



Town of Aurora  
Council Public Planning  
Meeting Minutes

Council Chambers, Aurora Town Hall  
Wednesday, January 30, 2019

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**Attendance**

**Council Members** Mayor Mrakas in the Chair; Councillors Gaertner (arrived 7:01 p.m.), Gallo, Gilliland, Humfryes, Kim (arrived 7:01 p.m.), and Thompson

**Members Absent** None

**Other Attendees** Doug Nadorozny, Chief Administrative Officer, Lawrence Kuk, Acting Director of Planning and Development Services, Michael de Rond, Town Clerk, and Linda Bottos, Council/Committee Coordinator

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

Council consented to recess the meeting at 9:42 p.m. and reconvened the meeting at 9:52 p.m.

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

**1. Approval of the Agenda**

**Moved by Councillor Thompson**  
**Seconded by Councillor Gilliland**

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 Mrakas 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. PDS19-010 – Stable Neighbourhoods Study**

#### **Planning Staff**

Mr. Lawrence Kuk, Acting Director of Planning and Development Services, introduced Mr. Ron Palmer, Principal, The Planning Partnership, who provided an overview of the work for which he was retained, including: site visit findings within the study area; review of public comments and ratepayer association comments; review of other municipal tools and approaches; assessment of the staff report and recommendations; expert interviews on the impacts of downzoning; and conclusions and recommendations.

#### **Public Comments**

Aurora residents, including Neil Asselin, Rebecca Beaton, Ron Cocking, Frank D'Amico, Peter DeMille, Allison Halls, Sharon Hanak, Matthew Kinsella, Doug MacPherson, Jim McCart, Trish Meehan, Michael Palmieri, Sandra Sangster, Jorma Takki, and Sean Zelden, provided the following comments:

- Support for:
  - Overall direction of report recommendations
  - Less restrictive zoning
  - Proposed zoning amendments
  - Maximum height of nine meters measured to peak of roof; separate lower limit for homes with flat roof design
  - Recommendation #1; change by-laws to be compliant with Official Plan

- Recommendations #2 and #3; move to further refine protections that are non-restrictive; controlling scale is most impactful feature
- Recommendations #2 and #3; implement concurrently, identifying key character features of each distinct neighbourhood
- Alignment of by-laws with the Official Plan and stated protections for Stable Neighbourhoods
- Consultant's advice and more detailed studies to define clear process going forward that doesn't put properties at peril
- Opposition to:
  - Proposed by-law changes and downzoning
  - Area-specific restrictions; should apply to whole Town
  - Controls and restrictions that would artificially reduce property values
  - Downzoning as solution for whole Town Park area; potential negative impact on home values
- Questions regarding:
  - Three neighbourhoods identified on the map versus five areas
  - Consultant's communication with ratepayer associations
  - Available protections for smaller, older homes with unique architecture
  - Definition of "Stable Neighbourhood"
  - Definition of "monster" homes
- Concerns regarding:
  - Balance between neighbourhood renewal and preservation of neighbourhood character
  - Different opinions regarding definition of "monster" homes
  - Most new housing incompatible in size, style, and built form to existing stock
  - Shadowing caused by larger new homes
  - Potential decrease in home and property values
  - Negative impact of downzoning on market and property values
  - Restrictive development that would stagnate values and encourage rental properties and multiple unit development resulting in increased infrastructure costs (garbage, street parking, safety)
  - Suggestion that rental properties would decrease property values
  - Comments from ratepayer associations not representative of all residents in area; important to hear all sides

- Older homes need much renovation to meet building code (no insulation, outdated electrical, rotten drainage pipes)
- Difficult renovation process would lead to owners renting out their properties
- Too much red tape
- Height and material restrictions
- Suggestions:
  - Provide specific examples showing how lot coverage limits would compare to maximum floor area measure
  - Increase community input through new advisory committee with representation from the three ratepayer associations
  - Encourage owners to preserve and improve existing stock
  - Manage development in progressive and respectful manner
  - Consider that many homes require renovations to meet family needs of today
  - Seek more clarity and research on impact of downzoning, benchmarks of other municipalities, and appeal process
  - Small pocket of Golf Glen area included in Regency Acres area needs to be considered separately (different lot sizes and home age)

### **Planning Staff**

Mr. Kuk addressed the questions and concerns regarding: the interconnection between the consultant's recommendations #2 and #3; the designation process to protect homes with unique attributes; Stable Neighbourhoods as defined in Section 8 of the Town's Official Plan; and the boundaries of the Interim Control By-law.

The Mayor addressed the question regarding how the motion to retain a consultant was brought forward.

The Town Clerk addressed the question regarding the formation process for ratepayer/community associations.

Mr. Palmer addressed the questions and concerns regarding comments from the ratepayer associations and other public comments.

**Main motion**

**Moved by Councillor Kim**

**Seconded by Councillor Gallo**

1. That Report No. PDS19-010 be received; and
2. That staff be directed to come back with a report on a Zoning By-law Amendment that addresses Recommendations #1 and #2 of the consultant's report, being a maximum floor area, 9-metre height, placement of garage doors, and a Council-approved Design Guidelines, at the March Public Planning meeting.

**Amendment No. 1**

**Moved by Councillor Gilliland**

**Seconded by Councillor Thompson**

That the report back also include driveway width and setbacks in the Town Park neighbourhood.

**Defeated**

**Amendment No. 2**

**Moved by Councillor Thompson**

**Seconded by Councillor Humfries**

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

That staff be directed to undertake a substantive public outreach program to ensure that all affected landowners have a chance to understand and respond to the proposed changes.

**Carried**

**Main motion as amended**

**Moved by Councillor Kim**

**Seconded by Councillor Gallo**

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2. That staff be directed to come back with a report on a Zoning By-law Amendment that addresses Recommendations #1 and #2 of the consultant's report, being a maximum floor area, 9-metre height,

placement of garage doors, and a Council-approved Design Guidelines, at the March Public Planning meeting; **and**

3. **That staff be directed to undertake a substantive public outreach program to ensure that all affected landowners have a chance to understand and respond to the proposed changes.**

**Main motion as amended  
Carried**

#### **4. Confirming By-law**

**Moved by Councillor Thompson  
Seconded by Councillor Gilliland**

That the following confirming by-law be enacted:

**6153-19**      Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on January 30, 2019.

**Carried**

#### **5. Adjournment**

**Moved by Councillor Kim  
Seconded by Councillor Humfryes**

That the meeting be adjourned at 10:54 p.m.

**Carried**

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**Tom Mrakas, Mayor**

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**Michael de Rond, Town Clerk**