



Town of Aurora Council Meeting Revised Agenda

Date: Tuesday, December 10, 2024
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Meetings are available to the public in person and via live stream on the [Town's YouTube channel](#). To participate, please visit aurora.ca/participation.

	Pages
1. Call to Order	
Note: Added items are marked with an asterisk (*).	
According to the Procedure By-law, the consent of a two-thirds majority vote of Members present is required to permit the addition of Delegations item 6.3 to the agenda.	
2. Land Acknowledgement	
3. Approval of the Agenda	
4. Declarations of Pecuniary Interest and General Nature Thereof	
5. Community Presentations	
6. Delegations	
*6.1 Len Bulmer and Adam Mobbs, Aurora Cares, Housing for All; Re: Item 9.1 - CAO24-005 - Location for a Men's Transitional Shelter Update	1
*6.2 Harbinder Thandi, Resident; Re: Item 9.1 - CAO24-005 - Location for a Men's Transitional Shelter Update	2
*6.3 Roy Cohen, Resident; Re: Item 9.1 - CAO24-005 - Location for a Men's Transitional Shelter Update	3
7. Consent Agenda	
That the Consent Agenda, items 7.1 to 7.12 inclusive, be approved.	
7.1 Council Meeting Minutes of November 26, 2024	4

	1. That the Council Meeting Minutes of November 26, 2024, be adopted as circulated.	
7.2	Council Closed Session Minutes of November 26, 2024 (confidential attachment)	
	1. That the Council Closed Session Minutes of November 26, 2024, be adopted as circulated.	
7.3	Council Closed Session Public Meeting Minutes of November 26, 2024	15
	1. That the Council Closed Session Public Meeting Minutes of November 26, 2024, be adopted as circulated.	
7.4	Special Council Meeting Minutes of November 25, 2024	18
	1. That the Special Council Meeting Minutes of November 25, 2024, be adopted as circulated.	
7.5	Special Council Public Planning Meeting Minutes of November 19, 2024	25
	1. That the Special Council Public Planning Meeting Minutes of November 19, 2024, be adopted as circulated.	
7.6	Council Closed Session Minutes of November 19, 2024 (confidential attachment)	
	1. That the Council Closed Session Minutes of November 19, 2024, be adopted as circulated.	
7.7	Council Closed Session Public Meeting Minutes of November 19, 2024	29
	1. That the Council Closed Session Public Meeting Minutes of November 19, 2024, be adopted as circulated.	
7.8	Council Closed Session Minutes of December 2, 2024 (confidential attachment)	
	1. That the Council Closed Session Minutes of December 2, 2024, be adopted as circulated.	
7.9	Council Closed Session Public Meeting Minutes of December 2, 2024	32
	1. That the Council Closed Session Public Minutes of December 2, 2024, be adopted as circulated.	
7.10	Budget Committee Meeting Report of November 11, 2024	37

1. That the Budget Committee Meeting Report of November 11, 2024, be received for information.

7.11 Budget Committee Meeting Report of November 18, 2024 42

1. That the Budget Committee Meeting Report of November 18, 2024, be received for information.

7.12 Central York Fire Services Joint Council Committee Meeting Minutes of October 1, 2024 48

1. That the Central York Fire Services Joint Council Committee Meeting Minutes of October 1, 2024, be received for information.

8. Committee of the Whole Meeting Report of December 3, 2024 53

That the Committee of the Whole Meeting Report of December 3, 2024, be received and the recommendations carried by the Committee approved.

8.1 Advisory Committee Meeting Minutes

8.1.1 Accessibility Advisory Committee Meeting Minutes of November 13, 2024 62

1. That the Accessibility Advisory Committee Meeting Minutes of November 13, 2024, be received for information.

8.1.2 Parks and Recreation Advisory Committee Meeting Minutes of November 21, 2024 67

1. That the Parks and Recreation Advisory Committee Meeting Minutes of November 21, 2024, be received for information.

8.2 Community Services Committee Agenda

8.2.1 CMS24-044 - Diversity, Equity and Inclusion Status Update 71

1. That Report No. CMS24-044 be received for information.

8.2.2 CMS24-048 - Contract Award - Preventative Maintenance and Servicing of Arena Refrigeration Equipment 78

1. That Report No. CMS24-048 be received; and
2. That Council authorize Non-Standard procurement,

under section 6.8 of the procurement policy to award the Preventative Maintenance and Servicing of Arena Refrigeration Equipment to CIMCO Refrigeration.

8.2.3	CMS24-050 - Aurora Historical Society – Hillary House – Consultation Feedback	84
	<ol style="list-style-type: none">1. That Report No.CMS24-050 be received; and2. That Council authorize staff to negotiate with the Aurora Historical Society and bring back a report in Closed Session with recommendations.	
8.3	Corporate Services Committee Agenda	
8.3.1	CS24-035 - 2024 Pending List Review	105
	<ol style="list-style-type: none">1. That Report No. CS24-035 be received; and2. That items marked “Complete” be removed from the Pending List.	
8.4	Finance and Information Technology Committee Agenda	
8.5	Administration Committee Agenda	
8.6	Operational Services Committee Agenda	
8.6.1	OPS24-022 - Blue Box Collection Changes – Non-eligible Sources	129
	<ol style="list-style-type: none">1. That Report No. OPS24-022 be received; and2. That the Municipality no longer collect recycling, garbage, and compost for non-eligible sources effective January 1, 2026, be approved; and3. That staff be authorized and directed to do all things necessary to give effect to this resolution.	
8.7	Planning and Development Services Committee Agenda	
8.7.1	PDS24-133 - Endorsement of the Affordable Housing Action Plan	139
	<ol style="list-style-type: none">1. That Report No. PDS24-133 be received; and2. That Council endorse the finalized Affordable Housing Action Plan as attached to this report.	

- 8.7.2 **PDS24-134 - Application for Draft Plan of Condominium, Howland Green Wellington East Ltd., 35 Sunday Drive, Part of Lot 20, Concession 3, Parts 1, 2 and 3 on Plan 65R-40023, File Number: CDM-2024-01, Related File Number: SP-2022-14** 187
1. That Report No. PDS24-134 be received; and
 2. That the Draft Plan of Condominium File No. CDM-2024-01 to establish a standard condominium consisting of a total of 43 commercial units within a 4-storey office building, be approved, subject to the conditions attached hereto as Schedule 'A' of this report.
- 8.7.3 **PDS24-140 - Aurora BIA Governance Review and Downtown Collaboration Model** 203
1. That Report No. PDS24-140 be received; and
 2. That a by-law be brought forward to a future Council meeting to repeal BIA Designation By-law No. 6128-18 and any amending by-laws, thereby dissolving the Aurora Business Improvement Area; and
 - a. That staff be directed to perform all necessary administrative functions to conclude the business of the Aurora BIA, and assume their assets and liabilities in accordance with section 214 of the Municipal Act, 2001, as amended; and
 - b. That the Aurora Economic Development Corporation be requested to incorporate the functions of the BIA into their economic development services; and
 - c. That staff lead the development and implementation of a business engagement strategy for the Downtown area, and report back to a future meeting of Council.
 3. That any cash assets assumed pursuant to section 214 of the Municipal Act, 2001, as amended, be allocated to initiatives in the downtown area; and
 4. That upon dissolution of the Aurora BIA By-law Councillors of Ward 1 and Ward 2, currently assigned to the Aurora BIA Board of Directors, be offered an opportunity to join the Aurora Economic Development

Corporation's Downtown Action Team.

8.8 Member Motions

9. Consideration of Items Requiring Discussion (Regular Agenda)

9.1 CAO24-005 - Location for a Men's Transitional Shelter Update 217

1. That Report No. CAO24-005 be received for information.

9.2 FIN24-060 - Interim Forecast Update – as of October 31, 2024 222

1. That Report No. FIN24-060 be received for information.

9.3 Memorandum from Mayor's Office; Re: Committee Appointments 2025-2026 250

1. That Members of Council be appointed to the following Boards and Committees effective January 1, 2025:
 - Accessibility Advisory Committee – Councillor Wendy Gaertner
 - Active Transportation and Traffic Safety Advisory Committee – Councillor Wendy Gaertner
 - Aurora Economic Development Corporation – Councillor Harold Kim
 - Aurora Public Library Board – Councillors Michael Thompson and Harold Kim
 - Aurora Cultural Centre Board – Councillors Ron Weese and John Gallo
 - Aurora Business Improvement Area – Councillors Ron Weese and Rachel Gilliland
 - Community Recognition Review Advisory Committee – Mayor Tom Mrakas
 - Environmental Advisory Committee – Councillor Ron Weese
 - Finance Advisory Committee – Mayor Tom Mrakas, Councillors Michael Thompson and Harold Kim
 - Heritage Advisory Committee – Councillor Wendy Gaertner
 - Joint Council Committee – Councillors Rachel Gilliland, Harold Kim and Michael Thompson
 - Parks and Recreation Advisory Committee – Councillor

10.	New Business	
11.	Regional Report	
11.1	York Regional Council Highlights of November 28, 2024	251
	1. That the York Regional Council Highlights of November 28, 2024, be received for information.	
12.	By-laws	
12.1	By-law Number XXXX-24 - Being a By-law to levy Interim Property Taxes for the 2025 taxation year.	256
12.2	By-law Number XXXX-24 - Being a By-law to require the registration of Additional Residential Units.	259
	(Committee of the Whole Report No. PDS24-065, Sept. 3/24)	
12.3	By-law Number XXXX-24 – Being a By-law to Amend By-law Number 4574-04.T, as amended, to regulate parking and traffic in the Town of Aurora (Restricted Parking Maximum Period – Yonge Street).	275
	(Council Report No. PDS24-121, Nov. 26/24)	
13.	Closed Session	
14.	Confirming By-law	
14.1	By-law Number XXXX-24 - Being a By-law to confirm actions by Council resulting from a Council meeting on December 10, 2024	278
15.	Adjournment	



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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) *

Council

Council or Committee Meeting Date * 

2024-12-10



Subject *

Agenda Item 9.1 Location for a Men's Transitional Housing Update

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

Len Bulmer/ Adam Mobbs Aurora Cares- Housing for All

Brief Summary of Issue or Purpose of Delegation *

To present our community organizations view on material contained in the Update report being considered by Council

Could we kindly ask that we confirm our delegation by close of business tomorrow. given the late placement of the report on the Agenda

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



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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) *

Council

Council or Committee Meeting Date * 

2024-12-10



Subject *

CAO24-005

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

Harbinder Thandi

Brief Summary of Issue or Purpose of Delegation *

Questions regarding an update of Emergency Transitional Men's Shelter.

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



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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) *

Council

Council or Committee Meeting Date * 

2024-12-10



Subject *

Men's shelter

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

Roy cohen. Aurora resident.

Brief Summary of Issue or Purpose of Delegation *

To thank the town/ region for looking at other locations for the men's shelter.

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

Yes

No

Full name of the Town staff or Council member with whom you spoke

John Gallo.

Date you spoke with Town staff or a Council member

2024-12-4



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

Agree



**Town of Aurora
Council
Meeting Minutes**

Date: Tuesday, November 26, 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
 Councillor Michael Thompson
 Councillor John Gallo
 Councillor Harold Kim

Other Attendees: Doug Nadorozny, Chief Administrative Officer
 Patricia De Sario, Director, Corporate Services/Town Solicitor
 Robin McDougall, Director, Community Services
 Marco Ramunno, Director, Planning and Development Services
 Sara Tienkamp, Director, Operational Services
 Rachel Wainwright-van Kessel, Director, Finance
 Carley Smith, Manager, Corporate Communications
 Ishita Soneji, 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 Weese

Seconded by Councillor Kim

That the 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. Community Presentations

None.

6. Delegations

None.

7. Consent Agenda

Moved by Councillor Gallo

Seconded by Councillor Weese

That the Consent Agenda, items 7.1 to 7.3 inclusive, be approved.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

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7.1 Council Meeting Minutes of October 22, 2024

1. That the Council Meeting Minutes of October 22, 2024, be adopted as circulated.

Carried

7.2 Council Public Planning Meeting Minutes of November 12, 2024

1. That the Council Public Planning Meeting Minutes of November 12, 2024, be adopted as circulated.

Carried

7.3 Memorandum from Councillor Thompson; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of September 27, 2024

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of September 27, 2024, be received for information.

Carried

8. Committee of the Whole Meeting Report of November 5, 2024

Moved by Councillor Weese

Seconded by Councillor Thompson

That the Committee of the Whole Meeting Report of November 5, 2024, be received and the recommendations carried by the Committee approved, with the exception of sub-items 8.5.4, 8.8.1, and 8.8.3, which were discussed and voted on separately as recorded below.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

8.1 Advisory Committee Meeting Minutes

8.1.1 Active Transportation and Traffic Safety Advisory Committee Meeting Minutes of September 25, 2024

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1. That the Active Transportation and Traffic Safety Advisory Committee Meeting Minutes of September 25, 2024, be received for information.

Carried

8.1.2 Heritage Advisory Committee Meeting Minutes of October 7, 2024

1. That the Heritage Advisory Committee Meeting Minutes of October 7, 2024, be received for information.

Carried

8.1.3 Finance Advisory Committee Meeting Minutes of October 8, 2024

1. That the Finance Advisory Committee Meeting Minutes of October 8, 2024, be received for information.

Carried

8.1.4 Environmental Advisory Committee Meeting Minutes of October 21, 2024

1. That the Environmental Advisory Committee Meeting Minutes of October 21, 2024, be received for information.

Carried

8.2 Consent Agenda

None.

8.3 Community Services Committee Agenda

8.3.1 CMS24-043 - High Five - Registered Municipality

1. That Report No. CMS24-043 be received; and
2. That Council endorse the Town of Aurora becoming a High Five Registered Municipality.

Carried

8.4 Corporate Services Committee Agenda

None.

8.5 Finance and Information Technology Committee Agenda

8.5.1 FIN24-057 - 2025 to 2026 Budget and 10-Year Capital Plan

1. That Report No. FIN24-057 be received for information.

Carried**8.5.2 FIN24-051 - Water Meter Replacement Program Contract**

1. That Report No. FIN24-051 be received; and
2. That WAMCO be awarded the contract for replacement of residential water meters for five years at a total cost of \$1,900,000 excluding taxes under the single source provisions of the Procurement By-law.

Carried**8.5.3 FIN24-052 - Tax Sale Process**

1. That Report No. FIN24-052 be received for information.

Carried**8.5.4 FIN24-055 - Community Partner Reserve Management Policy****Moved by** Councillor Gaertner**Seconded by** Councillor Thompson

1. That Report No. FIN24-055 be received; and
2. That the Town's Community Partner Reserve Management Policy be approved.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)**8.6 Administration Committee Agenda**

None.

8.7 Operational Services Committee Agenda**8.7.1 OPS24-023 - Aurora Forest Study Policy Updates**

1. That Report No. OPS24-023 be received; and

2. That staff be directed to review and propose updates to the Private Tree Protection By-Law (By-law No. 5850-16) and associated compensation policies.

Carried

8.8 Planning and Development Services Committee Agenda

8.8.1 PDS24-065 - New Registration By-law for Additional Residential Units in Single Family Dwelling Unit

Moved by Councillor Gaertner

Seconded by Councillor Weese

1. That Report No. PDS24-065 be received; and
2. That staff bring forward the Registration By-law for Additional Residential Units (ARUs) to a future Council meeting for enactment.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

8.8.2 PDS24-119 - Extension of Approval to Draft Plan of Subdivision, Charlieville Developments Limited, 45 Tyler Street, Lot 26 and Part Lots 24, 25 and 27, Plan 9, File Number: SUB-2015-03, Related File Number: SP-2022-03

1. That Report No. PDS24-119 be received; and
2. That the Draft Approval to Plan of Subdivision for 45 Tyler Street, File SUB-2015-03, be extended for one year, with a lapsing date of December 17, 2025.

Carried

8.8.3 PDS24-120 - Application for Radiocommunication Tower, Shared Tower Inc. , 15400 Bayview Avenue, Plan 65M-3074, Block 2, Part Block 3, File Number: SP(T)-2024-01

Motion to refer

Moved by Councillor Gallo

Seconded by Councillor Thompson

That Report no. PDS24-120 be referred back to staff to explore other locations for the radiocommunication tower.

Motion to refer withdrawn

Moved by Councillor Gallo

Seconded by Councillor Weese

1. That Report No. PDS24-120 be received; and
2. That Council does not consent to the application for the installation of a 40-metre (131 feet) tall, monopole design telecommunication tower by Shared Tower Inc. at 15400 Bayview Avenue, and that the applicant seek an alternative site for the telecommunication tower.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

8.9 Member Motions

8.9.1 Mayor Mrakas; Re: Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding

Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities

across the province, generating significant revenue that is not directly shared with municipalities; and

Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

1. Now Therefore Be It Hereby Resolved That Aurora Town Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and
2. Be It Further Resolved That Aurora Town Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and
3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and
4. Be It Further Resolved That copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and

5. Be It Further Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

Carried

8.10 Regional Report

8.10.1 York Regional Council Highlights of October 24, 2024

1. That the York Regional Council Highlights of October 24, 2024, be received for information.

Carried

9. Consideration of Items Requiring Discussion (Regular Agenda)

9.1 PDS24-121 - Additional Information to Proposed Amendments to Parking By-law No. 4574-04.T – Various Locations in the Town’s Downtown Area

Moved by Councillor Thompson

Seconded by Councillor Gilliland

1. That Report No. PDS24-121 be received; and
2. That a by-law to amend Parking By-law No. 4574-04.T be enacted to increase the on-street parking allowance from one hour to two hours on Yonge Street between Wellington Street West and Kennedy Street on an interim basis as outlined in the report.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

10. New Business

Councillor Weese inquired about the Town's response to Ontario's Bill 212, *Reducing Gridlock, Saving You Time Act, 2024* with respect to bicycle lanes, and the Mayor provided a response noting that this new legislation does not impact the Town of Aurora.

Councillor Gilliland inquired about the recent advisory committee member recruitment process and outreach to local groups and organizations, and staff provided clarification.

Councillor Gaertner, with reference to the Budget 2025-2026 process and comments from residents, inquired about future reporting to Council on the budgeted and actual cost of capital projects, and staff provided a response.

Mayor Mrakas expressed appreciation to Council for endorsing the member motion to "Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding" noting that to date more than 45 municipalities have passed this motion.

Mayor Mrakas announced that Wayne Emmerson, York Region Chairman and Chief Executive Officer, will be retiring as of November 29, 2024, noting Chairman Emmerson's service and deep dedication to the Region, and extended best wishes for his future endeavours.

11. Regional Report

None.

12. By-laws

12.1 By-law Number 6655-24 - Being a By-law to amend By-law Number 6228-19, as amended, to govern the proceedings of Council and Committee meetings of the Town of Aurora.

12.2 By-law Number 6656-24 - Being a By-law to establish a schedule of fees and charges for municipal services, activities, and the use of property within the Town of Aurora (Fees and Charges By-law).

Moved by Councillor Gallo

Seconded by Councillor Gilliland

That the By-laws, items 12.1 and 12.2, be enacted.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

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13. Closed Session

None.

14. Confirming By-law

14.1 By-law Number 6657-24 Being a By-law to confirm actions by Council resulting from a Council meeting on November 26, 2024

Moved by Councillor Thompson

Seconded by Councillor Weese

That the confirming by-law be enacted.

Carried

15. Adjournment

Moved by Councillor Thompson

Seconded by Councillor Kim

That the meeting be adjourned at 7:50 p.m.

Carried

Tom Mrakas, Mayor

Ishita Soneji, Deputy Town Clerk



**Town of Aurora
Council Closed Session Public
Meeting Minutes**

Date: Tuesday, November 26, 2024
Time: 5:45 p.m.
Location: Holland Room, 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: Doug Nadorozny, Chief Administrative Officer
Patricia De Sario, Director, Corporate Services/Town Solicitor
Marco Ramunno, Director, Planning and Development Services
Ishita Soneji, Deputy Town Clerk

1. Call to Order

The Mayor called the meeting to order at 5:45 p.m.

2. Approval of the Agenda

Moved by Councillor Weese

Seconded by Councillor Kim

That the agenda as circulated by Legislative Services be approved.

Carried

3. 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.*

4. Consideration of Items Requiring Discussion

Moved by Councillor Gaertner
Seconded by Councillor Weese

That Council resolve into a Closed Session to consider the following matter:

1. PDS24-139 - Appeals of Updated Official Plan – 305 Wellington Street East and 245 Edward Street

Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board as per Section 239(2)(e) of the *Municipal Act, 2001*.

Carried

4.1 PDS24-139 - Appeals of Updated Official Plan – 305 Wellington Street East and 245 Edward Street

Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board as per Section 239(2)(e) of the *Municipal Act, 2001*.

Moved by Councillor Gallo
Seconded by Councillor Kim

1. That Council Closed Session Report No. PDS24-139 be received; and
2. That the confidential direction to staff be confirmed.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

5. Confirming By-law

- 5.1 By-law Number 6654-24 Being a By-law to confirm actions by Council resulting from a Council Closed Session on November 26, 2024

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Moved by Councillor Thompson
Seconded by Councillor Gallo

That the confirming by-law be enacted.

Carried

6. Adjournment

Moved by Councillor Kim
Seconded by Councillor Weese

That the meeting be adjourned at 7:01 p.m.

Carried

Tom Mrakas, Mayor

Ishita Soneji, Deputy Town Clerk



Town of Aurora
Special Meeting of Council
Minutes

Date: Monday, November 25, 2024
Time: 6:00 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 (arrived at 6:04 p.m.)
 Councillor John Gallo
 Councillor Harold Kim

Other Attendees: Doug Nadorozny, Chief Administrative Officer
 Patricia De Sario, Director, Corporate Services/Town Solicitor
 Robin McDougall, Director, Community Services
 Marco Ramunno, Director, Planning and Development Services
 Sara Tienkamp, Director, Operational Services
 Rachel Wainwright-van Kessel, Director, Finance
 Carley Smith, Manager, Corporate Communications
 Michael de Rond, Town Clerk
 Emily Freitas, Council/Committee Coordinator

1. Call to Order

The Mayor called the meeting to order at 6:00 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 Kim

Seconded by Councillor Gilliland

That the agenda as circulated by Legislative Services be approved.

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

Absent (1): Councillor Thompson

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. Delegations

None.

6. Consideration of Items Requiring Discussion

None.

7. Proposed Budget Amendments

7.1 Councillor Gaertner; Re: Amendment 001 - Victoria Hall Refurbishment

Moved by Councillor Gaertner

Seconded by Councillor Gilliland

1. That the scope of Project AM0259: Victoria Hall Refurbishment be reduced to only improvements to the structure of the building.

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

Nays (1): Councillor Gilliland

Carried (6 to 1)

7.2 Councillor Gaertner; Re: Amendment 002 - Aurora Family Leisure Complex (AFLC) Fitness Equipment Replacement

Moved by Councillor Gaertner

Seconded by Councillor Kim

1. That Project AM-F-0355: AFLC Fitness Equipment Replacement - 2025, be removed from the 2025 budget.

Nays (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Defeated (0 to 7)

7.3 Councillor Gaertner; Re: Amendment 003 - Youth Room Refresh

Moved by Councillor Gaertner

Seconded by Councillor Gilliland

1. That Project AM-F-0507: Youth Room Refresh, be removed from the 2025 budget.

Yeas (3): Councillor Weese, Councillor Gilliland, and Councillor Gaertner

Nays (4): Mayor Mrakas, Councillor Thompson, Councillor Gallo, and Councillor Kim

Defeated (3 to 4)

7.4 Councillor Gaertner; Re: Amendment 004 - Stronach Aurora Recreation Complex (SARC) Pre-School Room Refresh

Moved by Councillor Gaertner

Seconded by Councillor Gallo

1. That Project AM-F-0510: SARC Pre-School Room Refresh, be removed from the 2025 budget.

Nays (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Defeated (0 to 7)

7.5 Councillor Gaertner; Re: Amendment 005 - Yonge Street Plaza Repairs

Moved by Councillor Gaertner

Seconded by Councillor Gallo

1. That Project AM-F-0501: Yonge Street Plaza Repairs, be removed from the 2025 budget.

Yeas (1): Councillor Gallo

Nays (6): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, and Councillor Kim

Defeated (1 to 6)

7.6 Councillor Gaertner; Re: Amendment 006 - Stronach Aurora Recreation Complex (SARC) Toyota Arena Accessibility Updates

The amendment was withdrawn.

7.7 Councillor Gaertner; Re: Amendment 007 - Stronach Aurora Recreation Complex (SARC) External Mural

Moved by Councillor Gaertner

Seconded by Councillor Gallo

1. That Project GN-F-0103: SARC External Mural, be removed from the 2025 budget.

Yeas (2): Councillor Gilliland, and Councillor Gaertner

Nays (5): Mayor Mrakas, Councillor Weese, Councillor Thompson, Councillor Gallo, and Councillor Kim

Defeated (2 to 5)

7.8 Councillor Gallo; Re: Amendment 008 - Tennis Court Reconstruction – David English Park

Moved by Councillor Gallo

Seconded by Councillor Gilliland

1. That Project AM-F-0346: Tennis Court Reconstruction – David English Park be conditionally approved pending a further report from staff.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

7.9 Councillor Gallo; Re: Amendment 009 - Tennis Courts Resurface – Thomas Coates

The amendment was withdrawn.

7.10 Councillor Gallo; Re: Amendment 010 - Rehabilitation of Marksbury Court, Gilbank Drive, Lacey Court, McLeod Court

The amendment was withdrawn.

7.11 Councillor Gallo; Re: Amendment 011 - Unplanned Emergency Repairs Contingency

The amendment was withdrawn.

7.12 Councillor Gallo; Re: Amendment 012 - Town Parking Lot Maintenance

Moved by Councillor Gallo

Seconded by Councillor Gilliland

1. That the funding request for Project AM0342: Town Parking Lot Maintenance be conditionally approved pending a further report from staff.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

7.13 Councillor Gallo; Re: Amendment 013 - South Town Hall Parking Lot

The amendment was withdrawn.

7.14 Councillor Gallo; Re: Amendment 014 - Heating Ventilation and Air Conditioning Technician

Moved by Councillor Gallo

Seconded by Councillor Gaertner

1. That the new position of Heating Ventilation and Air Conditioning Technician be removed from the 2025 budget.

Yeas (5): Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, and Councillor Gallo

Nays (2): Mayor Mrakas, and Councillor Kim

Carried (5 to 2)

8. Confirming By-law

8.1 By-law Number 6653-24 - Being a By-law to confirm actions by Council resulting from a Special Meeting of Council on November 27, 2024

Moved by Councillor Weese

Seconded by Councillor Gilliland

That the confirming by-law be enacted.

Carried

9. Adjournment

Moved by Councillor Kim

Seconded by Councillor Thompson

That the meeting be adjourned at 7:07 p.m.

Carried

Special Meeting of Council Minutes
Monday, November 25, 2024

7

Tom Mrakas, Mayor

Michael de Rond, Town Clerk



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

Date: Tuesday, November 19, 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
 Councillor Michael Thompson
 Councillor John Gallo
 Councillor Harold Kim

Other Attendees: Doug Nadorozny, Chief Administrative Officer*
 Marco Ramunno, Director, Planning and Development Services
 Antonio Greco, Senior Planner
 Michael de Rond, Town Clerk
 Linda Bottos, Council/Committee Coordinator

*Attended electronically

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 Kim

Seconded by Councillor Gallo

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 Town Clerk confirmed that the appropriate notice was given in accordance with the relevant provisions of the *Planning Act*.

5.1 PDS24-131 - Application for Zoning By-law Amendment, Town of Aurora, 115 George Street, Part of Lots 1 and 2, Registered Plan 38, File Number: ZBA-2024-07

Planning Staff

Antonio Greco, Senior Planner, presented an overview of the staff report regarding the proposed Zoning By-law Amendment (ZBA) to facilitate the development of seven 61.5-foot residential lots fronting onto George Street and backing onto a proposed open space block, which would serve as a public park. Staff noted that the ZBA application seeks to rezone the subject property from "Institutional (I) Zone" to "Detached Third Density Residential (R3) Zone," and "Public Open Space (O1) Zone" and the existing "Environmental Protection (EP) Zone" boundary would remain unchanged. Staff further noted the Town's Parks Division staff would be

conducting their community engagement process regarding the proposed public park in early 2025.

Public Comments

Aurora residents, including Brian Carpenter, Catherine Deplaedt, Amelia Forest, Tom Hashem, Stephen Hunt, Ted Laks, Susan Shaw, and Tracy Smith, expressed the following comments:

- Support for the proposed development
- Concerns regarding:
 - Increased traffic flow and on-street parking
 - Mature tree preservation and protection of the tree canopy
 - Protection of the fabric of the mature neighbourhood
 - Front yard setbacks to ensure development not projecting forward and allow for mature tree planting
 - Safety issue of George Street narrowing at Wellington Street
 - Traffic speeding on George Street
 - Depth of lots and protection of toboggan hill
- Questions regarding:
 - Town's monetary definition of affordable housing
 - Lot severance and prevention of change to development plan
 - Location of backyard fences of proposed development
 - Planned uses for proposed park
- Suggestions regarding:
 - Consider providing more affordable housing, especially for first-time buyers and down-sizing buyers
 - Install full traffic lights at George Street and Wellington Street
 - Ensure building form is compatible with neighbouring streets
 - Tree planting program and construction management program
 - Quality and architectural control
 - Need for mixed-use park and appropriate lighting

Moved by Councillor Gilliland

Seconded by Councillor Weese

1. That Report No. PDS24-131 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 6652-24 - Being a By-law to confirm actions by Council resulting from a Special Council Public Planning meeting on November 19, 2024**

Moved by Councillor Weese

Seconded by Councillor Kim

That the confirming by-law be enacted.

Carried

7. Adjournment

Moved by Councillor Weese

Seconded by Councillor Gallo

That the meeting be adjourned at 8:09 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk



**Town of Aurora
Council Closed Session Public
Meeting Minutes**

Date: Tuesday, November 19, 2024
Time: 5:45 p.m.
Location: Holland Room, 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: Doug Nadorozny, Chief Administrative Officer*
Marco Ramunno, Director, Planning and Development Services
Slav Szlapczynski, Deputy Town Solicitor
Michael de Rond, Town Clerk
Ishita Soneji, Deputy Town Clerk

*Attended Virtually

1. Call to Order

The Mayor called the meeting to order at 5:45 p.m.

2. Approval of the Agenda

Moved by Councillor Weese
Seconded by Councillor Gallo

That the agenda as circulated by Legislative Services be approved.

Carried

3. 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*.

4. Consideration of Items Requiring Discussion

That Council resolve into a Closed Session to consider the following matters:

1. PDS24-135 - Land acquisition opportunity for future recreational lands

A proposed or pending acquisition or disposition of land by the municipality or local board as per Section 239(2)(c) of the *Municipal Act, 2001*.

2. PDS24-137 - Property Matter – 27 Mosley Street

A proposed or pending acquisition or disposition of land by the municipality or local board as per Section 239(2)(c) of the *Municipal Act, 2001*.

A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board as per Section 239(2)(k) of the *Municipal Act, 2001*.

4.1 PDS24-135 - Land acquisition opportunity for future recreational lands

A proposed or pending acquisition or disposition of land by the municipality or local board as per Section 239(2)(c) of the *Municipal Act, 2001*.

Moved by Councillor Thompson

Seconded by Councillor Weese

1. That Council Closed Session Report No. PDS24-135 be received; and
2. That the confidential direction to staff be confirmed.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

4.2 PDS24-137 - Property Matter – 27 Mosley Street

A proposed or pending acquisition or disposition of land by the municipality or local board as per Section 239(2)(c) of the *Municipal Act, 2001*.

A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board as per Section 239(2)(k) of the *Municipal Act, 2001*.

Moved by Councillor Gallo

Seconded by Councillor Gilliland

1. That Council Closed Session Report No. PDS24-137 be received; and
2. That the confidential direction to staff be confirmed.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

5. Confirming By-law

5.1 By-law Number 6651-24 Being a By-law to confirm actions by Council resulting from a Council Closed Session on November 19, 2024

Moved by Councillor Gilliland

Seconded by Councillor Gaertner

That the confirming by-law be enacted.

Carried

6. Adjournment

Moved by Councillor Gaertner

Seconded by Councillor Kim

That the meeting be adjourned at 7:01 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk



**Town of Aurora
Council Closed Session Public
Meeting Minutes**

Date: Monday, December 2, 2024
Time: 5:45 p.m.
Location: Holland Room, Aurora Town Hall

Council Members: Mayor Tom Mrakas (Chair)
Councillor Ron Weese
Councillor Rachel Gilliland* (arrived at 5:48 p.m.)
Councillor Wendy Gaertner
Councillor Michael Thompson (arrived at 6:06 p.m.)
Councillor John Gallo
Councillor Harold Kim

Other Attendees: Doug Nadorozny, Chief Administrative Officer
Michael de Rond, Town Clerk

*Attended virtually

1. Call to Order

The Mayor called the meeting to order at 5:45 p.m.

Council consented to resolve into a Closed Session at 5:45 p.m.

Council reconvened into open session at 6:15 p.m.

Councillor Gallo was present at the closed session meeting but absent when reporting out occurred.

2. Approval of the Agenda

Moved by Councillor Weese

Seconded by Councillor Gallo

That the agenda as circulated by Legislative Services be approved.

Carried

3. 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*.

4. Consideration of Items Requiring Discussion

Moved by Councillor Gallo

Seconded by Councillor Weese

That Council resolve into a Closed Session to consider the following matter(s);

1. CS24-036 - Appointment of Members to the Accessibility Advisory Committee

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the *Municipal Act, 2001*.

2. CS24-037 - Appointment of Members to the Aurora Appeal Tribunal and Property Standards Committee

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the *Municipal Act, 2001*.

3. CS24-038 - Appointment of Members to the Active Transportation and Traffic Safety Advisory Committee

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the *Municipal Act, 2001*.

4. CS24-039 - Appointment of Members to the Committee of Adjustment

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the *Municipal Act, 2001*.

5. CS24-040 - Appointment of Members to the Community Recognition Review Advisory Committee

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the *Municipal Act, 2001*.

6. CS24-041 - Appointment of Members to the Environmental Advisory Committee

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the *Municipal Act, 2001*.

7. CS24-042 - Appointment of Members to the Heritage Advisory Committee

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the *Municipal Act, 2001*.

8. CS24-043 - Appointment of Members to the Mayor's Golf Classic Funds Committee

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the *Municipal Act, 2001*.

9. CS24-044 - Appointment of Members to the Parks and Recreation Advisory Committee

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the *Municipal Act, 2001*.

Carried

4.1 CS24-036 - Appointment of Members to the Accessibility Advisory Committee

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the *Municipal Act, 2001*.

4.2 CS24-037 - Appointment of Members to the Aurora Appeal Tribunal and Property Standards Committee

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the *Municipal Act, 2001*.

4.3 CS24-038 - Appointment of Members to the Active Transportation and Traffic Safety Advisory Committee

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the *Municipal Act, 2001*.

4.4 CS24-039 - Appointment of Members to the Committee of Adjustment

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the *Municipal Act, 2001*.

4.5 CS24-040 - Appointment of Members to the Community Recognition Review Advisory Committee

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the *Municipal Act, 2001*.

4.6 CS24-041 - Appointment of Members to the Environmental Advisory Committee

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the *Municipal Act, 2001*.

4.7 CS24-042 - Appointment of Members to the Heritage Advisory Committee

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the *Municipal Act, 2001*.

4.8 CS24-043 - Appointment of Members to the Mayor's Golf Classic Funds Committee

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the *Municipal Act, 2001*.

4.9 CS24-044 - Appointment of Members to the Parks and Recreation Advisory Committee

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the *Municipal Act, 2001*.

Moved by Councillor Weese

Seconded by Councillor Thompson

1. That the reports considered in items 4.1 – 4.9 be received for information; and,
2. That the confidential direction provided to staff for items 4.1 – 4.9 be confirmed.

Yeas (6): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gilliland
Absent (1): Councillor Gallo

Carried (6 to 0)

5. Confirming By-law

5.1 By-law Number 6658-24 Being a By-law to confirm actions by Council resulting from a Council Closed Session on December 2, 2024

Moved by Councillor Gaertner
Seconded by Councillor Weese

That the confirming by-law be enacted.

Carried

6. Adjournment

Moved by Councillor Kim
Seconded by Councillor Weese

That the meeting be adjourned at 7:01 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk



**Town of Aurora
Budget Committee
Meeting Report**

Date: Monday, November 11, 2024
Time: 6 p.m.
Location: Council Chambers, Aurora Town Hall

Council Members: Mayor Tom Mrakas (Chair)
 Councillor Ron Weese
 Councillor Rachel Gilliland
 Councillor Wendy Gaertner (arrived 6:02 p.m.)
 Councillor Michael Thompson
 Councillor John Gallo
 Councillor Harold Kim (arrived 6:01 p.m.)

Other Attendees: Doug Nadorozny, Chief Administrative Officer
 Patricia De Sario, Director, Corporate Services/Town Solicitor
 Robin McDougall, Director, Community Services
 Marco Ramunno, Director, Planning and Development Services
 Sara Tienkamp, Director, Operational Services
 Rachel Wainwright-van Kessel, Director, Finance
 Michelle Outar, Acting Manager, Corporate Communications
 Michael de Rond, Town Clerk
 Linda Bottos, Council/Committee Coordinator

1. Call to Order

The Mayor called the meeting to order at 6 p.m.

2. Land Acknowledgement

Budget Committee 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

Budget Committee approved the revised agenda as circulated by Legislative Services.

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. Delegations

None.

6. Consideration of Items

6.1 2025-2026 Departmental Budget Presentations

6.1.1 Council

[\(Binder Tab 6\)](#)

Rachel Wainwright-van Kessel, Director, Finance, presented an overview of the 2025-2026 operating budget for Council, including a budget change summary and changes to the budget outlook.

Budget Committee recommends:

1. That the 2025-2026 Council Budget presentation be received for information.

Carried

6.1.2 Office of the Chief Administrative Officer

[\(Binder Tab 7\)](#)

Doug Nadorozny, Chief Administrative Officer, presented an overview of the 2025-2026 operating budget and 10-year capital plan for the Office of the Chief Administrative Officer, including 2024 accomplishments, 2025 key objectives, budget change summary, changes to the budget outlook, proposed capital budget, and key capital projects.

Budget Committee recommends:

1. That the 2025-2026 Office of the Chief Administrative Officer Budget presentation be received for information.

Carried

6.1.3 Community Services

[\(Binder Tab 8\)](#)

Robin McDougall, Director, Community Services, presented an overview of the 2025-2026 operating budget and 10-year capital plan for Community Services, including 2024 accomplishments, 2025 key objectives, budget change summary, changes to the budget outlook, proposed capital budget, and key capital projects.

Budget Committee recommends:

1. That the 2025-2026 Community Services Budget presentation be received for information.

Carried

6.1.4 Corporate Services

[\(Binder Tab 9\)](#)

Patricia De Sario, Director, Corporate Services/Town Solicitor, presented an overview of the 2025-2026 operating budget and 10-year capital plan for Corporate Services, including 2024 accomplishments, 2025 key objectives, budget change summary, changes to the budget outlook, proposed capital budget, and key capital projects.

Budget Committee recommends:

1. That the 2025-2026 Corporate Services Budget presentation be received for information.

Carried**6.1.5 Finance**[\(Binder Tab 10\)](#)

Rachel Wainwright-van Kessel, Director, Finance, presented an overview of the 2025-2026 operating budget and 10-year capital plan for Finance, including 2024 accomplishments, 2025 key objectives, budget change summary, changes to the budget outlook, proposed capital budget, and key capital projects.

Budget Committee recommends:

1. That the 2025-2026 Finance Budget presentation be received for information.

Carried**6.1.6 Operational Services**[\(Binder Tab 11\)](#)

Sara Tienkamp, Director, Operational Services, presented an overview of the 2025-2026 operating budget and 10-year capital plan for Operational Services, including 2024 accomplishments, 2025 key objectives, budget change summary, changes to the budget outlook, proposed rate budget, proposed capital budget, and key capital projects.

Budget Committee recommends:

1. That the 2025-2026 Operational Services Budget presentation be received for information.

Carried**6.1.7 Planning and Development Services**[\(Binder Tab 12\)](#)

Marco Ramunno, Director, Planning and Development Services, presented an overview of the 2025-2026 operating budget and 10-year capital plan for Planning and Development Services, including 2024 accomplishments, 2025 key objectives, budget change summary, changes to the budget outlook, proposed capital budget, and key capital projects.

Budget Committee recommends:

1. That the 2025-2026 Planning and Development Services Budget presentation be received for information.

Carried

6.1.8 Corporate Items

[\(Binder Tab 13\)](#)

Rachel Wainwright-van Kessel, Director, Finance, presented an overview of the 2025-2026 operating budget for Corporate Items, including a budget change summary and changes to the budget outlook.

Budget Committee recommends:

1. That the 2025-2026 Corporate Items Budget presentation be received for information.

Carried

7. Adjournment

The meeting was adjourned at 8:34 p.m.



Town of Aurora Budget Committee Meeting Report

Date: Monday, November 18, 2024
Time: 6 p.m.
Location: Council Chambers, Aurora Town Hall

Council Members: Councillor Michael Thompson (Chair)
 Mayor Tom Mrakas (arrived 6:11 p.m., departed 7:06 p.m.)*
 Councillor Ron Weese
 Councillor Rachel Gilliland
 Councillor Wendy Gaertner
 Councillor John Gallo
 Councillor Harold Kim

Other Attendees: Doug Nadorozny, Chief Administrative Officer*
 Robin McDougall, Director, Community Services
 Rachel Wainwright-van Kessel, Director, Finance
 Jason Gaertner, Manager, Financial Management
 Carley Smith, Manager, Corporate Communications
 Phillip Rose, Manager, Library Square
 Michael de Rond, Town Clerk
 Emily Freitas, Council/Committee Coordinator

*Attended electronically

1. Call to Order

The Chair called the meeting to order at 6:00 p.m.

2. Land Acknowledgement

The Committee 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

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

Carried

4. Declarations of Pecuniary Interest and General Nature Thereof

Councillor Ron Weese declared a pecuniary interest under the Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50. respecting item 8.1.6 - Sport Aurora, due to involvement with the organization, and therefore, did not participate in the discussion or vote on any question in respect to the matter.

5. Delegations

5.1 Phiona Durrant, Aurora Black Community Association; Re: Request for Funding

Item 5.1 was considered following consideration of item 6.1.2.

Budget Committee consented to permit an additional five minutes for the delegation.

Phiona Durrant, Aurora Black Community Association, presented an overview of their funding request including: 2024 highlights and milestones; in-person programming and volunteer opportunities; 2025 goals; increasing community engagement and programs; and feedback from the community.

Budget Committee received the comments of the delegation for information.

6. Consideration of Items

6.1 2025 Operating Budget - Community Partner Business Plans and Presentations

6.1.1 Central York Fire Services

[\(Binder Tab 14\)](#)

Fire Chief Rocco Volpe and Dan Waters, Platoon Chief, presented an overview of the Fire Services 2025 Budget submission including: 2025 budget highlights; operating budget; increase in wages and benefits; operating expenses; and 2025-2026 capital budget requests. Andrea Tang, Director, Financial Services, Town of Newmarket was also present.

Budget Committee recommends:

1. That the Central York Fire Services presentation be received for information.

Carried

6.1.2 Aurora Historical Society Board

[\(Binder Tab 15\)](#)

Budget Committee consented to permit an additional five minutes for the delegation.

Alan Lambert, Co-President, and Geoffrey Dawe, Co-President and Treasurer, presented an overview of the Board's funding requests including: 2024 highlights; goals and achievements; key performance indicators; ongoing challenges; partnerships; sources of revenue; 2025 request for funding; recognition of volunteers; 2025 goals; and feedback from the community.

Budget Committee recommends:

1. That the Aurora Historical Society Board presentation be received for information.

Carried

6.1.3 Aurora Public Library Board

([Binder Tab 15](#))

Budget Committee consented to permit an additional five minutes for the delegation.

Lauren Hanna, Financial Committee Chair, provided an introduction and Jodi Marr, Chief Executive Officer, presented an overview of the Board's funding request including: opening of Aurora Town Square; library visits and membership; in-person and virtual programming; creative studio; community and cultural organization partnerships; assistance for newcomers; online learning resources; circulation of physical and digital resources; investment returns; library collections; budget pressures; and 2025 operating budget. Julie Rocca, Business Manager, was also present.

Budget Committee recommends:

1. That the Aurora Public Library Board presentation be received for information.

Carried

6.1.4 Aurora Cultural Centre Board

([Binder Tab 15](#))

Morry Patoka, Vice President, provided an introduction and Suzanne Haines, Executive Director, presented the Board's funding request including: mission, vision and core values; opening of Aurora Town Square; 2024 programming and key performance indicators; community participation and feedback; 2024 financial summary; additional key performance indicators; 2025-2026 budget and objectives; and operating budgets including revenue and expenses. Michelle Lockie, Treasurer, was also present.

Budget Committee recommends:

1. That the Aurora Cultural Centre Board presentation be received for information.

Carried

6.1.5 Aurora Sports Hall of Fame

[\(Binder Tab 15\)](#)

Budget Committee consented to permit an additional five minutes for the delegation.

Javed S. Khan, President and Director, and Brian Roberts, Treasurer, presented an overview of the Board's funding request including: 2024 key highlights; invitation to the 3rd Annual Celebrity Golf Classic on June 12, 2025; community engagement; 11th Annual Induction Celebration Evening and invitation to the 12th Annual Induction Celebration Evening on November 6, 2025; 2024 Future Hall of Famers of the Month; nominations for Class of 2025 Inductees; 2025 operating grant request; and 2025-2026 budget.

Budget Committee recommends:

1. That the Aurora Sports Hall of Fame presentation be received for information.

Carried

6.1.6 Sport Aurora

[\(Binder Tab 15\)](#)

Stephen Forsey, Director, and John Reich, Treasurer, provided an overview of the Board's funding request including: background and mission statement; acknowledgement of members that have contributed to their success; 2024 highlights and programming review; key performance indicators; 2024 funding and 2025 forecast.

Budget Committee recommends:

1. That the Sport Aurora presentation be received for information.

Carried

Councillor Gallo inquired about review of the capital budget details.

Monday, November 18, 2024
Budget Committee Meeting Report

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7. Adjournment

The meeting was adjourned at 8:21 p.m.



