



Town of Aurora
Council Public Planning
Meeting Minutes

Council Chambers, Aurora Town Hall
Wednesday, January 24, 2018

Attendance

Council Members Mayor Dawe in the Chair; Councillors Abel, Gaertner, Kim, Mrakas, Pirri, Thom, and Thompson

Members Absent Councillor Humfryes

Other Attendees Marco Ramunno, Director of Planning and Development Services, Caitlin Graup, Planner, Marty Rokos, Planner, Michael de Rond, Town Clerk, and Linda Bottos, Council/Committee Secretary

The Chair called the meeting to order at 7 p.m.

Council consented to recess the meeting at 8:03 p.m. and reconvened at 8:10 p.m.

1. Approval of the Agenda

Moved by Councillor Pirri

Seconded by Councillor Kim

That the agenda as circulated by Legislative Services be approved.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

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. **PDS18-002 – Applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, 2523059 Ontario Inc., 132-198 Old Bloomington Road, Lots 11, 12 and 14 and Part of Lots 10 and 13 of Registered Plan 166, File Numbers: OPA-2017-05, ZBA-2017-07, SUB-2017-03**

Planning Staff

Mr. Marty Rokos, Planner, presented an overview of the applications and staff report respecting the proposal to amend the “Cluster Residential” designation in the Yonge Street South Secondary Plan (OPA 34), and amend the “Estate Residential ER Zone” to three “Detached Dwelling Second Density Residential Zones” with exceptions, to allow the development of 50 single detached lots, with increased building coverage and reduced buffer, on two public streets. He noted that the proposed subdivision would connect to the Ashlen Holdings subdivision to the west and future development lands to the east.

Consultant

Ms. Melinda Holland, Planner of The Biglieri Group Ltd., presented a brief overview of the proposal including planning context, land use, streetscape plan, and conceptual elevations.

Public Comments

Aurora residents, John Green and Warren McClure, provided the following comments:

- Concerns regarding:
 - Lot size
 - Building height
 - Compatibility

- View lines from existing homes
 - Integrity and protection of area wells; recourse in event of well failure
 - Access and unrestricted movement of wildlife through ecological site
 - Preservation of buffer zone to north of property
- Support for project and density of two units per acre

Consultant

Ms. Holland addressed the concerns regarding the area wells and buffer zone.

Planning Staff

Mr. Marco Ramunno, Director of Planning and Development Services, addressed the concerns regarding preservation of the buffer zone.

Moved by Councillor Abel

Seconded by Councillor Pirri

1. That Report No. PDS18-002 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

Carried

2. **PDS18-005 – Applications for Draft Plan of Subdivision and Zoning By-law Amendment, Shimvest Investments Ltd., Prato Estates Inc., and Preserve Homes Corp., 323 River Ridge Boulevard, Block 156, Plan 65M-4485; Block 231, Plan 65M-3971; and Block 164, Plan 65M-3946, File Numbers: SUB-2017-04 and ZBA-2017-09**

Planning Staff

Ms. Caitlin Graup, Planner, presented background and an overview of the applications and staff report respecting the proposal to amend the current residential and rural zones to residential and open space exception zones, with site specific provisions, to permit the development of a plan of subdivision

consisting of 25 single detached residential lots, a public road, a pedestrian walkway, and a reserve block. She noted that the Applicants are proposing to develop three remnant parcels of land together through one proposed draft plan of subdivision.

Consultant

Ms. Joan MacIntyre, of Malone Given Parsons Ltd., presented a brief overview of the applications including ownership and background, proposed draft plan of subdivision, natural environment, and supporting reports. She noted that the parkland is no longer required and each unit will have a double-car garage and four on-site parking spaces.

Public Comments

Aurora residents, including Amandine Boudreau, Andrew Foti, Katherine Geer, Greg Hambly, Lorraine Pennington, Jianzhong Qiao, David Rossi, and Owner of 58 McLarty Gate, provided the following comments:

- Concerns regarding:
 - Impact of proposed development on character and purpose of community
 - Impact of severing environmentally protected land and blocking corridor for movement of wildlife to and from stormwater pond
 - Impact on flora and fauna, proposed wildlife park
 - Compatibility with adjacent use of land designated as EPA
 - Potential conflict with Town's plans and policies respecting long-term vision, protection of stable neighbourhoods, and natural and environmental lands
 - Increased size of proposed development versus originally described potential development
 - Density, lot size, lot coverage, and number of on-site parking spaces
 - Additional parcel of land east of stormwater pond not included in original overall site plan
 - Parkland
 - Loss of view of landscape and green space
 - Impact on existing homes' values
 - Increased vehicular traffic and road congestion

- Traffic flow and unsafe use of roundabouts
- Safety of neighbourhood, including children and elderly residents
- Parking of construction vehicles, especially on River Ridge Boulevard and McLarty Gate
- Number of construction vehicles, noise, debris and pollution during construction

- Questions regarding:
 - Measures to be taken to ensure safety of children going to/from school and to/from bus stops during and after construction period
 - Noise and pollution precautions to be taken during construction to mitigate impact on neighbourhood and flora/fauna in environmental protection area
 - Impact assessment on current wildlife
 - Protection of tree grouping on existing lands and whether arborist has been consulted to determine the potential impact of construction
 - Historical zoning of area
 - Buffer zones and setbacks
 - Zoning reconsiderations by Council after significant development
 - Extension of notice area past 120 metres for next public meeting

Consultant

Ms. MacIntyre addressed the concerns regarding the extra parcel of land and parkland.

Planning Staff

Mr. Ramunno addressed the concerns and questions regarding the ownership, background, development and zoning of the area lands, environmental protection area, conveyance of land to the Town, parkland, wildlife park, environmental evaluation and impact studies, road pattern and traffic review, connection between residential lots and wildlife park, stormwater management facility, buffers and setbacks, density, lot configuration, lot frontage and size, house size and height, and lot coverage.

Moved by Councillor Thompson
Seconded by Councillor Mrakas

1. That Report No. PDS18-005 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a comprehensive report outlining recommendations and options at a future Public Planning meeting.

Carried

4. Confirming By-law

Moved by Councillor Pirri
Seconded by Councillor Thom

That the following confirming by-law be enacted:

6045-18 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on January 24, 2018.

Carried

5. Adjournment

Moved by Councillor Gaertner
Seconded by Councillor Kim

That the meeting be adjourned at 9:37 p.m.

Carried

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk