



**TOWN OF AURORA
SPECIAL COUNCIL – PUBLIC PLANNING
MEETING MINUTES**

Council Chambers
Aurora Town Hall
Wednesday, March 26, 2014

ATTENDANCE

COUNCIL MEMBERS	Mayor Dawe in the Chair; Councillors Abel, Ballard, Buck, Gaertner, Gallo, Humfryes (arrived 7:02 p.m.), Pirri, and Thompson (arrived 7:04 p.m.)
MEMBERS ABSENT	None
OTHER ATTENDEES	Director of Corporate and Financial Services, Director of Planning and Development Services/Treasurer, Council & Committee Coordinator/Deputy Clerk, Planner, and Council/Committee Secretary

Mayor Dawe 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 Buck

Seconded by Councillor Ballard

THAT the agenda as circulated by Legal and Legislative Services, ***with the following addition***, be approved:

- **Item 4 - Correspondence received from Emery Investments regarding Town of Aurora 2014 Non-Residential Development Charge Review
Re: Item 1 – CFS14-010 – Update to Development Charges By-law**

CARRIED

3. CONSIDERATION OF PLANNING ITEMS

Mayor Dawe outlined the procedures that would be followed in the conduct of the public meeting. The Deputy Clerk confirmed that notice had been given in accordance with the relevant provisions of the *Planning Act* and the *Development Charges Act*.

- 1. CFS14-010 – Update to Development Charges By-law**

Moved by Councillor Buck

Seconded by Councillor Ballard

THAT the Procedural By-law be waived to allow extra time for the presentation from Watson & Associates.

CARRIED

Town Staff

Mr. Dan Elliott, Director of Corporate and Financial Services/Treasurer, noted that the public meeting was a requirement of the *Development Charges Act* and introduced Mr. Gary Scandlan, Associate Director, Watson & Associates Economists Ltd., to provide an overview of the Development Charges Background Study and proposed by-law.

Consultant

Mr. Scandlan provided a basic overview of the *Development Charges Act* and a comparison between the current and calculated charges as they relate to the proposed development charge rates.

Town Staff

Mr. Elliott presented a background of the process leading to the draft bylaw, which included outlining changes that were made due to issues raised during the consultation process, as well as changes required to improve harmonization with York Region's development charges bylaw.

Public Comments

Ms. Audrey Jacob, Director, IBI Group, representing Emery Investments, requested that the Town consider offering differentiated, non-residential development charges and requested a 20 percent discount for Emery Investments' new industrial development.

Town Staff

Mr. Elliott advised that all comments would be taken into consideration and that there were some minor changes required to the Background Study.

Moved by Councillor Pirri

Seconded by Councillor Thompson

THAT report CFS14-010 be received; and

THAT the Development Charges Background Study and Proposed By-law dated March 12, 2014, included as Attachment "#1" be received as presented; and

THAT the Proposed By-law be amended to add "places of worship" to the list of exemptions in Clause 3.5; and

THAT the Proposed By-law be amended to mirror the provisions of York Region by-law phase-in of smaller apartment sizes which qualify for the small apartment rate; and

THAT all comments, questions and suggestions arising from the statutory Public Meeting be referred to staff for consideration; and

THAT staff prepare a final report for Council with a recommended by-law for adoption pursuant to the requirements of the *Development Charges Act, 1997*, with such report to be made on April 8, 2014; and

THAT Council hereby determines that no further public meetings are required under Section 12 of the *Development Charges Act, 1997*.

On a recorded vote the motion **CARRIED**.

YEAS: 6

NAYS: 3

VOTING YEAS: Councillors Abel, Buck, Humfryes, Pirri, Thompson, and Mayor Dawe

VOTING NAYS: Councillors Ballard, Gaertner, and Gallo

4. **Correspondence received from Emery Investments regarding Town of Aurora 2014 Non-Residential Development Charge Review**
Re: Item 1 – CFS14-010 – Update to Development Charges By-law

Moved by Councillor Buck

Seconded by Councillor Abel

THAT the correspondence received from Emery Investments regarding Town of Aurora 2014 Non-Residential Development Charge Review be received and referred to item 1.

CARRIED

Council recessed at 9:01 p.m. and reconvened at 9:06 p.m.

2. **PL14-019 – Proposed Zoning By-law Amendment Application**
Stirling Cook Aurora Inc.
74 Old Bloomington Road
Unit 22, York Region Vacant Land Condominium Plan No. 1159
File: D14-04-13

Planning Staff

Mr. Drew MacMartin, Planner, presented an overview of the Zoning By-law amendment application and indicated that this was the first Public Planning meeting regarding this application. He also advised that an Official Plan Amendment would not be required for this application and a more comprehensive report would be presented at a future General Committee meeting.

Applicant/Agent

Ms. Angela Sciberras, representing the applicant, advised that a Zoning By-law amendment was required to permit six town homes in place of the larger single family dwelling that was originally approved. She also indicated that no new vegetation removal would occur as a result of this change.

