

## Appendix A



# Town of Aurora Council Public Planning Meeting Minutes

Video Conference  
Tuesday, June 9, 2020

---

### Attendance

<b>Council Members</b>	Mayor Mrakas in the Chair; Councillors Gaertner, Gallo, Gilliland, Humfries, Kim, and Thompson
<b>Members Absent</b>	None
<b>Other Attendees</b>	David Waters, Director of Planning and Development Services, Matthew Peverini, Planner, Michael de Rond, Town Clerk, Linda Bottos, Council/Committee Coordinator

---

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**

Council Public Planning Meeting Minutes  
Tuesday, June 9, 2020

Page 4 of 4

---

---

**Tom Mrakas, Mayor**

---


**Michael de Rond, Town Clerk**

**Appendix B – Official Plan Policy Comparison**

<b>Existing OPA 30 Policies (Section 3.5.3)</b>	<b>Proposed Amendments (indicated by <b>bold</b> lettering)</b>
<p>Section 3.5.3 (a)</p> <p>A maximum of 18,120 m2 of limited ancillary commercial and retail uses shall be permitted in addition to the Business Park uses outlined in Section 3.5 of OPA 30 <b>only within the areas of the subject lands that this site specific amendment applies to</b>. The commercial retail uses shall be designed to primarily service the businesses in the business park lands and these ancillary uses collectively shall not exceed 20% of the total employment in the employment land area of OPA 30.</p>	<p>A maximum of 18,120 m2 of limited ancillary commercial and retail uses shall be permitted in addition to the Business Park uses outlined in Section 3.5 of the Bayview Northeast Area 2B Secondary Plan (OPA 30) <b>only within the Area “A”</b>. The commercial retail uses shall be designed to primarily service the businesses in the business park lands and these ancillary uses collectively shall not exceed 20% of the total employment in the employment land area of OPA 30.</p>
<p>Section 3.5.3 (b)</p> <p>The development of these commercial retail areas shall be phased. A maximum of 11,100 m2 of commercial retail space shall be permitted in accordance with site specific by-law requirements. Additional commercial retail uses beyond 11,100 m2 to a maximum of 7,020 m2 shall only be permitted at a ratio of 1 m2 of GFA of commercial space for every 1.5 m2 GFA of business park uses developed <b>on the remainder of the site</b>.</p>	<p>The development of these commercial retail areas shall be phased. A maximum of 11,100m2 of commercial retail space shall be permitted in accordance with site specific by-law requirements. Any additional commercial retail uses beyond 11,100m2 to a maximum of 7,020 m2 shall only be permitted at a ratio of 1 m2 of gross floor area of commercial <b>retail</b> space for every 1.5 m2 gross floor area of business park uses developed <b>within Areas “A”, “B”, “C” or “D”</b>.</p>
<p>Section 3.5.3 (c)</p> <p>The commercial retail uses on the subject lands shall also be subject to the following restriction: the maximum GFA of any individual commercial retail unit shall not exceed 2,000 m2 except that a maximum of four retail stores shall be permitted to have a maximum GFA of 2,500 m2.</p>	<p><b>Removal of this policy.</b></p>

<p>Section 3.5.2</p> <p>The following uses shall be prohibited in the Business Park Designation:</p> <ul style="list-style-type: none"> <li>• Commercial “self-storage” warehouses;</li> <li>• Outdoor storage;</li> <li>• Auto commercial uses;</li> <li>• Automobile service stations;</li> <li>• Car washes;</li> <li>• Automobile repair uses;</li> <li>• Autobody paint and repair; and.</li> <li>• Retail uses involving accessory outdoor storage and/or display of merchandise</li> </ul>	<p><b>New Policy 3.5.3 (c):</b></p> <p>In addition to the retail commercial uses and floor areas permitted above within Area ‘A’, a Motor Vehicle Sales Establishment shall also be permitted.</p> <p><b>New Policy 3.5.3 (d):</b></p> <p>Within Area ‘B’ Motor Vehicle Sales Establishment uses shall be permitted in addition to the permitted uses outlined in Section 3.5 of OPA 30.</p> <p><b>New Policy 3.5.3 (e):</b></p> <p>A maximum of 2 Motor Vehicle Sales Establishments may be permitted, and they can be located so that one such use is located within Area ‘A’, and one in Area ‘B’, or both can be located within Area ‘A’.</p> <p><b>New Policy 3.5.3 (f):</b></p> <p>Within Area “C” commercial self-storage uses shall be permitted in addition to the permitted uses outlined in Section 3.5 of OPA 30.</p>
<p>Section <b>3.5.3 (d)</b></p> <p>The policies contained herein shall be implemented by way of a site specific zoning by-law.</p>	<p>No change proposed. Renumber policy to <b>3.5.3 (g)</b></p>
<p>Section <b>3.5.3 (e)</b></p> <p>A Holding (H) prefix shall be placed on the lands. The purpose of the holding symbol is to ensure that site plan approval has been obtained, that the appropriate phasing occurs and that all outstanding matters to the satisfaction of the Town have been addressed.</p>	<p>No change proposed. Renumber policy to <b>3.5.3 (h)</b></p>
<p>Section <b>3.5.3 (f)</b></p> <p>All other provisions of OPA 30 shall continue to apply (OPA 76).</p>	<p>No change proposed. Renumber policy to <b>3.5.3 (i)</b></p>

**Appendix C – E-BP, E-BP(398) and E-BP(XX) Exception Zone Comparison**

	<b>E-BP Zone</b>	<b>E-BP(398) Exception Zone</b>	<b>Proposed E-BP(XX) Exception Zone</b>
Permitted Uses	<ul style="list-style-type: none"> <li>• Convention centre</li> <li>• Day care centre **</li> <li>• Day Centre, Adult; Day Centre, Intergenerational **</li> <li>• Dry Cleaning Distribution Station and Depot **</li> <li>• Fitness Centre</li> <li>• Food Processing Establishment</li> <li>• Hotel/Motel</li> <li>• Industrial uses **</li> <li>• Medical Marijuana Production Use **</li> <li>• Motor Vehicle Rental Establishment **</li> <li>• Offices</li> <li>• Private Park</li> <li>• Personal Service Shop **</li> <li>• Printing, media and communications establishment</li> <li>• Club **</li> <li>• Research and Training Facility</li> <li>• Restaurant **</li> <li>• Retail, Accessory **</li> <li>• Theatre **</li> <li>• Warehouses **</li> </ul>	<p>All uses within the E-BP zone including the following retail and commercial uses as principal uses:</p> <ul style="list-style-type: none"> <li>• Club</li> <li>• Dry-cleaning distribution depot</li> <li>• Financial institution</li> <li>• Drive through facility</li> <li>• Personal service shop</li> <li>• Pet services</li> <li>• Restaurants</li> <li>• Retail stores</li> <li>• Service shop</li> </ul>	<p>With regards to the Figure below:</p> <ul style="list-style-type: none"> <li>• Motor Vehicle Sales Establishment shall be permitted within Areas 'A' and 'B' in addition to all uses currently permitted in the E-BP(398) Zone. *</li> <li>• Commercial Self Storage Facility shall be permitted within Area 'C' in addition to all uses currently permitted in the E-BP(398) Zone. *</li> <li>• Permitted Uses within Area 'D' shall be in accordance with the E-BP Zone Requirements of Section 10.1 of the Zoning By-law. *</li> </ul>
Figure *	Not applicable	Not applicable	

Gross Leasable Floor Area (maximum)	Not applicable	<p>The maximum gross leaseable floor area for all retail and commercial uses permitted on the lands shall not exceed 18,120 m<sup>2</sup>, subject to the following provisions:</p> <p>a) Any retail and commercial gross leaseable floor area beyond 11,100 m<sup>2</sup> shall only be permitted as follows: For each 1.5 m<sup>2</sup> of "Developed Business Park" uses built, one (1) square metre of gross leaseable floor area of retail and commercial uses shall be permitted</p>	<p>The maximum gross leaseable floor area for all retail and commercial uses permitted on the lands shall not exceed 18,120 m<sup>2</sup></p> <p>a) To remain as is. b) For motor vehicle sales establishment within Area 'A', a maximum of 30% of the GLFA shall be counted towards the overall maximum GLFA cap for all retail and commercial uses * c) For motor vehicle sales establishment within Area 'B', the GLFA of such use shall be excluded from the overall maximum GLFA cap *</p>
Gross Leasable Floor Area – Specific Uses (maximum)	Not applicable	<p>Following restrictions shall also apply to the uses permitted on the lands:</p> <p>a) Four retail units shall be permitted to have a maximum gross leaseable floor area of 2,500 m<sup>2</sup>. For all other individual retail units, the maximum gross leaseable floor area shall not exceed 2,000 m<sup>2</sup></p>	Not applicable *
Height (maximum)	13.5 metres	13.5 metres	<ul style="list-style-type: none"> <li>• 17.5 m (four storeys) for Commercial Self-Storage Facility</li> <li>• 27 m for other uses*</li> </ul>



Lot Lines	See "Lot Line" definition in Section 3 of the Town's Zoning By-law. It is dependent on frontages onto a street, corner lots, through lots.	<ul style="list-style-type: none"> <li>Wellington Street East as the Front Lot Line *</li> <li>Goulding Avenue as the Side Lot Line *</li> </ul>
Parking	1 space per 100 m <sup>2</sup> of GFA for a Commercial Self-Storage Facility	1 parking space per 1,000 m <sup>2</sup> of GFA for a Commercial Self-Storage Facility *
Loading Spaces	<p>Any Loading Space provided within an Employment Zone, excluding portions of buildings used for office commercial use, shall be in accordance with the following standards (GFA)</p> <ul style="list-style-type: none"> <li>140 m<sup>2</sup> or less – 0 spaces</li> <li>More than 140 m<sup>2</sup> but less than 300 m<sup>2</sup> – 1 space</li> <li>More than 300 m<sup>2</sup> but less than 2500 m<sup>2</sup> – 2 spaces</li> <li>More than 2500 m<sup>2</sup> but less than 7500 m<sup>2</sup> – 3 spaces</li> <li>7500 m<sup>2</sup> or more – 1 additional space for every 7500 m<sup>2</sup> or fractional part thereof</li> </ul>	<ul style="list-style-type: none"> <li>1 loading space for a Commercial Self-Storage Facility *</li> <li>1 loading space for a Motor Vehicle Sales Establishment *</li> </ul>
Distance Between two buildings on the same Lot	0.25 times the sum of the building heights or 12 m, whichever is greater.	12 metres *
Ingress and Egress	The maximum width of any joint ingress and egress Driveway measured along the Street Line shall be 9.0 m	Notwithstanding the provisions of Section 5.5.4, the maximum width of joint ingress and egress driveways measured along the Goulding Avenue street line shall be 23 m *

- Note that (\*) denotes the proposed amendments to the Zoning By-law.
- Note that (\*\*) denotes permitted uses that are subject to fulfilling other provisions of the Zoning By-law