



Town of Aurora Council Public Planning Meeting Minutes

Date: Tuesday, December 7, 2021
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Council Members: Mayor Tom Mrakas (Chair)
 Councillor Wendy Gaertner*
 Councillor John Gallo*
 Councillor Rachel Gilliland
 Councillor Sandra Humfries*
 Councillor Harold Kim
 Councillor Michael Thompson*

Other Attendees: Doug Nadorozny, Chief Administrative Officer*
 David Waters, Director of Planning and Development Services*
 Stephen Corr, Senior Development Planner*
 Michael de Rond, Town Clerk
 Samantha Yew, Deputy Town Clerk
 Linda Bottos, Council/Committee Coordinator

*Attended electronically

1. Call to Order

The Mayor called the meeting to order at 7:01 p.m.

2. Land Acknowledgement

Mayor Mrakas acknowledged that the meeting took place on the traditional territory of the Wendat, the Haudenosaunee, and the Anishinaabe peoples whose presence here continues to this day. He further noted that Aurora is part of the treaty lands of the Mississaugas of the Credit and the Williams Treaties First Nations and thanked them for sharing the land.

3. Approval of the Agenda

Moved by Councillor Kim

Seconded by Councillor Gilliland

That the agenda as circulated by Legislative Services be approved.

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

Carried (7 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 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*.

5.1 PDS21-159 - Applications for Official Plan and Zoning By-law Amendment, 2766872 Ontario Inc., 15296, 15306 and 15314 Yonge Street

Lots B and C and Part of Lot D, Registered Plan 36, and Part of Lots 15 and 16, Registered Plan 246, Town of Aurora, File Numbers: OPA-2021-03 and ZBA-2021-03, Related File Number: SP-2021-07

Planning Staff

Stephen Corr, Senior Development Planner, presented an overview of the staff report regarding the Official Plan Amendment and Zoning By-law Amendment applications to permit the development of a 136-unit, six-storey apartment building, noting the applicant proposes to permit residential uses at grade, increase the building height to 23.54 metres and allow an eight-storey form at the building rear due to site grading, redesignate the northwest portion of the site from 'Private Parkland' to 'Upper Downtown', reduce the amenity space, and deem Yonge Street to be the lot frontage for the interpretation of yard setback requirements. It was noted that this meeting is a follow-up to the first statutory Public Planning meeting held on October 12, 2021.

Applicant/Agent

Hoordad Ghandehari, Principal, ICON Architects Inc., noted he was accompanied by Venus Zakeri, Architect, ICON Architects Inc. He presented an overview of the proposed development highlighting the revisions made to the proposal in response to comments received from the first public meeting, design review panel, and Town staff. Other members of the consulting team were also present to answer questions including David Farrow of Alive Developments Inc., Paul Gioacchini of SCS Consulting Group Ltd., Richard Pernicky of Nextrans Consulting Engineers, and Naama Blonder of Smart Density Inc.

Public Comments

Aurora resident Brandon Monti expressed support for the proposed development and inquired about the status of the groundwater situation and solution to prevent further flooding on his property. Mr. Monti requested to be kept informed on the progress of any solution and development affecting his property.

Planning Staff

Staff addressed the resident's concerns regarding the status of the groundwater situation. The Mayor provided assurance that the resident would be kept updated throughout the process regarding any changes to the water infrastructure and pipe area.

Moved by Councillor Gilliland

Seconded by Councillor Thompson

1. That Report No. PDS21-159 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report to a future General Committee meeting.

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

Nays (1): Councillor Gaertner

Carried (6 to 1)

6. Confirming By-law

6.1 By-law No. 6395-21 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on December 7, 2021

Moved by Councillor Kim

Seconded by Councillor Gilliland

That the confirming by-law be enacted.

Carried

7. Adjournment

Moved by Councillor Gilliland

Seconded by Councillor Thompson

That the meeting be adjourned at 8:56 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk