



Town of Aurora  
Council Public Planning  
Meeting Minutes

Council Chambers, Aurora Town Hall  
Wednesday, March 28, 2018

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**Attendance**

**Council Members** Mayor Dawe in the Chair; Councillors Gaertner, Humfryes (arrived 7:07 p.m.), Kim, Mrakas, Pirri, Thom, and Thompson

**Members Absent** Councillor Abel

**Other Attendees** Marco Ramunno, Director of Planning and Development Services, Caitlin Graup, Planner, Lawrence Kuk, Senior Planner, Michael de Rond, Town Clerk, and Linda Bottos, Council/Committee Secretary

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

**1. Approval of the Agenda**

**Moved by Councillor Mrakas**

**Seconded by Councillor Gaertner**

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

#### **1. PDS18-034 – Application for Draft Plan of Subdivision, Aurora Bayview Southeast Development Inc., Stronach South Wellington Lands, File Number: SUB-2018-01**

##### **Planning Staff**

Mr. Lawrence Kuk, Senior Planner, presented an overview of the application and staff report respecting the proposed Draft Plan of Subdivision, including three main components: to establish the detailed boundaries of the natural heritage system on and adjacent to the subject lands; to establish the municipal spine road network through the subject lands and connection to the surrounding existing road network; and to create ten blocks within the Draft Plan, including nine blocks of future development and one natural heritage system.

##### **Consultant**

Mr. Andrew Gerth, representing the Stronach Group, provided background to the project and noted that the Plan defines boundaries for future development with a goal to create the developable blocks and framework for growth across the site. Mr. Bruce Hall, of The Planning Partnership, presented an overview of the application including the evolving vision, future development framework, implementation process, future development blocks, and technical studies.

##### **Public Comments**

Aurora residents, including J-P Bernier, Shawn Brand, David Brisley, Klaus Wehrenberg, and Anna Wynne, provided the following comments:

- Concerns regarding:
  - Town Trails Master Plan not mentioned in report; should be considered in overall framework prior to subdividing blocks and design; should include

- non-vehicular traffic network; opportunity to create off-road corridor to Eco-Park
- Height of future buildings and potential obstructed view from existing homes
- Development phasing and measures to minimize noise and dust pollution
- Questions regarding:
  - Plans for existing horse farm (Adena Springs)
  - Plans for Stone Road crossing over water course in heritage site that is to be maintained
  - Plans for Bayview Avenue road improvement re increased traffic
  - Land division and block size
  - Project time frame
  - Existing laneway and tree removal
  - Potential for development of southern area of Oak Ridges Moraine

### **Consultant**

Mr. Hall, along with Mr. Templar Tsang-Trinaistich of Delta Urban Inc., addressed the concerns and questions regarding the proposed integrated trail system and long-term connections to the Town's trail network and Eco-Park, existing horse farm, Stone Road bridge crossing over water course in heritage site, increased traffic and Bayview Avenue road improvement outlook, lot fabric and block size, project phasing and time frame, removal of the house opposite Stone Road to accommodate road construction, proposed tree removal and replacement, and potential for development in the settlement area of the Oak Ridges Moraine to the south.

**Moved by Councillor Pirri**  
**Seconded by Councillor Kim**

1. That Report No. PDS18-034 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

**Carried**

**2. PDS18-032 – 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 background and an overview of the application and staff report respecting the proposal to amend the current 'PDS1' and 'R7' zones to a 'Promenade Downtown Shoulder – Central Commercial (PDS1) – Exception Zone' with site specific provisions to permit the development of two multi-storey, stacked townhouse buildings with a total of 59 units and associated underground parking. Staff noted that a revised site plan and perspectives have been submitted in response to some of the preliminary comments received at a previous Public Planning meeting.

**Consultant**

Mr. David Charazenko, of Stantec's Urban Places group, noted that a revision process had taken place to address many of the comments and concerns received from Council, staff and the public at the September 2017 public meeting. Mr. Thomas Nemeskeri, of RAW Design, presented a brief overview of the revised concept including aspects of the site location, perspectives, landscape plan, floor plan, cross section, and grading.

**Public Comments**

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

- Concerns regarding:
  - Lack of public space along Yonge Street
  - Proportion of affordable units
  - Pedestrian mews; preference for passageway to Temperance Street
  - Air conditioning units and noise suppression
  
- Questions regarding:
  - Driveway access and provisions for snow removal

- Accessibility from parking spaces to units
- Number of storeys, building height and grading
- Fencing at back of property and access to parkette from rear of Temperance Street properties
- Height restriction and shadowing

### **Consultant**

Mr. Charazenko and Mr. Nemeskeri addressed the questions and concerns regarding building height and grade, public space, affordable units, pedestrian mews, access, snow removal, accessibility, fencing, noise mitigation, and shadowing.

### **Main motion**

**Moved by Councillor Gaertner**

**Seconded by Councillor Thompson**

1. That Report No. PDS18-032 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

### **Amendment**

**Moved by Councillor Thom**

**Seconded by Councillor Mrakas**

That the main motion be amended by adding the following clause:

That the final site plan, architectural design and building materials reflect and complement the heritage character of Yonge Street and surrounding historic neighbourhoods.

**Carried**

### **Main motion as amended**

**Moved by Councillor Gaertner**

**Seconded by Councillor Thompson**

1. That Report No. PDS18-032 be received; and

2. **That the final site plan, architectural design and building materials reflect and complement the heritage character of Yonge Street and surrounding historic neighbourhoods; and**
3. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

**On a recorded vote the main motion as amended  
Carried**

Yeas: 7            Nays: 1  
Voting Yeas: Councillors Humfryes, Kim, Mrakas, Pirri,  
                  Thom, Thompson, and Mayor Dawe  
Voting Nays: Councillor Gaertner  
Absent:        Councillor Abel

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

**Moved by Councillor Pirri  
Seconded by Councillor Kim**

That the following confirming by-law be enacted:

**6060-18**        Being a By-law to Confirm Actions by Council Resulting from a  
                  Council Public Planning Meeting on March 28, 2018.

**Carried**

#### **5. Adjournment**

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

That the meeting be adjourned at 9:22 p.m.

**Carried**