



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

Council Chambers  
Aurora Town Hall  
Wednesday, February 24, 2016

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**ATTENDANCE**

<b>COUNCIL MEMBERS</b>	Deputy Mayor Abel in the Chair; Councillors Gaertner (arrived 7:07 p.m.), Humfryes, Mrakas, Thom, and Thompson
<b>MEMBERS ABSENT</b>	Councillors Kim, Pirri, and Mayor Dawe
<b>OTHER ATTENDEES</b>	Director of Planning and Development Services, Manager of Development Planning, Planner, Town Clerk, and Council/Committee Secretary

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Deputy Mayor Abel called the meeting to order at 7 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 Thompson  
Seconded by Councillor Mrakas**

THAT the agenda as circulated by Legal and Legislative Services be approved.

**CARRIED**

### 3. PLANNING APPLICATIONS

Deputy Mayor Abel 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. **PDS16-008 – Proposed Zoning By-law Amendment, Lora Cai, Xun Gong & Richard Gong, 15342 Yonge Street (Horton Place), File: ZBA-2015-16, Related File: SP-2015-10**

#### **Planning Staff**

The Planner, Mr. Jeff Healey, presented a brief overview of the application and staff report, including background respecting the proposed Zoning By-law Amendment, to rezone the subject lands from Special Mixed Density Residential (R5) to Special Mixed Density Residential (R5-X) Exception Zone, to permit the additional uses of Business and Professional Offices with appropriate exceptions to the development standards of the subject lands. He advised that a site plan application was submitted, which shows proposed parking lots to the north and south of the existing building, and the existing Yonge Street access would remain. Mr. Healey noted that the property is designated under Parts IV and V of the *Ontario Heritage Act*, identified as a “High Value Heritage Property” under the Northeast Old Aurora Heritage Conservation District Plan, and the existing heritage building would remain.

#### **Consultant**

Mr. Howard Friedman, of HBR Planning Centre Inc., on behalf of the applicant, provided background respecting the owner’s intent to renovate and use the site for office purposes. He presented an overview of various aspects of the site and proposal including improvements, background studies, and landscaping.

#### **Public Comments**

Mr. Hugh Walker, resident, expressed concerns regarding future potential uses of the property and protection of trees on the property. He also conveyed his support of the application.

#### **Consultant**

Mr. Friedman responded to the concerns regarding property uses and trees.

**Moved by Councillor Thompson**  
**Seconded by Councillor Mrakas**

THAT Report No. PDS16-008 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.

**CARRIED**

2. **PDS16-010 – Applications for Official Plan Amendment and Zoning By-law Amendment, 2283986 Ontario Limited, 15255 Leslie Street & 1540 Wellington Street East, File Numbers: OPA-2015-06 and ZBA-2015-17**

### **Planning Staff**

The Manager of Development Planning, Mr. Glen Letman, presented a brief overview of the applications and staff report, including background respecting the proposed Official Plan Amendment to permit a wider range of commercial uses, without being associated with a hotel or office building, and Zoning By-law Amendment to harmonize the two existing commercial exception zones and expand the commercial uses that are permitted within the parent “C3” Service Commercial uses.

### **Consultant**

Ms. Jennifer Maestre, of KLM Planning Partners Inc., on behalf of the applicant, noted that the applicant has an approved site plan application to construct a multi-tenant commercial building in addition to the existing gasoline bar, car wash, and automotive service station. She explained that the multi-tenant building remains undeveloped as the applicant has had difficulty securing tenants for the site due to the limited range of commercial uses permitted in the current zoning. Ms. Maestre stated that the proposed amendments are intended to add other uses which would attract tenants and encourage the build-out of the undeveloped space in accordance with the site plan.

### **Public Comments**

No members of the public came forward.

**Moved by Councillor Mrakas**  
**Seconded by Councillor Thompson**

THAT Report No. PDS16-010 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.

**CARRIED**

**4. READING OF BY-LAW**

**Moved by Councillor Humfryes  
Seconded by Councillor Thom**

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

**5824-16** BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on February 24, 2016.

**CARRIED**

**5. ADJOURNMENT**

**Moved by Councillor Humfryes  
Seconded by Councillor Thom**

THAT the meeting be adjourned at 7:56 p.m.

**CARRIED**

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**JOHN ABEL, DEPUTY MAYOR**

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**STEPHEN M. A. HUYCKE, TOWN CLERK**

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF FEBRUARY 24, 2016, ARE SUBJECT TO FINAL APPROVAL BY COUNCIL ON MARCH 8, 2016.