



**Town of Aurora
Special Council – Public Planning
Meeting Minutes**

Council Chambers
Aurora Town Hall
Wednesday, October 26, 2016

Attendance

Council Members Mayor Dawe in the Chair; Councillors Abel, Gaertner, Humfries, Kim, Mrakas, Pirri, Thom, and Thompson

Members Absent None

Other Attendees Marco Ramunno, Director of Planning and Building Services, Drew MacMartin, Planner, Patty Thoma, Deputy Clerk, and Linda Bottos, Council/Committee Secretary

The Chair called the meeting to order at 7:03 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 Mrakas
Seconded by Councillor Pirri**

That the agenda as circulated by Legislative Services, with the following addition, be approved:

- Replacement Report for Item 1 – PBS16-079, Application for Draft Plan of Subdivision and Zoning By-law Amendment, Ballymore Building (South Aurora) Corporation, 14452 Yonge Street, Part Lot 75, Concession 1, File Numbers: SUB-2016-02 and ZBA-2016-09; and

That Item 2, Report No. PBS16-083, Guidelines for the Implementation of Height and Density Bonusing (Section 37 of the *Planning Act*) be deferred to the Special Council – Public Planning meeting of November 30, 2016.

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. PBS16-079 – Application for Draft Plan of Subdivision and Zoning By-law Amendment, Ballymore Building (South Aurora) Corporation, 14452 Yonge Street, Part Lot 75, Concession 1, File Numbers: SUB-2016-02 and ZBA-2016-09**

Planning Staff

The Planner, Mr. Drew MacMartin, presented an overview of the application and staff report respecting the Draft Plan of Subdivision application proposing 40 single detached condominium dwelling units developed as a Plan of Condominium, and the proposed Zoning By-law Amendment to rezone the subject lands from “Rural (RU-ORM) Oak Ridges Moraine Zone” to “Detached Dwelling Second Density Residential (R2-XX) Exception Zone”, “Major Open Space (O-22) Exception Zone” and “Oak Ridges Moraine Environmental Protection (EP-ORM) Zone”. He noted that the subject lands are located within the Yonge Street South Secondary Plan (OPA 34) Land Use Designation.

Consultant

Mr. Thomas Kilpatrick, Urban Designer/Planner of Malone Given Parsons Ltd., representing the applicant, provided site and planning policy context and an overview of the proposed Draft Plan of Subdivision, including a private road access through the BG property to Yonge Street, privately-serviced sanitary, water and storm water systems, berm and noise fence, and proposed trails.

Public Comments

Mr. Klaus Wehrenberg expressed concern regarding trail connections and inquired about how the proposed development would be connected to the schools west of the railroad tracks, south of Henderson Avenue toward Bathurst Street. He further inquired about the status of negotiations with Metrolinx regarding the construction of underpasses.

Planning Staff

Mr. Marco Ramunno, Director of Planning and Building Services, addressed the concerns regarding the trails and underpasses shown in the Trails Master Plan in relation to the application. He noted that Metrolinx is aware of the Town's position regarding the need for construction of pedestrian underpasses by Metrolinx, and discussions are ongoing. Mr. Ramunno advised that the Barrie Rail Corridor Expansion Project is a ten-year plan and Metrolinx is currently in the process of conducting an environmental assessment.

Consultant

Mr. Kilpatrick addressed concerns regarding possible future development of the lands to be retained and density.

Planning Staff

Mr. Marco Ramunno, Director of Planning and Building Services, addressed concerns regarding the existing heritage house on the lands to be retained.

Moved by Councillor Pirri

Seconded by Councillor Kim

1. That Report No. PBS16-079 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

4. Reading of By-law

Moved by Councillor Pirri

Seconded by Councillor Thompson

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

5916-16 Being a By-law to Confirm Actions by Council Resulting from a Special Council – Public Planning Meeting on October 26, 2016.

Carried

5. Adjournment

Moved by Councillor Pirri

Seconded by Councillor Thom

That the meeting be adjourned at 7:48 p.m.

Carried

Geoffrey Dawe, Mayor

Patty Thoma, Deputy Clerk

The minutes of the Special Council – Public Planning meeting of October 26, 2016, received final approval by Council on November 8, 2016.