



Town of Aurora
Council Public Planning
Meeting Minutes

Council Chambers
Aurora Town Hall
Wednesday, April 26, 2017

Attendance

Council Members Mayor Dawe in the Chair; Councillors Abel, Gaertner, Kim (departed 8:02 p.m.), Mrakas, Pirri, Thom (departed 9:30 p.m.), and Thompson

Members Absent Councillor Humfryes

Other Attendees Marco Ramunno, Director of Planning and Building Services, Glen Letman, Manager of Development Planning, 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 8:45 p.m. and reconvened at 8:54 p.m.

1. Approval of the Agenda

Moved by Councillor Mrakas
Seconded by Councillor Pirri

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. PBS17-029 – Application for Official Plan Amendment, Minister of Infrastructure Ontario (IO), 50 Bloomington Road West File Number: OPA-2016-06

Planning Staff

Mr. Glen Letman, Manager of Development Planning, presented an overview of the application and staff report respecting the proposed Official Plan and amendment to redesignate portions of the Eastern Parcel of the subject lands from 'Major Institution' and 'Minor Institution' to 'Cluster Residential', 'Special Policy Area' and increasing the 'Environmental Function Area'. He noted that the proposed Official Plan amendment would allow up to 148 residential units to be located on the subject lands and provide continued permissions for government office uses. Mr. Letman further noted that, while there are no plans for development of the subject lands at this time, if the lands were to be sold the future landowner would be responsible for obtaining any Zoning By-law amendments, Draft Plan of Subdivision or Site Plan Approvals.

Consultant

Ms. Amy Shepherd, of IBI Group, presented an overview of the proposed Official Plan amendment, including detailed site descriptions and context, the proposed redesignation of the Eastern Parcel, process and timing of potential future development, and plans for the remainder of the site.

Public Comments

Aurora residents, including, Jeff Andersen, Karen Bayly, Lauren Bayne, John Green, Asha Fortini, Shin Jiang, Bohdan Kowalyk, Warren May, Laurie Uetz, and Steve Varga, provided the following comments:

- Suggestion to preserve and enhance the natural landscape of the proposed development area
- Suggestion to keep area undeveloped as it is one of the few undeveloped gateways into Aurora
- Concern regarding potential loss of employment in the area
- Concern regarding increased density
- Concern regarding potential loss of parkland and community gardens
- Concern regarding potential destruction of historic buildings
- Concern regarding potential fragmentation of trail system
- Concern regarding the removal of mature trees
- Concern regarding conformity to the Lake Simcoe Region Conservation Authority Strategic Plan, and Oak Ridges Moraine Conservation Plan
- Concern regarding the preservation of gravesites on the subject lands
- Concern regarding impact on pond, animals and birds
- Concern regarding stormwater drainage into pond
- Concern regarding lack of community centres and greenspace in the Town
- Concern regarding potential relocation of Ontario Provincial Police Station
- Concern regarding traffic and safety
- Concern regarding the potential sale of the subject lands and future development

Consultant

Ms. Shepherd responded to the concerns regarding potential development plans, density, and tree preservation.

Main motion

Moved by Councillor Pirri

Seconded by Councillor Thompson

1. That Report No. PBS17-029 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.

Amendment No. 1
Moved by Councillor Thom
Seconded by Councillor Mrakas

That the following clause be added to the main motion:

That the heritage component of the application be referred for evaluation by the Heritage Advisory Committee.

Carried

Amendment No. 2
Moved by Councillor Thom
Seconded by Councillor Pirri

That the last clause of the main motion as amended be replaced with the following clause:

That staff be directed to report back to another Public Planning meeting addressing the issues that were raised at this Public Planning meeting.

Carried

Main motion as amended
Moved by Councillor Pirri
Seconded by Councillor Thompson

1. That Report No. PBS17-029 be received; and
2. **That the heritage component of the application be referred for evaluation by the Heritage Advisory Committee; and**
3. **That staff be directed to report back to another Public Planning meeting addressing the issues that were raised at this Public Planning meeting.**

Carried as amended

**2. PBS17-033 – Applications for Official Plan Amendment and Zoning By-law Amendment, 1754260 Ontario Limited (Polo Club)
15286 and 15306 Leslie Street, Part of Lot 21, Concession 2
File Numbers: OPA-2016-03 and ZBA-2016-07**

Planning Staff

Mr. Marco Ramunno, Director of Planning and Building Services, provided a brief update regarding the application, noting that the applicant was requested to provide a further traffic and access evaluation based on the comments from the Public Planning meeting held on Wednesday, September 28, 2016. He further noted that the applicant has proposed four options, and that York Region staff has indicated that they concur with Option 4.

Consultant

Mr. Brad Rogers, of Groundswell Urban Planners, and Mr. Mark Jamieson, of BA Group, presented an overview of access options related to right-in/right-out access to the proposed condominiums from Leslie Street, and provided information regarding the application background, transportation background, access options, and next steps. Mr. Jamieson noted that the access options include:

- Option 1 – Connection thorough the property to the south
- Option 2 – Connection through the property to the north
- Option 3 – Roundabout to the north
- Option 4 – Introduction of a northbound turn lane at the Northridge Church driveway

Public Comments

Mr. Eric Liversidge noted that, although he resides at a property adjacent to the subject lands, he had not been consulted in regard to this application. Mr. Liversidge expressed concern regarding the number of parking spaces, traffic, proposed U-turn lanes indicated in Option 4, and maintaining the aesthetic of the eastern gateway to Aurora.

Moved by Councillor Pirri
Seconded by Councillor Mrakas

1. That Report No. PBS17-033 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 Pirri

That the following confirming by-law be enacted:

5979-17 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on April 26, 2017.

Carried

5. Adjournment

Moved by Councillor Thompson
Seconded by Councillor Gaertner

That the meeting be adjourned at 9:38 p.m.

Carried

Geoffrey Dawe, Mayor

Samantha Yew, Deputy Clerk

The minutes of the Council Public Planning meeting of April 26, 2017, received final approval by Council on May 23, 2017.