



Town of Aurora
Council Public Planning
Meeting Minutes

Council Chambers
Aurora Town Hall
Wednesday, February 22, 2017

Attendance

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

Members Absent None

Other Attendees Marco Ramunno, Director of Planning and Building Services, Jeff Healey, Planner, Marty Rokos, Planner, Samantha Yew, Deputy Clerk, and Linda Bottos, Council/Committee Secretary

The Chair called the meeting to order at 7 p.m.

1. Approval of the Agenda

Moved by Councillor Gaertner

Seconded by Councillor Humfryes

That the agenda as circulated by Legislative Services be approved.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

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. PBS17-012 – Application for Zoning By-law Amendment, 1428420 Ontario Limited, 22 and 26 Centre Street, Lots 120 and 121, Plan 246, File Number: ZBA-2016-08

Planning Staff

Mr. Jeff Healey, Planner, presented an overview of the application and staff report respecting the proposal to rezone the subject lands from “Special Mixed Density Residential (R5) Zone” to “Row Dwelling Residential (R6-X) Exception Zone” to permit a maximum of twelve (12) block townhouse units. He noted that the subject lands are located within the Northeast Old Aurora Heritage Conservation District and designated as “Stable Neighbourhood Residential” by the Town’s Official Plan. Mr. Healey further noted that a site plan application has not yet been submitted.

Consultant

Mr. Stephen Bedford, Development Manager of Land Developments, on behalf of the owner, spoke to the context of the subject lands as related to the preservation of the Heritage District, compatibility, and surrounding land uses and development. He noted that the large trees on the property boundary would be retained as part of the proposed development. Mr. Bedford requested that Council direct staff to work with the applicant to refine the submission for the development of twelve townhomes designed to reflect the characteristics of the Heritage District.

Public Comments

Aurora residents, including Jillian Bickmore, Bob McRoberts, George Steeves, and Jacob and Danielle Stewart, provided the following comments:

- Concern regarding changes to the rear yard views of Catherine Avenue properties
- Concern that the proposal is not respectful of the scale, massing, and rear yard amenity areas of adjoining properties
- Concern regarding setting a precedent for future developments
- Concern regarding the appropriateness of the proposed intensification in a Heritage District
- Concern regarding increased traffic on Centre Street and Catherine Avenue
- Concern regarding potential traffic and safety issues in neighbourhood, including the safety of children
- Concern regarding the preservation of trees and potential damage to roots
- Concern regarding the proposed setback, height, shadowing, and drainage

Consultant

Mr. Bedford addressed the concerns respecting compatibility, preservation of the Heritage District, traffic, and intensification.

Main motion

Moved by Councillor Humfryes

Seconded by Councillor Gaertner

1. That Report No. PBS17-012 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 Humfryes

Seconded by Councillor Pirri

That the main motion be amended by replacing the words "General Committee" with "Public Planning".

Carried

Main motion as amended

Moved by Councillor Humfryes

Seconded by Councillor Gaertner

1. That Report No. PBS17-012 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.

Defeated

Moved by Councillor Mrakas

Seconded by Councillor Thom

1. That Report No. PBS17-012 be received; and
2. That the Application for Zoning By-law Amendment be denied as the current proposal is not in conformity with the Town's Heritage Conservation District Plan and the Town's Official Plan.

On a recorded vote the motion

Carried

Yeas: 9

Nays: 0

Voting Yeas: Councillors Abel, Gaertner, Humfryes,
Kim, Mrakas, Pirri, Thom, Thompson,
and Mayor Dawe

Voting Nays: None

2. **PBS17-013 – Application for Zoning By-law Amendment, Dorota Smolarkiewicz, 15403 Yonge Street, Lot 95, Registered Plan 246, File Number: ZBA-2016-14**

Planning Staff

Mr. Marty Rokos, Planner, presented an overview of the application and staff report respecting the proposal to rezone the subject lands from "Special Mixed Density Residential (R5) Zone" to "Special Mixed Density Residential (R5-X) Exception Zone" to permit business and professional office use, site specific

zoning provisions for parking, and recognize existing site conditions for front yard setback, driveway width, and buffer strips. He noted that the subject lands are designated as “The Aurora Promenade” and specifically “Downtown Shoulder” by the Town’s Official Plan. Mr. Rokos further noted that a site plan application has not yet been submitted.

Consultant

Mr. Jonathan Chan, representing the applicant, indicated that he had no comments at this time.

Mr. Kurt Johnstone, representing the applicant, and owner of a small business on the property, spoke to various aspects of the application including parking, drainage, and snow removal. He noted that no changes were being proposed for the property, building structure, or driveway, other than resurfacing of the parking lot.

Public Comments

No members of the public came forward.

Moved by Councillor Pirri
Seconded by Councillor Thom

1. That Report No. PBS17-013 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. Confirming By-law

Moved by Councillor Thom
Seconded by Councillor Kim

That the following confirming by-law be enacted:

5958-17 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on February 22, 2017.

Carried

5. Adjournment

Moved by Councillor Pirri
Seconded by Councillor Humfryes

That the meeting be adjourned at 8:51 p.m.

Carried

Geoffrey Dawe, Mayor

Samantha Yew, Deputy Clerk

The minutes of the Council Public Planning meeting of February 22, 2017, are subject to final approval by Council on March 28, 2017.