



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

Cafetorium
St. Maximilian Kolbe Catholic High School
Wednesday, June 24, 2015

ATTENDANCE

COUNCIL MEMBERS	Mayor Dawe in the Chair; Councillors Abel, Gaertner, Humfryes (arrived 7:06 p.m.), Kim, Mrakas, Pirri, Thom, and Thompson
MEMBERS ABSENT	None
OTHER ATTENDEES	Director of Legal and Legislative Services/Town Solicitor, Director of Planning and Development Services, Manager of Development Planning, Planner, Town Clerk, Deputy Clerk, and Council/Committee Secretaries

Mayor Dawe called the meeting to order at 6:41 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 Gaertner
Seconded by Councillor Mrakas**

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 Town Clerk confirmed that the appropriate notice had been given in accordance with the relevant provisions of the *Planning Act*.

1. **PL15-051 – Proposed Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment, Highland Gate Developments Inc., 21 Golf Links Drive, Files: SUB-2015-01, OPA-2015-01, and ZBA-2015-02**

On a motion of Councillor Thompson seconded by Councillor Mrakas, Council consented, on a two-thirds vote, to waive the requirements of subsection 3.8(c) of the Procedural By-law to permit Dave Newton, of Highland Gate Rate Payers Association, to speak for 15 minutes.

Planning Staff

The Planner, Mr. Lawrence Kuk, presented an overview of the application and staff report, including background information and details related to the proposed Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment, to permit a residential plan of subdivision on a 41-hectare parcel of land, and to redesignate and rezone the subject lands. He noted that the applicant proposes 184 single detached dwelling lots, a high-density residential block, parkettes, open space/vistas, and environmental protection. The Planner indicated that staff would undertake a technical review of the applications and address the comments received from the public and Council.

Consultant

Mr. Don Given, of Malone Given Parsons Ltd., on behalf of the applicant, presented an overview of the proposed Highland Gate redevelopment, including net residential densities, existing and proposed conceptual streetscape design, estimated peak hour traffic volumes on new roads, examples of lots with front and rear roads in surrounding areas, the master plan, and the high density block.

Public Comments

Aurora residents, including Dave Newton, Bob Callow, Klaus Wehrenberg, Nancee Webb, Stephen Thompson, Susan Shaw, Cyndy Skillins, Chris Neal, Bruce Corbett, Colette Nemni, Patricia Parry, Jo-Anne Bartholomew, Jayson Horner, Dave Carter, David LeClaire, Catherine Marshall, Paul Skelton, Jackie Ward, Susan Walmer, Brad Gerrits, Martine Elias, David Heard, Carol McLeod, Lorraine Coens, David Harvey, Peter Sodhi, Bill Fraser, Jean Fraser, Paul Pavlik, Wayne Dixon, Andrei Angelkovski, Graham Batchelor, Justin Limpright, Jean Martindale, Dianne Grassie, and Brent Wonch, expressed their concerns and suggestions on the following matters:

- Unreasonable or lack of proper planning and compliance with stable residential neighbourhood Official Plan designation
- Town control of 0.3 metre reserve to property
- Significant loss of trees
- Alignment of proposed applications with Aurora Trails Master Plan
- Increased traffic and congestion, and concerns related to submitted traffic report
- Lack of mix of housing types
- Increases or changes to tax levies
- Storm water management and probability of sewer back-up
- High water table and drainage issues
- Proposed width of right-of-way being less than existing right-of-way
- Impact on snow and waste removal, and maintenance costs
- Loss of continuous green corridor between Bathurst Street and Yonge Street
- Protection of existing mature trees and wildlife habitat
- Impact on existing viewpoints of the greenspace
- Construction noise, dust, and vibration issues
- Safety of children during construction periods
- Loss of enjoyment of time spent in backyards adjacent to golf course
- Loss of property value
- Right-of-way width to accommodate wider off-road trail
- Proposed development not required to meet Town's intensification target
- Proposed lot sizes not comparable to existing lots
- Existing homes now backing onto a road
- Significant impact of condo height on existing homes
- Peer review of all supporting reports
- Use of subject lands to create 'central park', and contribution of provincial funds

Aurora residents also inquired about the following:

- Town purchase of subject lands for public use
- Expected construction time frame
- Compensation from developers for private property and home damage
- Similar applications in the Greater Toronto Area
- Other development options
- Improvement of other infrastructure

Moved by Councillor Pirri
Seconded by Councillor Kim

THAT Report No. PL15-051 be received; and

THAT the public comments heard at the June 24, 2015, Public Planning meeting be received and referred back to staff; and

THAT public comments will continue to be heard at the September 30, 2015, and October 28, 2015, Public Planning meetings on the proposed Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications.

CARRIED

4. READING OF BY-LAW

On a motion of Councillor Thompson seconded by Councillor Mrakas, Council consented to reconvene the meeting at 9 p.m., following passage of a motion moved by Councillor Mrakas seconded by Councillor Gaertner to adjourn at 8:58 p.m., to consider the Confirming By-law.

**Moved by Councillor Mrakas
Seconded by Councillor Abel**

THAT the following confirming by-law be given first, second, and third readings and enacted:

5744-15 BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on June 24, 2015.

CARRIED

5. ADJOURNMENT

**Moved by Councillor Abel
Seconded by Councillor Thompson**

THAT the meeting be adjourned at 9 p.m.

CARRIED

GEOFFREY DAWE, MAYOR

STEPHEN M. A. HUYCKE, TOWN CLERK

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF JUNE 24, 2015 RECEIVED FINAL APPROVAL BY COUNCIL ON JULY 14, 2015.