



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

Date: Tuesday, October 8, 2024
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Council Members: Mayor Tom Mrakas (Chair)
Councillor Ron Weese
Councillor Rachel Gilliland
Councillor Wendy Gaertner
Councillor Michael Thompson
Councillor John Gallo
Councillor Harold Kim (arrived 7:03 p.m.)

Other Attendees: Marco Ramunno, Director, Planning and Development Services
Antonio Greco, Senior Planner
Kenny Ng, Planner
Ishita Soneji, Deputy Town Clerk
Linda Bottos, Council/Committee Coordinator

1. Call to Order

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

2. Land Acknowledgement

Mayor Mrakas acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

3. Approval of the Agenda

Moved by Councillor Gallo

Seconded by Councillor Thompson

That the revised agenda as circulated by Legislative Services be approved.

Yeas (6): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, and Councillor Gallo

Absent (1): Councillor Kim

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 procedure that would be followed in the conduct of the public meeting. The Deputy Town Clerk confirmed that the appropriate notice was given in accordance with the relevant provisions of the *Planning Act*.

5.1 PDS24-112 - Application for Official Plan Amendment and Zoning By-law Amendment, 1000265154 Ontario Inc., 180 Wellington Street East, Part Lot 106, Plan 246, Parts 1, 2 and 3, Plan 65R-39371, File Number: OPA-2024-02; ZBA-2024-02

Planning Staff

Antonio Greco, Senior Planner, presented an overview of the staff report regarding the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications to facilitate the development of four twelve-storey apartment buildings including 948 total residential units, 850 total parking spaces, and two vehicular access points. Staff noted the proposed OPA seeks to increase the maximum building heights from eight to twelve storeys and the maximum number of buildings from two to four apartment buildings, and permit dwelling units on the ground floor fronting onto an arterial road. Staff further noted the proposed ZBA seeks to include

retail uses as a permitted use, reduce minimum setback standards, increase maximum building height and total number of units, remove landscaping requirements, and decrease the required amenity area.

Applicant

Ryan Guetter, Land Use Planner, Weston Consulting, on behalf of the applicant, presented an overview of the development proposal including site context, previous Ontario Land Tribunal approvals, policy framework, concept site plan, renderings, height illustration, mixed uses, amenities, supporting studies, and community information meeting summary.

Public Comments

Aurora resident Darryl Moore expressed support for the proposed 12-storey development and higher density, and suggested that Council allow up to 14 storeys with the additional storeys being allocated to affordable housing managed by York Region. They further suggested to increase the number of two- or three-bedroom units to accommodate families.

Moved by Councillor Gilliland

Seconded by Councillor Weese

1. That Report No. PDS24-112 be received; and
2. That comments presented at the statutory Public Planning meeting be addressed by Planning and Development Services in a report to a future Committee of the Whole meeting.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

- 5.2 **PDS24-113 - Application for Official Plan Amendment and Zoning By-law Amendment, TWT Development Inc., 252, 260 and 272 Old Bloomington Road, Lot 6 and Part of Lot 7, Registered Plan 166, File Number: OPA-2023-02, ZBA-2023-02; Related File Number: SUB-2023-02**

Planning Staff

Kenny Ng, Planner, presented an overview of the staff report regarding the revised Official Plan Amendment (OPA) and Zoning By-law Amendment

(ZBA) applications to facilitate the development of 30 single detached lots, a new public right-of-way from Old Bloomington Road, two blocks reserved for future connection to adjacent lands, and an environmental protection block to be conveyed to public ownership. Staff noted the original applications were presented at the November 14, 2023 Public Planning meeting. Staff further noted the proposed OPA seeks to amend several site-specific policies related to minimum lot area, maximum density, disturbed lands, impervious area, and building coverage, and the proposed ZBA seeks to rezone the subject lands from "Estate Residential (ER) Zone" to two site-specific "Detached Third Density Residential Exception (R3-XXX) and (R3-YYY) Zones" and "Oak Ridges Moraine Environmental Protection (EP-ORM) Zone".

Applicant

Adam Layton, Associate Principal, Goldberg Group, on behalf of the applicant, presented an overview of the revised development proposal including a comparison of the R3 zone provisions, conceptual block plan, draft plan of subdivision and relocated road connection, density, landscape plan, special setback condition, and conceptual streetscape.

Public Comments

Aurora resident Warren McClure, on behalf of the Ratepayers of Yonge Street South (RAYS), expressed opposition to the proposed density and requested that the Town work with the owner to develop the subject lands for two units per acre in accordance with the current Zoning By-law.

Rosemarie Humphries, President, Humphries Planning Group Inc., representing the landowners to the immediate west of the subject lands, referred to their revised letter to the Town and reviewed concerns related to the proposed design of subdivision and zoning including: realignment of road connections and proposed offsetting of intersection; implementation of the block plan as it relates to density and whether two units per acre can still be accommodated in the overall secondary plan area; route of existing right-of-way easement through proposed lots 15 and 16; and maintenance of the right-of-way easement during construction. They further inquired about servicing allocation availability.

Moved by Councillor Gallo
Seconded by Councillor Thompson

1. That Report No. PDS24-113 be received; and
2. That comments presented at the non-statutory Public Planning meeting be addressed by Planning and Development Services in a report to a future Committee of the Whole meeting.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

6. Confirming By-law

6.1 By-law Number 6643-24 - Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on October 8, 2024

Moved by Councillor Gaertner
Seconded by Councillor Weese

That the confirming by-law be enacted.

Carried

7. Adjournment

Moved by Councillor Kim
Seconded by Councillor Gallo

That the meeting be adjourned at 9:16 p.m.

Carried

Tom Mrakas, Mayor

Ishita Soneji, Deputy Town Clerk