



Town of Aurora Council Public Planning Meeting Minutes

Date: Tuesday, November 9, 2021
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Council Members: Mayor Tom Mrakas (Chair)
 Councillor Wendy Gaertner*
 Councillor John Gallo*
 Councillor Sandra Humfries*
 Councillor Harold Kim
 Councillor Michael Thompson

Members Absent: Councillor Rachel Gilliland

Other Attendees: Doug Nadorozny, Chief Administrative Officer*
 David Waters, Director of Planning and Development Services*
 Matthew Peverini, Planner*
 Michael de Rond, Town Clerk
 Samantha Yew, Deputy Town Clerk
 Linda Bottos, Council/Committee Coordinator

*Attended electronically

1. Call to Order

The Mayor called the meeting to order at 7:08 p.m.

Council consented to recess the meeting at 9:05 p.m. and reconvened the meeting at 9:17 p.m.

2. Land Acknowledgement

Mayor Mrakas acknowledged that the meeting took place on the traditional territory of the Wendat, the Haudenosaunee, and the Anishinaabe peoples whose presence here continues to this day. He further noted that Aurora is part of the

treaty lands of the Mississaugas of the Credit and the Williams Treaties First Nations and thanked them for sharing the land.

3. **Approval of the Agenda**

Moved by Councillor Thompson

Seconded by Councillor Humfries

That the agenda as circulated by Legislative Services be approved.

Yeas (6): Mayor Mrakas, Councillor Gaertner, Councillor Gallo, Councillor Humfries, Councillor Kim, and Councillor Thompson

Absent (1): Councillor Gilliland

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 Town Clerk confirmed that the appropriate notice was given in accordance with the relevant provisions of the *Planning Act*.

5.1 **PDS21-147 - Applications for Official Plan Amendment, Zoning By-law Amendment and Site Plan Control, Shimvest Investments Limited, 271 Holladay Drive**

Block 140, Plan 65M-4519, File Numbers: OPA-2021-04 and ZBA-2021-05, Related File Number: SP-2021-10

Planning Staff

Matthew Peverini, Planner, presented an overview of the staff report regarding the Official Plan Amendment, Zoning By-law Amendment and Site Plan Control applications, noting the applicant proposes to develop a six-storey purpose-built rental apartment building containing 155 units, two underground parking levels, and 194 parking spaces introduce site-specific policies to permit an increase in height and density, and rezone the subject lands from a "Mixed Residential Commercial Exception Zone

C6(421)” to a site-specific “Second Density Apartment Residential Exception Zone RA2(XX)”.

Applicant/Agent

Joan MacIntyre, Principal, Malone Given Parsons, noted she was accompanied by her consulting team including Naz Hiyate of NAK Design Strategies, Richard Pernicky of Nextrans Consulting Engineers, James Janzer of BNKC Architecture & Urban Design, and Frank Palombi of Lindvest Properties, who were present to answer any questions. Ms. MacIntyre presented an overview of the proposed development including surrounding uses, proposed site plan, shadow study, existing and proposed permissions, traffic analysis and other technical reports, provincial/regional/municipal policies, builder/operator, and resident concerns.

Public

Aurora residents Fady Daoud, Nicholas Gomez, Ryan Hamid, Kyle Kotack, Ariel Liu, Scott MacGillivray, Jing Qu, Cynthia Xu, Edmund Yeung, Lisha Yi, and Selena Zhang, expressed the following comments:

- Opposition to proposed development

Concerns regarding:

- Capacity of current infrastructure to support proposed development
- Safety issues during construction and post-construction
- Impact on environment, nature and wildlife
- Social impacts of increased density
- Increased traffic and congestion
- Single access point to site
- Impact/pressure on school systems, overcrowded schools
- Impact on property values
- Proposed density too high, not justified, parcel too small
- Parking and overflow parking in neighbourhood
- Construction impacts (duration, crane, parking, noise pollution, construction vehicles on street)
- Design of proposed building
- Privacy issues
- Proposed setbacks and lot coverage

- Overburden on local parks, freehold amenities and streets
- Lack of public transportation and active transportation plans to support proposed density
- Emergency and service vehicle access
- Traffic impact study
- Proposed development offers no benefit to community
- Lack of indoor amenity space
- Site garbage collection and timing

Questions regarding:

- Removal of portion of sewer and maintenance hole due to conflict with proposed underground parking garage and impact on residents
- Construction vehicle plan
- Justification to allow increased number of storeys
- Access from Leslie Street
- Feasibility of truck access/delivery to site
- Basis for gross floor area (GFA) calculation
- Amenity space not included in GFA calculation
- Approval of amenity space exception
- No minimum for interior amenity space
- Justification report and comparisons to 555 William Graham property regarding density, frontage, lot coverage, and visitor parking
- List of requested exceptions

Suggestions regarding:

- Maintain current zoning at three storeys or less
- Traffic study should be done during period of April to September
- Need for appropriate development for community
- Need for additional Public Planning meeting and further public consultation
- Inclusion of commercial units, small businesses, e.g., coffee shop, restaurants, clinics, daycare

Planning Staff

Staff addressed the concerns and questions regarding a construction management plan, proposed setbacks, impact on sewers, pumping station capacity, school board capacity, traffic impact study and timing, site

access and Leslie Street, proposed number of storeys, amenities, list of requested exceptions, and garbage collection.

Applicant/Agent

Mr. Pernicky addressed the concerns and questions regarding the traffic impact study and timing. Mr. Janzer addressed the concerns and questions regarding truck access/delivery to the site, building floor stepbacks and GFA, and changes to building materials.

Moved by Councillor Thompson

Seconded by Councillor Kim

1. That Report No. PDS21-147 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 Gaertner, Councillor Gallo, Councillor Humfries, Councillor Kim, and Councillor Thompson

Absent (1): Councillor Gilliland

Carried (6 to 0)

6. Confirming By-law

6.1 By-law No. 6387-21 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on November 9, 2021

Moved by Councillor Kim

Seconded by Councillor Humfries

That the confirming by-law be enacted.

Carried

7. **Adjournment**

Moved by Councillor Kim

Seconded by Councillor Gaertner

That the meeting be adjourned at 9:41 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk