



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

**Date:** Tuesday, November 12, 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 (arrived at 7:04 p.m.)  
Councillor Michael Thompson  
Councillor John Gallo  
Councillor Harold Kim

**Other Attendees:** Doug Nadorozny, Chief Administrative Officer  
Marco Ramunno, Director, Planning and Development Services  
Felix Chau, Planner  
Katherine Gatzos, Planner  
Michael de Rond, Town Clerk  
Emily Freitas, Council/Committee Coordinator

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**1. Call to Order**

The Mayor called the meeting to order at 7:00 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 (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 procedure 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 PDS24-124 - Application for Zoning By-law Amendment, 1000099397 Ontario Ltd., 36 Industry Street, Lot 9, Plan 535, File Number: ZBA-2024-04**

**Planning Staff**

Katherine Gatzos, Planner, presented an overview of the staff report regarding the Zoning By-law Amendment (ZBA), noting the application proposes to redevelop the subject lands to facilitate the future development of a seven-storey residential building containing 97 units and 72 parking spaces including 2 levels of underground parking. It was further noted that the applicant is proposing "Second Density Apartment Residential (RA2-XX)" and the proposed ZBA seeks to amend the development standards on the building height and surrounding lot area,

yard setbacks, and adjusting the amenity area and parking requirements. Staff also highlighted the comments made at the community information meeting and next steps.

### **Applicant**

Brad Rogers, Groundswell Urban Planners Inc., presented an overview of the development proposal including site context, previously approved zoning on the subject lands, the proposed development of a seven-storey building, proposed zoning, renderings, interior and exterior site plans, amenities, mixed uses, and next steps. Maggie Way, Associate Planner, and Richard Ziegler, Architect, were also present to answer questions.

### **Public Comments**

Aurora residents, including Cheryl Bain, Catherine W, Rick Armstrong, and Keith Bennett, expressed the following comments:

- Opposition to the proposed development
- Concerns regarding:
  - Environmental impacts on diverse wildlife and Sheppard's Bush Conservation Area
  - Traffic/parking overflow to other local streets including Mary Street
  - Building structure and impact on other dwellings nearby due to construction
- Suggestions regarding:
  - Conducting a traffic study in the vicinity of the subject lands

**Moved by** Councillor Gallo

**Seconded by** Councillor Weese

1. That Report No. PDS24-124 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)

**5.2 PDS24-125 - Application for Official Plan Amendment and Zoning By law Amendment, P.A.R.C.E.L. Inc., 14070 Yonge Street, KING CON 1 PT LOT 72 PLAN M42 PT BLKS A B G RP 65R34432, PARTS 1 TO 5, File Number: OPA-2024-03; ZBA-2024-03**

**Planning Staff**

Felix Chau, Planner, presented an overview of the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications to facilitate the development of 2 five-storey condominium buildings on the subject lands; a residential condominium building with 180 units and a senior's lifestyle apartment building with 120 units. Staff discussed the previously approved applications and the current vacancy of the subject lands. It was further noted that the proposed OPA seeks to amend several site-specific policies from "Estate Residential" and "Major Institutional" to "Cluster Residential", and from "Cluster Residential" to "Environmental Protection Area", and the proposed ZBA seeks to rezone the subject lands from "Holding Provision Institutional Exception Zone (H) I (391)" to "Second Density Apartment Residential RA2 (XX) Exception Zone", "Second Density Apartment Residential RA2 (YY) Exception Zone", and "Environmental Protection (EP)". Staff also highlighted the comments made at the community information meeting and next steps for the application.

**Applicant**

Joan McIntyre, Malone Given Parsons Ltd., presented an overview of the proposed development including site context, elevations and landscape plan, preservation of existing landscape, restoration of vegetation buffers, underground parking, density and unit types, and transportation and site access. It was further noted the existing Official Plan and zoning, and next steps. Rowan Rivers, Transportation Consultant, GHD Engineering, was also present to answer questions.

**Public Comments**

Aurora residents John Green, Linda Ma, Conny Wong, Paul Langston, Nima Osqueizadeh, Vivian Wu, Mauricio Barbone, Andrew Mestrinaro, Kathy Andriopoulos, expressed the following comments:

- Opposition to the proposed development
- Concerns regarding:
  - Traffic and pedestrian safety on Yonge Street and Elderberry Trail
  - Parking overflow due to minimal parking spots
  - Environmental impact on the Oak Ridges Marine Area and current woodland
  - Density too high and the proposal does not align with the Town Official Plan
  - Increased pollution
  - Lack of privacy due to proposed elevation and noise concerns
  - Proximity of the proposed development to the existing sewage pumping station
- Suggestions regarding:
  - Installing sidewalks on Yonge Street and Elderberry Trail for pedestrian safety
  - Improving traffic signage and street lighting
  - Relocating the proposed development
- Questions regarding:
  - Construction timeline

**Moved by** Councillor Gilliland

**Seconded by** Councillor Weese

1. That Report No. PDS24-125 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 Public Planning 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 6650-24 - Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on November 12, 2024**

**Moved by Councillor Weese**

**Seconded by Councillor Thompson**

That the confirming by-law be enacted.

**Carried**

**7. Adjournment**

**Moved by Councillor Weese**

**Seconded by Councillor Gaertner**

That the meeting be adjourned at 9:55 p.m.

**Carried**

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Tom Mrakas, Mayor

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Michael de Rond, Town Clerk