



Town of Aurora  
Council Public Planning  
Meeting Minutes

Council Chambers, Aurora Town Hall  
Tuesday, February 11, 2020

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**Attendance**

**Council Members** Deputy Mayor Kim in the Chair; Councillors Gaertner, Gallo, Gilliland, and Humfryes

**Members Absent** Mayor Mrakas, Councillor Thompson

**Other Attendees** David Waters, Director of Planning and Development Services, Michael Logue, Senior Policy Planner, Samantha Yew, Deputy Town Clerk, Linda Bottos, Council/Committee Coordinator

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

**1. Approval of the Agenda**

**Moved by Councillor Humfryes**

**Seconded by Councillor Gilliland**

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**

Deputy Mayor Kim 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. PDS20-014 – Town of Aurora Official Plan Review**

### **Planning Staff**

Mr. Michael Logue, Senior Policy Planner, presented an overview of the staff report regarding the Town's Official Plan (OP) review process, which is also subject to policy direction from York Region's ongoing Municipal Comprehensive Review. He advised that, in addition to an online survey and eight Planner Pop-up events hosted last fall which engaged more than 300 residents, a public open house was held today prior to this special meeting, which serves to officially kick off the Town's review of the current OP adopted by Council in 2010. Mr. Logue stated that the Town's OP is founded on twelve guiding principles, and the review is proposing to include five phases and six focus areas of study. He noted staff's intent to exceed the minimum consultation requirements and advised that a public engagement and communication strategy will be developed, to include the retaining of a public engagement consultant, a combination of in-person and online approaches, a Technical Steering Committee and Community Steering Committee, and regular updates to Council throughout the process.

### **Public Comments**

Aurora resident Neil Asselin expressed the following concerns and suggestions:

- Concerns regarding:
  - Sprawling nature of Town's development that continually promotes a car-centric planning style that should be discouraged
  - Sprawling nature due to building only single-family dwellings
  - High GFA (gross floor area) promotes luxury housing market that lacks affordable housing
  - Safety of cyclists on Yonge Street, Wellington Street, and Bayview Avenue
  - Safety of pedestrians due to bicycle traffic on sidewalks

- Unpleasantness of walking on Yonge Street due to speeding vehicles, parking lots, drive-throughs, and the lack of trees and buffers between the sidewalk and street
- Unfriendliness of Bayview Avenue
- Political influence on the OP process, including promotion of small town charm and height restrictions, which limits options, dialogue and progressive planning
- Trails are important for leisure, but not practical as active transportation option
- Suggestions:
  - Promote mixed-use, vibrant neighbourhoods
  - Create soft density options along with midrise and rental housing to address the missing middle
  - Encourage good, open-minded policy with a slow and cautious approach to move forward and create equitability on the streets in mobility, transportation, and affordable housing

### **Planning Staff**

Staff addressed the issues regarding future growth, higher densities and Regional targets, protection of stable neighbourhoods, intensification and the need for 'missing middle' housing in strategic areas, and active transportation.

### **Moved by Councillor Gallo**

### **Seconded by Councillor Gaertner**

1. That Report No. PDS20-014 be received; and
2. That another Public Planning meeting be held after the public engagement consultant's work is underway and staff report back with an Official Plan Review work plan that incorporates the feedback received to date from public consultation; and
3. That the Town Clerk provide a copy of this report to The Regional Municipality of York, Lake Simcoe Region Conservation Authority, Toronto and Region Conservation Authority, Town of Newmarket, Township of King, Town of Whitchurch-Stouffville, and City of Richmond Hill, for information.

**Carried**

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

**Moved by Councillor Gallo**

**Seconded by Councillor Gaertner**

That the following confirming by-law be enacted:

**6240-20** Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on February 11, 2020.

**Carried**

#### **5. Adjournment**

**Moved by Councillor Humfryes**

**Seconded by Councillor Gaertner**

That the meeting be adjourned at 8:48 p.m.

**Carried**

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**Harold Kim, Deputy Mayor**

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**Samantha Yew, Deputy Town Clerk**