



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

Council Chambers
Aurora Town Hall
Wednesday, September 24, 2014

ATTENDANCE

COUNCIL MEMBERS	Mayor Dawe in the Chair; Councillors Abel (arrived 7:01 p.m.), Buck, Constable (arrived 7:01 p.m.), Gallo, Humfryes (arrived 7:03 p.m.), Pirri, and Thompson
MEMBERS ABSENT	Councillor Gaertner
OTHER ATTENDEES	Director of Planning and Development Services, Council & Committee Coordinator/Deputy Clerk, Planners, 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 Gallo

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. PL14-063 – Zoning By-law Amendment, File: D14-06-14
Chafam Premiere Inc./Sterne Motors Ltd.
300 Earl Stewart Drive
Lots 5-7, 65M-2873**

Planning Staff

The Planner, Mr. Jeff Healey, presented an overview of the application and staff report, and noted that the applicant is proposing to amend the zoning of the subject lands to permit a motor vehicle sales establishment in addition to the

permitted uses in the existing “C5-6” zone. He reviewed the surrounding land uses, current designations and zoning of the subject lands, and elements of the preliminary site plan. Mr. Healey advised of the preliminary review performed by internal departments and external agencies, and indicated that staff would undertake a technical review of the applications 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. He indicated that a comprehensive staff report with recommendations and options would be presented for consideration and direction at a future General Committee meeting.

Consultant

Mr. Carson Woods, of Carson Woods Architects & Urban Planners, provided a brief overview of the application to permit the relocation of the existing Sterne Acura Automotive Dealership on Yonge Street to Lot 5 fronting onto St. John’s Sideroad. He presented images of the proposed building and noted that the design would comply with the appropriate urban design policies in place and that the overall development, including future phases, would meet and exceed the latest standards for environmental protection, clean groundwater, and flood protection.

Public Comments

Area residents, including Larry Abas, Tom Alberico, Pina Blakley, Jason Dodds, Joe Fragomeni, Markus Gunn, Andrew Hrycajkiw, Mackenzie Ketchell, Jeff Naworynski, and Karen Sorbera, raised concerns on the following matters:

- Ownership of Phase 2 lands
- Potential for cluster/multiple dealerships
- Proposed building height
- Potential blockage of cell phone signal
- Location and number of access points
- Proximity to residences
- Light pollution (building and security lights shining into homes)
- Noise (delivery trucks, dealership loudspeakers, service shop)
- Smells (fuels, paints)
- Business hours of dealership
- Vehicle test driving through neighbourhood
- Increased traffic
- Increased tractor trailers/transport trucks (issues of safety, noise, speed, vibration)
- Safety of children (skating on pond, playing street hockey, walking from Superstore)
- Impact on resale value of homes
- Protection of paved path along St. John’s Sideroad from marsh to Earl Stewart Drive
- Protection of stormwater management pond, view of green space
- Lack of imagination and creativity in planning

Consultant

Mr. Woods addressed the concerns regarding light pollution, business hours, smells, proximity to homes, open space as a separator of uses, test driving on local roads, the paved path along St. John’s Sideroad, building height, and the mobile tower signal.

Owner/Applicant

Mr. Bob Sterne stated that vehicle test drives are controlled and specifically organized to avoid residential areas. He advised that they are in the process of

purchasing the entire seven acres of property. Mr. Sterne noted that the site entrance has been designed to allow the greatest safety for all concerned in the area and that car transport activity would occur during business hours.

Planning Staff

Mr. Marco Ramunno, Director of Planning and Development Services, provided background information and reviewed the existing site designation. He advised that a traffic study has been submitted, which is under review by staff, and that one access point from Earl Stewart Drive onto the Phase 1 lands is being proposed. Mr. Ramunno stated that submission of a future site plan application would be required to deal with the building design, parking layout, landscaping, and lighting. He noted that the applicant is seeking to permit dealership use for both Phase 1 and Phase 2 lands.

Main motion

Moved by Councillor Pirri

Seconded by Councillor Constable

THAT report PL14-063 be received; 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 Humfryes

Seconded by Councillor Constable

THAT the second clause of the main motion be amended by replacing the words "General Committee" with "Public Planning".

