



Town of Aurora  
Council Public Planning  
Meeting Minutes

Council Chambers, Aurora Town Hall  
Wednesday, April 25, 2018

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**Attendance**

**Council Members** Mayor Dawe in the Chair; Councillors Abel (departed 7:54 p.m.), Gaertner, Humfryes, Kim, Mrakas, and Thompson

**Members Absent** Councillors Pirri and Thom

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

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

**1. Approval of the Agenda**

**Moved by Councillor Kim**

**Seconded by Councillor Abel**

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, R.S.O. 1990, c. M.50.*

### 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. **PDS18-048 – 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**

Mr. Ramunno noted that the original submission was considered by Council at the Public Planning meeting of January 24, 2018, and the applicant has now submitted a revised proposal for consideration.

#### **Consultant**

Mr. Don Given, of Malone Given Parsons Ltd., presented an overview of the revised applications and additional information provided to Council, including background and context regarding ownership, proposed changes to the plan, subject site and surrounding neighbourhood densities, existing residential, conceptual buildings, and trail connections.

#### **Public Comments**

Aurora residents, including Amandine Boudreau, Katherine Geer, Greg Hambly, Alkesh Patel, and Jianzhong Qiao provided the following comments:

- Concerns regarding:
  - Previously expressed concerns were not addressed respecting number of proposed homes, flow of flora and fauna, and zoning exceptions
  - Protection, movement and possible displacement of established wildlife
  - Impact, view, and fit of homes on Lots 1, 2, and 3 within community
  - Proposed home sizes and location, lot configuration

- Wildlife access to stormwater pond
- Man-made path/access may not be used by wildlife
- Number of zoning exception requests
- Increased traffic, noise, pollution, and debris during construction
- Safety of children
- Loss of green space
- Decreased property value
- Non-receipt of first notice of public meeting
- Questions regarding:
  - Possibility of relocating or reconfiguring the lots to provide unobstructed access of wildlife to stormwater pond
  - Possibility of purchasing all or part of Lot 4 as parkland to provide wildlife access
  - Opportunity for compromise and communication with developer to discuss other viable options
  - Consideration of street design, unsafe use of roundabout, traffic control
  - Size of vista opening and expectations for wildlife movement across streets and walkways to access the wildlife park
  - Consideration of hotline or contact person to manage residents' concerns during construction
  - Compensation for current residents related to loss of green space at back of property

### **Consultant**

Mr. Given addressed the concerns and questions regarding the protection of wildlife in the area, parkland, zoning exceptions, and the wildlife park.

### **Planning Staff**

Mr. Ramunno addressed the concerns regarding exception zones, stormwater management pond, wildlife park, vista block and access, and establishment of a construction hotline to manage the concerns of residents.

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

1. That Report No. PDS18-048 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.

**On a recorded vote the motion  
Carried**

Yeas: 5            Nays: 1  
Voting Yeas: Councillors Humfryes, Kim, Mrakas,  
                  Thompson, and Mayor Dawe  
Voting Nays: Councillor Gaertner  
Absent:        Councillors Abel, Pirri, and Thom

**4. Confirming By-law**

**Moved by Councillor Kim  
Seconded by Councillor Humfryes**

That the following confirming by-law be enacted:

**6072-18**        Being a By-law to Confirm Actions by Council Resulting from a  
                  Council Public Planning Meeting on April 25, 2018.

**Carried**

**5. Adjournment**

**Moved by Councillor Thompson  
Seconded by Councillor Humfryes**

That the meeting be adjourned at 8:24 p.m.

**Carried**