



Town of Aurora
Council Public Planning
Meeting Minutes

Council Chambers
Aurora Town Hall
Wednesday, March 22, 2017

Attendance

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

Members Absent Councillor Gaertner

Other Attendees Marco Ramunno, Director of Planning and Building Services, Glen Letman, Manager of Development Planning, Marty Rokos, Planner, Samantha Yew, Deputy Clerk, and Linda Bottos, Council/Committee Secretary

The Chair called the meeting to order at 7:01 p.m.

Council consented to recess the meeting at 8:48 p.m. and reconvened at 8:56 p.m.

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

On a motion of Councillor Pirri seconded by Councillor Mrakas, Council consented on a two-thirds vote to waive the requirements of the Procedure By-law to allow for a two-thirds vote to extend the hour past 11 p.m.

On a motion of Councillor Pirri seconded by Councillor Mrakas, Council consented on a two-thirds vote to extend the hour past 11 p.m.

1. Approval of the Agenda

Moved by Councillor Mrakas
Seconded by Councillor Thompson

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*.

3. Planning Applications

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*.

- 1. PBS17-017 – Applications for Official Plan Amendment and Zoning By-law Amendment, Aurora United Church, 15186 Yonge Street, 55, 57, and 57A Temperance Street, 12 and 16 Tyler Street, File Numbers: OPA-2016-05 and ZBA-2016-13**

Planning Staff

Mr. Glen Letman, Manager of Development Planning, presented an overview of the application and staff report respecting the proposed Official Plan and Zoning By-law amendments to allow the redevelopment of the subject lands for a two-storey church and a nine-storey, tiered, 159-unit retirement residence with three vehicular access points and 133 parking spaces. He noted that the proposed Official Plan amendment to Schedule B3 would allow an increase in building height from five storeys to nine storeys and apply specific build-to policies to ensure approved development form, while the Zoning By-law amendment proposes to rezone the subject lands from 'Institutional (I) Zone' and 'Central Commercial (C2) Zone' to 'Institutional (I-X) Exception Zone' to allow an increase in building height and site specific performance standards to

accommodate the place of worship and 159-unit retirement residence. Mr. Letman further noted that the subject lands are comprised of five properties, which are within the 'Downtown Area' policy designation of the Aurora Promenade Secondary Plan.

Consultant

Ms. Sarah Millar, Associate and Manager of Planning and Development, Fotenn, and Mr. Robert Murphy, A. Robert Murphy Architect Incorporated, presented an overview of the Applications and proposed redevelopment, including site statistics, policy and regulatory review, site context, project objectives, considerations, anticipated timeline, and development outcomes.

Public Comments

Aurora residents, including David Cabianca, Emily Crawley, Angela Daust, Michael Evans, Steve Falk, Brigitta Gamm, David Hanna, Troy Hourie, Richard Klopfer, Emma Kerswill, Eric McCartney, Tanya Pietrangelo, Dave Pressley, Judy Sherman, and Jessica Weaver, provided the following comments:

- Support for church development proposal
- Support for retirement residence development proposal in partnership with church
- Preference for four-to-six-storey retirement residence
- Preference for retail on Yonge Street rather than parking garage entrance
- Suggestions regarding north façade and incorporation of church architectural elements of previous church design
- Concern regarding proposed modern architecture and compatibility with the charm and character of the heritage area
- Concern regarding growth replicating that of North York
- Concern regarding residence size, and number and type of units
- Concern regarding residence height and setbacks which will have a negative impact on the character of the historic downtown core
- Concern regarding privacy and shadowing
- Concern regarding increased traffic
- Concern regarding impact on creek, animals and birds
- Concern regarding proposed glass exterior and risk to birds

- Concern regarding lack of parking for churchgoers, staff, residents, and visitors
- Concern regarding subject lands being filled from lot line to lot line, lack of green space, and streetscape; not a transitional setback to street
- Concern regarding safety risks in the event of evacuation of nine storeys
- Opposition to development proposal

Consultant

Ms. Millar and Mr. Murphy, with assistance from Mr. Carl Bray, Carl Bray & Associates Inc., and Mr. Richard Pernicky, Cole Engineering Group Ltd., responded to the concerns regarding the proposed architecture, glass exterior and bird-friendly glass, parking, green space, number of residence units and size, setbacks, height, intensification, traffic, and heritage.

