



**TOWN OF AURORA
SPECIAL COUNCIL – PUBLIC PLANNING
MEETING MINUTES**

Council Chambers
Aurora Town Hall
Wednesday, April 23, 2014

ATTENDANCE

COUNCIL MEMBERS	Mayor Dawe in the Chair; Councillors Abel, Ballard, Buck, Gaertner, Gallo, Humfryes, Pirri, and Thompson
MEMBERS ABSENT	None
OTHER ATTENDEES	Director of Planning & Development Services, Director of Legal & Legislative Services/Town Solicitor, Council & Committee Coordinator/Deputy Clerk, Program Manager, Heritage Planning, Planner, and Council/Committee Secretary

Mayor Dawe called the meeting to order at 7 p.m.

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

2. APPROVAL OF THE AGENDA

Moved by Councillor Abel

Seconded by Councillor Buck

THAT the agenda as circulated by Legal and Legislative Services, ***with the following amendment***, be approved:

- Item 2 to be moved forward for consideration prior to Item 1.

CARRIED

3. CONSIDERATION OF PLANNING ITEMS

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

- 2. PL14-027 – Proposed Official Plan Amendment and Zoning By-law Amendment**
L.S. Consulting Inc.
29 George Street
Part of Lot 27, Plan 256
Files: D09-02-13 and D14-05-13

Planning Staff

The Planner, Mr. Marty Rokos, provided a brief overview of the application and staff report, stating that the applicant is proposing an Official Plan amendment to permit a four-storey apartment building and a Zoning By-law amendment to recognize the site specifics of the proposal by rezoning the subject lands from “Detached Dwelling Second Density Residential (R2) Zone” to a site specific “Apartment Residential (RA1-XX) Exception Zone”. He noted that the subject property now contains a single, detached dwelling, which would be demolished and replaced with a four-storey building including 14 residential units and 16 parking spaces. Mr. Rokos reviewed the surrounding land uses and the current designations and zoning of the subject lands, as well as the conceptual site plan and proposed building elevations. He noted that staff would undertake a technical review of the application to address the matters outlined in the staff report, as well as any comments received from the public and Council at the Public Planning meeting, and a comprehensive staff report with recommendations and options would be presented to Council for consideration and direction at a future General Committee meeting.

Consultant

Mr. Aaron Gillard, representing L.S. Consulting Inc., noted that staff and agency comments have been received on the initial application submission and this was the first opportunity to receive public feedback regarding the development applications. He advised that his client is prepared to host an informal community consultation meeting, if required, in order to open the dialogue with area residents to determine the issues and how they might be able to mitigate those concerns.

Public Comments

Mr. Joe Bilé, resident of 78 Tyler Street, expressed concerns regarding the proposed height of the building, traffic, and parking issues.

Planning Staff

Mr. Ramunno addressed the issues of building height, traffic and parking.

Consultant

Mr. Gillard addressed the issues of building height, parking, and the street facing view of the building in relation to the rollup door.

Main Motion

Moved by Councillor Buck

Seconded by Councillor Pirri

THAT report PL14-027 be received; and

THAT comments presented at the Public Planning meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

Amendment

Moved by Councillor Thompson

Seconded by Councillor Pirri

THAT the report be brought back to a future Public Planning meeting.

CARRIED

Main Motion as amended
Moved by Councillor Buck

Seconded by Councillor Pirri

THAT report PL14-027 be received; and

THAT comments presented at the Public Planning meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future **Public Planning** meeting.

CARRIED

1. PL14-032 – Southeast Old Aurora Heritage Conservation District Study

Planning Staff

Mr. Marco Ramunno, Director of Planning & Development Services, advised that the report before Council was to provide additional information for the purpose of obtaining public comment, further to Council's direction in March 2014 that referred the matter to a Public Planning meeting.

Legal Staff

Mr. Warren Mar, Director of Legal & Legislative Services/Town Solicitor, provided clarification on a number of facts and issues that have been raised regarding the proposed Southeast Old Aurora Heritage Conservation District (HCD) and its related Study, including the appropriate timeframe for public input, property ownership and property owner rights, Part IV versus Part V designation, insurance, property values, heritage permits, "opting out" of the HCD Study boundary and revisions, permitted alterations, and "contributing" and "non-contributing" properties.

Planning Staff

Ms. Vanessa Hicks, Program Manager, Heritage Planning, presented a brief overview of background information related to the Heritage Conservation District (HCD) Study, including the elements of an HCD designation, the Study background and area, and a summary of the public consultation and communication activities completed.

Consultant

Mr. Carl Bray, Principal of Bray Heritage, presented elements of Phase 2, including preparation of an HCD Plan, which would contain the policies and guidelines for managing change in the District and protecting its character. He reviewed the next steps, including opportunities for public input, revisions to the draft Plan based on public input, a statutory public meeting to review the draft Plan, and presentation of the final Plan with accompanying staff report and designation by-laws to Council. He introduced his colleague who was also present, Ms. Donna Hinde, Partner of The Planning Partnership, who is a consultant with his team.

Public Comments

The meeting was well attended by residents and other interested parties, who expressed their views, concerns, support, and opposition to the proposed Southeast Old Aurora Heritage Conservation District, as well as moving forward to Phase 2. Unanimous support was indicated to find suitable options for the preservation and maintenance of the heritage and character of the neighbourhood. Petitions were presented, both in support and in opposition of the proposed designation.

The following concerns and comments were discussed:

- various aspects of the area proposed for designation as a "Heritage Conservation District";

- concerns regarding the regulations and restrictions under the *Heritage Act*;
- how Part IV or Part V designation restricts or provides a tool for protection of designated heritage areas;
- whether amendments to the Zoning By-law could afford protection for heritage areas;
- effect on insurance, replacement costs vs. guaranteed replacement costs, and misinformation being circulated;
- effect on rental properties and the *Residential Tenancy Act*;
- technical issues with respect to having a by-law registered on title and the bureaucracy and stigma that can be perceived with designation;
- the proposition for the creation of a Town fund to assist in the maintenance of heritage properties;
- concerns regarding the permit approval process for renovations or changes to designated properties;
- economic benefits and disadvantages in relation to property values in designated areas;
- concerns regarding financing of designated homes for purchase or renovation;
- suggestions for revised boundaries;
- potential for “opt out” clause for defined areas;
- concerns regarding the process in the conduct of Phase 1 of the Study; and
- various experiences with the Northeast Heritage Conservation District were expressed.

Planning Staff

Mr. Ramunno noted that the boundaries identified in the report are not fixed and that an “opt out” clause is an option that could be considered.

Main Motion

Moved by Councillor Buck

Seconded by Councillor Thompson

THAT report PL14-032 be received; and

THAT comments presented at the Public Planning meeting be received.

Moved by Councillor Gallo

Seconded by Councillor Ballard

THAT the Procedural By-law be waived to extend the hour past 10:30 p.m.

CARRIED

Amendment

Moved by Councillor Ballard

Seconded by Councillor Gaertner

THAT staff address matters raised by the community in a report to be presented at the General Committee meeting of May 20, 2014.

On a recorded vote the motion CARRIED.

YEAS: 7

NAYS: 2

VOTING YEAS: Councillors Abel, Ballard, Gaertner, Gallo, Humfryes, Pirri, and Thompson

VOTING NAYS: Councillor Buck and Mayor Dawe

Main Motion as amended
Moved by Councillor Buck

Seconded by Councillor Thompson

THAT report PL14-032 be received; and

THAT comments presented at the Public Planning meeting be received; **and**

THAT staff address matters raised by the community in a report to be presented at the General Committee meeting of May 20, 2014.

On a recorded vote the main motion CARRIED.

YEAS: 9 NAYS: 0

VOTING YEAS: Councillors Abel, Ballard, Buck, Gaertner, Gallo, Humfryes,
Pirri, Thompson, and Mayor Dawe

VOTING NAYS: None

4. *READING OF BY-LAW*

Moved by Councillor Buck

Seconded by Councillor Pirri

THAT the following confirming by-law be given first, second, and third readings and enacted:

5618-14 BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on April 23, 2014

CARRIED

5. *ADJOURNMENT*

Moved by Councillor Buck

Seconded by Councillor Abel

THAT the meeting be adjourned at 10:50 p.m.

CARRIED

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF APRIL 23, 2014 RECEIVED FINAL APPROVAL BY COUNCIL ON MAY 6, 2014.