



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

**Date:** Tuesday, October 13, 2020  
**Time:** 7:00 p.m.  
**Location:** Council Chambers, Aurora Town Hall

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

**Members Absent:** Councillor Gallo

**Other Attendees:** David Waters, Director of Planning and Development Services  
 Matthew Peverini, Planner  
 Carlson Tsang, Planner  
 Michael de Rond, Town Clerk  
 Samantha Yew, Deputy Town Clerk  
 Ishita Soneji, Council/Committee Coordinator

**1. Procedural Notes**

The Chair called the meeting to order at 7:06 p.m.

Council consented to recess the meeting at 8:55 p.m. and reconvened the meeting at 9:06 p.m.

**2. Approval of the Agenda**

**Moved by** Councillor Gilliland  
**Seconded by** Councillor Kim

That the agenda as circulated by Legislative Services be approved.

Yeas (4): Mayor Mrakas, Councillor Kim, Councillor Humfryes, and Councillor Gilliland

Absent (3): Councillor Gaertner, Councillor Thompson, and Councillor Gallo

**Carried (4 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 PDS20-057 - Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision, TFP Aurora Developments Ltd., 20 and 25 Mavrinac Boulevard**

Blocks 1 and 2, Plan 65M-3852, File Numbers: OPA-2017-01, ZBA-2017-03 and SUB-2017-02

##### **Applicant**

Mr. Don Given, Founding Partner, Malone Given Parsons Ltd, presented an overview of the proposed development including site context, history of proposed plans on the subject lands and the current revised plans, local context and comparison of densities to surrounding neighbourhood, and details of the design and layout of the proposed detached homes, townhouse units and the senior's apartment building.

##### **Planning Staff**

Mr. Matthew Peverini, Planner, provided an overview of the staff report and the proposed Official Plan and Zoning By-law amendments and Draft Plan of Subdivision noting that the applicant is proposing to re-designate the subject lands from "Business Park" to "Low-Medium Density Residential" and "Medium-High Density Residential" in its entirety, and

amend the Zoning By-law to the following site specific zones: two "R4(XX-YY) - Detached Fourth Density Residential", four "R8(AA-DD) - Townhouse Dwelling Residential", "RA2(XX) - Second Density Apartment Residential", and two "O2(XX-YY) - Private Open Space", in order to facilitate the development of a six storey seniors apartment building, 40 single detached dwellings and 209 townhouse units. He further presented a summary of any public comments received regarding the application and the next steps.

### **Public Comments**

Aurora residents Kathryn Billett, Dennis Qiao, Jonathan Garcia, Elias Paisley, Jocelyn Chi, expressed the following concerns and questions:

- Concerns regarding:
  - Opposition to the proposed Zoning By-law amendment
  - Higher density structures on subject lands leading to higher congestion
  - Increase in traffic congestion in the existing neighbourhood
  - Proposed additional road connecting to Kane Crescent from east side of the development
  - Location of proposed detached homes and townhouse units and the visual impact on existing neighbourhood; difficult transition from existing neighbourhood to proposed development
  - Focus on long-term perspective of living in suburban neighbourhood and retaining the business park designation instead of proposed designation
  - Location of sidewalks and possible reduction of walkability in the area
  - Size of proposed parkettes and lack of access to the existing residents of the area
- Questions regarding:
  - Wider lot size for the single detached residential units
  - Possibility of alternate route to reroute traffic from the east side of the proposed development
  - Possibility of designating proposed road along east side of the development as an "emergency access road" only
  - Creation of a functional recreation space as an alternate to the proposed parkettes

## **Applicant**

Mr. Givens addressed the concerns and questions regarding wider lot sizes, basis of the proposed zoning by-law amendments, proposed location of townhouse units and detached homes, traffic congestion, walkability, parkette size and possible alternatives, and the proposed additional road and possible alternative to rerouting traffic from the east side of the development.

**Moved by** Councillor Gilliland

**Seconded by** Councillor Kim

1. That Report No. PDS20-057 be received; and,
2. That the comments presented at the Public Meeting be addressed by Planning and Development Services in a report to a future General Committee meeting.

### **Amendment:**

**Moved by** Councillor Thompson

**Seconded by** Councillor Gilliland

The main motion be amended by adding the following to the beginning of the second clause:

"That should the Region of York approve the conversion of lands from employment to residential"

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

Absent (1): Councillor Gallo

**Carried (6 to 0)**

### **Motion as Amended:**

**Moved by** Councillor Gilliland

**Seconded by** Councillor Kim

1. That Report No. PDS20-057 be received; and,
2. **That should the Region of York approve the conversion of subject lands from employment to residential**, that the comments presented at the Public Meeting be addressed by Planning and Development Services in a report to a future General Committee meeting.

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

Nays (1): Councillor Gaertner

Absent (1): Councillor Gallo

**Carried (5 to 1)**

#### **4.2 PDS20-058 - Applications for Official Plan and Zoning By-law Amendment, Weslie Creek Developments Inc., 1675 St. John's Sideroad**

Whitchurch Con 3 PT LOT 25 RP 65R36+629 PARTS 1 TO 3, File Numbers: OPA-2020-05 & ZBA-2020-05, Related File Numbers: SP-2020-04

##### **Applicant**

Mr. Hesham Mohammed, Humphries Planning Group Inc., representing the Applicant, presented an overview of the proposed development including site and area context, details of developing a comprehensive business park on the subject lands and basis of the Official Plan and Zoning By-law amendments, overview of the environmental analysis and consultation with Lake Simcoe Region Conservation Authority regarding site specific grading buffers, proposed vehicular access, and policy framework. He noted that this submission and any future submissions intends to maintain conveyance of the Environmental Protection Area as required by the Town.

##### **Planning Staff**

Mr. Carlson Tsang, Planner, provided an overview of the staff report and the proposed Official Plan and Zoning By-law amendments noting that the applicant is proposing to amend the Official Plan designation of "Business Park 1" and "Environmental Protection Area" to include new site-specific policy at the north west corner of the property to allow a gas station, and amend the Zoning By-law from "RU - Rural Zone" to "E-BP Business Park Zone" and "EP-Environmental Protection Zone" with site specific exceptions to facilitate the development of an industrial warehouse building, retail building, and office building in addition to the gas station. He further presented the details of the proposed building elevations, summary of any public comments, and the next steps.

## **Public Comments**

No members of public were registered to provide comments.

**Moved by** Councillor Kim

**Seconded by** Councillor Thompson

1. That Report No. PDS20-058 be received; and,
2. That comments presented at the Public Meeting be addressed by Planning and Development Services in a report to a future General Committee meeting.

Yeas (4): Mayor Mrakas, Councillor Kim, Councillor Humfryes, and Councillor Thompson

Nays (2): Councillor Gaertner, and Councillor Gilliland

Absent (1): Councillor Gallo

**Carried (4 to 2)**

## **5. Confirming By-law**

### **5.1 6286-20 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on October 13, 2020**

**Moved by** Councillor Kim

**Seconded by** Councillor Thompson

That the confirming by-law be enacted.

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

Absent (1): Councillor Gallo

**Carried (6 to 0)**

## **6. Adjournment**

**Moved by** Councillor Thompson

**Seconded by** Councillor Kim

That the meeting be adjourned at 9:54 p.m.

**Carried**

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Tom Mrakas, Mayor

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Michael de Rond, Town Clerk