



Town of Aurora  
Council Public Planning  
Meeting Minutes

Council Chambers  
Aurora Town Hall  
Wednesday, May 24, 2017

---

**Attendance**

**Council Members** Mayor Dawe in the Chair; Councillors Abel, Gaertner, Humfryes (arrived 7:50 p.m.), Kim, Mrakas, Pirri, Thom, and Thompson

**Members Absent** None

**Other Attendees** Marco Ramunno, Director of Planning and Building Services, Glen Letman, Manager of Development Planning, Marty Rokos, Planner, Samantha Yew, Deputy Clerk, and Linda Bottos, Council/Committee Secretary

---

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

Council consented to recess the meeting at 8:05 p.m. and reconvene at 8:12 p.m.

On a motion of Councillor Pirri seconded by Councillor Humfryes, Council consented to extend the hour past 10:30 p.m.

**1. Approval of the Agenda**

**Moved by Councillor Thompson**

**Seconded by Councillor Thom**

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. PBS17-035 – Applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Dormer Hill Inc., 14029 Yonge Street, Part of Lot 72, Concession 1, File Numbers: OPA-2017-02, ZBA-2017-01, and SUB-2017-01; Related File: CDM-2017-01**

### **Planning Staff**

Mr. Marty Rokos, Planner, presented an overview of the applications and staff report respecting the proposal to change the Official Plan designation from “Cluster Residential” to “Cluster Residential Site Specific Policy”, and change the zoning from “Oak Ridges Moraine Rural (RU-ORM) Zone” to “Detached Dwelling Second Density Residential (R2-X) Exception Zone” and “Oak Ridges Moraine Environmental Protection (EP-ORM) Zone”, to allow the development of 27 single, detached dwelling units on a private condominium road. He noted that the Draft Plan of Subdivision proposes to create an M-Plan to enable the division of lots by Part Lot Control and that a site plan application will be required at a future date.

### **Consultant**

Mr. Adam Layton, Associate Planner of Evans Planning Inc., presented an overview of the applications, including proposed area developments and land use designation, zoning, a conceptual site plan, Yonge Street and streetscape perspectives, and sustainability.

### **Public Comments**

Aurora resident John Green expressed concerns regarding the proposed setback, buffer zone, and dwelling height.

### **Consultant**

Mr. Layton addressed the concerns regarding the setback, buffer zone, and dwelling height.

### **Moved by Councillor Thompson**

### **Seconded by Councillor Pirri**

1. That Report No. PBS17-035 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. **PBS17-037 – Applications for Official Plan Amendment and Zoning By-law Amendment, Aurora United Church, 15186 Yonge Street, 55, 57, and 57A Temperance Street, 12 and 16 Tyler Street, File Numbers: OPA-2016-05 and ZBA-2016-13**

### **Consultant**

Ms. Sarah Millar, Associate and Manager of Planning and Development of Fotenn, and Mr. Robert Murphy of A. Robert Murphy Architect Incorporated, provided background to the Applications and presented a further overview including site context, development applications, application milestones, key issues raised in consultation, revised plans and key changes, revised site plan, various street perspectives, Temperance Street setbacks and stepbacks, and how key issues have been addressed.

### **Public Comments**

Aurora residents, including David Cabianca, Reverend Andrew Comar and Reverend Lorraine Newton-Comar, Angela Daust, Jeff Gordon, David Hanna, Troy

Hourie, Tony Masongsong, Bill Newman, Brian North, Tanya Pietrangelo, Emil Simon, Mavis Urquhart, and Newmarket resident Brian Elliott, provided the following comments:

- Support for church development proposal
- Support for retirement residence development proposal in partnership with church
- Preference for three-storey retirement residence
- Concern regarding retirement residence height, massing, and setbacks
- Concern regarding setbacks related to Tyler and Temperance Streets
- Concern regarding conformity with plans and policies
- Concern regarding angular plane of proposed retirement residence
- Concern regarding buffer zone
- Concern regarding density
- Concern regarding demolition of heritage homes and preservation of heritage nature of area
- Concern regarding parking
- Concern regarding water table, need for investigation
- Concern regarding peer review
- Concern regarding land use fit, need for sensitivity to neighbours
- Concern regarding increased traffic, traffic flow, safety, need for traffic study
- Suggestion to consider one-way traffic on Temperance Street
- Suggestion to resolve issues and obtain detailed plans prior to approval of the Zoning By-law amendment
- Opposition to development proposal

### **Consultant**

Ms. Millar and Mr. Murphy responded to the concerns respecting alignment with the objectives of the plans and policies of the Aurora Promenade area, parking, traffic study, peer review, massing, height transitions, and angular plane.

**Moved by Councillor Thompson**  
**Seconded by Councillor Pirri**

1. That Report No. PBS17-037 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.

**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

#### **4. Confirming By-law**

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

That the following confirming by-law be enacted:

**5989-17**      Being a By-law to Confirm Actions by Council Resulting from a  
Council Public Planning Meeting on May 24, 2017.

**Carried**

#### **5. Adjournment**

**Moved by Councillor Thompson  
Seconded by Councillor Pirri**

That the meeting be adjourned at 10:55 p.m.

**Carried**

---

**Geoffrey Dawe, Mayor**

---

**Samantha Yew, Deputy Clerk**

The minutes of the Council Public Planning meeting of May 24, 2017, received final approval by Council on June 13, 2017.