Central York Fire Services

Minutes

Joint Council Committee

Date: Tuesday, October 1, 2024
Time: 9:30 AM
Location: Streamed live from the Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

Members Present: Councillor Gilliland, Town of Aurora, Chair
Councillor Broome, Town of Newmarket, Vice Chair
Councillor Simon, Town of Newmarket
Councillor Thompson, Town of Aurora

Members Absent: Councillor Gaertner, Town of Aurora
Councillor Morrison, Town of Newmarket

Staff Present: R. Volpe, Fire Chief, Central York Fire Services
Daniel Waters, Platoon Chief, Central York Fire Services
A. Tang, Manager of Finance & Accounting, Town of Newmarket
R. Wainwright-van Kessel, Director of Finance – Treasurer,
Town of Aurora
A. Gibson, Senior Financial Analyst, Town of Newmarket
K. Saini, Deputy Town Clerk/Manager Legislative Services,
Town of Newmarket
S. Granat, Legislative Coordinator

The meeting was called to order at 9:31 AM
Councillor Gilliland in the Chair

1. Notice

Chair Gilliland advised that the Municipal Offices were open to the public, and that members of the public could attend this meeting in person or view the live stream available at newmarket.ca/meetings.

2. Additions & Corrections to the Agenda

None.

3. Conflict of Interest Declarations

None.

4. Presentations

4.1 Pre-Incident Planning and the After the Fire Program

Chief Schell provided a presentation regarding Pre-Incident Planning and the After the Fire Program including what is a pre-incident plan, benefits, information gathered, current program status, distribution of pre-plans, and the After the Fire Program.

Committee Members queried the presenter regarding updates to the Pre-Incident Plans, and the effect on insurance.

Moved by: Councillor Broome

Seconded by: Councillor Thompson

1. That the presentation by Ryan Schell, Chief Fire Prevention Officer regarding Pre-Incident Planning and the After the Fire Program be received.

Carried

4.2 Central York Fire Services (CYFS) Draft 2025 Operating and Capital Budgets

Anita Gibson, Supervisor Financial Reporting and Analysis provided a presentation regarding the Central York Fire Services Draft 2025 Operating and Capital Budgets including the budget process, the operating budget, correction to wage inflation, shared service allocation, capital budget, and next steps.

Committee Members queried Staff regarding additional information on vehicles, operational expenses associated with the training building, annual salary increases compared to other municipalities, and lieu time.

Moved by: Councillor Simon

Seconded by: Councillor Thompson

1. That the presentation by Anita Gibson, Supervisor Financial Reporting and Analysis regarding the CYFS Draft 2025 Operating and Capital Budgets be received.

Carried

5. Deputations

None.

6. Approval of Minutes

6.1 Central York Fire Services - Joint Council Committee Meeting Minutes of September 10, 2024

Moved by: Councillor Broome

Seconded by: Councillor Simon

1. That the Central York Fire Services Joint Council Committee meeting minutes of September 10, 2024 be approved.

Carried

7. Items

7.1 Central York Fire Services (CYFS) Draft 2025 Operating and Capital Budgets

Moved by: Councillor Simon

Seconded by: Councillor Thompson

1. That Fire Services Report JCC-2024-05 Central York Fire Services (CYFS) Draft 2025 Operating and Capital Budgets dated October

1, 2024, Draft 2025 CYFS Operating Budget (Appendix A), and Draft 2025 CYFS Capital Budget (Appendix B) be received; and,

2. That the Joint Council Committee recommends the draft budgets to the Town of Aurora Council for review and then to the Town of Newmarket Council for approval, per the Joint Services Agreement.

Carried

7.2 Letter to Mayor and Council regarding the Ontario Skills Development Fund

Fire Chief Volpe provided a verbal update regarding the Letter to Mayor and Council regarding the Ontario Skills Development Fund including background, partnerships, funding use, and workshops.

Members of Council queried Staff regarding the opening date.

Moved by: Councillor Broome

Seconded by: Councillor Simon

1. That the Letter to Mayor and Council regarding the Ontario Skills Development Fund is received.

Carried

7.3 Event Recap – Open House and Naming of Station 4-5

Fire Chief Volpe provided a verbal update regarding the Event Recap - Open House and Naming of Station 4-5 including thanking the public for attending, the ceremony held, the number of attendees, the number of volunteers and fundraising.

8. New Business

None.

9. Closed Session (if required)

The Central York Fire Services Joint Council Committee did not resolve into Closed Session.

10. Adjournment

Moved by: Councillor Broome

Seconded by: Councillor Thompson

1. That the meeting be adjourned at 10:36 AM.

Carried

Councillor Gilliland, Chair

Date



**Town of Aurora
Committee of the Whole
Meeting Report**

Date: Monday, December 2, 2024
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Council Members: Mayor Tom Mrakas
Councillor Ron Weese
Councillor Rachel Gilliland*
Councillor Wendy Gaertner
Councillor Michael Thompson
Councillor John Gallo
Councillor Harold Kim

Other Attendees: Doug Nadorozny, Chief Administrative Officer
Robin McDougall, Director, Community Services
Marco Ramunno, Director, Planning and Development Services
Sara Tienkamp, Director, Operational Services
Rachel Wainwright-van Kessel, Director, Finance
Carley Smith, Manager, Corporate Communications
Slav Szlapczynski, Deputy Town Solicitor
Michael de Rond, Town Clerk
Emily Freitas, Council/Committee Coordinator

*Attended electronically

1. Call to Order

The Chair called the meeting to order at 7:02 p.m.

2. Land Acknowledgement

The Committee 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

Committee of the Whole approved the revised agenda as circulated by Legislative Services.

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. Community Presentations

None.

6. Delegations

6.1 Michael Braithwaite, Blue Door; Re: Housing for All Land Trust

Michael Braithwaite, Blue Door, presented a brief overview of the Housing for All Land Trust and highlighted their goal to partner with the Town to develop affordable housing.

Committee of the Whole received the comments of the delegation for information.

6.2 Kathy Duncan and Jason Cheng, Climate Action Newmarket-Aurora; Re: the Town's Climate Change Adaptation Plan, Community Energy Plan and the Fossil Fuel Non-Proliferation Treaty

Committee of the Whole consented to permit an additional five minutes for the delegation.

Kathy Duncan and Jason Cheng, Climate Action Newmarket-Aurora, presented an overview of the Fossil Fuel Non-Proliferation Treaty and the call to action including: the Town's climate emergency declaration; current environmental trends; milestones achieved; background of the fossil fuel non-proliferation treaty and its purpose; possible actions; and request for endorsement.

Committee of the Whole received the comments of the delegation for information.

6.3 Geoffrey Dawe, Aurora Historical Society; Re: Item 9.3 - CMS24-050 - Aurora Historical Society – Hillary House – Consultation Feedback

Geoffrey Dawe, Aurora Historical Society, spoke in support of the recommendations contained in Report CMS24-050 – Aurora Historical Society – Hilary House – Consultation Feedback.

Committee of the Whole received and referred the comments of the delegation to item 9.3.

Carried

6.4 Len Bulmer, Resident; Re: Item 14.1 - PDS24-133 - Endorsement of the Affordable Housing Action Plan

Len Bulmer, Aurora Cares, Housing for All, spoke in support for the Affordable Housing Action Plan and highlighted the importance of the plan into addressing homelessness and transitional housing.

Committee of the Whole received and referred the comments of the delegation to item 14.1.

7. Advisory Committee Meeting Minutes

Committee of the Whole recommends:

That the Advisory Committee Meeting Minutes, items 7.1 to 7.2 inclusive, be received for information.

Carried

Committee of the Whole Meeting Report
Monday, December 2, 2024

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7.1 Accessibility Advisory Committee Meeting Minutes of November 13, 2024

1. That the Accessibility Advisory Committee Meeting Minutes of November 13, 2024, be received for information.

Carried

7.2 Parks and Recreation Advisory Committee Meeting Minutes of November 21, 2024

1. That the Parks and Recreation Advisory Committee Meeting Minutes of November 21, 2024, be received for information.

Carried

8. Consent Agenda

None.

9. Community Services Committee Agenda

9.1 CMS24-044 - Diversity, Equity and Inclusion Status Update

Committee of the Whole recommends:

1. That Report No. CMS24-044 be received for information.

Carried

9.2 CMS24-048 - Contract Award - Preventative Maintenance and Servicing of Arena Refrigeration Equipment

Committee of the Whole recommends:

1. That Report No. CMS24-048 be received; and
2. That Council authorize Non-Standard procurement, under section 6.8 of the procurement policy to award the Preventative Maintenance and Servicing of Arena Refrigeration Equipment to CIMCO Refrigeration.

Carried

Committee of the Whole Meeting Report
Monday, December 2, 2024

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9.3 CMS24-050 - Aurora Historical Society – Hillary House – Consultation Feedback

Committee of the Whole recommends:

1. That Report No.CMS24-050 be received; and
2. That Council authorize staff to negotiate with the Aurora Historical Society and bring back a report in Closed Session with recommendations.

Carried

10. Corporate Services Committee Agenda

10.1 CS24-035 - 2024 Pending List Review

Committee of the Whole recommends:

1. That Report No. CS24-035 be received; and
2. That items marked “Complete” be removed from the Pending List.

Carried

11. Finance and Information Technology Committee Agenda

None.

12. Administration Committee Agenda

None.

13. Operational Services Committee Agenda

13.1 OPS24-022 - Blue Box Collection Changes – Non-eligible Sources

Committee of the Whole recommends:

1. That Report No. OPS24-022 be received; and

Committee of the Whole Meeting Report
Monday, December 2, 2024

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2. That the Municipality no longer collect recycling, garbage, and compost for non-eligible sources effective January 1, 2026, be approved; and
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

14. Planning and Development Services Committee Agenda

14.1 PDS24-133 - Endorsement of the Affordable Housing Action Plan

Committee of the Whole recommends:

1. That Report No. PDS24-133 be received; and
2. That Council endorse the finalized Affordable Housing Action Plan as attached to this report.

Carried

14.2 PDS24-134 - Application for Draft Plan of Condominium, Howland Green Wellington East Ltd., 35 Sunday Drive, Part of Lot 20, Concession 3, Parts 1, 2 and 3 on Plan 65R-40023, File Number: CDM-2024-01, Related File Number: SP-2022-14

Committee of the Whole recommends:

1. That Report No. PDS24-134 be received; and
2. That the Draft Plan of Condominium File No. CDM-2024-01 to establish a standard condominium consisting of a total of 43 commercial units within a 4-storey office building, be approved, subject to the conditions attached hereto as Schedule 'A' of this report.

Carried

14.3 PDS24-140 - Aurora BIA Governance Review and Downtown Collaboration Model

Committee of the Whole recommends:

1. That Report No. PDS24-140 be received; and
2. That a by-law be brought forward to a future Council meeting to repeal BIA Designation By-law No. 6128-18 and any amending by-laws, thereby dissolving the Aurora Business Improvement Area; and
 - a. That staff be directed to perform all necessary administrative functions to conclude the business of the Aurora BIA, and assume their assets and liabilities in accordance with section 214 of the Municipal Act, 2001, as amended; and
 - b. That the Aurora Economic Development Corporation be requested to incorporate the functions of the BIA into their economic development services; and
 - c. That staff lead the development and implementation of a business engagement strategy for the Downtown area, and report back to a future meeting of Council.
3. That any cash assets assumed pursuant to section 214 of the Municipal Act, 2001, as amended, be allocated to initiatives in the downtown area; and
4. That upon dissolution of the Aurora BIA By-law Councillors of Ward 1 and Ward 2, currently assigned to the Aurora BIA Board of Directors, be offered an opportunity to join the Aurora Economic Development Corporation's Downtown Action Team.

Carried

15. Member Motions

None.

16. Regional Report

None.

17. New Business

Councillor Gaertner and Councillor Gilliland referred to the earlier delegation from Michael Braithwaite and requested that staff provide a future report regarding the Housing for All Land Trust, and staff agreed to follow up.

Councillor Gaertner referred to the earlier presentation from Kathy Duncan and Jason Cheng and requested that staff provide a future report regarding the Fossil Fuel Non-Proliferation Treaty, and staff agreed to follow up.

Councillor Weese requested for clarification regarding access to the 2024 pending list review and staff provided an answer.

Councillor Gallo inquired about the status of the transitional men's shelter locations identified in the 2024 pending list review and if staff will be providing a report before the end of the year, and staff provided a response.

18. Public Service Announcements

Councillor Weese thanked staff for organizing the Tree Lighting Ceremony at Aurora Town Square and thanked residents for attending the festivities.

Councillor Gaertner announced that the Menorah Lighting Ceremony will take place on Sunday, December 29, 2024 at Aurora Town Square.

Mayor Mrakas congratulated former York Regional Police Chief Eric Jolliffe for their appointment as York Region's Chairman and CEO.

Mayor Mrakas congratulated former York Region Chair Wayne Emmerson on their retirement.

Mayor Mrakas announced that the Christmas Market is taking place at Aurora Town Square between December 6 to 8, 2024; visit aurora.ca/ChristmasMarket for more information.

19. Closed Session

None.

Committee of the Whole Meeting Report
Monday, December 2, 2024

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20. Adjournment

The meeting was adjourned at 9:07 p.m.



**Town of Aurora
Accessibility Advisory Committee
Meeting Minutes**

Date: Wednesday, November 13, 2024
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Committee Members: Councillor Harold Kim (Chair)
 Lois Davies
 Alison Hughes*
 John Lenchak
 Hailey Reiss*
 Jo-anne Spitzer

Members Absent: Peter Angelo (Vice Chair)
 Sean Noble

Other Attendees: Councillor Ron Weese
 Gregory Peri, Accessibility Advisor
 Linda Bottos, Council/Committee Coordinator

*Attended electronically

1. Call to Order

The Chair called the meeting to order at 7:02 p.m.

2. Land Acknowledgement

The Committee 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 Jo-anne Spitzer

Seconded by John Lenchak

That the agenda as circulated by Legislative Services be approved.

Carried

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. Receipt of the Minutes

5.1 Accessibility Advisory Committee Meeting Minutes of September 11, 2024

Moved by Hailey Reiss

Seconded by Alison Hughes

1. That the Accessibility Advisory Committee Meeting Minutes of September 11, 2024, be received for information.

Carried

6. Delegations

None.

7. Matters for Consideration

7.1 Memorandum from Accessibility Advisor; Re: Condominium Application CDM-2024-02 (Submission #1) 1588 St. John's Sideroad

Staff provided an overview of the condominium application and comments submitted to the Planner on behalf of the Committee. The Committee had no further input.

Moved by John Lenchak

Seconded by Jo-anne Spitzer

1. That the memorandum regarding Condominium Application CDM-2024-02 (Submission #1) 1588 St. John's Sideroad be received; and
2. That the Accessibility Advisory Committee comments regarding Condominium Application CDM-2024-02 (Submission #1) be received and referred to staff for consideration and further action as appropriate.

Carried

7.2 Memorandum from Accessibility Advisor; Re: Zoning By-law Application ZBA-2024-06 (Submission #1) 240 Industrial Parkway South

Staff provided an overview of the Zoning By-law amendment application, including an Accessibility Design Standards analysis for the proposed private school, and comments to be submitted to the Planner on behalf of the Committee. The Committee and staff discussed various aspects of the application and further suggestions were made regarding consideration for (1) a safety crossing at the barrier-free parking spaces; and (2) a higher safety fence along the west side of the property facing the railroad track.

Moved by Alison Hughes

Seconded by Jo-anne Spitzer

1. That the memorandum regarding Zoning By-law Application ZBA-2024-06 (Submission #1) 240 Industrial Parkway South be received; and
2. That the Accessibility Advisory Committee comments regarding Zoning By-law Application ZBA-2024-06 (Submission #1) be received and referred to staff for consideration and further action as appropriate.

Carried

7.3 Memorandum from Accessibility Advisor; Re: Site Plan Application SP(EX)-2024-15 (Submission #1) 14987 and 14993 Yonge Street

Staff provided an overview of the site plan exemption application and comments to be submitted to the Planner on behalf of the Committee. The Committee had no further input.

Moved by Hailey Reiss

Seconded by Lois Davies

1. That the memorandum regarding Site Plan Application SP(EX)-2024-15 (Submission #1) 14987 and 14993 Yonge Street be received; and
2. That the Accessibility Advisory Committee comments regarding Site Plan Application SP(EX)-2024-15 (Submission #1) be received and referred to staff for consideration and further action as appropriate.

Carried

7.4 Round Table Discussion; Re: Town of Aurora Multi-Year Accessibility Plan 2022 to 2026

[\(Link to Multi-Year Accessibility Plan\)](#)

Staff provided an update on matters including (1) Town Hall and Aurora Seniors Centre parking lot upgrades to meet *Accessibility for Ontarians with Disabilities Act* (AODA) compliance have commenced and will be completed by 2025; (2) Aurora participated for a second year in support of the Treat Accessibly initiative to provide an accessible Halloween trick-or-treating experience; (3) Accessibility Advisor attendance and provincial update at the Ontario Network of Accessibility Professionals (ONAP) conference in October 2024 at London, Ontario; (4) AccessNow trails and facilities accessibility assessments to be completed this month; and (5) Purchase of Priority Seating covers for persons with disabilities for the Performance Hall at Aurora Town Square and other Town events.

The Committee expressed concerns regarding the lack of available parking at the Aurora Seniors Centre during certain programming and suggested that extra time be built into the schedule between programs to free up space for arriving participants. Staff agreed to share this feedback with the programming staff.

Moved by Alison Hughes
Seconded by Hailey Reiss

1. That the Accessibility Advisory Committee comments regarding the Town of Aurora Multi-Year Accessibility Plan 2022 to 2026 be received and referred to staff for consideration and action as appropriate.

Carried

8. Informational Items

None.

9. New Business

Staff advised that the AODA Customer Service Standards review report is open for public review, noting that the matter of service animals has been a major discussion point in many municipalities and provinces. Committee members were encouraged to review the initial recommendations and submit their feedback by early January 2025. The Committee inquired about the requirements for the use of service animals and staff provided clarification.

Staff advised that the Province's Accessibility Advisory Committee (AAC) Forum for all AAC members across Ontario, which was postponed from October 2024, is now planned for the first quarter of 2025 and details will be shared with the Committee once confirmed.

10. Adjournment

Moved by Alison Hughes
Seconded by Hailey Reiss

That the meeting be adjourned at 8:06 p.m.

Carried



**Town of Aurora
Parks and Recreation Advisory Committee
Meeting Minutes**

Date: Thursday, November 21, 2024
Time: 7 p.m.
Location: Holland Room, Aurora Town Hall

Committee Members: Councillor Ron Weese (Chair)
 Bo Brkic
 Irene Clement
 Michelle Dakin (Vice Chair)
 Jessie Fraser

Members Absent: Adrian Martin
 Shaheen Moledina
 Corrina Tai

Other Attendees: Matthew Volpintesta, Manager, Parks and Fleet Divisions
 Lisa Warth, Manager, Recreation
 Linda Bottos, Council/Committee Coordinator

1. Call to Order

The Chair called the meeting to order at 7:03 p.m.

2. Land Acknowledgement

The Committee 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.

Parks and Recreation Advisory Committee Meeting Minutes
November 21, 2024

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3. Approval of the Agenda

Moved by Irene Clement

Seconded by Bo Brkic

That the agenda as circulated by Legislative Services be approved.

Carried

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. Receipt of the Minutes

5.1 Parks and Recreation Advisory Committee Meeting Minutes of September 19, 2024

Moved by Michelle Dakin

Seconded by Jessie Fraser

1. That the Parks and Recreation Advisory Committee meeting minutes of September 19, 2024, be received for information.

Carried

6. Delegations

None.

7. Matters for Consideration

None.

8. Informational Items

8.1 Memorandum from Manager, Recreation; Re: Sport Plan Refresh – Status Update

Staff provided an overview of the memorandum, noting the community consultation has been completed and the information heard in the first

step will be validated by further reaching out to the general public, community organizations, and local sport organizations.

The Committee expressed support for the preliminary findings and update. The Committee and staff discussed various aspects including stakeholder consultation and validation of management strategies, themes, and the implementation of recommendations; and the SWOT analysis related to the Town's leadership in sports and the need for leadership development in local sport organizations.

Moved by Irene Clement

Seconded by Bo Brkic

1. That the memorandum regarding Sport Plan Refresh – Status Update be received for information.

Carried

8.2 Memorandum from Manager, Recreation; Re: Town of Aurora – HIGH FIVE® Registered Municipality

Staff provided an overview of the memorandum, noting the HIGH FIVE® program is a national quality standard program rooted in research that relates to recreation and leisure sport training and programming for children aged 4 to 12 and adults aged 55+.

The Committee expressed support for the HIGH FIVE® program. The Committee and staff discussed various aspects including potential overlap with the Sport Plan and benefits for leadership and volunteer training; HIGH FIVE® oversight of registration implementation and accreditation; cost analysis, annual registration fee, and training budget; the communications plan for announcing the Town's participation and benefits of the HIGH FIVE® program; the potential for training contracted services and local sport organizations; and other participating municipalities.

Moved by Bo Brkic

Seconded by Irene Clement

1. That the memorandum regarding Town of Aurora – HIGH FIVE® Registered Municipality be received for information.

Carried

Parks and Recreation Advisory Committee Meeting Minutes
November 21, 2024

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9. New Business

Councillor Weese expressed appreciation to the members for their contributions and participation on the Committee during this two-year term.

10. Adjournment

Moved by Irene Clement

Seconded by Bo Brkic

That the meeting be adjourned at 7:51 p.m.

Carried



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Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora
Committee of the Whole Report
No. CMS24-044

Subject: Diversity, Equity and Inclusion Status Update

Prepared by: Nichole Campsall, Cultural Development Coordinator

Department: Community Services

Date: December 2, 2024

Recommendation

1. That Report No. CMS24-044 be received for information.

Executive Summary

This report provides details regarding ongoing Diversity, Equity and Inclusion (DEI) efforts and 2025 DEI objectives within the community.

- The Town is currently implementing a variety of initiatives that address DEI within the community.
- There is a need for the Town to more formally address DEI in the community.
- Staff propose developing a workplan that provides a clear path forward in addressing DEI across Aurora.

Background

The Town established the Anti-Black Racism and Anti-Racism Task Force on July 14, 2020. The duties and functions of the task force were as follows:

- To work with community groups within Aurora and York Region to identify and develop priorities for the proposed task force;
- To identify opportunities to increase engagement with people of colour; and
- To foster an increased public awareness of anti-racism.

The Task Force met 12 times from the end of 2020 until the end of the previous Council term in 2022. There was no formal decision to end the task force, and like all other boards and committees, it came to an end when the Council term was up. As it was ad-hoc in nature, it was not re-established for this current term of Council.

The Town's Diversity, Equity & Inclusion 2021-2024 Strategic Action Plan was approved on Tuesday, October 26, 2021 and provides recommendations on how the Town can improve its workplace diversity and equity. The plan was developed based on a review of key Town documents and policies, input from the senior leadership team and key collaborators.

On March 28, 2023, Milton Hart, Chair of the Aurora Black Caucus, delegated to Town Council. Mr. Hart provided background on the Aurora Black Caucus and requested that the Town continue strengthening its partnership with Black community organizations on initiatives including the creation of a Dismantling of Anti-Black Racism Policy, a formal replacement of the former Anti-Black Racism and Anti-Racism Task Force. Upon the conclusion of Mr. Hart's presentation staff were directed to report back to Council with options.

Since that time staff have been meeting to discuss options as to how to formally address DEI within the community and beyond the scope of the existing Diversity, Equity & Inclusion Strategic Action Plan, which is internally focused.

Analysis

The Town is currently implementing a variety of initiatives that address DEI within the community.

Many of the Town's current initiatives address DEI in various ways. Staff consistently work to gauge community needs around DEI and address those needs with what resources are available.

Town staff strive to create feelings of inclusion and safety and recognize the community's right to play and participate in the various programs and events the Town hosts. Creating opportunities that bring value to residents, such as leadership opportunities, program options, as well as focusing on developing the future, are part of the work being done. It is important to staff to remove barriers to participation as much as possible and provide equitable access to programs and services.

December 2, 2024

3 of 7

Report No. CMS24-044

The following table summarizes some of the many DEI initiatives that Town staff currently undertake:

Initiative	Category	Division Responsible
<ul style="list-style-type: none"> • PA Day “Lead Her” • Girls Got Game Basketball Program • Language Programs • Adaptive Aquatics • Therapeutic Pool Programming • Without Walls • Seniors’ Centre in the Mail, Sensory Swims, Skates and Gym Drop-Ins 	Programs	Aquatics & Fitness, Programs and Sport
<ul style="list-style-type: none"> • ABLE Network • Centre for Immigrant and Community Services (CICS) • Municipal Diversity, Equity & Inclusion Group • Aurora Black Community Association • Aurora Black Caucus • York Pride 	Community Partnerships	Aquatics & Fitness, Culture, Programs and Sport
<ul style="list-style-type: none"> • Black History Month • National Indigenous Peoples Day • Emancipation Day • Multicultural Festival • National Day for Truth and Reconciliation • Menorah Lighting • Volunteer & Employment Fairs • Town Hall Pop- Ups • Accessibility in Events • CICS Newcomer Bus Trips & Open Houses 	Community Events	Culture, Recreation, Special Events and Sport
<ul style="list-style-type: none"> • Sport Plan, including Sport DEI Policy • Cultural Action Plan • Mapping Diversity 	Plans & Strategies	Culture, Recreation and Sport

<ul style="list-style-type: none"> • Roadmap for Persons with a Disability 		
<ul style="list-style-type: none"> • Fair Access • Subsidy Programs • Community Partnership Grant • Inclusion support • Jays Care Grant • Website Translation 	Community Support	Programs, Aquatics & Fitness, Business Support and Culture
<ul style="list-style-type: none"> • Proclamations • Aurora Museum & Archives Exhibits and Memorials • DEI Calendar • Development of Community Reflection Space 	Community Awareness	Culture and Communications

There is a need for the Town to more formally address DEI in the community.

Cultural movements and global conflicts are having undeniable effects in our community. We are also seeing an aging population, an influx of newcomers and overall lack of affordability. With this, it is clear to staff and community members that the Town needs to formally address DEI here in Aurora. While Town staff are doing good work, without a formal strategy and funding, this work can be limited and lack cohesiveness.

While the Town's Diversity, Equity & Inclusion 2021-2024 Strategic Action Plan guides the work staff does internally, with the conclusion of the Anti-Black Racism and Anti-Racism Task Force in 2022, there is no other formal Town group committed to ensuring that DEI concerns are addressed, and that work is done proactively and consistently within the community.

Staff propose developing a workplan that provides a clear path forward in addressing DEI across Aurora.

A clear path forward in the Town's DEI work is crucial to the development of cohesive and effective initiatives. It will lead to longevity and sustainability through strategic direction. Staff are often faced with competing expectations and external pressures when working in the DEI sphere, and a plan will help to balance those expectations. A

concrete plan of action will also help to identify resources available and how to allocate those resources most effectively.

Staff propose working with a DEI expert to develop such a plan. As part of this work, staff will also explore the creation of a staff committee structured like the Indigenous Relations Committee (IRC). The IRC has facilitated many initiatives that support the Town's commitment to Truth and Reconciliation. Such initiatives include establishing formal land acknowledgement plaques in Town facilities, installing Every Child Matters rink boards in Town community centres, National Indigenous People's Day and Indigenous History Month celebrations, as well as recognizing National Day for Truth and Reconciliation. A DEI committee could operate similarly and work to address the gap that currently exists on the DEI front in a formal manner with a workplan in place.

An internal staff committee would support internal DEI initiatives but focus mainly on DEI initiatives in the community. This committee would welcome staff to join based on their personal interest, as well as job function, with a corporation-wide call for members to ensure that the opportunity is extended to all who may wish to be a part of the committee, and there is representation from various departments.

Moreover, staff will undertake community engagement in 2025, that may include a community roundtable, which would provide additional direction on addressing DEI in a formal and long-term manner.

The support and guidance of a DEI expert with the appropriate expertise will ensure that any plan created includes the necessary steps, and that each step is carried out effectively and with careful consideration of all key collaborators. Their experience in similar projects would provide the knowledge and skillset needed to ensure the process of developing a workplan is accurate, based on current DEI research and trends, and includes appropriate community input.

The following are proposed as next steps:

- In early 2025, form a staff working group with representatives from various departments that will engage the services of a DEI expert to support the development of a DEI workplan based on community consultation and engagement with local community organisations.
- As a staff working group, work with the DEI expert and community to begin initial implementation of the plan.

- At the end of 2025, report back to Council on the development and initial implementation of the workplan, identifying intended next steps for 2026 and beyond.

Advisory Committee Review

When developing the DEI workplan in 2025, the proposed staff working group will consult with all relevant advisory committees.

Legal Considerations

None.

Financial Implications

The 2025 budget includes a total of \$15,000 to engage a consultant to provide guidance on the creation of a DEI workplan and to develop an internal staff DEI committee.

Communications Considerations

Corporate Communications will assist to inform, educate and support the DEI initiatives with the Town.

Climate Change Considerations

The recommendations from this report do not impact greenhouse gas emissions or impact climate change adaptation.

Link to Strategic Plan

DEI efforts support the following Strategic Plan goals and key objectives:

Supporting an exceptional quality of life for all in its accomplishment in satisfying requirements in the following key objectives within these goal statements:

- Celebrating and promoting our culture
- Strengthening the fabric of our community

Alternative(s) to the Recommendation

1. Council may provide further direction.

Conclusions

To more formally address DEI in the community and support the Town's current DEI efforts, staff recommend working with a DEI consultant in 2025 to help develop a plan that frames how Town staff will continue to engage with the community on DEI-related issues.

Attachments

None.

Previous Reports

None.

Pre-submission Review

Agenda Management Team review on November 14, 2024

Approvals

Approved by Robin McDougall, Director, Community Services

Approved by Doug Nadorozny, Chief Administrative Officer



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Town of Aurora
Committee of the Whole Report
No. CMS24-048

Subject: Contract Award - Preventative Maintenance and Servicing of Arena Refrigeration Equipment

Prepared by: Doug Bertrand, Manager, Facilities Management

Department: Community Services

Date: December 2, 2024

Recommendation

1. That Report No. CMS24-048 be received; and
2. That Council authorize Non-Standard procurement, under section 6.8 of the procurement policy to award the Preventative Maintenance and Servicing of Arena Refrigeration Equipment to CIMCO Refrigeration

Executive Summary

This report summarizes the request to authorize the award of Non-Standard Procurement for the Preventative Maintenance and Servicing of Arena Refrigeration Equipment

- The previous contract expired on December 31, 2023
- In 2024 two Non-Standard Procurement agreements were put in place, the preventive maintenance expires December 31, 2028, and repair service expires December 31, 2024.
- To manage the budget and adhere to the Procurement Bylaw staff recommend the contact be set up as standing offer
- Ice plant refrigeration systems are controlled by proprietary programs exclusively maintained by Cimco Refrigeration

Background

The purpose of the report is to obtain Council's approval to enter into a new contract with CIMCO Refrigeration for Preventive Maintenance and Servicing of Arena Refrigeration Equipment for a term of five (5) years

Council approved the previous non-standard procurement contract for a period of 5 years and the contract expired-on December 31, 2023

In 2019, Council authorized the sole source award for the supply of refrigeration equipment service on a contract basis and repair and maintenance on an as-needed basis be awarded to Cimco Refrigeration at the unit prices specified for a five (5) year contract, commencing January 1, 2019, up to and including December 31, 2023

In 2024 two Non-Standard Procurement agreements were put in place, the preventive maintenance expires December 31st, 2028, and repair service expires December 31, 2024.

In late 2023 pricing was received from Cimco for preventative maintenance services specified for a five (5) year contract; commencing January 1, 2024, to December 31, 2028, at this point one NSP Purchase Order was created.

It was determined that there was not sufficient funding on the one NSP to allow for repairs over the 5-year period, so a second NSP was created as a temporary measure as the current Bylaw requires Council approval for Non-Standard Procurements greater than \$250,000.00. This report is requesting approval to merge the two NSP purchase order into one NSP standing Offer.

The contract with Cimco is for an all-inclusive preventative maintenance program for arena refrigeration equipment at three (3) recreation facilities. Cimco is providing 24-hour service, seven-days per week. The service includes but is not limited to all labour and materials necessary to regularly inspect and maintain equipment, on-site support for start-up and shutdown of all Town rinks.

CIMCO Refrigeration, the incumbent, is the largest refrigeration service provider in North America with over 5,000 rinks. They have provided services to the Town of Aurora for many years and their knowledge and experience with of the Town's refrigeration plants has been imperative during a breakdown, or in emergency.

The current all-inclusive preventative maintenance program is a comprehensive plan to ensure continuous and safe operation of equipment (compressors, chillers, condensers, controllers, pumps, valves) at the following facilities:

- Aurora Community Centre (2 rinks)
- Aurora Family Leisure Centre (1 rink)
- Stronach Aurora Recreational Centre (2 rinks)

The contract also included an hourly rate for repairs required to the equipment not covered under the preventative maintenance inspections program or because of an unplanned failure. The original NSP did not include funding for additional repair services, as a result, a second NSP for repairs was created.

To manage the budget and adhere to the Procurement Bylaw staff recommend the contact be set up as standing offer

As per the Procurement By-law 6404-22, sole source award was replaced with Non-Standard Procurement. Under the previous Procurement Bylaw, the award to Cimco was approved as a Single Source purchasing where technical qualifications and compatibility with an existing product, equipment, facility, or services is a paramount consideration. The current Bylaw requires Council approval for Non-Standard Procurements greater than \$250,000.00.

To better manage the contract and budget staff recommend the contract be set up as standing offer. The purpose of the report is to obtain Council's approval to enter into a new contract with CIMCO Refrigeration for Preventive Maintenance and Servicing of Arena Refrigeration Equipment for a term of five (5) years.

Analysis

Ice plant refrigeration systems are controlled by proprietary programs exclusively maintained by Cimco Refrigeration

The Town of Aurora installed Cimco refrigeration equipment in three (3) ice arenas when they were constructed. The controllers for the equipment are proprietary and only Cimco can update, program, and maintain them. Without this service, the Town would be at risk of not being able to control the ice plant arena refrigeration systems

The Cimco Refrigeration preventative maintenance contract covers proprietary ice making controller/program technology and ammonia sensor emergency equipment systems at Town facilities.

Cimco Refrigeration have historically provided these services as well as rink start-up and shutdown at the Stronach Aurora Recreation Centre (SARC), the Aurora Community Centre (ACC) and the Aurora Family Leisure Complex (AFLC).

During this time, CIMCO has provided exceptional service and been reliable in minimizing downtime and keeping rinks optimal and safe across the Town.

Ice plant refrigeration is a niche market with a limited number of service providers. This is because it requires trained and certified personnel that can work with ammonia. Ammonia is used as a refrigerant in systems to cool the ice. Ammonia is considered a toxic substance and can cause severe injuries or death. For this reason, there are extremely strict legislation in place to reduce the risk of exposure to staff and visitors of recreational facilities.

Due to the limited number of local service providers who can provide certified technicians 24 hours a day, 7 days week regular and emergency service to Town arenas that utilize ammonia-based refrigeration systems, staff recommend awarding to CIMCO Refrigeration. This will ensure all refrigeration equipment and monitoring capabilities are being maintained by a service provider (manufacturer) who is familiar with the systems, and the Towns requirements for regular start-up and shutdown.

By entering this contract, the Town will be able to maintain service levels and fixed pricing from 2025-2030 and avoid any potential for large market increases.

Advisory Committee Review

None

Legal Considerations

In accordance with the Procurement Bylaw, Council approval is required since this is a Non-Standard Procurement greater than \$250,000.00. If Council authorizes the procurement, Town staff will have authority to finalize and enter into an agreement, pursuant to the Town of Aurora Procurement Policy. The agreement will be reviewed by Legal Services.

Financial Implications

Staff recommends the Town to enter into a new contract with CIMCO Refrigeration for Preventive Maintenance and Servicing of Arena Refrigeration Equipment for a term of five (5) years.

The contract would commence on January 1, 2025, and end December 31, 2029, for a total value of \$524,789.35. The preventative maintenance pricing is fixed for 5 years totalling \$149,785.35. The contract also included an hourly rate (regular and overtime hours) for repairs required to the equipment not covered under the preventative maintenance inspections program or because of an unplanned failure. The repairs would also be managed through the standing offer, based on approved operating funds with the Facilities Management budget annually. The funding for repairs in the Operating Budget outlook for the next 5 years is \$375,000.

To manage the budget and adhere to the Procurement Bylaw staff recommend the contact be set up as standing offer. The standing offer would include both preventive maintenance and repairs as required.

The contract would be managed with funding already included in the 2025 budget and in the 2026- 2027 operating budget outlook and beyond.

Communications Considerations

None

Climate Change Considerations

Impacts on greenhouse gas emissions (GHG) Mitigation. Mitigation measures through proper maintenance and repair can reduce the risk of emissions of harmful greenhouse gases that cause climate change

Link to Strategic Plan

Maintaining the Town's Ice Plant Refrigeration equipment supports the strategic plan goal of Supporting an Exceptional Quality of Life for All through its accomplishment in satisfying the requirement in the following key objective within this goal statement:

Invest in sustainable infrastructure: Maintain and expand infrastructure to support forecasted population growth through technology, waste management, roads, emergency services and accessibility

Alternative(s) to the Recommendation

Council may choose to not award this contract to Cimco Refrigeration. The Town will be without a qualified refrigeration contractor to work and perform maintenance on proprietary ice making controller/program technology and ammonia sensor emergency equipment systems.

Conclusions

Staff recommends the Town to enter a new contract with CIMCO Refrigeration for Preventive Maintenance and Servicing of Arena Refrigeration Equipment for a term of five (5) years.

Attachments

None

Previous Reports

CMS19-001, Sole Source Award for Cimco Refrigeration, January 15, 2019

Pre-submission Review

Agenda Management Team review on November 14, 2024

Approvals

Approved by Robin McDougall, Director, Community Services

Approved by Doug Nadorozny, Chief Administrative Officer



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Town of Aurora
Committee of the Whole Report
No. CMS24-050

Subject: Aurora Historical Society – Hillary House – Consultation Feedback

Prepared by: Robin McDougall, Director of Community Services

Department: Community Services

Date: December 2, 2024

Recommendation

1. That Report No.CMS24-050 be received; and
2. That Council authorize staff to negotiate with the Aurora Historical Society and bring back a report in Closed Session with recommendations.

Executive Summary

Aurora Historical Society (AHS) and the Town completed public consultation to help discover the public's view and desire for the Hillary House's sustainability. This report contains a summary of those results with the goal of providing AHS and Town Council with some recommendations.

- The Aurora Historical Society reached out to the Town seeking interest in exploring options on the future sustainability of the Hillary House.
- Together, the Aurora Historical Society and the Town generated several questions that were used to help determine the public's view on the future of the Hillary House.
- Following the survey results, the Aurora Historical Society considered their position and confirmed their preference for the future of the Hillary House.
- Capital repair and restoration cost estimate has been established based on a condition assessment on the Hillary House for work that needs to take place over the next 10 years with varying degrees of urgency.

- If the Town assumes day-to-day maintenance of the Hillary House, there would be an annual operating expense to maintain the facility to Town standards.

Background

The Aurora Historical Society reached out to the Town seeking interest in exploring options on the future sustainability of the Hillary House.

On June 4, 2024, co-chairs from the Aurora Historical Society (AHS) made a presentation at the Committee of the Whole meeting to share their membership's request for Council to consider entering discussions regarding the future sustainability of the Hillary House. Staff also provided a report on this date (CMS24-021) seeking Council approval to proceed with discussions with AHS. Council passed the following motion:

1. That Report No. CMS24-021 be received; and
2. That the Town consult with the Aurora Historical Society and its members to receive their input on the future of Hillary House; and
3. That the Town and the Aurora Historical Society together host public consultations on the future of Hillary House; and
4. That staff report back to Council following these consultations with recommendations on the Hillary House.

Analysis

Together, the Aurora Historical Society and the Town generated several questions that were used to help determine the public's view on the future of the Hillary House

Town staff and members of the AHS worked together to establish the plan for community engagement. It was decided that staff would take the matter to the Heritage Advisory Committee seeking their input and the AHS Board would discuss it with their membership at their Annual General Meeting. In addition, a public survey was generated with questions the AHS and Town staff felt would best poll the community of future opportunities for Hillary House.

The survey was launched on the Town's Engage Aurora platform and was promoted via social media, digital and print advertising and through the Town's email newsletter. The survey ran from October 1 – 20, 2024.

Survey Results Summary:

- 165 Respondents (51 non-resident, 114 resident)
- 76% have visited Hillary House at least once.
- 25% are current members of AHS
- 89% agree or strongly agree that the Town should acquire and preserve the Hillary House.
- 79% strongly disagree that the Town should not acquire the Hillary House and instead encourage the AHS to seek alternative solutions, which may include selling the property on the open market.
- 79% somewhat disagree or strongly disagree that the Town should acquire the Hillary House but then repurpose or lease the property for potential commercial use within the strictures as set out in the agreement with the Ontario Heritage Trust. These respondents provided suggestions that the Hillary House remain a museum, preserved as a historical public entity, or a possible meeting location. While preserving the museum/heritage, others suggested possibly merging the museum use with possible event space or café.
 - The remaining 21% provided a few suggestions in support of commercial space that the Hillary House could be repurposed as a café, restaurant, wedding venue, event space, office, spa
- 86% somewhat agree or strongly agree that the Town should acquire Hillary House and continue to provide programming within Hillary House.
- 86% somewhat agree or strongly agree that the Town should provide additional funding to the Aurora Historical Society to maintain and continue to provide programming within the Hillary House.

In summary, most respondents prefer that the Town acquire and provide additional funding to maintain the Hillary House. And most respondents prefer that the Hillary House is preserved as a museum and public entity.

Following the survey results, the Aurora Historical Society considered their position and confirmed their preference for the future of the Hillary House

First, it is important to note that the final resolution with respect to the future of Hillary House must be approved by the membership of the Aurora Historical Society (AHS). With that said, the AHS Board of Directors offered the following observations on the survey:

- They were very pleased with the number of responses – 165 - to the survey. And that 75% of the respondents did not self-identify as members of the Aurora Historical Society.

- There was strong support for the Town of Aurora to acquire the property, that is, Hillary House and the grounds; and to keep it functioning as it is currently.

The AHS Board has considered three main options for the future of Hillary House:

- Status Quo: As they have stated on numerous occasions to Council, both at the Financial Advisory Committee and yearly budget meetings, this is not a viable option. The AHS simply lacks the capability to raise sufficient funds to properly maintain Hillary House, let alone carry out the very necessary repairs / upgrades.
- The ACC Model: This is the Aurora Cultural Centre (ACC) model, whereby the Town owns and maintains the actual facility and the ACC Board of Directors is responsible for programming (with financing provided by their own fundraising as well as an operating grant from the Town).
- The AMA Model: This is the Aurora Museum and Archives (AMA) model whereby the Town both owns and operates the entity.

Also considered was the option of Hillary House remaining as an asset of the AHS, but with the Town taking over the maintenance and repairs, and the AHS could continue to support the operations with fund raising and/or grant applications for capital work (this might be considered a super-set of the "Status Quo" option). The Board did not feel this to be a long-term feasible option, as at this point, they simply do not have the resources, nor is there visibility to when they would have the resources to make this type of commitment.

AHS Board Recommendations:

Subject to approval in principle by Council, the AHS Board is prepared to recommend to the Membership that the Town of Aurora assume full ownership of Hillary House and grounds as well as assuming responsibility for programming.

We would also recommend to the Membership that the Aurora Historical Society remain as an operating entity to assist, as appropriate, in the operation of and fundraising for Hillary House. As a registered charity, the AHS would be uniquely positioned to apply for grants that the Town would not have access to.

Additional Comments from AHS

- The Board, and indeed, the Membership of the AHS firmly believe that a restored Hillary House is of immense value to the Town. As well as maintaining it's status as a National Historic Site, it will provide an oasis of green in juxtaposition to the ongoing redevelopment on Yonge Street.

- As there is insufficient parking at Hillary House, the Town should consider proceeding with the redevelopment of the old works yard at the north end of Machell Avenue. This would greatly enhance the opportunities for more and larger tours, as well as a potential wedding venue.
- As the Town is currently considering enhancing Petch House (adding facilities such as water / wastewater) we would recommend the Town consider exploring the relocation of Petch House to the Hillary House grounds, thereby creating a great opportunity for long-term success as an attraction.

Capital repair and restoration cost estimate has been established based on a condition assessment on the Hillary House for work that needs to take place over the next 10 years with varying degrees of urgency.

A high-level condition assessment was completed and was based on a preliminary scope. The assessment summarized a need for approximately \$1.2 million in capital repair and restoration over the next 10 years (varying in degrees of urgency). In some cases, additional detailed assessments may be needed to fully determine the degree of work/risk/cost. For example, further excavation would be needed around the perimeter of the building to fully understand the depth or degree of the foundation concerns. Therefore, in areas such as this, a general observation was made. As such, the cost estimate of \$1.2 million should be understood as recommended allowances, rather than a construction cost estimate relating to a specific quantified scope of work. Also, the \$1.2 million cost estimate is based on today's values, therefore, it needs to be understood that this value will very likely rise as time passes.

In addition, consideration should be given to paving the existing driveway and parking area as it is currently gravel. Gravel requires a higher level of maintenance year-round and for long term maintenance asphalt is recommended. Approximate cost to pave the associated areas would be approximately \$25,000.

If the Town assumes day-to-day maintenance of the Hillary House, there would be an annual operating expense to maintain the facility to Town standards.

Staff estimate the facility operating cost to be in the range of \$25,000-\$35,000 per year. This is based on the historical figures provided by the AHS plus additional costs to maintain Town standards of maintenance. Facility costs include utilities, general repair and maintenance, service contracts and cleaning contracts.

Exterior landscape maintenance would include arboriculture, horticulture activities, turf maintenance and winter snow removal/salting. It is anticipated the operating costs for

these activities to range between \$20,000-\$25,000 yearly. These costs are based on what is currently on site.

If the Town becomes responsible for Hillary House, the AHS collection, and the AHS staffing complement, current staffing arrangements within the Town's Cultural Services Division related to heritage work would need to be re-organized. The addition of the AHS historic site and collection would require an increase in resources.

With Council's authority, staff would continue to negotiate an agreement with AHS, and an additional report would come to a Closed Session meeting in the future with additional details.

