



**Town of Aurora
Council Public Planning
Meeting Minutes**

Date: Tuesday, February 14, 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 (arrived 7:06 p.m.)
 Councillor Michael Thompson
 Councillor John Gallo
 Councillor Harold Kim (arrived 7:03 p.m.)

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

1. Call to Order

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

Council consented to recess the meeting at 9:06 p.m. and reconvened the meeting at 9:21 p.m.

2. Land Acknowledgement

Mayor Mrakas 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 Weese

Seconded by Councillor Thompson

That the revised agenda as circulated by Legislative Services be approved.

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

Absent (1): Councillor Gaertner

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

5.1 PDS23-015 - Zoning By-law Amendment Application, SmartCentres REIT (Aurora 14700 Yonge) Limited Partnership X and Calloway Real Estate Investment Trust Inc., 14700 and 14720-14760 Yonge Street, Con 1, Pt Lots 76 and 77, Plan RS65R18443, File Number: ZBA-2021-04, Related File Number: SP-2021-09

Planning Staff

Adam Robb, Senior Planner, Development/Heritage, presented an overview of the staff report regarding the Zoning By-law Amendment application, noting the applicant proposes to rezone the subject lands from the existing "Community Commercial C4 (514) Exception Zone" (14700 Yonge Street lands) and "Community Commercial C4 (221) Exception Zone" (14720-14760 Yonge Street lands) to a uniform "Mixed Residential Commercial C6 (XXX) Exception Zone" across the whole site area to facilitate the future development of Phases 1 and 2.

Applicant

Paula Bustard, Executive Vice President Development, SmartCentres, and Donald Schmitt, Principal, Diamond Schmitt Architects, presented an overview of the proposed development including the site plan, site context, and architectural design. Traffic consultant Ismet Medic, Senior Project Manager, WSP, and other members of the SmartCentres team were also present.

Public Comments

Aurora residents, including Stephanie Allen, Chris Ballard, Nazar Bylen, John Green, Michael Khalil, Diana Kosiuk, Tim Loewen, Kenneth Osso, Evelyn Penninkhof, Tonya Sherry (ph), George Skoulikas, Peter Smith, Steve Sutherland, and Klaus Wehrenberg expressed the following comments:

Concerns regarding:

- Possible incongruity of future development of all four corners at Yonge Street and Murray Drive respecting use, design, and density
- Density too high for proposed development
- Increased vehicular traffic and pedestrian safety issues
- Lack of green space and adequate parking, including convenient parking to access onsite businesses
- Loss of local amenities/opportunities to shop and lack of medical services; intensification of residential development at expense of reduced commercial/retail space; imbalanced approach to planning and service to community
- Potential decrease in local property values
- Potential increase in trespassing on local condominium property and associated liability
- Collapsing retaining wall at south end needs repair before construction
- Impact of possible carcinogens in contaminated soil on property
- Setting precedent for other areas of intensification in Aurora

Suggestions regarding:

- Need for increased public awareness of the proposed development; should present proposed features along with associated benefits for residents and impact on businesses and facilities
- Need for mixed-income housing

- Consider long-term planning and purpose for all four corners at Yonge Street and Murray Drive as a whole; need plans and proposals that serve and maintain the existing community
- Consider transit as part of decision-making process; consider alternative modes of transportation
- Route pedestrian walkways diagonally to end at intersection of Yonge and Murray to better access amenities, transit, schools, etc.

Questions regarding:

- Measurement of service levels respecting commercial/retail space and justification for proposed lot coverage
- Construction management, including exterior and interior pre-construction inspection, in-home vibration monitoring during construction, direct line to site manager, process for reporting any damage, air quality monitoring, and vibration controls to protect residents
- Measures to ensure pedestrian safety during construction and beyond
- Town's infrastructure preparedness to meet needs of planned population increases, including transit and dedicated bus lane locations
- Plan for proposed development's adoption of green development standards, including GHG reduction, disposal of water runoff, and energy savings such as solar panels and heat pumps
- Plan to incorporate copse of trees above retaining wall
- Compliance of proposed development with Official Plan and definition of complete community
- Demographic being targeted by proposed development

Planning Staff

Staff addressed the comments regarding the Town's planning for the Yonge Street corridor, various background studies including traffic impact, soil contamination, vibration, and geotechnical work, amount of retail space, lot coverage, density, urban park requirement, pre- and post-construction surveys, vibration reports and monitoring during construction, retaining wall, construction hotline between applicant, Town staff and residents, measurement of service levels, and the definition of complete community. The Mayor provided further clarification on lot coverage and the Town's planning for the Yonge/Wellington corridor.

Applicant

The applicant addressed the comments regarding the retaining wall, green development standards, and sustainability options.

Moved by Councillor Gaertner

Seconded by Councillor Gilliland

1. That Report No. PDS23-015 be received; and
2. That the comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report to a future Public Planning meeting.

Yeas (5): Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, and Councillor Gallo

Nays (2): Mayor Mrakas, and Councillor Kim

Carried (5 to 2)

6. Confirming By-law

6.1 By-law No. 6473-23 Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on February 14, 2023

Moved by Councillor Gaertner

Seconded by Councillor Gallo

That the confirming by-law be enacted.

Carried

7. Adjournment

Moved by Councillor Gilliland

Seconded by Councillor Kim

That the meeting be adjourned at 10:12 p.m.

Carried

Tom Mrakas, Mayor

Jaclyn Grossi, Deputy Town Clerk