



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

Council Chambers
Aurora Town Hall
Monday, November 30, 2015

ATTENDANCE

COUNCIL MEMBERS	Mayor Dawe in the Chair; Councillors Abel (arrived 7:32 p.m.), Gaertner (arrived 7:03 p.m.), Humfryes (arrived 7:11 p.m.), Kim, Mrakas, Pirri, Thom, and Thompson
MEMBERS ABSENT	None
OTHER ATTENDEES	Director of Planning and Development Services, Planners, Deputy Clerk, 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 Pirri
Seconded by Councillor Kim**

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. PL15-081 – Proposed Zoning By-law Amendment
Rod Coutts and Brian Coutts
14314 & 14338 Yonge Street
File: ZBA-2015-07**

Planning Staff

The Planner, Mr. Drew MacMartin, presented a brief overview of the application and staff report, including background information related to the proposed Zoning By-law Amendment application to permit the rezoning of the subject lands from “Rural (RU-ORM) Oak Ridges Moraine” to “Institutional (I-XX) Exception Zone” and allow a four (4) storey Senior’s independent and assisted living facility consisting of 250 suites.

Consultant

Mr. Claudio Brutto, on behalf of the applicant, noted that there is growing demand for full-service seniors care facilities in Aurora, and that a four storey building would be appropriate for this location. He explained that timing is important with this project, as there is other construction in the area and the applicant would like to build at the same time to minimize disruption on Yonge Street.

Public Comments

No members of the public came forward.

**Moved by Councillor Pirri
Seconded by Councillor Mrakas**

THAT Report No. PL15-081 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.

CARRIED

2. **PL15-088 – Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision
Ashlen Holdings Inc.
13859, 13875, 13887 Yonge Street
Part of Lots 15 & 16, Registered Plan 166
File Nos.: OPA-2015-03, SUB-2015-04, ZBA-2015-08**

Planning Staff

The Planner, Mr. Marty Rokos, presented a brief overview of the application and staff report, including background information related to the proposed development of 42 detached dwelling lots, three open space blocks, and trails. He noted that the applicant is proposing a site specific Official Plan amendment related to density, building coverage, and buffer from Estate Residential designations, and the rezoning of the subject lands from “Estate Residential (ER) Zone” to “Detached Dwelling Second Density (R2) Exception Zone”. Mr. Rokos indicated that recent comments received from the public raised concerns regarding density, public notification signage, wildlife, and parking.

Consultant

Mr. Claudio Brutto, on behalf of the applicant, explained that the size of the lots and number of lots is appropriate for the location, and that similar developments have greater residential housing densities. He also indicated that there would be a reasonable buffer between the lots on the north side of the property and the houses on Hunters Glen Road. Mr. Brutto advised that there the applicant will continue to work with the residents.

Public Comments

Mr. John Green, resident of Hunters Glen Road and a board member of the Ratepayers of Aurora Yonge Street South (RAYS), raised concerns that residents have regarding density, parking, wildlife, property values, the vulnerability of the aquifer in the north east corner of the subject lands, the lack of buffer between the proposed lots and the lots on Hunter’s Glen Road, and the number of exemptions requested by the applicant.

Ms. Susan Walmer, resident of Marsh Harbour, expressed concerns regarding the buffer zone between the proposed subdivision and the lots on Hunters Glen Road, the density of the proposed subdivision, and the growth targets for the Town.

Mr. Warren McClure, resident of Steeplechase Avenue and board member of RAYS, expressed concerns regarding density and setting precedents for future developments, and acknowledged that the developer has been working with residents.

**Moved by Councillor Pirri
Seconded by Councillor Thom**

THAT Report No. PL15-088 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 Thom
Seconded by Councillor Pirri**

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

5793-15 BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on November 30, 2015.

CARRIED

5. ADJOURNMENT

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

THAT the meeting be adjourned at 8:52 p.m.

CARRIED

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF NOVEMBER 30, 2015 RECEIVED FINAL APPROVAL BY COUNCIL ON DECEMBER 8, 2015.