



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

Date: Tuesday, March 21, 2023
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Council Members: Mayor Tom Mrakas (Chair)
 Councillor Ron Weese
 Councillor Rachel Gilliland* (departed 7:39 p.m.)
 Councillor Michael Thompson
 Councillor Harold Kim

Members Absent: Councillor Wendy Gaertner
 Councillor John Gallo

Other Attendees: Marco Ramunno, Director, Planning and Development Services
 Adam Robb, Senior Planner, Development/Heritage
 Kenny Ng, Planner
 Jaclyn Grossi, Deputy Town Clerk
 Palak Mehta, Council/Committee Coordinator

*Attended electronically

1. Call to Order

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

2. Land Acknowledgement

The Mayor 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 Weese

Seconded by Councillor Kim

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

Yeas (5): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Thompson, and Councillor Kim

Absent (2): Councillor Gaertner, and Councillor Gallo

Carried (5 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 Deputy Town Clerk confirmed that the appropriate notice was given in accordance with the relevant provisions of the *Planning Act*.

5.1 PDS23-032 - Application for Zoning By-law Amendment 2351528 Ontario Limited and Aurora Leslie Developments Limited 20-85 Monarch Park Gate, 25-455 Addison Hall Circle (w/o 355 Addison Hall Circle) Blocks 1-32, Registered Plan of Subdivision 65M-4650, File Number: ZBA-2022-03

Planning Staff

Kenny Ng, Planner, presented an overview of the staff report regarding the Zoning By-law Amendment application, noting the applicant proposes to amend the subject lands' existing zoning to permit warehousing as a principal use and to allow accessory uses for all principal uses, subject to conditions.

Applicant/Agent

Mark Yarranton, agent for the applicant, KLM Planning Partners Inc., presented an overview of the proposed development including a site description and context, background and history, information about the proposed Zoning By-law Amendment, Aurora Northeast (2C) Secondary Plan (OPA No. 73), and views from Highway 404.

Public Comments

Aurora resident, Anand Sihra, expressed the following comments:

Concerns regarding:

- Neighborhood compatibility and impact on quality of life
- Potential decrease in local property values
- Impact on traffic density and pedestrian safety
- Impact on noise pollution

Planning Staff

Staff addressed questions and concerns regarding setbacks along the Leslie Street frontage and along the Highway 404 corridor, employment uses within the business park, information on site-specific zoning, design guidelines, and employment density requirements.

Moved by Councillor Thompson

Seconded by Councillor Weese

1. That Report No. PDS23-032 be received; and
2. That comments presented at the Public Meeting be addressed by Planning and Development Services in a report to a future General Committee Meeting.

Yeas (5): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Thompson, and Councillor Kim

Absent (2): Councillor Gaertner, and Councillor Gallo

Carried (5 to 0)

**5.2 PDS23-033 - Zoning By-law and Official Plan Amendment Applications
Livewell on Wellington General Partners Ltd. 1452 - 1460 Wellington Street
East Lots 3 and 4; Registered Plan 525, File Numbers: ZBA-2022-06; OPA
2022-04, Related File Numbers: SUB-2022; SP-2022-10**

Planning Staff

Adam Robb, Senior Planner, Development/Heritage, presented an overview of the staff report regarding the Zoning By-law and Official Plan Amendment applications, noting that the applicant proposes to rezone the property from “Community Commercial Exception Zone (C4-464)” to “Townhouse Dwelling Residential Exception Zone (R8-X)”, and to redesignate the property from “Community Commercial” to “Medium-High Density Residential”, to facilitate the development of thirty (30) 3.5-storey common element condominium townhouses on site.

Applicant/Agent

Pascal Monat, Civil Engineer, Siteplantech Inc., presented an overview of the proposed development including previous commercial approval, site plan, elevations, landscape design, traffic design, servicing plan, existing residential development in context area, and additional design options.

Celine Batterink, Arborist Consultant, Kuntz Forestry Consulting Inc., was also present to answer questions regarding tree removal and replacement.

Public Comments

Aurora resident, Eric Liversidge, expressed the following comments:

Concerns regarding:

- Impact on well water levels and monitoring water quality
- Noise impact and light pollution
- Impact on traffic density and pedestrian safety

Suggestions regarding:

- Provision of a traffic study by York Region

Questions regarding:

- Tree removal and replacement on the southeast corner due to root structure extending onto the proposed site.

Planning Staff

Staff addressed concerns, questions, and suggestions regarding the provision of a traffic study by York Region.

Applicant/Agent

The Applicant/Agent addressed concerns, questions, and suggestions regarding tree removal and replacement, noise and light pollution, and impact on well water levels and monitoring water quality.

Moved by Councillor Weese

Seconded by Councillor Thompson

1. That Report No. PDS23-033 be received; and
2. That the comments presented at the Public Planning Meeting be addressed by Planning and Development Services in a report to a future General Committee Meeting.

Yeas (4): Mayor Mrakas, Councillor Weese, Councillor Thompson, and Councillor Kim

Absent (3): Councillor Gilliland, Councillor Gaertner, and Councillor Gallo

Carried (4 to 0)

6. Confirming By-law

6.1 By-law No. 6479-23 Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on March 21, 2023

Moved by Councillor Weese

Seconded by Councillor Kim

That the confirming by-law be enacted.

Carried

7. **Adjournment**

Moved by Councillor Weese

Seconded by Councillor Thompson

That the meeting be adjourned at 8:05 p.m.

Carried

Tom Mrakas, Mayor

Jaclyn Grossi, Deputy Town Clerk