Advisory Committee Review

Staff consulted with the Heritage Advisory Committee on October 7, 2024, seeking their feedback on potential considerations for the long-term sustainability of the Hillary House. A summary of their comments is as follows:

- Hillary House should be owned and managed by the Town
- AHS as a volunteer board should not be the overseer of the building, or be responsible for managing the property
- The building can still be used as a museum or as a community space for events, tours, banquets, etc.
- Hillary House should also be enhanced through connectivity to the Fleury Park, trails system, Aurora Community Centre, the downtown core, rehabilitation of the water works site, etc.
- A key feature is the landscape element of the property, and the promotion of the landscaping and natural elements should be encouraged
- Marketing of the Hillary House needs to be expanded to connect with the public, school groups, etc. to increase awareness and heritage tourism opportunities.
- Federal grant funding should continue to be pursued

Being a designated heritage property, any potential future alterations to the building or property would be subject to review through the Heritage Permit Application process. Further, the property is also subject to a Conservation Easement with the Ontario Heritage Trust, with any potential alterations also being subject to Ontario Heritage Trust review and approval.

Legal Considerations

If Council directs staff to look into acquiring the Hillary House and assume its operations (the AMA model set out above), the Town will need to ensure that any obligations within the Conservation Easement are met. There is no obligation to obtain consent for the transfer of the property, however, once the property is transferred, the Ontario Heritage Foundation must be immediately notified of the transfer. Further, the Ontario Heritage Foundation requires the dwelling to be insured. If Council becomes the owner of the Hillary House, the property will be appraised and added to the Town's property list. In addition, the collection should also be appraised so that it could be added to the Town's insurance policy, assuming that the value of the collection is greater than the Town's deductible.

Lastly, the Conservation Easement requires the owner of the property to maintain the Hillary House and barn "...in as good and sound state of repair as a prudent owner would normally do..." to avoid deterioration of the heritage elements of the building. The owner is able to undertake repairs, however, any repairs, reconstruction or similar act that materially affects the appearance or construction of the heritage elements would require the approval of the Ontario Heritage Foundation.

If Council prefers the ACC Model set out above, staff recommend that an agreement be entered into with the AHS to set out the roles and responsibilities of all of the parties.

Financial Implications

Through a building condition assessment, it is anticipated that restoration work is required on the Hillary House at a minimum cost of approximately \$1.2 million. In addition, if the Town assumes responsibility for the day-to-day operation/maintenance of the Hillary House and grounds, staff have estimated approximately \$45,000-\$60,000 required in operating funds. This would include utilities, cleaning, grounds maintenance and basic maintenance.

The Town's present capital plan does not consider the noted minimum \$1.2 million in potential new asset management costs; nor, does it include a placeholder for the paving of the Hillary House's laneway. An increase to annual asset management contributions to reserves would also be necessary in support of the Hillary House's longer term asset management needs.

If the Town were to acquire the Hillary House, its estimated annual operating (maintenance) costs of \$45,000 to \$60,000 would require additional operating funds.

If the Town assumes responsibility for programming at the Hillary House, additional resources will need to be considered and would require additional operating funds.

Communications Considerations

Communications developed a survey in collaboration with Town staff and AHS representatives. The survey was promoted via social media, digital and print advertising and distributed via the Town's e-newsletter. Survey results are summarized earlier in this report.

Climate Change Considerations

The recommendations in this report do not impact greenhouse gas emissions or impact climate change adaptation.

Link to Strategic Plan

Exploring the Hillary House Considerations supports the following Strategic Plan goals and key objectives:

Supporting an exceptional quality of life for all in its accomplishment in satisfying requirements in the following key objectives within these goal statements:

- Invest in sustainable infrastructure
- Celebrating and promoting our culture
- Strengthening the fabric of our community

Alternative(s) to the Recommendation

1. Council to provide further direction.

Conclusions

Following public consultation, the results demonstrate the public's interest in preserving the Hillary House as a museum and public entity. It also demonstrates the public's support for the Town to provide additional funding support to help maintain the facility. And most importantly, AHS has provided their recommendation seeking the Town's support in assuming full ownership of Hillary House and grounds as well as assuming responsibility for programming.

At this time, staff are seeking Council's interest and direction to continue to negotiate with AHS.

Attachments

Hillary House – Survey Results – October 2024

Previous Reports

CMS24-021 - Aurora Historical Society - Hillary House Considerations – June 4, 2024

Pre-submission Review

Agenda Management Team review on November 14, 2024

Approvals

Approved by Robin McDougall, Director, Community Services

Approved by Doug Nadorozny, Chief Administrative Officer

The Future of Hillary House

SURVEY RESPONSE REPORT

01 October 2024 - 20 October 2024

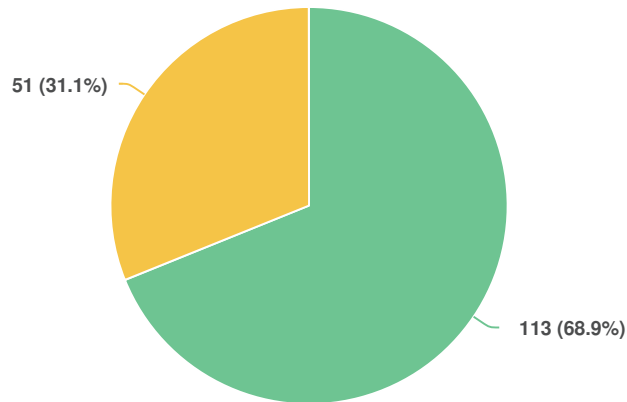
PROJECT NAME:

Hillary House Survey



SURVEY QUESTIONS

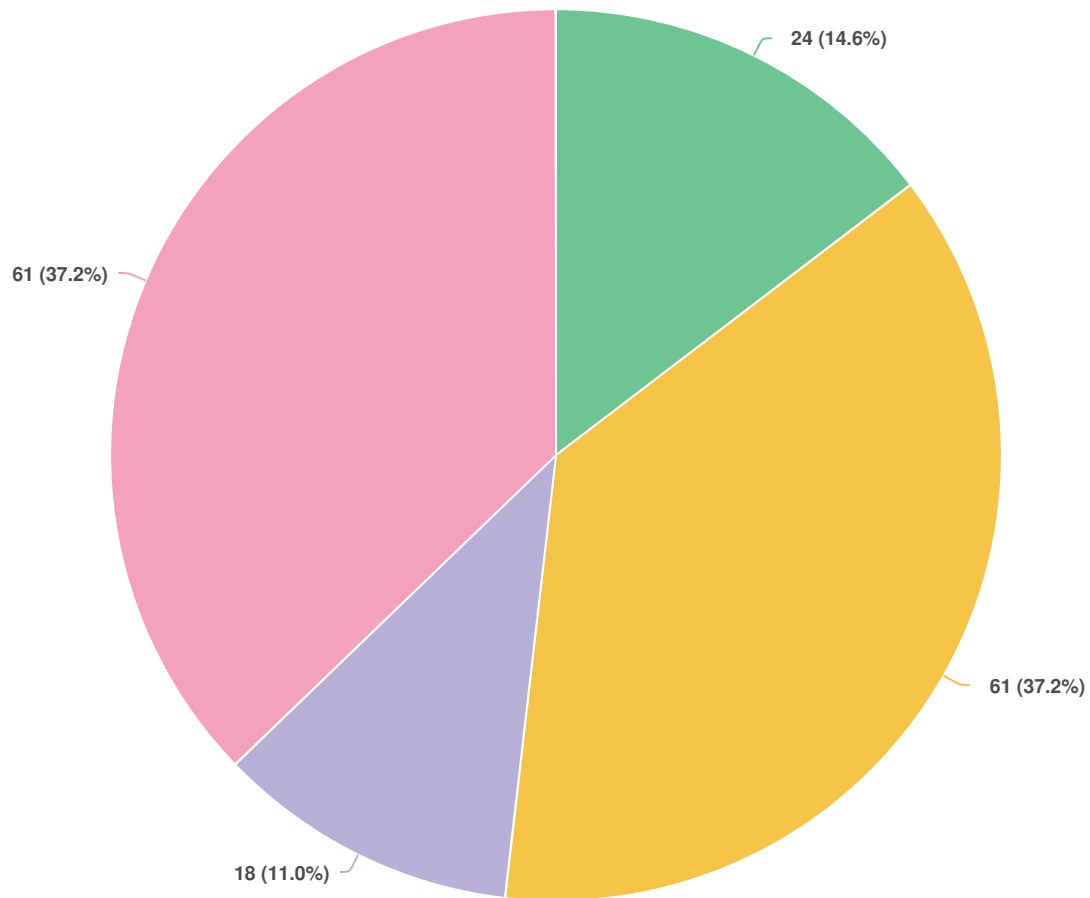
Q1 | Are you a current resident of Aurora?



Question options

- Yes
- No

*Mandatory Question (164 response(s))
Question type: Radio Button Question*

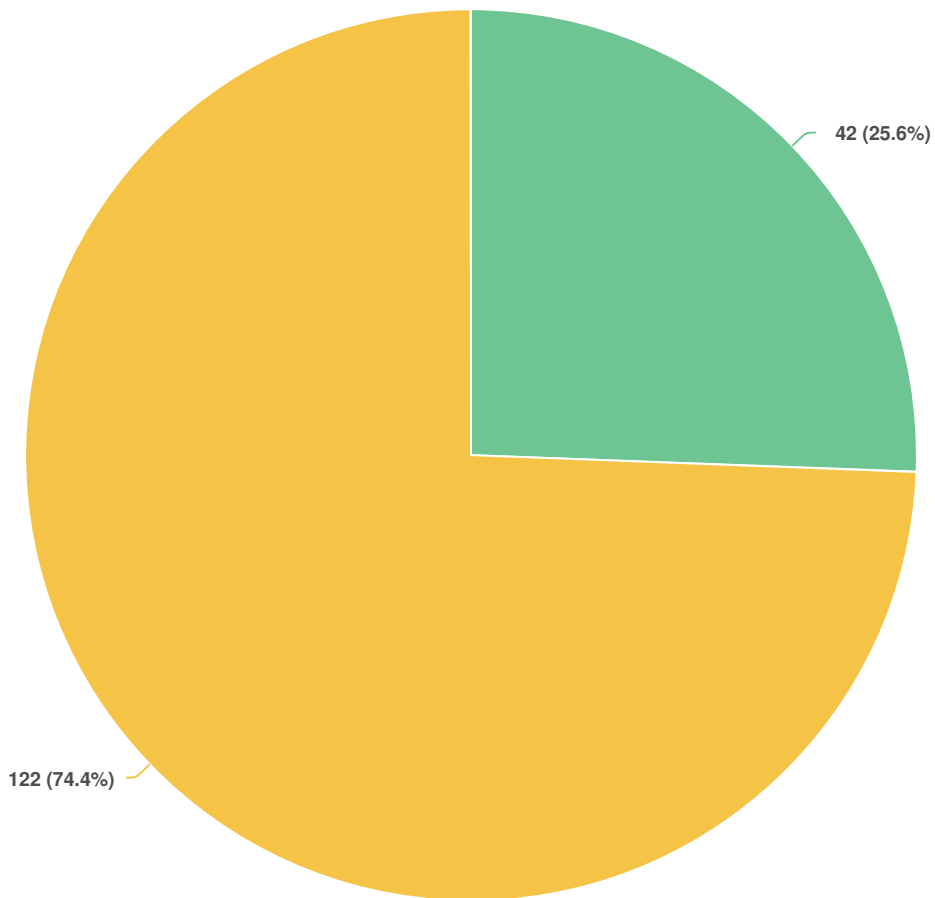
Q2 How many times have you visited the Hillary House?**Question options**

● 0 ● 1-5 ● 5-10 ● 10+

Mandatory Question (164 response(s))

Question type: Radio Button Question

Q3 Are you a current member of the Aurora Historical Society

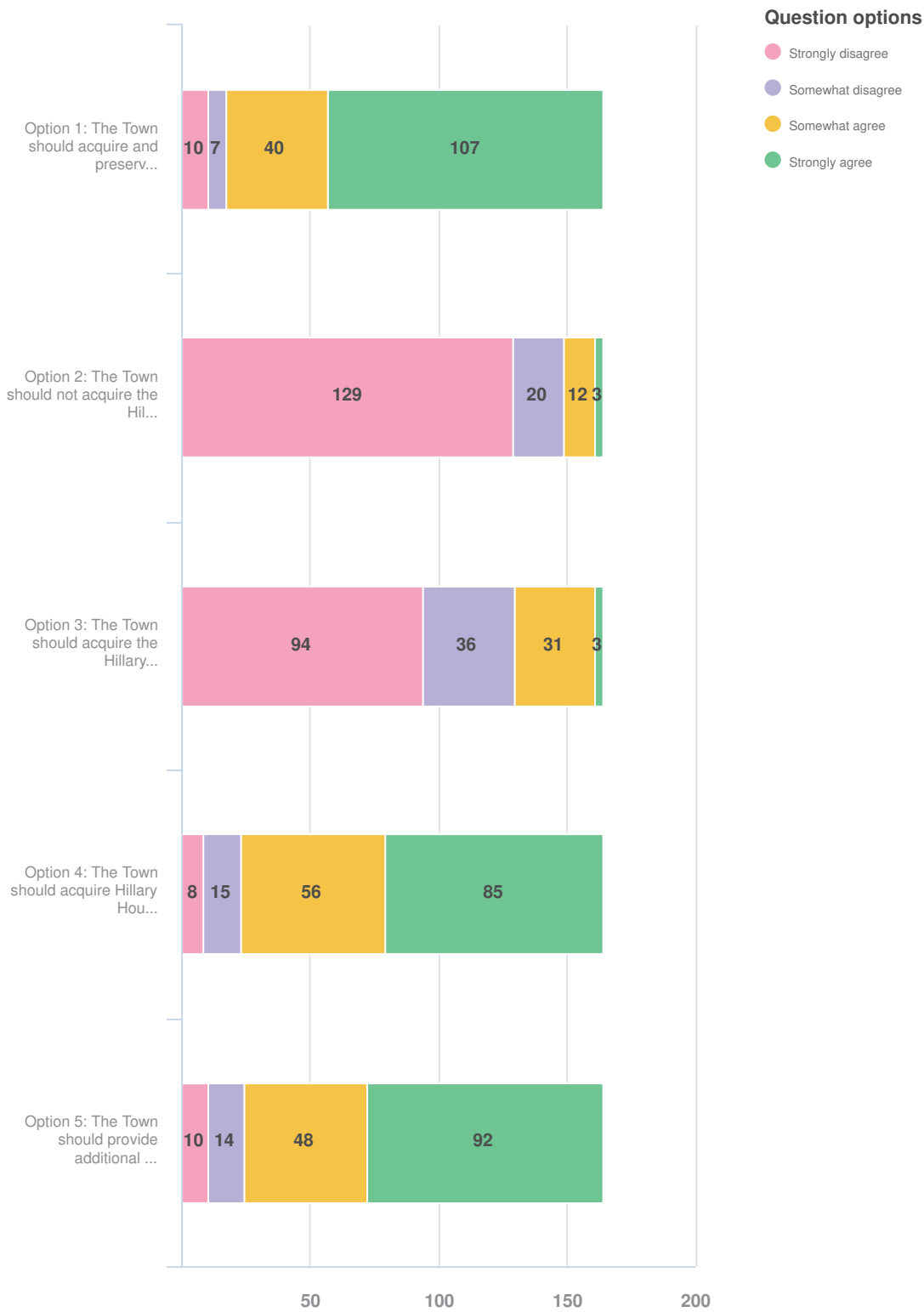


Question options

- Yes
- No

Mandatory Question (164 response(s))
Question type: Radio Button Question

Q4 Indicate your level of support for the following options

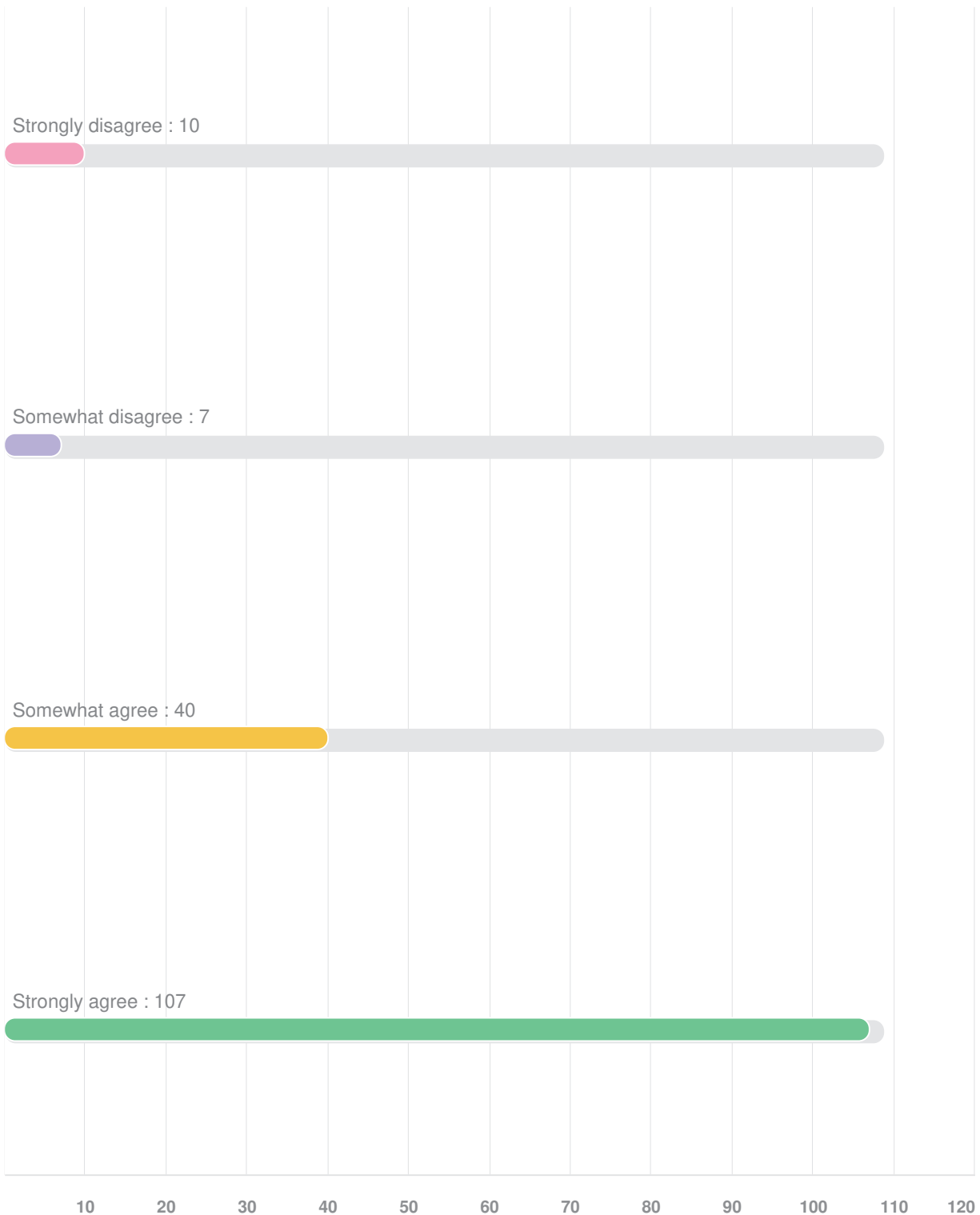


Mandatory Question (164 response(s))

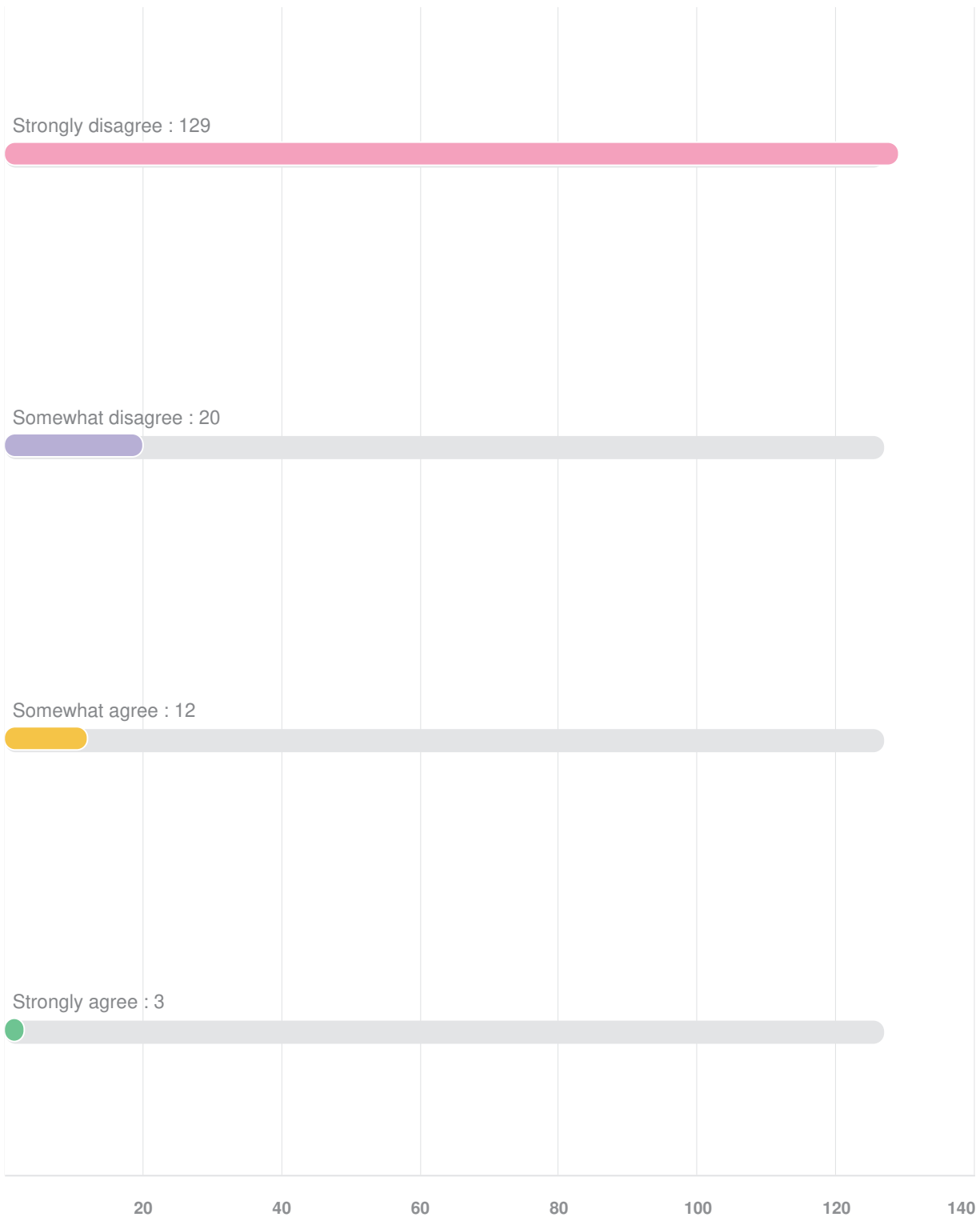
Question type: Likert Question

Q4 | Indicate your level of support for the following options

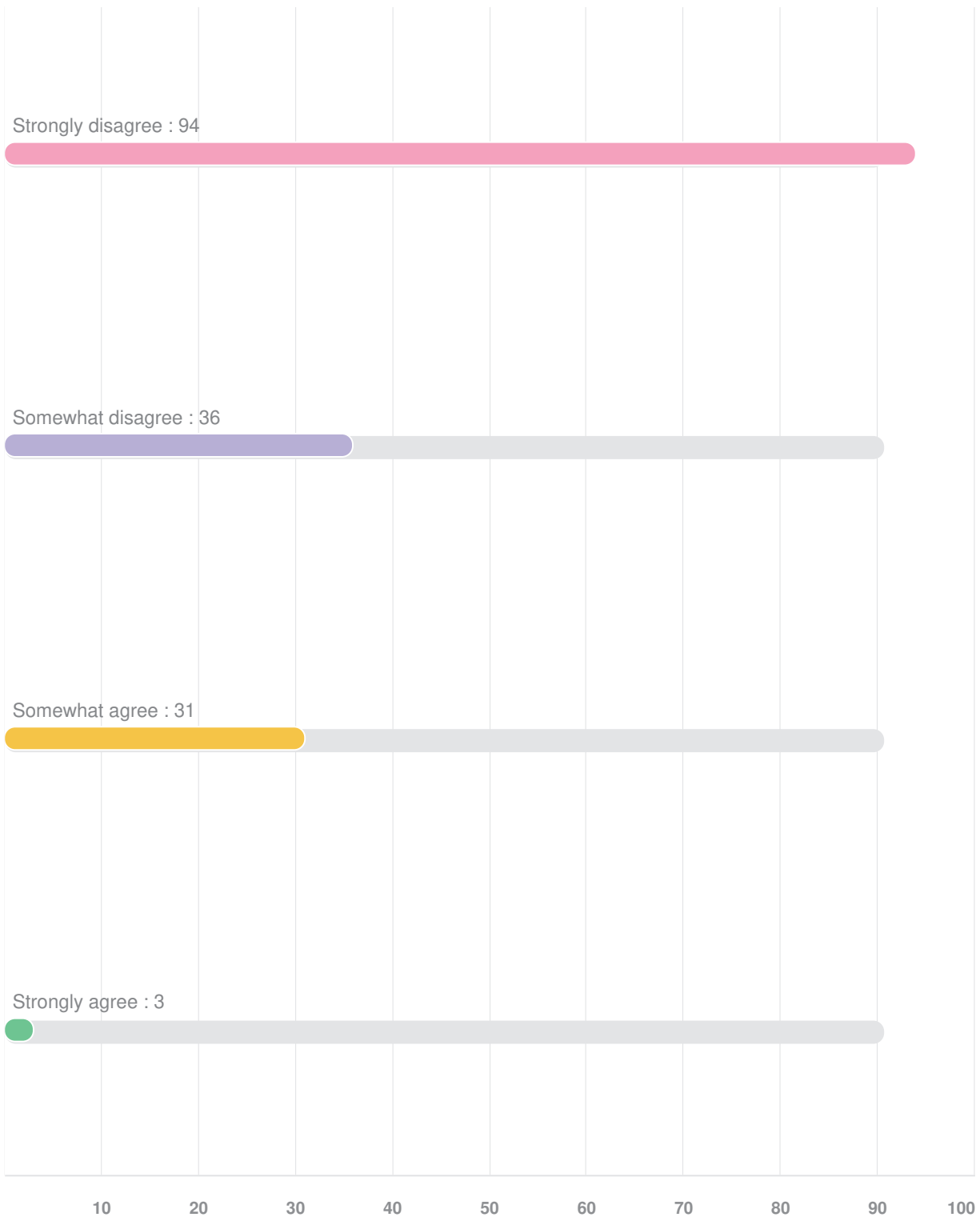
Option 1: The Town should acquire and preserve the Hillary House. (Current estimated costs to repair and preserve the Hillary House are around \$2M.)



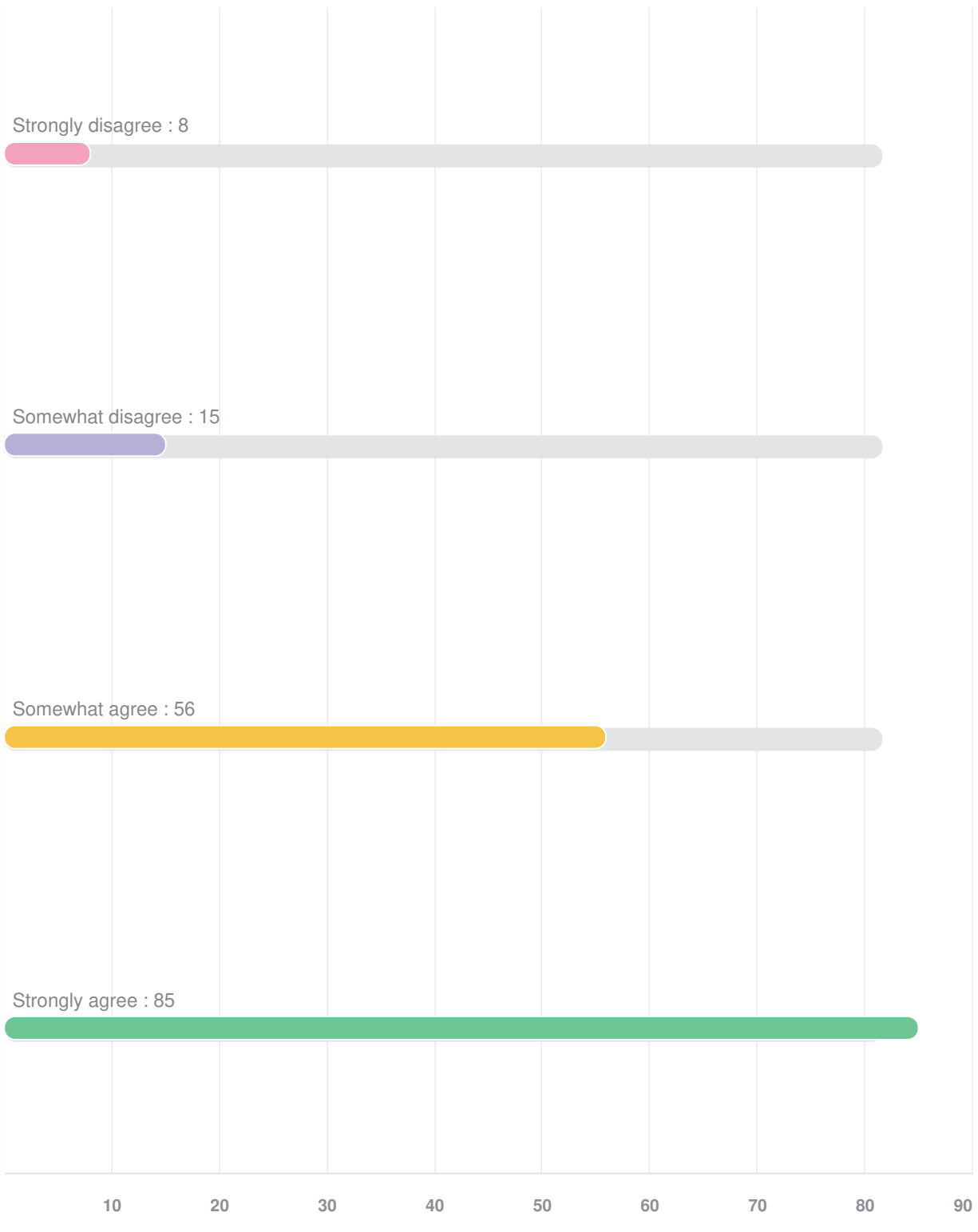
Option 2: The Town should not acquire the Hillary House and instead encourage the AHS to seek alternative solutions, which may include selling the property on the open market.



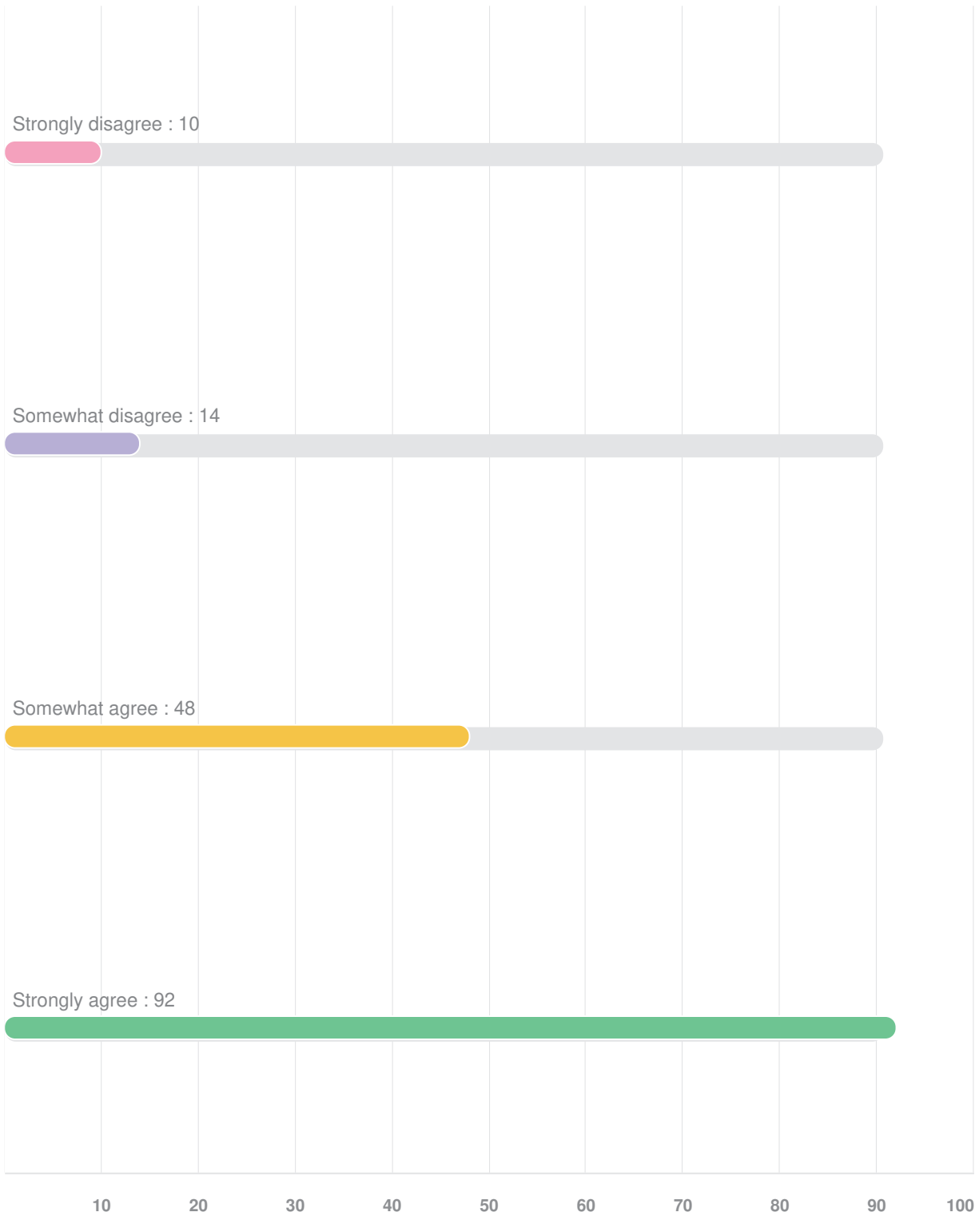
Option 3: The Town should acquire the Hillary House but then repurpose or lease the property for potential commercial use within the strictures as set out in the agreement with the Ontario Heritage Trust.



Option 4: The Town should acquire Hillary House and continue to provide programming within Hillary House.



Option 5: The Town should provide additional funding to the Aurora Historical Society to maintain and continue to provide programming within the Hillary House





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Town of Aurora
Committee of the Whole Report
No. CS24-035

Subject: 2024 Pending List Review

Prepared by: Ishita Soneji, Deputy Town Clerk

Department: Corporate Services

Date: December 2, 2024

Recommendation

1. That Report No. CS24-035 be received; and
2. That items marked "Complete" be removed from the Pending List.

Executive Summary

This report will provide Council with an annual update on staff responses to items listed on the Pending List through motions adopted by Council.

- The Pending List is reviewed annually.
- Staff have completed 22 items on the Pending List.

Background

The Pending List is reviewed annually

The Pending List is a document presented to Council annually that provides a progress report on various items which staff have been directed to report back to Council on. Any items noted as completed will be removed from the Pending List after Council's approval of this report. Corresponding item numbers have been enumerated to ensure that Council and the public have ease of reference for specific matters should there be any questions about associated timeframes or the subject matter itself.

Staff have completed 22 Items on the Pending List

The following items will be removed from the Pending List:

- **CAO 1:** CA021-005 - Update on the Communications and Community Engagement Strategy 2018-2021
- **CMS 1:** CMS21-022 - Library Square Governance Update
- **CMS 2:** Councillor Humfryes; Re: Food Insecurity in Aurora
- **CMS 3:** Councillor Kim; Re: Naming Policy Review
- **CMS 4:** CMS22-014 - Aurora Town Square Status Update - Capital Campaign
- **CMS 7:** Councillor Rachel Gilliland; Re: Feasibility of a Permanent Liquor License at the Aurora Community Centre
- **CMS 11:** CMS24-005 - Petch House – Considerations
- **FIN 1:** Mayor Mrakas; Re: Town Wide Wi-Fi Access
- **FIN 2:** Mayor Mrakas; Re: Development of Policy for Community Partner Reserve Funds
- **FIN 3:** Councillor Gallo; Re: Windrow Program and Council Compensation
- **OPS 1:** OPS21-014 - Parkland Naming
- **OPS 4:** OPS23-006 - Shining Hill Neighbourhood Park Design
- **OPS 7:** OPS24-007 – Windrow Pilot Project – Additional Information
- **PDS 1:** C1(R3) PDS18-038 – Petch House – Potential Conversion to a Wedding Chapel Use
- **PDS 4:** Councillor Gaertner; Re: Construction in Residential Areas
- **PDS 5:** PDS22-102 - Town of Aurora Official Plan Review - Draft Official Plan Amendment
- **PDS 7:** Mayor Mrakas; Re: Bike Share Program Feasibility Study

- **PDS 9:** PDS23-037- Request for Traffic Calming Measures - Various Locations
- **PDS 10:** Councillor Thompson; Re: Parkland Acquisition
- **PDS 12:** PDS23-121 - Additional Properties to Consider for Designation under Part IV of the *Ontario Heritage Act*
- **PDS 14:** PDS24-003 - Hollandview Trail Pedestrian Crossover
- **PDS 18:** Councillor Thompson; Re: Interchange at Highway 404 and St. John's Sideroad

Analysis

None.

Advisory Committee Review

None.

Legal Considerations

None.

Financial Implication

There are no financial implications specific to this report. However, individual items on the Pending List may have associated financial implications, and any such considerations will be noted in the individual staff reports relating to each item as they are presented to Council at a future meeting.

Communications Considerations

None.

Climate Change Considerations

There are no climate change considerations specific to this report. However, individual projects within the Pending List may have associated considerations, and any such

considerations will be noted in the individual reports on those matters presented to Council at a future meeting.

Link to Strategic Plan

As this report provides Council with an updated Pending List for the Corporation, this report aligns with the Town's vision of **An innovative and sustainable community where neighbours care and businesses thrive.**

Alternative(s) to the Recommendation

1. That Council provide direction.

Conclusions

Staff will continue to provide Council with an updated Pending List annually to reflect the current status of items which staff have been directed to report back to Council on.

Attachments

Attachment 1 – Pending List as of November 12, 2024

Previous Reports

None.

Pre-submission Review

Agenda Management Team review on November 14, 2024

Approvals

Approved by Patricia De Sario, Director, Corporate Services/Town Solicitor

Approved by Doug Nadorozny, Chief Administrative Officer

Council Pending List

Ref. #	Mtg Date	Report Title/Subject	Action	Action Dept	Response/Status
CAO 1	2021-04-27	CAO21-005 - Update on the Communications and Community Engagement Strategy 2018-2021	That a new Communications Strategic Plan 2022-2025 be presented to Council by end of year 2021 for approval.	CAO	Complete Report CAO24-001 provided to Council on January 30, 2024.
CAO 2	2023-09-26	Councillor Gilliland; Re: Town Administration SWOT/Space Allocation Analysis and Economic Review	Now Therefore Be It Hereby Resolved That staff report back with either a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis and/or space allocation review; and That staff provide an economic review of the Town's administrative office spaces to ensure we are utilizing its best and highest use, including solutions, community benefits, and financial impacts.	CMS	In Progress Capital project included in the 2024 budget which will complete a study of the Town Hall Accommodation Review.
CAO 3	2023-11-07	Mayoral Decision 2023-03 - Consultant to Review Council Compensation	That staff engage an external consultant for a more in-depth review of Council Compensation; and, That staff report to Council in the final year of the Council term with any recommendations to be adopted for the 2026-2030 Council term.	CAO	Pending To be initiated in 2026
CAO 4	2024-02-27	Member Motion - Councillor Gilliland; Re: Locations for a Men's Transitional Shelter	That staff be asked to proactively work with York Region staff to identify three potential viable sites for alternative housing in Aurora, and report back to Council before the end of 2024.	CAO	In Progress Interim update provided to Council in September. Region is now leading this effort with support from Town staff as required.

Council Pending List

Ref. #	Mtg Date	Report Title/Subject	Action	Action Dept	Response/Status
CAO 5	2023-11-28	Councillor Gilliland; Re: Social Media Policy and Code of Conduct Updates	<p>That Council request the Integrity Commissioner develop a separate social media policy for inclusion in the Council code of conduct; and</p> <p>That the Integrity Commissioner reviews the Town's Code of Conduct to strengthen and protect any violation of political intermeddling, bullying and harassment in the workplace, undermining of Council decisions and copyright of altering Town images; and</p> <p>That staff review and report back on an appropriate policy to address copyright of altering Town images.</p>	CAO/CS	<p>Pending</p> <p>Report to Council in Q1 2025.</p>
CAO 6	2023-11-13	Mayoral Decision 2023-04; Re: Integrity Commissioner to Review Council Code of Conduct and other relevant policies	That Town staff engage the IC to recommend amendments to the Council Code of Conduct or any other policies within the Integrity Commissioner's enforcement purview. Such review should include, but not be limited to the incorporation of Strong Mayor Power legislation.	CAO/CS	<p>Pending</p> <p>Report to Council in Q1 2025</p>

Council Pending List

Ref. #	Mtg Date	Report Title/Subject	Action	Action Dept	Response/Status
CMS 1	2021-06-22	CMS21-022 - Library Square Governance Update	That staff report back in September with an IT implementation status update, including service level agreements for the Aurora Public Library and Aurora Cultural Centre; and	CMS	Complete IT implementation status update has been provided in various staff reports (CMS21-029, CMS22-009, CMS23-031). MOU for the APL was received by Council September 2023 in report CMS23-039. A Temporary Amending Agreement with ACC was completed in September 2024.
CMS 2	2021-06-22	Councillor Humfryes; Re: Food Insecurity in Aurora	1. That staff report back on how the municipality can better address the issue of food insecurity in Aurora by: a. Investigating the possibility of creating a Food Charter for Aurora; and b. Investigating the creation of a volunteer Food Security Advisory Committee that will: i. Initiate the development of, and support the implementation of, a Town of Aurora Food Strategy with a goal toward better access to quality, safe, nutritious, and culturally appropriate food for all residents; and ii. Foster support for local food security initiatives such as backyard gardening programs, and container gardening programs, that ensure greater food security and food literacy in Aurora.	OPS/ CMS	Complete Report CMS24-009 provided to Committee of the Whole on April 2, 2024
CMS 3	2021-12-14	Councillor Kim; Re: Naming Policy Review	That staff review our current naming policies and report back to Council with policy recommendations; and That staff report back by the end of the first quarter of 2022.	CMS	Complete Report CMS24-031 provided to Committee of the Whole on September 3, 2024 , new Naming Rights Policy approved.

Council Pending List

Ref. #	Mtg Date	Report Title/Subject	Action	Action Dept	Response/Status
CMS 4	2022-03-29	CMS22-014 - Aurora Town Square Status Update - Capital Campaign	That staff be directed to initiate negotiations with potential partners for the purpose of naming the Aurora Town Square Bridge, Outdoor Square, and Church Street Schoolhouse; and That staff report back with their findings for Council approval.	CMS	Complete The ATS Capital Campaign is complete and the contract with Interkom Inc ends October 2024. Ongoing Town Square fundraising will be integrated into the Town's existing facility sponsorship program.
CMS 5	2023-01-14	2023 Draft Asset Management Capital Projects - 72412 - Work Station Refresh Carpet Paint	That the following 2023 Draft Asset Management Capital Projects, which were pulled for discussion, be given conditional budget approval pending additional information to Council; and	CMS	Pending Project on hold for 2024 while the Town Hall Accommodation Plan is completed which will provide further direction on Town Hall improvements.
CMS 6	2023-01-14	2023 Draft Asset Management Capital Projects - 72479 - Town Hall - 3rd Floor LED Lighting	That the following 2023 Draft Asset Management Capital Projects, which were pulled for discussion, be given conditional budget approval pending additional information to Council; and	CMS	Pending Project on hold for 2024 while the Town Hall Accommodation Plan is completed which will provide further direction on Town Hall improvements.
CMS 7	2023-02-28	Councillor Rachel Gilliland; Re: Feasibility of a Permanent Liquor License at the Aurora Community Centre	That staff be directed to investigate and report back to Council on the feasibility of a permanent liquor license at the Aurora Community Centre arena; and That staff report back with the recommended amendments to the Municipal Alcohol Policy that would need updating to facilitate this opportunity.	CMS	Complete Report CMS23-048 to General Committee on November 7, 2023, approved the pilot program. Report CMS24-017 (pilot program results) provided to May 7, 2024, Committee of the Whole.

Council Pending List

Ref. #	Mtg Date	Report Title/Subject	Action	Action Dept	Response/Status
CMS 8	2023-07-04	CMS23-030 - Aurora Barbarians' Proposal for Sheppard's Bush	That staff be directed to further investigate Option 2 for the development of a second artificial turf sports field at Sheppard's Bush; and That staff prepare a Capital Project for Council consideration as part of the 2024 Capital Budget.	CMS	In Progress Capital project is included in the 2024 and 2025 budget.
CMS 9	2023-11-28	Councillor Gilliland; Re: Aurora Cenotaph 100 Year Celebration	That the Town of Aurora staff collaborate with the Aurora Legion, King Township, Whitchurch Stouffville, the Provincial and Federal governments to commemorate this significant celebration; and That staff report back with a collaborative plan of action with possible budget considerations; and	CMS	In Progress Report CMS24-015 to May 7, 2024 Committee of the Whole regarding plan of action and report back at later date with update including budget considerations. Follow up report scheduled for March 25, 2025.
CMS 10	2024-02-27	Member Motion - Mayor Mrakas; Re: Request for Amenity Sharing Memorandum of Understanding (MOU) with School Boards for Evening/Weekend Gymnasium Use	That the Town staff is directed to collaborate with the School Boards in drafting the terms and conditions of the MOU, ensuring clarity and fairness in the shared use of these facilities; and That upon reaching an agreement, the MOU shall be presented to Council for review and approval; and	CMS	Pending Letters have been sent to the school board.
CMS 11	2024-02-27	CMS24-005 - Petch House – Considerations	That Report No. CMS24-005 be referred to the Heritage Advisory Committee.	CMS	Complete Report CMS24-014 provided to May 7, 2024 Committee of the Whole.
CMS 12	2024-06-25	CMS24-021 – Aurora Historical Society – Hillary House Considerations	That the Town consult with the Aurora Historical Society and its members to receive their input on the future of Hillary House; and That the Town and the Aurora Historical Society together host public consultations on the future of	CMS/ PDS	In Progress Consultation with AHS, HAC and the public have taken place. Report back to Council is scheduled for December 2, 2024.

