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Town of Aurora
Delegation Request
Legislative Services

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to Legislative Services.

Council or Committee Meeting Date:

November 3, 2020 General Committee Meeting

Subject:

8.2 PDS20-068 - Stable Neighbourhood Policy Review – Urban Design Guidelines

Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable):

Dave and Lenore Pressley, residents

Brief Summary of Issue or Purpose of Delegation:

We are frustrated with the speed with which development of huge homes are happening in our old area. New builds comply with the bylaws by mostly trees are removed and the house fills the lot, overwhelms the neighbouring houses and does not comply with the guidelines in the information sent to us. The houses built in our area are, for the most part, designs you would find in a subdivision so that they are not compatible with the older homes in the area. The street no longer looks charming or quaint but looks like a subdivision with a few older homes. We regret that the council agreed to 4000 sq feet as we don't feel it is compatible with most of our area although the urban guidelines indicate that this should be followed. We do not believe anything will change given what has happened with regard to development in our area. Guidelines are only suggestions unless they are part of a bylaw and that doesn't appear to be the case. So we don't expect they will be followed by the developer whose only concern is how much money they can make.

Have you been in contact with a Town staff or Council member regarding your matter of interest?

Yes ☐

No ☒

If yes, with whom?

Date:

☒ I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.

I wish to submit my delegation by (select one):

☐ Video/audio*

☐ Phone*

☒ In Writing

☐ In Person**

*Must attend electronic meeting. [Please click here for more information.](#)

**Subject to meeting format and submission of [Screening Registration Form](#)

Urban Design Guidelines for Stable Neighbourhood Town Park Area

Mayor Mrakas and councillors:

Thank you for sending us the Urban Design Guidelines for our area. We would like to ask why some homes have been left out of the map. Some of the homes on the East side of Edward and the townhomes on the south side of Metcalfe have not been included. We know that four homes on Metcalfe have requested and been granted removal from the Stable Neighbourhood but what about the others.

Policy 4:20 of the Design Guidelines reads- New development, rehabilitation and subdivision layout shall be encouraged to **compliment** natural landscape and grades, water courses, vegetation, **heritage environments** and existing or proposed adjacent buildings, through conceptual design of buildings, their massing, siting, exterior, access and public areas.

On page 7 it is written" New builds in proximity to heritage buildings should be compatible in **height**, **massing** and **placement on lot** and **complementary in style**, materials and details.

Let us speak to both of these things. We notice that multiple older homes in the old SE Aurora area have been demolished only to put up homes that look like subdivision homes ,after of course, cutting down all or nearly all the trees on the property. We now have streets with a few heritage homes on them looking like they are stuck in new subdivisions. That's compatible? Not to mention the massing which is covering almost all the lots with homes towering over those smaller homes adjacent to these new builds- see bolded information pg 7. Promoting this area as a quaint, historical area to entice visitors to Library Square will be a lie by the time it is finished. Since the new size bylaws allowing 4000sq ft homes the only thing that has changed is that demolition and rebuilding happens more rapidly. Maybe the new homes in our area should include smaller walk up apartments or more affordable homes.

We lost the massing argument and the urban design Guidelines were suppose to ensure that they would be looked after by the following "compliment natural landscape and grades, water courses, vegetation, heritage environments and existing or proposed adjacent buildings, through conceptual design of buildings, their massing, siting, exterior, access and public areas". This is not happening so we can only assume that these words are to make it sound like something is being done to protect our area when in fact nothing will change. It appears that council is more interested in the developer's opinions than that of the people who live in the area.

So since council only talks the talk but doesn't walk the walk, in our opinion there is no point in discussing the urban design guidelines. They are only guidelines and like suggestions, it is up to the individual developer what they envision. If they don't want to make the changes they won't as there is no way they want to lose any income.

Dave and Lenore Pressley
Harrison Ave,
Aurora