



**Town of Aurora
Public Planning Report No. PBS17-037**

Subject: Applications for Official Plan Amendment and
Zoning By-law Amendment
Aurora United Church
15186 Yonge Street, 55, 57, 57A Temperance Street,
12 Tyler and 16 Tyler Street

File Numbers: OPA-2016-05 and ZBA-2016-13

Prepared by: Glen Letman, Manager of Development Planning

Department: Planning and Building Services

Date: May 24, 2017

Recommendations

- 1. That Report No. PBS17-037 be received; and**
- 2. 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.**

Executive Summary

On March 22, 2017 Council held a Public Planning Meeting to receive public input on Official Plan and Zoning By-law Amendment applications submitted by the Board of Trustees for the Aurora United Church for 15186 Yonge Street, 55, 57, 57A Temperance Street, 12 Tyler and 16 Tyler Street within the Aurora Promenade.

- The applications proposed to develop the subject lands for a new 2 storey place of worship and a 9 storey, 159 suite, retirement home with associated structured parking.
- The Official Plan Amendment is necessary to allow the increased building height, and would establish special policy area provisions for the development including, building setbacks/ stepbacks from the property line and coverage.
- The Zoning Bylaw Amendment would amend the I Institutional and C2 Central Commercial zones currently applying to the subject lands, to a site specific I Institutional XX zone to permit the proposed development form.

- The subject lands form a key property on Yonge Street within the Downtown area of the Aurora Promenade, upon which a former landmark place of worship (Aurora United Church) building was situated. The building was destroyed by fire and that portion of the site is currently vacant. Five existing dwellings are also located on the subject lands.
- Council directed that the applicant consider comments provided at the Public Planning Meeting and referred the application to a future Public Planning Meeting.
- On May 10, 2017 the applicant submitted revised plans showing a reduction in building height of 2 storeys from their original proposal 9 storey proposal, the details of those changes will be presented to Council at this evening's meeting.

Background

The subject Official Plan and Zoning By-law Amendment applications were submitted to the Town on December 16, 2016.

On March 22, 2017 Council held a Public Planning Meeting and passed the following resolution:

- 1. That Report No. PBS17-017 be received; and*
- 2. That staff be directed to report back to another Public Planning meeting addressing the issues that were raised at this Public Planning meeting.*

A copy of the Minutes to that meeting is attached to this report (see Attachment 1)

Heritage Advisory Committee met on April 10, 2017 to review the development applications and the heritage resources identified on site. Heritage Advisory Committee passed the following recommendation for Council consideration:

- 1. That Report No. HAC17-009 be received; and*
- 2. That the Heritage Advisory Committee recommend to Council:*
 - (a) That the properties located on 12 and 55, 57, and 57A Temperance street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and*
 - (b) That the property located on 16 Tyler Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and*
 - (c) That residential-style architecture be incorporated in the design of the façade and streetscape on Temperance Street; and*

- (d) *That the Heritage Advisory Committee be notified of any additional archaeological findings on the subject lands; and*
- (e) *That the site plan application be reviewed by the Heritage Advisory Committee at a future meeting*

On May 9, 2017 Council endorsed the Heritage Committee’s recommendation.

On Thurs May 11, 2017 the applicant held their second Community Information Meeting with the interested parties who made comment on the subject application.

Reports and Studies

The Owner submitted the following documents as part of a complete application to the proposed Zoning By-law Amendment application:

| Report Name | Report Author |
|---|---|
| Planning Justification Report | FOTENN Consulants |
| Draft Official Plan Amendment | FOTENN Consulants |
| Draft Zoning By-law | FOTENN Consulants |
| Conceptual Site Plan, Elevations and Perspectives | A Robert Murphy Architects |
| Heritage Impact Statement | Bray Heritage with Letourneau Heritage Consulting Inc and Amy Barnes Consulting |
| Geotechnical Investigations | Terraprobe |
| Phase 1 and 2 Environmental Site Assessments | Terraprobe |
| Servicing & Stormwater Management Report | Odan Detech Consulting Engineers |
| Transportation Study | Nextrans Consulting |
| Stage 1 and 2 Archaeological Assessment | Fisher Archaeological Consulting |
| Environmental Noise Feasibility | Valcoustics Canda Ltd |
| Tree Inventory and Preservation Plan | Kuntz Forestry Consulting Inc. |

Surrounding Land Uses

The surrounding land uses are as follows:

- North: Existing Downtown Commercial towards Yonge Street, Future Commercial towards Temperance Street
- South: Existing Mixed uses towards Yonge Street and Residential towards Temperance Street
- East: Existing Downtown Commercial
- West: Existing grade related residential

Policy Context

The provincial, regional and municipal policy context considerations related to the subject Official Plan and Zoning Bylaw Amendment applications are outlined in staff report PBS17-017.

Original Development Proposal

In the applicant's original submission to the Town, the Aurora United Church and its' development partner, Southbound Developments Ltd., propose to develop the site as two independent buildings within the property. A fire destroyed the historic Aurora United Church and all other existing buildings on site would be demolished to accommodate site development, and as such the subject lands should be treated as a single property.

A two storey church with church spire would be located on the corner of Yonge Street and Tyler and would have a gross floor area (gfa) of approximately 1,467m². The retirement home component of the development would wrap around the church building in an L shape and would have a height of 9 storeys at its highest point. The retirement home is proposed to be tiered, or stepped back, from abutting municipal streets to avoid a visual effect of a slab building (see Figure 5). A total of 159 retirement home units are proposed within the development. The retirement home would have a gfa of 12,778 m².

The applicant's statistical information identifies that the two buildings would occupy 38% of the lot (i.e. lot coverage). Three full moves vehicular access points are proposed to the site, to access each abutting municipal road. One level of underground parking is proposed and a total of 133 parking spaces would be developed. The applicant proposes to separate the place of worship parking and the retirement home parking. The applicant's submission includes a conceptual site plan and detailed building elevations and renderings to illustrate the proposed building form and massing.

The tiering or building stepback of the retirement home building allows roof top terraces with would be used as outdoor amenity areas for the residents. A shadow study has also been included with the applicant's submission (See Figure 6).

The applicant has submitted draft Official Plan Amendment and Zoning By-law documents which are currently under review by staff.

On March 31, 2017, the Design Review Panel provided preliminary comments with respect to the Architectural Design of the new church and retirement home. The Panel's commented as follows:

- Remove the false façade at the north east corner of the proposed building
- Remove the traffic access to Yonge Street
- There is too much glass material on the façade of the church building, the Panel emphasized a need for balance to achieve modern architecture yet is in keeping

with the heritage character of the Historic Downtown of Aurora. The panel suggested incorporating pillars of stone in between the glass.

- Concern with respect to the overall massing of the building, especially towards Temperance Street
- Questions pertaining to how stormwater management will be achieved (ie. infiltration)

Revised Development Plan

Since the submission of the original proposal and presentation to the Public Planning Meeting the applicant has revised the plans. On May 10, 2017 revised plans were submitted to the Town which will be presentation to Council at this evening's Public Planning meeting. The applicant advises that the presentation will be made in sufficient detail illustrating the design changes to the development.

As an overview the revised plans propose:

Building Height and Massing

- A building height of 6 storeys at Yonge Street, 7 storeys at Temperance Street (vs total 9 storey building height of original proposal).
- Increased building setbacks from Temperance Street.
- Total number of retirement home units reduced to 152 (from 159), with a focus towards assisted living and memory care units (vs. independent living units).

Yonge Street façade

- Removing vehicle access and surface parking from Yonge Street
- First 2 storeys at Yonge Street built to north property line
- Incorporating 856 m² of building gfa as a complimentary use of the retirement home and place of worship uses.
- Awnings incorporated to compliment Yonge Street streetscape

Temperance Street façade

- Revision to building materials at lower storeys proposed to better incorporate elements and colour palette of existing neighbourhood (eg masonry vs reflective glazing). This would be identified in greater detail at the site plan submission and implemented through a site plan agreement.
- At 2.75m building setback at street line is proposed to be retained.

