



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

Council Chambers  
Aurora Town Hall  
Wednesday, November 25, 2015

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**ATTENDANCE**

<b>COUNCIL MEMBERS</b>	Mayor Dawe in the Chair; Councillors Abel (arrived 7:07 p.m.), Gaertner (arrived 7:04 p.m.), Mrakas, Pirri, Thom, and Thompson
<b>MEMBERS ABSENT</b>	Councillors Humfryes and Kim
<b>OTHER ATTENDEES</b>	Director of Planning and Development Services, Planners, Deputy Clerk, and Council/Committee Secretary

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Mayor Dawe called the meeting to order at 7:02 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 Thom  
Seconded by Councillor Pirri**

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. **PL15-080 – Applications for Official Plan Amendment and Zoning By-law Amendment, Carpino Construction Inc., 15278 Yonge Street, File Numbers: OPA-2015-04, ZBA-2015-10, Related File: SP-2015-08**

#### **Planning Staff**

The Planner, Mr. Drew MacMartin, presented a brief overview of the application and staff report, including background information related to the proposed Official Plan Amendment, to address stand-alone and first-floor residential land use policies, and the proposed Zoning By-law Amendment to rezone the subject lands from “Central Commercial (C2) Zone” to “Row Dwelling Residential (R6-XX) Exception Zone”, to permit 126 stacked, back-to-back townhouse condominium dwelling units within six separate, four-storey buildings.

#### **Consultant**

Ms. Joan MacIntyre, of Malone Given Parsons Ltd., on behalf of the site owner and builder, Treasure Hill, provided background information on Treasure Hill and an overview of the proposal, previous site uses, surrounding land uses, site and floor plans, and traffic study.

#### **Public Comments**

Aurora residents, including John Bridgeman, Margaret Fairey, Fiona Gagnier, Marcel Gagnier, Gail McIntyre, Stephen Mills, Glen Payne, Carmine Perrelli, Martin Reddick, Michael Uetz, Hugh Walker, and Kevin Walker, expressed their concerns and suggestions on the following matters:

- Viability of Tannery Creek, stormwater drainage
- Existing spring and groundwater issues
- Street parking, U-turns, and shortcut to Yonge Street
- Lack of on-site unit parking and visitor parking
- Parking overflow from subject lands onto Machell Avenue
- Sole ingress and egress from Machell Avenue to subject lands and no access from Yonge Street
- Snow removal
- Pedestrian experience not enhanced

- Opening between retaining walls, potential trespassing across private property, public safety and liability issues
- Lack of mixed use, commercial, arts, green space, and greenery
- Unit density too high
- Architectural building design
- Lack of conformity with neighbourhood
- Proposed building height not in form and character with surrounding neighbourhood
- Increased traffic congestion, already very busy area during summer
- Potential safety issues with children at local park
- Road grade and narrowness of Machell Avenue
- Shadow impacts on Machell Avenue as a result of the proposed development (angular plane)
- Revitalization and implementation of Community Improvement Plan (CIP)
- Consideration re inclusion of the three properties north of subject lands

### **Consultant**

Ms. MacIntyre addressed the concerns regarding parking, shadowing, density, Tannery Creek, drainage, site access, conformity with neighbourhood and Aurora Promenade, and commercial uses. Mr. Richard Pernicky, traffic consultant for the applicant, addressed the concerns regarding traffic and the traffic impact study, parking, and visitor parking.

### **Planning Staff**

Mr. Marco Ramunno, Director of Planning and Development Services, addressed the concerns regarding parking, mixed use, intensification goals, the three properties north of the subject lands, and the retaining walls.

**Moved by Councillor Gaertner**  
**Seconded by Councillor Mrakas**

THAT Report No. PL15-080 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. **PL15-086 – Application for Zoning By-law Amendment, Small Steps Programs Inc., 138 Centre Street, Part of Lot 2 (North of Centre Street, East of Railroad), Registered Plan 107, File Number: ZBA-2015-11, Related File: SP-2015-09**

### **Planning Staff**

The Planner, Mr. Marty Rokos, presented a brief overview of the application and staff report, including background information related to the proposed Zoning By-law Amendment to permit a day nursery in addition to the permitted employment uses of the “Restricted Industrial (M1-A) Exception Zone”, and site-specific exceptions related to lot area and frontage, interior side yard, parking, driveway width, and buffer strips.

### **Consultant**

Mr. Matt Bagnall, of Larkin Associates, on behalf of the applicant, presented a brief overview of the applicant’s proposal and information regarding the operations of the proposed day care facility including business hours and staffing, parking and traffic considerations, landscaping, and accessibility.

### **Public Comments**

Ms. Terri Barber, resident of Centre Street, expressed concerns regarding parking, drop-off space, play space, and safety issues.

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

THAT Report No. PL15-086 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 Abel**  
**Seconded by Councillor Thom**

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

**5790-15** BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on November 25, 2015.

**CARRIED**

**5. ADJOURNMENT**

**Moved by Councillor Pirri  
Seconded by Councillor Gaertner**

THAT the meeting be adjourned at 10:09 p.m.

**CARRIED**

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**GEOFFREY DAWE, MAYOR**

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**PATTY THOMA, DEPUTY CLERK**

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF NOVEMBER 25, 2015 RECEIVED FINAL APPROVAL BY COUNCIL ON DECEMBER 8, 2015.