



Town of Aurora
Council Public Planning
Meeting Minutes

Council Chambers
Aurora Town Hall
Wednesday, September 27, 2017

Attendance

Council Members Mayor Dawe in the Chair; Councillors Abel, Gaertner (arrived 7:05 p.m.), Kim, Mrakas, Thom, and Thompson

Members Absent Councillors Humfryes and Pirri

Other Attendees Marco Ramunno, Director of Planning and Building Services, Caitlin Graup, Planner, Samantha Yew, Deputy Town Clerk, and Linda Bottos, Council/Committee Secretary

The Chair called the meeting to order at 7:03 p.m.

Council consented to recess the meeting at 8:42 p.m. and reconvened the meeting at 8:54 p.m.

1. Approval of the Agenda

Moved by Councillor Thom
Seconded by Councillor Kim

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 Town Clerk confirmed that the appropriate notice had been given in accordance with the relevant provisions of the *Planning Act*.

1. PBS17-062 – Application for Zoning By-law Amendment

Bara Group (Aurora) Ltd., 15086, 15094 and 15106 Yonge Street, Part of Lots 1 and 2, Registered Plan 9 and Lots 51 and 52, Registered Plan 246, File Number: ZBA-2017-04

Planning Staff

Ms. Caitlin Graup, Planner, presented an overview of the application and staff report respecting the proposal to rezone the subject lands from 'PDS1', 'R7', and 'EP' to 'Promenade Downtown Shoulder – Central Commercial (PDS1) – Exception Zone' to permit the development of two, multi-storey, stacked townhouse buildings with a total of 55 units and associated underground parking.

Consultant

Mr. David Charezenko, Senior Associate of Urban Places Group, Stantec, presented a brief overview of the proposal, including constraints and opportunities, site plan and elevations, and sun/shadow study data.

Public Comments

Aurora residents, including Barry Bridgeford, Sarah Cross, Mark Denotter, and Neil Potgieter, provided the following comments:

- Concern regarding pile driving for shoring and potential impact of vibrations on surrounding heritage homes
- Concern regarding access to laneway that runs north off of Reuben Street, which serves the subject property and four other properties
- Concern regarding environmental protection, municipal easement, and maintenance of tunneled creek
- Request for clarification regarding the number of levels above underground parking
- Request for clarification regarding the elevation of the parkette in relation to existing grades at the back of the adjacent homes

Consultant

Mr. Charezenko addressed the concerns and questions regarding the laneway and easement rights, number of building levels, shoring and piling, vibrations, and grades.

Main motion

Moved by Councillor Thompson

Seconded by Councillor Kim

1. That Report No. PBS17-062 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 Thompson

Seconded by Councillor Mrakas

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 Kim

1. That Report No. PBS17-062 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

2. PBS17-063 – Application for Zoning By-law Amendment

**Joe Stewart, 304 Kennedy Street West, Part 6 on 65R15894,
File Number: ZBA-2017-05**

Planning Staff

Ms. Caitlin Graup, Planner, presented an overview of the application and staff report respecting the proposal to rezone portions of the subject lands from 'R2(207)' and 'R3(208)' exception zones to 'R3 – Detached Third Density Residential Zone' to normalize the property to be more consistent with the surrounding neighbourhood zoning. She noted the intent of the applicant to apply in future to the Committee of Adjustment to sever the property and construct two single detached residential homes.

Applicant

Mr. Joe Stewart, owner and applicant, provided a brief overview of the proposal.

Public Comments

Aurora residents, including Curt Kuhn, Diane Pinder, Judith Ryan, and Vadim Stetsiouk, provided the following comments:

- Concern regarding future severance proposal and compatibility with the neighbourhood
- Concern regarding future homes' front yard setback

- Concern regarding future home's side yard setback and proximity to property line
- Concern regarding impact of shading from future homes
- Concern regarding possible excavation damage to the roots of mature trees on the subject lands and potential loss of shade and privacy
- Concern regarding impact of construction vibrations on neighbouring homes
- Concern regarding drainage
- Concern regarding the impact of the two proposed driveways on the trees
- Concern regarding the west side tree line
- Concern regarding compliance with the Town's Tree By-law

Applicant

Mr. Stewart addressed the concerns regarding tree cutting and Tree By-law compliance, construction vibrations, front yard setbacks, and the west side tree line.

Moved by Councillor Thompson
Seconded by Councillor Mrakas

1. That Report No. PBS17-063 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 Kim
Seconded by Councillor Thom

That the following confirming by-law be enacted:

6011-17 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on September 27, 2017.

Carried

5. Adjournment

Moved by Councillor Abel

Seconded by Councillor Thompson

That the meeting be adjourned at 9:31 p.m.

Carried

Geoffrey Dawe, Mayor

Samantha Yew, Deputy Clerk

The minutes of the Council Public Planning meeting of September 27, 2017, are subject to final approval by Council on October 24, 2017.