



**Council
Public Planning
Meeting Agenda**

**Wednesday, June 27, 2018
7 p.m.**

**Council Chambers
Aurora Town Hall**



Town of Aurora Council Public Planning Meeting Agenda

Wednesday, June 27, 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. Planning Applications

1. PDS18-084 – Stable Neighbourhood Study

Recommended:

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.

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 Council Public Planning Meeting on June 27, 2018.

5. Adjournment



Town of Aurora
Public Planning Report

No. PDS18-084

Subject: Stable Neighbourhood Study

Prepared by: Lawrence Kuk, Manager of Development Planning

Department: Planning and Development Services

Date: June 27, 2018

Recommendations

- 1. That Report No. PDS18-084 be received;**
- 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.**

Executive Summary

Further to the discussions from the Public Open House and the Special Council meeting, the purpose of this report is to present Council with options associated with amendments to the Zoning By-law and the process of reviewing and approving new development and large additions within the Stable Neighbourhood Study area.

The following is a list of options associated with amendments to the Zoning By-law:

- Introduce a new suffix to identify properties within the proposed Zoning By-law Amendment Area;
- Reduce the maximum building height from 10m to 9m;
- Building height will remain to be measured between the average finished grade and the mid-point of the roof (sloped roof) and to the peak (flat roof);
- Provide a sliding scale for the maximum lot coverage from 40% - 30%;
- Reduce the lot coverage for accessory structures from 15% to 10% for lots greater than 460m² and from 7.5% to 5% for lots less than 460m²; and
- Limit the driveway width in select neighbourhoods within the Study area to a maximum of 3.5m (single car driveway).

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.

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.

On January 30, 2018, the Interim Control By-law# 6048-18 was enacted. 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.

On May 29, 2018, a Special Council Meeting was held to provide Council with a compilation of feedback received from the Public and a review of municipal best practices related to the Stable Neighbourhood Study. At that meeting, Council directed Staff to continue with the Stable Neighbourhood Study and passed the following motion:

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

That Temperance Street and Tyler Street be included in the Stable Neighbourhood study area; and

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.”

This statutory Public Planning meeting is being held to discuss the proposed amendments to the Zoning By-law and to receive input from the Public. In addition, changes to the process of reviewing and approving developments within the Stable Neighbourhood Study area are being considered.

Policy Context

All related Provincial and local municipal policies were highlighted within Report PDS18-040. Pursuant to the *Planning Act*, any amendments to the Zoning By-law must follow the statutory notice and public engagement requirements. Although the Town has held

a public open house on February 28, 2018 and a Special Council meeting on May 29, 2018, the June 27, 2018 Public Planning Meeting fulfills the statutory public engagement requirement by the *Planning Act*.

Location (Stable Neighbourhood Study Area)

Further to Council's approved Study area as identified within Staff Report PDS18-007, the Stable Neighbourhood Study Area was expanded by Council's motion to include Temperance Street and Tyler Street. Only portions of Temperance Street and Tyler Street were included to capture properties that have a low density zoning classification and have lot frontage along Temperance Street and Tyler Street. Some properties on Temperance Street and Tyler Street did not meet the above noted criteria and were exempt from the Study area. As a result, any new amendments to the Zoning By-law and process will only apply to properties within the Study area as shown on Figure 1.

Proposed Town-Initiated Zoning By-law Amendment

Based on feedback received from the Public Open House, Special Council Meeting and through written and verbal submissions, the existing zoning regulations within the Study Areas are proposed to be amended to address Building Height, Lot Coverage for the principal dwelling and the accessory building or structure and driveways.

1) Building Height

Based on best practice approach, the definition of building height would remain as defined within the current Zoning By-law 6000-17, as amended. The definition of building height is as follows:

“Building, Height of:

means the vertical distance measured between the *Average Finished Grade* and:

- (1) on a flat roof or a structure with no roof, the highest point of the structure, roof surface or the parapet, whichever is the greater;
- (2) on any sloped roof, the mean distance between the eaves and ridge of a roof.

