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# Delegation Request

This request and any written submissions or background information for consideration by either Council or Committees of Council is being submitted to Legislative Services.

**Council or Committee (Choose One) \***

Committee of the Whole

**Council or Committee Meeting Date \* ?**

2025-12-2



**Subject \***

Critical Environmental and Public Safety Concerns Regarding High-Density Rezoning at 511–543 Wellington Street West

**Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) \***

Nan Huang

### **Brief Summary of Issue or Purpose of Delegation \***

I am requesting to speak on the proposed rezoning for 511–543 Wellington Street West, where the developer seeks to convert a site currently designated for the lowest-density residential category into one of Aurora’s highest-density forms. This proposal is fundamentally inconsistent with the Aurora Official Plan, the Oak Ridges Moraine Conservation Plan, and Town environmental mapping.

The site directly abuts a “Moderately Complex Landform” identified in Appendix A of the Official Plan—an area with sensitive topography, significant slopes, and hydrological fragility. It is also located near municipal groundwater-taking wells, as shown in Schedule L, meaning that any disturbance or loss of permeability could negatively affect Aurora’s drinking water system.

The land contains Environmental Protection areas, valleylands, watercourse buffers, and is within a high-sensitivity aquifer recharge zone of the Oak Ridges Moraine. Intense urbanization on such landforms is environmentally unsafe and policy-prohibited.

The developer failed to disclose these critical environmental and hydrogeological constraints during the first public meeting. Combined with the absence of direct transit to the GO Station or major grocery stores, insufficient parking in a car-dependent area, and unsupported “affordable housing” claims, this raises substantial concerns over transparency and long-term accountability.

The purpose of my delegation is to highlight the environmental risks, hydrological dangers, policy violations, and public-trust issues associated with this rezoning request.

### **Have you been in contact with a Town staff or Council member regarding your matter of interest? \***

☐ Yes

☒ No

### **I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. \***

☒ Agree

### **I acknowledge that I understand and accept the delegate conduct expectations as outlined in Section 32(b) of the Procedure By-law 6228-19, as amended (link below) \***

☒ Agree

[Click to view Procedure By-law 6228-19, as amended.](#)