



Town of Aurora  
Council Public Planning  
Meeting Minutes

Council Chambers, Aurora Town Hall  
Wednesday, June 26, 2019

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**Attendance**

**Council Members** Mayor Mrakas in the Chair; Councillors Gaertner (arrived 7:12 p.m.), Gilliland, Humfryes (arrived 7:03 p.m.), Kim, and Thompson (departed 8:45 p.m.)

**Members Absent** Councillor Gallo

**Other Attendees** David Waters, Director of Planning and Development Services, Sean Lapenna, Planner, Katherine Bibby, Planner, Samantha Yew, Deputy Town Clerk, and Linda Bottos, Council/Committee Coordinator

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

Council consented to recess the meeting at 8:45 p.m. and reconvened the meeting at 9:01 p.m.

**1. Approval of the Agenda**

**Moved by Councillor Gilliland**

**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, 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 was given in accordance with the relevant provisions of the *Planning Act*.

- 1. PDS19-060 – Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision  
Shining Hill Estate Collections Inc., 306, 370, 434 and 488  
St. John’s Sideroad West, File Number: OPA-2018-01, ZBA-2018-02 and SUB-2018-02**

#### **Planning Staff**

Mr. Sean Lapenna, Planner, presented an overview of the application and staff report respecting the proposal: to amend the Official Plan designations of OPA 37 that apply to the subject properties from the Suburban Residential (SR), Suburban Residential (SR-1), Core Area Open Space, and Supporting Area Open Space designations to Suburban Residential (SR-2) and Core Area Open Space; and to rezone the subject lands from Oak Ridges Moraine Rural General (RU-ORM) to Detached Third Density Residential Exception Zone, Oak Ridges Moraine Environmental Protection (EP-ORM) and Public Open Space (O1); to accommodate a future residential development block consisting of 92 single-family dwelling lots fronting a private condominium road, two landscaped buffers, road widening, open space block, stormwater management pond, and natural heritage system.

#### **Consultant**

Mr. Don Given, President of Malone Given Parsons Ltd., presented an overview of the application including original and revised submission plans, site attributes, land ownership, trail connections, and requested amendments.

#### **Public Comments**

Aurora residents, including Joseph Avolio, Amy Babak, Martin Bressel, Pierre Geoffroy, Gordon Logan, Joe Louelro, Marie Louelro, Nella Mauceri, Bill Reynolds, Jintao Shen, and Sydney Singroy, provided the following comments:

- Opposition to proposed development
- Opposition to widening of St. John's Sideroad
- Concerns regarding:
  - Increased traffic and congestion on St. John's Sideroad
  - Area already overbuilt, loss of greenspace
  - Noise levels
  - Dust levels
  - Impact on flora and fauna
  - Impact on quality of life
  - Potential higher property taxes and diminished property values
  - Protection of river and pond
  - Forest and greenspace coverage
  - Proposed lot sizes not reflective of area
  - Icy surfaces and snow on slope of eastbound St. John's Sideroad and potential increased risk of accidents
  - Challenge and safety risk of left-hand turn onto St. John's Sideroad
  - Safety of school buses and children on St. John's Sideroad
  - Speeding vehicles and safety on St. John's Sideroad
  - No safe crossing to access services across St. John's Sideroad
  - Amount of ongoing construction, dirt, traffic, and noise on St. John's Sideroad
  - Construction process
- Questions regarding:
  - Impact on traffic of St. John's Sideroad
  - Intention for traffic light at site entrance
  - Impact on wildlife
  - Access to safe crossing of St. John's Sideroad
  - Road widening design, grading, and impact on existing trees
  - Protection of mature maple trees on St. John's Sideroad
  - Timing and availability of regional traffic study
- Suggestions:
  - Relocate site entrance from St. John's Sideroad
  - Reduce speed limit on St. John's Sideroad
  - Install crosswalk on St. John's Sideroad

- Reduce number of units in proposal
- Increase buffer for existing residents
- Conserve natural setting, protect trees, keep country road character
- Install noise barrier on both north and south sides
- Perform additional traffic assessment of St. John's Sideroad

### **Chair and Planning Staff**

The Chair addressed the questions and concerns regarding the regional matters of traffic lights, road widening, and crosswalks on St. John's Sideroad.

Mr. David Waters addressed the questions and concerns regarding the traffic impact study and natural heritage study.

### **Consultant**

Mr. Given addressed the questions and concerns regarding buffers, tree protection, road widening and sidewalk, signal crossing, natural heritage system, wildlife, and lot sizes.

### **Main motion**

**Moved by Councillor Gaertner**

**Seconded by Councillor Humfryes**

1. That Report No. PDS19-060 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report to a future Public Planning meeting.

### **Amendment**

**Moved by Councillor Humfryes**

**Seconded by Councillor Kim**

That the main motion be amended by replacing the words "Public Planning" in the second clause with the words "General Committee".

**Carried**

**Main motion as amended**

**Moved by Councillor Gaertner**

**Seconded by Councillor Humfryes**

1. That Report No. PDS19-060 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report to a future **General Committee** meeting.

**Carried as amended**

2. **PDS19-062 – Application for Zoning By-law Amendment  
L&B Aurora Inc., Northeast Quadrant of Wellington Street  
East and John West Way, Part Lot 81, Concession 1, File  
Number: ZBA-2019-01**

**Planning Staff**

Ms. Katherine Bibby, Planner, presented an overview of the application and staff report respecting the proposal: to rezone the subject lands from Community Commercial Exception 427 (C4(427)) to Second Density Apartment Residential (RA2) Exception Zone; and to revise the boundary of the Environmental Protection (EP) zone; to permit a six-storey apartment building with 134 units, the removal of soils on the east side of the valley to balance the fill being added on the west side, a reduced parking rate, greater than 50% of outdoor amenity area, and reduced setback requirements.

**Consultant**

Ms. Joanna Fast, Associate Planner of Evans Planning Inc., presented an overview of the proposal including site features, context plan, land use designation, zoning, site plan, Aurora Promenade design guidelines, conceptual landscape plan, earth cut area, tree preservation plan, and stormwater management.

**Public Comments**

Aurora residents, including Keith Ingoe, Vadim Kotliarenko, Ron Maislin, Shayna Maislin, Yevheniya Pokhvalina, Cora Teixeira-Bode, Artur Vassilyev,

Tatyana Vassilyeva, Mark Wyeth, and Andrei Zibarev, provided the following comments:

- Support for proposed development (needed units for seniors)
- Opposition to proposed development (subject lands too small; area density already too high)
- Opposition to proposed use of subject lands (impacts on mature trees, environment, and wildlife; should be developed as recreational area; keep commercial zoning)
- Concerns regarding:
  - Increased traffic congestion of already busy intersection
  - Location of site access on John West Way
  - Feasibility of proposed development size on subject lands
  - Traffic and safety issues
  - Light pollution
  - Challenge of left-hand turn from Amberhill Way onto John West Way
  - Challenge of left-hand turn from proposed development
  - Safety of students and school traffic
  - Safety of seniors in area
  - Traffic noise levels (speeding vehicles on John West Way, trains and traffic from GO rail station on Wellington Street East)
  - Impact on environment and wildlife
  - Impact of proposed cut and fill process on adjacent backyards
  - Impact on quality of life
  - Parking requirements
- Questions regarding:
  - Environmental impact of proposed cut and fill, protection of river
  - On-site waste management facilities and sewage
  - Water run-off and possible leakage into watershed (stormwater management)

### **Planning Staff**

Mr. David Waters addressed the questions and concerns regarding the cut and fill area, site entrance location, traffic at Amberhill Way and John West Way,

and future planning of the lands surrounding the Aurora GO station referred to as a Major Transit Station Area.

**Consultant**

Ms. Amber Palmer, Senior Associate, Water Resources, Stantec Consulting Ltd., addressed the questions and concerns regarding the proposed cut and fill process.

Ms. Fast addressed the questions and concerns regarding on-site waste management facilities, water drainage, environmental impacts, compensation planting, site access, technical feasibility of site, light pollution, and parking.

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

1. That Report No. PDS19-062 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report to a future General Committee meeting.

**Carried**

**4. Confirming By-law**

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

That the following confirming by-law be enacted:

**6193-19** Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on June 26, 2019.

**Carried**

## **5. Adjournment**

**Moved by Councillor Gilliland  
Seconded by Councillor Kim**

That the meeting be adjourned at 10:22 p.m.

**Carried**

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**Tom Mrakas, Mayor**

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**Samantha Yew, Deputy Town Clerk**