In calculating the height of a *Building*, any construction used as an ornament or for the mechanical operation of the *Building* such as a chimney, tower, cupola or steeple shall not be included.”

The maximum allowable height of a building is currently at 10m. To be consistent with the existing Official Plan policy Section 8.1.3 f), the revised maximum building height for zones within the Stable Neighbourhood Suffix would be 9m for a Single Detached dwelling.

2) Maximum Lot Coverage

Principal Dwelling

Currently the maximum allowable lot coverage for the principle single detached dwelling within the Study Area is 35%. The proposed amendment would reduce the maximum allowable lot coverage, excluding accessory building as follows:

- 40% for 1 storey buildings; and
- 30% for 2 storey buildings.

Accessory Building/ Structure

Currently the maximum allowable lot coverage for accessory buildings and structure is 7.5% for lot area less than 460m² and 15% for lot area equal to or greater than 460m². Given that the median lot area within the Study Area as identified within Staff report PDS18-040 is above 600 m². The lot coverage for accessory structure is proposed to be amended as follows:

- 10% lot coverage for accessory structure where the lot area is equal to or greater than 460m²; and
- 5% lot coverage for accessory structure where the lot area is less than 460m².

3) Driveways

Currently the maximum driveway width is 6m if the lot frontage is greater than or equal to 9m and less than 18m. The median lot frontage within the Study Area as identified within Staff report PDS18-040 is 16m. Based on site visits and feedback from residents within the Town Park area, a reduction in driveway width and the requirement for a single car garage along the streetscape would enhance the character of the neighbourhood. The following new provision for driveway width would only be applicable to the Town Park Neighbourhood identified in Figure 3. Further discussion is required to determine where the proposed driveway width provision would apply within the Town Park area.

- Reduce the maximum driveway width from 6m to 3.5m

4) Mapping and Suffix (SN)

In order to implement any proposed changes identified above, properties within the Study Area must be properly identify with a SN suffix. As such, revision to the Zoning by-law would:

- Introduce a new Stable Neighbourhood (SN) Suffix to certain areas within the “Detached Third Density Residential (R3) and Special Mixed Density Residential (R7) Zone, as shown on Figure 2 - 6.

Other Planning Tools to manage development within the Stable Neighbourhood

Establish a “Basic” Site Plan Control Area and Planning Fees

In addition to the proposed zoning regulations, Site Plan Control for redevelopment, additions and alterations can be implemented within specific areas. Staff is proposing an amendment to the existing site plan by-law 3604-95.D to indicate that if the proposal is within the area with a suffix (SN), and the proposed development represent an increase of greater than or equal to 50 m² (540 ft²), it would be subject to a “basic” site plan process. The basic site plan review focuses on matters such as Architectural Design to ensure the proposed dwelling proportions, massing and architectural details are reflect the architectural style of the home. Architectural Guidelines will be developed in order to establish a high standard of architectural design criteria to guide redevelopment in the area. The approval authority will be delegated to Staff. 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.” An amendment to the fee by-law will include a new fee to process such application.

Architectural Design Guidelines

Although the existing Official Plan have general Urban Design principles for the Town under section 4, those principles are not specific to neighbourhoods with residential detached dwellings. However, section 4.1 a) does specify that one of the Town’s urban design objective is to “Adopt urban design guidelines that assist development, redevelopment and rehabilitation to provide diversity, amenity, comfort, safety and compatibility with the existing community.” By establishing a Stable Neighbourhood Architectural Design Guidelines, this will help set clearer expectations for those designing and building projects within the Study Area. Moreover, it will complement the

general policies of the Official Plan and provide addition detailed direction on means to achieve the objective and vision through building design, orientation and materials. Staff is anticipating that a consultant will be required to assist with the preparation of the Architectural Design Guidelines. Resources to establish an Architectural Design Guidelines will be explained in a future general committee report.

