



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

Council Chambers
Aurora Town Hall
Wednesday, May 28, 2014

ATTENDANCE

COUNCIL MEMBERS	Mayor Dawe in the Chair; Councillors Abel, Buck, Gaertner, Humfryes, Pirri, and Thompson
MEMBERS ABSENT	Councillors Ballard and Gallo
OTHER ATTENDEES	Director of Planning & Development Services, Council & Committee Coordinator/Deputy Clerk, Planner, and Council/Committee Secretary

Mayor Dawe called the meeting to order at 7:01 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 Humfryes

THAT the agenda as circulated by Legal and 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 Deputy Clerk confirmed that the appropriate notice had been given in accordance with the relevant provisions of the *Planning Act*.

- 1. PL14-036 – 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

The Director of Planning & Development Services, Mr. Marco Ramunno, noted that this application was originally before Council in March 2014 and the direction was to bring it back to a Public Planning meeting with additional background information related to the original condominium application that was approved in 2007.

The Planner, Mr. Drew MacMartin, provided a brief overview of the application and staff report, stating that the applicant is proposing a Zoning By-law amendment to rezone the subject lands from “Detached Dwelling First Density Residential (R1-43)” to a site specific “Row Dwelling Residential Exception Zone” to permit six (6) row housing units with appropriate exceptions to the development standards of the subject lands to be developed as a Condominium Block. He reviewed the surrounding land uses, the current designations and zoning of the subject lands, site access, and the conceptual site plan and building elevations. Mr. MacMartin noted that a preliminary review had been performed and that staff would undertake a technical review of the application to address the matters outlined in the staff report, as well as any comments received from the public and Council at the Public Planning meeting, and a comprehensive staff report with recommendations and options would be presented to Council for consideration and direction at a future General Committee meeting.

Consultant

Ms. Angela Sciberras, representing the applicant, commended staff for preparing a comprehensive and concise report on the history of the subject lands. She reviewed elements of the application and proposed development, and addressed the concerns raised by a local resident, as summarized in the staff report. Ms. Sciberras stated that the proposed development is the type of development being supported by the province and the region, as it is utilizing an existing approved developable lot, has no impact on existing municipal services, is sensitive to the natural features of the area, and is providing an alternative form of housing at the high end of the market spectrum. She requested that Council consider bringing forward the comprehensive staff report to a Council meeting during the summer.

Public Comments

Mr. Michael DiCesare, resident of 374 Old Bloomington Road, expressed concerns regarding notice, the impact of townhouses being built in their area, water level monitoring, and the impact on road infrastructure.

Consultant

Ms. Sciberras addressed the resident's concern regarding water monitoring.

Planning Staff

Mr. Ramunno addressed the concerns regarding the proposed housing type and the recent road reconstruction of Old Bloomington Road and Bloomington Road East.

Main motion

Moved by Councillor Abel

Seconded by Councillor Pirri

THAT report PL14-036 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 Thompson

Seconded by Councillor Buck

THAT the report be brought back to the Council meeting of August 12, 2014.

CARRIED

Main motion as amended

Moved by Councillor Abel

Seconded by Councillor Pirri

THAT report PL14-036 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 ***the Council meeting of August 12, 2014.***

CARRIED

4. READING OF BY-LAW

Moved by Councillor Buck

Seconded by Councillor Abel

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

5629-14 BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on May 28, 2014

CARRIED

5. ADJOURNMENT

Moved by Councillor Buck

Seconded by Councillor Abel

THAT the meeting be adjourned at 8:21 p.m.

CARRIED

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF MAY 28, 2014 RECEIVED FINAL APPROVAL BY COUNCIL ON JUNE 10, 2014.