Council Pending List

Ref. #	Mtg Date	Report Title/Subject	Action	Action Dept	Response/Status
			<p>Hillary House; and</p> <p>That staff report back to Council following these consultations with recommendations on the Hillary House.</p>		
CMS 13	2024-07-09	CMS24-022 – Community Reflection Space Location	<p>That Town Hall be approved as the location for the Community Reflection Space; and</p> <p>That staff report back to Council with a proposed design, timeline, and budget implications.</p>	CMS	<p>In Progress</p> <p>Design work will commence in early 2025. Following design development, staff will report back to Council with additional details, including proposed next steps and budget implications. The objective is for the capital work to be undertaken in 2026.</p>

Council Pending List

Ref. #	Mtg Date	Report Title/Subject	Action	Action Dept	Response/Status
CS 1	2021-11-23	CS21-070 - Final Report Town of Aurora Municipal Service Delivery Review	That staff be directed to prioritize and action the recommendations in the report as appropriate; and That staff report back to Council on progress.	CS	In Progress Progress updates provided to FAC. Further detail requested by FAC. Expected memorandum to FAC Q1 2025 with a follow up to Council Q2 2025
CS 2	2022-04-26	CS22-019 - Updates to the Proclamation Policy	That staff provide an information report to Council with a list of recurring proclamations to be proclaimed each year.	CS	Pending Info report to be provided in 2025.
CS 3	2023-01-14	2023 Draft Studies and Other Capital Projects - 13026 - Risk Management (conditionally approved 2022)	That the following 2023 Draft Studies and Other Capital Projects, which were pulled for discussion, be given conditional budget approval pending a report to Council:	CS	In Progress Report to be brought to Council to approve policy in Q1 2025. Consultation with Council will be scheduled for 2025.
CS 4	2023-04-25	Councillor Gilliland; Re: Pilot Mobile Food and Licensed Beverage Consumption at Concerts in the Park	That staff review our licensing bylaw that relates to mobile food and refreshment vendors and report back to Council with any recommended changes.	CS	Pending The review of the Licensing bylaw will occur in 2025.
CS 5	2023-10-24	By-law 6552-23 Being a By-law to provide for the annual remuneration to be paid to the Mayor and Members of Council.	The terms of reference for the council compensation review committee be brought back to Council prior to the end of the 2022-2026 term of office.	CS	Pending Report to Council in 2026.
CS 6	2022-12-13	Councillor Gilliland; Re: Feasibility of Proactive Rental Regulations, Safety, and Inspections	That: Staff report back on the feasibility and implications of implementing a proactive property inspection program for rental apartment buildings and rental residential units including secondary suites; and Staff report back on the feasibility and implications of implementing a Residential Rental	PDS	In Progress Report to General Committee on January 17, 2023.

Council Pending List

Ref. #	Mtg Date	Report Title/Subject	Action	Action Dept	Response/Status
			Unit licensing system; and Staff report back in collaboration with Central York Fire Services (CYFS) in respect to safety inspections.		
CS 7	2024-09-24	CS24-022 – Addition of Illumination Requests to the Town’s Flag Policy	That the Clerk report back after one year regarding illumination requests received and any resulting effects to the surrounding neighbourhood.	CS	Pending Report back in Q4 of 2025.

Council Pending List

Ref. #	Mtg Date	Report Title/Subject	Action	Action Dept	Response/Status
FIN 1	2021-05-25	Mayor Mrakas; Re: Town Wide Wi-Fi Access	That Council direct staff to investigate existing models of municipally implemented wi-fi services to develop a proposed model for Aurora and report back to Council; and That staff investigate public-private partnership models to consider for the potential implementation of such a wi-fi service for the Town.	FIN	Complete Included in tabled 2024 Budget and then removed by Council amendment .
FIN 2	2023-12-12	Mayor Mrakas; Re: Development of Policy for Community Partner Reserve Funds	That the Treasurer be directed to report back with a proposed policy outlining the criteria for determining reasonable reserve amounts for the Town's community partners; and That the Treasurer is tasked with proposing strategies on how to effectively manage any amount in excess of the reasonable reserve balance, ensuring fiscal prudence and responsible financial governance.	FIN	Complete Report FIN24-055 provided to November 5, 2024 Committee of the Whole agenda.
FIN 3	2024-03-26	Councillor Gallo; Re: Windrow Program and Council Compensation	That the 2024 budget be amended to include the total cost of Council Compensation as outlined in the October 24, 2023 resolution; and That the 2024 budget be amended to include the total cost of the windrow program; and That both items be funded from the tax rate stabilization reserve.	FIN	Complete Mayoral Decision 2024-012
FIN 4	2024-03-26	Councillor Gilliland; Re: Digital Governance and Smart Technology	That staff report back to Council with the feasibility of developing a digital governance framework such as a digital data charter centered on human rights and privacy-enhancing technologies (PET) to ensure the ethical and responsible collection, management and	FIN	In Progress Working with Legislative Services to report back Q3 2025.

Council Pending List

Ref. #	Mtg Date	Report Title/Subject	Action	Action Dept	Response/Status
			<p>use of data focusing on privacy rights, transparency and consent; and</p> <p>That staff report back to Council for direction prior to investing, installing or integrating technology, owned by the Town or managed by a third party, that is capable of identification of persons through image recognition technology.</p>		

Council Pending List

Ref. #	Mtg Date	Report Title/Subject	Action	Action Dept	Response/Status
OPS 1	2021-06-22	OPS21-014 - Parkland Naming	That Report No. OPS21-014 - Parkland Naming be referred back to staff.	OPS	Complete Report OPS24-002 provided to General Committee on February 6, 2024.
OPS 2	2022-03-29	Councillor Gaertner; Re: Green Infrastructure	That staff be directed to review the Official Plan for revisions to strengthen protective language in the Plan and any implementing policies and by-laws including Green Development Standards, Tree Compensation and Protection; and That staff be directed to review existing policies and by-laws that could be strengthened regarding the tree canopy for climate change mitigation and report back to Council at their earliest convenience.	OPS	In Progress Report OPS24-023 provided to Committee of the Whole on November 5, 2024. Staff to report back in 2025 with bylaw and compensation review.
OPS 3	2022-05-24	OPS22-010 - Off-Leash Dog Park and Trail Pilot Program	That staff be directed to develop an off-leash strategy, including park and trail location options and costs, and report back to Council; and That the Darkwood Detention area be excluded from the list of park and trail location options.	OPS	In Progress Staff to report back in 2025 following public consultation.
OPS 4	2023-05-23	OPS23-006 - Shining Hill Neighbourhood Park Design	That staff report back to Council with a final recommended park design and estimated cost for review and approval.	OPS	Complete Report OPS24-006 provided to Council on April 23, 2024

Council Pending List

Ref. #	Mtg Date	Report Title/Subject	Action	Action Dept	Response/Status
OPS 5	2023-07-11	Councillor Weese and Councillor Gilliland; Re: Air-Supported Courts Dome in Aurora	<p>That staff be directed to report back with the feasibility to provide a multi-gymnasium, air-supported structure that will provide sufficient additional indoor gymnasium space to meet present and future needs; and</p> <p>That staff be directed to explore options for location, funding, and operation of the structure, including public private partnerships in keeping with the Town's public-public and public-private partnership strategy; and</p> <p>That staff be directed to consult with Local Sport Organizations to identify specific needs for the courts dome that will meet training, and competition needs as well as sport tourism opportunities; and</p> <p>That staff be directed to include location and partnership options for an indoor sports court facility within the current sports field review; and</p> <p>That staff be directed to include funds in 2024 and 2025 for Council's consideration as part of the 2024 Budget and 10-Year Capital Plan.</p>	OPS/ CMS	<p>In Progress</p> <p>Staff will continue to review opportunities and report to Council.</p>
OPS 6	2023-11-28	Councillor Gilliland; Re: Wetland Protection and Phragmites Plan of Action	<p>That staff report back to Council identifying our current threat status, include government grant opportunities, engage in agency collaborations, and present recommendations on a plan of action, including a budget, service delivery model, operational impacts to continue protecting our wetlands and attempt to remediate phragmites.</p>	OPS	<p>In Progress</p> <p>Staff to report back in 2025.</p>

Council Pending List

Ref. #	Mtg Date	Report Title/Subject	Action	Action Dept	Response/Status
OPS 7	2024-04-23	OPS24-007 – Windrow Pilot Project – Additional Information	That Report No. OPS24-007 be referred back to staff to address concerns and report back to Council in July 2024.	OPS	Complete Report OPS24-016 to July 2, 2024 Committee of the Whole and service delivery model approved.
OPS 8	2024-04-23	Member Motion – Mayor Mrakas; Re: Xeriscaping on Town Boulevards	That staff to report back on the feasibility of implementing xeriscaping on Town boulevards Town-wide.	PDS	Pending Staff to report back to Council in 2025.
OPS 9	2024-05-28	OPS24-011 – Outdoor Artificial Ice Rinks	That Report No. OPS24-011 be referred back to staff to be brought forward at a time when the Town is more certain about development charge revenue.	OPS/ FIN	In Progress Staff will report back to Council when the project becomes financially feasible.

Council Pending List

Ref. #	Mtg Date	Report Title/Subject	Action	Action Dept	Response/Status
PDS 1	2018-04-24	C1(R3) PDS18-038 – Petch House – Potential Conversion to a Wedding Chapel Use	That Report No. PDS18-038 be referred to staff to receive comments from the Heritage Advisory Committee regarding the future of the Petch House.	PDS/ CMS	Complete Report provided to General Committee on February 20, 2024, and referred to the April 8, 2024 Heritage Advisory Committee.
PDS 2	2020-10-27	PDS20-050 - Implementation of Automated Speed Enforcement Program	That staff report back on the findings of the Region's Automated Speed Enforcement Program following completion of the two-year, limited use pilot program.	PDS	In Progress Report presented to Committee of the Whole on October 1, 2024 recommending staff be directed to develop a pilot program for ASE and report to Committee of the Whole on the details of the program in Q1 of 2025.
PDS 3	2020-10-27	PDS20-055 - Pedestrian Grade Separated Crossings and Future Priority Crossings within Barrie GO Rail Corridor	That Council identify as a priority the Cousins Drive pedestrian rail crossing identified in Attachment 2 and staff report back on the feasibility of funding the crossing as part of the 2022 Budget 10-year capital planning process.	PDS	In Progress Feasibility report on implementing whistle cessation at all four crossings to be presented to Council in 2025.
PDS 4	2021-05-25	Councillor Gaertner; Re: Construction in Residential Areas	That staff be directed to review our existing By-laws and provide a report to Council on possible improvements, including penalties, which would benefit affected residents and staff workload.	PDS	Complete Report PDS23-126 on November 28, 2023 Council directing staff to report back on changes made regarding minimizing negative impacts of residential infill construction. Report PDS24-010 provided to Council on January 30, 2024 Council.
PDS 5	2022-06-28	PDS22-102 - Town of Aurora Official Plan Review - Draft Official Plan Amendment	That staff report back to a future General Committee meeting in the next term of Council early 2023 to present the revised Official Plan Amendment based on feedback received.	PDS	Complete Final Draft Official Plan was adopted by Council in January 2024 and approved by York Region in May 2024.

Council Pending List

Ref. #	Mtg Date	Report Title/Subject	Action	Action Dept	Response/Status
PDS 6	2023-02-28	Mayor Mrakas; Re: Affordable Housing Action Plan	<p>That through the Town's ongoing Official Plan Review, the scope of the Town's Official Plan be expanded to include modernized housing policies that clearly 15 articulate and define the Town's strategies and actions on affordable and attainable housing to 2051 and beyond; and</p> <p>That the Town develop an Affordable Housing Action Plan (AHAP), to be used to guide decision-making on how to address affordable housing and promote attainable housing options for residents through clear objectives and targets specifically designed for implementation within the local Aurora community context; and</p> <p>That the Affordable Housing Action Plan (AHAP) be developed through collaborative engagement with the community, local partners, and housing providers, and apply to both private market and public housing development; and</p> <p>That the Affordable Housing Action Plan also include specific monitoring and measuring tools to ensure the successful implementation of strategies over the horizon of 2051 and beyond.</p>	PDS	<p>In Progress</p> <p>Report to December 2, 2024 Committee of the Whole for final endorsement.</p>
PDS 7	2023-05-23	Mayor Mrakas; Re: Bike Share Program Feasibility Study	<p>That Town staff be directed to conduct a feasibility study to implement a bike share program in the Town of Aurora that will provide residents and visitors with access to a fleet of bicycles at strategically located docking stations; and</p> <p>That Town staff be directed to consult with the Active Transportation and Traffic Safety Advisory Committee and the community, including residents and business</p>	PDS	<p>Complete</p> <p>Report PDS24-027 provided to Committee of the Whole on May 7, 2024 and Active Transportation Master Plan endorsed by Council.</p>

Council Pending List

Ref. #	Mtg Date	Report Title/Subject	Action	Action Dept	Response/Status
			owners, to ensure that the program meets the needs and interests of all stakeholders; and That Town staff be directed to report back to Town Council within six months.		
PDS 8	2023-05-23	Mayor Mrakas; Re: Urban Mobility Vehicles	That Town staff be directed to create a proposed bylaw that allows UMGVs to be driven on municipal roads in the Town of Aurora once the legislation that allows UMGVs to be driven on municipal roads is in force; and That the proposed bylaw be designed to ensure the safety of all road users, including pedestrians, cyclists, and other vehicles, and will include provisions for insurance, licensing, and registration of UMGVs; and That Town staff be directed to engage with the public and stakeholders throughout the process, including hosting public meetings and seeking feedback on the proposed bylaw, and to consult with the Active Transportation and Traffic Safety Advisory Committee; and That Town staff be directed to report back to Council within six months of hosting the public meetings with a detailed report outlining the implementation plan for the proposed bylaw, and any necessary amendments or adjustments to ensure the safety and effectiveness of UMGVs on municipal roads.	PDS	In Progress We are waiting on the province legislating these UMGV. If this happens, then in the new year it will need to be reviewed with Legal. We also have a Town-wide Parking Strategy and the Streetscape Design project that might have an impact on the new mobility by-law.
PDS 9	2023-06-20	PDS23-037- Request for Traffic Calming Measures - Various Locations	That the installations of speed cushions at location "a. Conover Avenue between River Ridge Boulevard and Borealis Avenue" be referred back to staff for further information to Council in September."	PDS	Complete There are three traffic calming warrants part of the Town's Traffic Calming Policy that need to be satisfied in order for traffic

Council Pending List

Ref. #	Mtg Date	Report Title/Subject	Action	Action Dept	Response/Status
					calming measures to be considered by Council for approval. The resident that originally requested the traffic calming measures was contacted many times over a number of months asking for a petition to meet the requirements of warrant but did not provide the petition with the required signatures.
PDS 10	2023-07-11	Councillor Thompson; Re: Parkland Acquisition	That staff identify and investigate properties of interest within the OPA 34 Secondary Plan area and report back to Council	PDS	Complete 16-acre Yonge St property acquired.
PDS 11	2023-07-11	Mayor Mrakas; Re: Eliminating Minimum Parking Requirements for New Residential Developments	That staff be directed to evaluate options for eliminating minimum parking requirements for new residential developments within the GO Major Transit Station Area; and That any new residential development within the GO Major Transit Station Area require auto share and/or bike share programs; and That staff report back to Council with the appropriate actions to implement these directions, including the necessary updates to the Town's Comprehensive Zoning By-law Number 6000-17.	PDS	In Progress To be dealt with as part of the first phase of the comprehensive Zoning By-law update in 2025.
PDS 12	2023-10-24	PDS23-121 - Additional Properties to Consider for Designation under Part IV of the Ontario Heritage Act	That staff consult with the owners of the 30 properties outlined in Attachment 1 to receive feedback on the	PDS	Complete Designation by-laws passed on September 24, 2024. No appeals received and by-laws now registered.

Council Pending List

Ref. #	Mtg Date	Report Title/Subject	Action	Action Dept	Response/Status
			consideration of the properties for designation under Part IV of the Ontario Heritage Act; and That staff report back to Council on the feedback received from the owners prior to any further action being pursued, including the authorization and issuance of any potential Notices of Intention to Designate the properties.		
PDS 13	2023-11-28	Councillor Gilliland and Councillor Weese; Re: BIA Bylaw and Governance Model Review	That Town staff investigate and explore a collaboration and/or various governance models that will best serve the progression of the downtown Business Improvement Area. This could mean either a partnership, committee, or collaboration; and That staff report back with various governance models as a result; and That the BIA bylaw be reviewed and updated to remove barriers to reflect such progressive success of the downtown revitalization mandate.	PDS/ CS	In Progress Report PDS24-021 presented to General Committee on February 20, 2024 and referred back to staff. Report PDS24-042 presented to Committee of the Whole on April 2, 2024 and BIA to report back on issues raised in report PDS24-021.
PDS 14	2024-02-27	PDS24-003 - Hollandview Trail Pedestrian Crossover	That Report No. PDS24-003 be referred back to staff to report back on the option of a physical barrier at the subject location.	PDS	Complete A follow up report PDS24-023 was provided to Council on February 27, 2024 where Council was presented with additional options. No direction was provided by Council to move forward with a physical barrier at the location.

Council Pending List

Ref. #	Mtg Date	Report Title/Subject	Action	Action Dept	Response/Status
PDS 15	2024-02-27	Member Motion - Mayor Mrakas; Re: Supporting Affordable Housing and Gentle Density	That Staff report back to Council on the review and implementation of this update as part of the Comprehensive Zoning By-law Review process.	PDS	In Progress To be completed alongside PDS 11 as part of Comprehensive Zoning By-law Review commencing in 2025.
PDS 16	2024-05-28	Member Motion – Mayor Mrakas; Re: Establishment of Heritage Grant Program	That staff be directed to create a Heritage Grant Program aimed at providing financial assistance to property owners for the preservation and restoration of designated heritage properties in the Town of Aurora; and That staff be instructed to consult with the Town’s Heritage Advisory Committee regarding the development of the program and prepare guidelines and criteria for eligibility, application procedures, and grant disbursements, ensuring transparency and fairness in the allocation of funds; and That staff present a report outlining the proposed Heritage Grant Program to Council for review and approval at a future Council meeting.	PDS	In Progress Presenting to Heritage Advisory Committee on December 7, 2024, and proceeding to Committee of the Whole in Q1/Q2 2025.
PDS 17	2024-09-24	Member Motion – Councillor Weese; Re: Review of Train Whistle/Horn Cessation at All Level Crossings in the Town of Aurora	That staff report back on the processes needed to create a By-law that will result in the cessation of train whistles/horns at all level crossings in Aurora.	PDS	Pending Staff to report back in 2025.

Council Pending List

Ref. #	Mtg Date	Report Title/Subject	Action	Action Dept	Response/Status
PDS 18	2024-10-22	Member Motion – Councillor Thompson; Re: Interchange at Highway 404 and St. John’s Sideroad	That staff provide the Region with Traffic and Household data and projections that supports the need for the interchange at St. John’s and Highway 404; and That the Town of Aurora meet with the Region of York to express the need for the interchange at Highway 404 and St. John’s to be constructed prior to 2035 and indicate to them that our preference would be that the interchange be built in the short term.	PDS	Completed Motion sent to York Region
PDS 19	2024-10-22	PDS24-105 – Proposed Amendments to Parking Bylaw 4574-04.T – Various Locations in the Town’s Downtown Area	That staff report back, at the November Council meeting, regarding potentially changing parking restrictions on Yonge Street in the Business Improvement Area from one hour to two hours.	PDS	In Progress Report and By-law on increasing Yonge Street parking from one hour to two hours on an interim basis proceeding to Council November 26, 2024. Council adopted report in October 2024 amending parking by-law for Downtown area.



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Town of Aurora

Committee of the Whole Report

No. OPS24-022

Subject: Blue Box Collection Changes – Non-eligible Sources

Prepared by: Luigi Colangelo, Manager of Public Works

Department: Operational Services

Date: December 2, 2024

Recommendation

1. That Report No. OPS24-022 be received; and
2. That the Municipality no longer collect recycling, garbage, and compost for non-eligible sources effective January 1, 2026, be approved; and
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Executive Summary

The purpose of this report is to provide Council with an update on the transition of the Blue Box Program to Extended Producer Responsibility (EPR) and specifically considers service levels and financial impacts regarding recycling collection for non-eligible sources, excluding municipal facilities.

- Producers will have full responsibility for collection of Blue Box recycling materials across Ontario when province-wide system becomes operational January 1, 2026.

- Section 4 of Blue Box Regulation 391/21, set forth by the province requires Producers to collect only from eligible sources.
- Historically many Ontario municipalities have collected waste from Industrial, Commercial and Institutional (ICI) properties but will discontinue this service due to legislation requiring Producer Responsibility Organization (PROs) to assume the collection.
- The Town of Aurora currently collects blue box materials from approximately 325 curbside ICI locations which are considered non-eligible sources under the legislation.
- Many factors considered by staff when evaluating the options for collecting non-eligible sources.
- Industry collection methods are being modernized as collection contractors move to cart-based (tote) systems to automate processes.
- Select ICI properties who have historically received an increased service level, when disposal of garbage and organics is the responsibility of running a business.

Background

Producers will have full responsibility for collection of Blue Box recycling materials across Ontario when province-wide system becomes operational January 1, 2026.

On June 3, 2021, Ontario Regulation 391/21: Blue Box was filed under the Resource Recovery and Circular Economy Act, 2016 (RRCEA), which transitions the operational and financial responsibilities of managing packaging-like and paper products from Municipalities to Producers (PRO's). This transition changes the existing shared responsibility model of the current Blue Box Program to a Producer-led responsible model, often referred to as 'full' or 'extended producer responsibility'. Transition to EPR will occur in two phases:

- Transition: July 1, 2023 – December 31, 2025; and
- Post-transition: January 1, 2026, onwards.

All of York Region, including the Town, is scheduled to transition on January 1, 2026. Producers will have full control over all Blue Box recycling programs across Ontario when the province-wide system becomes operational in the post-transition phase.

Effective January 1, 2026, all municipal Blue Box Programs in Ontario will have transitioned to EPR and additional Producers will come into effect, including providing Blue Box collection services to non-municipally serviced multi-residential buildings, public and private schools (excluding post secondary) and not-for-profit retirement homes and long-term care homes.

Items accepted within the Blue Box Program will also expand common single use and packaging like products, such as paper and plastic cups, foils, trays, bags and boxes intended for home use. The new Blue Box Program will create a more uniform system across the province and broader access to recycling services.

Circular Materials, as the Common Collection System Administrator, is responsible for contracting waste haulers to collect blue box materials from eligible-sources and transport the material to receiving facilities (i.e. transfer stations). Reverse Logistics Group (RLG), contracted by Circular Materials, is the Common Collection System Operator overseeing the daily operations.

Analysis

Section 4 of Blue Box Regulation 391/21, set forth by the province requires Producers to collect only from eligible sources.

The Blue Box Regulation specifies sources from which Producers are obligated to collect blue box recyclables. Eligible source is defined as “any residence or facility in an eligible community”. These sources include single-family homes, multi-residential buildings (apartment, condominiums, townhomes), not-for-profit long-term care and retirement homes, schools, private schools (excluding post secondary) and some public spaces (parks, playgrounds, transit stations and sidewalks).

Producers are not responsible for the collection of blue box material from the following non-eligible sources:

- Industrial, Commercial and Institutional (ICI) properties
- Daycares
- Places of worship
- Businesses in BIA's
- Not-for-profit /charitable organizations and shelters
- Post secondary institutions – public and private
- Municipal facilities and community Centres (libraries and arenas)

For properties that have both residential and commercial units, Producers are only required to collect from those units that are defined as an eligible source.

Historically many Ontario municipalities have collected waste from ICI properties but will discontinue this service due to legislation requiring PROs to assume the collection.

The original purpose of the Blue Box Program when implemented was to collect recyclable blue box material from residential premises; however, as the Program expanded, some municipalities extended collection to ICI locations (considered a 'non-eligible source') such as BIA's and small businesses.

The most common reasons ICI locations received municipal waste collection was because these locations are located along residential collection routes.

Collection from ICI properties is not considered a best practice and many Ontario municipalities either never provided collection for this group or are discontinuing the practice as the province has deemed them ineligible for service. ICI properties who currently receive recycling collection from the Town are considered a non-eligible source and will lose recycling collection once Producers assume blue box collection responsibility on January 1, 2026.

The Town of Aurora currently collects blue box materials from approximately 325 curbside ICI locations which are considered non-eligible sources under the legislation.

Of the 20,000 locations that receive curbside collection in Aurora, approximately 325 locations (1.6 per cent) are non-eligible sources. Blue box material is co-collected at the curb along the residential collection routes in the BIA and the Industrial Parkway corridor areas, resulting in route and collection efficiencies and economies of scale.

Many factors considered by staff when evaluating the options for collecting non-eligible sources.

The Town is part of a shared waste collection contract between the Northern Six (N6) municipalities comprising of the Town's of Aurora, East Gwillimbury, Georgina, Township of King, Newmarket, and Whitchurch-Stouffville. The collection contract has two 12-month extension options at the discretion of the N6. In preparation of potential regulatory changes, clauses were included to address a qualifying change in law should it occur.

CMO is the lead PRO and Common Collection System Administrator responsible for the operation of the common collection system in Ontario. They have indicated that they

will not collect from non-eligible sources post-transition. Blue box materials from non-eligible sources are not permitted to be mixed and processed with the materials they are obligated to collect and process from eligible sources. This means that collection of non-eligible sources by a PRO is not an option.

The following considerations were reviewed closely by staff on collection of blue box material from non-eligible sources:

- The Town has no regulatory requirement to provide recycling collection services to non-eligible sources.
- The cost of servicing non-eligible sources would be significantly higher than the per unit cost of servicing a residential property.
- Most non-eligible sources in Aurora are already using private service providers to manage their waste.
- Continued recycling collection for non-eligible sources currently receiving collection would be negatively perceived by other non-eligible sources not receiving collection that could result in a demand for all equal level of service for all non-eligible sources, which could be very costly to the Town.
- Continued recycling collection for non-eligible sources may generate increased complaints from residents as they would be subsidizing recycling collection of costs for commercial properties.

Staff evaluated options, industry best practices, and financial impacts and propose the following options for Council's consideration regarding recycling collection for non-eligible sources.

Option 1: Discontinue collection for all non-eligible sources.

Under this option, the Town would no longer provide recycling collection services to non-eligible sources as they would be responsible for procuring and paying for their own private recycling collection services (as most ICI's/BIA's locations manage their own waste and recycling). The Town would not be involved or responsible for overseeing recycling collection for these locations including enforcement. Currently, the Town of Newmarket's Council has approved to discontinue collection for their non-eligible sources. The remaining N6 will be presenting their reports to their respective Councils at the end of 2024, beginning of 2025 with a recommendation to discontinue service for non-eligible sources.

Ontario Regulation 391/21: Blue Box does not require the Municipality to provide blue box recycling services to non-eligible sources and in the previous Regulation (O. Reg.

101/94: Recycling and Composting of Municipal Waste), these sources were not part of the stewards funding obligations.

It is more important to understand that under this option, not providing recycling collection services could potentially impact garbage collection if businesses who use the Town's curbside collection program place blue box material in the garbage stream. In addressing this issue staff is recommending discontinuing all streams for non-eligible sources which will include, recycling, garbage and green bin. The Town should not be held accountable or responsible in managing waste streams for businesses.

Under Regulation 103/94, ICI establishments that meet specific type and size are required to source separate recyclables. An Office of the Auditor General of Ontario report from November 2021 noted that less than 2 per cent of all ICI establishments are not required to recycle.

Option 2: Continued collection for non-eligible sources receiving collection.

Under this option, the Town would continue to provide blue box collection services beyond 2026 to all currently serviced non-eligible sources. Negotiations would take place with the Town's current waste collection contractor, Green for Life (GFL), to continue to provide recycling collection services during the contract's extension years (2026 and 2027). Subsequently, provisions would need to be included in the next Waste Collection Contract to maintain recycling collection services for these locations.

Preliminary conversations with GFL have indicated that costs would change from a weight-based to a per collection stop basis and collection for non-eligible sources would need to transition to a cart-based system as the service level shifts from residential to commercial. This would result in increased costs to the Town as recycling carts would need to be procured and supplied to users.

The estimated cost to procure and supply recycling carts for the non-eligible sources is approximately \$28,000. This cost does not include costs for continued maintenance and replacement of broken or damaged carts and assumes one 95-gallon cart per location.

The estimated annual costs for continued recycling collection for non-eligible sources will be approximately \$192,660 plus processing costs estimates are \$31,000 annually. Processing costs are dependent on the weight of the blue box material collected and may fluctuate.

Council will also need to consider additional costs as staff have become aware that the Region's Material Recycling Facility (MRF), located in East Gwillimbury, may no longer be accessible for receiving blue box materials for non-eligible sources in 2026. In the current contract with GFL, there will be additional costs of \$2 per/km if blue box material is disposed outside of York Region and within the GTA. Further details on this matter are still being explored by Region staff and, once all has been confirmed, Town staff would provide an update to Council.

Non-eligible sources represent a very small amount of the total properties that receive curbside recycling collection provided by the Town. Preliminary cost estimates indicate that this option would cost the Town approximately 24 times more per serviced unit than the current curbside collection average cost.

Industry collection methods are being modernized as collection contractors move to cart-based (tote) systems to automate processes.

The waste collection industry is signalling change as they work towards a fully automated collection process which involves totes for recycling, waste and organics. This comprises automated trucks to collect the totes from curbside and has already been adopted by many municipalities/cities for all waste streams, e.g. Simcoe County and City of Toronto.

While it has not been confirmed by CMO, it is anticipated the contractor's collection process for recycling will change from manual to automated with carts, as of January 2026.

Select ICI properties who have historically received an increased service level, when disposal of garbage and organics is the responsibility of running a business.

Collection of waste, whether recycling, organics or garbage, forms part of a business owners' responsibility. The vast majority of ICI properties in Aurora deal with all disposal of waste from their establishments through private collection contracts. The collection of waste by the Town from select ICI properties is an increased service level and not provided equally to all those included in this defined sector.

Staff are recommending that the Town discontinue the collection of organics and waste when the recycling transition occurs with the province on January 1, 2026. Staff will work to inform the ICI properties of these changes to the service level allowing them time to make alternate arrangements for collection of waste and organics.

Advisory Committee Review

Not applicable.

Legal Considerations

As mentioned above, the Blue Box Regulation specifies sources from which Producers are obligated to collect blue box recyclables from. Producers are not required to collect from sources who are not eligible for collection even if they currently receive municipal collection and therefore, staff is recommending that the Town no longer collect recycling, waste and green bin or non-eligible sources starting on January 1, 2026.

Financial Implications

The estimated annual cost for the Town to continue its provision of blue box collection services to non-eligible sources is \$251,660. Note that additional costs of \$2 per km will apply if the non-eligible sources recyclable material is disposed outside of York Region; however, the Region has indicated that they will continue to provide material processing support or possible funding to the lower tier municipalities post-transition but the details regarding this are still not available. Region staff are continuing to explore processing options should lower tier municipalities continue to provide collection to non-eligible sources. This estimated cost, on a per stop basis, would be \$772 per non-eligible location, compared to the Town's current average cost per location of \$32; representing a cost that would be 24 times higher than the Town's current cost per location.

In consideration of the unfavourable financial and other implications of Option 2, staff recommend that Council approve Option 1 – Discontinue collection for all non-eligible sources. This option would enable the Town to avoid any resultant incremental operating costs, as well as maximize blue box collection savings which can be re-directed toward the Town's infrastructure deficit as per Council's approved short term asset management plan funding strategy.

Communications Considerations

The Town will inform the public about the information contained in this report by posting the report to the Town's website. If there are changes made to the schedule of Blue Box materials collection in the future, the Town will inform the public through its normal communications channels.

Climate Change Considerations

The recommendations from this report does not impact greenhouse gas emissions or impact climate change adaptation.

Link to Strategic Plan

The Blue Box Program transition reinforces the Strategic Plan goal of Supporting Environmental Stewardship and Sustainability for all through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Encouraging the stewardship of Aurora's natural resources: Assess the merits of measuring the Town's natural capital assets.

Alternative(s) to the Recommendation

1. Continue to collect non-eligible sources.

Conclusions

Providing municipal waste, recycling and green collection service to ICI properties is not considered a responsibility of Ontario municipalities. Collection practices and service levels can vary by municipality, in turn, municipalities are not legislatively required to provide waste collection services to ICI properties.

Providing recycling, waste and green bin collection post-transition involves offering a higher level of service to locations that municipalities are not legislatively required to collect from. As a result, consideration must be given to maintaining, expanding, modifying, or eliminating recycling collection from non-eligible sources including waste and green bin collection post-transition and the perception this will have by the community. In addition, the cost of servicing non-eligible sources will be significantly higher and should be strongly considered. Staff are therefore recommending the Town discontinue recycling, waste and green bin collection services to non-eligible sources effective January 1, 2026.

Attachments

None.

Previous Reports

OPS23-011, Blue Box Transition Update, June 6, 2023

Pre-submission Review

Agenda Management Team review on November 14, 2024

Approvals

Approved by Sara Tienkamp, Director, Operational Services

Approved by Doug Nadorozny, Chief Administrative Officer



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Town of Aurora

Committee of the Whole Report

No. PDS24-133

Subject: Endorsement of the Affordable Housing Action Plan

Prepared by: Dania Asahi Ogie, Policy Planner
Adam Robb, MPL, MCIP, RPP, CAHP, PLE,
Manager, Policy Planning and Heritage

Department: Planning and Development Services

Date: December 2, 2024

Recommendation

1. That Report No. PDS24-133 be received; and
2. That Council endorse the finalized Affordable Housing Action Plan as attached to this report.

Executive Summary

This report seeks Council's endorsement of the Affordable Housing Action Plan, which has been finalized based on the public consultation and stakeholder feedback received.

- The initial draft of the Affordable Housing Action Plan was brought forward to Council in June 2024
- Since the release of the draft, several consultation opportunities have been held to inform the finalization of the Affordable Housing Action Plan
- The finalized Affordable Housing Action Plan has made key updates in response to the input received by the public and stakeholders

Background

The initial draft of the Affordable Housing Action Plan was brought forward to Council in June 2024

On June 4, 2024, the draft Affordable Housing Action Plan was presented to Council for initial review through report PDS24-061. The Affordable Housing Action Plan is intended to serve as a tool to guide local decision-making on affordable housing, and the Plan has been framed around six key objectives:

- Increase Housing Supply
- Promote Housing Affordability and Stability
- Ensure Complete Community Growth
- Streamline Approvals
- Enhance Partnerships
- Continually Monitor, Assess and Educate

When the draft was presented, a recommendation was included to have the draft Action Plan be consulted upon with the public and other stakeholders prior to a finalized version being brought back to Council for endorsement.

Analysis

Since the release of the draft, several consultation opportunities have been held to inform the finalization of the Affordable Housing Action Plan

Following the presentation of the draft Affordable Housing Action Plan to Council in June 2024, staff engaged in consultation sessions with the public and other stakeholders and received comments through the following:

Date	Stakeholder/Event	Summary and Key Comments Received
July 2024	Creation of Engage Aurora project page and physical distribution through the Access Aurora customer service counter	Over 485 visitors engaged with the project through the dedicated Engage Aurora page and over 40 physical copies of the Action Plan were handed out through the Access Aurora customer service counter. Overall feedback was supportive of the Action Plan. General questions were raised regarding the Town's growth and development context. Comments were also provided on showing data related to

December 2, 2024

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Report No. PDS24-133

		housing unit breakdowns/deficits and clarifying/enhancing language.
July 2024	Email outreach to local and regional housing organizations seeking comments	General comments were provided in support of the Action Plan. Comments were also provided regarding support for consideration of a variety of housing forms and tenures, including co-op housing.
July 10, 2024, and September 18, 2024	Meeting with York Region Housing Services staff	York Region Housing Services staff expressed general support for the Action Plan as a document that aligns with their Region-wide operations and mandates, as well as supporting policy objectives of both the Town and Regional Official Plan.
August 13, 2024	In-person meeting with members of the Aurora Cares residents' group	Productive discussion with key comments received on matters including: <ul style="list-style-type: none"> • The need to also include income and ownership statistics for one-person households as opposed to just economic families • The need to broaden the housing continuum figure • Recognizing that private market ownership is not always obtainable or the main goal, and that more recognition needs to be given to rental and all other housing opportunities • Identifying difficulties faced by seniors and single persons • Identifying opportunities for congregate living and support for hospice care • Emphasizing the need to overcome public prejudices related to housing
September 9, 2024	In-person Public Open House held at Town Hall	There were approximately 45 attendees, and comments were largely supportive of the Action Plan, with feedback also provided on matters including:

		<ul style="list-style-type: none"> • Clarifying language for certain action items, including streetscape improvements and modular housing • Noting that there are no extra impacts expected on the taxpayer • Providing a priority/timeline matrix to track the action items
September 11, 2024	In-person presentation to the Town's Accessibility Advisory Committee	<p>Comments received in support of adding three additional action items:</p> <ul style="list-style-type: none"> • provide incentive opportunities for accessible housing • ensure universal design standards are implemented in new developments, and • provide support for a range of care-based housing options

The finalized Affordable Housing Action Plan has made key updates in response to the input received by the public and stakeholders

Based on the comments that were received, the following updates have been incorporated into the finalized version of the Action Plan:

1) Three New Accessibility-focused Action Items have been added

From consultation with the Town's Accessibility Advisory Committee, three new action items have been added to the Action Plan to specifically support the development of more affordable, accessible housing opportunities. These Action Items are:

- Action Item #7 – Provide Incentive Opportunities for Accessible Housing Initiatives
- Action Item #9 – Ensure Universal Design Standards are Implemented in Developments
- Action Item #20 – Support the Development of a Range of Care-Based Housing

2) The Housing Continuum Figure has been expanded

Stakeholders expressed that the housing continuum figure needed to be expanded to highlight the experiences of all individuals within the community. The Housing Continuum figure in the finalized Action Plan has been expanded to also include:

- Homelessness;
- Supportive Housing; and
- Long Term Care Housing.

3) New Statistics have been added for One-Person and One-Parent Households:

The initial draft Action Plan utilized economic family income statistics exclusively. Stakeholders expressed that the economic family income metric did not best represent the economic realities of all residents in the Town as an economic family is a group of two or more persons who live in the same dwelling and are related by blood, marriage, common-law, or adoption. Non-related households, residents who live alone or one-parent households were not appropriately represented in the draft Action Plan. The finalized Action Plan now contains income statistics of the median economic family, median household, and median one person and one parent households to best capture the broader economic situations of residents.

4) Clarification and Enhancement of Language

Terminology has specifically been added to the Action Plan to account for a broader array of living arrangements and care-based housing. Further, language around certain action items and objectives have been clarified and enhanced based on the comments received. Examples include:

- Greater recognition for congregate living arrangements, care-based and hospice housing
- Language improvements to extend support for modular and prefabricated housing (as opposed to just solely evaluating the feasibility)
- Additional clarity around streetscape improvements and infrastructure assisting with housing affordability
- Recognizing that private market ownership is not necessarily the primary/final outcome or goal for residents, and that residents have choice through the housing continuum
- Addition of 2016 Census population for further growth context setting
- Language improvements added for the protection of affordable rental units
- Other general administrative/housekeeping updates, including the new addition of a “How to Read This Plan” section for ease of readability

5) Inclusion of New Housing Deficit and Unit Breakdown Data

Data has now been added to help define housing unit deficits and unit demands within Town based on number of bedrooms. This data has been extrapolated from Census and CMHC level statistics to help provide further context setting for housing and unit demands and deficits within Town.

6) Creation of Priority/Timeline Matrix Table as an accompanying Appendix

As part of the finalization of the Action Plan, an accompanying Appendix has been developed, which is intended to assist with the priority tracking and monitoring of the action items within the Plan.

Overall, the finalized Affordable Housing Action Plan builds upon the public and stakeholder comments that were received to deliver a refined and robust final document to guide positive decision-making moving forward. This is the Town's first Affordable Housing Action Plan, and it is expected that this document will continue to evolve and respond to the changing needs of the community over time, with scheduled updates to occur approximately every 5 years moving forward. This best practice is engrained in the Action Plan itself, with an Action Item dedicated to the continual updating of the document.

Advisory Committee Review

The Affordable Housing Action Plan was presented to the Town's Accessibility Advisory Committee for review on September 11, 2024. Comments received by the Accessibility Advisory Committee have informed the updates made to the finalized Affordable Housing Action Plan, including the addition of three new accessibility related action items, as previously described above.

Legal Considerations

None.

Financial Implications

As presented under FIN24-019, any exempted development fees and charges for affordable housing opportunities result in a revenue loss to the Town which will need to be replaced through alternative revenue sources. The Town is hopeful that the province will offer replacement funding to make up for the revenue loss.

Communications Considerations

The development of the Affordable Housing Action Plan has been informed by extensive public consultation and outreach. Upon Council's endorsement, the finalized Affordable Housing Action Plan will be posted publicly on the Town's website and Engage Aurora page, and physical copies will be printed for distribution.

Climate Change Considerations

The Affordable Housing Action Plan provides significant opportunities for the Town to continue to expand on its climate change and environmental objectives, by promoting more compact forms of affordable housing that are more sustainable for the long-term.

Link to Strategic Plan

The Affordable Housing Action Plan supports the Strategic Plan goal of Strengthening the Fabric of our Community by ensuring growth includes housing opportunities for everyone.

Alternative to the Recommendation

1. That Council provide direction.

Conclusions

The Affordable Housing Action Plan has received positive acknowledgement within the community and housing sector, and the finalized version presented through this report incorporates the necessary updates as received through the extensive public consultation and outreach that has occurred.

Attachments

Attachment 1 – Finalized Affordable Housing Action Plan for Endorsement

Attachment 2 – Affordable Housing Action Plan Appendix A Monitoring and Priority Table

Previous Reports

PDS24-061, Draft Affordable Housing Action Plan, June 4, 2024.

Pre-submission Review

Agenda Management Team review on November 14, 2024

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer

Affordable Housing Action Plan



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Executive Summary

The Town of Aurora recognizes the need to be proactive in addressing the housing needs of current and future residents. This Affordable Housing Action Plan (the “Plan”) aims to provide a blueprint and direction for the Town to achieve more diverse, affordable, and attainable housing to 2051 and beyond.

This Plan will serve as a guiding tool to establish municipal priorities, identify challenges, and support positive decision-making regarding housing in line with the overall visions and direction of the Town’s Official Plan and Regional and Provincial policies.

The Plan provides an introduction and background into the growth context of Aurora and its housing and development framework, before outlining six key objectives that cumulatively form the basis of this Plan. Each objective is further supported by action items to ensure effective implementation.

While all levels of government play a role in combating the housing crisis, this is ultimately a made in Aurora plan focused on providing tangible municipal objectives and actions that will lead to positive housing outcomes for all.



1.0 - Introduction

Aurora's Growth and Development Context

The Town of Aurora is a growing and evolving. By 2051, Aurora's population is forecasted to be 85,800 people, which represents a growth rate of over 30% from today:

Table 1: Town of Aurora Official Plan Population Growth Forecast to 2051

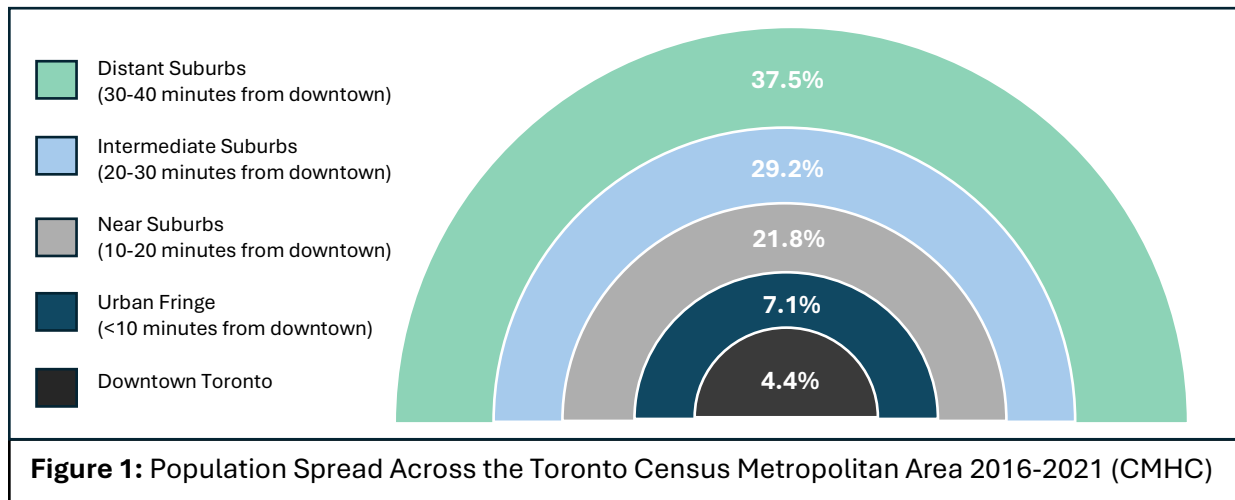
	2016	2021	2031	2041	2051
Population	55,445	64,000	71,900	79,600	85,800
Growth Rate (%)	-	15.4%	12.3%	10.7%	7.8%

This rate of growth is attributed to the urbanization of Aurora as part of the larger York Region and Greater Toronto Area. Aurora is considered a highly desirable community to live in, and being within close proximity to the major urban centre of Toronto, growth impacts are largely a result of the urbanization of the overall metropolitan area.

Canada as a whole is also growing rapidly. Both 2022 and 2023 each set new record-highs for national population growth. Growth in the first nine months of 2023 alone surpassed the total growth of any other year since Canadian Confederation ([StatsCan](#)).

