



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

**Date:** Tuesday, September 12, 2023  
**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 (arrived 7:02 p.m.)

**Other Attendees:** Marco Ramunno, Director, Planning and Development Services  
Kenny Ng, Planner  
Jaclyn Grossi, Deputy Town Clerk  
Linda Bottos, Council/Committee Coordinator

---

### **1. Call to Order**

The Mayor called the meeting to order at 7:01 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 Gilliland  
**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 PDS23-111 - Application for Official Plan Amendment and Zoning By-law Amendment, Gervais Development (Centre) Corp., 180, 182 Centre Crescent, Part of Lot 105, Registered Plan 246, File Number: OPA-2022-03, ZBA-2022-05, Related File Number: SP-2022-12**

**Planning Staff**

Kenny Ng, Planner, presented an overview of the staff report regarding the Official Plan Amendment and Zoning By-law Amendment applications to facilitate the development of a seven-storey apartment building with a total of 193 units. It was noted the applicant proposes to re-designate the subject lands to site-specific "Promenade General - Special Design Area" and to permit a maximum building height of seven storeys, and to rezone the subject lands from "Service Employment E1(9) Zone" to "Second Density Apartment Residential Exception (RA2-XX) Zone", and amend the development standards on dwelling unit size, lot coverage, yard setbacks, maneuvering space, parking, and amenity area.

### **Applicant**

Gord Mahoney, Senior Planner, Michael Smith Planning Consultants, acknowledged he was accompanied by the project ownership team: Gerard Gervais, Steve Gervais, and Ryan Gervais, of Gervais Development (Centre) Corp., along with Drew MacMartin, Project Advisor; and presented an overview of the development proposal including land use designation, building height, site plan and elevations, parking layout, unit floor plan, landscape master plan, and public square concept plan.

### **Public Comments**

Aurora resident Mike Tighe inquired about the timing of the proposed development in relation to other current and upcoming construction projects in the area, whether there are planned mitigation efforts to ease traffic congestion and parking issues, and whether the developer is required to or will be offering subsidized housing.

### **Planning Staff**

Staff addressed the comments regarding traffic and the required studies, intersection timing improvements, parking, the GO station/Metrolinx project timelines, and subsidized housing. The Mayor provided further information regarding the investigation and potential improvements to the intersection areas and traffic flow at the south end of Industrial Parkway North, from Scanlon Court to Wellington Street East.

### **Applicant**

The applicant addressed the comments regarding the anticipated project timeframe.

**Moved by Councillor Kim**

**Seconded by Councillor Thompson**

1. That Report No. PDS23-111 be received; and
2. That comments presented at the Public Meeting be addressed by Planning and Development Services in a report to a future General Committee 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 6540-23 Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on September 12, 2023**

**Moved by** Councillor Gallo

**Seconded by** Councillor Thompson

That the confirming by-law be enacted.

**Carried**

**7. Adjournment**

**Moved by** Councillor Thompson

**Seconded by** Councillor Gaertner

That the meeting be adjourned at 8:18 p.m.

**Carried**

---

Tom Mrakas, Mayor

---

Jaclyn Grossi, Deputy Town Clerk