Moved by Councillor Pirri

Seconded by Councillor Humfryes

1. That Report No. PBS17-017 be received; and
2. That staff be directed to report back to another Public Planning meeting addressing the issues that were raised at this Public Planning meeting.

Carried

2. **PBS17-022 – Application for Zoning By-law Amendment, Nunzio Grossi, 7, 15, and 19 Cousins Drive, Lots 25, 26, and 27, Registered Plan 340, File Number: ZBA-2015-12**

Planning Staff

Mr. Marty Rokos, Planner, presented an overview of the application and staff report respecting the proposal to rezone the subject lands from “Detached Dwelling Second Density (R2) Zone” to “Detached Dwelling Second Density (R2-X) Exception Zone” to allow for site specific frontage, interior side yard and accessory building setback provisions, to allow for the creation of two additional lots. He noted that this application was first considered at a Public Planning meeting in December 2015 and minor revisions have been made to

the proposal. Mr. Rokos further noted that the subject lands are located within the “Stable Neighbourhoods” designation and a future consent application would be required for Committee of Adjustment approval.

Consultant

Mr. Michael Monette, Planning Consultant, clarified that the lot frontage of 10.5 metres applies only to the retained house and the other four lots would be 11.3 metres. He highlighted elements of the proposed Zoning By-law Amendment and acknowledged the concerns regarding number of lots and lot size, compatibility, parking, and traffic. Mr. Monette suggested that the application represents modest intensification, is in full compliance with the Official Plan, and is reasonable within the context of the neighbourhood.

Public Comments

Aurora residents, including Jean-Marc Langlais, Adrian Mason, Terry Miller, Brian Peck, Dave Pressley, and Susan Tucker, provided the following comments:

- Concern regarding apparent disregard for feedback provided at previous public meeting
- Concern regarding insignificant changes to application
- Concern regarding compatibility and density
- Concern regarding lot width, lot coverage, setbacks, and grading
- Concern regarding unreasonable variances
- Concern regarding construction timeline
- Concern regarding existing shed setback
- Preference for maximum of four lots rather than five lots
- Opposition to proposal

Consultant

Mr. Monette addressed the concerns regarding the home concepts and compatibility, R2 exceptions, lot size, lot coverage, setbacks, existing shed, grading, and revisions to the plan.

**Moved by Councillor Mrakas
Seconded by Councillor Thompson**

1. That Report No. PBS17-022 be received; and
2. That the Application for Zoning By-law Amendment be denied as the application is not compatible with the surrounding neighbourhood and does not conform with the 'Stable Neighbourhoods' policies of the Official Plan.

**On a recorded vote the motion
Carried**

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| Yeas: 6 | Nays: 2 |
| Voting Yeas: | Councillors Humfryes, Kim, Mrakas, Thom, Thompson, and Mayor Dawe |
| Voting Nays: | Councillors Abel and Pirri |
| Absent: | Councillor Gaertner |

4. Confirming By-law

**Moved by Councillor Thom
Seconded by Councillor Kim**

That the following confirming by-law be enacted:

5963-17 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on March 22, 2017.

Carried

5. Adjournment

**Moved by Councillor Pirri
Seconded by Councillor Humfryes**

That the meeting be adjourned at 11:30 p.m.

Carried

Geoffrey Dawe, Mayor

Samantha Yew, Deputy Clerk

The minutes of the Council Public Planning meeting of March 22, 2017, are subject to final approval by Council on April 11, 2017.