



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

Council Chambers  
Aurora Town Hall  
Wednesday, January 27, 2016

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**ATTENDANCE**

<b>COUNCIL MEMBERS</b>	Mayor Dawe in the Chair; Councillors Abel, Gaertner (arrived 7:03 p.m.), Humfryes, Kim, Mrakas, Pirri, and Thom
<b>MEMBERS ABSENT</b>	Councillor Thompson
<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 7:01 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 Thom**

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. PDS16-004 – Applications for Official Plan Amendment and Zoning By-law Amendment, Metropolitan Square Inc., 180, 190 and 220 Wellington Street East, Lot 81, Concession 1, EYS  
File Numbers: OPA-2015-05 and ZBA-2015-15**

**Planning Staff**

The Planner, Mr. Lawrence Kuk, presented a brief overview of the application and staff report, including background information related to the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit a residential condominium development, which would include two, ten-storey buildings with a total of 296 units, a ground floor atrium and two levels of underground parking. Mr. Kuk noted the comments received from the public regarding increased traffic from the proposed development and its impact on Industrial Parkway South and Wellington Street East.

**Consultant**

Ms. Angela Sciberras, of Macaulay Shiomi Howson Ltd., on behalf of the applicant, presented an overview of the applications and subject lands, including surrounding uses, designation within the Aurora Promenade Secondary Plan, key Official Plan policies, site plan, elevations, and landscape plan.

**Public Comments**

Aurora residents, including Gordon Barnes, Jim Higgs, Brian Hodgson, and Dan Revington, and Oak Ridges resident Jason Hyatt, provided the following comments:

- Concern regarding the proposed two, ten-storey buildings and future trends for site specific by-law exceptions related to lot coverage and building height
- Concern regarding the proposed parking lot exit at Centre Street
- Concern regarding the loss of two businesses providing tax revenue
- Concern regarding existing traffic issues and increased traffic at the Regional intersection of Industrial Parkway North and Wellington Street East
- Concern regarding traffic flow – need for traffic flow study, expansion of the intersection, and wider lanes to alleviate congestion and improve safety
- Concern with GO train crossing – need to widen access across Wellington Street East
- Support for development, proposed intensification and fit with the Aurora Promenade and Greater Golden Horseshoe requirements
- Suggestion to include geriatric and accessibility elements beyond Building Code requirements
- Suggestion to install tank large enough to hold first 50 millimetres of rainfall to reduce load on the Town's stormwater and sewer system

- Suggestion to install three wires, instead of two, to each unit to encourage energy conservation
- Suggestion to meet LEED's Silver standards
- Suggestion to designate at least 5% of the units as affordable housing

**Consultant**

Ms. Sciberras addressed the concerns and suggestions regarding traffic, loss of employments lands, location of driveway, by-law requirements, and design.

**Main motion**

**Moved by Councillor Abel**

**Seconded by Councillor Kim**

THAT Report No. PDS16-004 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 Mrakas**

**Seconded by Councillor Gaertner**

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 Abel**

**Seconded by Councillor Kim**

THAT Report No. PDS16-004 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 AS AMENDED**

2. **PDS16-005 – Application for Zoning By-law Amendment  
Frank Luciani, 340 Ridge Road, Part of Lot 73, Concession 1  
File Number: ZBA-2015-13**

### **Planning Staff**

The Planner, Mr. Jeff Healey, presented a brief overview of the application and staff report, including background information related to the proposed Zoning By-law Amendment to rezone the subject lands from Rural Oak Ridges Moraine (RU-ORM) to Detached Dwelling First Density Residential (R1-X) Exception Zone to permit one additional residential lot.

### **Consultant**

Mr. Claudio Brutto, of Brutto Consulting, on behalf of the applicant, spoke in support of the staff report and application, and addressed the concerns of the public regarding the number of buildings permitted on the lot.

### **Public Comments**

Mr. Amir Samadi, representing the owner of 302 Ridge Road, the adjacent property to the subject lands, expressed concerns regarding the future potential for more than one residential unit permitted as a result of the proposed Zoning By-law Amendment, in the event that the property is sold.

### **Planning Staff**

Mr. Marco Ramunno, Director of Planning and Development Services, addressed the concerns respecting the proposed Zoning By-law Amendment.

**Moved by Councillor Pirri**  
**Seconded by Councillor Kim**

THAT Report No. PDS16-005 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.

**On a recorded vote the motion  
CARRIED**

YEAS: 5	NAYS: 3
VOTING YEAS:	Councillors Abel, Kim, Mrakas, Pirri, and Thom
VOTING NAYS:	Councillors Gaertner, Humfryes, and Mayor Dawe
ABSENT:	Councillor Thompson

**4. READING OF BY-LAW**

**Moved by Councillor Pirri  
Seconded by Councillor Kim**

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

**5805-16** BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on January 27, 2016.

**CARRIED**

**5. ADJOURNMENT**

**Moved by Councillor Thom  
Seconded by Councillor Humfryes**

THAT the meeting be adjourned at 9:14 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 JANUARY 27, 2016, ARE SUBJECT TO FINAL APPROVAL BY COUNCIL ON FEBRUARY 9, 2016.