Public Comments

None

Town Staff

Mr. Ramunno provided clarification and confirmation that the proposed Zoning By-law amendment conforms with the regulations of OPA 34.

Main motion

Moved by Councillor Ballard

Seconded by Councillor Abel

THAT report PL14-019 be received; and

THAT comments presented at the Public Planning meeting be addressed by the Planning and Development Services department in a comprehensive report outlining recommendations and options at a future General Committee meeting.

Amendment

Moved by Councillor Pirri

Seconded by Councillor Humfryes

THAT this item be brought forward to a future Public Planning meeting prior to consideration at a future General Committee meeting.

CARRIED

Main motion as amended

Moved by Councillor Ballard

Seconded by Councillor Abel

THAT report PL14-019 be received; and

THAT comments presented at the Public Planning meeting be addressed by the Planning and Development Services department in a comprehensive report outlining recommendations and options at a future Public Planning meeting prior to consideration at a future General Committee meeting.

CARRIED

- 3. PL14-013 – Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment Applications
Pandolfo et al.
14070 Yonge Street
Lot 8 & Pt. Lots 20 & 21 Plan 132, Pt. of Lot 73, Con. 1
Files: D09-03-12, D12-03-2A, D14-21-03**

Planning Staff

Mr. Marco Ramunno, Director of Planning and Development Services, indicated that this third public meeting was being held to address concerns and present alternative access options for Council's review. He advised that a meeting was held with area residents where they indicated their satisfaction with York Region's preferred Option 3.

Mr. Drew MacMartin, Planner, presented four options for Council's consideration and provided the pros and cons for each option.

Applicant/Agent

Mr. Gary Templeton, representing the applicant, advised that the developer is willing to work with the Town on the preferred option chosen and would like to move forward with an agreement.

Public Comments

Mr. Richard Berman, resident of 185 Ridge Road, expressed his preference for Options 2 or 3. He also voiced his concerns regarding the closure option of a portion of Ridge Road as presented in Option 3 and reviewed key aspects of all the options presented.

Mr. Ron Prieur, resident of 302 Ridge Road, stated that Option 3 would provide safer access for Ridge Road and appreciates the future views of the plan.

Mr. Graham Constantine, resident of 212 Ridge Road, suggested that, with potential development planned on the east side, the traffic lights could alleviate the problems.

Ms. Claire Prieur, resident of 302 Ridge Road, inquired whether Option 3 would have a shorter turn access than Option 1, and stated her desire to limit any impact to neighbours.

Town Staff

Mr. MacMartin provided clarification with respect to the traffic lights and the “right-in, right-out” access that would be provided in Option 2 and addressed the other concerns raised by the public.

Public Comments

Ms. Jennifer Day, resident of 114 Ridge Road, inquired about a buffer zone for driveways from the proposed new road and safety issues.

Mr. Prieur requested clarification on the proposed traffic lights between the Pandolfo and Block D lands on the east side.

Town Staff

Mr. Ramunno advised that the traffic lights proposed in Option 3 would be full move between the Pandolfo and Block D lands.

Applicant/Agent

Mr. Templeton expressed his concern regarding potential extraordinary costs which may be incurred to enhance the function of the road beyond what would normally be required.

Public Comments

Mr. Garry Borgacci, resident of 154 Ridge Road, expressed his support of Option 2.

Mr. Berman inquired whether there would continue to be public involvement, and stated he would like Option 2 to remain on the table.

Moved by Councillor Thompson

Seconded by Councillor Humfryes

THAT the Procedural By-law be waived to extend the hour past 10:30 p.m.

CARRIED

Ms. Day requested a response regarding a buffer zone for existing driveways and proposed roadways.

Town Staff

Mr. Ramunno advised that there were no buffer requirements in regard to driveways and that safety and technical issues would be dealt with through engineering and municipal maintenance.

Main motion

Moved by Councillor Buck

Seconded by Councillor Abel

THAT report PL14-013 be received; and

THAT Council provide direction as to the alternative access options for the proposed development as discussed in this report; and

THAT comments presented at the Public Planning meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

Amendment

Moved by Councillor Gallo

Seconded by Councillor Abel

THAT staff report back providing more information on amending Option 2 to include a full move intersection at the Pandolfo entrance as an alternative access option for the proposed development.

CARRIED

Main motion as amended

Moved by Councillor Buck

Seconded by Councillor Abel

THAT report PL14-013 be received; and

THAT staff report back providing more information on amending Option 2 to include a full move intersection at the Pandolfo entrance as an alternative access option for the proposed development; and

THAT comments presented at the Public Planning meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

CARRIED

4. READING OF BY-LAW

Moved by Councillor Abel

Seconded by Councillor Gallo

THAT the following confirming by-law be given first, second, and third readings and enacted:

5603-14 BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on March 26, 2014

CARRIED

5. ADJOURNMENT

Moved by Councillor Abel

Seconded by Councillor Pirri

THAT the meeting be adjourned at 10:50 p.m.

CARRIED

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK