



Town of Aurora  
Council Public Planning  
Meeting Minutes

Video Conference  
Tuesday, June 9, 2020

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**Attendance**

**Council Members** Mayor Mrakas in the Chair; Councillors Gaertner, Gallo, Gilliland, Humfryes, Kim, and Thompson

**Members Absent** None

**Other Attendees** David Waters, Director of Planning and Development Services, Matthew Peverini, Planner, Michael de Rond, Town Clerk, Linda Bottos, Council/Committee Coordinator

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This meeting was held electronically as per Section 20.1 of the Town's Procedure By-law No. 6228-19, as amended, due to the COVID-19 State of Emergency.

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

**1. Approval of the Agenda**

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

That the agenda as circulated by Legislative Services 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, R.S.O. 1990, c. M.50.*

### **3. Planning Applications**

Mayor Mrakas outlined the procedures that would be followed in the conduct of the public meeting. The Town Clerk confirmed that the appropriate notice was given in accordance with the relevant provisions of the *Planning Act*.

- 1. PDS20-040 – Applications for Official Plan Amendment and Zoning By-law Amendment  
1623 Wellington Street Developments Limited, 1623 Wellington Street East, Concession 3, Part Lot 20, File Numbers: OPA-2020-02 and ZBA-2020-02, Related File Numbers: SP-2018-05 and C-2020-01**

#### **Applicant**

Mr. Nik Papapetrou, Senior Development Manager, SmartCentres REIT, noted that the owner of the subject lands, Penguin Group of Companies, has retained SmartCentres to manage development of the property, and provided background on each company and their history within Aurora. He presented an overview of the master plan concept of the proposal to develop a mixed-use business park in a campus-style format including three office buildings, two automotive dealerships, and a self-storage facility. Mr. Papapetrou highlighted aspects of the proposed amendments including uses, employment density, future expansion, phasing, and maximum gross floor area.

Ms. Bliss Edwards, Managing Director, SmartStop Self Storage, provided background on SmartStop's commitment and presence in North America, and presented a brief overview, including conceptual elevations, of the proposed four-storey, self-storage facility on the subject lands.

#### **Planning Staff**

Mr. Matthew Peverini, Planner, presented an overview of the staff report regarding the proposed Official Plan and Zoning By-law amendments, noting that the owner proposes to re-designate the subject lands from "Business Park" and "Business Park – Special Policy Area 1" to "Business Park – Special Policy Area 1" in its entirety, expand "Site Specific Policy Area 36 (SSPA 36) to the balance of the subject lands, remove the policy related to maximum gross floor area for individual commercial retail units, add "Motor

Vehicle Sales Establishment” and “Commercial Self-Storage Facility” as permitted uses on a portion of the subject lands, and amend the Zoning By-law with one comprehensive site-specific Business Park “E-BP(XX) Exception Zone” to implement the proposed amendments to the Official Plan. He further noted that no public input has been received to date.

#### **Public Comments**

No members of the public were registered to provide comment.

**Moved by Councillor Gilliland**  
**Seconded by Councillor Gallo**

1. That Report No. PDS20-040 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report to a future General Committee meeting.

**Carried**

#### **4. Confirming By-law**

**Moved by Councillor Gaertner**  
**Seconded by Councillor Gilliland**

That the following confirming by-law be enacted:

**6261-20** Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on June 9, 2020.

**Carried**

#### **5. Adjournment**

**Moved by Councillor Gaertner**  
**Seconded by Councillor Kim**

That the meeting be adjourned at 8:20 p.m.

**Carried**

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**Tom Mrakas, Mayor**

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**Michael de Rond, Town Clerk**