Tyler Street façade

- Building material revisions similar to Temperance Street frontage, particularly the facing and details of the stairwell building mass.
- Existing Norway Spruce to be retained.

North Property Line

- Building materials and stairwell building mass revisions similar to Tyler Street exposure.
- Building setbacks and window openings maintained.
- Elimination of the exposed surface parking along north property line.

Access

- Yonge Street vehicular access has been eliminated.
- Two vehicular access points on Tyler Street and Temperance Street in the locations shown on the original plan will provide access to the site.

Parking

- Site redesigned to provide two levels of underground parking.
- 30 at grade parking spaces are proposed.
- The second level of underground parking will provide for 111 parking spaces.
- A total of 192 parking spaces are proposed.
- The plan will provide for secure access to the 61 parking spaces proposed for the retirement home.
- Revisions to the below grade building plans will be required to accommodate the access ramps to the two parking garage levels.
- Revised parking rates are proposed by the applicant.

Note: Final zoning provisions and performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment.

Analysis

The application has been circulated to agencies and departments for review and comment. A preliminary review of the proposed Official Plan and Zoning By-law Amendment applications have been undertaken. Staff has initially identified the following matters which will be addressed in greater detail prior to staff preparing a final report for Council's consideration:

- Conformity with the Aurora Promenade Downtown Official Plan land use designation and development policies.
- Conformity to the Historic Downtown Urban Design polices as outlined in the Promenade Urban Design Strategy.
- Conformity to the Heritage Resource Area policies of the Official Plan.

May 24, 2017

Page 7 of 9

Report No. PBS17-037

- The consideration of the subject applications relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed development.
- Evaluation of technical matters such as; servicing, traffic, access, parking and grading.
- Subsequent to the review of the Official Plan and Zoning Bylaw Amendment Applications, development of the lands will be subject to a site plan application review and building permit process.

Public Comments

An excerpt of the March 22, 2017 Council Public Planning Meeting minutes with comments provided at the meeting are attached to this staff report.

Advisory Committee Review

The applications will be reviewed by the Heritage Advisory Committee, Accessibility Committee and the Design Review Panel prior to a staff report being prepared for Council consideration of the planning applications.

Financial Implications

There are no financial implications.

Communications Considerations

On January 12, 2017 a Notice of Complete Application respecting the Official Plan Amendment and Zoning By-law Amendment applications was published in the Auroran and Aurora Banner newspapers.

On March 2, 2017 a Notice of Public Planning Meeting respecting applications was published in the Auroran and Aurora Banner newspapers. In addition, the notices were given by mail to all addressed property Owners within a minimum of 120 metres (393 feet) of the subject lands. A Notice of the Public Planning meeting sign was also posted on the subject lands. Public Meeting notification has been provided in accordance with the Planning Act.

All interested parties have been notified of this evening's Public Planning Meeting.

Alternatives to the Recommendation

1. Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised at the Public Planning Meeting.
2. Refusal of the application with an explanation for the refusal.

Conclusions

Planning and Building Services will review the proposed Official Plan Amendment and Zoning By-law Amendment in accordance with the provisions of the Provincial, Regional, the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a future General Committee meeting.

Attachments

The place of worship and 9 storey development plans were shown as attachments to report PBS17-017.

- Figure 1- Location Map
- Figure 2- Existing Official Plan Designation
- Figure 3- Existing Zoning By-Law
- Figure 4- Revised Conceptual site plan
- Figure 5 (A-E) Revised Conceptual Floor Plans
- Figure 6 (A-B)- Revised Conceptual building elevations
- Figure 7 Revised Building Cross Section
- Figure 8 Revised Building Isometric Views

Appendix 1: March 22, 2017, Public Planning Minutes

Previous Reports

Public Planning Report PBS17-017 dated March 22, 2017.

May 24, 2017

Page 9 of 9

Report No. PBS17-037

Pre-submission Review

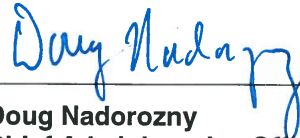
Reviewed by the Chief Administrative Officer and Director of Planning and Building Services.

Departmental Approval

Approved for Agenda



**Marco Ramunno, MCIP, RPP
Director
Planning and Building Services**



**Doug Nadorozny
Chief Administrative Officer**

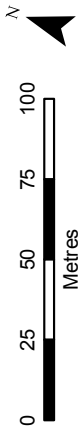


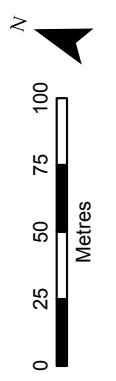
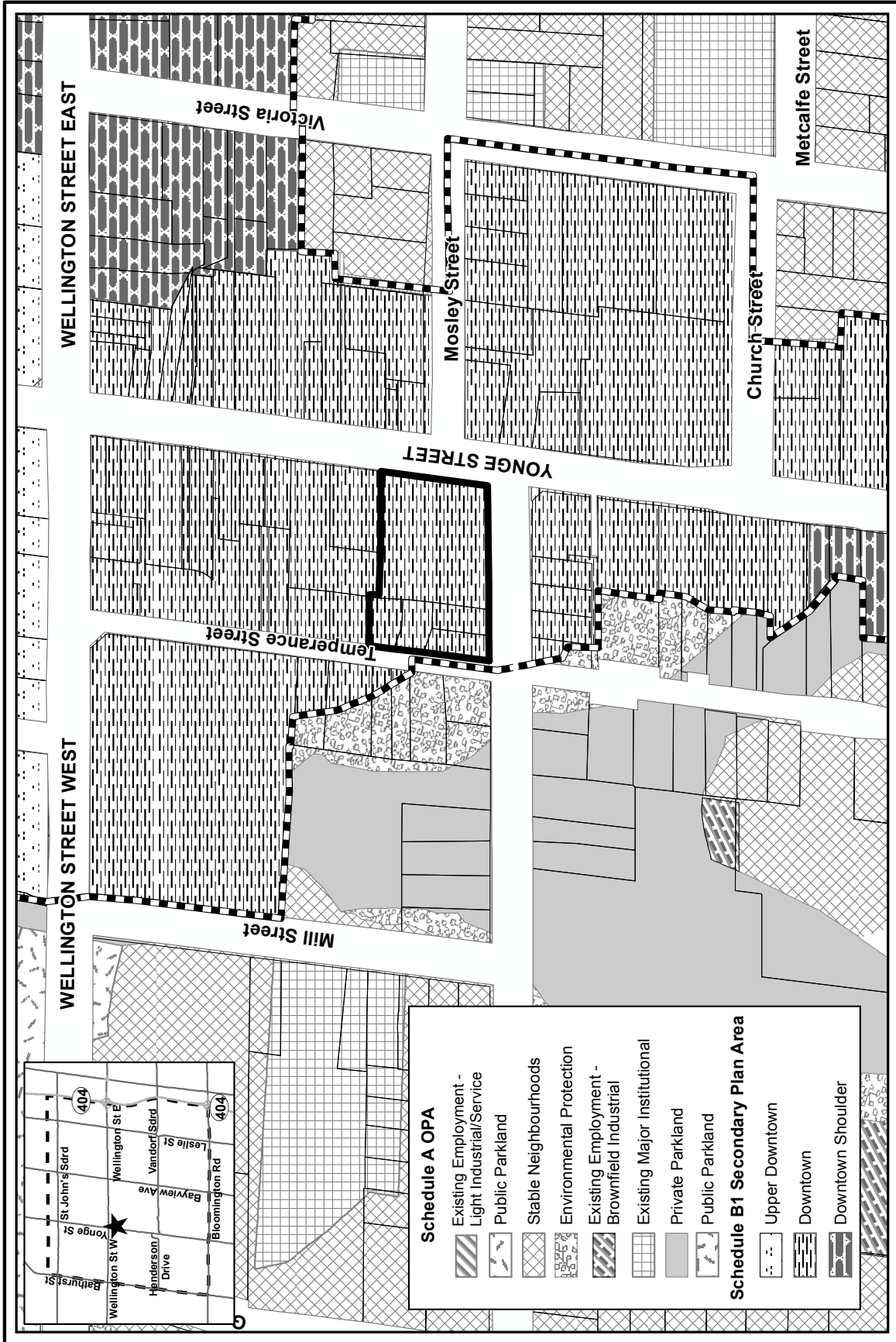
LOCATION MAP

