



Town of Aurora
Council Public Planning
Meeting Minutes

Council Chambers
Aurora Town Hall
Wednesday, June 28, 2017

Attendance

Council Members Deputy Mayor Abel in the Chair; Councillors Gaertner, Humfryes (arrived 7:57 p.m.), Kim (arrived 7:04 p.m.), Mrakas, Pirri, Thom (departed 7:48 p.m.), and Thompson

Members Absent Mayor Dawe

Other Attendees Marco Ramunno, Director of Planning and Building Services, Caitlin Graup, Planner, Lawrence Kuk, 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 Thom
Seconded by Councillor Mrakas

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

Deputy Mayor Abel 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. PBS17-048 – Application for Zoning By-law Amendment, 15370 Leslie (Skale) Inc., 15370 Leslie Street, Part of Lot 21, Concession 2, File Number: ZBA-2017-02, Related File Number: SP-2017-02**

Planning Staff

Mr. Lawrence Kuk, Planner, presented an overview of the application and staff report respecting the proposal to amend the existing Rural General (RU-2) Exception Zone to Row Dwelling Residential (R6-XX) Exception Zone to allow the development of 30 three-storey townhouse condominium units. He advised that the subject lands are designated as 'UR2 – Urban Residential 2' within the Town's Official Plan, and the application will be reviewed against the recently approved Comprehensive Zoning By-law No. 6000-17. Mr. Kuk noted that the applicant has submitted a site plan application and highlighted aspects of the proposed site plan.

Consultant

Mr. Louis Tinker, Partner, Bousfields Inc., on behalf of the applicant, presented a brief summary of the application including aspects related to context, the proposed site plan, concept site elevations and site rendering, landscape plan, Greenland and trails, and sustainability measures.

Public Comments

No members of the public came forward.

Moved by Councillor Pirri

Seconded by Councillor Kim

1. That Report No. PBS17-048 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. **PBS17-054 – Applications for Official Plan Amendment and Zoning By-law Amendment, York Region Christian Seniors' Home Inc., 440, 460, 480 & 500 William Graham Drive, Plan 65M-4442, Block 4 and Block 5, File Number: OPA-2017-04, Related File Number: ZBA-2016-12**

Planning Staff

Ms. Caitlin Graup, Planner, presented an overview of the applications and staff report respecting the proposal to amend the 2C Secondary Plan (OPA 73) to increase the maximum building height from six storeys or 20 metres (whichever is less) to a maximum of seven storeys with a maximum height of 28 metres, and to amend the 'RA3-14' and RA3-15' exception zones to include assisted living units as a permitted use, and to increase the maximum building height from six storeys or 20 metres (whichever is less) to a maximum of seven storeys with a maximum height of 28 metres. She noted that the Zoning By-law Amendment application will be reviewed against the recently approved Comprehensive Zoning By-law No. 6000-17, and also proposes to reduce the minimum number of units and minimum landscape buffer, decrease the minimum lot coverage for the RA3-15 lands, increase the minimum lot coverage for the RA3-14 lands, and allow temporary relief from the requirement to provide a minimum of parking spaces below grade.

Consultant

Ms. Joan MacIntyre, Principal, Malone Given Parsons Ltd., on behalf of the applicant, provided background and presented a brief overview of the applications, including clarification on the number of units, lot coverage, associated Assisted Living uses, parking and traffic.

Public Comments

No members of the public came forward.

Moved by Councillor Kim

Seconded by Councillor Mrakas

1. That Report No. PBS17-054 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: 6 Nays: 1
Voting Yeas: Councillors Humfryes, Kim, Mrakas,
Pirri, Thompson, and Deputy Mayor
Abel
Voting Nays: Councillor Gaertner
Absent: Councillor Thom and Mayor Dawe

4. Confirming By-law

Moved by Councillor Pirri

Seconded by Councillor Humfryes

That the following confirming by-law be enacted:

5996-17 Being a By-law to Confirm Actions by Council Resulting from a
Council Public Planning Meeting on June 28, 2017.

Carried

5. Adjournment

Moved by Councillor Thompson
Seconded by Councillor Kim

That the meeting be adjourned at 8:27 p.m.

Carried

Geoffrey Dawe, Mayor

Samantha Yew, Deputy Clerk

The minutes of the Council Public Planning meeting of June 28, 2017, received final approval by Council on July 11, 2017.