



Town of Aurora
Council Public Planning
Meeting Minutes

Council Chambers, Aurora Town Hall
Wednesday, October 23, 2019

Attendance

Council Members Mayor Mrakas in the Chair; Councillors Gallo, Gilliland, and Kim
Members Absent Councillors Humfryes, Gaertner, and Thompson
Other Attendees David Waters, Director of Planning and Development Services, Matthew Peverini, Planner, Samantha Yew, Deputy Town Clerk, and Ishita Soneji, Council/Committee Coordinator

The Chair called the meeting to order at 7:26 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. PDS19-095 – Application for Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium, Bing Rong He & Kai Ping Shen, 15385 and 15395 Bayview Avenue, File Numbers: ZBA-2019-03, SUB-2019-01, CDM-2019-02

Planning Staff

Mr. Matthew Peverini, Planner, presented an overview of the application and staff report respecting the proposal to amend the Zoning By-law designation of “Rural (RU) Zone” to “Townhouse Dwelling Residential Exception (R8-XX) Zone” to facilitate the development of 15 townhouse dwelling units, and to reduce the minimum lot area requirements, front, rear and side yard setbacks, and increase height and lot coverage. He noted that the subject lands are designated as “Medium High Density” as per the Official Plan (OPA 30), and the proposed townhouse built form is a permitted use within this designation. It was mentioned that the proposed development has been exempted from Site Plan Control in accordance with the Site Plan Control Area by-law.

Consultant

Mr. Michael Smith, Consultant provided a brief overview of the application including details on the proposed development, surrounding land uses, and the proposed landscape plan of the townhouse dwelling.

Public Comments

Aurora resident Adam Lem provided the following comments:

- Questions regarding:
 - Preservation of mature trees on the property
 - Kind of lighting on the property
 - Length of construction and plans for noise and dust control

- Concerns regarding:
 - Proposed setbacks being too close to adjacent properties
 - Proposed height of townhouses may interfere with sight lines
 - Proposed visitor parking lot too close to adjacent properties

Consultant

Mr. Smith addressed the questions regarding preservation of mature trees noting that an arborist would be consulted; lighting on property would be determined using a photometric plan; and provided an approximate duration of the construction. He noted that the concerns regarding setbacks, height, and proximity to adjacent properties would be addressed with the Planning staff.

Main motion

Moved by Councillor Gilliland

Seconded by Councillor Gallo

1. That Report No. PDS19-082 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.

Amendment

Moved by Councillor Gallo

Seconded by Councillor Kim

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

“That a site plan application be submitted for the subject property for consideration at a future General Committee meeting.”

Carried

Main motion as amended

Moved by Councillor Gilliland

Seconded by Councillor Gallo

1. That Report No. PDS19-082 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; **and**
3. **That a site plan be submitted for the subject property for consideration at a future General Committee meeting.**

Carried as amended

4. Confirming By-law

Moved by Councillor Kim
Seconded by Councillor Gallo

That the following confirming by-law be enacted:

6216-19 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on October 23, 2019.

Carried

5. Adjournment

Moved by Councillor Gallo
Seconded by Councillor Gilliland

That the meeting be adjourned at 8:30 p.m.

Carried

Tom Mrakas, Mayor

Samantha Yew, Deputy Town Clerk