Public Education / Information

One of the objective of the Town's Strategic Plan is to "Identify new formats, methods and technologies to effectively and regularly engage the community". To improve access to information about future developments and to raise the overall understanding of planning practices so that residents are better informed about what's happening in their community. Staff recommends using a variety of tools including updates to the website, interactive mapping and print material. Resources to provide an interactive mapping will be explained in a future general committee report.

Interim Control By-law

The Interim Control By-law (ICBL) 6048-18 is currently in effect to prohibit new developments that do not conform to the existing Zoning By-law. The ICBL will expire in January 30th, 2019. ICBL 6048-18 would no longer be required if By-law Amendments for Stable Neighbourhood are adopted and are in force.

Advisory Committee Review

No Communication Required

Legal Considerations

Although this is a Town initiated Zoning By-law Amendment, the same provisions within the *Planning Act* for privately initiated application applies. Therefore, the proposed changes to the Zoning By-law may be subject to future appeal and litigation.

Financial Implications

There are no additional cost associated with this report. A future general committee report will provide additional information on the resource requirements to implement the options outlined in this report.

Communications Considerations

A Notice of Public Planning Meeting was published in the Aurora Banner and Auroran newspaper and given by mail to all addressed property owners within the Study Area.

Alternative(s) to the Recommendation

1. Direct staff to report back to another Council Meeting addressing any issues that may be raised at the Council Meeting.
2. 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.

Conclusions

The options outlined in this report will be considered more closely in the technical review, together with comments received from the Public and Council expressed at the Public Planning Meeting or in writing. Based on the feedback received from the public engagement period along with a review of municipal best practices, a comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

Attachments

- Figure 1 – Study Areas
- Figure 2 – Proposed Zoning for Study Area #1
- Figure 3 – Proposed Zoning for Study Area #2
- Figure 4 – Proposed Zoning for Study Area #3
- Figure 5 – Proposed Zoning for Study Area #4
- Figure 6 – Proposed Zoning for Study Area #5

Previous Reports

- General Committee Report PDS18-007 dated January 23, 2018
- Special Council Report PDS18-040 dated May 29, 2018

Pre-submission Review

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

June 27, 2018

Page 8 of 8

Report No. PDS18-084

Departmental Approval

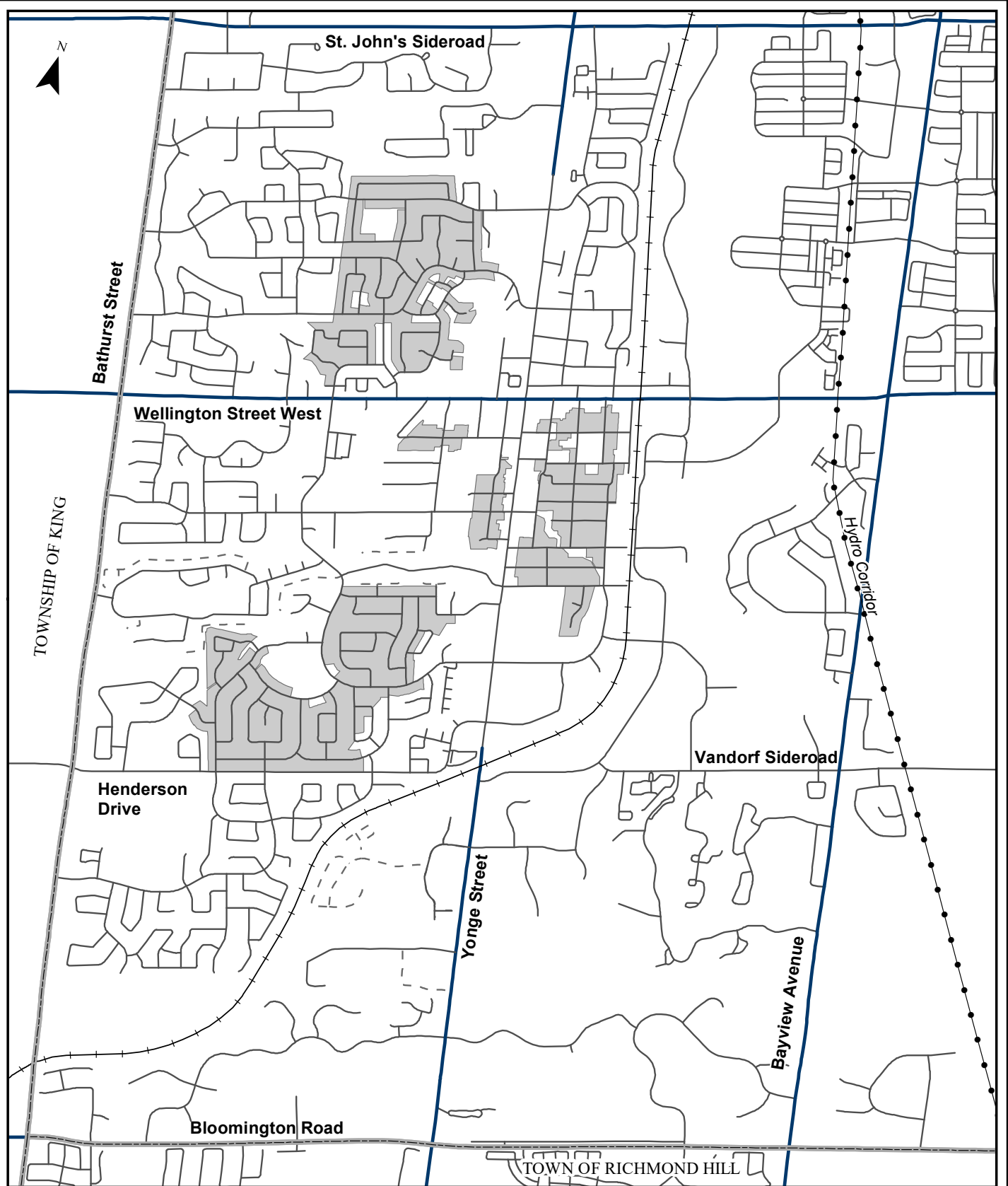
Approved for Agenda



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



**Doug Nadorozny
Chief Administrative Officer**



