



Town of Aurora
Council Public Planning
Meeting Minutes

Council Chambers, Aurora Town Hall
Wednesday, May 22, 2019

Attendance

Council Members Mayor Mrakas in the Chair; Councillors Gaertner, Gallo, Gilliland (arrived 7:13 p.m.), Humfryes, Kim (arrived 7:02 p.m.), and Thompson

Members Absent None

Other Attendees David Waters, Director of Planning and Development Services, Matthew Peverini, Planner, Samantha Yew, Deputy Town Clerk, and Linda Bottos, Council/Committee Coordinator

The Chair called the meeting to order at 7:01 p.m.

1. Approval of the Agenda

Moved by Councillor Thompson
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, R.S.O. 1990, c. M.50.*

3. Planning Applications

Mayor Mrakas 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. PDS19-041 – Application for Zoning By-law Amendment Starlight Investments, 145 and 147 Wellington Street West, Part Lot 28, Plan 246, File Number: ZBA-2018-01

Planning Staff

Mr. Matthew Peverini, Planner, presented an overview of the application and staff report respecting the proposal to amend the Zoning By-law to permit the infill development of 53 stacked townhouse rental units and to reduce the parking and various setback requirements. He noted that this is the second public meeting for the subject application and reviewed a summary of the proposal revisions since the first meeting held on May 23, 2018.

Consultant

Mr. TJ Cieciora, President of Design Plan Services and consultant to the owners of the property, presented a brief overview of the application, including changes made in response to the concerns of residents, and addressed the main issues regarding the pool, parking, and construction.

Public Comments

Aurora residents, including Ebrahim Hosseini, Julia Kane, Luiz Lino, Mitch McGuire, Kim Pearsall, Heidi Stoecklin, Louann Timbers, Garrie Wayne, and Leslie Webster, provided the following comments:

- Questions regarding:
 - Parking plan; how residents and visitors, and construction worker, vehicles and equipment, will be accommodated during construction
 - Parking/traffic study methodology; suggestion to consider overnight hours and number of vacant units
 - Impact of proposed construction on structure of neighbouring townhouses; request for pre-construction survey
 - Construction management and safety plans, fencing

- Guarantees respecting promises made to abutting property owners on Loring Doolittle Court regarding fencing, landscaping, and trees
- Concerns regarding:
 - Number of parking spaces for residents and visitors
 - Manoeuvrability in parking lot
 - Snow removal and storage
 - Front yard provision and proximity of parking to sidewalk
 - Safety and outdoor space for children and elderly during construction
 - Traffic and safety in school area during construction
 - Longer-term parking, traffic and safety issues
 - Lack of space for safe construction activities
 - Offloading and storage of construction equipment and supplies
 - Dust levels during construction
 - Impact on mental health (prolonged construction period, noise, vibrations, safety issues)
 - Water drainage
 - Privacy issues
 - Green space and trees
 - Impact on pets and wildlife

Consultant

Ms. Jill Juhlke, Senior Transportation Engineering Technologist of Paradigm Transportation Solutions, addressed the questions and concerns regarding the existing number of parking spaces, results of the parking study, and the planned allocation of parking spaces.

Mr. Cieciora addressed the questions and concerns regarding a construction management plan, accommodation of resident parking spaces during construction, width of accessible parking spaces, impact of proposed construction on abutting properties and structural integrity, fluctuation of apartment vacancies, retention of current tenant parking spaces, aisle width and manoeuvrability, grading, and green space.

Moved by Councillor Kim
Seconded by Councillor Thompson

1. That Report No. PDS19-041 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report at a future General Committee meeting.

Carried

4. Confirming By-law

Moved by Councillor Humfries
Seconded by Councillor Gallo

That the following confirming by-law be enacted:

6181-19 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on May 22, 2019.

Carried

5. Adjournment

Moved by Councillor Gilliland
Seconded by Councillor Kim

That the meeting be adjourned at 8:47 p.m.

Carried

Tom Mrakas, Mayor

Samantha Yew, Deputy Town Clerk