



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

Date: Tuesday, April 15, 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
Councillor Harold Kim

Other Attendees: Marco Ramunno, Director, Planning and Development Services
Antonio Greco, Senior Planner
Ishita Soneji, Deputy Town Clerk
Julia Shipcott, 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 Thompson

Seconded by Councillor Weese

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 PDS25-047 - Application for Zoning By-law Amendment, Toteria Meats Limited, 14 and 18 Wellington Street East, Lots 130 and 131, and Part of Lot 128, as in R650109 Plan 246, File Number: ZBA-2024-09

Planning Staff

Antonio Greco, Senior Planner, presented an overview of the staff report regarding the proposed Zoning By-law Amendment, which seeks to amend the minor variance zoning permissions on the subject lands with a new "Promenade Downtown (PD1) Exception Zone (XXX)" to facilitate the addition of two storeys on the existing two-storey southerly building at 14 Wellington Street East, increase the total number of residential units and maximum building heights, expand the total gross floor area of all buildings, reduce the required number of parking spaces, and recognize two residential ground-floor units at 18 Wellington Street East.

Applicant

Michael Smith, Planner and Principal, Michael Smith Planning Consultants, presented an overview of the development proposal including site plan, site access, parking spaces, floor plans, and elevations.

Public Comments

Aurora residents Maya Schlegel and Nada Ismail expressed the following comments:

- Concerns regarding:
 - Adequate number of parking spaces
 - Increased traffic volume
 - Impact of construction in area
- Questions regarding:
 - Structural assessment to ensure integrity and safety of proposed additional two storeys on building
 - Environmental impact assessment and findings
 - Fire safety systems upgrades to accommodate expanded structure
 - Water and energy systems upgrades to ensure adequate water pressure and energy efficiency
 - Elevator capacity upgrade to handle increased number of residents
 - Construction timeline and communications to current tenants
 - Compensation and measures to minimize impacts of construction
 - Parking shortages and accessibility challenges during construction
 - Protection of existing tenants from rent increase eviction or displacement due to proposed construction
- Suggestion regarding:
 - Addition of electrical vehicle (EV) charging station

Moved by Councillor Weese

Seconded by Councillor Thompson

1. That Report No. PDS25-047 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 6691-25 - Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on April 15, 2025**

Moved by Councillor Thompson

Seconded by Councillor Kim

That the confirming by-law be enacted.

Carried

7. Adjournment

Moved by Councillor Weese

Seconded by Councillor Kim

That the meeting be adjourned at 7:48 p.m.

Carried

Tom Mrakas, Mayor

Ishita Soneji, Deputy Town Clerk