



Town of Aurora
Special Council – Public Planning
Meeting Minutes

Council Chambers
Aurora Town Hall
Wednesday, September 28, 2016

Attendance

Council Members Mayor Dawe in the Chair; Councillors Abel (arrived 7:06 p.m.), Gaertner (arrived 7:11 p.m.), Humfryes (arrived 7:06 p.m.), Kim, Mrakas, Pirri, and Thompson

Members Absent Councillor Thom

Other Attendees Marco Ramunno, Director of Planning and Building Services, Lawrence Kuk, Planner, Marty Rokos, Planner, Patty Thoma, Deputy Clerk, and Linda Bottos, Council/Committee Secretary

The Chair called the meeting to order at 7:04 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 Mrakas

That the agenda as circulated by 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. PBS16-070 – Application for Zoning By-law Amendment Canadian Tire Corporation, 14700 Yonge Street, Part of Lots 76 and 77, Concession 1, File Number: ZBA-2016-05

Planning Staff

The Planner, Mr. Marty Rokos, presented an overview of the application and staff report respecting the proposed Zoning By-law Amendment to permit additional commercial uses, site-specific zoning provisions for lot coverage, drive-throughs and patios, amendments to the front yard and parking requirements, and two new loading spaces. He noted that the subject lands are currently zoned “Shopping Centre Commercial (C4-15) Exception Zone” and are located within the “Promenade General” and “Promenade Focus Area” designations.

Consultant

Ms. Diane Mercier, representing Canadian Tire Corporation, noted that the applicant intends to divide the store into three smaller retail units, and the intent of the Zoning By-law amendment is to expand the uses to attract potential future tenants.

Public Comments

Aurora residents, including Gordon de Bruin, Leeanne de Bruin, Priscilla Gagliano, Sol Guzman, Uno Jaason, and Evelyn Penninkhof, provided the following comments:

- Concern regarding the impact of a drive-through on traffic congestion, noise pollution, car pollution
- Concern regarding outdoor patio and hours of operation of potential restaurant tenant

- Concern regarding noise and proximity of proposed loading docks to homes
- Concern regarding maintenance of subject lands and access roads
- Concern regarding potential of future high-rise buildings on property
- Concern regarding increased traffic, speed of traffic and suggestion to install traffic lights
- Concern regarding potential contamination of the subject property from previous occupant and potential health hazard to residents if land is disturbed

Consultant

Ms. Mercier addressed the concerns regarding traffic congestion, potential impact of a drive-through, loading docks, maintenance of the property and easement, and hours of operation. Mr. Langston Lai, Traffic Consultant, further addressed the concerns regarding a potential drive-through and impact on traffic.

Planning Staff

Mr. Marco Ramunno, Director of Planning and Building Services, addressed the concerns regarding the future potential of high-rise buildings on the site, traffic, drive-through, noise, and potential contamination of the land.

Moved by Councillor Humfryes

Seconded by Councillor Kim

1. That Report No. PBS16-070 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

Carried

2. **PBS16-075 – Applications for Official Plan Amendment and Zoning By-law Amendment
1754260 Ontario Limited (Polo Club), 15286 and 15306
Leslie Street, Part of Lot 21, Concession 2, File Numbers:
OPA-2016-03 and ZBA-2016-07**

Planning Staff

The Planner, Mr. Lawrence Kuk, presented an overview of the applications, staff report, and background respecting the proposed Official Plan amendment from “Community Commercial” to “Medium-High Density” designation, and the Zoning By-law amendment from “Rural (RU)” to “Apartment Third Density (RA3) Exception Zone”, to permit two, six-storey apartment buildings for a total of 300 residential units, with two levels of underground parking, and one right-in/right-out vehicular access off Leslie Street.

Consultant

Mr. Stephen Wimmer, representing the applicant, presented aspects of the proposed site plan including site context, building architecture and massing, presence from Leslie Street, density and height, parking, landscaping and outdoor amenity space, intensification, and compatibility. He noted that further issues still to be addressed include servicing, an expanded traffic study, and a vegetation management plan.

Public Comments

Aurora resident, Mr. Eric Liversidge, expressed concerns regarding the proposed density, parking, proximity of proposed development and impact on his well, drainage, tree preservation, access, traffic congestion, safety risks, and grade separation.

Consultant

Mr. Wimmer addressed the concerns regarding the vegetation management plan, servicing, well protection, site drainage, traffic, parking, density, building height and number of units, lot coverage and setbacks. Mr. Mark Jamieson, Transportation Consultant, further addressed the concerns regarding traffic and access.

Planning Staff

Mr. Ramunno addressed the concerns regarding the Region’s comments, an updated traffic study, a servicing analysis, and a vegetation management plan.

Main motion

Moved by Councillor Thompson

Seconded by Councillor Humfryes

1. That Report No. PBS16-075 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

Amendment

Moved by Councillor Abel

Seconded by Councillor Humfryes

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 Thompson

Seconded by Councillor Humfryes

1. That Report No. PBS16-075 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future **Public Planning** meeting.

Carried as amended

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:

5898-16 Being a By-law to Confirm Actions by Council Resulting from a
Special Council – Public Planning Meeting on September 28, 2016.

Carried

5. Adjournment

Moved by Councillor Humfryes
Seconded by Councillor Abel

That the meeting be adjourned at 9:37 p.m.

Carried

Geoffrey Dawe, Mayor

Patty Thoma, Deputy Clerk

The minutes of the Special Council – Public Planning meeting of September 28, 2016, received final approval by Council on October 11, 2016.