



Town of Aurora
Council Public Planning
Meeting Minutes

Council Chambers, Aurora Town Hall
Wednesday, June 27, 2018

Attendance

Council Members Mayor Dawe in the Chair; Councillors Abel (arrived 7:37 p.m., departed 10:52 p.m.), Gaertner (departed 10:59 p.m.), Humfries (arrived 7:19 p.m.), Kim, Mrakas, Pirri, Thom, and Thompson

Members Absent None

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

The Chair called the meeting to order at 7:01 p.m.

Council consented to recess the meeting at 8:53 p.m. and reconvened the meeting at 9:09 p.m.

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

1. Approval of the Agenda

Moved by Councillor Thompson
Seconded by Councillor Pirri

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. Planning Applications

Mayor Dawe outlined the procedures that would be followed in the conduct of the public meeting. The Town Clerk confirmed that the appropriate notice had been given in accordance with the relevant provisions of the *Planning Act*.

1. PDS18-084 – Stable Neighbourhood Study

Planning Staff

Mr. Lawrence Kuk, Manager of Development Planning, presented background and an overview of the application and staff report respecting the Stable Neighbourhood Study areas and proposed options associated with amending the Zoning By-law.

Public Comments

Aurora residents, including Joanne Banfill, David Butler, Leah Clark, Eric Crockford, Roxana Farrell, Ali Farzana, Rachel Gilliland, Janet Gilliver, Robin Gray, Allison Halls, Michael King, Terry Miller, Richard Perry, Dave Pressley, Lenore Pressley, Peter Rankel, Pat Reynolds, Judy Saabas, Cheryl Sadowski, Sandra Sangster, Spencer Shand, George Skoulikos, Geoffrey Smith, and Peter Smith, provided the following comments:

- Opposition to, and support of, proposed amendments to Zoning By-law
- Concerns regarding:
 - Proposed 40% maximum lot coverage for single-storey dwelling
 - Proposed reduction of maximum building height from 10 metres to 9 metres
 - Impacts of incompatible, out of character, larger homes including reduced air flow, blocked sunlight, reduced privacy, diminished views, and light pollution
 - Impact on quality of life

- Options proposed will not alleviate impact of larger, incompatible homes
- Affordability within stable neighbourhoods
- Methodology for measuring building height
- Use of sliding scale for calculating maximum lot coverage
- Lot coverage not previously discussed but included in options
- Definition does not reflect current Zoning By-law (range not maximum)
- Limitations of reduced maximum driveway width of 3.5 metres
- Potential devaluation of properties and loss of options for future growth
- Burden on existing properties respecting additions or expanded footprint
- Disconnect between Official Plan vision/policies and redevelopment being allowed
- Issues related to construction of larger homes including noise, tree and lawn damage, drainage, lack of consideration for adjacent neighbours, and hours of construction
- Building height and ground levels in relation to increased extreme weather and flooding
- Lack of drainage plan
- Architectural and unnecessary limitations
- Artistic elements not considered in proposal, no growth of vision
- Impact of potential development of non-stable neighbourhood properties adjacent to stable neighbourhood properties
- Inadequate advance release of public documents
- Report inaccuracies and previous public comments not included
- Flat roof building height measurement and potential for multi-unit rental use and drain on resources
- Questions regarding:
 - Incorporation of accessory buildings in maximum lot coverage
 - Relevance of accessory structure option to stable neighbourhood area
 - Inclusion of Tyler Street and Temperance Street in stable neighbourhood study area
 - Application of Site Plan Control to lot coverage, building height, etc.
 - Vague language regarding control of building materials, colour and architectural detail
 - Review and amendment of Zoning By-law following adoption of Official Plan in 2010

- Release of official percentage of pro and con public feedback
- Official physical measurement of house dimensions at 57 Fairway Drive to confirm 35% lot coverage
- Number of plans for new builds approved to date for 2018
- Suggestions to:
 - Consider each of the three stable neighbourhoods (Aurora Heights, Regency Acres, and Town Park) separately; implement standards to reflect and preserve the individual characteristics of each area
 - Change maximum building height to 8.5 metres
 - Change maximum lot coverage to 20-25% for 1 or 2 storeys
 - Eliminate use of sliding scale for maximum lot coverage
 - Include accessory buildings in lot coverage maximum
 - Builder should pay for consultant on architectural details
 - Reduce height of new builds to: 7 metres for 1 storey; 8 metres for 1.5 storeys; and 9 metres for 2 storeys; measured from peak of roof (Regency Acres area)
 - Restrict lot coverage to 25% for bungalows and 20% for all other forms (Regency Acres area)
 - Remove Tyler Street from stable neighbourhood study area
 - Remove Temperance Street from stable neighbourhood study area
 - Use benchmark approach to calculate average lot coverage and average building height for each type of housing in each area
 - Standardize and implement restrictions Town-wide, include properties adjacent to stable neighbourhood areas, or do not implement at all
 - Include construction mitigation measures in by-law
 - Reject proposal or limit changes to lot coverage, no changes to height calculation method or 10-metre maximum, and no changes to driveway width unless enlarged
 - Consider grandfathering certain properties to an exemption status to mitigate any adverse impacts of the proposed narrow margins
 - Implement site plan control process and introduce urban design guidelines to facilitate compatible construction
 - Notify all ratepayer associations representing stable neighbourhoods on any new development and planning in their respective areas

- Invite a representative or delegate of each stable neighborhood ratepayer association to any variance request public meetings

Planning Staff

Mr. Marco Ramunno, Director of Planning and Development Services, provided background and an overview of the planning process to date, noting that options have been provided to Council based on planning advice and input from previous meetings and discussions with residents and ratepayer associations. He further noted that emailed feedback received from residents would also be addressed in subsequent reports. Mr. Ramunno addressed some of the concerns and questions regarding the proposed changes to the Zoning By-law, including building height, lot coverage, accessory structures, driveway width, and distinct area by-laws. He provided further clarification regarding the use of site plan control and architectural design guidelines, and an overview of the Town's Official Plan and Zoning By-law update process.

Main motion

Moved by Councillor Gaertner

Seconded by Councillor Humfries

1. That Report No. PDS18-084 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a comprehensive report with a proposed draft Zoning By-law Amendment at a future General Committee meeting.

Amendment

Moved by Councillor Pirri

Seconded by Councillor Thompson

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

That staff be directed to report back regarding amendments to the Site Plan Control By-law.

Carried

Main motion as amended
Moved by Councillor Gaertner
Seconded by Councillor Humfryes

Council consented to vote on the first and third clauses separately from the second clause.

1. That Report No. PDS18-084 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a comprehensive report with a proposed draft Zoning By-law Amendment at a future General Committee meeting; **and**
3. **That staff be directed to report back regarding amendments to the Site Plan Control By-law.**

The first and third clauses of the main motion as amended
Carried

The second clause of the main motion as amended was
Defeated

Moved by Councillor Humfryes
Seconded by Councillor Pirri

1. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a comprehensive report with a proposed draft Zoning By-law Amendment at a future Public Planning meeting.

Carried

4. Confirming By-law

Moved by Councillor Thom
Seconded by Councillor Pirri

That the following confirming by-law be enacted:

6102-18 Being a By-law to Confirm Actions by Council Resulting from a
Council Public Planning Meeting on June 27, 2018.

Carried

5. Adjournment

Moved by Councillor Pirri
Seconded by Councillor Humfryes

That the meeting be adjourned at 11:01 p.m.

Carried

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk