



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

Cafetorium
St. Maximilian Kolbe Catholic High School
Wednesday, October 28, 2015

ATTENDANCE

COUNCIL MEMBERS Mayor Dawe in the Chair; Councillors Abel, Gaertner, Humfryes, 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 6:35 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 Pirri
Seconded by Councillor Thom**

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. PL15-083 – 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

Planning Staff

Mr. Marco Ramunno, Director of Planning and Development Services, introduced Mr. Lawrence Kuk, Planner, to provide a brief presentation on the application.

Mr. 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 will continue to review the applications and address the comments received from the public and Council, and a comprehensive report would be provided at a future General Committee meeting.

Consultant

Mr. Don Given, of Malone Given Parsons Ltd., on behalf of the applicant, presented an update regarding the application, highlighting the new comments received from the peer-reviewers of the application, revisions to the trail plan and parkland space, and the status of discussions with the Highland Green Condo Corporation (YRCC 692) and the Highland Gate Ratepayers Association. He requested that staff prepare a report for Council's approval in December 2015.

Public Comments

Aurora residents, including Lorraine Coens, David Newton, Sharon McMillan, Susan Shaw, Kim Crawford, Malcolm King, Jo-anne Bartholomew, George Collins, Colette Nemni, Alysia Carter, Dr. Richard Hossack, Jane Lotimer, Klaus Wehrenberg, Greg Cumiskey, Dianne Grassie, John Jarman, Chris Neal, Oscar Jia, Tom Hashem, Suzanne Whitehurst, Susan Walmer, Cyndy Skillins, Jean Martindale, Jackie Wonch, Rhonda Ray, Howard Epworth, Bill Galloway, Doug Scott, Steve Gooderham, Jim Micak, Linda O'Connell, Mike Adams, Adam Crawford and Patricia Perry expressed their concerns and suggestions on the following matters:

- Lack of changes to the original application
- Lack of community support for the application
- Requested Council to not have the applications to come back to Council for consideration until the Highland Gate Ratepayers Association have an opportunity to meet with the Applicant
- Concerns with the height of the retaining walls
- Concerns with the building materials for the proposed Condominium building – not compatible and not sustainable
- Request the applicant to conform to the provincial, regional and local policies regarding trail system
- Concern with the existing water restrictions in Aurora
- Inquired about the reassessment of property tax
- Incompatibility of proposed development with existing neighbourhood
- Size of proposed lots is smaller than existing lots
- Proposed lot shape (pinching)
- Potential decrease in property value
- Fencing between private property and public spaces
- Cost of re-landscaping existing lots after construction
- Lack of housing stock diversity for affordable housing
- Lack of Crime Prevention Through Environmental Design (CPTED) audit
- Transparency of the application process and availability of staff comments
- Apply planning principles in considering application
- Projected timeline of approval and construction of the development
- Concerns with encroachment agreements between the applicant and residents
- Destruction of green space, green corridor, and trails
- Building on designated Green Belt lands
- Loss of significant mature trees
- Increased traffic and congestion
- Communication between the applicant and the residents of the area
- Opposed to Commercial units on the ground floor of the proposed condominium building
- Proposed development will exacerbate the existing storm water damage in the area
- Opposed to double frontage and single-sided roads
- Incompatibility with the stable residential neighbourhood Official Plan designation
- Proposed development does not comply with the vision statements from the Official Plan
- Proposed streets are too narrow for on-street parking plus vehicular movements
- Lack of proposed off-road trails
- Fails to meet current Planning guidelines

- Does not protect existing greenspace and environmentally sensitive areas
- Does little to improve or expand the trails network
- Setting dangerous precedent
- Town needs to exercise the 0.3 metre reserve to property
- Storm water management and probability of sewer back-up
- High water table, grading, and drainage issues
- Undersized roads and the impact on municipal and emergency services
- Need for independent peer-review and full consultation with emergency services
- Impact on existing views of the green space
- Proposed development not required to meet Town's intensification target
- Existing homes now backing onto a road
- Significant impact of condo height and design on existing residences
- Proposed cul-de-sac extension/infill
- Proposed bridge
- Number of by-law variances requested
- Purchase of subject lands by the Town
- Lack of pedestrian safety due to increased traffic
- Setting precedent for other infill requests
- A peer-reviewed report concerning water quality
- Construction vehicle traffic
- What are other development options/alternative plans
- Petition submitted from trail users regarding the inclusion of an off-road right-of-way for the Town's Spine Trail and Local Neighbourhood Trail in the proposed Highland Gate Development

Mr. Given provided details regarding the unit size and cost of the proposed condominium building.

Mr. Ramunno advised that the subject lands are designated within the Official Plan as Private Parkland. He stated that a portion of the lands is within the Oak Ridges Moraine Conservation boundary; however, these lands are designated as Settlement Areas and development is permitted within the Settlement Area. He addressed concerns regarding encroachments, trails, diverse housing stock, property tax and water and sewer issues.

Mr. Warren Mar, Town Solicitor, gave a brief overview of the Ontario Municipal Board (OMB) hearing process. He addressed questions regarding encroachment letters and one-foot reserves.

Moved by Councillor Humfryes
Seconded by Councillor Kim

THAT Report No. PL15-083 be received; and

THAT staff be directed to report back to a future Special Council – Public Planning meeting addressing any issues raised at the Special Council – Public Planning meetings.

CARRIED

4. READING OF BY-LAW

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

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

5775-15 BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on October 28, 2015.

CARRIED

5. ADJOURNMENT

**Moved by Councillor Gaertner
Seconded by Councillor Mrakas**

THAT the meeting be adjourned at 9:52 p.m.

CARRIED

GEOFFREY DAWE, MAYOR

STEPHEN M. A. HUYCKE, TOWN CLERK

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF OCTOBER 28, 2015, ARE SUBJECT TO FINAL APPROVAL BY COUNCIL ON NOVEMBER 10, 2015.