



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

Council Chambers
Aurora Town Hall
Wednesday, February 25, 2015

ATTENDANCE

COUNCIL MEMBERS	Mayor Dawe in the Chair; Councillors Abel, Gaertner, Humfries, Kim, Mrakas, Pirri, Thom, and Thompson
MEMBERS ABSENT	None
OTHER ATTENDEES	Director of Planning and Development Services, Council & Committee Coordinator/Deputy Clerk, Manager of Development Planning, Planner, and Council/Committee Secretary

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

On a motion of Councillor Abel seconded by Councillor Thom, Council recessed at 8:45 p.m., and on a motion of Councillor Thom seconded by Councillor Pirri, Council reconvened at 8:54 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 Pirri
Seconded by Councillor Thompson**

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. PL15-008 – Proposed Zoning By-law Amendment, The CAP Centre Inc., 49 Wellington Street East, File: ZBA-2014-04

Planning Staff

The Planner, Mr. Jeff Healey, presented an overview of the application and staff report, including background information and details related to the proposed Zoning By-law Amendment application to permit Business and Professional Offices and a Clinic on the subject lands at 49 Wellington Street East. He noted that the applicant proposes to convert the existing residential building to allow business and professional offices and clinic uses, vehicular parking in the rear yard, and removal of the detached garage and accessory structures.

Consultant

Ms. Helen Lepek, of Lepek Consulting Inc. and on behalf of The CAP Centre Inc., advised that the owners of the Centre, which currently operates in a rented facility, have purchased the subject lands in order to continue providing their services within the community. She noted that the subject property would allow sufficient parking and that every requirement of the Zoning By-law had been met with the exception of one side buffer that would need to be reduced to accommodate access to the rear.

Public Comments

Aurora resident Phyllis Morris inquired about the possibility of making it a site specific use for the clinic.

Planning Staff

The Director of Planning and Development Services, Mr. Marco Ramunno, noted that the applicant is requesting to add two specific uses—Business and Professional Offices and a Clinic—in addition to the existing residential uses permitted, which would be a site specific amendment to the property.

**Moved by Councillor Mrakas
Seconded by Councillor Thompson**

THAT Report No. PL15-008 be received; and

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

CARRIED

**2. PL15-009 – Proposed Zoning By-law Amendment, 2419059 Ontario Inc.,
497 Wellington Street West, File: ZBA-2014-07**

Planning Staff

The Planner, Mr. Jeff Healey, presented an overview of the application and staff report, including background information and details related to the proposed Zoning By-law Amendment application to permit twenty-two (22) Block Townhouse Units on the subject lands at 497 Wellington Street West. He noted that the applicant proposes to rezone the subject lands to allow the proposed 22-unit townhouse development including forty-eight (48) parking spaces, conservation uses, and parkland areas.

Consultant

Mr. Jack Dougan, Planner, representing RS Homes, provided background information on RS Homes and presented an overview of the proposed development in the context of existing zoning, the Town's Official Plan, and Provincial Policy. He further noted details of the property's vegetation communities, the proposed tree management plan, site access and traffic generation, storm water management, landscaping, and preliminary site plan.

Public Comments

Aurora residents, including Doug Bushey, Alan Coulthard, Judy Gilchrist, Phyllis Morris, and Linda Therkildsen, raised their concerns on the following matters:

- Overdevelopment for lot size
- Lack of support from local residents
- Compliance of application with requirements
- Change in use from rural residential to higher density use
- Proximity to Tannery Creek
- Protection of open space land, ecological goods and services
- Spot zoning, no other similar properties in area
- Elevation of lot over surrounding area
- Loss of privacy
- Loss of trees

Aurora residents Stefan Woyslaw and Nick Kavooosi expressed their support of the proposed development.

Consultant

Mr. Dougan addressed the concerns regarding development of the settlement area, compatibility with the existing neighbourhood, and drainage. He noted that the site plan application is under review and the applicant would be pleased to meet with local residents to discuss their concerns.

