



**TOWN OF AURORA
SPECIAL COUNCIL – PUBLIC PLANNING
MEETING MINUTES**

Council Chambers
Aurora Town Hall
Wednesday, January 28, 2015

ATTENDANCE

COUNCIL MEMBERS	Mayor Dawe in the Chair; Councillors Abel, Gaertner, Humfryes, Mrakas, Pirri, Thom, and Thompson
MEMBERS ABSENT	Councillor Kim
OTHER ATTENDEES	Director of Planning and Development Services, Council & Committee Coordinator/Deputy Clerk, Planner, and Council/Committee Secretary

Mayor Dawe called the meeting to order at 7:10 p.m.

Council recessed at 8:40 p.m. On a motion of Councillor Abel seconded by Councillor Mrakas, Council reconvened at 8:45 p.m.

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

2. APPROVAL OF THE AGENDA

**Moved by Councillor Mrakas
Seconded by Councillor Pirri**

THAT the agenda as circulated by Legal and Legislative Services be approved.

CARRIED

3. PLANNING APPLICATIONS

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

- 1. PL15-005 – Proposed Official Plan Amendment and Zoning By-law Amendment
Brookfield Homes (Ontario) Limited
155 Vandorf Sideroad (Timberlane Athletic Club property)
Files: OPA-2014-01 and ZBA-2014-03**

Planning Staff

The Planner, Mr. Marty Rokos, presented an overview of the application and staff report, and provided Council with background information and details related to the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted for 155 Vandorf Sideroad. He noted that the application proposes to develop the lands as a residential condominium community with a total of 68 residential units, a 0.09 ha parkette, a stormwater management facility, and 285 parking spaces. He indicated that the development will include a 7.5 metre landscaped buffer adjacent to the residential units on Falconwood Hollow.

Consultant

Don Given, representing Malone Given Parsons Ltd., provided a brief history about this property and details regarding the applications.

Public Comments

Area residents, including John Greenhough, Judy Gilchrist, Charlotte May, Victor Saccuci, and Wesley Brown (solicitor on behalf of Van-Rob Inc.), raised concerns on the following matters:

- Density
- Set backs
- Oak Ridges Moraine conservation plan and permeability issues
- Traffic concerns
- Noise mitigation
- Connecting sewers from Beacon Hall to proposed development
- Buffering along Beacon Hall Drive
- Storm water management pond

Consultant

Mr. Given addressed the concerns regarding maintaining natural features, density, developing within the Oak Ridges Moraine, vibration issues from Van-Rob Inc., servicing the development site, sewer connections, buffering, and storm water management pond. Mr. Given stated that the proposed development is using principles and techniques of low impact development (L. I. D.).

Planning Staff

Mr. Ramunno noted that a noise and vibration feasibility study and a natural heritage environmental report were included in the applicants' submission and addresses some of the concerns residents have brought up during this meeting.

Moved by Councillor Gaertner
Seconded by Councillor Humfryes

THAT Report No. PL15-005 be received; and

THAT comments presented at the Public Planning meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future Public Planning meeting.

CARRIED

2. **PL15-004 – Proposed Official Plan Amendment and Zoning By-law Amendment
L. S. Consulting Inc.
29 George Street, Part of Lot 27, Plan 256
Files: OPA-2013-02, ZBA-2013-05, SP-2014-08**

Planning Staff

Mr. Ramunno, stated that this application was originally brought before Council at a Public Planning meeting held on April 23, 2014 where public input was received. He advised that the applicant has revised the proposal and addressed concerns that had been received from residents.

Consultant

Matt Bagnall, of Larkin Associates, provided a brief presentation to highlight the revisions made from the original application. He noted that the building has been redesigned significantly through changes in the massing, set back from the street and height. Aaron Gillard, of Larkin Associates, noted that a new architect provided a design that is modern and vibrant.

Public Comments

None

**Moved by Councillor Mrakas
Seconded by Councillor Abel**

THAT Report No. PL15-004 be received; and

THAT Application to Amend the Official Plan File: OPA-2013-02 be approved, to amend Site Specific Policy 30 to permit a building having a maximum of four (4) storeys; and

THAT Application to Amend the Zoning By-law File: ZBA-2013-05 be approved, to rezone the subject lands from “Detached Dwelling Second Density Residential (R2) Zone” to “First Density Apartment Residential (RA1) Exception Zone”; and

THAT Site Plan Application File SP-2014-08 be approved to permit the development of the subject lands for a twelve (12) unit condominium apartment building as permitted by the Amending By-law; and

THAT a total of eleven (11) additional units of water and sewage capacity be allocated to the subject lands; and

THAT the by-laws to adopt the Official Plan Amendment and implementing zoning be presented at a future Council meeting for enactment.

CARRIED

4. READING OF BY-LAW

**Moved by Councillor Abel
Seconded by Councillor Thompson**

THAT the following confirming by-law be given first, second, and third readings and enacted:

5682-15 BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on January 28, 2015.

CARRIED

5. ADJOURNMENT

**Moved by Councillor Pirri
Seconded by Councillor Thom**

THAT the meeting be adjourned at 9:25 p.m.

CARRIED

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF JANUARY 28, 2015 RECEIVED FINAL APPROVAL BY COUNCIL ON FEBRUARY 10, 2015.