



Town of Aurora
Council Public Planning
Meeting Minutes

Council Chambers
Aurora Town Hall
Wednesday, January 25, 2017

Attendance

Council Members Mayor Dawe in the Chair; Councillors Abel, Gaertner, Kim, Mrakas, Pirri, and Thompson

Members Absent Councillors Humfryes and Thom

Other Attendees Marco Ramunno, Director of Planning and Building Services, Glen Letman, Manager of Development Planning, Lisa Lyons, Town Clerk, Samantha Yew, Acting Deputy Clerk, and Linda Bottos, Council/Committee Secretary

The Chair 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 Pirri

That the agenda as circulated by Legislative Services be approved.

Carried

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. PBS17-007 – Application for Zoning By-law Amendment
York Region Christian Seniors' Home Inc., 440, 460, 480 and
500 William Graham Drive, Blocks 4, 5 and 6, Plan 65M-4442
File Number: ZBA-2016-12**

Planning Staff

The Manager of Development Planning, Mr. Glen Letman, presented an overview of the application and staff report respecting the proposal to amend the RA3-15 and (H)RA3-16 zones to include assisted living units (nursing units) as a permitted use, and to amend the RA3-15, (H)RA3-16 and (H)I-27 zones to allow a maximum building height of 26 metres within the permitted six-storey height limit. He noted that the subject lands are part of a seniors housing complex and are designated as 'Urban Residential 2', a designation that promotes well-designed, transit-supportive, medium density housing forms in close proximity to community and commercial services, within the 2C Secondary Plan, which limits building heights to six storeys, but allows for an increase in the 20-metre building height due to valley or undulating topography.

Consultant

Mr. Stuart David, Planner of Malone Given Parsons Ltd., provided background on the York Region Christian Seniors' Home and presented an overview of the site area, planned construction phases of the proposed assisted living units and apartment units, and preliminary floor plans.

Public Comments

No members of the public came forward.

**Moved by Councillor Mrakas
Seconded by Councillor Pirri**

1. That Report No. PBS17-007 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

Carried

4. Confirming By-law

**Moved by Councillor Abel
Seconded by Councillor Thompson**

That the following confirming by-law be enacted:

5942-17 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on January 25, 2017.

Carried

5. Adjournment

**Moved by Councillor Thompson
Seconded by Councillor Gaertner**

That the meeting be adjourned at 7:25 p.m.

Carried

Geoffrey Dawe, Mayor

Lisa Lyons, Town Clerk

The minutes of the Council Public Planning meeting of January 25, 2017, are subject to final approval by Council on February 14, 2017.