Planning Staff

Mr. Ramunno addressed the concern regarding an exemption and noted that the applicant was requesting an amendment to the Zoning By-law, not an exemption to the *Oak Ridges Moraine Act*. He further addressed the concern regarding compatibility and indicated that this would be discussed with the applicant.

Main motion

Moved by Councillor Kim

Seconded by Councillor Pirri

THAT Report No. PL15-009 be received; and

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

Amendment

Moved by Councillor Pirri

Seconded by Councillor Humfryes

THAT the second clause of the main motion be replaced with the following clause:

“THAT staff be directed to report back to another Public Planning meeting to address the issues raised at the Public Planning meeting of February 25, 2015.”

CARRIED

Main motion as amended

Moved by Councillor Kim

Seconded by Councillor Pirri

THAT Report No. PL15-009 be received; and

THAT staff be directed to report back to another Public Planning meeting to address the issues raised at the Public Planning meeting of February 25, 2015.

CARRIED

3. PL15-010 – Zoning By-law Amendment, Chafam Premiere Inc./Sterne Motors Ltd., 300 Earl Stewart Drive, Lots 5-7, 65M-2873, File: ZBA-2014-06

Planning Staff

Mr. Ramunno provided background information regarding the application to amend the Zoning By-law, which he noted was originally presented at the Public Planning meeting of September 24, 2014, and he added that the applicant has submitted a site plan application related to Phase 1 of the subject lands.

Consultant

Mr. Michael Larkin, of Larkin Land Use Planners, advised that his firm had assumed responsibility for the file, while Carson Woods remains as the Architect. He stated that the application for site plan approval, which would implement the proposed zoning by-law amendment, has been filed and he provided a brief overview of the site plan including elements of the building, business operation, and context plan. Mr. Larkin addressed the concerns regarding noise and light pollution, traffic, hours of operation, intent for lots 6 and 7 (Phase 2) and potential for dealership cluster, impact of view from the residential area and site screening, number of access points, proximity to residents, servicing of vehicles, smell, increased traffic and delivery trucks, parking spaces, staff numbers, landscape strips along St. John's Sideroad, and plantings.

Public Comments

Aurora residents, including Larry Abas, Tom Alberico, Sandi Castonguay, Alex Douvinos, Jason Dodds, Judy Gilchrist, Mackenzie Ketchell, and Wendy Lyn, raised concerns on the following matters:

- Notice of Public Planning meeting distribution
- Potential dealership cluster
- Noise pollution
- Light pollution
- Increased traffic and trucks
- Proximity to wellhead location
- Compatibility of business
- Additional access points

- Safety
- Water consumption, impact on pumping station and cost
- Corporate social responsibility, school co-op opportunities
- View from residential area
- Size and types of trees for screening
- Significance of traffic study

Planning Staff

Mr. Ramunno addressed the concerns regarding the Notice of Public Planning meeting circulation process, dealership business hours, lighting plan, traffic study, truck deliveries, wellhead protection, and impact on the water utility.

Consultant

Mr. Larkin further addressed the concerns regarding employment, wellhead location, drainage, light pollution, site traffic, and the potential for a dealership cluster.

Moved by Councillor Abel
Seconded by Councillor Kim

THAT Report No. PL15-010 be received; and

THAT Application to Amend the Zoning By-law File: ZBA-2014-06 (Chafam Premiere Inc./Sterne Motors Ltd.) be approved, to add a “Motor Vehicle Sales Establishment” and accessory uses within the Industrial Commercial (C5-6) Exception Zone; and

THAT the implementing zoning by-law amendment be presented at a future Council meeting for enactment.

CARRIED

4. READING OF BY-LAW

Moved by Councillor Mrakas
Seconded by Councillor Pirri

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

5693-15 BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on February 25, 2015.

CARRIED

5. ADJOURNMENT

**Moved by Councillor Thom
Seconded by Councillor Humfryes**

THAT the meeting be adjourned at 10:15 p.m.

CARRIED

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF FEBRUARY 25, 2015 RECEIVED FINAL APPROVAL BY COUNCIL ON MARCH 10, 2015.