



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

Date: Tuesday, January 21, 2025
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* (departed 8:51 p.m.)
Councillor Harold Kim

Other Attendees: Marco Ramunno, Director, Planning and Development Services
Felix Chau, Planner
Katherine Gatzos, Planner
Ishita Soneji, Deputy Town Clerk
Linda Bottos, Council/Committee Coordinator

*Attended electronically

1. Call to Order

The Mayor called the meeting to order at 7 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 Weese

Seconded by Councillor Kim

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 Deputy Town Clerk confirmed that the appropriate notice was given in accordance with the relevant provisions of the *Planning Act*.

5.1 PDS25-009 - Application for Zoning By-law Amendment, Armis Holding Inc., 511, 521, 531 and 543 Wellington Street West, Part Lot 1 and Part 40 Acres, Plan 102, King, File Number: ZBA-2024-05, Related File Number: SP-2024-07

Planning Staff

Felix Chau, Planner, presented an overview of the staff report regarding the Zoning By-law Amendment application to facilitate the proposed development of 116 back-to-back stacked townhouse units on a private condominium road, 123 resident parking spaces, 23 visitor parking spaces, and right-in/right-out access off Wellington Street West with a connection to the adjacent approved development to the east. Staff noted the applicant seeks to rezone the subject lands from "Estate Residential Exception (ER-14)" to "Townhouse Dwelling Residential R8 (XX) Exception Zone" and "Environmental Protection (EP)".

Applicant

Nick Pileggi, Principal, Macaulay Shiomi Howson Ltd., on behalf of the applicant, presented an overview of the development proposal including site location and context; conformity to Official Plan; Zoning By-law amendment; site plan and connections; and traffic volume data. Prish Jain, Architect, presented an overview of the architectural features including conceptual renderings; parking; outdoor and green spaces; setback; elevations; and garbage collection.

Public Comments

Aurora residents, including Nick Barbalinardo, Nan Huang, Omid Malek, and Janice Ryan, expressed the following comments:

- Opposition to the proposed development
- Concerns regarding:
 - Proposed density for subject lands
 - Compatibility with neighbourhood and lack of gentle transition to proposed higher density
 - Height of stacked buildings
 - Lack of appropriate buffer zone
 - Parking, site access, and connections
 - Traffic and safety impact on adjacent communities
 - Reduced sense of security on Timpson Drive
 - Increased traffic congestion at Yonge and Wellington Streets
 - Impact on local property values
 - Sufficient school infrastructure
 - Quality of builder

Moved by Councillor Kim

Seconded by Councillor Thompson

1. That Report No. PDS25-009 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 (6): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Thompson, Councillor Gallo, and Councillor Kim

Nays (1): Councillor Gaertner

Carried (6 to 1)

**5.2 PDS25-014 - Application for Zoning By-law Amendment,
1000259515 Ontario Inc., 240 Industrial Parkway South, Lot 57, Plan 65R-
10328, File Number: ZBA-2024-06**

Planning Staff

Katherine Gatzos, Planner, presented an overview of the staff report regarding the Zoning By-law Amendment application to facilitate the proposed development of a private school (middle and senior students) in an existing multi-unit industrial building onsite to be retained and refitted. Staff noted the applicant seeks to rezone the subject property from "(E2) General Employment Zone" to "(E2-XX) General Employment Exception Zone".

Applicant

Francesco Fiorani, Senior Urban Planner and Development Project Manager, Brutto Consulting, presented an overview of the proposed development including school programming; transportation; parking; conceptual site plan; landscape plan; and conceptual renderings.

Public Comments

Aurora business owner Steve Davey expressed support for the proposal and suggested the speed limit be reduced on Industrial Parkway South.

Moved by Councillor Thompson

Seconded by Councillor Weese

1. That Report No. PDS25-014 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 (6): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, and Councillor Kim

Absent (1): Councillor Gallo

Carried (6 to 0)

6. Confirming By-law

6.1 By-law Number 6663-25 - Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on January 21, 2025

Moved by Councillor Weese

Seconded by Councillor Gaertner

That the confirming by-law be enacted.

Carried

7. Adjournment

Moved by Councillor Kim

Seconded by Councillor Thompson

That the meeting be adjourned at 9:16 p.m.

Carried

Tom Mrakas, Mayor

Ishita Soneji, Deputy Town Clerk