Communities are also aging, family needs are changing, and urban areas, in particular around Toronto, are considered the fastest growing parts of the country ([StatsCan](#)). The suburbs around Toronto accounted for over 37% of the proportional growth within the Greater Toronto Area from 2016-2021, which represents the largest population growth of any geographic area of the metropolitan area (see Figure 1 below). Sustained population growth is anticipated in the suburbs for generations to come, particularly due to the limited space in downtown areas.

The demographic and economic trends of the country, province, and region also have a significant impact on the built form of Aurora itself. As the population continues to grow, age, and desire proximity to transit, there is a recognized need to increase housing supply and density and promote alternative and innovative forms of housing to meet forecasted growth demands.



Aurora's Built-Form

Historically, development in Aurora has been based on greenfield growth, where vacant land was developed for new residential subdivisions of largely single detached homes. Today, the Town of Aurora is largely “built-out” with fewer vacant greenfield parcels left to be developed. As Aurora continues to urbanize, it will experience a shift from lower density, ground related greenfield housing development, towards residential intensification opportunities at greater heights and densities within existing built-up areas.

The following table provides a summary of the private dwelling characteristics of Aurora based on the 2021 Census:

Table 2: Aurora Private Dwelling Characteristics, 2021 Census

Private Dwelling Structural Type	Total within Town	Proportional %
Single Detached House	12,980	60.5
Semi Detached House	1,490	6.9
Row House	3,610	16.8
Duplex	670	3.1
Apartment in a building with fewer than five (5) storeys	1,535	7.1
Apartment in a building with five (5) or more storeys	1,205	5.6

Aurora's built form is predominantly single detached houses, comprising 60.5% of the housing stock in Town. Currently, approximately 81% of the Town's private households are owned, while approximately 19% are rented ([StatsCan](#)). For purpose built rental housing, the vacancy rate was 1.4% in October 2023 ([CMHC](#)). This low vacancy rate indicates a tightening of the rental market, where rental demand outpaces the supply of rental housing and results in reduced housing affordability and stability.

Aurora also has an average of 7.1 rooms per dwelling, whereas the national average is 6.2 rooms per dwelling. The dominant household size in Aurora is only 2 persons, accounting for approximately 29% of all households ([StatsCan](#)).

To accommodate current and future growth demands, the Town will be required to increase housing supply and density, especially due to the absence of greenfield lands. Multi-generational, congregate, and co-habitation housing forms will also continue to increase in order to optimize housing opportunities within existing dwellings. By 2051, the Town will experience a proportional shift away from single detached housing, where a greater supply of apartments will be provided.

The table below utilizes Census and federal HART (Housing Assessment Research) data based on household size to provide an overview of the unit demand and housing deficit breakdown for the Town:

Table 3: Unit Demand and Housing Deficit Assessment

	One-Bedroom	Two-Bedroom	Three-Bedroom Plus
Forecasted Housing Unit Deficits	1,180	440	555
Proportional Rate of Unit Demand	54.2%	20.2%	25.6%

Provincial Housing Target and Pledge

The province has set a target for Aurora to build 8,000 new homes by 2031. The vast majority of this growth will be through additional units at higher densities than traditionally developed within the Town. The Town's Official Plan structure can support this targeted level of growth, particularly as strategic growth areas like the Aurora Promenade and Major Transit Station Area (MTSA) develop. This Action Plan will be a tool to further support the Town's commitment to achieving positive housing outcomes within the community and fulfilling this Housing Target and Pledge. However, it is also important to recognize that there is a continued need for

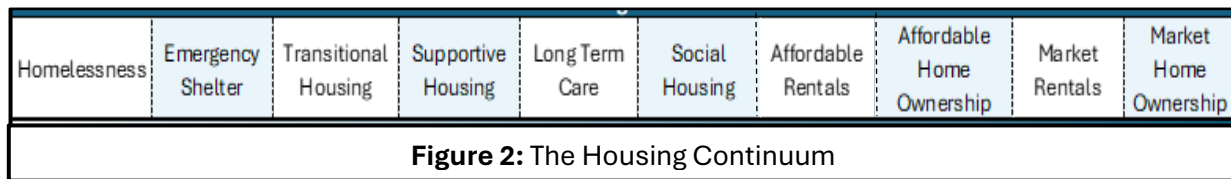


**8,000 new
homes by
2031**

investment in infrastructure and collaborative action from all levels of government to address the ongoing housing crisis across the province and country. In addition to this target, the Government of Ontario and York Region have also mandated that a minimum of 1,000 purpose-built rental units be provided in Aurora by 2051, and that a minimum of 45% of all new growth be directed through intensification of the existing built-up area.

The Housing Continuum and Affordability in Aurora

Housing can be provided across a variety of types and tenures. The Housing Continuum, as shown in Figure 2 below, represents the varying circumstances and forms of housing that exist to help address the ongoing housing crisis facing communities:



A successful community is one that provides the complete range of housing types so that individuals and families can enter and move through the housing continuum to address their own specific needs and desires. By increasing supply and affordability, more individuals and families are able to move through the continuum and have greater housing options available to them to choose from. Increased diversity in housing types, through increased supply, can create an environment that supports residents with varying circumstances and needs.

The definition of Affordable Housing itself also varies by governments and agencies. Generally, “affordable” means housing that costs less than 30% of an individual or family’s gross income. Affordable Housing, however, is a broad term that can include multiple housing types and tenures.

The left end of the Housing Continuum addresses the need for crisis housing, such as Shelters or Transitional Housing, where the primary goal is providing basic shelter for those in need or experiencing homelessness – known as “housing first.” Moving across the Housing Continuum is Supportive Housing, Long-term Care and Social Housing, which are categories of housing that can receive subsidy assistance or provide housing alongside other support services. Next, Affordable Rentals or Affordable Home Ownership refers to dwellings designed or programmed specifically to be below the 30% income threshold. Finally on the Housing Continuum is independent market Rental Housing and Home Ownership.

Based on the latest data, the average monthly rent in Aurora costs \$1,371 for a one bedroom, \$1,794 for a two bedroom, and \$2,065 for a three bedroom dwelling ([CMHC Housing Market Information Portal](#)). The current average private market dwelling in Aurora is valued at approximately \$1,330,000 ([Toronto Regional Real Estate Board](#)).

Comparatively, the median total income for economic families in Aurora is \$135,000, the median total income of households is \$119,000, the median total income for one-parent economic families is \$88,000, and the median total income for one-person households is \$51,600 ([StatsCan](#)). Economic families are considered families living together who are related by blood, marriage, common-law or adoption. Households account for residents living together who are not related by blood, marriage, common-law, or adoption. One-parent economic families are single parents with children, and one-person households capture residents who live alone. Using the median income for each category (instead of the average) is a stronger metric overall as it reflects the central tendency of incomes without being skewed by exceptional outliers.

Table 4: Census Income Breakdown in Aurora (StatsCan, 2020 data retrieval for 2021 Census)

Median One-person Household	Median One-parent Economic Family	Median Household Income	Median Total Income of Economic Family
\$51,600	\$88,000	\$119,000	\$135,000

The Affordability Price Threshold is a measurement to determine the maximum price that households can afford to pay for private market dwellings, which includes the cost of a mortgage, mortgage insurance, and property taxes relative to 30% of gross overall income. The Affordability Price Threshold based on these factors for Aurora is \$509,000 based on the median total income for economic families, \$449,000 based on the median total income for households, \$332,000 based on the median total income for one-parent economic families, and \$194,000 based on the median total income for one-person households. These thresholds are largely unattainable, and it is also worth noting that the Affordability Price Threshold assumes individuals and families can make the minimum allowable down payment, which can often be difficult to save up for as well.



Average Private Market Dwelling Value in Aurora



Affordable Price Threshold

Affordable Rent Thresholds are calculated using the CMHC Housing Market Information (rental rates) as a baseline. York Region and the province have established, through definition in the York Region Official Plan, that the Affordable Rent Threshold is set at 125% of the CMHC baseline as a standard practice. This higher percentage threshold is used for a better reflection of true rents that can reasonably be obtained given that the existing housing stock, which is used to form the CMHC data, is generally either already occupied long term and unattainable, or aged and not reflective of current building code and amenity standards for someone who is newly renting. The Affordable Rent Thresholds for Aurora are as follows:

Table 5: Affordable Rent Thresholds in Aurora

One-bedroom	Two-bedroom	Three-bedroom
\$1,714	\$2,243	\$2,581

Aurora's overall affordability threshold is impacted by the generally high total income for economic families. This in turn effects middle income earners, single household earners, and retirees, who may struggle to attain homes that are considered affordable. This consequently leads residents having to search for housing in other municipalities across the province or country for more affordable options. Housing affordability affects everyone, and there is a need to increase housing diversity and supply to meet the needs and circumstances of all individuals.

2.0 - How to Read this Plan

This Plan is not a statutory document but is intended to be used to provide a general framework for decision-making by identifying and tracking the pursuit of the action items that are listed. Each action item will be required to be monitored and completed through its own respective implementation process, and cumulatively they form the core of this Plan.

Each action item is summarized through four columns: description, results, implementation tool, and timeframe. The description column provides an overview of the action item. The results columns describe what the action item is set to accomplish. The implementation tool column is how the action item will be carried out, and the timeframe column outlines the anticipated timeframe for when the item is to commence. Collectively, these provide the general overview of each action item, and further monitoring is also expected to be achieved through the accompanying monitoring table in the Appendix.

It is important to note that the Introduction section of this Plan and context setting values used to define housing and growth in Aurora remain subject to constant change and evolution. There are a number of external and supra-municipal factors that shape the housing, growth and development context within Town, such as the labour market, interest rates, immigration, and government policy. While some of these factors are in constant change, the action items that are embedded within this Plan have been developed to respond proactively and comprehensively to the housing crisis at large. These action items are again the core of this document and can be pursued at the municipal level to cumulatively produce positive housing outcomes for the Town moving forward.

3.0- Key Objectives of this Plan

The six key objectives of the Affordable Housing Action Plan are to be read and applied collaboratively. Together, they provide the foundation for positive housing outcomes in Aurora to 2051 and beyond. The six key objectives of the Town of Aurora Affordable Housing Action Plan are as follows:





Increase Housing Supply

Key Objective: Increase Housing Supply



There is a critical lack of supply relative to the demand for housing across Ontario. To alleviate this pressure, more housing units are required to be delivered. The following actions will increase the supply of housing in Aurora:

Action Item #1 – Permit Four Units per Residential Lot

Description	Result	Implementation Tool	Timeframe
Permit four units as-of-right on serviced residential lots of sufficient size with available parking.	Gentle intensification of traditionally single detached neighbourhoods will increase “missing middle” and rental housing opportunities. Further, the renting out of additional residential units offers the ability for property owners to alleviate their own housing costs.	Comprehensive Zoning By-law Review	2025

Action Item #2 – Incrementally Increase Density

Description	Result	Implementation Tool	Timeframe
Density permissions will need to incrementally increase for strategic growth areas over time.	Densities within established strategic growth areas including the Aurora Promenade and Major Transit Station will eventually need to increase. This is a longer-term action item as the Town continues to urbanize but should be acknowledged proactively and be phased through future Official Plan Reviews.	Official Plan	Ongoing and through each future Official Plan Review.

Action Item #3 – Undertake a Land Use Planning Study for Commercial and Employment Land Conversion Opportunities

Description	Result	Implementation Tool	Timeframe
Conduct a Land Use Planning Study to evaluate the longer-term feasibility of accommodating housing in traditionally non-residential locations and encourage mixed use opportunities.	The planning study will allow the Town to proactively evaluate the feasibility of these lands to accommodate housing opportunities in line with provincial planning directions which may enable the conversion of employment lands to occur outside of a municipal comprehensive review. Key areas for study can include the 404 Corridor, Industrial Parkway, and Bayview Avenue, where encouraging higher density, mixed use opportunities can be evaluated.	Dedicated Land Use Study on Commercial and Employment Land Conversions.	2025-2030

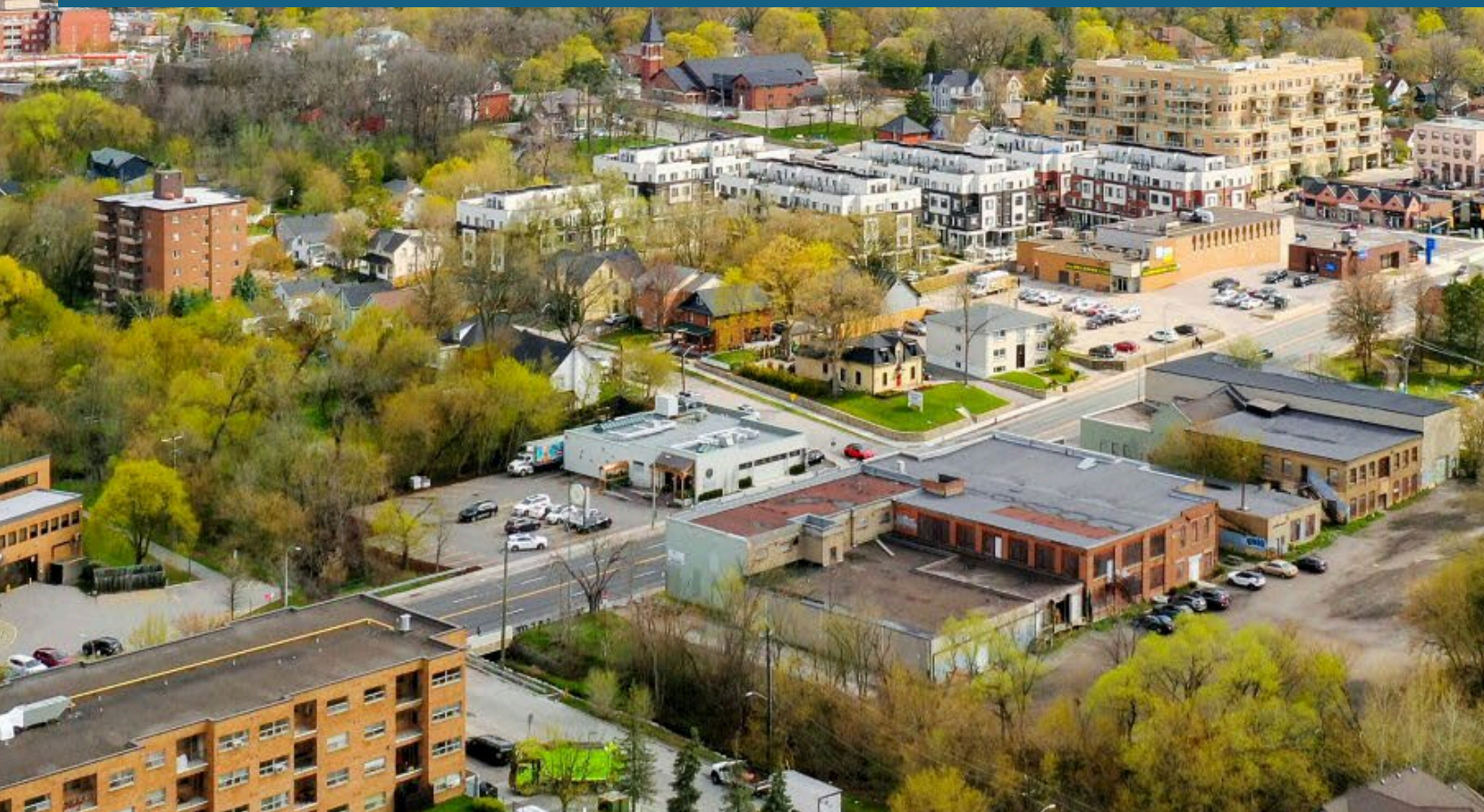
Action Item #4 – Evaluate Housing Opportunities on Key Sites

Description	Result	Implementation Tool	Timeframe
Lead the proactive evaluation and planning of key sites in Town for housing opportunities.	The Town can look to evaluate and proactively develop site-specific policies or secondary plans for key sites and areas within Town to proactively enable housing opportunities, such as for 50-100 Bloomington Road West, amongst others.	Area or site-specific secondary plans and pre-zoning as needed.	2025-2030

Action Item #5 – Update Zoning Provisions to Align with the Town’s Official Plan and Support Housing Creation

Description	Result	Implementation Tool	Timeframe
5.1 – Pre-zone the Aurora Promenade and Major Transit Station Area to align with the Town’s new Official Plan.	Consistent and aligned heights and land use permissions between the Zoning By-law and the Official Plan will ensure site-specific development applications conform to the Town’s established planning framework for the area, including a planned minimum density of 150 people and jobs within the defined Major Transit Station Area.	Comprehensive Zoning By-law Review	2025
5.2 – Pre-zone Local and Regional Corridors to align with the Town’s new Official Plan.	The Zoning By-law will be updated to reflect heights of 5-storeys along Regional Corridors and 4-storeys along Local Corridors as directed by the new Official Plan.	Comprehensive Zoning By-law Review	2025
5.3 – Remove outdated or unnecessary zoning provisions that unduly restrict housing creation.	Zoning By-law updates can look to add further flexibility for co-habitation, multi-generational housing, congregate living, group homes and co-operatives. Further, zoning standards around the Additional Residential Unit framework will need to be updated.	Comprehensive Zoning By-law Review	2025

Promote Housing Affordability and Stability



Key Objective: Promote Housing Affordability and Stability



Promoting housing affordability and stability means ensuring individuals and families can first access, and then keep housing over the course of their lifetimes and as needs change. Aurora will promote housing affordability and stability through the following action items:

Action Item #6 – Establish an Affordable Housing Reserve Policy

Description	Result	Implementation Tool	Timeframe
Create an Affordable Housing Reserve Policy, where Community Benefits Charges and other financial contributions from developments can be used for affordable housing initiatives, with no impact on taxpayers.	An Affordable Housing Reserve Policy will allow the Town to establish grants to assist with affordable housing projects and initiatives. A key focus can be on assisting non-profit and co-op housing providers or supporting non-profit Community Land Trusts.	Creation of Affordable Housing Reserve Policy	2025-2030

Action Item #7 – Provide Incentive Opportunities for Accessible Housing Initiatives

Description	Result	Implementation Tool	Timeframe
Establish a grant program for accessible renovations or additions, the creation of accessible second suites, and the promotion of aging in place.	A grant program geared towards accessible housing improvements can reduce financial barriers and promote greater accessible housing opportunities and independence.	Creation of an Accessible Housing Grant Program	2025-2030

Action Item #8 – Require Affordable Housing Assessments for all New Residential Developments

Description	Result	Implementation Tool	Timeframe
Affordable Housing Assessments to be required as part of a complete application for proposed residential developments.	The Town requires that 25% of all new residential developments be affordable, and that 35% of all new residential development within the Major Transit Station Area be affordable. Requiring Affordable Housing Assessments will ensure enforcement of this policy framework through detailed demographic and affordability assessments for each site-specific application that is received.	Terms of Reference to be provided to applicants at the pre-consultation review stage to ensure these Assessments are provided as part of a complete application.	Immediate

Action Item #9 – Ensure Universal Design Standards are Implemented in Developments

Description	Result	Implementation Tool	Timeframe
Ensure universal design standards are reflected in the design and development of residential proposals early in the process.	<p>Universal design allows residential units and buildings to be adaptable to the changing needs of residents over time.</p> <p>The financial impact of universal design is minimal when implemented at the design stage, and the Town can be proactive in this regard to ensure that the design of buildings accommodates a variety of needs over the course of one's lifetime.</p>	Pre-consultation Review Stage	Immediate

Action Item #10 – Implement Inclusionary Zoning for the MTSA

Description	Result	Implementation Tool	Timeframe
Establish a policy framework for Inclusionary Zoning for the Aurora Major Transit Station Area.	Inclusionary Zoning can include a range of measures that focus on providing affordable housing units within private market development proposals and provide for those units to be maintained as affordable over an extended period of time.	Adoption of Inclusionary Zoning Policy Framework (in line with O. Reg 232/18) and By-law.	2025-2030

Action Item #11 – Utilize Government Owned Land for “Housing First” Opportunities

Description	Result	Implementation Tool	Timeframe
Surplus land owned by all levels of government can be prioritized for the provision of housing.	Land costs are a primary restriction to housing affordability. Taking advantage of surplus government owned land and prioritizing housing, including emergency, transitional, and social housing, will ensure these critical “housing first” opportunities are provided. The Town can specifically work alongside the Region to identify surplus lands, as well as opportunities for leasing. Surplus lands can also be utilized as part of a Community Land Trust process with local non-profit housing partners.	Engagement with all levels of government regarding surplus land in Aurora.	Immediate

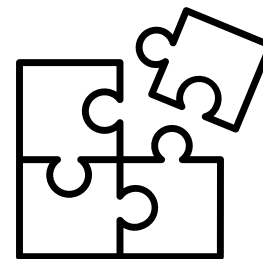
Action Item #12 – Support the Implementation of Modular and Prefabricated Construction

Description	Result	Implementation Tool	Timeframe
<p>Modular housing refers to units that can be prefabricated then assembled at an appropriate site.</p> <p>Supporting the greater introduction of modular and prefabricated units, where appropriate, can assist in providing more affordable and alternative housing opportunities in Town.</p>	<p>Modular housing can assist housing affordability and can be encouraged within appropriate developments, evaluated on a site-by-site basis.</p> <p>Study can also be done as required on the suitability of the construction method and long-term viability, to ensure effective implementation of enabling tools to support the construction method.</p>	<p>Modular Housing Implementation Study</p> <p>Updating the Town's Comprehensive Zoning By-law as required.</p>	<p>2025</p>

A photograph of a historic downtown street scene. The central focus is a tall, red brick clock tower with a square top and a large clock face. To the left, a brick building features a sign that reads "CUSTOMS". Below it, a storefront has a sign for "Smiles" with a phone number "7-6453". A street lamp with a flower basket is in the foreground. To the right, a light-colored brick building has arched windows, and a blue building is visible further down the street. The sky is blue with light clouds.

Ensure Complete Community Growth

Key Objective: Ensure Complete Community Growth



It is important to ensure that residential development and growth is balanced with the appropriate access to goods, services, parks, and amenities. Social integration and economic well-being are considered fundamental pillars in increasing an individual's connection to the community and overall well-being. Promoting a complete community will ensure that individuals continue to be attracted to Aurora and want to stay here as their individual or family needs change. Aurora will continue to ensure housing is part of a complete community through the following action items:

Action Item #13 – Eliminate Minimum Parking Requirements

Description	Result	Implementation Tool	Timeframe
Eliminate minimum parking requirements within the Major Transit Station Area.	The construction of underground parking adds more time to the construction process and represents a significant cost that ultimately gets passed onto unit owners and impacts affordability. Zoning provisions can also result in the overbuilding of parking spaces for areas that are transit-oriented or walkable like the Major Transit Station Area. Eliminating minimum parking requirements will ensure that housing units built within the Major Transit Station Area are at a more affordable price point. This is also further supported by Provincial Bill 185.	Comprehensive Zoning By-law	2025

Action Item #14 – Create an Affordable Housing Community Improvement Plan

Description	Result	Implementation Tool	Timeframe
Establish a Community Improvement Plan that can offer grant funding, loans, or tax assistance for affordable housing developments including additional residential units and other housing opportunities such as congregate living.	The Town’s new Official Plan has enabling policies to prepare a Community Improvement Plan geared towards the creation of affordable housing. This would incentivize the creation of affordable housing through grants, loans, or tax assistance. The Program can focus on new and innovative housing opportunities, such as additional residential units, co-habitation and congregate living.	Affordable Housing Community Improvement Plan Policy Program and implementing By-law	2025-2030

Action Item #15 – Undertake Streetscape and Infrastructure Improvements for the Aurora Promenade

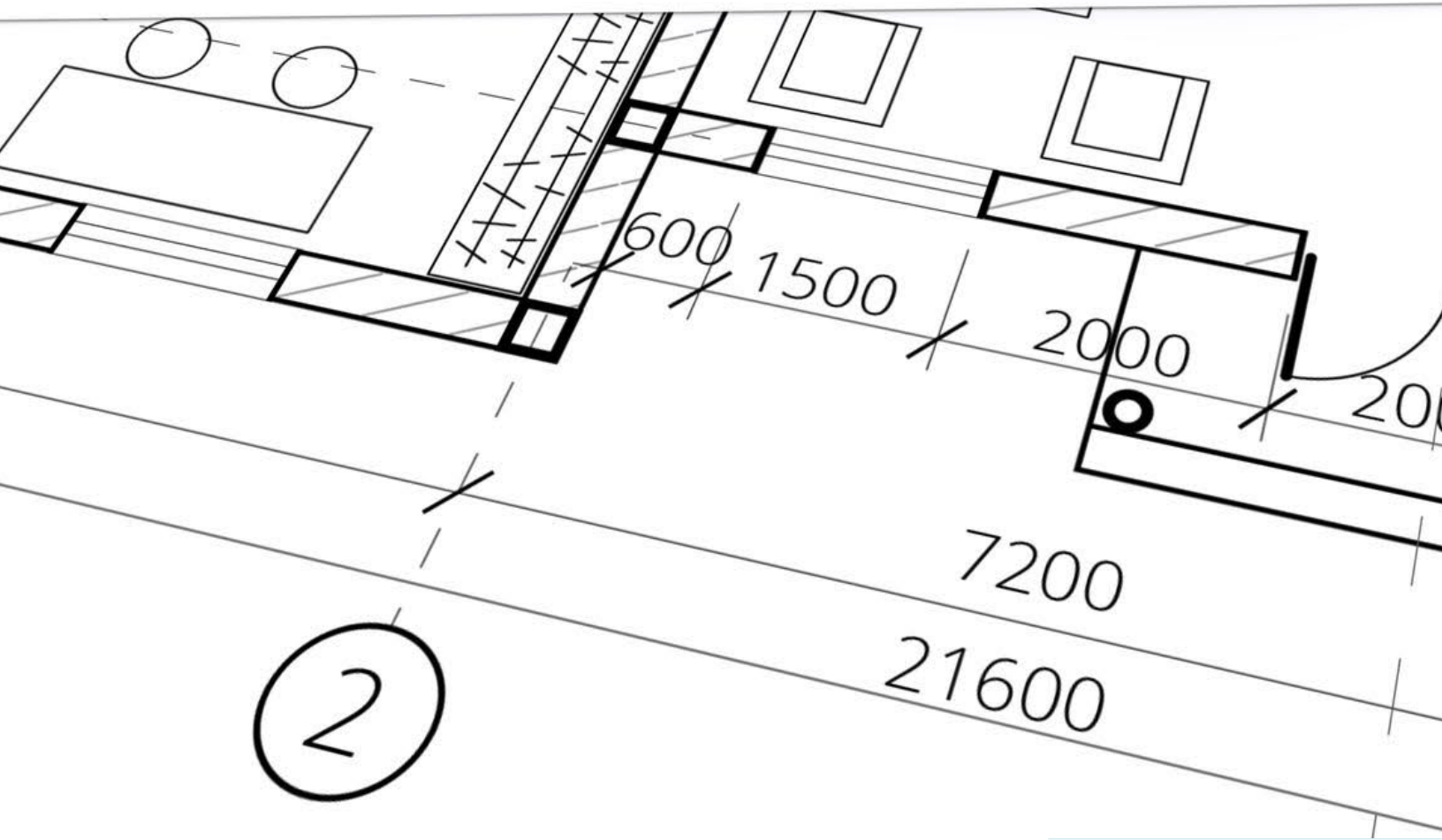
Description	Result	Implementation Tool	Timeframe
Improvements to above and below grade infrastructure will allow for the timely and efficient delivery of housing units with proper servicing and infrastructure along the Aurora Promenade, which is a primary mixed-use growth corridor for the Town.	Streetscape and infrastructure improvements within the Aurora Promenade will reduce the overall cost of development and in turn assist with housing affordability for the area while ensuring the downtown is a vibrant and attractive place to live, work and play. Infrastructure improvements ensure this mixed-use corridor is “housing-ready” to accommodate anticipated levels of growth.	Aurora Promenade Streetscape Improvement Project	2024-2026

Action Item #16 – Work with York Region to Ensure there is Sufficient Servicing Capacity for Growth

Description	Result	Implementation Tool	Timeframe
Continue to work with York Region to ensure the timely delivery of infrastructure improvements and water and wastewater servicing capacity to meet growth forecasts.	Sufficient servicing capacity will ensure that approved developments can be constructed in a timely and efficient manner. A lack of servicing restricts housing supply, and stalls approved developments from being constructed. Ensuring the timely delivery of the north York Durham Sewage System (YDSS) expansion is a priority for meeting housing supply needs.	Region of York Servicing Allocation and north YDSS expansion project	Ongoing

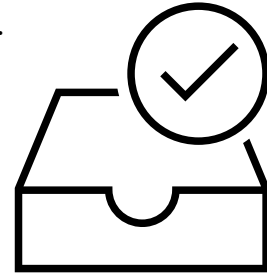


Streamline Approvals



Key Objective: Streamline Approvals

More streamlined approvals results in the faster delivery of housing. Recent provincial legislation has also focused on reducing red tape and expediting the development review and approval process. The Town of Aurora has been committed to these process improvements including through the recent launch of the online application portal system, and will continue to streamline approvals for affordable housing through the following action items:



Action Item #17 – Implement a Community Planning Permit System

Description	Result	Implementation Tool	Timeframe
Utilizing a Community Planning Permit System would allow the Town to develop specific development standards for a geographic area and allow zoning, site plan, and minor variance processes to be combined into one application and permit approval process.	The Town's Official Plan enables the use of a Community Planning Permit System. This would allow development proposals that conform to the established development standards to be approved in a more streamlined manner. Multiple applications can be consolidated into a single review, with only one application and a permit approval process being required. The consolidation of applications can support the faster approval and delivery of housing for a geographic area that Council identifies.	Community Planning Permit Study and By-law	2025

Action Item #18 – Continue to Enhance the Electronic Portal Application System

Description	Result	Implementation Tool	Timeframe
The Town has transitioned to an online based development application intake review system, which has sped up the development application review process.	The faster intake and review of applications ensures the faster processing and approval of applications, which in turn supports the delivery of housing opportunities. Continued development, enhancement and upgrading of the system will ensure its effectiveness and efficiency moving forward to ensure applications continue to be reviewed and processed in an expedited manner.	Cityview Software Online Application Portal	Ongoing

Action Item #19 – Prioritize the Approval of Affordable Housing Developments

Description	Result	Implementation Tool	Timeframe
Affordable housing development proposals can be flagged at the pre-consultation and application intake stage and be prioritized for immediate review, processing, and approval.	Identifying and prioritizing affordable housing development proposals for approval ensures that the application review period for these files is condensed, leading to the prompt approval and delivery of critically needed affordable housing opportunities.	Pre-consultation Review Stage and Development Application Review Process	Immediate

Action Item #20 – Support the development of a Range of Care-Based Housing

Description	Result	Implementation Tool	Timeframe
Care-based housing, including long-term and hospice care, can be supported through the application review process to streamline approvals and prioritize the integration of these uses within the community.	The integration and support for care-based housing throughout the Town ensures the availability of housing for all residents, as individual or family needs change. The Town can play a key role in supporting these housing providers through the due diligence and application review and approval process. The Town can also continue to advocate and support funding for this type of housing across all levels of government.	Pre-consultation Review Stage and Development Application Review Process	Immediate

Action Item #21 – Waive Application Fees for Critical Housing Opportunities

Description	Result	Implementation Tool	Timeframe
Remove all related application fees for emergency, transitional, and or supportive housing.	Eliminating application fees for critical housing projects supports the overall affordability of the proposal, while also streamlining the application process by no longer requiring fee review and processing.	Fee By-law Update	2025



Enhance Partnerships

Key Objective: Enhance Partnerships

Solving the housing crisis is a collaborative effort involving all levels of government and partners in both the private and non-profit sectors. The Town of Aurora will continue to develop and enhance partnerships around the delivery of affordable housing through the following action items:



Action Item #22 – Assist York Region and Housing York Inc. in Identifying Appropriate Sites for Housing

Description	Result	Implementation Tool	Timeframe
Continue to assist York Region and Housing York Inc. as appropriate with any site selection and review process for housing opportunities on appropriate sites.	Assisting with the site selection, acquisition and approval process for Housing York Inc. related projects ensures that the appropriate mix and balance of housing across the housing continuum is provided within the Town. The Town can continue to assist the Region as they advance their housing programming and Region-wide operations.	Staff to Staff correspondence and reporting to Council as required.	Ongoing

Action Item #23 – Work with School Boards to Evaluate Sites and Seek Innovative Opportunities for Housing

Description	Result	Implementation Tool	Timeframe
The Town can engage with local school boards and be involved in the acquisition of surplus lands or encourage site development to consider innovative ways of adding housing on school board owned	More urban areas have begun partnering with school boards on mixed use residential-institutional developments. This can result in the creation of housing on school board sites that still also continue to provide education facilities. Further, any	Staff and Council engagement with School Boards	Ongoing

land. The Town can also work with school boards to evaluate schools with excess capacity and seek opportunities to add density permissions for these areas, where appropriate.	surplus lands can be used to accommodate housing opportunities, and working alongside school boards to evaluate school capacities provides an opportunity to increase density permissions in appropriate strategic locations.		
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Action Item #24 – Connect Developers with Affordable and Rental Housing Providers at the Pre-consultation Stage

Description	Result	Implementation Tool	Timeframe
Staff can ensure that at the pre-consultation stage, developers are provided with a list of affordable and rental housing providers and be encouraged to partner with them to add affordable units in their proposals.	The Town can assist in bridging the gap between the private and non-profit sectors and provide a key opportunity for communication and partnership at the pre-consultation stage. Connecting developers with affordable and rental housing providers early in the process will ensure greater opportunity for affordable and rental housing options to be integrated in the proposed development.	Pre-consultation Review Stage	Immediate

Action Item #25 – Liaise with the Provincial and Federal Governments for Housing Funding and Support

Description	Result	Implementation Tool	Timeframe
The Town can continue to liaise with the provincial and federal governments and apply for grants and funding opportunities where appropriate.	Collaboration and support from all levels of government is needed to combat the housing crisis. More resources and funding will ensure the successful implementation of housing related goals and objectives, including those listed as part of this Affordable Housing Action Plan. A key focus alongside government partners can also be on ensuring homelessness prevention and resource support.	Staff and Council discussions and lobbying with Members of Parliament/ Members of Provincial Parliament.	Ongoing

Action Item #26 – Support Community Housing Providers and Protect Affordable and Rental Housing Units

Description	Result	Implementation Tool	Timeframe
The Town can work with Community Housing Providers, including seniors and Indigenous housing providers, non-profits and co-ops to advance housing opportunities, while also ensuring that affordable and rental units are protected over the long-term.	The Town can partner with and encourage community housing providers to locate in Aurora and assist through the site selection, due diligence, acquisition, and development approval phases. Further, the Town can continue to monitor rental market trends and ensure protection of affordable rental units through appropriate by-laws (Renovation License and Relocation By-law).	Staff and Council engagement Study and passing of Renovation License and Relocation By-law as needed	Ongoing

An aerial photograph of a suburban residential neighborhood. The houses are arranged in neat rows, featuring a mix of brick and siding exteriors with various roof colors, including red, grey, and brown. In the foreground, there is a well-maintained park area with a blue gazebo, a playground with colorful equipment, and a paved parking lot. A road with a roundabout is visible on the right side of the image. The sky is a clear, bright blue with some light clouds.

Continually Monitor, Assess and Educate

Key Objective: Continually Monitor, Assess and Educate



The Town of Aurora is evolving and will continue to evolve. Evaluation of the housing climate, policy direction, and success of programs will be required to meet the evolving needs of the community to 2051. Iterative monitoring, assessment, and education of housing within Aurora will occur through these action items:

Action Item #27 – Develop and Maintain a Town-Wide Housing Needs and Gap Assessment

Description	Result	Implementation Tool	Timeframe
Evaluate demographic and economic trends on an ongoing basis to assess housing trends, land inventories, and identify gaps in housing needs and supply.	A Housing Needs and Gap Assessment provides data-based assessment of the housing supply and can be used to drive further policy development geared towards addressing known housing gaps or trends. The Assessment can also recurrently evaluate Census data to ensure effective monitoring of the Town's Affordability Thresholds.	Housing Needs and Gap Assessment	Ongoing; next Census is in 2026. Can be conducted alongside each Census cycle.

Action Item #28 – Continue to Advocate and Educate

Description	Result	Implementation Tool	Timeframe
Engaging in advocacy and education raises awareness of the housing crisis, helps remove prejudices, and can spur further action and support.	Advocacy and education will remove stigmas associated with certain housing and foster greater support within the community. Through campaigns and outreach, more awareness into available programs can also be provided.	Council and Staff; Community outreach and awareness campaigns	Ongoing

Action Item #29 – Commit to Regular Updates of this Affordable Housing Action Plan

Description	Result	Implementation Tool	Timeframe
This is the Town’s first Affordable Housing Action Plan. As the Town continues to evolve, the action items of this Plan will inevitably need to be monitored and updated accordingly.	The majority of these Action Items have tangible implementation timeframes prior to 2030. Updating the Action Plan will ensure effective goals, objectives and actions as the Town continues to grow through each decade to 2051.	Affordable Housing Action Plan	2030



Conclusion

This Affordable Housing Action Plan outlines key objectives and action items for the Town of Aurora to pursue to address the housing needs of the community today and into the future. Solving the housing crisis requires the efforts of all levels of government, and this Action Plan provides tangible targets and actions to pursue at the municipal level.

Housing in Ontario is part of a complex system. There have been numerous efforts across multiple levels of government for years to tackle the housing crisis. However, the conversation around affordable housing is changing. There is a unified recognition for the importance of providing affordable, attainable and diverse housing options for all. As communities grow, there is a recognized need to shift approaches and ideologies to solve the housing crisis.

Planning for housing is not only about solving the problems faced today, but also about aiming to improve the lives of future generations over the long term. The Action Items contained within this plan lay the groundwork for positive housing outcomes moving forward. The Town of Aurora is committed to pursuing solutions to the housing crisis, and this made-in-Aurora Affordable Housing Action Plan provides the blueprint for achieving real results within our community.





Mayor Tom Mrakas

Councillor Ron Weese

Councillor Rachel Gilliland

Councillor Wendy Gaertner

Councillor Michael Thompson

Councillor John Gallo

Councillor Harold Kim

Prepared by the Town of Aurora Planning and Development Services Department:

Marco Ramunno, MCIP, RPP, Director of Planning and Development Services

Adam Robb, MPL, MCIP, RPP, CAHP, PLE, Manager of Policy Planning and Heritage

Dania Asahi Ogie, Policy Planner

Appendix A – Monitoring and Priority Table

Action Items - Town of Aurora Affordable Housing Action Plan		
<ul style="list-style-type: none"> General Priority Order refers to the general order of implementation for each action item within the Key Objective category Timeline: Short-term is less than 1 year Medium-term is from 1 year to 5 years Long-term is greater than 5 years Ongoing is for action items that have a continuous cyclical timeline 	General Priority Order	Timeline
Increase Housing Supply		
Permit Four Units per Residential Lot	1	Short-term
Update Zoning Provisions to Align with the Town’s Official Plan and to Support Housing Creation	2	Short-term
Undertake a Land Use Planning Study for Commercial and Employment Land Conversion Opportunities	3	Medium-term
Evaluate Housing Opportunities on Key Sites	4	Medium-term
Incrementally Increase Density	-	Ongoing
Promote Housing Affordability and Stability		
Require Affordable Housing Assessments for all New Residential Developments	1	Immediate
Ensure Universal Design Standards are Implemented in Developments	2	Immediate
Utilize Government Owned Land for “Housing First” Opportunities	3	Immediate
Support the Implementation of Modular and Prefabricated Construction	4	Short-term
Implement Inclusionary Zoning for the MTSA	5	Medium-term
Provide Incentive Opportunities for Accessible Housing Initiatives	6	Medium-term
Establish an Affordable Housing Reserve Policy	7	Medium-term
Ensure Complete Community Growth		
Eliminate Minimum Parking Requirements	1	Short-term
Undertake Streetscape and Infrastructure Improvements for the Aurora Promenade	2	Medium-term
Create an Affordable Housing Community Improvement Plan	3	Medium-term
Work with York Region to Ensure there is Sufficient Servicing Capacity for Growth	-	Ongoing
Streamline Approvals		
Prioritize the Approval of Affordable Housing Developments	1	Immediate
Support the development of a Range of Care-Based Housing	2	Immediate
Implement a Community Planning Permit System	3	Short-term
Waive Application Fees for Critical Housing Opportunities	4	Short-term
Continue to Enhance the Electronic Portal Application System	-	Ongoing

Enhance Partnerships		
Connect Developers with Affordable and Rental Housing Providers at the Pre-consultation Stage	1	Immediate
Assist York Region and Housing York Inc. in Identifying Appropriate Sites for Housing	-	Ongoing
Work with School Boards to Evaluate Sites and Seek Innovative Opportunities for Housing	-	Ongoing
Liaise with the Provincial and Federal Governments for Housing Funding and Support	-	Ongoing
Support Community Housing Providers and Protect Affordable Rental Housing	-	Ongoing
Continually Monitor, Assess and Educate		
Continue to Advocate and Educate	1	Ongoing
Develop and Maintain a Town-Wide Housing Needs and Gap Assessment	2	Ongoing
Commit to Regular Updates of this Affordable Housing Action Plan	3	Long-term



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Town of Aurora
Committee of the Whole Report
No. PDS24-134

Subject: Application for Draft Plan of Condominium
Howland Green Wellington East Ltd.
35 Sunday Drive
Part of Lot 20, Concession 3, Parts 1, 2 and 3 on Plan 65R-40023
File Number: CDM-2024-01
Related File Number: SP-2022-14

Prepared by: Kenny Ng, Planner

Department: Planning and Development Services

Date: December 3, 2024

Recommendation

1. That Report No. PDS24-134 be received; and
2. That the Draft Plan of Condominium File No. CDM-2024-01 to establish a standard condominium consisting of a total of 43 commercial units within a 4-storey office building, be approved, subject to the conditions attached hereto as Schedule 'A' of this report.

Executive Summary

This report seeks Council's approval to the Draft Plan of Condominium (Standard Condominium) application at 35 Sunday Drive (the 'subject lands').

- The applicant has submitted a Draft Plan of Condominium application to establish a standard condominium for the development approved under Site Plan Application SP-2022-14;
- The proposed application is consistent with the PPS and conforms with the Growth Plan, the Lake Simcoe Protection Plan and the York Region Official Plan;

- The proposed application conforms to the Town of Aurora Official Plan and Zoning By-law 6000-17, as amended;
- The proposed application was circulated to Town staff and external agencies, and all are satisfied, subject to Conditions of Approval, attached hereto in Schedule 'A'.

Background

Application History

The subject Draft Plan of Condominium application was submitted to the Town September 11, 2024, and deemed complete on September 19, 2024.

The associated Site Plan application (SP-2022-14) was approved on Aug 23, 2023, for a four storey multi-unit office building, containing a total of forty-three (43) condominium commercial units, with a total Gross Floor Area (GFA) of 7,965.98 m², and a total of one hundred and ninety (190) parking spaces. The associated site plan agreement was entered into on December 6, 2023. A minor variance application was submitted and approved by the Committee of Adjustment on March 9, 2023 to permit a maximum height increase and to have a clinic as a permitted use.

Location / Land Use

The subject property, municipally known as 35 Sunday Drive, is located on the south side of Wellington Street East and west of Highway 404. The subject property has an area of approximately 0.89 hectares (2.2 acres) and a lot frontage of approximately 647.15 metres (399 feet).

Surrounding Land Uses

The surrounding land uses are as follows:

North: Vacant Business Park lands, Wellington Street East, SmartCentres Aurora north commercial plaza

South: Existing employment uses

East: Employment/Business Park uses, Highway 404

West: Business Park Uses, Goulding Avenue, Winners/Homesense/Farm boy

Policy Context

Provincial Policies

All *Planning Act* development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns. The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2051. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

York Region Official Plan (YROP)

In accordance with the YROP, the subject lands are within the “Urban Area” of York Region. It is designated as “Employment Area” within a Designated Greenfield Area. The primary goal of the YROP is to enhance the Region’s urban structure through city building, intensification, and compact, complete, vibrant communities.

The Region’s vision for the Urban Area is to strategically focus growth while conserving resources, and to create sustainable, lively communities. The objective of the Employment Area is to maintain and protect employment areas for the long-term promoting innovation and leading business opportunities.

Town of Aurora Official Plan

The subject lands are designated as “Business Park” in Schedule “B” of the Town’s Official Plan (Figure 2). Additionally, the subject lands are located within Bayview Northeast Area 2B Secondary Plan Area in Schedule “C” of the Official Plan and are also designated “Business Park” within the Secondary Plan. The intent of the Business Park designation is to provide opportunities for a mix of prestige employment uses and a variety of supporting commercial and community facilities.

Zoning By-law 6000-17, as amended

As shown on Figure 3, the subject lands are currently zoned “E-BP (531) Business Park Exception Zone” under the Town of Aurora Zoning By-law 6000-17, as amended. This

zoning is intended to accommodate the business and supporting commercial function of the area.

Reports and Studies

The Owner submitted the following documents as part of a complete application:

- Draft Plan of Condominium, prepared by Schaeffer Dzaldov Purcell Ltd.
- Topographic Survey, prepared by Speight, Van Nostrand & Gibson Limited
- Approved Site Plan by Keith L Mcalpine Architects.

Proposed Applications

The applicant has submitted a Draft Plan of Condominium application to establish a standard condominium for the development approved under Site Plan Application SP-2022-14

As shown in Figure 4, the applicant has submitted a Draft Plan of Condominium application to establish a standard condominium for the development on the subject lands, comprised of a total of forty-three (43) commercial units, and a total of one hundred and ninety (190) parking spaces. Figures 5 and 6 are the approved site plan and elevations.

Analysis

Planning Considerations

The proposed application is consistent with the PPS and conforms with the Growth Plan, the Lake Simcoe Protection Plan and the York Region Official Plan;

The proposed application achieves the objectives of development within the settlement areas by utilizes existing infrastructure, provides for a range of business ownership tenure within the Town, and minimizes environmental impacts.

The proposed application provides for opportunities for a diversified economic base and maintains a range and choice of suitable sites for employment uses to support a wide range of economic activities and ancillary uses. The site provides for employment uses, strengthening to economic development within the Region and provides additional opportunities for industrial condominium ownership. The proposed application implements the YROP approved development under Site Plan application SP-2022-14.

The Lake Simcoe Region Conservation Authority (LSRCA) has reviewed the proposed application and has no objection to its approval as the detailed design for the subject development was reviewed and approved under the Site Plan application.

As such, staff are satisfied that the proposed Draft Plan of Condominium application is consistent with the PPS and conforms with the Growth Plan, the Lake Simcoe Protection Plan, and the York Region Official Plan.

The proposed application conforms to the Town of Aurora Official Plan and Zoning By-law 6000-17, as amended;

The Business Park designation in the Town's Official Plan permits an integrated mix of employment activities and businesses that occur within highly visible buildings and sites, that are designed and landscaped to present a high quality, prestige image. Business and professional office is a permitted principal use that is also permitted in the Employment Business Park Zone in the Town of Aurora Zoning By-law.

Planning staff are of the opinion that the proposed development conforms to the Town's Official Plan and Zoning By-law.

Department / Agency Comments

The proposed application was circulated to Town staff and external agencies and all are satisfied, subject to Conditions of Approval, attached hereto in Schedule 'A'.

The proposed application was circulated to all internal and external agencies for review and comments. The recommended conditions of approval are in place to ensure that the works related to the Draft Plan of Condominium application are in accordance with the approved Site Plan. The Draft Plan of Condominium will be registered once the conditions of approval have been fulfilled.

Public Comments

Planning Staff have not received comments from the public on the proposed planning application.

Advisory Committee Review

No Communication Required.

Legal Considerations

Section 9(2) of the Condominium Act, 1998 states that the requirements of the Planning Act that apply to a plan of subdivision apply to a plan of condominium with necessary modifications. Under the Planning Act, Council has 120 days to make a decision on subdivision applications before the Owner can appeal. Staff deemed the application complete on September 19, 2024; therefore, the applicant may appeal after the date of January 17, 2025.

Financial Implications

There are no financial implications.

Communications Considerations

Applications for Standards Condominium do not require Notice of a Statutory Public Planning Meeting. The Town will inform the public about the information contained in this report by posting it to the Town's website.

Climate Change Considerations

The climate change initiatives were addressed through the approved Site Plan application SP-2022-14. The development would result in increased greenhouse gas (GHG) emissions as it is considered new greenfield development. However, the applicant has applied design elements and mitigation measures to reduce GHG emissions which include design and engineering features to accommodate future roof mounting of solar panels, the use of green building materials and practices, white roof design features, Low Impact Development (LID) measures in the site stormwater management (SWM) design, and drought resistant native plants.

Link to Strategic Plan

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business: Through the monitoring of emerging employment trends and economic trends, future workforce, education and business development needs are identified in accordance with the Develop plans to attract businesses that provide employment opportunities for our residents action item.

Alternative(s) to the Recommendation

1. Refusal of the application with an explanation for the refusal.

Conclusions

Planning and Development Services reviewed the proposed Draft Plan of Condominium in accordance with the provisions of the Provincial, Regional, the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. The proposed Draft Plan of Condominium is considered to be in keeping with the development standards of the Town. Therefore, staff recommend approval of the Draft Plan of Condominium application, subject to the fulfillment of the related conditions of approval.

Attachments

Figure 1 – Location Map

Figure 2 – Existing Official Plan Designation

Figure 3 – Existing Zoning By-Law

Figure 4 – Draft Plan of Condominium

Figure 5 – Approved Site Plan

Figure 6 – Approved Elevations

Schedule 'A' – Conditions of Approval

Previous Reports

Committee of Adjustment Report No. MV-2023-08, dated March 9, 2023.

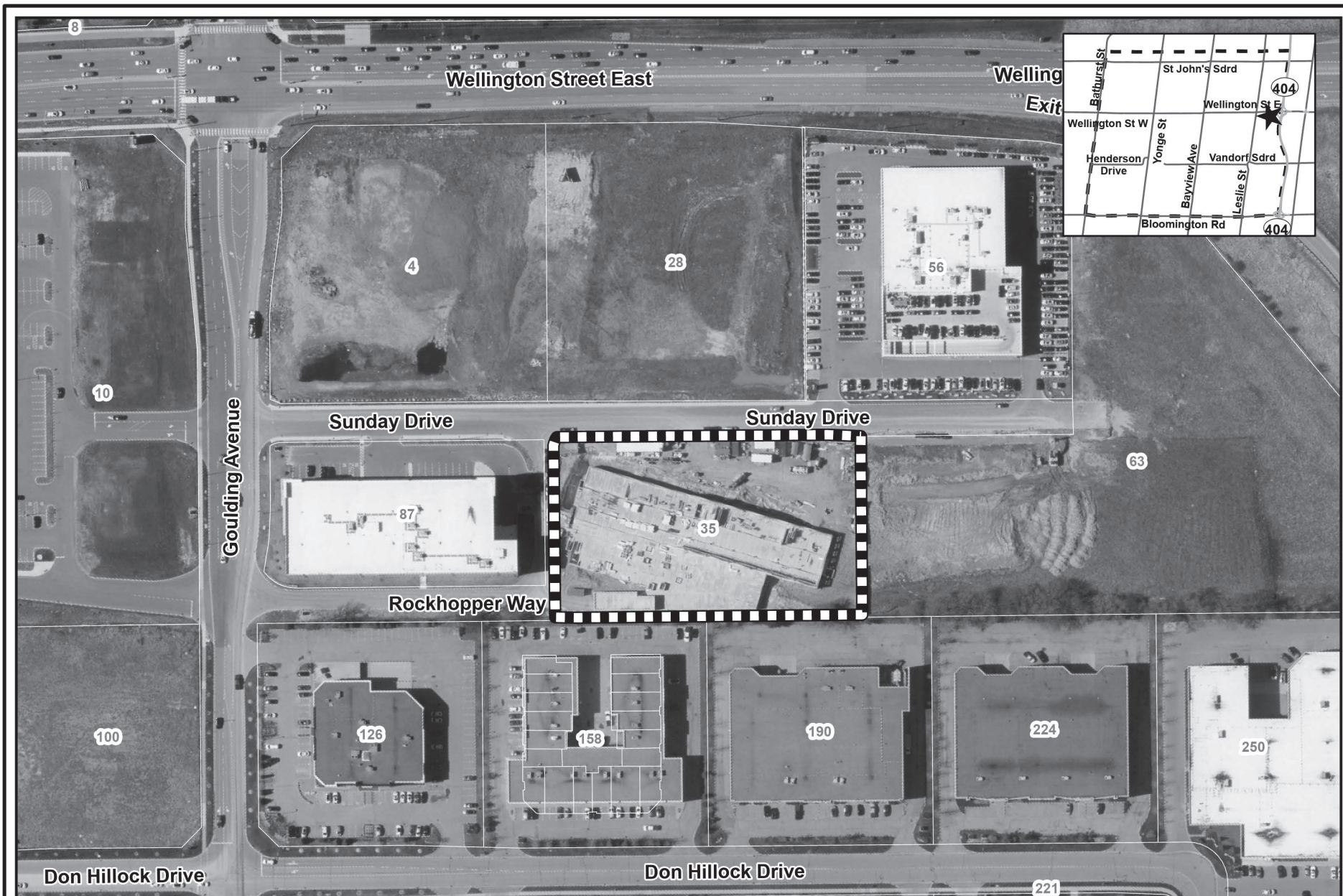
Pre-submission Review

Agenda Management Team review on November 14, 2024

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

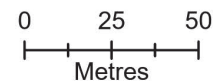
Approved by Doug Nadorozny, Chief Administrative Officer



LOCATION MAP

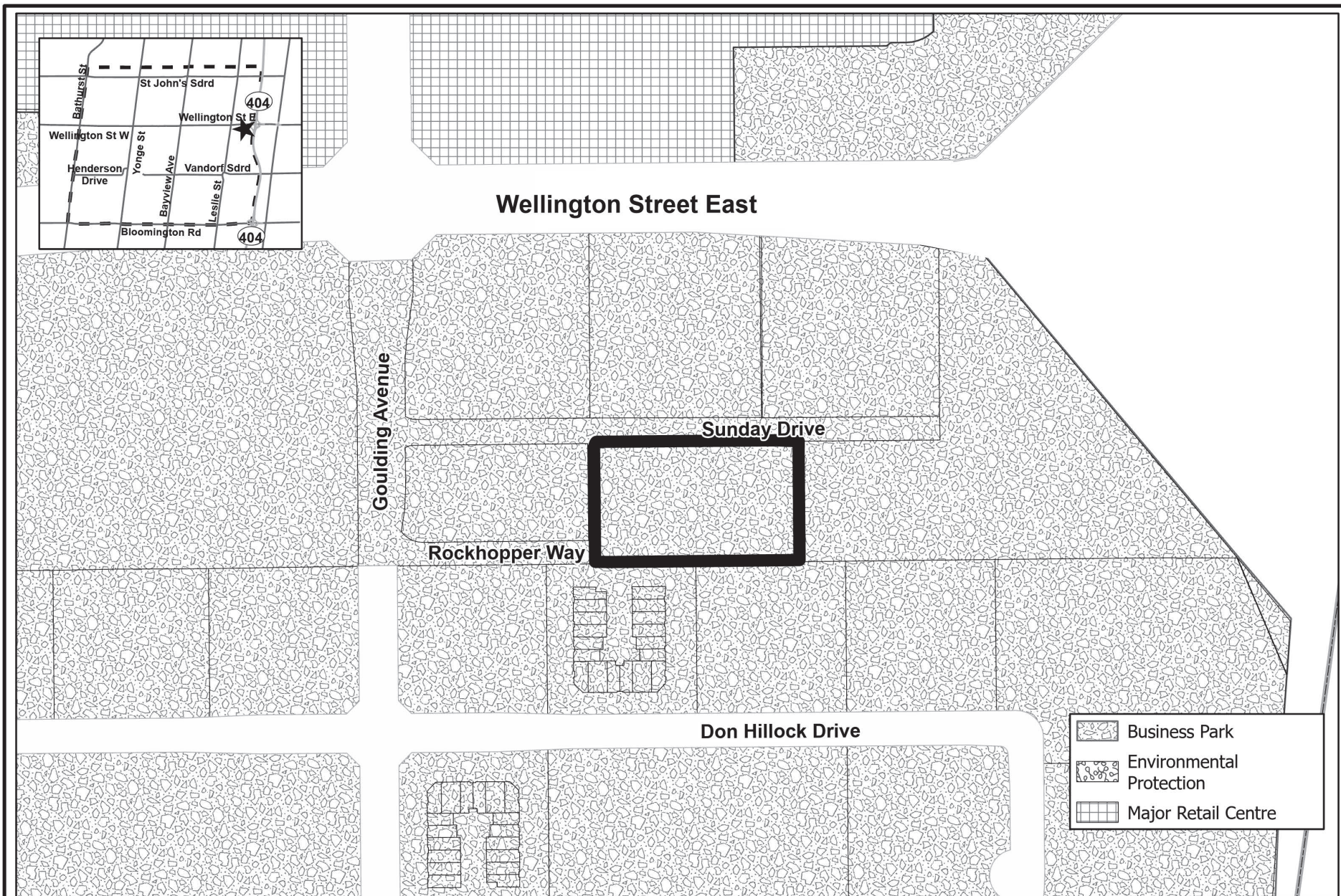
APPLICANT: Howland Green Homes Ltd.
 FILES: CDM-2024-01
 FIGURE 1

 SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-30. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2024, © First Base Solutions Inc., 2024 Orthophotography.

Document Path: J:\data\data\Planning Maps\35 Sunday Drive (CDM-2024-01)\CDM-2024-01_35_Sunday_Drive\CDM-2024-01_35_Sunday_Drive.aprx



-  Business Park
-  Environmental Protection
-  Major Retail Centre

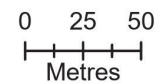
EXISTING OFFICIAL PLAN DESIGNATION

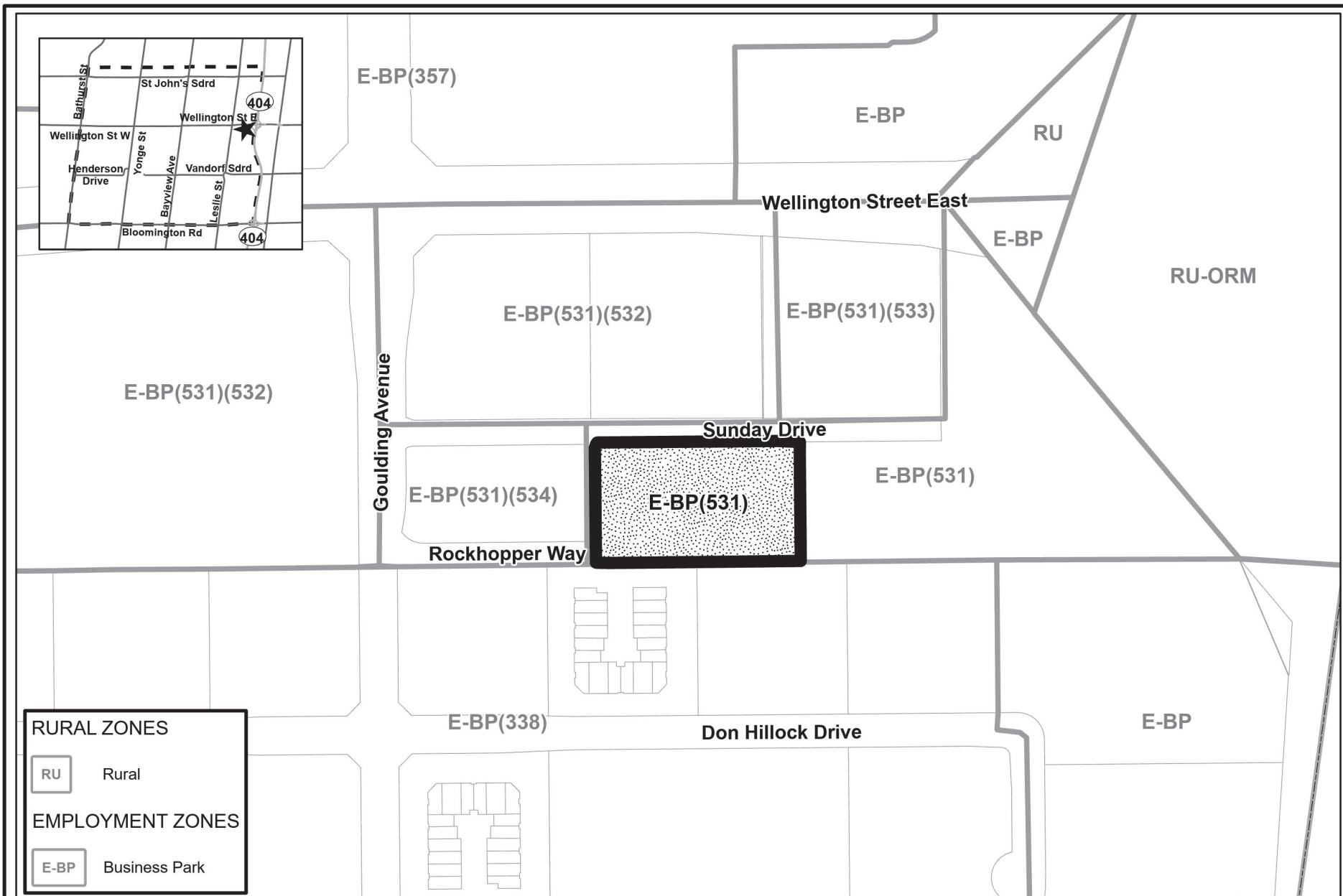
APPLICANT: HOWLAND GREEN HOMES LTD.

FILES: CDM-2024-01

FIGURE 2

 Subject Lands





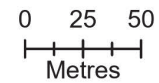
RURAL ZONES

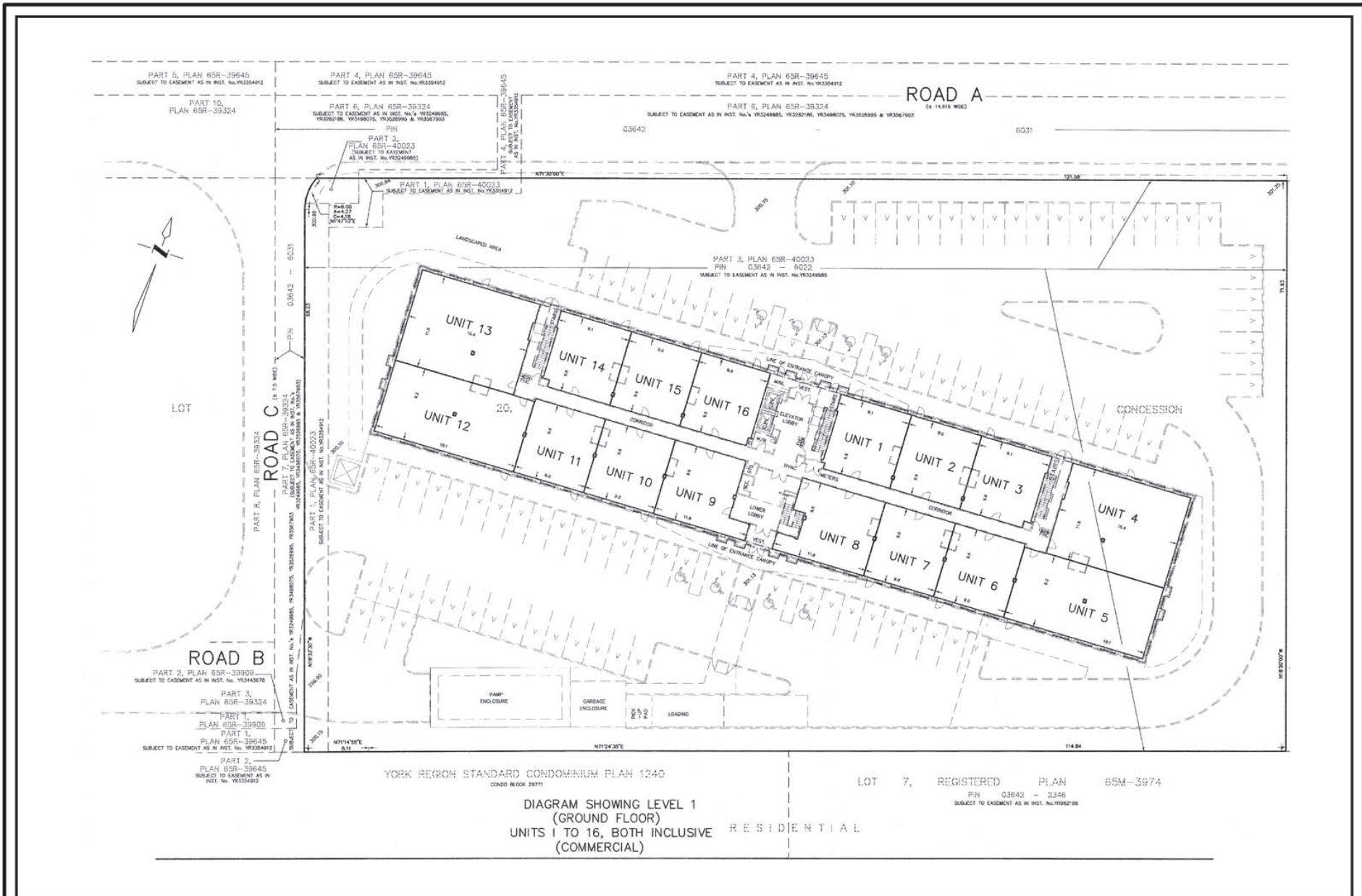
RU Rural

EMPLOYMENT ZONES

E-BP Business Park

EXISTING ZONING
 APPLICANT: HOWLAND GREEN HOMES LTD.
 FILES: CDM-2024-01
 FIGURE 3





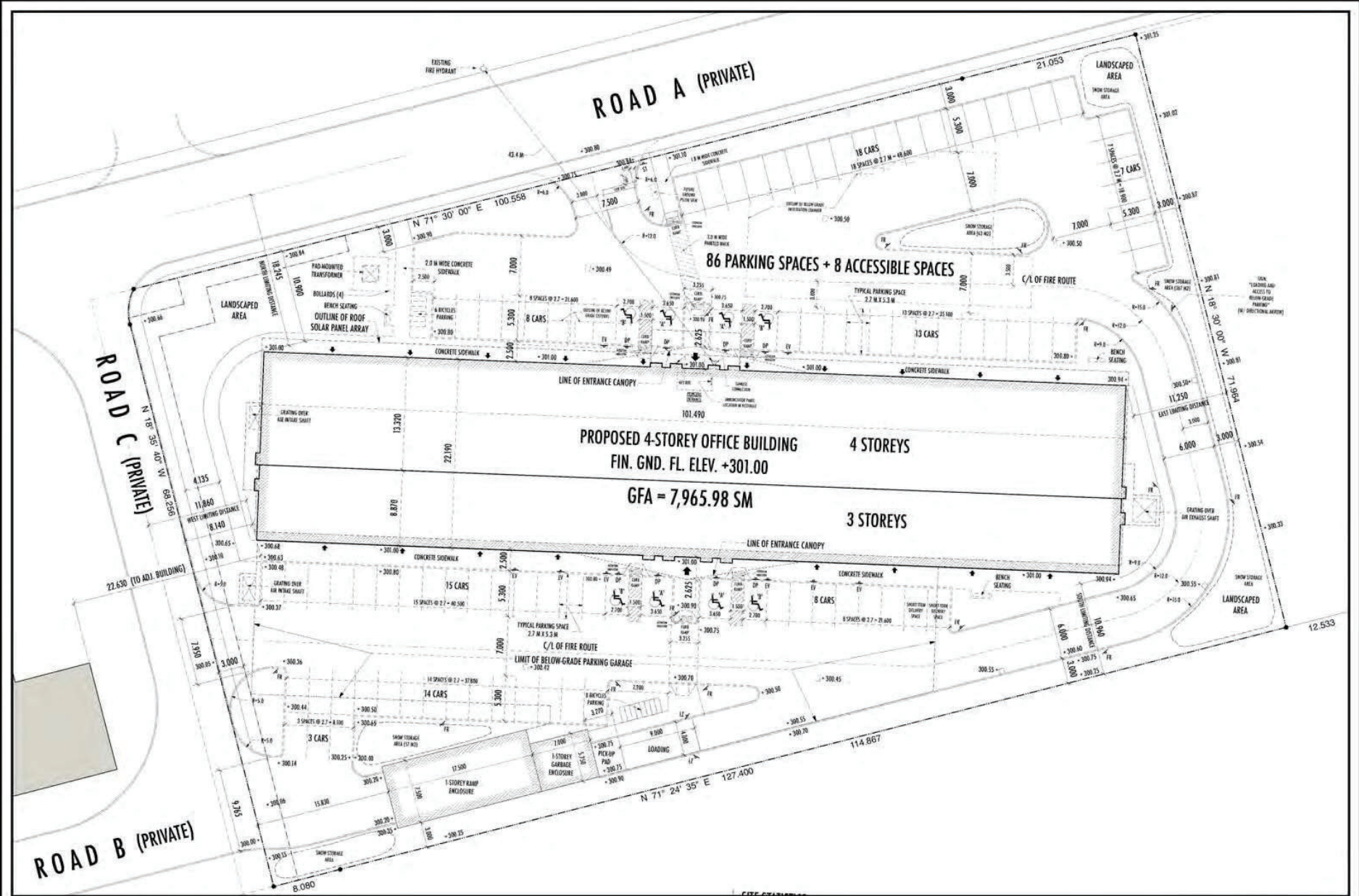
DRAFT PLAN OF CONDOMINIUM

APPLICANT: Howland Green Homes Ltd.
 FILES: CDM-2024-01
 FIGURE 4



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-30. Base data provided Schaeffer Dzaldiv Purcell Ltd.

Document Path: J:\data\data\Planning Maps\35 Sunday Drive (CDM-2024-01)\CDM-2024-01_35_Sunday_Drive\CDM-2024-01_35_Sunday_Drive.aprx



APPROVED SITE PLAN

APPLICANT: Howland Green Homes Ltd.
 FILES: CDM-2024-01
 FIGURE 5



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-30. Base data provided by Keith Loffler McAlpine Architects.



NORTH ELEVATION

AREA OF EXPOSED BUILDING FACE = 1,403.30 M²
 AREA OF OPENINGS = 186.72 M² (13.31%)
 LIMITING DISTANCE = 18.265 M
 REQUIRED F.R.R. = 0.16%



SOUTH ELEVATION

AREA OF EXPOSED BUILDING FACE = 1,403.30 M²
 AREA OF OPENINGS = 69.75 M² (5.0%)
 LIMITING DISTANCE = 18.265 M
 REQUIRED F.R.R. = 0.16%



WEST ELEVATION

AREA OF EXPOSED BUILDING FACE = 328.30 M²
 AREA OF OPENINGS = 79.43 M² (24.19%)
 LIMITING DISTANCE = 11.866 M
 REQUIRED F.R.R. = 0.16%



EAST ELEVATION

AREA OF EXPOSED BUILDING FACE = 328.30 M²
 AREA OF OPENINGS = 79.43 M² (24.19%)
 LIMITING DISTANCE = 11.850 M
 REQUIRED F.R.R. = 0.16%

APPROVED ELEVATIONS

APPLICANT: Howland Green Homes Ltd.

FILES: CDM-2024-01

FIGURE 6



Schedule "A"**CONDITIONS OF APPROVAL****Draft Plan of Standard Condominium
Howland Green Wellington East Ltd.**

**35 Sunday Drive, legally described as Part Lot 20, Concession 3 Whitchurch,
designated as Parts 1, 2, and 3 on Plan 65R-40023, PIN 03642-6022 (the "Lands");
CDM-2024-01**

THE CONDITIONS OF AURORA COUNCIL THAT SHALL BE SATISFIED BY THE OWNER OF THE LANDS (THE "OWNER") PRIOR TO THE RELEASE FOR REGISTRATION OF ANY CONDOMINIUM PLAN OF THE LANDS (THE "PLAN"), ARE AS FOLLOWS:

Planning Division Condition

1. The final draft plan prepared by Schaeffer Dzaldov Purcell Ltd. dated June 11, 2024 with respect to the creation of forty-three (43) office units on the Lands (the "Draft Plan") and these associated conditions of Draft Plan approval may be amended by the Town if revisions are required to implement or integrate any recommendations resulting from studies required to be submitted as a condition of Draft Plan approval. Further, minor redline revisions to the Draft Plan may also be required to ensure property alignment with existing or proposed lots, blocks, units, streets, and/or facilities on lands adjacent to the Draft Plan.

Legal Services Division Condition

2. Prior to the Town's release for registration of the Plan, the Owner shall submit to the Town for approval the related draft Condominium Declaration and Description containing all the required provisions in accordance with the *Condominium Act, 1998*, S.O. 1998, c.19, as amended, and any other provisions as may be required by the Town, including but not limited to any right(s)-of-way and easements (the "Declaration"). Together with the final version of the Declaration and Plan as preapproved by the Land Registry Office, the Owner shall provide a solicitor's undertaking indicating that:
 - a) the Declaration and Plan provided to the Town are the final versions to be submitted for registration on title to the Lands;
 - b) the Town will be notified of any changes to the Declaration and Plan prior to registration on title to the Lands and certification of same by the Land Registrar; and
 - c) a copy of the registered Declaration and Plan will be provided to the Town within ten (10) business days after registration.

Engineering Division Condition

3. Prior to the Town's release for registration of the Plan, the Owner shall submit to the satisfaction of the Town, a certificate from the Owner's Engineer stating that all Servicing Works as defined in the Development Agreement dated December 6, 2023, between the Owner and the Town registered on title to the Lands as Instrument No. YR3634902 on January 3, 2024 have been substantially completed.

Finance Department Conditions

4. The Owner shall pay to the Town any and all arrears of taxes, water rates, lawful rates and levies of the Town or charges owing to the Town in connection with the Lands.

Bell Canada Conditions

5. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
6. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Canada Post Conditions

7. The builder/developer covenants and agrees to provide the Town of Aurora with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Lockbox Assemblies as required by Canada Post Corporation and as shown on the approved engineering design drawings/Draft Plan, at the time of sidewalk and/or curb installation. The builder/developer further covenants and agrees to provide notice to prospective purchasers of the locations of Lockbox Assemblies and that home/business mail delivery will be provided via Lockbox Assemblies or Mailroom.
8. The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes or Lock box Assemblies (Mail Room). The developer will then indicate these locations on the appropriate servicing plans.
9. The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
10. The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be

in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.

11. The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
12. The developer agrees to provide the following for each Community Mail Boxes or Lock Box Assemblies, and to include these requirements on the appropriate servicing plans: Any required walkway across the boulevard, per municipal standards, and any required curb depression for wheelchair access with an opening of at least two meters (consult Canada Post for detailed specifications).

Clearances

13. The Town's Planning Division shall advise that Condition 1 has been satisfied, stating briefly how each Condition has been met.
14. The Town's Legal Services Division shall advise that Condition 2 has been satisfied, stating briefly how this Condition has been met.
15. The Town's Engineering Division shall advise that Condition 3 has been satisfied, stating briefly how this Condition has been met.
16. The Town's Finance Department shall advise that Condition 4 has been satisfied, stating briefly how this condition has been met.
17. Bell Canada shall advise that Conditions 5 and 6 have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
18. Canada Post shall advise that Conditions 7 to 12 have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



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Town of Aurora
Committee of the Whole Report
No. PDS24-140

Subject: Aurora BIA Governance Review & Downtown Collaboration Model

Prepared by: Lisa Hausz, Manager, Economic Development

Department: Planning and Development Services

Date: December 2, 2024

Recommendation

1. That Report No. PDS24-140 be received; and
2. That a by-law be brought forward to a future Council meeting to repeal BIA Designation By-law No. 6128-18 and any amending by-laws, thereby dissolving the Aurora Business Improvement Area; and
 - a. That staff be directed to perform all necessary administrative functions to conclude the business of the Aurora BIA, and assume their assets and liabilities in accordance with section 214 of the Municipal Act, 2001, as amended; and
 - b. That the Aurora Economic Development Corporation be requested to incorporate the functions of the BIA into their economic development services; and
 - c. That staff lead the development and implementation of a business engagement strategy for the Downtown area, and report back to a future meeting of Council.
3. That any cash assets assumed pursuant to section 214 of the Municipal Act, 2001, as amended, be allocated to initiatives in the downtown area; and
4. That upon dissolution of the Aurora BIA By-law Councillors of Ward 1 and Ward 2, currently assigned to the Aurora BIA Board of Directors, be offered an opportunity to join the Aurora Economic Development Corporation's Downtown Action Team.

Executive Summary

With Council's focus and strategic initiatives to revitalize the downtown area, staff were directed by way of a Council Motion on November 28, 2023 to review the Aurora Business Improvement Area (the "BIA") governance model. Further, staff were to report back on alternatives to ensure an effective and collaborative approach to supporting the entire downtown area. On February 20, 2024 staff presented PDS24-021 recommending dissolution of the Aurora BIA in favour of the Aurora Economic Development Board absorbing the role of the Business Improvement association. The report was referred back to staff, intending to allow the Aurora BIA to hold its Annual General Meeting and report back with its strategic plan. The Aurora BIA has not completed its strategic plan, nor implemented its current year work plan as approved by Council. Additionally, the Aurora BIA Board has since lost three Directors.

Therefore, this report seeks Council's direction on an alternative model to the Aurora BIA model as a local board of Council, and recommends that the Aurora Economic Development Corporation assume the BIA role responsibilities into its economic development services program on behalf of the Town.

The Aurora BIA was initially designed and implemented, under the Municipal Act, 2001, as amended (the "Act"), to provide local business-to-business support in the downtown. The efforts to establish the Aurora BIA are noted and the intentions of the volunteer board are to be commended, as it takes a great deal of time and effort to form a business improvement area and there is desire to see the BIA thrive. The volunteer BIA board members are busy entrepreneurs and community leaders, eager to produce value, but collectively struggle in organization, duplication, governance, and individual time to commit to the necessary hands-on work required. While the BIA board recognizes the challenges, they struggle to make decisions or take meaningful action on previous decisions or commitments. As previously noted in PDS24-021, there remains potential risk, demonstrated duplication of efforts and extraordinary use of Town resources.

- **In 2016, Council approved a study to determine the feasibility of establishing a Business Improvement Area (BIA) (previous report- CAO16-001).**
- **The Aurora BIA's performance under the current governance model is not sustainable, and its activities in efforts in support of the Downtown area are a duplication of efforts.**

- **Avoidance of duplication of efforts and a streamlined approach are needed to promote and support the entire Downtown Area.**
- **There are alternative models to consider that would better serve as support for Downtown Aurora.**

Background

In 2016, Council approved a study to determine the feasibility of establishing a Business Improvement Area (BIA) (previous report- CA016-001).

In 2016, Council approved a study to determine the feasibility of establishing a Business Improvement Area (BIA) (previous report - CA016-001). The 2016 study intended to outline the steps to establish a BIA, business interest in establishing a BIA and to fulfill the recommendations in the 2013 Aurora Promenade Plan. The Aurora Promenade Plan identified a specific area for business improvement and suggested that the Town investigate the interest and implementation of a BIA. While there was consultation with local businesses, there was not sufficient interest across the entire Promenade that would support the establishment of a Promenade-wide BIA. However, a small group of interested parties worked within a smaller catchment and solicited enough support to establish an Aurora BIA. The mandate for any BIA board in Ontario is outlined in the Act as follows:

- (a) to oversee the improvement, beautification and maintenance of municipally-owned land, buildings and structures in the area beyond that provided at the expense of the municipality generally; and
- (b) to promote the area as a business or shopping area.

In September 2018, the Town passed By-Law No. 6128-18 to establish a BIA that includes the businesses along portions of Wellington and Yonge Street. In 2019, the Board of Management (the "Board") began work to establish itself and begin engagement with its members. The Board proposed a three-year budget for the years 2019, 2020 and 2021.

In 2020, COVID hit and being a new organization, the Aurora BIA did not collect tax levies from the members and went dormant for one year. In 2021, the Town assisted the BIA in re-engaging and establishing itself as a resource for the members following COVID. Several initiatives were completed in 2021, and the momentum was intended to carry into 2022. There were successful events completed in 2022, including the launch of the new website, musical entertainment in Machell's Alley, and seasonal events held

by local businesses. In 2023, a new BIA Board was appointed including the support of two Ward Councillors to make up the governing board.

The BIA relies heavily on a few volunteers and Town support to ensure activities are completed. Despite the intentions of the Board, the BIA still lacks member participation, and governance as mandated by the Act.

Analysis

The Aurora BIA's performance under the current governance model is not sustainable, and its activities in efforts in support of the Downtown area are a duplication of efforts.

While the designated BIA boundary is dense with businesses, this area is a small part of the entire downtown, and the BIA representation does not fully reflect the entirety of the potential of the area. The voice of the downtown business community is missed with the BIA's small catchment, low member engagement, inefficient use of budget, and limited deliverables from the Board of Management. The BIA relies heavily on the Town to remain operational.

The BIA has relied heavily upon staff support and participation. The BIA has not proven that it can function as the intended, self-managing, local board of Council designed to promote and beautify the downtown area. The Aurora BIA's performance under the Act governance model is not sustainable, and the past and proposed initiatives are a duplication of efforts, primarily in the area of marketing and promotion. In [PDS24-021's Attachment 2: Aurora BIA Governance Review \(February 2024\)](#) it provides a detailed summary of the Aurora BIA's adherence to the Act and the Aurora BIA By-law, and outlines areas of duplication.

The background and current plans of the BIA assisted in determining the proposed alternative models for downtown support, with several factors considered. Primarily, the proposed models are to avoid duplication of efforts and to create a streamlined approach that is necessary to promote and support the entire Downtown Area.

Avoidance of duplication of efforts and a streamlined approach are needed to promote and support the entire Downtown Area.

The Aurora Promenade is an identified plan to encourage redevelopment, revitalization and intensification. Current support and initiatives are implemented through a variety of groups to encourage revitalization, animation, activation and population in the downtown area. For example, Aurora Town Square is now fully open and operational,

driving an even greater emphasis on leveraging this asset to achieve an even stronger downtown. However, the Aurora BIA is a small geographic section within the boundaries of the Promenade, and its only two objectives are to promote the area and to add to the beautification of the area, which duplicates efforts of other downtown-focused support. Avoidance of duplication and a streamlined approach to business engagement will better support the downtown. Below are a few examples of existing downtown support organizations and initiatives:

Town of Aurora: Nearly every department and division supports the downtown area in some way. These include all divisions of Planning and Development Services (Economic Development, Policy, Planning, Building, and Engineering), to Community Services with Aurora Cultural Centre support, and the numerous events that promote, engage and invite residents and visitors to the downtown. Additionally, Aurora Town Square staff personally visited businesses in the downtown soliciting feedback, informing them of the progress of Town Square, and engaging them in grand opening events. Significant support is also provided through the Town's Operations teams that provide the beautification and maintenance of the town's assets. The Finance department plays an integral role supporting the downtown through ongoing budget support, levy administration, and facilitating grant opportunities. The Corporate Services team also provides support for the downtown initiatives through Legal assistance, Town Clerk consultation and By-law services.

The Town has several strategies and plans, underway or recently completed, in support of the downtown area including: the Official Plan Review with the Promenade Plan update, Streetscape project with traffic study, Active Transportation Master Plan, and Town-wide parking strategy to name a few. Each plan has components that impact the Downtown area and requires a streamlined approach to communication and engagement. The BIA was informed about, and invited to participate in, several of the initiatives. However in their 2024 budget and work plan presented to members in December 2023 and to Council in 2024, the BIA proposed duplicate efforts in the areas of parking, traffic, marketing, and events. The Board had begun implementing its 2024 marketing plan, making some progress in this area. However, minimal action has been taken on the remaining work plan items, with a majority of the tasks falling on just a few members instead of the Board as whole.

Aurora Chamber of Commerce: The Chamber is a partner in grassroots support of the local business community. Their ongoing promotion, innovative business support programs and ongoing frontline assistance plays a key role in helping to revitalize the downtown. The Chamber and its partners, including the Town, promote local business

through the *Explore Aurora* brand. This is a website, ongoing social media campaign, and a magazine that promotes the business to consumer businesses in Aurora, including a dedicated page and directory specific to Downtown Aurora. The Chamber also hosts the annual downtown street fair and other events in direct support of the downtown and local business community. The BIA has contracted a third party to act as coordinator and marketer for the BIA, duplicating promotional efforts of the Chamber. This is an area where the AEDC could play a strong coordination role to streamline marketing and promotional activities.

Aurora Economic Development Corporation (AEDC): The AEDC consists of a 12-member Board of Directors that are the advisors, facilitators and supporters of the Town's Economic Development Strategic Plan. Within the plan, one of the key goals is in support of revitalizing and reinvigorating the Aurora Promenade area, specifically, the downtown core. As such, there have been several initiatives conducted by the AEDC in support of building momentum to the downtown. These include window decorating project during COVID; street parking striping to build awareness; advocacy and connection with property owners in the downtown; event hosting and support of major projects in the downtown; and a video prospectus promoting the future of the downtown. Additionally, with an updated Economic Development Strategic Action Plan (2024-2030), the AEDC's Downtown Action Team is supporting the abovementioned Town initiatives, specifically in the Streetscape project, downtown parking strategies, wayfinding strategy, traffic management, and downtown business engagement.

As mentioned, the BIA duplicates efforts in this regard, or neglects to participate in the importance of supporting revitalization efforts. For example, the BIA was engaged early on in the Aurora Town Square Grand Opening activities. Town staff led the engagement, onboarding and facilitation of BIA and Downtown businesses. The BIA provided support through their 3rd party marketing company, but no direct outreach by the Board to its members in support of the opening, defaulting the tasks to the Town. Additionally, the Board was in support of securing Machell's Alley as a means to attract visitors and animate the area. However, when asked by the Town several times over multiple months to plan for activations, no action was taken, again defaulting to the Town.

In addition to the above organizations, several individual businesses and organizations contribute their own resources in promoting their establishment and their connection to Downtown Aurora. Some of the organizations that contribute to downtown visitor attraction include the newly opened Aurora Town, the Aurora Cultural Centre, Aurora Public Library, the Aurora Farmer's Market and The Armoury, which collectively draw attention and thousands of visitors to the area. Other area entrepreneurs host their own

events and see themselves as promoters of the downtown area as opposed to promoters of the specific boundary of the BIA.

Each of the above organizations already collaborate on events and cross-promotion. The BIA has been included and invited to take advantage of the various events and promotion opportunities, but do not currently have solid plans to host their own events in support of the area.

Budget is a perceived limitation that prevents the BIA from producing events. The BIA Board presented a larger budget that was approved by Council. However, even with funding, there is little support by the BIA Board or members to collectively organize events or even leverage existing events that are held directly in the BIA catchment area (i.e. Chamber Street Festival, Saturday Night Fever on Yonge St., Machell's Alley JAM).

There are alternative models to consider that would better serve as support for Downtown Aurora.

With the combination of the Town's downtown revitalization efforts, and planned strategic initiatives, it is an opportune time to evaluate more efficient and effective models of serving the entire downtown business community.

The Act gives municipalities the flexibility to create, change or dissolve local boards to address local needs. The Act provides several alternative models, in lieu of a traditional designated BIA, that may provide a more comprehensive approach to service delivery in the Downtown. In reviewing alternative models and approaches across Ontario (See Attachment 3: Municipal alternative approaches to traditional BIAs), the two proposed alternative models are below.

Alternative 1: Economic Development Corporation

Under s. 9 (3) of O. Reg. 599/06 filed under the Act, a municipality can establish a corporation to conduct economic development services. These services may include:

- Providing a counselling service to or encouraging the establishment and initial growth of small businesses operating or proposing to operate in the municipality, for example a 'concierge service' for small business in the Downtown.
- Support for residential housing and/or parking facilities within the downtown area.
- Undertake actions provided for under a Community Improvement Plan.
- Support for heritage and culture assets and systems.

- Promotion and marketing of the municipality for any purpose, including the collection and dissemination of information and the development of economic development strategic plans.
- Improvement, beautification and maintenance of municipally owned land, buildings and structures in an area designated by the municipality beyond the standard provided at the expense of the municipality generally, and promotion of any area of the municipality as a business or shopping area. (Note that this provision is the same, and only, responsibility for an established BIA under the Act, within their designated area.)

The Town established the Aurora Economic Development Corporation (AEDC) by way of Letters Patent dated December 18, 2018, to serve all businesses by providing many economic development services as outlined in the Act. The AEDC operates as a separate, 12-member board consisting of business leaders, residents of Aurora and two members of Council. The AEDC leads the development and implementation of the Town's Economic Development Strategic Action Plan that includes a designated Action Team specific to supporting Downtown Aurora.

Therefore, the AEDC is well positioned, and authorized under the Act and its Letters Patent, to absorb the two responsibilities of the BIA relating to improvement, beautification and maintenance of municipally owned lands, and promotion of business and shopping. To facilitate a transfer of BIA responsibilities to the AEDC, Council would need to dissolve the BIA by passing a by-law to repeal the by-law establishing the BIA, and absorb any remaining BIA assets and/or liabilities.

Alternative 2: Economic Development Staff

The Town's Economic Development staff are positioned to facilitate and support downtown economic growth. Currently, staff, in partnership with the Aurora Chamber of Commerce, work to promote the area and provide opportunities for businesses through events and engagement. Additionally, Economic Development staff work closely with other departments in support of downtown projects and improvements, and also provide support to the Aurora Economic Development Corporation.

As with Alternative 1, under the Act, Council can dissolve the Aurora BIA and absorb any remaining assets or liabilities. Services that were to be provided by the BIA, where appropriate, could be absorbed within Town operations to avoid duplication.

For reasons identified in this report and detailed further in PDS24-021, the structure of the BIA is not the best model to support the entire downtown. Should Council direct staff to take action as proposed in the recommendations, the former BIA Board,

members and other downtown stakeholders would be engaged as part of the development of the comprehensive downtown engagement strategy. In this way, utilizing local business leaders across the entire downtown through one of the alternatives will allow for a greater amount of input, beyond the current BIA borders, and truly capture the voice of business in the downtown.

Advisory Committee Review

Discussions with the **Aurora Economic Development Corporation**, in particular the Downtown Action Team resulted in support for reducing duplication and streamlining the promotional and business support efforts in the Downtown. This includes the dissolution of the Aurora BIA, in favour of a different, collaborative and encompassing model of delivering support and promotion of the entire downtown area, as well as participating in the development of a collective Downtown engagement strategy.

Discussions with the **Aurora Chamber of Commerce** resulted in support of reducing duplication and streamlining the support of the downtown area. The Chamber remained impartial on the option to dissolve the BIA, as the Chamber has had representation on the Board of Management during the BIA's first term. However, the Chamber did not seek election/appointment to be on the current Board of Management for the 2023-2027 term. Additionally, the Chamber has voiced concern to the Board of Management over the years regarding the duplication with the Chamber and Town's efforts in promotion of the downtown. The Chamber is in favour of a collective Downtown engagement strategy and would participate in its development.

The **Aurora BIA** Board supported Council's motion to review current governance and determine options of continuing as a BIA or transitioning the responsibilities to the Town. However, the Board committed to Council that the Board would address the issues outlined in PDS24-021 and report back to Council. The Board also committed to investigating other models they felt best reflected their needs and report to the membership and to Council. While the Board has made some efforts to move forward, it has not fully taken action on either commitment.

Legal Considerations

The BIA and its governing Board were established pursuant to provisions outlined in the Act. The mandates, membership, budget process and other aspects of the Board are directed by the Act. At its core, the Board is meant to be a body that is independent of the Town and, pursuant to its statutory mandates, that acts to promote private

commercial enterprises that make up its membership and the beautification of the BIA area only. The Board's role is limited to working within its legislative mandate.

The Town does not have authority to override legislative mandates or requirements that govern the BIA and the Board. If the function or operation of the Board is envisioned to be different than mandated by the Act or to operate as a Town managed entity, a structure other than a BIA should be considered for that purpose.

The Act provides two options for the dissolution of BIAs: (1) unilateral dissolution by the municipality and (2) dissolution at the request of the Board or membership. Unilateral dissolution by the municipality is at the discretion of Council and can be done without notice or consultation with the membership of the BIA. In such scenario, Council may direct staff to bring forward a by-law to a future Council meeting for the purpose of dissolving the BIA, which would entail the repeal of the by-law that established the BIA. The dissolution at the request of the Board or membership would require a request for dissolution from either the Board or signed by members who are responsible for at least one-third of the total taxes levied within the business area. In the case of dissolution, all assets and liabilities of the Board of the BIA would become the Town's.

Financial Implications

The Aurora BIA is meant to be a financially self-sustaining organization through a special tax levy of its membership, collected by the Town on the BIA's behalf. Should the BIA be dissolved, there are specific financial references under the BIA By-law that would need to be considered:

7.12 Upon dissolution of the Board of Management, the assets and liabilities of the Board of Management become the assets of the Town.

The aforementioned provision relating to the assumption of assets and liabilities is based on the same mandate outlined in the Act. Upon completion of the financial audit of the BIA's accounting records, staff will know the total value of the assets and liabilities that would be transferred to the Town should the dissolution of the BIA occur.

BIA assets that would be transferred include, but not limited to:

- Cash accounts
- website and domains
- social media accounts
- generator
- banners (any left undamaged from storms)

Another applicable clause within the BIA By-law that would require consideration in an instance of dissolution would be, which is based upon provisions outlined in the Act:

7.13 If the Board of Management is dissolved and the liabilities exceed the assets assumed by the Town, Council may recover the difference by imposing a charge on all rateable property in the former business improvement area that is in a prescribed business property class.

If Council's direction is to repeal the bylaw and dissolve the BIA, the designated BIA levy would cease as of the date of the repealing bylaw. Consequently, if the Town is to continue the delivery of the previously provided BIA services, there would be no levy in 2025, and any future funding requirements would be brought forward during the regular budget process.

Communications Considerations

Communications will share this report with the public by posting it to the website. Additionally, updated regarding Council's decision will be included in the Council Highlights news release, and posted to the Town's website.

The Communications teams in collaboration with Economic Development staff and the AEDC's Strategic Action Teams and ongoing Aurora Town Square initiatives to promote downtown businesses and events.

Climate Change Considerations

There are no climate change considerations as a result of the recommendations outlined in this report.

Link to Strategic Plan

The Town of Aurora's Strategic Plan identifies several links in support of a streamlined approach in revitalizing the downtown area.

Goal – Economy:

Objective 1: Promotion of Economic Development Opportunities

- Work with the Aurora Economic Development Corporation to examine opportunities for the Town to actively promote downtown revitalization;
- Actively promote and support the plan to revitalize the downtown;

- Continue work closely with the Aurora Chamber of Commerce and the business community to better understand and address local business needs and promote business retention/expansion;

The Economic Development Strategy outlines several objectives in support of the downtown. The updated Economic Development Strategic Action Plan has identified specific actions, and Action Teams, to facilitate ongoing marketing, communication and support of redevelopment in the Downtown. Additionally, the Town partners with the Aurora Chamber of Commerce to deliver marketing and promotion of tourism-related and main street businesses through Explore Aurora. Links to the strategies include:

- Develop a marketing and communications strategy along with programming to attract and direct local residents and visitors to the downtown;
- Develop a communications strategy to better inform and engage residents and businesses in the downtown;
- Work with the Aurora Economic Development Corporation to examine opportunities for the Town to actively promote downtown revitalization;
- Strengthen the Town's value proposition and support programs to spotlight business in Aurora through video, website, brand awareness, social media.

Alternative(s) to the Recommendation

1. That a bylaw be brought forward to a future Council meeting to repeal BIA Designation By-law No. 6128-18 and any amending by-laws, thereby dissolving the Aurora Business Improvement Area; and
 - a. That staff be directed to perform all necessary administrative functions to conclude the business of the Aurora BIA, and assume their assets and liabilities in accordance with section 214 of the Act, as amended; and
 - b. That Economic Development Office incorporate the functions of the BIA into the economic development portfolio; and
 - c. That staff be directed to develop and implement a business engagement strategy for the Downtown area and report back to a future meeting of Council.
2. That Council provide direction.

Conclusions

Council directed staff to review the BIA and report back on alternatives to ensure an effective and collaborative approach to supporting the downtown area. There is a demonstrated duplication of efforts by the BIA in relation to the Town, Aurora Economic Development Corporation, the Aurora Chamber of Commerce and other individual organizations' activities in support of the downtown area. Through Council's motion, the review of the BIA's governance and opportunities for collaboration were explored and presented in February 2024. Council referred the report back to staff to allow for the BIA to hold its Annual General Meeting, create a strategic plan, evaluate alternative models, and report back to Council. This has not taken place, and no further action has been communicated to Council by the BIA.

The Town does not have authority to override legislative mandates or requirements that govern the BIA and the Board. If the function or operation of the Board is envisioned to be different than mandated by the Act, or to operate as a Town-managed entity, a structure other than a BIA should be considered for that purpose.

This report provides alternatives to the current structure and service level provided by the BIA, and how the services can be incorporated and streamlined into existing strategic plans. The recommendation is to dissolve the Aurora BIA and request that the Aurora Economic Development Corporation incorporate the responsibilities of the BIA, as permitted under the Act.

Attachments

None

Previous Reports

PDS24-021 Aurora BIA Governance Review and Downtown Collaboration Model

Pre-submission Review

Agenda Management Team review on November 14, 2024

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



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Town of Aurora
Council Report
No. CA024-005

Subject: Location for a Men's Transitional Shelter Update

Prepared by: Doug Nadorozny, Chief Administrative Officer

Department: Office of the Chief Administrative Officer

Date: December 10, 2024

Recommendation

1. That Report No. CA024-005 be received for information.

Executive Summary

At the February 27, 2024 Council Meeting, a motion was approved that requested staff to proactively work with York Region staff to identify three potential viable sites for alternative housing in Aurora, and report back to Council before the end of 2024.

Council has received email updates and verbal updates since the motion was passed. At the request of Council, this report summarizes the information in the updates.

- In March 2024, Regional Council approved a review of Regionally-owned buildings to identify underused or unused properties and assess their potential for repurposing, including for supportive housing.
- Regional Council approved the 2024 to 2027 Homelessness Service System Plan and Rapid Deployment Actions in June, 2024.
- Further York Region staff efforts are taking place to examine viable locations in Aurora across all nine local municipalities.

Background

Council passed a motion on February 27, 2024 requesting staff work with York Region staff to identify three potential sites for alternative housing in Aurora.

On the February 27, 2024 Council Meeting, a motion was approved that requested staff to proactively work with York Region staff to identify three potential viable sites for alternative housing in Aurora, and report back to Council before the end of 2024.

An email update was provided to Council on September 8, 2024.

A verbal update was provided to Council in the New Business portion of the Council meeting on October 22, 2024.

A second email update was provided to Council on November 11, 2024.

A further update was provided at the December 2, 2024 Committee of the Whole meeting through report [CS24-035 – Pending List](#).

At the request of Council, this report summarizes the information in the above updates.

Analysis

In March 2024, Regional Council approved a review of Regionally-owned buildings to identify underused or unused properties and assess their potential for repurposing, including for supportive housing.

At the York Region Committee of the Whole Meeting on March 7, 2024, Regional Council passed a motion to undertake a review of all Regionally-owned buildings for the purpose of identifying those that are under and/or unused and provide an analysis of those that can be potentially repurposed for other regional priorities including supportive housing.

In the report back to Regional Council on October 10, 2024 no feasible options were identified for residential conversion within the Region's current building portfolio.

Regional Council approved the 2024 to 2027 Homelessness Service System Plan and Rapid Deployment Actions in June, 2024.

Regional Council approved a 2024 to 2027 Homelessness Service System Plan and Rapid Deployment Actions at the June 27, 2024 Regional Council Meeting. This Plan outlines priority areas to enhance and align homelessness services including homelessness prevention, intervention, housing stability and strengthening a

coordinated system response with community partners. Identifying sites for new emergency and transitional housing was identified as a priority under the Region's Homelessness Services System Plan. Regional staff are reviewing site options across all nine local municipalities in the Region.

In recognition of this priority York Regional Council approved the 2025 Budget which includes Regional funding to enable development of 287 new emergency and transitional housing beds (two new projects, three replacement projects).

Further efforts are taking place to examine viable locations across all nine local municipalities

Town of Aurora planning staff have been working with Regional staff to examine viable locations in Aurora. In addition to these efforts, the Region's land strategy for the Men's Emergency and Transitional Housing project, and future emergency and transitional housing developments will rely on the work described above.

The Region is committed to a region-wide approach to finding viable sites that meet the needs of their program, and the region-wide population. To this end, the number of potential viable sites in Aurora is still to-be-determined and may be different than the resolution passed by Town Council.

Regional staff have indicated that the 14452 Yonge Street site is not being considered as part of the region-wide search for emergency and transitional shelter sites.

Advisory Committee Review

Not applicable.

Legal Considerations

There are no legal considerations as a result of this report.

Financial Implications

There are no financial implications as a result of this report.

Communications Considerations

There are no communications considerations as a result of this report.

Climate Change Considerations

None

Link to Strategic Plan

Providing transitional housing supports the Strategic Plan goal of Strengthening the Fabric of our Community by ensuring growth includes housing opportunities for everyone.

Alternative(s) to the Recommendation

1. Council provide direction

Conclusions

In response to the February 27, 2024, Council motion, this report consolidates updates provided to Council on efforts to identify viable sites for emergency and transitional housing in Aurora. Following the motion, York Regional Council initiated a review of underused properties for potential repurposing and approved the 2024-2027 Homelessness Service System Plan and Rapid Deployment Actions. Town planning staff have collaborated with regional staff to explore potential locations in Aurora. These efforts align with York Region's broader land strategy for emergency and transitional housing. The Region's commitment to a region-wide approach means the number of viable sites in Aurora remains to be determined and may differ from Council's initial resolution.

Attachments

None

Previous Reports

None

Pre-submission Review

Reviewed by Agenda Management Team via email

Approvals

Approved by Doug Nadorozny, Chief Administrative Officer



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Town of Aurora
Council Report
No. FIN24-060

Subject: Interim Forecast Update – as of October 31, 2024

Prepared by: Tracy Evans, Financial Management Advisor

Department: Finance

Date: December 10, 2024

Recommendation

1. That Report No. FIN24-060 be received for information.

Executive Summary

This report presents to Council the information to effectively monitor the financial performance of the Town's operating and capital budgets as of October 31, 2024.

- A year end tax levy surplus of \$1,284,400 is anticipated as of October 31, 2024
- The Town's water, wastewater and stormwater operations is forecasting a surplus of \$285,000 by the fiscal year end
- The forecasted capital spend of \$44.9M as of October 31, 2024, is \$5.6M lower than the Town's forecasted capital spend of \$50.5M as of August 31, 2024
- The forecasted capital spend for the Facilities and IT Emergency Repairs Contingency projects are \$82,856 and \$1,100, respectively

These forecasted variances will continue to be subject to change for the remainder of the fiscal year. Future Council decisions may also have an impact. Any operational budget short-falls or surpluses remaining at year-end will require an offsetting adjustment from/to the tax rate stabilization reserve, as defined in the Town's 2024 Surplus/Deficit Management By-law which was approved by Council on May 28, 2024.

Background

To assist Council in fulfilling their role and responsibilities with respect to Town finances and accountability, Finance has worked with all departments to review the corporation's operations financial performance to date. Each Director has reviewed their department's operating and capital budget versus the results to date and remaining outstanding plans, and forecasted the expected year-end position. Finance staff have reviewed each submission and performed the necessary consolidation.

Analysis

A year-end tax levy surplus of \$1,284,400 is anticipated as of October 31, 2024

The Town's tax levy funded operations are forecasted to finish the year with an anticipated surplus of \$1,284,400.

The budget includes \$150,000 for salary gapping savings which is distributed across the departments. This recognizes that during the year there will be some staff turnover and periodic vacancies. Also included in the 2024 Budget was an additional \$50,000 for the additional salary gapping based on previous years trends. This amount has been budgeted within Corporate Revenue & Expenditures.

Table 1
2024 Operating Forecast to Year end

\$000s	Budget	Forecast	Variance Surplus/(Deficit)
Council	648.8	636.8	12.0
CAO	1,622.0	1,600.8	21.2
Corporate Services	6,380.7	6,257.0	123.7
Finance	7,241.2	7,103.1	138.1
Fire	13,063.9	13,063.9	-
Operational Services	12,389.6	12,299.2	90.4
Community Services	12,782.4	12,148.8	633.6
Planning & Development Services	(522.8)	(679.7)	156.9
Corporate Revenue & Expenses	6,237.7	6,129.2	108.5
Tax Levy	(59,843.5)	(59,843.5)	-
Total Operating			1,284.4

A detailed break-down of the Town's current forecasted variance by division can be found in Attachment 1. This report has been simplified to show only the net budget amount, the forecasted ending position for each item, and the variance to budget. Overall, the Town's approved budget for 2024 includes \$80,901,100 in approved expenditures, funded by \$21,057,600 in revenues consisting of user fees, charges and investment income and a total tax levy of \$59,843,500.

A summary of the Town's key forecasted variances by department follows.

CAO and Council

Council and the Office of the CAO are forecasting to conclude the fiscal year with a surplus of \$33,200 on a net operating budget of \$2,270,800. This surplus relates mostly to forecasted savings in contracts and conferences.

Corporate Services

Corporate Services is forecasting a surplus of \$123,700 on a total net operating budget of \$6,380,700. This surplus is mostly attributable to savings in salaries due to temporary position vacancies, offset by a shortfall in legal revenues. By-law Services has seen an increase in revenue, while Animal Control is forecasting a deficit due to prior year payments for the animal shelter taking place this year.

Finance

Finance is forecasting a surplus of \$138,100 on a net operating budget of \$7,241,200. This surplus is mostly attributable to anticipated software maintenance savings and higher than anticipated revenues.

Fire Services

The total approved 2024 operating budget for Central York Fire Services (CYFS) is \$31,335,900. Aurora's share of this total budget is \$13,063,900. As per normal practice, should a CYFS surplus or deficit arise by fiscal year-end, it will be offset by an equal contribution to/from the shared CYFS Reserve, thus leaving the Town's forecasted Fire Services requirements as budgeted.

Operational Services

Operational Services, excluding water, wastewater and stormwater services is forecasting an overall surplus of \$90,400 on a net operating budget of \$12,389,600. Key contributors to this surplus are higher than anticipated road access permit fee revenue,

contract savings and higher than anticipated grant revenue within Waste Collection and Recycling. These favourable variances are offset by additional costs in streetlight repairs and unplanned repairs to sidewalk trip ledges. The identified winter management surplus of \$210,500 for the most part represents salary savings, as staff resources have been re-directed toward roads operations. This redirection of staff effort is a key contributor to the forecasted shortfall under road network operations. Any salary driven savings under winter management will be used firstly to offset any salary related deficits under road network operations prior to any contribution to the winter control reserve policy. As per the Town's winter control reserve policy, should a surplus happen by year-end it will be contributed to the Winter Management reserve. If a winter management deficit were to be experienced and the overall Town operating budget is unable to accommodate the full reported deficit, any required funding shortfall can be drawn from this reserve.

Operational Services' salaries and wages are split between tax levy and rate (water, wastewater and stormwater services) funded programs. In any given year, the operational service staff support of tax levy or rate funded programs can vary, as such costs may shift between these programs based on the operational needs.

Community Services

Community Services is forecasting a \$633,600 surplus on a net operating budget of \$12,782,400. The key contributor to this surplus relates to forecasted utility and contract savings. Recreational Programming saw an increase in fall registrations, which contributed to an increase in revenue versus the last forecast. These surpluses are partially offset by reduced ATS program revenue resulting from a later than scheduled opening as well as additional postage costs.

At this time, no Aurora Town Square operating budget savings are anticipated. Should any savings of this nature be experienced at fiscal year end, these savings will be contributed to the Town's Tax Rate Stabilization reserve. This funding strategy will conclude at the end of 2024 with the ATS' substantial completion. The cumulative Aurora Town Square operating savings held within the Tax Rate Stabilization reserve have been earmarked to assist in the management of any arising one-time costs in support the Square reaching full operational capacity.

Planning and Development Services

Planning and Development Services is forecasting a surplus of \$156,900 on a net operating budget of \$522,800. This surplus is mostly attributable to higher than anticipated development revenues, offset by higher than anticipated contract costs.

Not included in this variance is a projected Building Services' surplus of \$398,500 as it is a self-funded per provincial legislation. Any variance in Building Services is offset through an equal contribution to/from its dedicated reserve as appropriate. This forecasted surplus results from temporary vacant position salary savings, as well as an increase in building permit revenues.

Corporate Revenues and Expenses

Corporate Revenues and Expenses is forecasting a surplus of \$108,500 on a net operating budget of \$6,237,700. This surplus primarily relates to unplanned HST rebates as well as larger than anticipated tax penalty revenue. This surplus is partially offset by a Payments-in-Lieu of taxes shortfall and redirecting investment income to reserves.

A budget of \$510,000 is included under the Corporate Expenses for the Aurora Town Square (ATS) debt carrying costs. On September 24, 2024, Council approved a short-term asset management funding strategy which included the redirection of this amount in support of asset management reserves on an ongoing basis. As part of this funding usage transition, it will firstly be used to offset any 2024 ATS debt carrying costs which consist solely of interest costs arising from the use of its construction line of credit. For 2024, these costs are anticipated to be less than the available \$510,000 budget. Any unrequired funds at year end will be contributed to asset management reserves as per the short-term asset management funding strategy.

Aurora Public Library Contribution

The Aurora Public Library anticipates that it will end the 2024 fiscal year on budget.

Total Tax Levy

The Town is forecasting to collect \$59,843,500 of the budgeted total tax levy. The Tax Levy Funded Net Operating Forecast Update can be found in Attachment #1.

A surplus of \$285,000 is forecasted by fiscal year end for the Town's water, wastewater and stormwater operations

The Town's user rate funded operations are currently projected to close the year with a surplus of \$285,000. This surplus mostly relates to contract savings as well as a reduction in storm pond maintenance planned for this year. Table 2 presents a summary of the Town's rate funded operations forecast to year end. More detail can be found in Attachment 2.

Table 2
2024 Rate Forecast to Year-end

\$000s	Forecast Surplus/(Deficit)
Water Services	(54.0)
Wastewater Services	243.3
Storm Water Services	95.7
Total User Rate Surplus (Deficit)	285.0

The summer months tend to have the most significant impact on the water and wastewater budget performance. The revenues collected for these two services are directly impacted by weather patterns as residents use more water outside their homes.

User rate funded operations budgets include fixed operational costs, funded by the net proceeds from the sale of water, wastewater and stormwater services. These fixed operational costs include staff and service maintenance costs related to maintaining the infrastructure systems, water quality testing, and the billing and customer service functions. These costs are not directly impacted by the volume of water flowing through the system.

The fixed costs relating to water and wastewater services are funded from the net revenues earned by these services which are variable in nature as they are based upon metered water consumption volumes. Stormwater revenues are not subject to the same volatility as it is billed as a flat fee.

The forecasted capital spend of \$44.9M as of October 31, 2024 is \$5.6M lower than the Town's forecasted capital spend of \$50.5M as of August 31, 2024.

The capital project forecast focuses on the planned spending for 2024. As many projects have budgets that span multiple years, any amount that is forecasted to not be spent this year may be rolled forward, if needed, to future years through the capital budget process.

The Town's projected capital spending for the year as of October 31, 2024, is \$5.6 million (11 per cent) lower than the previously forecasted 2024 capital spend of \$44.9M as of August 31, 2024, and \$39.3M (47 per cent) lower than the originally planned/budgeted 2024 capital spend of \$84.1M for all approved capital projects. A detailed breakdown of the Town's current forecasted capital spend by individual capital project can be found in Attachment 3. A summary of the updated 2024 capital spend forecast is presented under Table 3.

Table 3
Planned 2024 Capital Spending

\$000s	Aug. 31 Forecast	Oct. 31 Forecast	Variance
Growth & New	26,564.0	23,931.5	2,632.5
Asset Management	22,729.6	20,083.0	2,646.6
Studies & Other	1,190.2	857.9	332.3
Total	50,483.9	44,872.4	5,611.5

This report presents the variance between the forecasted active capital project spend as of October 31 compared to the forecasted spend as of August 31 and provides a brief explanation for each identified material variance. The 2024 forecasted capital spend does not include any projects that were proposed for closure prior to August 31, 2024.

The following is a summary of the Town's key forecasted variances by department for active capital projects.

CAO

The office of the CAO does not have any material variances of note.

Fire Services

Fire Services does not have any material variances of note.

Operational Services

Operational Services is projecting planned capital spending of \$11.1M as of October 31, 2024, which is \$3.4M lower than what was forecasted on August 31, 2024. Planned capital spending of \$2M is deferred to 2025 for the construction of St Anne's School Park and Artificial Turf – Aurora Barbarians. In addition, three vehicles will be delivered in 2025 resulting in \$642K in planned spending being deferred to the new year.

Community Services

Community Services is projecting planned capital spending of \$15.2M as of October 31, 2024, which is \$200K lower than the \$15.4M that was forecasted on August 31, 2024. Planned capital spending of \$185K is deferred to 2025 to reflect updated project delivery timelines related to the Energy and Demand Management Plan Implementation, Building Automation System Replacement and Town Hall Accommodation Plan.

Planning and Development Services

Planning and Development Services is projecting planned capital spending of \$16.1M, which is \$1.2M lower than what was forecasted on August 31, 2024. This variance is heavily driven by construction delays in various stormwater and roads projects which will result in an estimated \$990K in planned payments being deferred to 2025.

Finance

Finance is projecting planned capital spending of \$1.8M, which is \$778K lower than what was forecasted on August 31, 2024. The primary driver of this variance is that \$490K in planned spending is being deferred to 2025 for the Advanced Metering Infrastructure project when access to water towers is expected. Delays to multiple IT projects will also result in \$254K in funds being spent in 2025.

Corporate Services

Corporate Services is projecting planned capital spending of \$172K, which is \$56K lower than what was forecasted on August 31, 2024. The key contributors of this variance include \$44K in planned spending for AMPS Implementation and Risk Management now expected to occur in 2025.

The forecasted capital spend on the Facilities and IT Emergency Repairs Contingency projects are \$82,856 and \$1,100, respectively

Emergency repair and contingency projects offer an efficient means through which minor unplanned high priority repairs may be undertaken. Repairs of this nature often represent asset betterments and always fall within staff's delegated authority thresholds. Currently the Town has two emergency repair contingency capital projects, one for facility, and another for IT unplanned repairs. These projects remain open for a maximum of one year, with a new project being established each year.

The Unplanned Facilities Emergency Repairs Contingency project has an approved budget of \$100,000 and a forecasted spend for 2024 of \$82,856. The Unplanned IT Emergency Repairs Contingency project has an approved budget of \$20,000 and a forecasted spend for 2024 of \$1,100. A summary of the forecasted capital spend for each of these two projects is presented under Table 4.

Table 4

Forecasted 2024 Capital Spend – Unplanned Emergency Repairs Contingency projects

Project	Budgeted Capital Spend for 2024	Oct. 31 Forecast	Variance	Oct 31 Forecast Details
AM0333: Unplanned – Facilities Emergency Repairs Contingency (2024)	100,000	82,856	17,144	Roof works at 15165 Yonge St, Dectron Circuit Repair at AFLC, Radiant Tube Heater Installation at AFLC, Ice Melt Boiler Replacement at ACC
AM0371: Unplanned – IT Emergency Repairs Contingency 2024	20,000	1,100	18,900	Troubleshooting servicing related to Data Centre infrastructure failure.

Advisory Committee Review

Not applicable.

Legal Considerations

None.

Financial Implications

The final annual surplus or deficit in the tax and user rate operating budgets will be allocated by Council to / from various reserves at fiscal year end as per the Surplus/Deficit Management By-law 6607-24.

Capital projects will be funded throughout the year to match the progress spending in the project. As some planned capital spending is delayed until 2025, this will result in the ability to invest these associated earmarked funds on a short-term basis resulting in additional investment income for the Town. The next budget process will consider the current year's forecast along with an update to future cash flow requirements for approved projects as part of the 10-year capital plan.

There are no other immediate financial implications arising from this report. Council fulfills its role, in part, by receiving and reviewing this financial status report on the operations of the municipality relative to the approved budget.

Communications Considerations

The Town of Aurora will inform the public about the information contained in this report by posting it to the Town's website.

Climate Change Considerations

The information contained within this report does not impact greenhouse gas emissions or impact climate change adaption.

Link to Strategic Plan

Outlining and understanding the Town's present financial status at strategic intervals throughout the year contributes to achieving the Strategic Plan guiding principle of "Leadership in Corporate Management" and improves transparency and accountability to the community.

Alternative(s) to the Recommendation

Not applicable.

Conclusions

Having completed 10 months of operations, the Town is presently forecasting to end the year with a favourable budget variance from tax levy funded operations of \$1,284,400. This forecast will continue to be subject to change over the remainder of the fiscal year and be subject to other normal influencing variables such as the actual level of town services consumed by fiscal year end.

The user rate funded budget is presently forecasting to conclude the year with a surplus of \$285,000.

Any remaining surplus or deficit at fiscal year end will be offset through contributions or a draw from reserve as defined in the Town's 2024 Surplus/Deficit Management By-law 6607-24 which was approved by Council on May 28, 2024.

The Town is presently forecasting to spend \$5.6 million less than what was forecasted for all active capital projects on August 31, 2024. These capital cash outflows will be deferred and spent in 2025 and beyond.

Attachments

Attachment 1 – 2024 Interim Tax Levy Funded Net Operating Forecast Update – as of October 31, 2024

Attachment 2 – 2024 Interim Water Rate Funded Net Operating Forecast Update – as of October 31, 2024

Attachment 3 – 2024 Budgeted Capital Spend Forecast Update – as of October 31, 2024

Pre-submission Review

Agenda Management Team review via email November 27, 2024.

Approvals

Approved by Rachel Wainwright-van Kessel, CPA, CMA, Director, Finance

Approved by Doug Nadorozny, Chief Administrative Officer

Town of Aurora

Final NET Tax Levy Funded Operations Results

as at October 31, 2024

Shown in \$,000's	NET ADJUSTED BUDGET	FORECAST	Variance Favourable / (Unfavourable)	
<u>COUNCIL</u>				
Council Administration	\$ 611.8	\$ 599.8	\$ 12.0	2.0 %
Council Programs/Grants	4.0	\$ 4.0	\$ -	-
Advisory Committees	33.0	\$ 33.0	\$ -	-
Council Office Total	\$ 648.8	\$ 636.8	\$ 12.0	1.8 %
<u>CHIEF ADMINISTRATIVE OFFICE</u>				
CAO Administration	\$ 607.6	\$ 589.3	\$ 18.3	3.0 %
Communications	1,014.4	\$ 1,011.5	\$ 2.9	0.3 %
Chief Administrative Office Total	\$ 1,622.0	\$ 1,600.8	\$ 21.2	1.3 %
Council and C.A.O. Combined	\$ 2,270.8	\$ 2,237.6	\$ 33.2	1.5 %
<u>CORPORATE SERVICES</u>				
Corporate Services Administration	\$ 332.4	\$ 339.7	\$ (7.3)	(2.2 %)
Legal Services	2,059.8	\$ 2,099.6	\$ (39.8)	(1.9 %)
Legislative & Administrative Services	886.1	\$ 834.4	\$ 51.7	5.8 %
Human Resources	1,245.6	\$ 1,110.1	\$ 135.5	10.9 %
Elections	105.5	\$ 105.5	\$ -	-
By-law Services	979.0	\$ 956.4	\$ 22.6	2.3 %
Animal Control	387.6	\$ 434.5	\$ (46.9)	(12.1 %)
Project Management & Business Transformation	341.1	\$ 334.5	\$ 6.6	1.9 %
Emergency Preparedness	43.6	\$ 42.3	\$ 1.3	3.0 %
Corporate Services Total	\$ 6,380.7	\$ 6,257.0	\$ 123.7	1.9 %
<u>FINANCE</u>				
Finance Director's Office	\$ 441.6	\$ 464.4	\$ (22.8)	(5.2 %)
Information Technology	4,127.3	\$ 4,088.8	\$ 38.5	0.9 %
Telecommunications	208.2	\$ 216.1	\$ (7.9)	(3.8 %)
Financial Reporting & Revenue	1,011.0	\$ 901.3	\$ 109.7	10.9 %
Financial Management	805.7	\$ 800.5	\$ 5.2	0.6 %
Procurement Services	647.4	\$ 632.0	\$ 15.4	2.4 %
Finance Total	\$ 7,241.2	\$ 7,103.1	\$ 138.1	1.9 %
<u>FIRE SERVICES</u>				
Central York Fire	13,063.9	\$ 13,063.9	\$ -	-
Total Fire Services	13,063.9	\$ 13,063.9	\$ -	-

OPERATIONAL SERVICES

Operational Services Administration	\$ 354.5	\$ 368.4	\$ (13.9)	(3.9 %)
Fleet & Equipment	1,185.2	\$ 1,191.6	\$ (6.4)	(0.5 %)
Winter Management	1,593.8	\$ 1,383.3	\$ 210.5	13.2 %
Road Network Operations	3,229.1	\$ 3,461.3	\$ (232.2)	(7.2 %)
Parks/Open Spaces	3,438.2	\$ 3,398.6	\$ 39.6	1.2 %
Waste Collection & Recycling	2,588.8	\$ 2,496.0	\$ 92.8	3.6 %
Operational Services Total	\$ 12,389.6	\$ 12,299.2	\$ 90.4	0.7 %

COMMUNITY SERVICES

Community Services Administration	\$ 2,041.8	\$ 2,218.7	\$ (176.9)	(8.7 %)
Customer Service	766.5	\$ 778.5	\$ (12.0)	(1.6 %)
Business Support	(150.9)	\$ (241.8)	\$ 90.9	60.2 %
Recreational Programming/Community Dev.	3,148.8	\$ 2,577.8	\$ 571.0	18.1 %
Facilities	6,976.2	\$ 6,815.6	\$ 160.6	2.3 %
Community Services Total	\$ 12,782.4	\$ 12,148.8	\$ 633.6	5.0 %

PLANNING & DEVELOPMENT SERVICES

Development Planning	\$ (1,665.3)	\$ (1,885.0)	\$ 219.7	13.2 %
Long Range & Strategic Planning	810.4	\$ 819.2	\$ (8.8)	(1.1 %)
Engineering Service Operations	332.1	\$ 386.1	\$ (54.0)	(16.3 %)
Net Building Department Operations	536.4	\$ 137.9	\$ 398.5	74.3 %
Contribution To Building Reserve	(536.4)	\$ (137.9)	\$ (398.5)	(74.3 %)
Total Building Services	-	\$ -	\$ -	-
Planning & Development Services Total	\$ (522.8)	\$ (679.7)	\$ 156.9	30.0 %

CORPORATE REVENUE & EXPENSE

Corporate Management	65.3	\$ (45.0)	\$ 110.3	169 %
Fiscal Strategy	6,353.3	\$ 6,953.3	\$ (600.0)	(9 %)
Non-Levy Tax Items	(1,613.3)	\$ (2,211.5)	\$ 598.2	37 %
Cost Recovery from Rate	(2,689.8)	\$ (2,689.8)	\$ -	-
Net Library Services Operations	4,122.2	\$ 4,122.2	\$ -	-
Library net contribution to Town reserves	-	\$ -	\$ -	n/a
	\$ 6,237.7	\$ 6,129.2	\$ 108.5	1.7 %

TOTAL TAX LEVY FUNDED OPERATIONS

	\$ 59,843.5	\$ 58,559.1	\$ 1,284.4	2.1 %
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TOTAL TAX LEVY

	\$ (59,843.5)	\$ (59,843.5)	\$ -	-
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OPERATING (SURPLUS) DEFICIT

	-	\$ (1,284.4)	\$ 1,284.4	2.1 %
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Surplus

Surplus

Town of Aurora
Final Net User Rate Funded Operations Results
as at October 31, 2024

Shown in \$,000's	ADJUSTED BUDGET	FORECAST	Variance Favourable / (Unfavourable)	
<u>Water Services</u>				
Retail Revenues	(13,644.5)	(13,640.4)	\$ (4.1)	(0.0 %)
Penalties	(175.0)	(180.4)	5.4	3.1 %
Other	(135.0)	(128.5)	(6.5)	(4.8 %)
Total Revenues	(13,954.5)	(13,949.3)	\$ (5.2)	(0.0 %)
Wholesale water purchase	8,954.8	8,988.4	(33.6)	(0.4 %)
Operations and maintenance	982.9	1,363.3	(380.4)	(38.7 %)
Administration and billing	1,099.5	734.5	365.0	33.2 %
Corporate overhead allocation	998.2	998.2	-	-
Infrastructure sustainability reserve contributions	1,919.1	1,919.0	0.1	0.0 %
Total Expenditures	13,954.5	14,003.4	\$ (48.9)	(0.4 %)
Net Operating Water Services	\$ -	54.0	\$ (54.0)	n/a
<u>Waste Water Services</u>				
Retail Revenues	(16,219.3)	(16,151.7)	\$ (67.6)	(0.4 %)
Other	(86.9)	(90.8)	3.9	4.5 %
Total Revenues	(16,306.2)	(16,242.5)	\$ (63.7)	(0.4 %)
Sewer discharge fees	12,147.3	12,097.3	\$ 50.0	0.4 %
Operations and maintenance	1,476.3	1,219.3	\$ 257.0	17.4 %
Administration and billing	261.4	261.4	\$ -	-
Corporate overhead allocation	820.8	820.8	-	-
Infrastructure sustainability reserve contributions	1,600.4	1,600.4	-	-
Total Expenditures	16,306.2	15,999.2	\$ 307.0	1.9 %
Net Operating Waste Water Services	-	(243.3)	\$ 243.3	n/a
Total Water and Waste Water Services	-	(189.3)	\$ 189.3	n/a
<u>Storm Water Services</u>				
Retail Revenues	(4,848.8)	(4,770.6)	\$ (78.2)	(1.6 %)
Penalties	-	-	-	n/a
Other	(1.0)	(0.0)	(1.0)	(99.9 %)
Total Revenues	(4,849.8)	(4,770.6)	\$ (79.2)	(1.6 %)
Operations and maintenance	1,901.2	1,726.3	175.0	9.2 %
Administration and billing	105.4	105.4	-	-
Corporate overhead allocation	42.9	42.9	-	-
Infrastructure sustainability reserve contributions	2,800.3	2,800.3	-	-
Total Expenditures	4,849.8	4,674.9	\$ 175.0	3.6 %
Net Operating Storm Water Services	-	(95.7)	\$ 95.7	n/a
OPERATING (SURPLUS) DEFICIT	-	\$ (285.0)	\$ 285.0	1.0 %
		Surplus	Surplus	

Town of Aurora
Budgeted Capital Spend Forecast Update
as at October 31, 2024

		A	B	A - B	
	Planned/Budgeted Capital Spend for 2024	Aug. 31, 2024 Forecast	Oct. 31, 2024 Forecast	Variance - Aug. 31 vs. Oct. 31 (\$)	Variance - Aug. 31 vs. Oct. 31 (%)
					Variance Explanation
Office of the Chief Administrative Officer					
SO0002: Organization Structural Review	\$ 63,138	\$ 63,138	\$ 63,138	\$ -	-
Chief Administrative Office Total	\$ 63,138	\$ 63,138	\$ 63,138	\$ -	-
Fire Services					
Property					
GN0016: Fire Station 4-5	\$ 157,237	\$ 426,000	\$ 426,000	\$ -	-
Total Property	157,237	426,000	426,000	\$ -	-
Equipment					
GN0020: Fire Master Plan - 2019	8,988	6,891	6,891	-	-
Total Equipment	8,988	6,891	6,891	-	-
Fire Services Total	\$ 166,225	\$ 432,891	\$ 432,891	\$ -	-

	Planned/Budgeted Capital Spend for 2024	A Aug. 31, 2024 Forecast	B Oct. 31, 2024 Forecast	A - B Variance - Aug. 31 vs. Oct. 31 (\$)		Variance Explanation
Operational Services						
Operations						
AM0284: Retaining Wall Repair - 1 Community Centre Lane + 25 Falling Leaf Crt	168,140	168,140	125,000	43,140	25.7 %	Work to commence in 2024 with completion in 2025
AM0287: Streetlight Pole Replacement - 2023	35,942	35,942	35,942	-	-	
AM0291: Structural Lining Of Sani Sewer mains & Laterals 23-26	918,538	41,752	41,752	-	-	
AM0338: Guiderail Replacement - On Gilbert Drive - Yonge To Jarvis	203,200	36,021	36,021	-	-	Project complete, to be closed
AM0339: Streetlight Pole Replacement - 2024	180,000	50,000	15,000	35,000	70.0 %	Project to continue into 2025
AM0341: Sanitary Pumping Station/Water Booster Station Improvements	121,900	-	-	-	n/a	
AM0342: Town Parking Lot Maintenance	300,000	125,000	306,678	(181,678)	(145.3 %)	Planned cash outflows are \$181K higher than Aug. 31 forecast, however, project spend to exceed approved CBA by only \$6,600 due to higher than anticipated costs to complete the Department of Defence parking lot.
AM0343: Maze Barrier Replacement - St John's Sdrd W Of Ind Pkwy	100,000	100,000	60,000	40,000	40.0 %	To be completed in 2024, savings expected due to scope change.
AM0345: Bridge And Culvert Inspections (2024-2026)	70,000	28,500	28,500	-	-	
GN0058: Street Light Pole Identification	17,880	17,880	-	17,880	100.0 %	Project to continue into 2025
GN0153: Winter Road Monitoring System	61,000	61,000	61,000	-	-	
SO0061: Salt Management Plan Update	141,312	141,312	141,312	-	-	
Total Operations	2,317,912	805,547	851,205	\$ (45,658)	(5.7 %)	
Parks						
AM0178: Parks/Trails Signage Strategy Study/Implementation	210,449	40,000	-	40,000	100.0 %	Project to continue into 2025
AM0305: Butternut Ridge Trail Construction	333,901	146,000	85,593	60,407	41.4 %	Project to continue into 2025
AM0355: Playground Replacement & Parking Lot Construction - Evans Park	300,000	275,000	-	275,000	100.0 %	Project delayed to 2025
AM0356: Playground Replacement (Fully Accessible) - Town Park	400,000	565,000	565,000	-	-	
AM0357: Splash Pad Surface Upgrade - Town Park	75,000	65,000	-	65,000	100.0 %	Project delayed to 2025
AM0358: Boardwalk Upgrade - Benjamin Pearson Parkette	150,000	-	20,000	(20,000)	n/a	Consulting & design fees in 2024, with construction in 2025. Planned cash outflows are \$20K higher than Aug. 31 forecast, however, project spending remains within approved CBA.

	Planned/Budgeted Capital Spend for 2024	A Aug. 31, 2024 Forecast	B Oct. 31, 2024 Forecast	A - B Variance - Aug. 31 vs. Oct. 31 (\$)		Variance Explanation
AM0359: Playground, Picnic Shelter & Courts Replacement - Fleury Park	200,000	100,000	-	100,000	100.0 %	Project to commence in 2024 with billing expected in 2025.
AM0361: Hickson Park Masonary Pier Refacing	80,000	80,000	40,000	40,000	50.0 %	Savings expected due to scope change.
AM0376: Summit Park Playground Replacement And Bball Crt/Walkway Imp	600,000	440,000	440,000	-	-	
GN0078: Arboretum Development	77,253	65,000	11,056	53,944	83.0 %	Project to continue into 2025
GN0085: David Tomlinson Nature Reserve (Phase 1-5)	2,335,532	1,500,000	1,427,306	72,694	4.8 %	Project to continue into 2025
GN0089: Trail Constn Coutts/Pandolfo Dev	39,892	39,892	6,207	33,685	84.4 %	Project complete, to be closed
GN0097: Non Programmed Park In 2C	2,067,758	1,946,858	2,067,758	(120,900)	(6.2 %)	Planned cash outflows are \$120,900 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
GN0128: Artificial Turf - G.W. Williams School	1,950,000	1,950,000	1,950,000	-	-	
GN0129: Mattamy Phase 4/5 Trail	866,340	150,000	11,167	138,833	92.6 %	Project delayed to 2025
GN0130: Degraaf Cres Trail	181,921	50,000	50,000	-	-	
GN0150: St. Anne's School Park	7,310,000	3,000,000	2,000,000	1,000,000	33.3 %	Project to commence in 2024, weather dependent, and will continue into 2025.
GN0157: Multi Use Courts As Per Parks & Rec Master Plan	300,000	-	-	-	n/a	
GN0158: Dog Waste Container	30,500	30,500	30,500	-	-	Project complete, to be closed
GN0159: Trail Design (Development North Of St. Johns At Yonge St)	275,000	-	8,762	(8,762)	n/a	Project to continue into 2025. Planned cash outflows are \$8,762 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
GN0161: Arboretum Development - 2024	40,000	-	-	-	n/a	
GN0162: Artificial Turf - Aurora Barbarians	233,535	1,500,000	500,000	1,000,000	66.7 %	Project to continue into 2025
GN0166: George Street Parkland Site Preparation	415,800	-	6,500	(6,500)	n/a	Demolition costs in 2024, remainder in 2025. Planned cash outflows are \$6,500 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
SO0038: Environmental Monitoring Of 2C Lands	51,147	25,000	43,792	(18,792)	(75.2 %)	Final billing expected in 2024. Planned cash outflows are \$18,792 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
Total Parks	18,524,028	11,968,250	9,263,641	\$ 2,704,609	22.6 %	

	Planned/Budgeted Capital Spend for 2024	A Aug. 31, 2024 Forecast	B Oct. 31, 2024 Forecast	A - B		Variance Explanation
				Variance - Aug. 31 vs. Oct. 31 (\$)	Oct. 31 (%)	
Fleet Management						
AM0242: Vehicle Radio Upgrade	12,292	12,292	2,633	9,659	78.6 %	Project to continue into 2025
AM0330: Roads - 6 Ton Diesel Dump With Sander (#26-22)	416,400	416,400	173,746	242,654	58.3 %	Project to continue into 2025
AM0346: Facilities - Ice Resurfacer Olympia (#590-26)	170,000	170,000	170,000	-	-	
AM0347: Roads - 3/4 Ton Pick-Up (#1-23)	80,000	80,000	78,148	1,852	2.3 %	
AM0348: Water - 3/4 Ton Pick Up (#10-23)	80,000	80,000	60,336	19,664	24.6 %	
AM0349: Facilities - 3/4 Ton Pick Up Truck (#504-23)	80,000	80,000	80,000	-	-	
AM0350: Parks - 3/4 Ton Pick Up (#205-22)	80,000	80,000	73,158	6,842	8.6 %	
AM0351: Parks - 3/4 Ton Pick Up (#206-23)	80,000	80,000	80,000	-	-	
AM0352: Parks - 3 Ton Garbage Compactor (#229-22)	300,000	300,000	-	300,000	100.0 %	Delivery expected in 2025
AM0353: Parks - Off Road Utility Vehicle (#230-22)	36,100	36,100	35,056	1,044	2.9 %	
AM0354: By-Law - Cargo Van (#405-18)	80,000	80,000	80,000	-	-	
GN0137: SUV (Roads Technician - New)	80,000	80,000	65,300	14,700	18.4 %	
GN0154: Sidewalk & Parking Lot Vacuum Sweeper	200,000	-	-	-	n/a	
GN0155: Truck (Flex Supervisor - Roads/Parks - New)	80,000	80,000	65,018	14,982	18.7 %	
GN0156: Parks - 3/4 Ton Truck (New)	80,000	80,000	70,013	9,987	12.5 %	
GN0167: Animal Services Vehicle For East Gwillimbury	100,000	100,000	-	100,000	100.0 %	Delivery expected in 2025
Total Fleet Management	1,954,792	1,754,792	1,033,408	\$ 721,384	41.1 %	
Operational Services Total	\$ 22,796,732	\$ 14,528,589	\$ 11,148,253	\$ 3,380,335	23.3 %	

		A	B	A - B		
	Planned/Budgeted Capital Spend for 2024	Aug. 31, 2024 Forecast	Oct. 31, 2024 Forecast	Variance - Aug. 31 vs. Oct. 31 (\$)	Oct. 31 (%)	Variance Explanation
Community Services						
Programs						
AM0203: Pet Cemetery Restoration	59,347	6,000	6,000	-	-	
AM0265: Parade Float	27,500	27,500	-	27,500	100.0 %	Project to commence in 2025
AM0306: AFLC Fitness Equipment Replacement - 2023/2024	44,689	-	31,292	(31,292)	n/a	Equipment delivered earlier than previously forecasted. Planned cash outflows are \$31,292 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
AM0336: Vehicle Mitigation Equipment	60,000	-	-	-	n/a	
AM0337: Town Hall - Community Reflection Space	25,000	25,000	5,000	20,000	80.0 %	Consulting fees in 2024 with work planned in 2025.
GN0102: Cultural Services Master Plan	16,300	16,300	16,410	(110)	(0.7 %)	Project complete, to be closed. Project spend to exceed approved CBA by \$110
GN0139: Pet Cemetery Fencing	100,000	-	-	-	n/a	
GN0141: AV Equipment For Combined Virtual/In-Person Programming	11,700	11,700	8,321	3,379	28.9 %	Savings expected
GN0142: Snoezelen Room/Sensory Room	29,250	29,250	29,250	-	-	
GN0151: Cultural Action Plan Implementation - 2024	50,800	10,000	13,000	(3,000)	(30.0 %)	To continue into 2025. Planned cash outflows are \$3,000 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
SO0070: Recreation Needs Assessment For Persons With Disabilities	59,194	10,000	59,194	(49,194)	(491.9 %)	Planned cash outflows are \$49,194 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
SO0076: Sport Plan Update	40,000	10,000	34,598	(24,598)	(246.0 %)	Planned cash outflows are \$24,598 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
Total Programs	523,780	145,750	203,065	\$ (57,315)	(39.3 %)	