APPLICANT: 15186 Yonge Street, 55, 57, 57A Temperance Street,
12 Tyler and 16 Tyler Street
FILES: OPA-2016-05 & ZBA-2016-13
FIGURE 1



SUBJECT LANDS

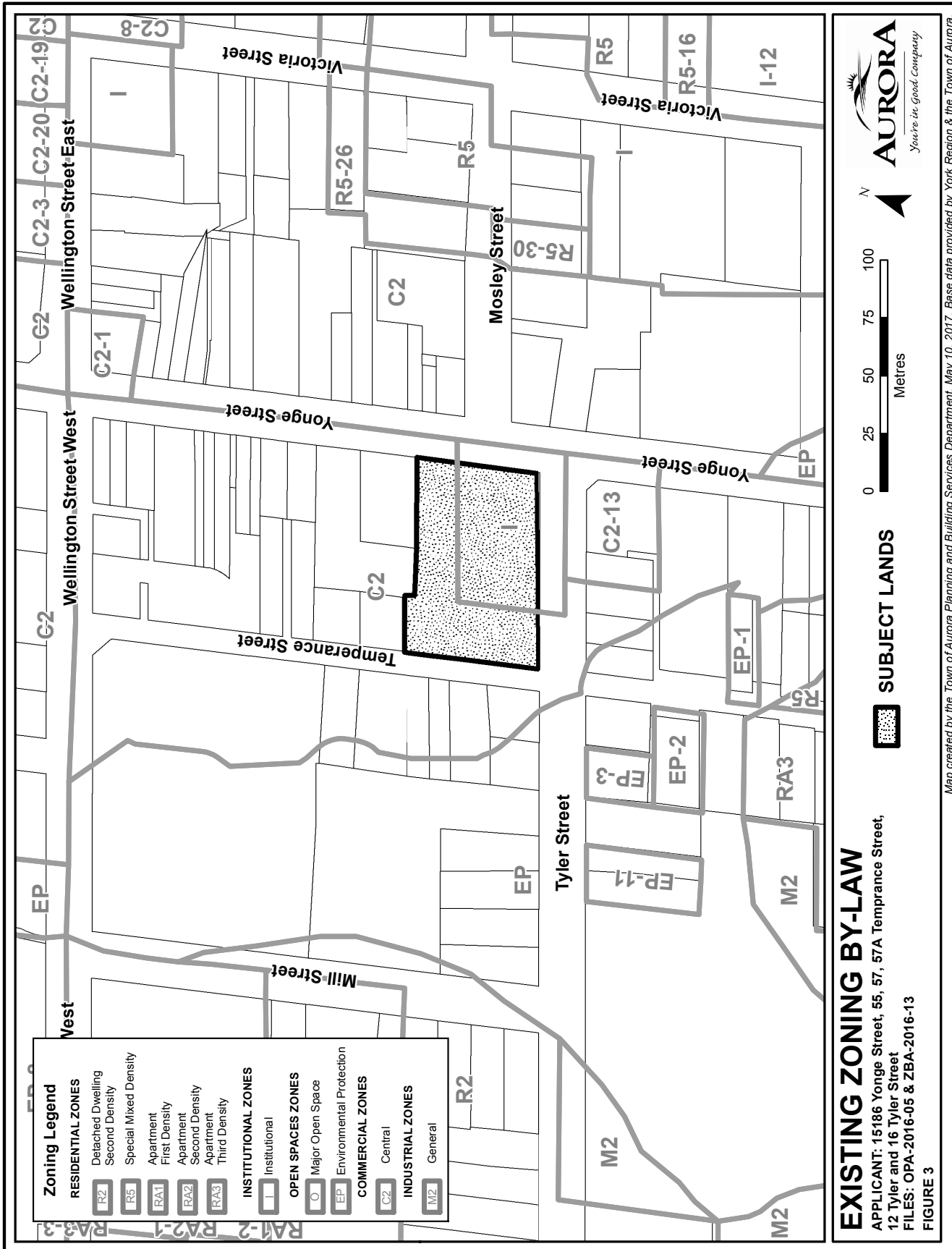




EXISTING OFFICIAL PLAN DESIGNATION
SUBJECT LANDS
THE AURORA PROMENADE

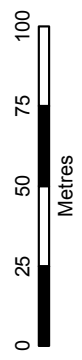
APPLICANT: 15186 Yonge Street, 55, 57, 57A Temperance Street, 12 Tyler and 16 Tyler Street
FILES: OPA-2016-05 & ZBA-2016-13
FIGURE 2

Map created by the Town of Aurora Planning and Building Services Department, May 10, 2017. Base data provided by York Region & the Town of Aurora.



Zoning Legend

| RESIDENTIAL ZONES | |
|---------------------|--------------------------|
| R2 | Detached Dwelling |
| R5 | Second Density |
| RA1 | Special Mixed Density |
| RA2 | Apartment First Density |
| RA3 | Apartment Second Density |
| | Apartment Third Density |
| INSTITUTIONAL ZONES | |
| I | Institutional |
| OPEN SPACES ZONES | |
| O | Major Open Space |
| EP | Environmental Protection |
| COMMERCIAL ZONES | |
| C2 | Central |
| INDUSTRIAL ZONES | |
| M2 | General |



SUBJECT LANDS



EXISTING ZONING BY-LAW

APPLICANT: 15186 Yonge Street, 55, 57, 57A Temperance Street,
12 Tyler and 16 Tyler Street
FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 3

Map created by the Town of Aurora Planning and Building Services Department, May 10, 2017. Base data provided by York Region & the Town of Aurora.