CARRIED

Main motion as amended

Moved by Councillor Pirri

Seconded by Councillor Constable

THAT report PL14-063 be received; 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 ***Public Planning*** meeting.

CARRIED

2. **PL14-058 – Official Plan Amendment and Zoning By-law Amendment Applications**
RCG Aurora North Limited Partnership
800 St. John's Sideroad
Files: D09-02-12 and D14-09-12

Planning Staff

The Planner, Mr. Lawrence Kuk, presented an overview of the applications and staff report, and noted that the applicant is proposing to redesignate the subject lands from "Convenience Commercial" to "Community Commercial" and rezone the subject lands from "Rural (RU) Zone" to "Shopping Centre Commercial "C4-X" Exception Zone" to permit a range of commercial uses. He reviewed the surrounding land uses, current designations and zoning of the subject lands, elements of the conceptual site plan, and proposed building elevations. Mr. Kuk advised of the preliminary review performed by internal departments and external agencies, and indicated that staff would undertake a technical review of the

applications 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. He reviewed the public comments received prior to the meeting and indicated that a comprehensive staff report with recommendations and options would be presented for consideration and direction at a future General Committee meeting.

Consultant

Ms. Maria Gatzios, of Gatzios Planning + Development Consultants Inc., provided a brief presentation to highlight details of the applications. She confirmed that the site is surrounded by open space valleylands to the north and east of the site with no opportunity for any vehicular connection to the future residential site to the east. Ms. Gatzios indicated that the current conceptual site plan proposes a food store, which is driving the Official Plan amendment application, and zoning permission for a drive-through restaurant and access to Bayview Avenue and St. John's Sideroad is being requested. She presented perspectives of the preliminary elevations of the buildings and noted that the specifics of access, elevations, landscaping, and other details would be addressed through the site plan process.

Public Comments

Area residents, including Larry Abas, Oleg Bagrin, Angela Barbetta, Markus Gunn, Marie Leone, Marco Mokhtarani, Sue Pestell, and Sharon St. Aubin, raised concerns on the following matters:

- Duplication of stores (no need for another grocery store, pharmacy, drive-through restaurant)
- Lack of vision and creativity in planning
- Alternatives to plaza use preferred (e.g., retirement home)
- Drive-through restaurant issues: noise, smells, lights, potential hangout for teenagers
- Traffic congestion on St. John's Sideroad
- Light pollution
- Safety issues
- Integration of sidewalks, bus stops, and services needed
- Importance of maintaining and promoting Town's image, warmth, and individuality

Consultant

Ms. Gatzios addressed the issues of the proposed drive-through restaurant, lighting, traffic, and access points. She noted that these issues would be worked through the site plan process and building permit process.

Planning Staff

Mr. Ramunno addressed the issue of traffic and noted that Bayview Avenue and St. John's Sideroad are Regional roads. He advised that the Region is scheduled to improve and widen St. John's Sideroad and Leslie Street beginning in 2016 and they also have plans for the appropriate bus stops and sidewalks along the improved roads.

Main motion

Moved by Councillor Pirri

Seconded by Councillor Abel

THAT report PL14-058 be received; 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 Humfryes

Seconded by Councillor Pirri

THAT the second clause of the main motion be amended by replacing the words “General Committee” with “Public Planning”.

CARRIED

Main motion as amended

Moved by Councillor Pirri

Seconded by Councillor Abel

THAT report PL14-058 be received; 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 ***Public Planning*** meeting.

CARRIED

4. READING OF BY-LAW

Moved by Councillor Buck

Seconded by Councillor Gallo

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

5670-14 BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on September 24, 2014

CARRIED

5. ADJOURNMENT

Moved by Councillor Pirri

Seconded by Councillor Buck

THAT the meeting be adjourned at 10:11 p.m.

CARRIED

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF SEPTEMBER 24, 2014 RECEIVED FINAL APPROVAL BY COUNCIL ON NOVEMBER 25, 2014.