



Town of Aurora
Council Public Planning
Meeting Minutes

Council Chambers, Aurora Town Hall
Tuesday, March 10, 2020

Attendance

Council Members Mayor Mrakas in the Chair; Councillors Gaertner, Gallo, Gilliland, Humfries, Kim, and Thompson

Members Absent None

Other Attendees David Waters, Director of Planning and Development Services, Anna Henriques, Senior Planner, Samantha Yew, Deputy Town Clerk, Ishita Soneji, Council/Committee Coordinator

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

Council consented to recess the meeting at 8:55 p.m. and reconvened the meeting at 9:05 p.m.

1. Approval of the Agenda

Moved by Councillor Gilliland
Seconded by Councillor Gallo

That the agenda as circulated by Legislative Services be approved, including the following additional item:

- Replacement Pages 23 and 24 (Attachment 7 and 8, revised boundaries), Re: Item 1 – PDS20-020 –Application of Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision, Charlieville Ltd., 45 Tyler Street, Lot 26 and Part of Lots 24, 25, and 27, Plan 9, File Numbers: OPA-2015-02, ZBA-2016-06, and SUB-2015-03

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. PDS20-020 – Application of Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision, Charlieville Ltd. 45 Tyler Street, Lot 26 and Part of Lots 24, 25, and 27, Plan 9, File Numbers: OPA-2015-02, ZBA-2016-06, and SUB-2015-03

Mayor Mrakas extended a reminder that this application is currently being appealed at the Local Planning Appeal Tribunal (LPAT) and that Aurora Council is not at any authority to make any decisions regarding the application. Mr. David Waters noted that a Case Management Conference is forthcoming regarding the appeal.

Applicant

Ms. Joanne Barnett, representing Charlieville Developments, along with other consultants presented an overview of the application including original and revised submission plans, chronology of the application thus far, details of 4th submission including updated draft plan, site plan, typical elevations, and the risk assessment process undertaken to protect naturalized areas surrounding the property.

Planning Staff

Ms. Anna Henriques, Senior Planner, presented an overview of the staff report regarding the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for the subject lands noting that the application has been appealed by the Local Planning Appeal Tribunal and the purpose of the report is to provide an update on the status of the applications. She provided details

on the 4th submission of the proposal to facilitate the development of a 70 unit common element townhouse condominium, including updated proposed site specific zoning standards, and outlined the next steps.

Public Comments

Aurora residents Angela Daust, Barry Bridgeford, David Cabianca, Tom Hashem, Frank Keller, and Sandra Sangster expressed the following concerns and questions:

- Concerns regarding:
 - Number of proposed lots in the subject lands
 - Height exemption; suggestion to maintain height and setback restrictions, increased height will have visual impact to surrounding area
 - Design of proposed development; suggestion that the design be conforming to surrounding neighbourhood and historic nature of the area
 - Risk of flooding as subject lands are in flood zone and potential impact to surrounding properties
 - Ground water management protection; in-house measures and around the property
 - Lack of consideration of a creek side pedestrian trail to maintain continuity and link to surrounding hiking trails
 - Location of private park land surrounding the subject property as noted in the Town's Official Plan
 - Risk assessment plan indicating no basements
 - Traffic impacts to surrounding neighbourhood
 - Risk of invasive plant growth and mitigation measures
- Questions regarding:
 - Re-designation of subject lands to Environmental Protection
 - Risk assessment methodology; excavating measures to check the presence of cobalt carbonate and chromium dioxide on the creek bank and risk of possible contamination in the creek and soil
 - Parking plan; number of parking spaces for residents and visitors
 - Traffic study and impact on immediate neighbourhoods
 - Construction management and safety plans, fencing
 - Local Planning Appeal Tribunal process regarding this application
 - Legal liability and location of creek fence and vegetation cover

- Underground water storage
- Berm barrier to mitigate erosion control

Planning Staff

Staff addressed the questions and concerns regarding traffic study, possible pedestrian trail, improving flood storage, berm barrier, and noted that maintenance of the land and ecological protection measures would be the responsibility of the developer.

Applicant

The applicant and consultants addressed questions and concerns regarding the parking plan, contamination risks within the creek and soil, proposed fencing around creek to prevent human access and maintain wildlife access, re-designation of environmental protection zone, underground water storage, issues regarding height exemption, and invasive species protection.

Moved by Councillor Gilliland

Seconded by Councillor Thompson

1. That Report No. PDS20-020 be received; and
2. That staff continue to work with the appellant to address comments from agencies and Town staff, and comments presented at the second Public Planning Meeting.

Carried

2. PDS20-022 – Town Initiated Official Plan Amendment to Consider Backyard Swim Schools as a Permitted Home Occupation Use

Planning Staff

Ms. Anna Henriques, Senior Planner, presented an overview of the staff report regarding Town initiated Official Plan amendment to support backyard swim school as a permitted home occupation use and provided details on the proposed approach to consider backyard swim schools through a site specific minor variance application to the Committee of Adjustment and presented the merits of this approach. It was mentioned that a zoning by-law amendment

providing a blanket, as-of-right permission for backyard swim use was not recommended.

Public Comments

No members of the public came forward.

Moved by Councillor Kim

Seconded by Councillor Gilliland

1. That Report No. PDS20-022 be received; and
2. That the comments presented at the Public Planning meeting be addressed by Planning and Development Services in a recommendation report to General Committee.

Carried

4. Confirming By-law

Moved by Councillor Gallo

Seconded by Councillor Kim

That the following confirming by-law be enacted:

6245-20 Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on March 10, 2020.

Carried

5. Adjournment

Moved by Councillor Gilliland

Seconded by Councillor Gaertner

That the meeting be adjourned at 10:56 p.m.

Carried

Tom Mrakas, Mayor

Samantha Yew, Deputy Town Clerk