Suite Summary Schedule

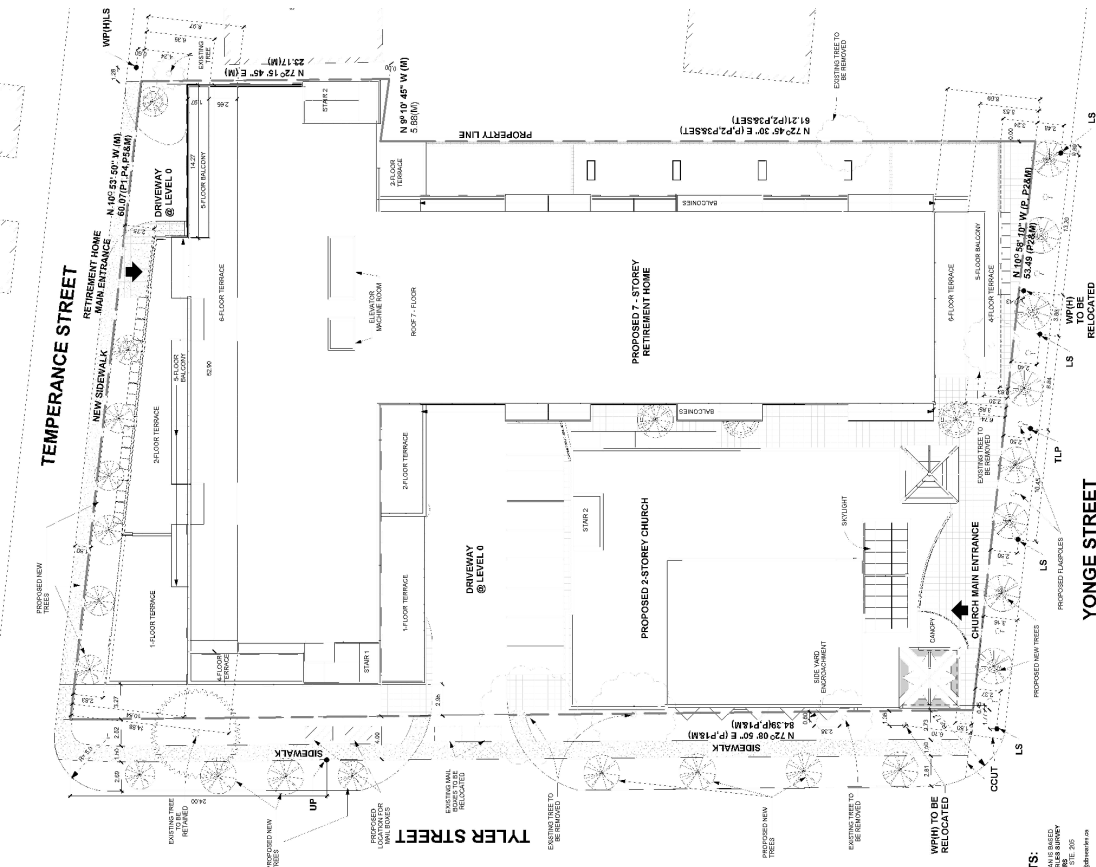
| Neighborhood | Level | Name | Count | Area | Area, SF | | |
|--------------------|---------|----------------|-------|------------------------|-------------|------------------------|-------------|
| Level 2, 35 | Level 2 | 1 BR Suite | 4 | 216.1 m ² | 2,326.3 SF | | |
| | Level 2 | Studio Suite | 31 | 1,174.0 m ² | 12,694.7 SF | | |
| | Level 2 | | 35 | 1,390.7 m ² | 14,931.0 SF | | |
| Assisted Living | Level 3 | 1 BR + D Suite | 1 | 63.0 m ² | 678.5 SF | | |
| | Level 3 | 1 BR Suite | 5 | 267.0 m ² | 2,874.1 SF | | |
| | Level 3 | Studio Suite | 30 | 1,104.4 m ² | 11,857.8 SF | | |
| Level 3, 36 | Level 3 | 1 BR + D Suite | 2 | 129.1 m ² | 1,389.7 SF | | |
| | Level 3 | 1 BR Suite | 3 | 189.0 m ² | 2,043.9 SF | | |
| | Level 3 | Studio Suite | 28 | 966.5 m ² | 10,421.3 SF | | |
| Level 4, 34 | Level 4 | 1 BR + D Suite | 2 | 129.1 m ² | 1,389.7 SF | | |
| | Level 4 | 1 BR Suite | 3 | 189.0 m ² | 2,043.9 SF | | |
| | Level 4 | Studio Suite | 28 | 966.5 m ² | 10,421.3 SF | | |
| Level 5, 25 | Level 5 | 1 BR + D Suite | 3 | 184.5 m ² | 1,985.6 SF | | |
| | Level 5 | 1 BR Suite | 13 | 741.8 m ² | 7,944.8 SF | | |
| | Level 5 | Studio Suite | 4 | 302.1 m ² | 3,252.0 SF | | |
| Level 5, 25 | Level 5 | Studio Suite | 5 | 173.5 m ² | 1,867.6 SF | | |
| | Level 5 | | 25 | 1,401.9 m ² | 15,090.0 SF | | |
| | Level 5 | | 25 | 1,401.9 m ² | 15,090.0 SF | | |
| Independent Living | Level 6 | 1 BR + D Suite | 4 | 243.2 m ² | 2,622.6 SF | | |
| | Level 6 | 1 BR Suite | 10 | 549.1 m ² | 5,910.7 SF | | |
| | Level 6 | 2 BR Suite | 3 | 237.5 m ² | 2,571.3 SF | | |
| Level 6, 22 | Level 6 | Studio Suite | 5 | 160.9 m ² | 1,731.7 SF | | |
| | Level 6 | | 22 | 1,230.6 m ² | 13,246.3 SF | | |
| | Level 6 | | 152 | 6,816.3 m ² | 73,389.8 SF | | |
| Grand Total: | | | | | 152 | 6,816.3 m ² | 73,389.8 SF |

SITE STATISTICS

| | Floor Area | Coverage |
|-----------------|-----------------|----------------|
| | sf | sq.m. |
| Site Area | 49,925.1 | 4,642.8 |
| Church | 9,129.9 | 848.2 |
| Retirement Home | 26,920.5 | 2,501.0 |
| Asphalt Paving | 10,925.4 | 1,015.0 |
| Hard Landscape | 8,234.1 | 765.0 |
| Soft Landscape | 2,658.7 | 247.0 |
| TOTAL | 57,868.6 | 5,376.2 |

| Proposed Parking | Public | Retirement | Church |
|------------------------|------------|------------|-----------|
| Surface Parking: | | | |
| Level 0 | | 10 | 20 |
| Underground Parking P1 | | | 51 |
| Underground Parking P2 | 111 | | |
| TOTAL | 111 | 61 | 20 |

Retirement Home: 10,702 sq.m.
 Gross Floor Area (Per Zoning By-Law)
 Outdoor Amenities: 984.8 sq.m.
 Proposed number of storeys at Yonge Street: 6
 Proposed number of storeys at Temperance Street: 7
 Proposed number of Retirement Suites: 152
 Church: 1,467 sq.m.
 Gross Floor Area (Per Zoning By-Law)
 Proposed number of storeys: 2
 Community Amenity Space
 Gross Floor Area (Per Zoning By-Law): 855.6 sq.m.
 Proposed number of storeys: 1