LOCATION MAP

 Study Areas

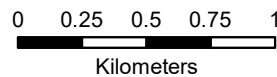
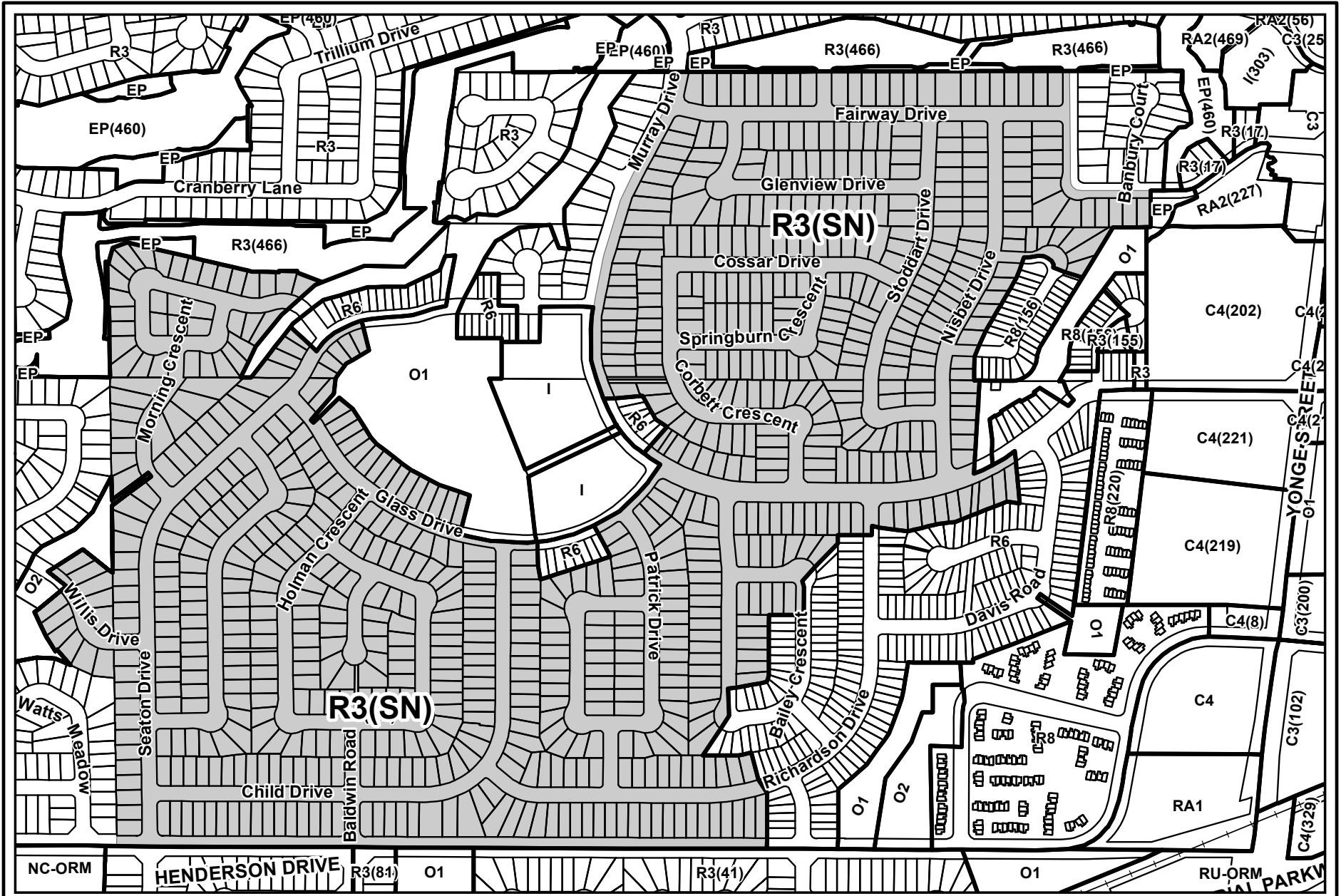


FIGURE 1

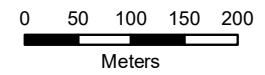
Map created by the Town of Aurora Planning and Building Services Department, July 21, 2018. Base data provided by York Region & the Town of Aurora.



