



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

Council Chambers
Aurora Town Hall
Thursday, May 21, 2015

ATTENDANCE

COUNCIL MEMBERS	Mayor Dawe in the Chair; Councillors Abel, Gaertner (arrived 7:02 p.m.), Humfryes (arrived 7:09 p.m.), Mrakas, Pirri, Thom, and Thompson
MEMBERS ABSENT	Councillor Kim
OTHER ATTENDEES	Director of Planning and Development Services, Planner, Deputy Clerk, and Council/Committee Secretary

Mayor Dawe called the meeting to order at 7:01 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 Abel
Seconded by Councillor Thom**

THAT the agenda as circulated by Legal and Legislative Services, ***with the following addition***, be approved:

- Replacement page for Item 1 (agenda page 2)
Re: Report No. PL15-040 – 2041 York Region Draft Growth Scenarios and Land Budget

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*, excluding Item 1 which was a report to provide Council with an update and did not require notice.

1. PL15-040 – 2041 York Region Draft Growth Scenarios and Land Budget

On a motion of Councillor Mrakas seconded by Councillor Thompson, Council consented, on a two-thirds vote, to waive the requirements of subsection 3.8(c) of the Procedural By-law to permit York Region Chief Planner, Valerie Shuttleworth, to speak for more than five (5) minutes.

York Region Planning Staff

Ms. Valerie Shuttleworth, Chief Planner, York Region presented an overview of the three draft growth management scenarios which were presented to Regional Council in April, and explained that all of the scenarios met the Growth Plan 40% intensification target. She briefly discussed the outcome of phase one of the public consultation process for the Regional Official Plan review, and stated that a preferred scenario and policy direction would be presented to Regional Council in November 2016, as phase two of this process.

**Moved by Councillor Gaertner
Seconded by Councillor Thompson**

THAT the comments of the presentation of Valerie Shuttleworth be received for information.

CARRIED

Public Comments

No members of the public came forward.

**Moved by Councillor Mrakas
Seconded by Councillor Humfryes**

THAT Report No. PL15-040 be received for information.

CARRIED

2. PL15-035 – Proposed Zoning By-law Amendment, Brookfield Homes (Ontario) Aurora Limited, 15776 Leslie Street (2C Planning Area), File: ZBA-2015-01

Planning Staff

The Planner, Mr. Lawrence Kuk, presented an overview of the applications and staff report, including background information and details related to the proposed Zoning By-law Amendment application to permit 49 single detached dwellings on 3.0 hectares of land. He noted that the applicant proposes to redesignate the subject lands located within the Aurora 2C Secondary Plan Area, from “Row Dwelling Residential (R6-62) Exception Zone” to “Detached Dwelling Second Density Residential (R2-XX) Exception Zone”.

Applicant

Mr. Tom Kilpatrick, Planner of Brookfield Homes (Ontario) Aurora Limited, provided background information regarding the application which previously proposed a minimum of 50 town homes. He indicated that the proposal is compatible with adjacent lands, meets the growth plan density requirements, and the built form conforms to Official Plan Amendment No. 73.

Public Comments

No members of the public came forward.

**Moved by Councillor Pirri
Seconded by Councillor Thompson**

THAT Report No. PL15-035 be received; and

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

3. PL15-044 – Proposed Zoning By-law Amendment, The Priestly Holding Corporation, 125 Edward Street, File: ZBA-2015-03

On a motion of Councillor Gaertner seconded by Councillor Abel, Council consented to consider Item 3 prior to Item 2.

Planning Staff

Mr. Kuk presented an overview of the applications and staff report, including background information and details related to the proposed Zoning By-law Amendment application to permit the existing standalone office building without a primary industrial use on the property. He noted that the applicant proposes to redesignate the subject lands from “General Industrial (M2) Zone” to “General Industrial (M2-X) Exception Zone” along with site specific exceptions to recognize the existing configuration of the building on the property.

Consultant

Ms. Mary Flynn-Guglietti, of McMillan LLP, on behalf of the applicant, provided background information about the current office building at 125 Edward Street, and explained that the application was a response to a notice of violation received in 2012. She indicated that one of the tenants uses this building as a call centre and that there is currently no parking designated for this building. She further stated that the applicant may request a leasing agreement with the abutting owner, or would seek modification to the parking standards based on the “Parking Justification Report” filed by MMM Group.

Public Comments

Aurora residents, Dave Pressley, Kellie Whalen, and Paula Wood, expressed their concerns regarding the appropriate use of the building, as the current use of the office building is perceived to be more than a call centre. They also raised concerns regarding noise, garbage, and lack of parking.

Consultant

Ms. Flynn-Guglietti stated that the building is designed for an administrative or office type of use, which is not permitted under the Zoning By-law.

Main motion

Moved by Councillor Pirri

Seconded by Councillor Abel

THAT Report No. PL15-044 be received; and

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.

Amendment
Moved by Councillor Pirri
Seconded by Councillor Mrakas

THAT the second clause of the main motion be amended by replacing the words “General Committee” with the words “Public Planning”.

AMENDMENT CARRIED

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

THAT Report No. PL15-044 be received; and

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 AS AMENDED

4. READING OF BY-LAW

Moved by Councillor Thom
Seconded by Councillor Humfries

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

5727-15 BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on May 21, 2015.

CARRIED

5. ADJOURNMENT

Moved by Councillor Thompson
Seconded by Councillor Abel

THAT the meeting be adjourned at 9:16 p.m.

CARRIED

GEOFFREY DAWE, MAYOR

PATTY THOMA, DEPUTY CLERK

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF MAY 21, 2015 RECEIVED FINAL APPROVAL BY COUNCIL ON JUNE 9, 2015.