



Town of Aurora  
Council Public Planning  
Meeting Minutes

Council Chambers, Aurora Town Hall  
Wednesday, November 22, 2017

---

**Attendance**

**Council Members** Mayor Dawe in the Chair; Councillors Abel, Gaertner, Mrakas, Thom (arrived 7:06 p.m.), and Thompson

**Members Absent** Councillors Humfryes, Kim, and Pirri

**Other Attendees** Marco Ramunno, Director of Planning and Building Services, Jeff Healey, Planner, Marty Rokos, Planner, Samantha Yew, Deputy Town Clerk, and Linda Bottos, Council/Committee Secretary

---

The Chair called the meeting to order at 7:04 p.m.

Council consented to recess the meeting at 8:24 p.m. and reconvened at 8:29 p.m.

**1. Approval of the Agenda**

**Moved by Councillor Abel**

**Seconded by Councillor Gaertner**

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 Town Clerk confirmed that the appropriate notice had been given in accordance with the relevant provisions of the *Planning Act*.

- 1. PBS17-083 – Application for Zoning By-law Amendment  
2578461 Ontario Inc., 15356 Yonge Street, Lot 13 and Part  
of Lot 14, Registered Plan 246, File Number: ZBA-2017-06,  
Related File Number: SP-2017-05**

#### **Planning Staff**

Mr. Jeff Healey, Planner, presented an overview of the application and staff report respecting the proposal to rezone the subject lands from Promenade Downtown Shoulder-Special Mixed Density Residential “PDS4(380)” Exception Zone, Environmental Protection “EP” Zone, and Environmental Protection “EP(381)” Exception Zone to Promenade Downtown Shoulder-Special Mixed Density Residential “PDS4(XX)” Exception Zone, to allow a five-storey apartment building containing 37 residential units, and the retention of the existing detached dwelling—The Knowles-Redman House—on the subject lands. He noted that a Site Plan application has also been submitted, which shows the proposed building.

#### **Consultant**

Mr. Bruce Hall, of The Planning Partnership, presented a brief overview of the proposal, including background and historical information, context within the Aurora Promenade, proposal principles, consultation and submission, heritage preservation, and elements of the proposed streetscape, design and materials, built form, and neighbourhood transition.

#### **Public Comments**

Aurora residents, including Fiona Gagniel, Marcel Gagnon, John Green, Andrew Kamuf, Glen Payne, Behnam Pourdard, and Hugh Walker, provided the following comments:

- Concern regarding possible encroachment into flood plain
- Concern regarding drainage
- Concern regarding proximity of the building to the property line
- Concern regarding scale and height of building
- Concern regarding loss of privacy
- Concern regarding grade change from Yonge Street
- Concern regarding compatibility
- Concern regarding property values
- Concern regarding potential development of more similar buildings in future
- Objection to proposed access point change in relation to an existing easement, or any change that alters any part of the site, per communications from the Aurora Historical Society Board and Ontario Heritage Trust
- Request for more information regarding discussions with the Lake Simcoe Region Conservation Authority

### **Consultant**

Mr. Hall addressed the concerns and questions regarding massing, suitability and angular planes, encroachment, drainage, comments from the Lake Simcoe Region Conservation Authority, and discussions with Ontario Heritage Trust. He noted that the Applicant wishes to meet and work with residents to resolve any issues.

### **Main motion**

**Moved by Councillor Thompson**

**Seconded by Councillor Mrakas**

1. That Report No. PBS17-083 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**

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

That the main motion be amended by replacing the words “General Committee” with “Public Planning”.

**Carried**

**Main motion as amended**

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

1. That Report No. PBS17-083 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 **Public Planning** meeting.

**Carried**

2. **PBS17-086 – Application for Official Plan Amendment and Zoning By-law Amendment, Biddington Homes Aurora Inc., 46 St. John’s Sideroad, Part of Lot 86, Concession 1, File Numbers: OPA-2017-06 and ZBA-2017-08**

**Planning Staff**

Mr. Marty Rokos, Planner, presented an overview of the application and staff report respecting the proposal to allow the development of 68 stacked, back-to-back townhouse dwelling units, rezone the subject lands from RA1(134) Exception Zone to R8(XX) Exception Zone, and amend site specific performance standards for lot frontage, front yard setbacks, side yards, lot coverage, height, and parking. He noted that a Site Plan application would be submitted at a later date.

**Applicant**

Ms. Stephanie Kwast, Associate of Bousfields Inc., provided a brief overview of the proposal, including site context, previously approved and proposed site

plans, existing conditions, and conceptual elevation and section diagrams. She noted that the proposed site plan is not significantly different from the site plan approved in 1991.

**Public Comments**

No members of the public came forward.

**Moved by Councillor Thom**

**Seconded by Councillor Mrakas**

1. That Report No. PBS17-086 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 Thompson**

**Seconded by Councillor Abel**

That the following confirming by-law be enacted:

**6026-17** Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on November 22, 2017.

**Carried**

**5. Adjournment**

**Moved by Councillor Thom**

**Seconded by Councillor Gaertner**

That the meeting be adjourned at 9:06 p.m.

**Carried**

---

**Geoffrey Dawe, Mayor**

---

**Samantha Yew, Deputy Town Clerk**

The minutes of the Council Public Planning meeting of November 22, 2017, are subject to final approval by Council on December 12, 2017.