



Town of Aurora
Special Council – Public Planning
Meeting Minutes

Council Chambers
Aurora Town Hall
Wednesday, November 30, 2016

Attendance

Council Members Mayor Dawe in the Chair; Councillors Abel (arrived 7:03 p.m.), Gaertner, Humfryes (arrived 7:12 p.m.), Mrakas, Pirri, and Thompson

Members Absent Councillors Kim and Thom

Other Attendees Marco Ramunno, Director of Planning and Building Services, Marty Rokos, Planner, Fausto Filipetto, Senior Policy Planner, Samantha Yew, Acting Deputy Clerk, and Linda Bottos, Council/Committee Secretary

The Chair 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 Mrakas
Seconded by Councillor Pirri

That the agenda as circulated by 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 Acting Deputy Clerk confirmed that the appropriate notice had been given in accordance with the relevant provisions of the *Planning Act*.

- 1. PBS16-102 – Application for Zoning By-law Amendment, Marie Debono, 24 Larmont Street, Part of Lot 12, South Side of Wellington Street, Registered Plan 68, File Number: ZBA-2016-10, Related File Number: SP-2016-07**

Planning Staff

The Planner, Mr. Marty Rokos, presented an overview of the application and staff report respecting the proposal to rezone the subject lands from “Special Mixed Density Residential (R5) Zone” to “Special Mixed Density Residential (R5-X) Exception Zone” to permit business and professional office uses in the existing building, site specific zoning provisions for parking and screening, and recognize existing site conditions for front and rear year setbacks and steps. He noted that the subject lands are designated as “Stable Neighbourhoods” by the Town’s Official Plan, which permits business and professional office uses.

Consultant

Mr. Brandon Simon, Planner of The Planning Partnership, and representing the applicant, presented an overview of the proposal including location, existing condition of the property and dwelling, context within the Aurora Promenade, Wellington Street Corridor and Official Plan, consultation with Town staff and neighbours, and site plan.

Public Comments

No members of the public came forward.

Moved by Councillor Pirri

Seconded by Councillor Humfryes

1. That Report No. PBS16-102 be received; and

2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

Carried

2. PBS16-083 – Guidelines for the Implementation of Height and Density Bonusing (Section 37 of the *Planning Act*)

Mr. Fausto Filipetto, Senior Policy Planner, presented an overview of the proposed Guidelines for height and density Bonusing, the applicable community benefits under the Town's Official Plan, where the proposed Guidelines would be applied, planning principles, valuation of community benefits, and implementation of the increase in land value formula.

Moved by Councillor Pirri

Seconded by Councillor Thompson

1. That Report No. PBS16-083 be received; and
2. That the attached Guidelines for the Implementation of Height and Density Bonusing (Section 37 of the *Planning Act*) be endorsed.

Carried

4. Reading of By-law

Moved by Councillor Pirri

Seconded by Councillor Gaertner

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

5929-16 Being a By-law to Confirm Actions by Council Resulting from a Special Council – Public Planning Meeting on November 30, 2016.

Carried

5. Adjournment

Moved by Councillor Humfryes
Seconded by Councillor Abel

That the meeting be adjourned at 8:15 p.m.

Carried

Geoffrey Dawe, Mayor

Samantha Yew, Acting Deputy Clerk

The minutes of the Special Council – Public Planning meeting of November 30, 2016, are subject to final approval by Council on December 13, 2016.