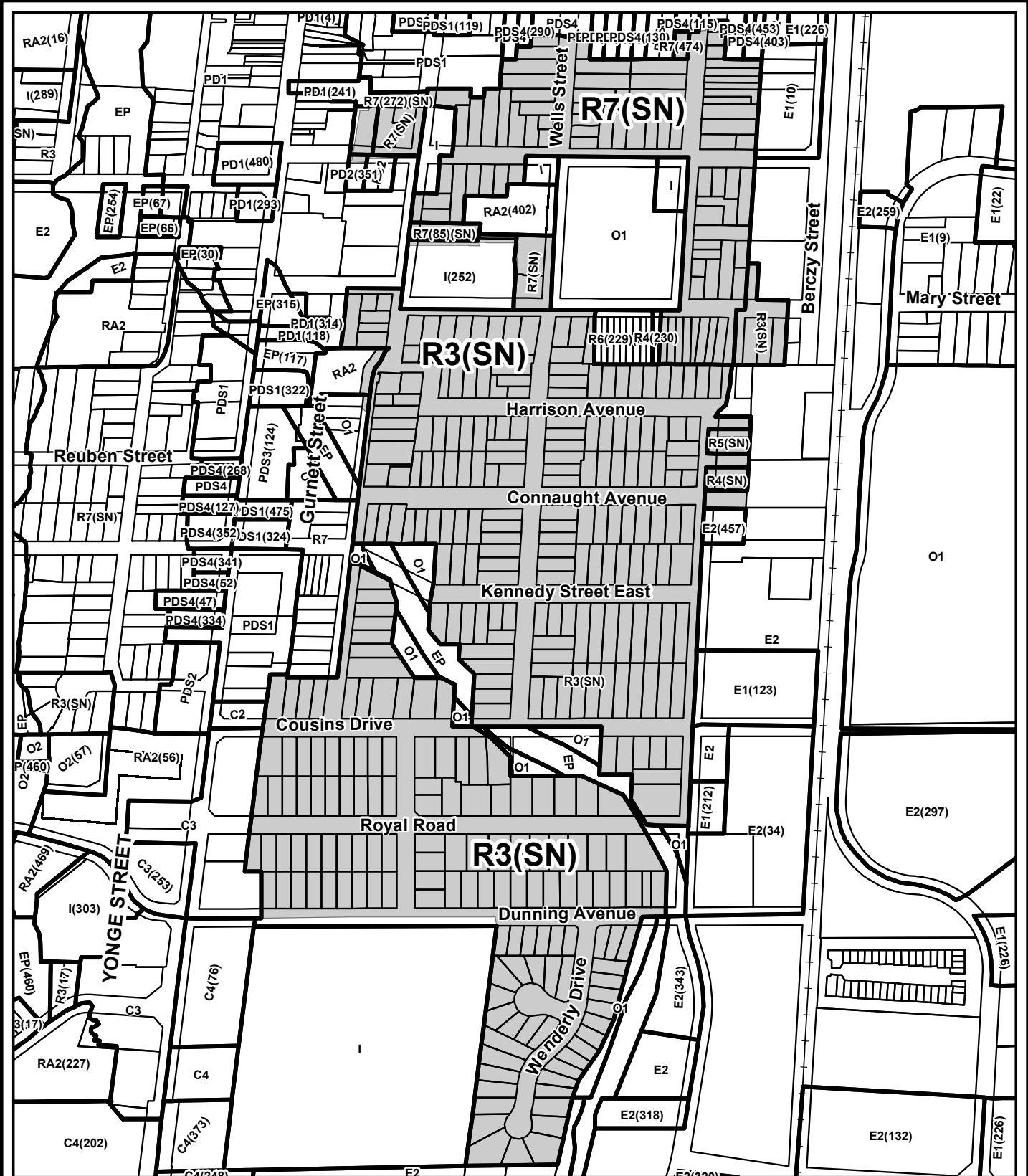
Proposed Zoning for Study Area #1

FIGURE 2

Properties with (SN) Suffix



Map created by the Town of Aurora Planning and Building Services Department, July 21, 2018.



