



**Town of Aurora
Special Council Public Planning
Meeting Minutes**

Date: Tuesday, November 19, 2024
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Council Members: Mayor Tom Mrakas (Chair)
Councillor Ron Weese
Councillor Rachel Gilliland
Councillor Wendy Gaertner
Councillor Michael Thompson
Councillor John Gallo
Councillor Harold Kim

Other Attendees: Doug Nadorozny, Chief Administrative Officer*
Marco Ramunno, Director, Planning and Development Services
Antonio Greco, Senior Planner
Michael de Rond, Town Clerk
Linda Bottos, Council/Committee Coordinator

*Attended electronically

1. Call to Order

The Mayor called the meeting to order at 7:02 p.m.

2. Land Acknowledgement

Mayor Mrakas acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the

Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

3. Approval of the Agenda

Moved by Councillor Kim

Seconded by Councillor Gallo

That the revised agenda as circulated by Legislative Services be approved.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

4. 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*.

5. Planning Applications

The Mayor 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*.

5.1 PDS24-131 - Application for Zoning By-law Amendment, Town of Aurora, 115 George Street, Part of Lots 1 and 2, Registered Plan 38, File Number: ZBA-2024-07

Planning Staff

Antonio Greco, Senior Planner, presented an overview of the staff report regarding the proposed Zoning By-law Amendment (ZBA) to facilitate the development of seven 61.5-foot residential lots fronting onto George Street and backing onto a proposed open space block, which would serve as a public park. Staff noted that the ZBA application seeks to rezone the subject property from "Institutional (I) Zone" to "Detached Third Density Residential (R3) Zone," and "Public Open Space (O1) Zone" and the existing "Environmental Protection (EP) Zone" boundary would remain unchanged. Staff further noted the Town's Parks Division staff would be

conducting their community engagement process regarding the proposed public park in early 2025.

Public Comments

Aurora residents, including Brian Carpenter, Catherine Deplaedt, Amelia Forest, Tom Hashem, Stephen Hunt, Ted Laks, Susan Shaw, and Tracy Smith, expressed the following comments:

- Support for the proposed development
- Concerns regarding:
 - Increased traffic flow and on-street parking
 - Mature tree preservation and protection of the tree canopy
 - Protection of the fabric of the mature neighbourhood
 - Front yard setbacks to ensure development not projecting forward and allow for mature tree planting
 - Safety issue of George Street narrowing at Wellington Street
 - Traffic speeding on George Street
 - Depth of lots and protection of toboggan hill
- Questions regarding:
 - Town's monetary definition of affordable housing
 - Lot severance and prevention of change to development plan
 - Location of backyard fences of proposed development
 - Planned uses for proposed park
- Suggestions regarding:
 - Consider providing more affordable housing, especially for first-time buyers and down-sizing buyers
 - Install full traffic lights at George Street and Wellington Street
 - Ensure building form is compatible with neighbouring streets
 - Tree planting program and construction management program
 - Quality and architectural control
 - Need for mixed-use park and appropriate lighting

Moved by Councillor Gilliland

Seconded by Councillor Weese

1. That Report No. PDS24-131 be received; and

2. That comments presented at the statutory Public Planning meeting be addressed by Planning and Development Services in a report to a future Committee of the Whole meeting.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

6. Confirming By-law

- 6.1 **By-law Number 6652-24 - Being a By-law to confirm actions by Council resulting from a Special Council Public Planning meeting on November 19, 2024**

Moved by Councillor Weese

Seconded by Councillor Kim

That the confirming by-law be enacted.

Carried

7. Adjournment

Moved by Councillor Weese

Seconded by Councillor Gallo

That the meeting be adjourned at 8:09 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk