



Town of Aurora Special Council Public Planning Meeting Minutes

Date: Monday, January 30, 2023
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Council Members: Mayor Tom Mrakas (Chair)
 Councillor Ron Weese
 Councillor Rachel Gilliland
 Councillor Wendy Gaertner
 Councillor Michael Thompson
 Councillor John Gallo
 Councillor Harold Kim

Other Attendees: Marco Ramunno, Director, Planning and Development Services
 Adam Robb, Senior Planner, Development/Heritage
 Jaclyn Grossi, Deputy Town Clerk
 Palak Mehta, Council/Committee Coordinator

1. Call to Order

The Mayor called the meeting to order at 7:00 p.m.

2. Land Acknowledgement

The Mayor acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

3. **Approval of the Agenda**

Moved by Councillor Kim

Seconded by Councillor Gaertner

That the agenda as circulated by Legislative Services be approved.

Yeas (6): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, and Councillor Kim

Absent (1): Councillor Gallo

Carried (6 to 0)

4. **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.

5. **Planning Applications**

The Mayor outlined the procedures that would be followed in the conduct of the public meeting. The Deputy Town Clerk outlined the notice that was provided to the interested parties.

5.1 **PDS23-004 - Applications for Draft Plan of Subdivision and Zoning By-law Amendment, Highfair Investments Inc., 5 to 70 Archerhill Court, Lots 1 to 14, Plan 65M-2494, File Numbers: SUB-2021-02 and ZBA-2021-06**

Planning Staff

Adam Robb, Senior Planner, presented an overview of the staff report regarding the Zoning By-law Amendment, noting that a revised Draft Plan of Subdivision is proposed to accommodate site-specific provisions to permit the Single-Detached Dwelling built-form and to implement the proposed Draft Plan. The purpose of the report is to present a revised Draft Plan and to acknowledge comments made at the June 14, 2022 Statutory Public Planning Meeting.

Applicant

Angela Sciberras, Principal, Macaulay Shiomi Howson Ltd., noted she was accompanied by representatives Jason Bottoni and Robert DelZotto of Highfair Investments Inc. (Treasure Hill Homes), and Michael Dowdall,

Director of Traffic, T.Y. Lin was available to answer questions. Angela Sciberras presented an overview of the proposed development including area context, project timeline, original submitted Draft Plan of Subdivision, key issues raised at statutory and residential meetings, as well as responses regarding traffic, park, density and compatibility with surrounding subdivisions, conceptual elevations, the revised Draft Plan of Subdivision, Landscape Plan, Access Improvements, Proposed Zoning, key take-aways, and next steps.

Public Comments

Aurora residents, including: Tim Jones, Klaus Wehrenberg, J-P Bernier, Keith Wilson, Shawn Brand, Stephane Perron, expressed the following comments:

Concerns regarding:

- Traffic and density surrounding the proposed subdivision, including feasibility and use of the entrance on Bayview Avenue
- Community safety and risk management surrounding the park and Vandorf Sideroad intersection
- Environmental impact
- Neighborhood compatibility

Questions regarding:

- Relocation of the construction access to Bayview Avenue instead of Vandorf Sideroad
- Clustering the subdivision to allow for more greenspace to protect the Oak Ridges Moraine
- Adding a commercial area as part of the subdivision
- Salvaging opportunities by public/charitable organizations for home interior reuse prior to destruction
- Preservation of trees along the southeast corner of Bayview Avenue
- Fencing provisions for the houses next to the road on the southeast corner along Bayview Avenue

Suggestions regarding:

- Creating point(s) of trail access and connections
- Relocation of construction access on to Bayview Avenue instead of Vandorf Sideroad
- Planting trees at the proposed park
- Adding a commercial area as part of the proposed subdivision
- Green Development Standards and environmental efficiencies to address the climate change

Planning Staff

Staff addressed the questions, concerns, and suggestions regarding zoning, environment protection area buffers, grading, and drainage onto Environment Protection areas.

Applicant/Agent(s)

The applicant addressed the questions, concerns, and suggestions regarding the reuse of home interior prior to its destruction by public/charitable organizations, trail access and connections, construction access relocation to Bayview Avenue, traffic and density, fencing along the southeast corner of Bayview Avenue and the preservation of trees, community safety and risk management surrounding the park, Green Development Standards and environmental efficiencies, and neighbourhood compatibility.

Moved by Councillor Kim

Seconded by Councillor Gilliland

1. That Report No. PDS23-004 be received; and
2. That comments presented at the Non-Statutory Public Meeting be addressed by Planning and Development Services in a report to a future General Committee meeting.

Yeas (5): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Thompson, and Councillor Kim

Nays (1): Councillor Gaertner

Absent (1): Councillor Gallo

Carried (5 to 1)

6. Confirming By-law

6.1 By-law No. 6469-23 Being a By-law to confirm actions by Council resulting from a Special Council Public Planning meeting on January 30, 2023

Moved by Councillor Weese

Seconded by Councillor Kim

That the confirming by-law be enacted.

Carried

7. Adjournment

Moved by Councillor Gilliland

Seconded by Councillor Kim

That the meeting be adjourned at 8:04 p.m.

Carried

Tom Mrakas, Mayor

Jaclyn Grossi, Deputy Town Clerk