Proposed Zoning for Study Area #2


Properties with (SN) Suffix

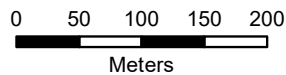
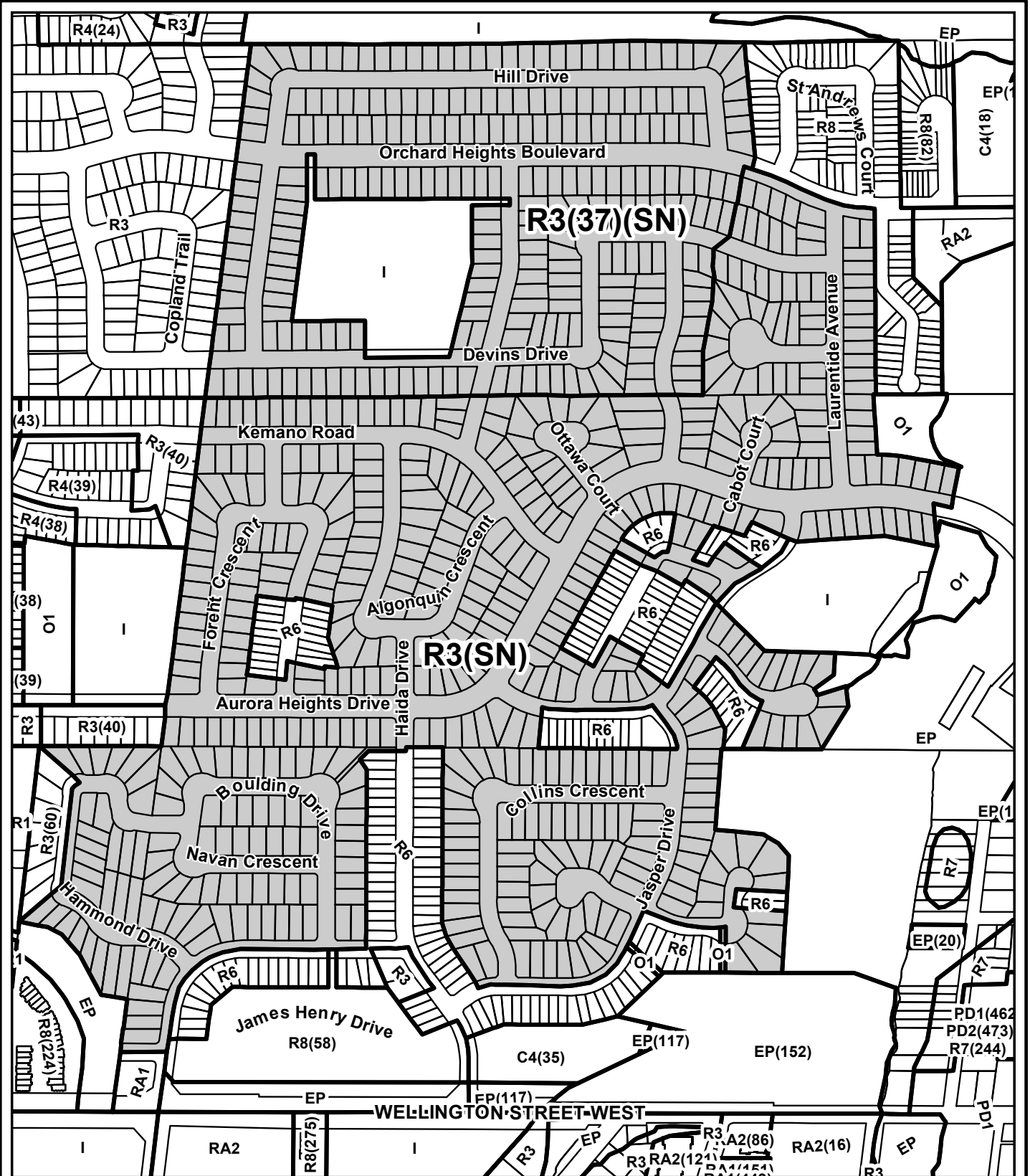