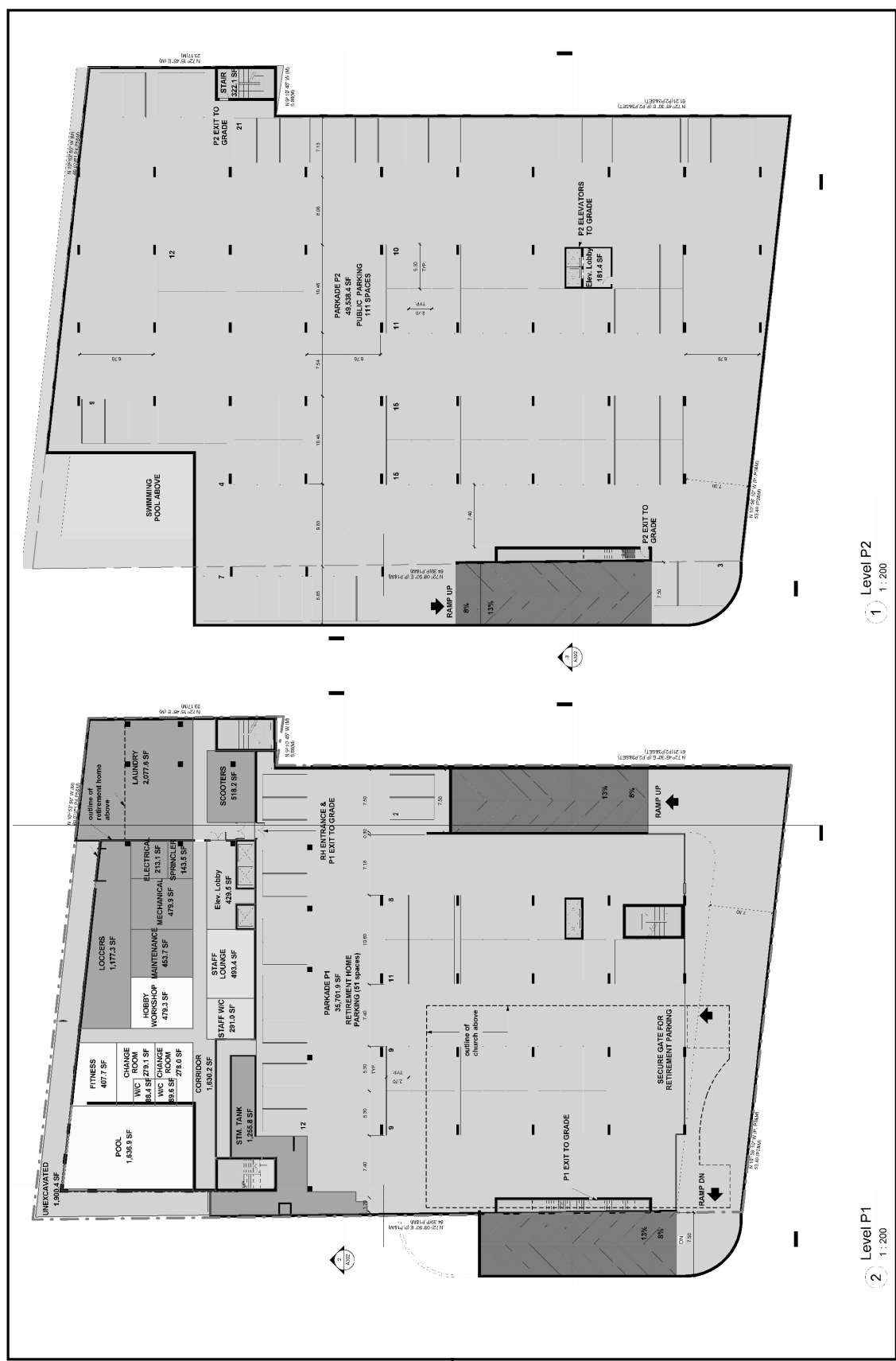


REVISED CONCEPTUAL SITE PLAN

APPLICANT: 15186 Yonge Street, 55, 57, 57A Temperance Street,
 12 Tyler and 16 Tyler Street
 FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 4



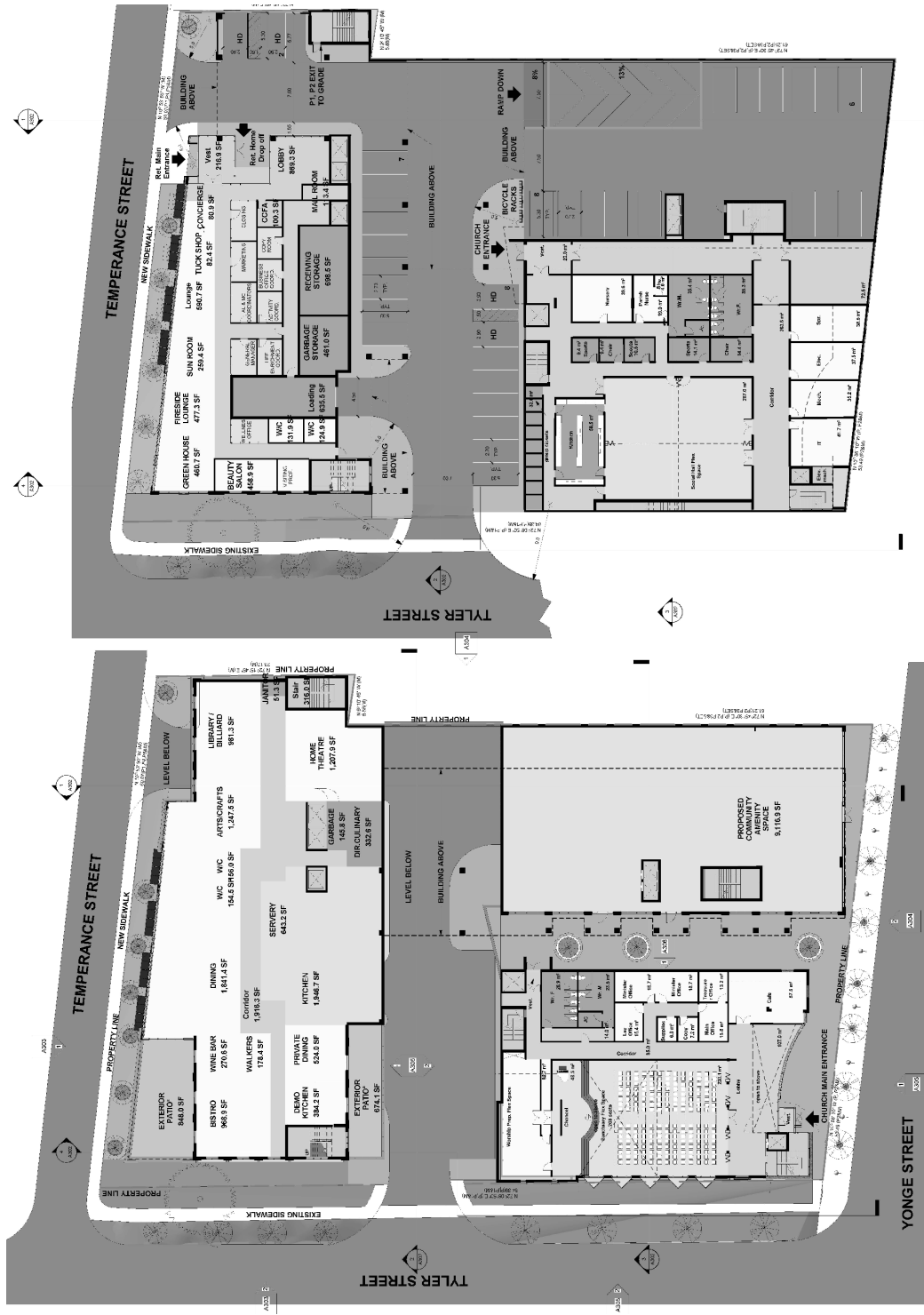


REVISED CONCEPTUAL FLOOR PLANS

APPLICANT: 15186 Yonge Street, 55, 57A Temprance Street,
12 Tyler and 16 Tyler Street
FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 5A

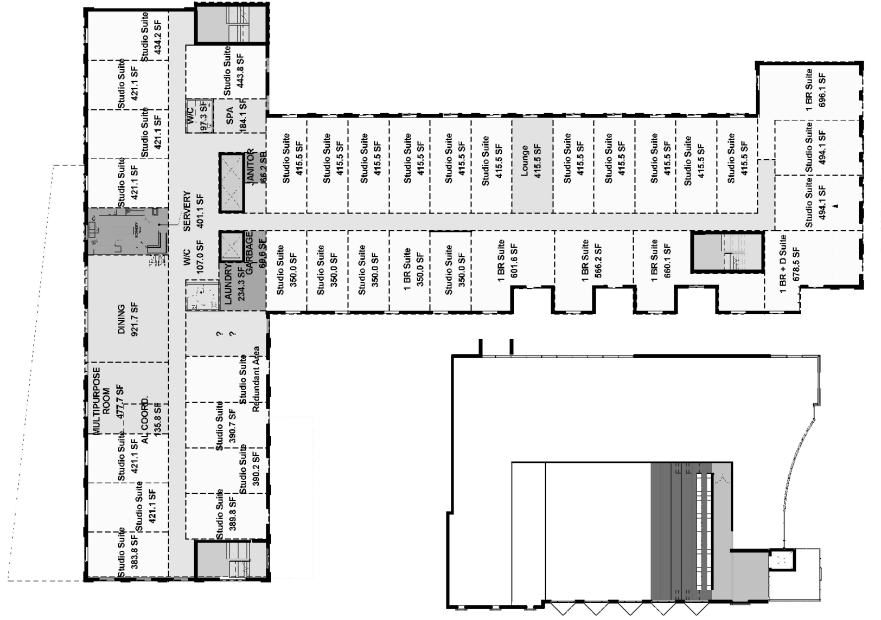
Map created by the Town of Aurora Planning and Building Services Department, May 10, 2017. Base data provided by York Region & the Town of Aurora.



