



Town of Aurora
Council Public Planning
Meeting Minutes

Date: Tuesday, September 15, 2020
Time: 7:00 p.m.
Location: Council Chambers, Aurora Town Hall

Council Members: Mayor Mrakas
 Councillor Gaertner
 Councillor Gallo
 Councillor Gilliland
 Councillor Humfries
 Councillor Kim
 Councillor Thompson

Other Attendees: David Waters, Director, Planning and Development Services
 Sean Lapenna, Planner
 Matthew Peverini, Planner
 Michael de Rond, Town Clerk
 Samantha Yew, Deputy Town Clerk
 Linda Bottos, Council/Committee Coordinator
 Ishita Soneji, Council/Committee Coordinator

1. Procedural Notes

The Mayor called the meeting to order at 7:03 p.m.

Council consented to recess the meeting at 9:21 p.m. and reconvened the meeting at 9:31 p.m.

Council consented to extend the hour past 10:30 p.m.

2. Approval of the Agenda

Moved by Councillor Thompson

Seconded by Councillor Kim

That the agenda as circulated by Legislative Services be approved.

Yeas (7): Mayor Mrakas, Councillor Gaertner, Councillor Gallo, Councillor Gilliland, Councillor Humfries, Councillor Kim, and Councillor Thompson

Carried (7 to 0)

3. 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*.

4. Planning Applications

The Mayor outlined the procedures that would be followed in the conduct of the public meeting. The Town Clerk confirmed that the appropriate notice was given in accordance with the relevant provisions of the *Planning Act*.

4.1 PDS20-051 - Applications for Official Plan and Zoning By-law Amendments, 15516 Leslie Street GP Inc., 15516 Leslie St

Part Lot 22, Concession 2 Whitchurch, File Numbers: OPA-2020-03 and ZBA-2020-03, Related File Number: SP-2020-02

Applicant

Mr. Jack Wong, Associate, Malone Given Parsons Ltd., presented an overview of the proposed development including site and policy context, the original and revised development, building design, access, landscaping, shadow study results, building design and elevations.

Planning Staff

Mr. Sean Lapenna, Planner, presented an overview of the staff report regarding the proposed Official Plan and Zoning By-law amendments, noting that the applicant proposes to introduce site-specific policies to permit increased density and height and to rezone the subject lands from "Rural (RU)" Zone to "Second Density Apartment Residential Exception Zone (RA2-XX)" and "Environmental Protection Zone (EP)" to facilitate the development of a seven-storey condominium apartment building with a total of 137 units, 201 underground parking spaces, private driveway, and open space lands. He further presented a summary of the public comments received to date.

Public Comments

Aurora resident Lu Han, on behalf of area residents, expressed the following comments:

- Opposition to the proposed Zoning By-law amendment
- Concern regarding school capacity and current overflow in area
- Concern regarding community centre program capacity and community park capacity
- Concern regarding traffic congestion and safety
- Concern regarding shadowing, lack of natural light, and impact on seniors and children
- Concern regarding impact of rezoning on wildlife and environment
- Request that Council protect the best interests of residents and acknowledge the petition emailed to Council

Planning Staff

Staff addressed the concerns regarding zoning, school capacity, community park capacity, traffic, wildlife and the environmental protection area. The Mayor noted that construction of a new public school in the area was recently approved with completion expected in 2024.

Moved by Councillor Gilliland

Seconded by Councillor Kim

1. That Report No. PDS20-051 be received; and
2. That comments presented at the Public Meeting be addressed by Planning and Development Services in a report to a future Public Planning meeting.

Yeas (7): Mayor Mrakas, Councillor Gaertner, Councillor Gallo, Councillor Gilliland, Councillor Humfries, Councillor Kim, and Councillor Thompson

Carried (7 to 0)

4.2 PDS20-053 - Applications for Official Plan and Zoning By-law Amendments, RCG Aurora North GP Inc., 16005-16055 Bayview Ave

Whitchurch Con 2 Pt Lot 26, RP65R32530 Part 1, File Numbers: OPA-2020-04 and ZBA-2020-04

Applicant

Mr. Kevin Bechard, Senior Associate, Weston Consulting, presented an overview of the proposed development including site and policy context, current and future transit network, proposed site plan and housing tenure, elevations, and landscaping.

Planning Staff

Mr. Matthew Peverini, Planner, presented an overview of the staff report regarding the proposed Official Plan and Zoning By-law amendments, noting that the applicant proposes to redesignate the subject lands to "Medium-High Density Residential" and introduce site-specific policies to permit a new use and increased height and density, and rezone the subject lands from Community Commercial Exception Zone C4(463) to a site-specific RA2 Second Density Apartment Residential Exception Zone, to facilitate the development of a six-storey residential apartment building (purpose-built rental) with 79 units and 119 parking spaces.

Public Comments

Aurora residents Robert Abbatangelo, Tanya Clouatre, Heidi Schellhorn, and Emil Setareh expressed the following comments:

Concerns regarding:

- Timing of public notice of application
- Safety of seniors and children at busy intersection
- Environmental impacts on area east of development, water course and ponds adjacent to St. John's Sideroad
- Impacts on ravine and wildlife
- Streetscape and incompatibility of proposed development within area
- Proposed development contrary to existing designated zoning purpose
- Potential peripheral parking on area streets already short of parking spaces
- Increased traffic flow and congestion in area with existing high volume of vehicular and pedestrian traffic
- Rental housing issues
- Density
- Potential loss in neighbourhood property values
- Loss of privacy due to height of proposed building
- Construction noise pollution, dust and debris

Questions regarding:

- Measures to be taken to mitigate pedestrian safety issues
- Measures to ensure target market of seniors will occupy building

Suggestions:

- Keep development within the rules and by-laws
- Consider more environmentally-friendly options such as repurposing vacant commercial spaces that have greater surrounding infrastructure

Planning Staff

Staff addressed the questions and concerns regarding public notice of application, senior and pedestrian safety, environmental impacts, existing zoning, parking overflow, building height and fit in the area.

Moved by Councillor Kim

Seconded by Councillor Humfryes

1. That Report No. PDS20-053 be received; and
2. That comments presented at the Public Meeting be addressed by Planning and Development Services in a report to a future Public Planning meeting.

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

Nays (1): Councillor Gaertner

Carried (6 to 1)

5. Confirming By-law

5.1 6278-20 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on September 15, 2020

Moved by Councillor Gallo

Seconded by Councillor Thompson

That the confirming by-law be enacted.

Yeas (7): Mayor Mrakas, Councillor Gaertner, Councillor Gallo, Councillor Gilliland, Councillor Humfryes, Councillor Kim, and Councillor Thompson

Carried (7 to 0)

6. Adjournment

Moved by Councillor Kim

Seconded by Councillor Gilliland

That the meeting be adjourned at 10:52 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk