



# TOWN OF AURORA SPECIAL COUNCIL – PUBLIC PLANNING MEETING MINUTES

Council Chambers  
Aurora Town Hall  
Wednesday, June 29, 2016

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## ATTENDANCE

<b>COUNCIL MEMBERS</b>	Mayor Dawe in the Chair; Councillors Abel (departed 8:45 p.m.), Gaertner, Kim Mrakas, Pirri, Thom (arrived 7:02 p.m.), and Thompson
<b>MEMBERS ABSENT</b>	Councillor Humfryes
<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 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 Gaertner  
Seconded by Councillor Kim**

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. **PDS16-054 – Application for Temporary Use Zoning By-law Amendment, 455 Magna Drive Inc., 455 Magna Drive, Part of Lots 19 and 20, Concession 2, E.Y.S Formerly Whitchurch, Related File Number: SP(EX)-2016-06, File Number: ZBA-2016-04**

#### **Planning Staff**

The Planner, Mr. Lawrence Kuk, presented an overview of the application and staff report respecting the proposed Temporary Use Zoning By-law Amendment to exempt the proposed butcher shop from the provisions of Zoning By-law 2213-78, as amended, for a period of three years. He noted that the proposed amendment would add an additional use to the existing Rural General (RU-6) Exception Zone and would permit a food processing establishment within the existing office building. Mr. Kuk advised that a new vehicular access is being proposed off Magna Drive with eight parking spaces for the butcher shop.

#### **Consultant**

Mr. Templar Tsang-Trinaistich, Managing Director of Delta Urban Inc., on behalf of the applicant, provided a brief summary of the application and proposed butcher shop.

#### **Public Comments**

No members of the public came forward.

**Moved by Councillor Mrakas  
Seconded by Councillor Thom**

THAT Report No. PDS16-054 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. PDS16-048 – Applications for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment, Leslie-Wellington Developments Inc., 1289 Wellington Street East, Part of Block 2 & 13 on Plan 65M-3436, File Numbers: SUB-2016-01, OPA-2016-01 and ZBA-2016-03**

**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 145 single detached lots and environmental protection lands with municipal roads and services. He noted that the Official Plan Amendment proposes to redesignate a portion of the subject lands from “Medium-High Density Residential” to “Low-Medium Density Residential” areas, and the Zoning By-law Amendment proposes to rezone the subject lands from “Rural (RU) Zone”, Detached Dwelling First Density Residential (R1-39) Exception Zone and “Environmental Protection (EP-15) Exception Zone” to “Detached Dwelling Second Density Residential (R2-X) Exception Zone” and “Environmental Protection (EP-15) Exception Zone”.

**Consultant**

Ms. Angela Sciberras, of Macaulay Shiomi Howson Ltd., on behalf of the applicant, presented a brief overview of the applications and subject lands, including background, proposed Draft Plan of Subdivision, surrounding uses, Official Plan designations, zoning, urban design, streetscapes and elevations.

**Public Comments**

No members of the public came forward.

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

THAT Report No. PDS16-048 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**

**3. PDS16-055 – Applications for Official Plan Amendment and Zoning By-law Amendment, Metropolitan Square Inc., 180, 190 & 220 Wellington Street East, Lot 81, Concession 1, EYS, File Numbers: OPA-2015-05 and ZBA-2015-15**

**Planning Staff**

The Planner, Mr. Lawrence Kuk, presented an overview of the applications and staff report respecting the proposed development, and reviewed the revisions proposed by the applicant following the first Public Planning meeting held in January 2016. He noted that the Official Plan Amendment proposes to add a site-specific Official Plan policy to permit a maximum height of eight storeys for a high-density, residential apartment building, and the Zoning By-law Amendment proposes to rezone the subject lands from “General Industrial (M2) Zone” to “Third Density Apartment Residential (RA3) Exception Zone”.

**Consultant**

Ms. Angela Sciberras, of Macaulay Shiomi Howson Ltd., on behalf of the applicant, presented a brief overview of the proposed development, including comments and concerns expressed by Council and the public at the first Public Planning meeting held in January 2016, key departmental and agency comments, the proposed changes and revised site plan, elevations, landscaping, and next steps.

**Public Comments**

No members of the public came forward.

**Moved by Councillor Pirri  
Seconded by Councillor Kim**

THAT Report No. PDS16-055 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 Kim  
Seconded by Councillor Thom**

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

**5877-16** BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on June 29, 2016.

**CARRIED**

**5. ADJOURNMENT**

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

THAT the meeting be adjourned at 9:02 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 JUNE 29, 2016 RECEIVED FINAL APPROVAL BY COUNCIL ON JULY 12, 2016.