



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

Council Chambers
Aurora Town Hall
Wednesday, March 30, 2016

ATTENDANCE

COUNCIL MEMBERS	Mayor Dawe in the Chair; Councillors Abel (arrived 7:03 p.m.), Gaertner, Kim, Humfryes (arrived 7:05 p.m.), Mrakas, Pirri, Thom, and Thompson
MEMBERS ABSENT	None
OTHER ATTENDEES	Director of Planning and Development Services, Manager of Development Planning, Planners, Deputy Clerk, and Council/Committee Secretary

Mayor Dawe called the meeting to order at 7 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 Kim**

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. PDS16-019 – Application for Zoning By-law Amendment, Vello Holdings Inc., 330 McClellan Way, Block 32, Registered Plan 65M-2802, File Number: ZBA-2016-01

Planning Staff

The Planner, Mr. Marty Rokos, presented a brief overview of the application and staff report respecting the proposed Zoning By-law Amendment to permit additional commercial and institutional uses on the subject lands currently zoned “Local Commercial (C1-1) Exception Zone”. He noted that the owner has proposed site specific zoning provisions for building height, side and rear yard setbacks, floor area, and site specific definitions for each permitted use. Mr. Rokos further noted that no physical changes to the subject lands are being proposed.

Consultant

Mr. Michael Manett, Principal of MPlan Inc., on behalf of the applicant, addressed concerns regarding the proposed additional uses and noted that the intent of the owner was to provide flexibility in permitted uses and potential for future expansion.

Public Comments

No members of the public came forward.

**Moved by Councillor Pirri
Seconded by Councillor Humfryes**

THAT Report No. PDS16-019 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 General Committee meeting.

CARRIED

2. PDS16-014 – Applications for Official Plan Amendment and Zoning By-law Amendment, Carpino Construction Inc., 15278 Yonge Street, File Numbers: OPA-2015-04, ZBA-2015-10, Related File: SP-2015-08

Planning Staff

The Manager of Development Planning, Mr. Glen Letman, presented a brief overview of the applications and staff report, including background and public comments, respecting the proposed Official Plan Amendment to allow stand-alone and first-floor residential in the 'Upper Downtown' designation of the Aurora Promenade Secondary Plan Area, and the proposed Zoning By-law Amendment to rezone the subject lands from "Central Commercial (C2) Zone" to "Row Dwelling Residential (R6-XX) Exception Zone". He noted that the accompanying Site Plan Application proposes 126 stacked, back-to-back townhouse condominium dwelling units within six separate, four-storey buildings, with 131 residential parking spaces and 17 visitor parking spaces.

Consultant

Mr. Don Given, President of Malone Given Parsons Ltd., on behalf of the applicant, provided comment on the appropriateness of the proposal for the location, site access, parking, building elevations, heritage, and architecture. He stated that the incorporation of commercial into the site was not feasible from an economic perspective. Mr. Given suggested that Council consider the installation of public art at this location, which would be paid for by the applicant.

Public Comments

Aurora residents, including John Bridgeman, Glen Payne, Martin Slepkov, Rosemary Verge, and Hugh Walker, provided the following comments:

- Inquiry regarding Town minimum of required parking spaces for this type of development
- Inquiry regarding possible collaboration between subject lands and surrounding properties
- Concern regarding lack of snow storage
- Concern regarding potential overnight on-street parking of proposed development residents on Machell Avenue
- Concern regarding delivery vehicles and construction staff parking in front of businesses on Machell Avenue and Wellington Street West
- Concern regarding proposed buildings not being equipped with elevators and lack of accessibility to upper floors for seniors

- Concern regarding shadowing onto adjacent residential properties
- Concern regarding need for new fence around subject lands
- Concern regarding lack of small retail shops in proposed development
- Concern regarding construction traffic, noise, and dust
- Suggestion to implement a 'no parking' zone on Machell Avenue for approximately 25 meters north of Wellington Street West
- Suggestion to provide designated street parking spaces for those homeowners without a driveway on Machell Avenue
- Suggestion to implement 'permit only' parking on Machell Avenue and Irwin Avenue
- Suggestion to install signage to restrict heavy construction traffic on Irwin Avenue
- Concern regarding traffic flow and safety in and around the Yonge Street at Irwin Avenue and Wellington Street intersections

Planning Staff

The Director of Planning and Development Services, Mr. Marco Ramunno, addressed the concerns regarding traffic flow and road widening, site parking, fencing, parking on Machell Avenue, design and massing, construction management plan, and neighbouring properties.

Consultant

Mr. Don Given addressed the concerns regarding neighbouring properties, parking, fencing, shadowing, traffic flow, stairs vs. elevators, and commercial viability. Mr. Douglas Annand, of urbanMetrics inc., provided further information respecting the Commercial Needs Study findings.

Moved by Councillor Pirri

Seconded by Councillor Thompson

THAT Report No. PDS16-014 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 General Committee meeting.

CARRIED

- 3. PDS16-012 – Proposed Zoning By-law Amendment, The Priestly Holding Corporation, 125 Edward Street, File: ZBA-2015-03**

Planning Staff

The Planner, Mr. Lawrence Kuk, presented a brief overview of the application and staff report, including background, public comments, and additional information provided, respecting the proposed Zoning By-law Amendment, to rezone the subject lands from “General Industrial (M2) Zone” to “General Industrial (M2-XX) Exception Zone” to permit a freestanding office building and to allow the existing businesses and professional office uses to remain on the subject property.

Consultant

Ms. Mary Flynn-Guglietti, of McMillan LLP, on behalf of the applicant, provided background information. She indicated that the owners of adjacent properties had agreed to enter into a lease agreement for the purpose of vehicular parking, which would fulfil the parking requirements. Ms. Flynn-Guglietti noted that no physical changes to the property are planned and that the application conforms to both the Town’s and York Region’s Official Plans.

Public Comments

Aurora residents, including Dave Pressley and Kellie Whalen, provided the following comments:

- Concern regarding the nature and number of clientele visiting the property
- Concern regarding ventilation of building
- Concern regarding rezoning and potential uses
- Concern regarding the number of parking spaces
- Concern regarding traffic on Edward Street

Consultant

Ms. Flynn-Guglietti addressed the concerns regarding uses of the building, current tenancies and activities, and parking. The traffic consultant, Mr. Langston Lai, of MMM Group Limited, provided further information respecting the Parking Study findings.

Moved by Councillor Thom
Seconded by Councillor Abel

THAT Report No. PDS16-012 be received; and

THAT Application to Amend the Zoning By-law File: ZBA-2015-03 (Priestly Holding Corporation) be approved, to rezone the subject lands from “General Industrial (M2) Zone” to “General Industrial (M2-XX) Exception Zone” to allow a freestanding office building; and

THAT the implementing Zoning By-law Amendment be presented at a future Council meeting for enactment; and

THAT pursuant to section 34.17 of the *Planning Act*, Council has determined that no further public notice is required to implement any minor changes to the implementing Zoning By-law.

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:

5833-16 BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on March 30, 2016.

CARRIED

5. ADJOURNMENT

Moved by Councillor Kim
Seconded by Councillor Thom

THAT the meeting be adjourned at 9:52 p.m.

CARRIED

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF MARCH 30, 2016, ARE SUBJECT TO FINAL APPROVAL BY COUNCIL ON APRIL 12, 2016.