FIGURE 3



Proposed Zoning for Study Area #3

■ Properties with (SN) Suffix

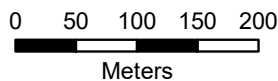
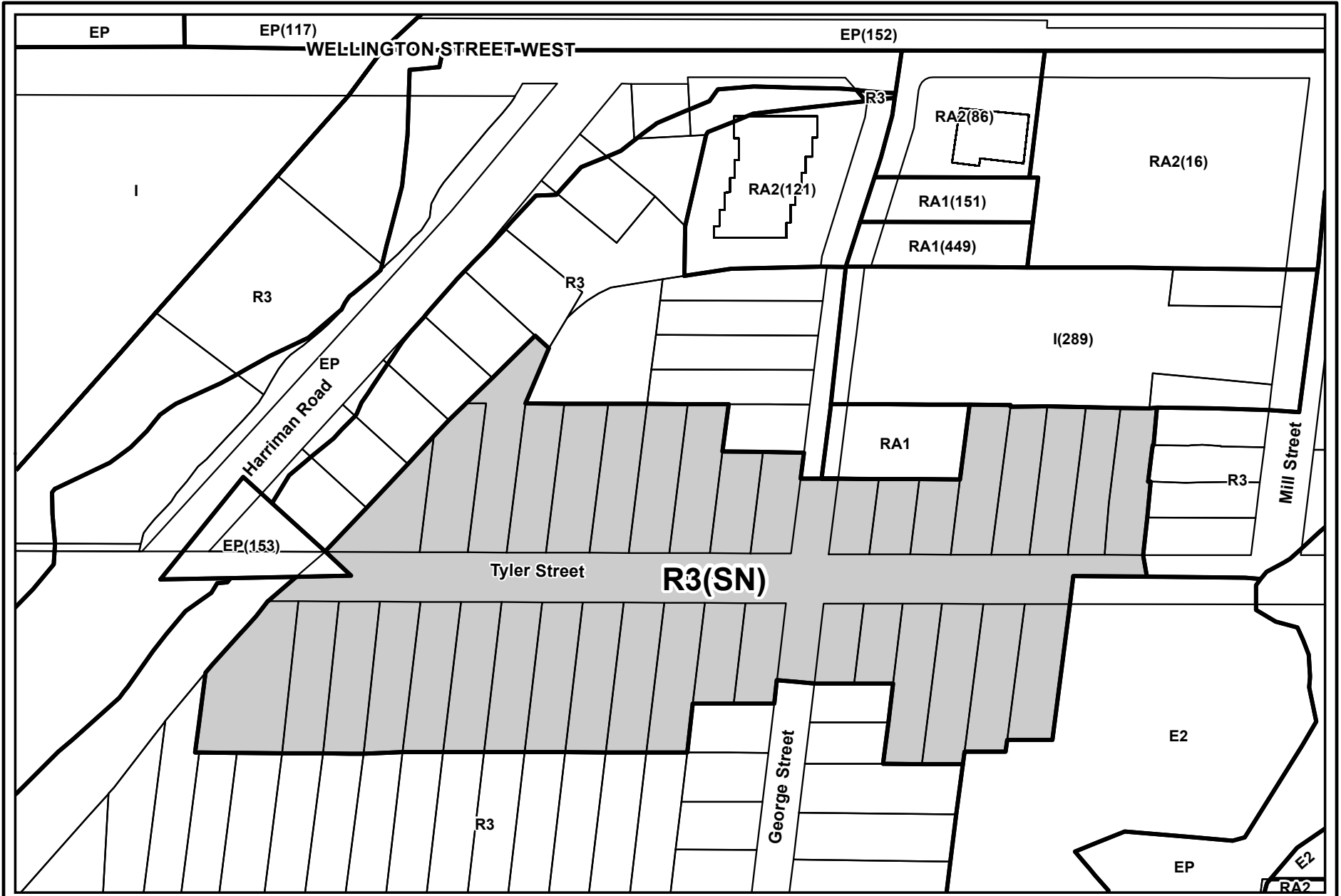


FIGURE 4



Proposed Zoning for Study Area #4

▣ Properties with (SN) Suffix

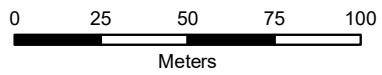


FIGURE 5

Map created by the Town of Aurora Planning and Building Services Department, July 21, 2018.



Proposed Zoning for Study Area #5

■ Properties with (SN) Suffix

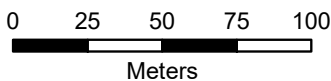


FIGURE 6

The Corporation of The Town of Aurora

By-law Number XXXX-18

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

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

1. That the actions by Council at its Council Public Planning meeting held on June 27, 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 27th day of June, 2018.

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk