▭ STUDY AREA



FIGURE 1

Map created by the Town of Aurora Planning and Building Services Department, May 9, 2018. Base data provided by York Region & the Town of Aurora.



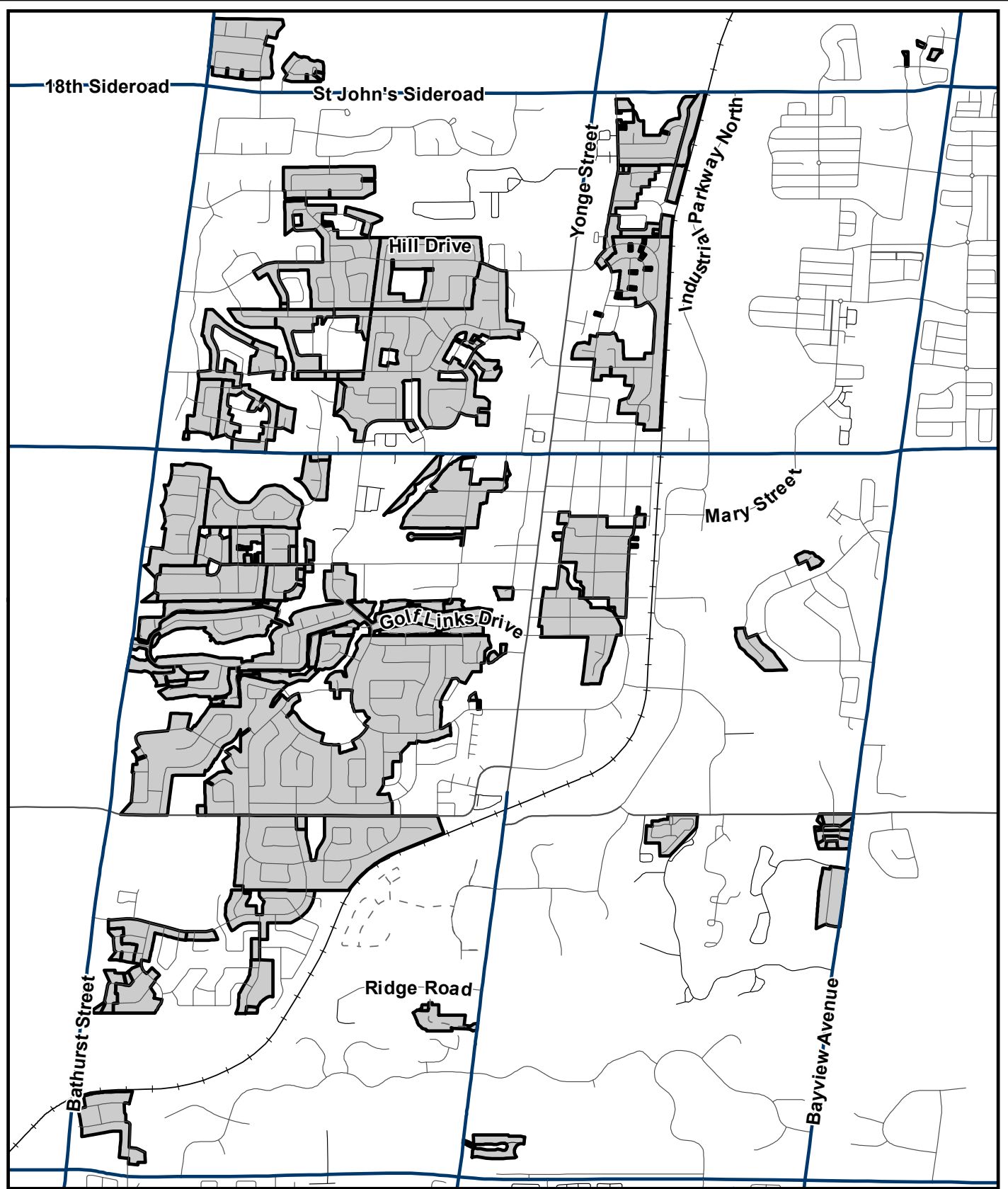
Areas with Stable Neighbourhood Designation

-  Areas with Stable Neighbourhood Designation
-  Stable Neighbourhood Study Area



FIGURE 2

Map created by the Town of Aurora Planning and Building Services Department, May 9, 2018. Base data provided by York Region & the Town of Aurora.



Areas with Detached Third Density (R3) Zone

■ Detached Third Density (R3) Zone



FIGURE 3

Map created by the Town of Aurora Planning and Building Services Department, May 9, 2018. Base data provided by York Region & the Town of Aurora.

The Corporation of The Town of Aurora

By-law Number XXXX-18

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

The Council of the Corporation of The Town of Aurora hereby enacts as follows:

1. That the actions by Council at its Special Meeting of Council held on May 29, 2018, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is, except where prior approval of the Ontario Municipal Board is required, hereby adopted, ratified and confirmed.
2. That the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

Enacted by Town of Aurora Council this 29th day of May, 2018.

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk