



Town of Aurora
Committee of Adjustment Meeting Minutes
No. 19-08

Council Chambers, Aurora Town Hall
Thursday, August 8, 2019

Attendance

Committee Members Tom Plamondon (Chair), Clarence Lui (Vice-Chair), Steve D'Angeli, Michele Boyer and Daniel Lajeunesse

Regrets

Other Attendees Antonio Greco, Secretary-Treasurer, Matthew Peverini, Planner

The Chair called the meeting to order at 7:00 p.m.

1. Approval of the Agenda

Moved by Daniel Lajeunesse
Seconded by Michele Boyer

That the agenda as circulated by the Secretary-Treasurer 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*.

3. Adoption of the Minutes

Committee of Adjustment Meeting Minutes of July 11, 2019
Meeting Number 19-07.

Moved by Clarence Lui
Seconded by Daniel Lajeunesse

That the Committee of Adjustment meeting minutes from Meeting Number 19-07 be APPROVED.

Carried

4. Presentation of Applications

1. 1. Minor Variance Application: MV-2019-18 – York Regional Police Association – 63 Eric T Smith Way:

The Owner has submitted a Minor Variance Application in proposing a two-storey building:

- **MV-2019-18A:** The applicant is proposing a Floor Area Ratio of 58.2% for Office Use; thereby, requiring a variance of 8.2%;
- **MV-2019-18B:** The applicant is proposing 168 parking spaces; thereby, having a shortfall of 55 parking spaces.

The Chair read through the purpose of the Application. In attendance was the Agent, Ms. Kerigan Kelly from Groundswell Urban Planners Inc., who provided a brief presentation on the application. The Committee looked to the members of the public for comments on the Application and no comments were presented.

The Committee inquired about the technical matters that remain to be finalized and the Agent provided clarification in response. The Committee inquired about the leasable space available within the building and the Agent provided a response. Furthermore, the Committee inquired about the amount of full time staff members within the building and the Agent provided clarification.

The Committee inquired about the use of the sports fields and the Agent provided a response. The Agent was in agreeance with the conditions as written in the Staff Report.

Moved by Clarence Lui
Seconded by Daniel Lajeunesse

1. That Minor Variance Application MV-2019-18A be APPROVED, subject to the conditions contained in the Staff Report;
2. That Minor Variance Application MV-2019-18B be APPROVED, subject to the conditions contained in the Staff Report.

Carried

2. Minor Variance Application: MV-2019-09 – Baker & De Kuyper – 7 Kenlea Court

The Owner has submitted a Minor Variance Application in proposing a reduced lot frontage for the lot to be retained:

- **MV-2019-09:** The applicant is proposing a lot frontage of 29.93 metres for the retained lot, thereby, requiring a variance of 0.07 metres.

The Chair read through the purpose of the Application. In attendance was the Agent, Mr. Al Ruggero from InfoPlan, who provided a brief overview of the proposal.

The Committee looked to the members of the public for comments on the Application, no comments were presented. The Committee inquired about addressing on the subject property and the Agent provided a response. The Committee inquired about the conditions imposed by Staff and the Agent was in ageeance.

The Committee inquired about the development proposal on the subject land and the Agent provided additional clarification. In addition, the Agent provided some history on the subject lands for Committees review. The Committee inquired about the tree removal condition and Staff provided clarification in response. The Agent provided additional background information and future development plans to Committee.

Moved by Steve D'Angeli
Seconded by Clarence Lui

1. That Minor Variance Application MV-2019-09 be APPROVED, subject to the conditions outlined in the Staff Report.

Carried

3. Consent Application: C-2019-05 – Baker and Baker Insurance Inc. – 7 Kenlea Court & 200 Wellington Street West

- **C-2019-05:** The purpose of the above noted Consent Application is to convey Part 5 from 200 Wellington St W to 7 Kenlea Court.

The Agent was in agreeance with the conditions as imposed in the Staff Report. The Committee looked to the members of the public for comments on the Application, no comments were presented. The Committee inquired about current and proposed access on the site and the Agent provided additional clarification.

Moved by Daniel Lajeunesse
Seconded by Steve D'Angeli

1. That Consent Application C-2019-05 be APPROVED, subject to the conditions contained in the Staff Report.

Carried

4. Consent Application: C-2019-06 – Baker & De Kuyper – 7 Kenlea Court & 200 Wellington Street West

- **C-2019-06:** The purpose of the above noted Consent Application is to convey Part 1 & 3 from 7 Kenlea Court to 200 Wellington Street West.

The Agent was in agreeance with the conditions as imposed in the Staff Report. The Committee looked to the members of the public for comments on the Application, no comments were presented.

Moved by Clarence Lui
Seconded by Steve D'Angeli

1. That Consent Application C-2019-06 be APPROVED, subject to the conditions contained in the Staff Report.

Carried

5. Consent Application: C-2019-07 – Baker and Baker Insurance Inc. – 7 Kenlea Court & 200 Wellington Street West

- **C-2019-07:** The purpose of the above noted Consent Application is to create one new lot fronting Wellington Street West.

The Agent was in agreeance with the conditions as imposed in the Staff Report. The Committee looked to the members of the public for comments on the Application, no comments were presented

Moved by Clarence Lui
Seconded by Steve D'Angeli

1. That Consent Application C-2019-07 be APPROVED, subject to the conditions contained in the Staff Report.

Carried

5. New Business

6. Adjournment

Moved by Michele Boyer

That the meeting be adjourned at 7:40 p.m.

Confirmed in open session this 8th day of August, 2019.



Tom Plamondon, Chair



**Antonio Greco, Secretary-
Treasurer/Assistant Planner**