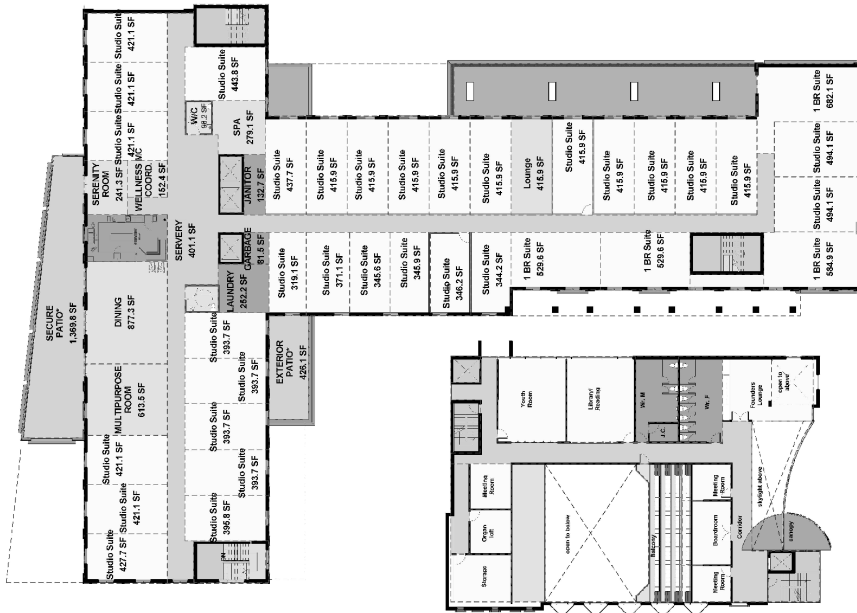
REVISED CONCEPTUAL FLOOR PLANS

APPLICANT: 15188 Yonge Street, 55, 57A Temperance Street,
 12 Tyler and 16 Tyler Street
 FILES: OPA-2016-05 & ZBA-2016-13
FIGURE 5B

Map created by the Town of Aurora Planning and Building Services Department, May 10, 2017. Base data provided by York Region & the Town of Aurora.



2 Level 3, Assisted Living
1 : 200



1 Level 2 Memory Care
1 : 200

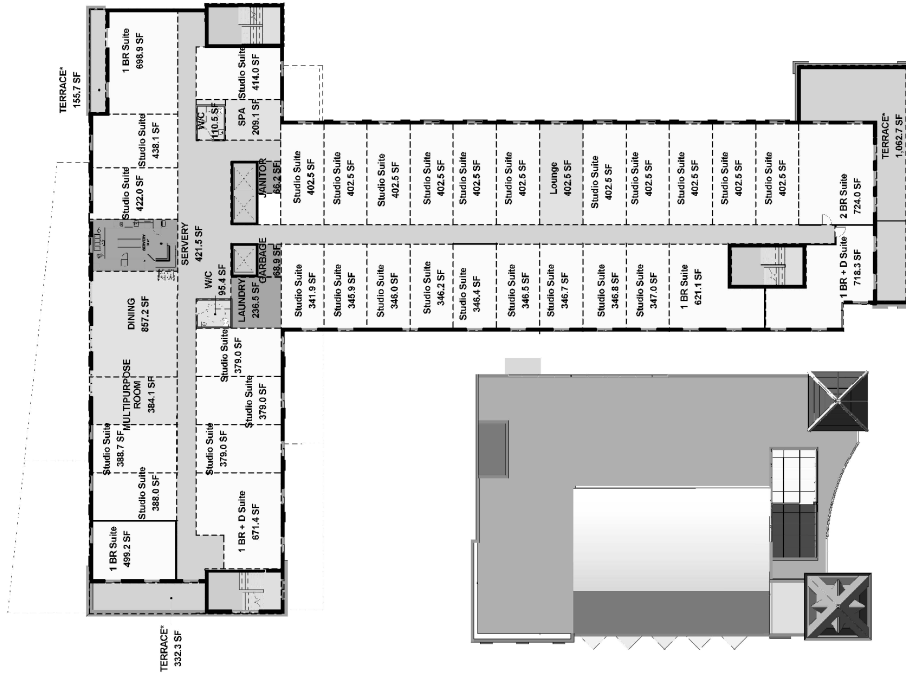
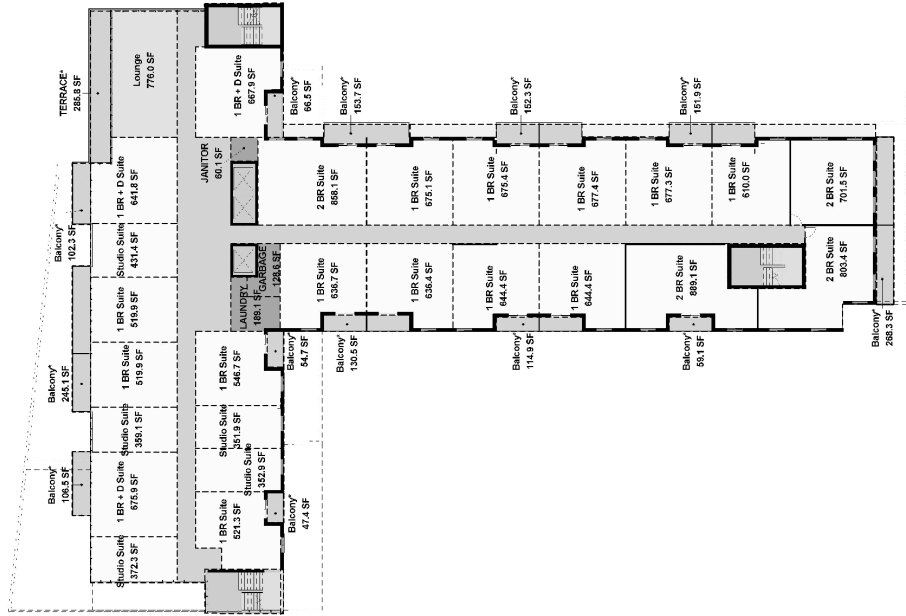
REVISED CONCEPTUAL FLOOR PLANS

APPLICANT: 15186 Yonge Street, 55, 57, 57A Temprance Street,
12 Tyler and 16 Tyler Street

FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 5C



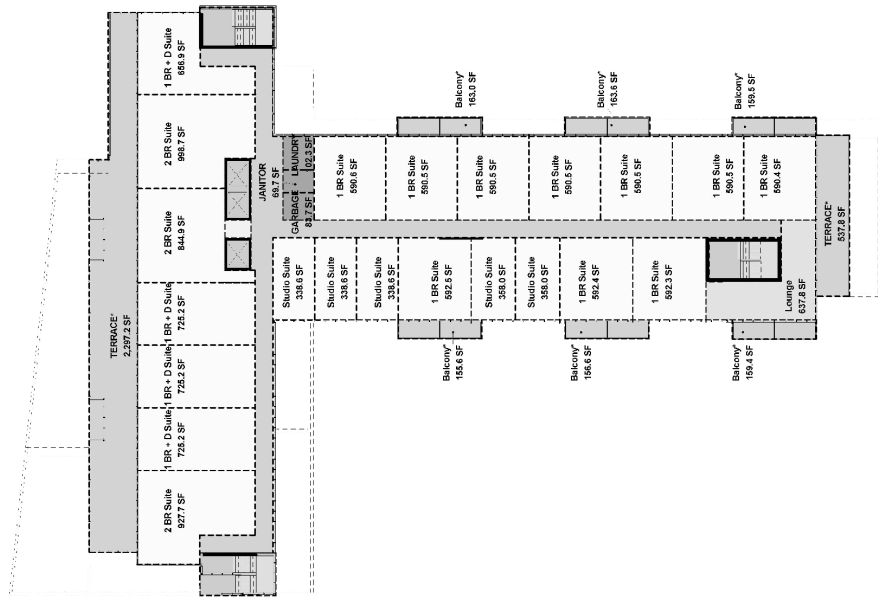


REVISED CONCEPTUAL FLOOR PLANS

APPLICANT: 15186 Yonge Street, 55, 57, 57A Temprance Street,
 12 Tyler and 16 Tyler Street

FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 5D



① Level 6. Independent Living
1:200

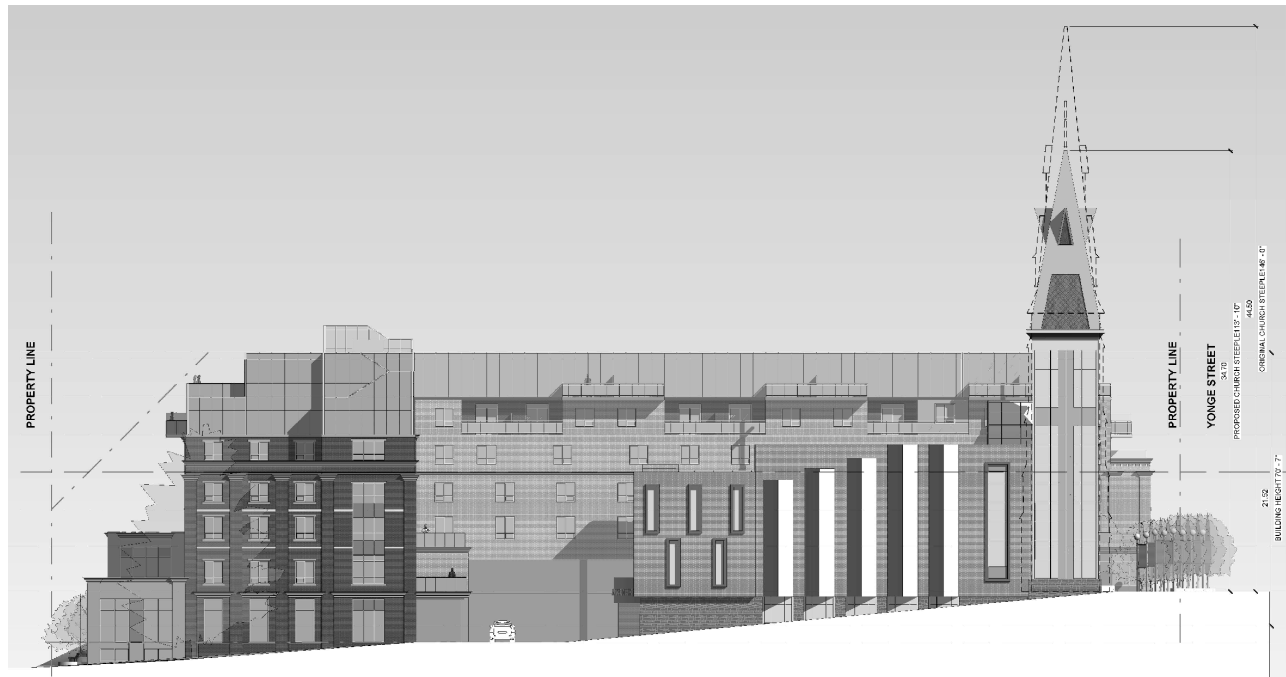
REVISED CONCEPTUAL FLOOR PLANS

APPLICANT: 15186 Yonge Street, 55, 57, 57A Temprance Street,
12 Tyler and 16 Tyler Street

FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 5E





2 Tyler Elevation (South)
1 : 200



1 Temperance Elevation (West)
1 : 200

REVISED CONCEPTUAL BUILDING ELEVATIONS

APPLICANT: 15186 Yonge Street, 55, 57, 57A Temperance Street,
12 Tyler and 16 Tyler Street
FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 6A





1 North Elevation
 1: 200



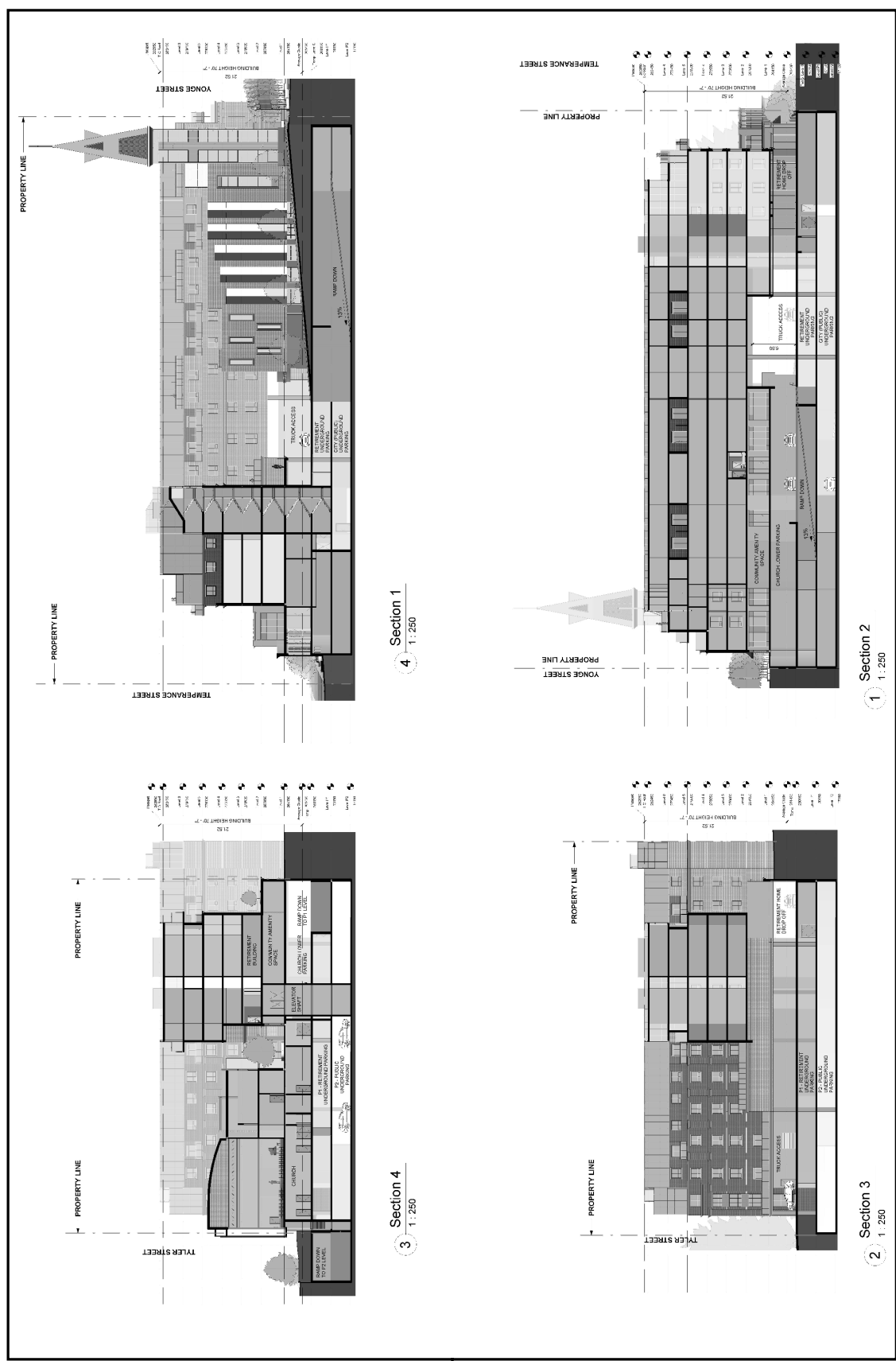
2 Yonge Elevation (East)
 1: 200

REVISED CONCEPTUAL BUILDING ELEVATIONS

APPLICANT: 15186 Yonge Street, 55, 57, 57A Temperance Street,
 12 Tyler and 16 Tyler Street
 FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 6B





