



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

**Date:** Tuesday, March 24, 2026  
**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 (arrived at 7:03 p.m.)  
Councillor Michael Thompson  
Councillor John Gallo  
Councillor Harold Kim

**Other Attendees:** Marco Ramunno, Director, Planning and Development Services  
Felix Chau, Planner  
Anne Kantharajah, Town Clerk  
Julia Shipcott, Council/Committee Coordinator

---

**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 Weese

**Seconded by** Councillor Gilliland

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

Yeas (6): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Thompson, Councillor Gallo, and Councillor Kim

Absent (1): Councillor Gaertner

**Carried (6 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 PDS26-027 - Application for Official Plan Amendment and Zoning By-law Amendment, Eric and Theresa Jacqueline Liversidge and Livewell on Wellington General Partners Ltd., 1414-1426 and 1452 Wellington Street East, Lots 1 to 4, Registered Plan 525, File Numbers: OPA-2025-10, ZBA-2025-09, ZBA-2022-06**

**Planning Staff**

Felix Chau, Planner, presented an overview of the staff report regarding the proposed Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) on 1414 and 1426 Wellington Street East to redesignate both properties from "Community Commercial" to "Medium-High Urban Residential", and to rezone both from "Rural (RU) Zone" to "Townhouse Dwelling Residential (R8) Exception Zone (XX)" for standard townhouses and "Townhouse Dwelling Residential (R8) Exception Zone (YY)" for back-to-back townhouses, totaling 36 townhouse units of which

16 would be back-to-back units and 20 would be standard townhouse units.

The staff report also included a proposed Zoning by-law Amendment (ZBA) on 1452 Wellington Street East to rezone a previously approved ZBA and Site Plan of the property from "Townhouse Dwelling Residential (R8) Exception Zone (551) to "Townhouse Dwelling Residential (R8) Exception Zone (YY)", totaling 38 townhouse units of which 16 would be back-to-back units and 22 would be standard townhouse units. The full proposal would facilitate the development of 74 townhouses over six blocks, consisting of two blocks of 32 back-to-back townhouse units and four blocks of 42 standard townhouse units, accessed through a private condominium road with right-in right-out access from Wellington Street East, and a second proposed entrance off of the Stronach Aurora Recreation Complex (SARC) private driveway.

### **Applicant**

Jim Kotsopoulos, President, JKO Planning Services Inc. presented a detailed explanation behind proposed rezoning of the middle block portion of 1452 Wellington Street East from traditional townhouses to back-to-back townhouses in response to current market conditions, and to create a cohesive and unified development plan between 1414-1426 and 1452 Wellington Street East.

Arian Mesbahian, Senior Project Manager, Land Services Group reported that in response to current markets, pricing for back-to-back townhouses will start at \$699,000, adding that site servicing of 1452 Wellington Street East has been completed, with site servicing for 1414-1426 Wellington Street East expected to begin this summer.

### **Public Comments**

Aurora residents Rocco Morsillo, Leta Dayfoot and subject property owner Eric Liversidge expressed the following comments:

Concerns regarding:

- Limited green space provided to serve 74 families, including loss of green space in front of several units

- Potential risk for townhouse residents to use the SARC parking lot as an overflow lot
- Necessity for installation of traffic lights at the SARC entrance due to an increase in traffic volume from townhouse residents
- Proposed rezoning of 1452 Wellington Street East will increase density by 50% while decreasing green space and parking spots
- Proposed townhouse designs are not aesthetically pleasing

Suggestion(s) regarding:

- Having a two-year sunset clause included in the site plan approval
- MPAC having consolidated 1414-1426 Wellington Street East under one assessment roll number in November 2025 to 1426 Wellington Street East
- Removing both the development's SARC entrance and proposed central parking spaces to create a self-contained development with four keyhole court ends, providing parking and increased green space

**Moved by Councillor Gilliland**

**Seconded by Councillor Kim**

1. That Report No. PDS26-027 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)**

## **6. Confirming By-law**

- 6.1 **By-law Number 6768-26 - Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on March 24, 2026**

**Moved by** Councillor Thompson  
**Seconded by** Councillor Gilliland

That the confirming by-law be enacted.

**Carried**

7. **Adjournment**

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

That the meeting be adjourned at 8:23 p.m.

**Carried**

---

Tom Mrakas, Mayor

---

Anne Kantharajah, Town Clerk