



Town of Aurora  
Council Public Planning  
Meeting Minutes

Council Chambers, Aurora Town Hall  
Wednesday, May 23, 2018

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**Attendance**

**Council Members** Mayor Dawe in the Chair; Councillors Abel (arrived 7:08 p.m.), Gaertner, Humfryes, Kim, and Thompson

**Members Absent** Councillors Mrakas, Pirri, and Thom

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

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The Chair called the meeting to order at 7:02 p.m.

**1. Approval of the Agenda**

**Moved by Councillor Gaertner**

**Seconded by Councillor Thompson**

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, R.S.O. 1990, c. M.50*.

### **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. PDS18-056 – Application for Zoning By-law Amendment, Starlight Investments, 145 and 147 Wellington Street West, File Number: ZBA-2018-01**

##### **Planning Staff**

Mr. Lawrence Kuk, Manager of Development Planning, presented an overview of the application and staff report respecting the proposal to rezone the subject lands from “Second Density Apartment Density Residential (RA2)” to “Second Density Apartment Density Residential (RA2-XX) Exception Zone”, to permit the development of three, three-storey townhouse blocks, containing 64 stacked rental townhouse units, and to reduce the parking space and setback requirements. He noted that the subject lands are designated as Stable Neighbourhood and the proposed stacked townhouse development is permitted within the Stable Neighbourhood designation.

##### **Consultant**

Mr. TJ Cieciora, Principal at Design Plan Services and consultant to the owners of the property, presented a brief overview of the proposal, noting that the applicant is willing to make revisions to the application if concerns can be addressed. He further noted that the proposed townhouse units would be rental units, which would be first offered to the tenants of the two existing buildings.

##### **Public Comments**

Aurora residents, including Jason Joerges, Michelle Joerges, Elizabeth Lynn, Mitch McGuire, Darryl Pearsall, Kim Pearsall, Tanya Rabe, Liliana Stefan, Louann Timbers, Garrie Wayne, provided the following comments:

- Opposition to development, including a signed petition against the proposal

- Concerns regarding:
  - Parking and visitor parking spaces
  - Snow removal and winter parking
  - Loss of outdoor pool amenity
  - Property values
  - Noise levels, no acoustic fence
  - Loss of trees, green space, and view
  - Proximity of proposed parking spaces to existing backyards
  - Length of construction period
  - Noise, dust, and debris levels during construction
  - Blockage of handicap ramp during construction
  - Parking during construction
  - Outdoor space for children and seniors during construction
  - Safety of children and seniors during construction
  - Lack of consultation with abutting properties on Loring Doolittle Court
  - Proximity of proposed development to Loring Doolittle Court properties and loss of privacy, security, safety, view, and property value
- Questions regarding:
  - Depth of excavation and how slope will be maintained
  - Construction safety management plan
  - Depth of proposed building, location of yards for townhouse units, and setback from 147 Wellington Street West
  - Parking spaces at back of 147 Wellington Street West facing school

### **Consultant**

Mr. Stewart Elkins, Vice-President of Paradigm Transportation Solutions, addressed the concerns and questions regarding parking, noting that a traffic impact study and parking utilization study had been completed, and that additional surveys would be performed.

Mr. Cieciora addressed the concerns and questions regarding parking and visitor parking, snow removal and winter parking, slope and grading, stormwater flows, mitigation of construction concerns, preservation of the pool, consultation with abutting properties, and property values.

**Moved by Councillor Thompson**  
**Seconded by Councillor Humfryes**

1. That Report No. PDS18-056 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 Public Planning meeting.

**Carried**

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

**Moved by Councillor Abel**  
**Seconded by Councillor Thompson**

That the following confirming by-law be enacted:

**6083-18** Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on May 23, 2018.

**Carried**

#### **5. Adjournment**

**Moved by Councillor Humfryes**  
**Seconded by Councillor Kim**

That the meeting be adjourned at 8:45 p.m.

**Carried**

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**Geoffrey Dawe, Mayor**

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**Michael de Rond, Town Clerk**