



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

Council Chambers
Aurora Town Hall
Wednesday, April 20, 2016

ATTENDANCE

COUNCIL MEMBERS	Mayor Dawe in the Chair; Councillors Abel, Gaertner, Kim, Humfryes (arrived 7:13 p.m.), Mrakas, Pirri, Thom (departed 8:44 p.m.), and Thompson
MEMBERS ABSENT	Councillor Mrakas
OTHER ATTENDEES	Director of Planning and Development Services, Planner, 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 Abel
Seconded by Councillor Thompson**

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. PDS16-027– Application for Zoning By-law Amendment, Millwell Properties Inc., 55 Wellington Street West, Part of Lot 27, Registered Plan 246, File Number: ZBA-2016-02**

Planning Staff

The Planner, Mr. Marty Rokos, presented a brief overview of the application and staff report respecting the proposed Zoning By-law Amendment to rezone a portion of the subject lands from Central Commercial (C2-1A) Exception Zone to Third Density Apartment Residential (RA3-1 Exception Zone) to increase the maximum number of apartment dwelling units from 108 to 118. He noted that no exterior changes to the subject lands are proposed.

Consultant

Ms. Helen Lepek, of Lepek Consulting Inc., on behalf of the applicant, noted that the proposal would provide a good opportunity for additional rental units in a location that is transit accessible, with no parking issues, and buildings that are well-maintained. She indicated that extensive pre-consultation and preliminary comments have not identified any issues.

Public Comments

No members of the public came forward.

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

THAT Report No. PDS16-027 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. PDS16-028 – 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 Numbers: 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 respecting the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications, which initially proposed 42 single detached dwelling lots, three open space blocks for stormwater management, and trails. He noted that the applicant has submitted a revised plan proposing 34 single detached dwelling lots, increased lot frontage, and removal of the east-west trail.

Consultant

Mr. Claudio Brutto, of Brutto Consulting Ltd., on behalf of the applicant, briefly reviewed the revisions to the application and addressed the concerns regarding environmental features, compatibility, minimum distance separation, and the interface between adjacent properties to the north and the proposed development.

Public Comments

Aurora residents, Paul Dransfield and Nima Osqueizadeh, provided the following comments:

- Objection to proposed density;
- Concern regarding number of proposed exceptions to accommodate density including side yard size, main building height, floor area, and lot coverage;
- Concern regarding impact of proposal on privacy and property values;
- Concern regarding setting a precedent for the area;
- Concern regarding unanswered questions respecting wildlife;
- Concern regarding changes to topography of proposed building site situated on Oak Ridges Moraine glacial deposit and impact on private wells;
- Request that activities/submissions be completed prior to Council decision;
- Request that Council adhere to the Town's long-term plan, including infrastructure improvements designed to accommodate planned growth; and

- Request that Council's decision be delayed until Council has heard from all residents affected by the application, and consider whether the proposal fits within the Town's overall growth plan.

Consultant

Mr. Brutto addressed the concerns regarding submission of required technical documents, density, conformity, wildlife, Oak Ridges Moraine requirements, privacy, minimum distance separation between Estate Residential and Cluster Residential designations, buffer zone, and vegetation.

Moved by Councillor Pirri
Seconded by Councillor Thompson

THAT Report No. PDS16-028 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

- 3. PDS16-029 – 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 Numbers: ZBA-2015-11 and SP-2015-09**

Planning Staff

The Director of Planning & Development Services, Mr. Marco Ramunno, briefly provided background to the recommendations of the staff report respecting the proposed Zoning By-law Amendment and Site Plan application to permit day nursery, business, and professional office uses for the subject lands, and construction of an addition.

Consultant

Mr. Matt Bagnall, of LARKIN+ Associates Planning Consultants Inc., on behalf of the applicant, addressed the concerns regarding traffic and parking. He noted that the rear parking area was redesigned to include two additional parking spaces, and advised that a parking and manoeuvring report had been completed. Mr. Bagnall further noted that the parents/guardians of children

utilizing the daycare would be provided with guidelines respecting onsite pick-up and drop-off procedures.

Public Comments

No members of the public came forward.

Moved by Councillor Abel
Seconded by Councillor Kim

THAT Report No. PDS16-029 be received; and

THAT Application to Amend the Zoning By-law File: ZBA-2015-11 (Small Steps Programs Inc.) to permit a day nursery and business and professional office in addition to the permitted employment uses of the M1-A Zone be approved; and

THAT the implementing Zoning By-law Amendment be presented at a future Council meeting; and

THAT Site Plan Application File SP-2015-09 (Small Steps Programs Inc.) to permit the development of a new 97.6 m² GFA addition be approved; and

THAT the Mayor and Town Clerk be authorized to execute the Site Plan Agreement, including any and all documents and ancillary agreements required to give effect to same.

CARRIED

4. READING OF BY-LAW

Moved by Councillor Pirri
Seconded by Councillor Abel

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

5845-16 BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on April 20, 2016.

CARRIED

5. ADJOURNMENT

**Moved by Councillor Gaertner
Seconded by Councillor Thompson**

THAT the meeting be adjourned at 9:17 p.m.

CARRIED

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF APRIL 20, 2016, RECEIVED FINAL APPROVAL BY COUNCIL ON APRIL 26, 2016.