



# TOWN OF AURORA SPECIAL COUNCIL – PUBLIC PLANNING MEETING MINUTES

Council Chambers  
Aurora Town Hall  
Wednesday, May 25, 2016

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## ATTENDANCE

<b>COUNCIL MEMBERS</b>	Mayor Dawe in the Chair; Councillors Abel, Gaertner, Mrakas, Pirri, Thom, and Thompson
<b>MEMBERS ABSENT</b>	Councillors Humfryes and Kim
<b>OTHER ATTENDEES</b>	Marco Ramunno, Director of Planning and Development Services, Lawrence Kuk, Planner, Patty Thoma, Deputy Clerk, and Linda Bottos, Council/Committee Secretary

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Mayor Dawe called the meeting to order at 7:03 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 Mrakas**  
**Seconded by Councillor Pirri**

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

**1. PDS16-038 – Proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment, Charlieville Developments Ltd., 45 Tyler Street, File Numbers: SUB-2015-03, OPA-2015-02 and ZBA-2015-06**

**Planning Staff**

The Planner, Mr. Lawrence Kuk, presented an overview of the applications and staff report respecting the proposed Draft Plan of Subdivision to permit a 68-unit residential infill development on a brownfield site. He noted that the Official Plan Amendment proposes to redesignate the subject lands from “Existing Employment – Brownfield Industrial”, “Environmental Protection” and “Private Parkland” to “Stable Neighbourhood” and “Environmental Protection” areas, and the Zoning By-law Amendment proposes to rezone the subject lands from “General Industrial (M2) Zone” and “Environmental Protection (EP) Zone” to “Row Dwelling Residential (R6-X) Exception Zone” and “Environmental Protection (EP) Zone”.

**Consultant**

Ms. Joanne Barnett, of Kerbel Group Inc., on behalf of the owner, noted that a contingent of consultants were present to provide a brief status update, listen to the public input, and address any concerns. Mr. Brad Rogers, of Groundswell Urban Planners Inc., provided an overview of the development proposal, site plan, planning policy, elevations, site remediation to date, site assessment and alteration, and next steps.

**Public Comments**

Aurora residents, including Barry Bridgeford, David Cabianca, Angela Daust, Chris Foster, Dale Halliday, Troy Hourie, Tony Masongsong, Judy Sherman, Hendrik Swaneveld, Hugh Walker, and Graham Wride, provided the following comments:

- Support for development, added vibrancy to downtown core
- Concern regarding building height, proximity to Tyler Street, and compatibility with neighbourhood
- Concern regarding Cole Engineering report inconsistencies re grades

- Concern regarding potential risk of increased flooding, flood plain maintenance and protection
- Concern regarding stormwater management
- Concern regarding size and maintenance of buffer zone
- Concern regarding access to naturalized areas
- Concern regarding trail connections and access; need for continuous path and bridge across creek
- Concern regarding impact on wildlife
- Concern regarding traffic flow
- Concern regarding open top soil and dust pollution prior to construction
- Suggestion to implement natural meanders, sloped streambanks, and larger buffer around stream

### **Consultant**

Mr. Geoff Masotti, of Cole Engineering Group Ltd., addressed the concerns regarding stormwater management. Ms. Carly Rozell, of EXP Services Inc., addressed the environmental aspects of the subject lands.

### **Planning Staff**

The Director of Planning and Development Services, Mr. Marco Ramunno, addressed the concerns regarding natural land areas, trail connections and access, buffer zone maintenance, flood plain maintenance, building height, background studies, and traffic.

### **Main motion**

**Moved by Councillor Pirri**

**Seconded by Councillor Abel**

THAT Report No. PDS16-038 be received; and

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.

### **Amendment**

**Moved by Councillor Pirri**

**Seconded by Councillor Mrakas**

THAT the second clause of the main motion be replaced with the following wording:

“THAT staff be directed to report back to another Public Planning meeting to address the issues raised at the Public Planning meeting of May 25, 2016.”

**CARRIED**

**Main motion as amended  
Moved by Councillor Pirri  
Seconded by Councillor Abel**

THAT Report No. PDS16-038 be received; and

***THAT staff be directed to report back to another Public Planning meeting to address the issues raised at the Public Planning meeting of May 25, 2016.***

**CARRIED AS AMENDED**

**4. READING OF BY-LAW**

**Moved by Councillor Abel  
Seconded by Councillor Gaertner**

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

**5864-16** BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on May 25, 2016.

**CARRIED**

**5. ADJOURNMENT**

**Moved by Councillor Thom  
Seconded by Councillor Pirri**

THAT the meeting be adjourned at 8:40 p.m.

**CARRIED**

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**GEOFFREY DAWE, MAYOR**

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**PATTY THOMA, DEPUTY CLERK**

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF MAY 25, 2016, RECEIVED FINAL APPROVAL BY COUNCIL ON JUNE 14, 2016.