REVISED BUILDING CROSS SECTION

APPLICANT: 15186 Yonge Street, 55, 57, 57A Temperance Street,
12 Tyler and 16 Tyler Street
FILES: OPA-2016-05 & ZBA-2016-13

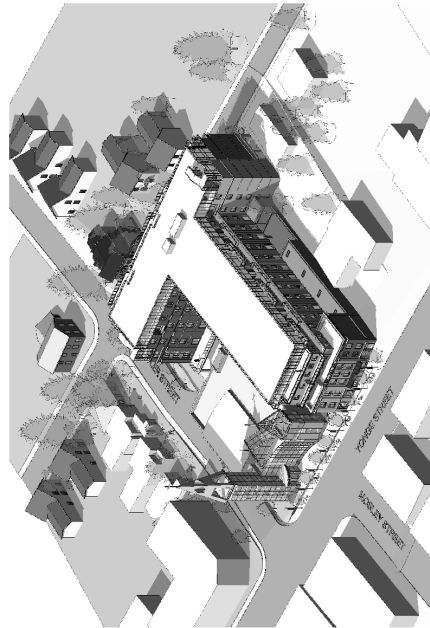
FIGURE 7



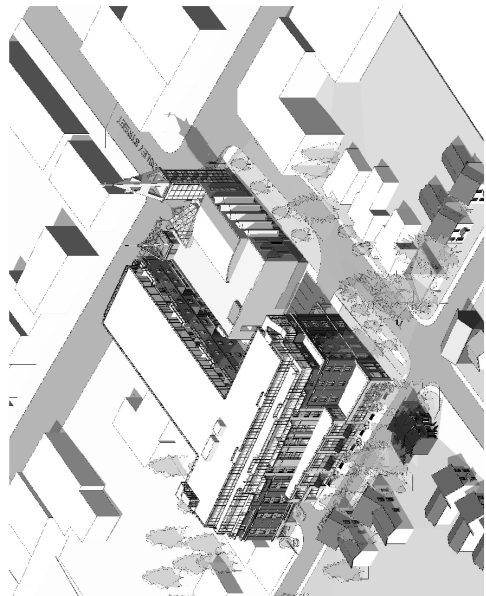
Map created by the Town of Aurora Planning and Building Services Department, May 10, 2017. Base data provided by York Region & the Town of Aurora.



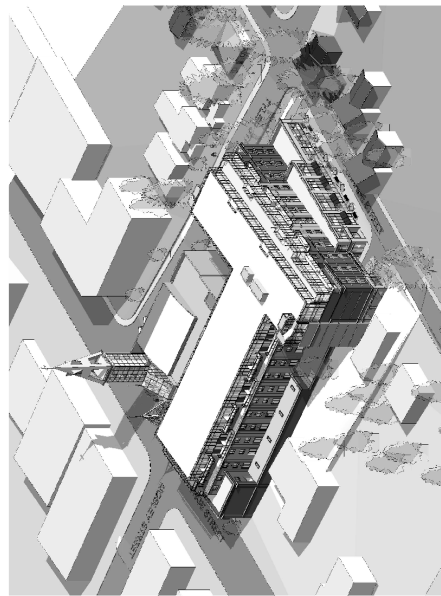
3 SE View



2 NE View



1 SW View



2 NW View

REVISED BUILDING ISOMETRIC VIEWS

APPLICANT: 15186 Yonge Street, 55, 57, 57A Temprance Street,
12 Tyler and 16 Tyler Street

FILES: OPA-2016-05 & ZBA-2016-13

FIGURE 8



**Appendix 1
PBS17-037**

**Town of Aurora Council Public Planning Meeting Minutes (Excerpt)
Council Chambers Aurora Town Hall Wednesday, March 22, 2017**

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*.

PBS17-017 – Applications for Official Plan Amendment and Zoning By-law Amendment, Aurora United Church, 15186 Yonge Street, 55, 57, and 57A Temperance Street, 12 and 16 Tyler Street, File Numbers: OPA-2016-05 and ZBA-2016-13

Planning Staff

Mr. Glen Letman, Manager of Development Planning, presented an overview of the application and staff report respecting the proposed Official Plan and Zoning By-law amendments to allow the redevelopment of the subject lands for a two-storey church and a nine-storey, tiered, 159-unit retirement residence with three vehicular access points and 133 parking spaces. He noted that the proposed Official Plan amendment to Schedule B3 would allow an increase in building height from five storeys to nine storeys and apply specific build-to policies to ensure approved development form, while the Zoning By-law amendment proposes to rezone the subject lands from 'Institutional (I) Zone' and 'Central Commercial (C2) Zone' to 'Institutional (I-X) Exception Zone' to allow an increase in building height and site specific performance standards to accommodate the place of worship and 159-unit retirement residence. Mr. Letman further noted that the subject lands are comprised of five properties, which are within the 'Downtown Area' policy designation of the Aurora Promenade Secondary Plan.

Consultant

Ms. Sarah Millar, Associate and Manager of Planning and Development, Fotenn, and Mr. Robert Murphy, A. Robert Murphy Architect Incorporated, presented an overview of the Applications and proposed redevelopment, including site statistics, policy and regulatory review, site context, project objectives, considerations, anticipated timeline, and development outcomes.

Public Comments

Aurora residents, including David Cabianca, Emily Crawley, Angela Daust, Michael Evans, Steve Falk, Brigitta Gamm, David Hanna, Troy Hourie, Richard Klopfer, Emma Kerswill, Eric McCartney, Tanya Pietrangelo, Dave Pressley, Judy Sherman, and Jessica Weaver, provided the following comments:

- Support for church development proposal
- Support for retirement residence development proposal in partnership with church
- Preference for four-to-six-storey retirement residence
- Preference for retail on Yonge Street rather than parking garage entrance

- Suggestions regarding north façade and incorporation of church architectural elements of previous church design
- Concern regarding proposed modern architecture and compatibility with the charm and character of the heritage area
- Concern regarding growth replicating that of North York
- Concern regarding residence size, and number and type of units
- Concern regarding residence height and setbacks which will have a negative impact on the character of the historic downtown core
- Concern regarding privacy and shadowing
- Concern regarding increased traffic
- Concern regarding impact on creek, animals and birds
- Concern regarding proposed glass exterior and risk to birds
- Concern regarding lack of parking for churchgoers, staff, residents, and visitors
- Concern regarding subject lands being filled from lot line to lot line, lack of green space, and streetscape; not a transitional setback to street
- Concern regarding safety risks in the event of evacuation of nine storeys
- Opposition to development proposal

Consultant

Ms. Millar and Mr. Murphy, with assistance from Mr. Carl Bray, Carl Bray & Associates Inc., and Mr. Richard Pernicky, Cole Engineering Group Ltd., responded to the concerns regarding the proposed architecture, glass exterior and bird-friendly glass, parking, green space, number of residence units and size, setbacks, height, intensification, traffic, and heritage.

Moved by Councillor Pirri Seconded by Councillor Humfries

- 1. That Report No. PBS17-017 be received; and**
- 2. That staff be directed to report back to another Public Planning meeting addressing the issues that were raised at this Public Planning meeting.**

Carried

The Corporation of The Town of Aurora

By-law Number 59XX-17

**Being a By-law to Confirm Actions by Council
Resulting from a Council Public Planning Meeting
on May 24, 2017.**

The Council of the Corporation of The Town of Aurora hereby enacts as follows:

1. That the actions by Council at its Council Public Planning meeting held on May 24, 2017, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is, except where prior approval of the Ontario Municipal Board is required, hereby adopted, ratified and confirmed.
2. That the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

Enacted by Town of Aurora Council this 24th day of May, 2017.

Geoffrey Dawe, Mayor

Samantha Yew, Deputy Clerk