	Planned/Budgeted Capital Spend for 2024	A	B	A - B		Variance Explanation
		Aug. 31, 2024 Forecast	Oct. 31, 2024 Forecast	Variance - Aug. 31 vs. Oct. 31 (\$)	Oct. 31 (%)	
Facilities						
AM0128: Town Hall - Space Refresh	340,224	49,083	49,083	-	-	
AM0129: Security Audit & Implementation	424,402	50,000	25,000	25,000	50.0 %	Project to continue into 2025
AM0134: AFLC Arena Dehumidifiers	19,363	19,363	-	19,363	100.0 %	Project to continue into 2025
AM0158: ACC Exterior Windows Reseal	10,498	10,498	3,136	7,362	70.1 %	Project to continue into 2025
AM0159: ACC Thermoplastic Membrane Roof Replacement	160,415	-	-	-	n/a	
AM0163: ASC Roofing Sections Replcmnt	25,485	-	-	-	n/a	
AM0165: Town Hall Roof Sections & Skylight Repairs	54,040	-	45,625	(45,625)	n/a	Emergency repairs at Town Hall, remaining spend in 2025 pending roof audit program. Planned cash outflows are \$45,625 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
AM0217: ACC Sport Flooring	38,298	38,298	38,298	-	-	
AM0220: CYFS 4-3 Windows Replaced	25,289	-	-	-	n/a	
AM0221: Town Hall Concrete/Stone Walkway Repairs	19,148	19,148	19,148	-	-	
AM0251: SARC - West Roof Area - Window Sealant	10,200	10,200	-	10,200	100.0 %	Project delayed to 2025
AM0253: AFLC - Replace Roofing Above Arena Dressing Rooms	90,100	-	-	-	n/a	
AM0255: ASC - Replacement Of Security System	28,844	15,000	15,000	-	-	
AM0257: SARC - Low-E Ceiling - Arenas	128,000	-	-	-	n/a	
AM0258: Energy And Demand Management Plan Implementation	75,269	75,269	(19,772)	95,041	126.3 %	Project delayed to 2025. \$19,772 credit is reallocation of 2023 expenses to SO0064 Energy Conservation Demand Management Plan.
AM0259: Victoria Hall Refurbishment	20,000	-	-	-	n/a	
AM0295: Building Automation System Replacement	132,000	50,000	-	50,000	100.0 %	Project delayed to 2025
AM0298: SARC - Enclosed Outdoor Preschool Area	58,500	58,500	-	58,500	100.0 %	Project to be completed in conjunction with GN0074 SARC Gymnasium in early 2025
AM0300: SARC - Ice Plant Arena Rehabilitation	74,160	74,160	74,160	-	-	
AM0301: CYFS - Facilities Placeholder (BCA)	100,000	-	25,000	(25,000)	n/a	Replacement of two furnaces at FireHall 4-4, project to continue into 2025. Planned cash outflows are \$25,000 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
AM0302: Recreation Centre - Facility Placeholder (BCA)	250,000	75,000	75,000	-	-	
AM0303: Library Elevator Pit Waterproofing	25,313	25,313	-	25,313	100.0 %	Project to continue into 2025
AM0304: Inverter Batteries - Multi-Sites	70,000	-	-	-	n/a	

	Planned/Budgeted Capital Spend for 2024	A Aug. 31, 2024 Forecast	B Oct. 31, 2024 Forecast	A - B Variance - Aug. 31 vs. Oct. 31		Variance Explanation
				(\$)	(%)	
AM0307: Old Church School Refinishing and Painting Brevik Hall Etc	173,000	173,000	173,000	-	-	
AM0308: Aurora Museum & Archives & ACC Admin Refin And Paint	187,000	187,000	187,000	-	-	
AM0310: Sports Dome - Air Conditioning	199,565	199,565	206,221	(6,656)	(3.3 %)	Project spend to exceed approved CBA by only \$6,656
AM0333: Unplanned - Emergency Repairs Contingency (2024)	100,000	100,000	82,856	17,144	17.1 %	
AM0334: Town Hall Roof Replacement - Phase 1	425,000	-	26,661	(26,661)	n/a	\$26K spend on emergency repairs, remainder to be spent in 2025 pending roof audit program.
AM0335: AFLC - Arena Dehumidification Replacement	825,000	50,000	50,000	-	-	
AM0377: Petch House Renovations	50,000	-	-	-	n/a	
GN0062: Backflow Prevention Meter Installation	111,568	111,568	102,638	8,930	8.0 %	
GN0069: Electric Vehicle (EV) Charging Stations	3,217	3,217	3,217	-	-	
GN0074: SARC Gymnasium	11,033,738	9,033,738	9,033,738	-	-	
GN0110: Aurora Town Square	4,697,184	4,697,184	4,697,184	-	-	
GN0164: Aurora Letters At Aurora Town Square	250,000	-	-	-	n/a	
SO0041: Building Condition Assessment & Energy Audit	24,972	15,000	16,250	(1,250)	(8.3 %)	Planned cash outflows are \$1,250 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
SO0057: Facilities Study	67,562	67,562	67,562	-	-	
SO0077: Town Hall - Accommodation Plan	80,000	40,000	-	40,000	100.0 %	Project delayed to 2025
Total Facilities	\$ 20,407,354	\$ 15,247,666	\$ 14,996,005	251,661	1.7 %	
Community Services Total	\$ 20,931,133	\$ 15,393,416	\$ 15,199,070	\$ 194,346	1.3 %	

	Planned/Budgeted Capital Spend for 2024	A Aug. 31, 2024 Forecast	B Oct. 31, 2024 Forecast	A - B Variance - Aug. 31 vs. Oct. 31 (\$)		Variance Explanation
Planning & Development Services						
Development Planning						
GN0165: 15217 Yonge Street Land Acquisition	150,000	7,937	10,776	(2,839)	(35.8 %)	Planned cash outflows are \$2,839 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
Total Development Planning	150,000	7,937	10,776	\$ (2,839)	(35.8 %)	
Environment/ Waste						
SO0065: Energy Retrofit Program Business Case	191,400	191,400	17,000	174,400	91.1 %	Project awarded work has commenced, to continue into 2025
SO0066: Natural Capital Asset Management Planning For Muni	80,415	80,415	80,415	-	-	
Total Environment/ Waste	271,815	271,815	97,415	\$ 174,400	64.2 %	
Water						
AM0294: Watermain Decommissioning - 15408/15390 Yonge St	65,000	-	9,891	(9,891)	n/a	Design costs in 2024 with construction planned in 2025. Planned cash outflows are \$9,891 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
AM0367: Watermain Rehabilitation - Mary St	250,000	-	-	-	n/a	
SO0035: Water Hydraulic Model	17,513	17,513	10,000	7,513	42.9 %	Undertaking hydrant testing as per recommendations from water model update
SO0067: Water Hydraulic Model - Upgrade	125,000	125,000	30,000	95,000	76.0 %	Hydrant testing currently being undertaken
SO0079: Water And Wastewater Master Plan	300,000	150,000	40,000	110,000	73.3 %	Project has recently commenced at beginning of Q4, to continue into 2025.
Total Water	757,513	292,513	89,891	\$ 202,622	69.3 %	
Storm Sewer						
AM0247: Delayne Drive Channel Rehabilitation	2,380,819	10,000	54,335	(44,335)	(443.4 %)	60% design complete. Additional funding required for construction and requested through 2025 budget process. Planned cash outflows are \$44,335 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
AM0292: Sediment Removal And Remediation - Stormwater Ponds C1 And C4	1,396,000	25,000	23,000	2,000	8.0 %	
AM0293: Sediment Removal And Remediation - Stormwater Ponds SC2 And WC5	1,117,000	25,000	23,000	2,000	8.0 %	
AM0368: Maintenance Holes In Streams Erosion Protection Works	173,000	-	-	-	n/a	
AM0369: Sediment Removal And Remediation - Ponds NC2, NC12, NC13	100,000	-	-	-	n/a	

	Planned/Budgeted Capital Spend for 2024	A Aug. 31, 2024 Forecast	B Oct. 31, 2024 Forecast	A - B Variance - Aug. 31 vs. Oct. 31 (\$)		Variance Explanation
AM0370: Remediation Of Stormwater Management Pond C6	75,000	10,000	-	10,000	100.0 %	Project delayed to 2025
Total Storm Sewer	5,241,819	70,000	100,335	\$ (30,335)	(43.3 %)	
Sani Sewer						
AM0332: Yonge St Sani Sewer Rehab & Streetscape Detailed Design	587,233	150,000	200,000	(50,000)	(33.3 %)	Currently in 30% design phase. Planned cash outflows are \$50,000 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
SO0062: Wastewater Hydraulic Model (2023)	125,000	22,700	40,000	(17,300)	(76.2 %)	Project nearing completion, to continue into 2025.
Total Sani Sewer	712,233	172,700	240,000	\$ (67,300)	(39.0 %)	
Roads						
AM0027: Henderson Dr Culvert Replace	2,114,977	2,114,977	2,062,000	52,977	2.5 %	Construction 90% complete
AM0037: Poplar Crescent Reconstruction	6,647,703	5,800,000	5,763,000	37,000	0.6 %	
AM0038: Road, Storm, Sani and Water Rehabilitation - Gurnett, Kennedy, Victoria	3,574,476	750,000	618,000	132,000	17.6 %	Stormwater culvert construction currently underway. Scheduled for completion January 2025.
AM0238: Rehabilitation - Mill St and Temperance St	1,374,409	10,000	37,000	(27,000)	(270.0 %)	Design completed in 2024 with construction planned in 2025. Planned cash outflows are \$27,000 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
AM0239: Rehabilitation of Marksbury, Gilbank, Lacey, Mcleod	2,926,673	50,000	33,291	16,709	33.4 %	
AM0240: Goulding Ave & Eric T. Smith Way - Top Asphalt	-	-	-	-	n/a	
AM0282: M & O - Avondale, Centre, Earl Stewart, McMaster, Heathwood Heights	3,750,000	3,000,000	2,535,000	465,000	15.5 %	Construction 95% complete. awaiting line painting and speed hump installation.
AM0296: Parking Lot Rehabilitation – SARC	140,400	50,000	15,000	35,000	70.0 %	Project to continue into 2025
AM0362: Full Road Reconstruction - Centre St - Yonge - Spruce St	950,000	100,000	25,000	75,000	75.0 %	Design was over 10 years old so peer review required to ensure design still relevant. Construction to commence in 2025
AM0363: M & O - Marsh Harbour, McClenny Dr, Timpson Dr, Dinsmore Terrace	1,647,140	1,240,000	1,290,000	(50,000)	(4.0 %)	Construction complete. awaiting bike lane painting. Planned cash outflows are \$50,000 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
AM0364: M & O - Beatty, Babcock, Seaton, Teasdale, Simmons, Sandfield	2,031,020	2,031,020	2,031,020	-	-	Project under warranty
AM0366: South Town Hall Parking Lot Rehabilitation	150,000	20,000	-	20,000	100.0 %	Project to commence in 2025
GN0030: Vandorf Sdrd Recon'n	147,900	133,521	68,521	65,000	48.7 %	Project to continue into 2025
GN0112: Construction Of A Layby Lane On Tecumseh	157,955	150,000	121,550	28,450	19.0 %	Project under warranty

	Planned/Budgeted Capital Spend for 2024	A Aug. 31, 2024 Forecast	B Oct. 31, 2024 Forecast	A - B Variance - Aug. 31 vs. Oct. 31 (\$)		Variance Explanation
					(%)	
GN0163: Active Transp Facilities - Yonge - Bloomington - Go Bridge Both Sides	200,000	200,000	118,000	82,000	41.0 %	Project working towards 60% design, to continue into 2025.
SO0078: Town-Wide Parking Study	150,000	25,000	24,000	1,000	4.0 %	
Total Roads	25,962,653	15,674,518	14,741,382	\$ 933,136	6.0 %	
Traffic						
GN0045: Ped Crossings Per DC Study	47,715	71,015	106,000	(34,985)	(49.3 %)	Aurora Heights PXO currently in construction. Planned cash outflows are \$34,985 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
GN0046: Traffic Calming Per DC Study	147,036	50,000	29,173	20,827	41.7 %	
GN0048: Traffic Calming In School Zones	17,049	-	-	-	n/a	
GN0138: Traffic Control Signals At Wellington St. E & Kaleia/Elyse	360,800	360,800	360,800	-	-	
Total Traffic	572,600	481,815	495,973	\$ (14,158)	(2.9 %)	
Sidewalks						
GN0055: S/W, Multi-Use Trail & Illumination - St John's Sdrd - Bayview To Leslie	42,299	30,000	25,000	5,000	16.7 %	
GN0124: Sidewalk - Edward/ 100M E Of Yonge- Dunning	498,163	250,000	250,000	-	-	
Total Sidewalks	540,462	280,000	275,000	\$ 5,000	1.8 %	
Studies						
SO0044: Official Plan Review/Conformity To Places To Grow	260,097	28,000	25,315	2,685	9.6 %	
SO0071: Zoning By Law Update	150,000	-	-	-	n/a	
Total Studies	410,097	28,000	25,315	\$ 2,685	9.6 %	
Planning & Development Total	\$ 34,619,191	\$ 17,279,298	\$ 16,076,088	\$ 1,203,209	7.0 %	

	Planned/Budgeted Capital Spend for 2024	A Aug. 31, 2024 Forecast	B Oct. 31, 2024 Forecast	A - B Variance - Aug. 31 vs. Oct. 31 (\$)		Variance Explanation
Finance						
Finance						
AM0005: Financial System	\$ 301,245	\$ 301,245	\$ 301,245	-	-	
AM0090: Water Meter Replacement Program	701,703	701,703	\$ 602,000	99,703	14.2 %	Project to be closed at the end of 2024 with savings expected. New contract starting in 2025.
AM0248: Advanced Metering Infrastructure	1,681,500	500,000	\$ 10,000	490,000	98.0 %	Delayed due to access to water towers.
SO0030: Storm Sewer Reserve Fund & Rate Study	25,000	-	\$ -	-	n/a	
SO0060: Water Rate Study	45,000	20,000	16,399	3,601	18.0 %	
Total Finance	\$ 2,754,448	\$ 1,522,948	\$ 929,644	\$ 593,304	39.0 %	
Information Technology Services						
AM0008: Boardroom Audio/Video Equip	77,259	62,369	62,369	-	-	
AM0009: Bus Process Automtn & Data Intgrtn	214,449	65,671	115,729	(50,058)	(76.2 %)	Spend was incurred earlier than originally forecasted. To continue into 2025. Planned cash outflows are \$50,058 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
AM0212: Ethernet Switch Redesign	85,595	85,595	85,595	-	-	
AM0213: Data Centre Hardware Refresh (SAN)	94,464	94,464	94,464	-	-	
AM0231: Trackit Replacement	20,000	-	-	-	n/a	
AM0232: Cybersecurity Software (Defender Identity Mgmt & Cloud Security)	90,000	-	-	-	n/a	
AM0235: End User Equipment Replacement - 2023-2026	113,999	113,999	113,999	-	-	
AM0236: Data Centre Equipment Replacement - 2023-2026	64,615	64,615	64,615	-	-	
AM0237: Mobile Equipment Replacement - 2023-2026	21,387	21,387	21,387	-	-	
AM0270: Council Chamber A/V Technology	104,000	59,919	25,000	34,919	58.3 %	Project to continue into 2025
AM0271: Cybersecurity Vulnerability Services	48,400	-	-	-	n/a	
AM0272: Cybersecurity SIEM Services	145,200	74,500	74,500	0	0.0 %	
AM0274: Cybersecurity (2024) (2nd Firewall At JOC)	62,400	-	-	-	n/a	
AM0275: Uninterruptable Power Supply Refresh	47,701	20,000	20,000	-	-	
AM0276: Legal Management System	100,000	-	20,000	(20,000)	n/a	Licensing fees expected in 2024, remaining spend in 2025. Planned cash outflows are \$20,000 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
AM0277: MS Defender Endpoint Protection	60,000	60,000	-	60,000	100.0 %	Billing expected in early 2025
AM0371: Unplanned - IT Emergency Repairs Contingency 2024	20,000	1,100	1,100	-	-	

	Planned/Budgeted Capital Spend for 2024	A	B	A - B		Variance Explanation
		Aug. 31, 2024 Forecast	Oct. 31, 2024 Forecast	Variance - Aug. 31 vs. Oct. 31 (\$)	Oct. 31 (%)	
AM0372: Network Access Control	68,000	68,000	-	68,000	100.0 %	Project delayed to 2025
AM0373: Internet Redundancy	108,000	-	-	-	n/a	
AM0375: CRM Replacement	300,000	-	-	-	n/a	
GN0005: Customer Relationship Mgmt (CRM)	12,045	12,045	1,431	10,614	88.1 %	Project to continue into 2025
GN0015: Migration To Cityview Workspace	100,000	-	-	-	n/a	
GN0115: Cityview Portal Implementation	81,090	81,090	-	81,090	100.0 %	Project delayed to 2025
GN0116: Digital Education Program	50,000	10,000	10,000	-	-	
GN0117: ArcGIS Portal	44,997	-	-	-	n/a	
GN0120: Green/Blue Bin Portal	40,000	-	-	-	n/a	
SO0017: Info Tech Strategic Plan Implementation	121,406	121,406	121,406	-	-	
SO0075: Cybersecurity Awareness Training	20,000	20,000	20,000	-	-	
Total Information Technology Services	2,315,006	1,036,159	851,594	\$ 184,565	17.8 %	
Finance Total	\$ 5,069,455	\$ 2,559,107	\$ 1,781,238	\$ 777,869	30.4 %	
Corporate Services						
Legal Services						
SO0012: Risk Management (Conditionally Approved 2023)	16,771	16,771	7,500	9,271	55.3 %	Project to continue into 2025
Total Legal Services	16,771	16,771	7,500	\$ 9,271	55.3 %	
Human Resources						
AM0004: HR Info/Payroll System	119,719	-	1,148	(1,148)	n/a	Planned cash outflows are \$1,148 higher than Aug. 31 forecast, however, project spending remains within approved CBA.
SO0052: Job Hazard Assessment	25,472	-	-	-	n/a	
Total Human Resources	145,191	-	1,148	\$ (1,148)	n/a	

	Planned/Budgeted Capital Spend for 2024	A Aug. 31, 2024 Forecast	B Oct. 31, 2024 Forecast	A - B Variance - Aug. 31 vs. Oct. 31 (\$)		Variance Explanation
Project Management & Business Transformation						
GN0001: Customer Experience Plan (CEP)	74,290	-	-	-	n/a	
GN0152: Facilities & Trails Accessibility Assessment	85,000	85,000	76,500	8,500	10.0 %	
SO0006: Emergency Response Plan Update	29,820	-	-	-	n/a	
Total Project Management & Business Transformation	189,110	85,000	76,500	\$ 8,500	10.0 %	
Bylaw						
GN0025: Bylaw Radios	17,518	8,963	4,537	4,426	49.4 %	Project to continue into 2025
GN0111: AMPS Implementation	116,695	116,695	81,997	34,698	29.7 %	Project to continue into 2025
Total Bylaw	134,213	125,658	86,534	\$ 39,124	31.1 %	
Access Aurora						
AM0001: Accessibility Plan	18,071	-	-	-	n/a	
Total Access Aurora	18,071	-	-	-	n/a	
Corporate Services Total	\$ 503,356	\$ 227,429	\$ 171,682	\$ 55,747	24.5 %	
Total Capital Projects	\$ 84,149,230	\$ 50,483,867	\$ 44,872,361	\$ 5,611,506	11.1 %	



100 John West Way
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Town of Aurora
Memorandum
Mayor's Office

Re: Committee Appointments 2025-2026
To: Members of Council
From: Mayor Mrakas
Date: December 10, 2024

Recommendations

- 1. That Members of Council be appointed to the following Boards and Committees effective January 1, 2025:**
 - Accessibility Advisory Committee – Councillor Wendy Gaertner
 - Active Transportation and Traffic Safety Advisory Committee – Councillor Wendy Gaertner
 - Aurora Economic Development Corporation – Councillor Harold Kim
 - Aurora Public Library Board – Councillors Michael Thompson and Harold Kim
 - Aurora Cultural Centre Board – Councillors Ron Weese and John Gallo
 - Aurora Business Improvement Area – Councillors Ron Weese and Rachel Gilliland
 - Community Recognition Review Advisory Committee – Mayor Tom Mrakas
 - Environmental Advisory Committee – Councillor Ron Weese
 - Finance Advisory Committee – Mayor Tom Mrakas, Councillors Michael Thompson and Harold Kim
 - Heritage Advisory Committee – Councillor Wendy Gaertner
 - Joint Council Committee – Councillors Rachel Gilliland, Harold Kim and Michael Thompson
 - Parks and Recreation Advisory Committee – Councillor Michael Thompson



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Town of Aurora
Memorandum
Mayor's Office

Re: York Regional Council Highlights of November 28, 2024
To: Members of Council
From: Mayor Mrakas
Date: December 10, 2024

Recommendation

1. That the York Regional Council Highlights of November 28, 2024, be received for information.

COUNCIL HIGHLIGHTS

FOR IMMEDIATE RELEASE



Monday, December 2, 2024

York Regional Council – Thursday, November 28, 2024

Livestreaming of the public session of Council and Committee of the Whole meetings is available on the day of the meeting from 9 a.m. until the close of the meeting. Past sessions are available at [York.ca/councilandcommittee](https://york.ca/councilandcommittee)

Wayne Emmerson chairs his final meeting of Regional Council

York Regional Council recognized York Region Chairman and CEO Wayne Emmerson with a standing ovation to mark his final meeting of Council and acknowledge almost four decades of public service.

Chairman Emmerson expressed his gratitude for the opportunity to serve York Region's more than 1.25 million residents and collaborate with Council and staff. He extended thanks to senior government partners, community leaders, local councils, municipal stakeholders and his family and friends.

Chairman Emmerson [announced his retirement](#) at the October 24, 2024, meeting of Regional Council. A [report](#) outlining the procedural process for appointing Chairman Emmerson's successor has been approved by Council, allowing for Council meetings on December 5 and December 12, 2024.

Lisa Gonsalves Appointed Commissioner of Community and Health Services

Regional Council appointed Lisa Gonsalves as York Region's Commissioner of Community and Health Services, effective Monday, December 2, 2024.

Since joining York Region in 2000, Ms. Gonsalves has held numerous leadership positions, including Acting Commissioner of Community and Health Services since June 2024. Previously, she held the role of General Manager of Paramedic and Senior Services.

Reporting directly to the Chief Administrative Officer, the Commissioner of Community and Health Services is responsible for providing strategic direction and overall department leadership, which includes public health, paramedic services, social assistance, housing services, seniors' services, children's services and strategic policy and planning. The portfolio is responsible for delivery of these critical services to meet the needs of York Region's diverse communities while fostering innovation, collaboration and equity in service delivery.

Regional Council unanimously approves \$4.8 billion budget

Regional Council unanimously approved the \$4.8 billion [2025 to 2026 budget](#) on Thursday, November 28, 2024.

The \$4.8 billion budget balances fiscal responsibility with efficient service delivery while being responsive to the priorities of the community, including community safety.

The 2025 budget includes a \$3.5 billion operating budget to cover day-to-day expenses and provides funding for rehabilitation and replacement of existing infrastructure. It also includes \$1.26 billion in capital spending, part of a record-level \$12.2 billion 10-year capital plan, supporting growth-related infrastructure and renewal of existing assets.

A tax levy increase of 3.55% plus a separate 1% Rapid Transit Infrastructure Tax Levy will increase the average household property tax by \$133. The tax levy increase includes 1.85% to support community safety initiatives by providing additional funding to York Regional Police.

Through the budget, York Region will continue delivering its 15 core services while building and maintaining infrastructure required for the growing communities, including:

- Providing 304 sworn officers and civilian staff, fleet and equipment to York Regional Police over two years
- Hiring 74 paramedics and support staff over two years and building six stations by 2034
- Adding community housing units and new emergency and transitional housing beds
- Investing in housing-enabling water and wastewater infrastructure to support an additional 70,000 housing units over the next 10 years
- Maintaining 4,406 lane kilometres of roads and improving and expanding roads and intersections
- Operating and expanding Regional transit system with 23.4 million transit trips expected in 2025
- Investing in the Yonge North Subway Extension
- Expanding the Region's fibre network

For additional information, please visit [York.ca/budget](https://york.ca/budget)

York Region advocates for increased community housing funding

Regional Council [received a memo](#) outlining continued efforts to strengthen federal and provincial support of York Region's community housing system. Key requests include:

- Predictable, long-term funding commitments
- A funding model where each government level contributes one-third of new development costs
- Increasing funding for housing providers' capital repairs
- Expansion of the Canada-Ontario Housing Benefit to offer portable housing support

Since 2004, York Region has added 1,452 new community housing units, yet the subsidized housing waitlist keeps growing.

The 2025 Capital Plan outlines 400 new units, with potential for 915 more if senior governments provide \$385.8 million. This includes \$107.45 million for two projects currently underfunded, with only 7% covered by federal/provincial contributions.

While York Region values its government partners, more support is essential to meet the rising demand for affordable housing.

York Region calls for predictable infrastructure funding

Regional Council [passed a motion](#) proposed by Town of Aurora Mayor Tom Mrakas requesting the provincial and federal governments redistribute a portion of the Land Transfer Tax and Goods and Services Tax collected on new homes sales to provide municipalities with predictable infrastructure funding.

Redistribution of these revenues would provide municipalities with a sustainable funding source to plan and invest in critical, housing-enabling infrastructure without imposing new tax burdens on residents.

The resolution calls for support from senior government partners and will be shared with municipal, provincial and federal stakeholders, as well as advocacy bodies like the [Association of Municipalities of Ontario](#) and the [Federation of Canadian Municipalities](#).

Supporting community safety and well-being

Regional Council [approved a motion](#) proposed by York Regional Police calling on the federal and provincial governments to increase funding for public safety, with a focus on auto theft and organized crime. The motion aligns with York Region's priorities of enhancing community safety and crime prevention, emphasizing the rising impact of these crimes on the Region.

At the November 7, 2024, meeting of Committee of the Whole, [York Regional Police detailed](#) current grant funding, including \$300,000 annually through the Ontario Preventing Auto Theft grant. In subsequent discussions, Regional Council highlighted the need for a more equitable funding model that considers local crime rates and resource requirements.

The Region is calling on both the federal and provincial governments to adopt a funding approach based on criminal activity and victimization levels. This will allow jurisdictions like York Region, with high rates of auto theft and organized crime, to better implement the Community Safety and Well-being Plan and enhance public safety.

Regional Council approves collective agreement with ONA

Regional Council approved a three-year renewal collective agreement between The Regional Municipality of York and the Ontario Nurses' Association.

The collective agreement, representing 250 public health nurses, expired March 31, 2024. Negotiation teams began bargaining in October, reaching a tentative agreement on Monday, November 18, 2024, and ratified pm Wednesday, November 27, 2024, by the association membership.

The contract is retroactive to April 1, 2024, and effective to March 31, 2027.

Details of the agreement include wage increases of:

- 3.25% wage increase retroactive to April 1, 2024
- 3.00% wage increase effective April 1, 2025
- 2.75% wage increase effective April 1, 2026

The agreement includes improvements to enhance service delivery effectiveness and increasing health and vision benefits for staff.

York Region Public Health Nurses represented by the Ontario Nurses' Association deliver community-based programs, including immunization clinics, breastfeeding supports and substance misuse and harm reduction programs.

The Regional Municipality of York is represented by three unions: CUPE Local 905 (York Region Unit), CUPE Local 905 (Long Term Care Unit) and the Ontario Nurses' Association.

York Region paramedic recognized for exemplary service

Regional Council extended congratulations to retired York Region paramedic Robert Farley, who was awarded the Governor General's Emergency Services Exemplary Service Medal First Bar on November 20, 2024. This prestigious honour recognizes Mr. Farley's 30 years of distinguished service and commitment to exceptional care in high-risk, frontline roles.

The Honourable Murray Sinclair

Regional Council acknowledged the [passing of the Honourable Murray Sinclair](#), Anishinaabe Senator, renowned lawyer, Manitoba's first Aboriginal judge and Chair of the Truth and Reconciliation Commission of Canada. In recognizing Mr. Sinclair, Regional Council reflected on his dedication to truth, justice and reconciliation and extended heartfelt thoughts to his family and all who mourn his loss.

York Region Recognizes December as Christian Heritage Month

Regional Council passed a motion, proposed by City of Vaughan Regional Councillor Mario Racco, recognizing December as [Christian Heritage Month](#) in York Region.

This recognizes the contributions of Christians to the Region's history and growth, while promoting inclusivity, unity and respect for all residents. Christian Heritage Month offers an opportunity to honour these traditions and celebrate the diverse cultural fabric of York Region.

November Observances

Regional Council recognized the following observances in November 2024:

- [Hindu Heritage Month](#)
 - [Treaties Recognition Week](#) – November 3 to 9, 2024
 - [Veterans' Week](#) – November 5 to 11, 2024
 - [Remembrance Day](#) – Monday, November 11, 2024
 - [International Day for the Elimination of Violence Against Women](#) – Monday, November 25, 2024
 - [World AIDS Day](#) – Sunday, December 1, 2024
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Next meeting of York Regional Council

York Regional Council will meet on Thursday, December 5, 2024, at 9 a.m. in the York Region Administrative Centre Council Chambers, located at 17250 Yonge Street in the Town of Newmarket. The meeting will be streamed on york.ca/live

The Regional Municipality of York consists of nine local cities and towns and provides a variety of programs and services to over 1.25 million residents and 57,000 businesses with more than 629,000 employees. More information about York Region's key service areas is available at york.ca/RegionalServices

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The Corporation of the Town of Aurora

By-law Number XXXX-24

Being a By-law to levy Interim Property Taxes for the 2025 taxation year.

Whereas subsection 317(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (the "Act"), provides that a local municipality, before the adoption of estimates for the year under section 290 of the Act, may pass a by-law levying amounts on the assessment of property in the local municipality rateable for local municipality purposes;

And whereas subsection 317(2) of the Act provides that a by-law under subsection 317(1) shall be passed in the year that the amounts are to be levied or may be passed in November or December of the previous year if it provides that it does not come into force until a specified day in the following year;

And whereas since The Corporation of the Town of Aurora (the "Town"), The Regional Municipality of York, and the Province of Ontario have not all adopted estimates and established tax rates for the year 2025, the Town wishes to pass a by-law levying amounts on the assessment of property in the Town in accordance with subsection 317(1) of the Act (the "Interim Property Tax").

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. The Town shall levy an Interim Property Tax in 2025.
2. The Interim Property Tax may be levied under this by-law on a property that is rateable for local municipality purposes for the current tax year, but which was not rateable for local municipality purposes for the prior tax year, including assessment of property that is added to the assessment roll after this by-law is passed.
3. The Interim Property Tax rate will be an amount equal to fifty percent (50%) of the total amount of taxes for municipal and school purposes levied on the rateable property for the previous year.
4. The Treasurer of the Town or their designate shall send to each person (or their designate) so taxed, a printed bill/letter specifying the amounts and due dates of

amounts payable by the taxpayer.

5. The Treasurer of the Town or their designate shall send the property tax bill to the taxpayer's residence or place of business unless the taxpayer directs the Treasurer, in writing, to send the bill to an alternate address, in which case it shall be sent to the requested alternate address, until revoked by the taxpayer in writing.
6. The Interim Property Tax levied by this by-law shall be due and payable to the Treasurer in installments on February 25, 2025, and April 22, 2025, and shall be paid at the Town of Aurora Municipal Office located at 100 John West Way, Aurora, Ontario or to a financial institution to the credit of the Treasurer, Town of Aurora. Properties registered for the Pre-authorized Tax Payment Plan program will have Interim Property Tax levied by this by-law due and payable in automatic installments on the last business day of each calendar month, commencing on January 31, 2025, and such Pre-authorized Tax Payment Plan installments shall be subject to adjustment as set out in paragraph 10 of this by-law.
7. If the Interim Property Tax levied on any class of property or any installments thereof which are due and payable in accordance with this by-law, remain unpaid on the due date, interest of one and one quarter percent (1.25%) (being fifteen percent (15%) per annum) of the unpaid Interim Property Tax shall be imposed on the first day of the default, or within five (5) business days of the default.
8. On the first day of the next calendar month following the due date and every month thereafter for so long as there is Interim Property Tax remaining unpaid, interest in the amount of one and one quarter percent (1.25%) (being fifteen percent (15%) per annum) shall be imposed on the Interim Property Tax remaining unpaid. Interest shall not be charged in respect of any installment which was due in the prior month, but for which interest has been imposed in the current month.
9. All payments, including partial payments, shall be applied to accounts on a consistent basis.
10. The Treasurer of the Town or their designate is hereby delegated the power and authority to adjust the amount of the Interim Property Tax levied on a property to the extent that the Treasurer considers appropriate, where the Treasurer is of the opinion that the Interim Property Tax levied on a property is too high or too low in relation to the estimate of the total taxes that will be levied on the property for

the year 2025; and more particularly, the Treasurer may do so for all properties described in paragraph 2 above and those properties registered for the Pre-authorized Tax Payment Plan program.

11. That if there is a default of payment of any installment by the day named for the payment thereof, the subsequent installment(s) shall forthwith become payable.
12. This by-law shall come into full force and effect on January 1, 2025.

Enacted by Town of Aurora Council this 10th day of December, 2024.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

The Corporation of the Town of Aurora

By-law Number XXXX-24

Being a By-law to require the registration of Additional Residential Units.

Whereas on November 28, 2022, the Government of Ontario approved Bill 23, the *More Homes Built Faster Act, 2022*, which introduced changes to the *Planning Act, S.O., 1990, c. P.13*, relating to Additional Residential Units;

And whereas section 16(3) of the *Planning Act*, prohibits municipalities from implementing official plan policies which prohibit certain additional residential units, and the Town has added policies to its Official Plan and Comprehensive Zoning By-law to comply with these requirements;

And whereas section 8(1) of the *Municipal Act, 2001, S.O. 2001, c. 25*, as amended, provides that the powers of a municipality under any Act shall be interpreted broadly so as to confer broad authority on municipalities to enable them to govern their affairs as they consider appropriate, and to enhance their ability to respond to municipal issues;

And whereas section 11(2) of the *Municipal Act, 2001*, authorizes municipalities to pass by-laws respecting the health, safety and well-being of persons and the protection of persons and property;

And whereas the Council for the Town enacted By-law Number 5429-12, being a By-law to require the registration of Dwelling Units contained in second suites;

And whereas the Town deems it necessary and expedient to repeal By-law Number 5429-12 and to establish new regulations for the registration of Additional Dwelling Units;

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. **Definitions**

1.1. In this By-law, the following words have the following meanings:

- (a) **“Additional Residential Unit” or “ARU”** means a unit that:
 - (i) consists of a self-contained set of rooms located in a building or structure;

- (ii) is used or intended for use as a residential premises, and
- (iii) contains kitchen and bathroom facilities that are intended for the use of the unit only,

located on the same lot as a Principal Dwelling, and which may either be an Ancillary Unit or an Integrated Unit;

- (b) **“Additional Residential Units Regulation”** means O. Reg. 299/19 – *Additional Residential Units*, under the Planning Act, as amended, or successor legislation thereof;
- (c) **“Administrative Penalty By-law”** means the Town’s Administrative Penalty By-law, as amended, or its successor;
- (d) **“Ancillary Unit”** means a detached Additional Residential Unit that is ancillary to an existing Principal Dwelling, located in the rear or interior side yard of the Principal Dwelling, which is designed to be portable, and which may also be referred to as an accessory dwelling unit, laneway house, garden suite, or tiny home;
- (e) **“Application”** means an Owner’s application for the registration of one Additional Residential Unit, together with any supporting plans, documents, and drawings;
- (f) **“Building Code Act”** means the *Building Code Act*, 1992, S.O. 1992, c. 23, as amended, or successor legislation thereof;
- (g) **“By-law”** means this by-law, as amended from time to time;
- (h) **“Council”** means the Council of The Corporation of the Town of Aurora;
- (i) **“Fees and Charges By-law”** means the Town’s Fees and Charges By-law, as amended, or its successor;
- (j) **“Integrated Unit”** means an Additional Residential Unit located within or attached to an existing Principal Dwelling, and which may also be referred to as a basement apartment, granny flat, or in-law suite;
- (k) **“Municipal Act”** means the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, or successor legislation thereof, including all regulations thereto;

- (l) **“Notice of Intent to Revoke”** means a notice provided by the Registrar to an Owner of impending revocation due to false information being provided and/or due to non-compliance;
- (m) **“Notice of Refusal to Register”** means a notice provided by the Registrar to an Owner indicating a rejection of their Application;
- (n) **“Officer”** means any individual designated or appointed by the Town to enforce this By-law, and includes:
 - (i) any Municipal Law Enforcement Officer of the Town;
 - (ii) the Chief Building Official of the Town;
 - (iii) any Fire Prevention Inspectors of the Central York Fire Services;
 - (iv) any inspector appointed pursuant to the Building Code Act; and
 - (v) and any police officer;
- (o) **“Ontario Building Code”** means the building code, as amended from time to time, as defined in the Building Code Act;
- (p) **“Ontario Electrical Safety Code”** means the *Electrical Safety Code*, O. Reg. 164/99, under the *Electricity Act, 1998*, S.O. 1998, c. 15, Sched. A, as amended, or successor thereof;
- (q) **“Ontario Fire Code”** means the fire code, as amended from time to time, as defined in the *Fire Protection and Prevention Act, 1997*, S.O. 1997, c. 4, as amended, or successor thereof;
- (r) **“Owner”** means a Person, who is:
 - (i) the registered owner of a property containing one or more Additional Residential Units;
 - (ii) an agent for the registered owner of a property containing one or more Additional Residential Units; or
 - (iii) managing or receiving the rent from a property containing one or more Additional Residential Units whether on the Person’s own account or as an agent or trustee of any other Person who would receive the rent if the land or premises were leased;

- (s) **“Person”** includes an individual, corporation, partnership, or limited liability partnership;
- (t) **“Planning Act”** means the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or successor legislation thereof, including all regulations thereto;
- (u) **“Principal Dwelling”** means a detached house, a semi-detached house, or a rowhouse on a parcel of residential land;
- (v) **“Property Standards By-law”** means the Town’s Property Standards By-law, as amended, or its successor;
- (w) **“Registrar”** means the Town’s Chief Building Official or their designate;
- (x) **“Three-Unit Dwelling”** means a Principal Dwelling containing two Integrated Units;
- (y) **“Town”** means The Corporation of the Town of Aurora or the land within the municipal boundaries of the Town of Aurora, as the context requires;
- (z) **“Two-Unit Dwelling”** means a Principal Dwelling containing one Integrated Unit;
- (aa) **“Unit”** means any Principal Dwelling, Ancillary Unit, or Integrated Unit;
- (bb) **“Zoning By-law”** means The Zoning By-law of the Town of Aurora, as amended, or its successor.

2. Requirements

- 2.1. A maximum of up to three Units, inclusive of the Principal Dwelling, are permitted to be located on any given parcel of residential land, provided it is in the following configuration:
 - (a) it is the Principal Dwelling with one (1) or two (2) Integrated Units and no Ancillary Unit; or
 - (b) it is the Principal Dwelling with no more than one (1) Integrated Unit and/or no more than one (1) Ancillary Unit.
- 2.2. Owners shall ensure that parking spaces for ARUs, if any, are in compliance with all applicable laws, including the Planning Act, the Building Code Act, and the Ontario Building Code.

2.3. All lots containing ARUs shall provide a minimum of a 1.2-meter-wide path of travel from the entrance of each ARU to a public or private street, driveway, or parking area. No encroachment is permitted to obstruct this path of travel. The path may be shared and used jointly by more than one (1) Unit on the lot.

3. **Registration**

3.1. Every Owner shall register their ARU with the Town as required by this By-law. Where more than one ARU is located on the same property, every ARU shall be registered separately.

3.2. An Application for the registration of an ARU shall be accompanied by:

- (a) a complete Application on the form prescribed by the Registrar;
- (b) any supporting plans, documents, and drawings, as required or requested by the Registrar; and
- (c) the applicable registration fee as set out in the Fees and Charges By-law.

3.3. An Application shall be submitted to the Town in accordance with the requirements set out in this By-law and as required by the Registrar. The form, content, terms, conditions, and requirements of the Application for an ARU shall be as prescribed by the Registrar from time to time and as required under this By-law.

3.4. Upon receipt of an Application for an ARU and the requisite fee, the Registrar shall make investigations as necessary to assess the Application and shall, in accordance with and subject to the criteria, requirements, and grounds set out in this By-law:

- (a) approve the Application and register the ARU;
- (b) in the case of an approved Application, impose such terms and conditions on the Registration as deemed appropriate by the Registrar:
 - (i) for the protection of health, safety, and well-being of persons and the economic, social, and environmental well-being of the municipality;
 - (ii) to address concerns and opportunities presented by ARUs in the municipality;

- (iii) for the protection of any public infrastructure and private properties;
 - (iv) for the purposes of administration of and compliance with the ARU program and the operations of the Town, or
 - (v) to satisfy any requirements of this By-law or any other applicable legislation; or
 - (c) refuse the Application for the registration of the ARU if:
 - (i) the Application is incomplete;
 - (ii) all of the information as required under this By-law is not provided to the Town; or
 - (iii) the Application does not meet all the requirements of this By-law;
- and provide written notice of such a decision to the Applicant.
- 3.5. If an Application is submitted which is incomplete or which does not include the requisite applicable fees, the Town has no obligation to review or consider such Application until such time as the Application is complete as required under this By-law and the applicable fees are provided.
- 3.6. The Owner bears the onus of proving that an ARU meets the requirements of this By-law and any other applicable laws to the Registrar's satisfaction.
- 3.7. The Registrar may deem an Application to be abandoned if all requirements of registration pursuant to this By-law have not been fulfilled to the Registrar's satisfaction within eighteen (18) months from the date that the Application was submitted.
- 3.8. An Owner may re-apply for registration where an Application has been deemed abandoned, subject to the requirements of this By-law, including payment of all applicable fees.
- 3.9. The Registrar shall establish and maintain a record of all Applications filed, and a registry of all Two-Unit Dwellings, Three-Unit Dwellings, and Ancillary Units registered pursuant to this By-law.

3.10. An ARU once registered pursuant to this By-law remains registered without further payment of any renewal or other fees unless registration is revoked pursuant to this By-law.

4. Refusal

4.1. The Registrar may refuse to register an ARU which is not in compliance with any one or more of the following:

- (a) the Planning Act;
- (b) the Additional Residential Units Regulation;
- (c) the Ontario Building Code;
- (d) the Ontario Fire Code;
- (e) the Ontario Electrical Safety Code;
- (f) the Town's Zoning By-law;
- (g) the Town's Property Standards By-law;
- (h) this By-law; or
- (i) any other applicable laws or regulations, including municipal by-laws.

4.2. Where the Registrar refuses to register an ARU, the Registrar shall provide the Owner with a Notice of Refusal to Register, which shall include a brief written explanation of the reason for refusal.

5. Revocation

5.1. The Registrar may revoke the registration of an ARU if:

- (a) it was registered in whole or in part based on false information;
- (b) the Owner requests that the Registrar revoke the registration; or
- (c) it is not in compliance with one or more of the following:
 - (i) the Planning Act;
 - (ii) the Additional Residential Units Regulation;

- (iii) the Ontario Building Code;
 - (iv) the Ontario Fire Code;
 - (v) the Ontario Electrical Safety Code;
 - (vi) the Town's Zoning By-law;
 - (vii) the Town's Property Standards By-law;
 - (viii) this By-law; or
 - (ix) any other applicable laws or regulations, including municipal by-laws.
- 5.2. Where the Registrar intends to revoke registration of an ARU based on the criteria in either paragraph (a) or (c) of subsection 5.1 of this By-law, the Registrar shall provide the Owner with a Notice of Intent to Revoke which shall include a brief written explanation of the reasons for revocation.
- 5.3. The Registrar's Notice of Intent to Revoke shall be sent:
- (a) by electronic mail to the Owner's e-mail address included in the Application; and
 - (b) in accordance with the requirements for service as stipulated in this By-law.
- 5.4. Upon receipt of a Notice of Intent to Revoke, the Owner shall have sixty (60) days to remedy or otherwise resolve the issue identified in the Notice of Intent to Revoke.
- 5.5. Where the Owner fails to remedy or otherwise resolve the issue identified by the Registrar in the Notice of Intent to Revoke, to the Registrar's satisfaction and in compliance with this By-law, the Registrar may, at any time after the prescribed sixty (60) day period outlined in subsection 5.4 has passed, provide the Owner with written confirmation of the decision to revoke registration:
- (a) by electronic mail to the Owner's e-mail address included in the Application; and
 - (b) in accordance with the requirements for service as set out in this By-law.

- 5.6. If the Registrar has issued a written confirmation of revocation of registration of an ARU, the Owner may re-apply to register the ARU subject to complying with the requirements of this By-law, including providing a new Application and paying the applicable fees.

6. Municipal Addressing

- 6.1. Upon registration of an ARU, the Town shall assign a municipal address to indicate that the residential lot contains an ARU, and the Owner shall be required to display signage indicating the municipal address in accordance with the Town's Street Numbering By-law, as amended or the successor thereto.

7. Service of Documents

- 7.1. Other than an order as outlined in section 10 of this By-law, service of all other documents provided for under this By-law, including a Notice of Intent to Revoke, shall be given in writing and served in one of the following ways:
- (a) by being delivered personally to the Person to whom it is addressed, with service being deemed effective immediately upon delivery;
 - (b) by registered mail to the Person's last known address, with service being deemed effective on the 5th day after a copy is sent by registered mail; or
 - (c) where service is unable to be done under subsections (1) or (2), notice may be given by placing a placard containing the terms of the document in a conspicuous place on the property to which the document relates and this shall be deemed to be sufficient service on the Person.

8. Administration and Enforcement

- 8.1. The Registrar is delegated the power and shall be responsible for administering and enforcing this By-law, including the power to register, refuse to register, and to revoke the registration of any ARU, and the authority to prescribe the content and form of the Applications, and the forms or other documents required under this By-law.
- 8.2. Any decision or notice of the Registrar pursuant to this By-law shall be final without a right to appeal to Council.

- 8.3. The Registrar and the Officers are hereby delegated the authority to enforce this By-law, including the authority to conduct inspections and investigations under this By-law, the Municipal Act, and any other applicable By-law or legislation.
- 8.4. The Registrar is authorized to delegate responsibilities for the administration and enforcement of this By-law to any Town staff or external third parties deemed to be qualified and appropriate by the Registrar for such purposes.
- 8.5. For the purpose of section 23.2(4) of the Municipal Act, Council considers the delegation of powers to the Registrar pursuant to this By-law, including the powers to register, refuse to register, and revoke the registration of an ARU, to be of a minor nature.

9. **Power of Entry, Inspection, Prohibitions**

- 9.1. By submitting an Application, the Owner consents to an inspection by an Officer who may at any reasonable, mutually-agreed-upon time, enter upon the ARU to ensure that the following are being complied with:
 - (a) this By-law;
 - (b) any permit issued pursuant to this By-law;
 - (c) any direction or order issued pursuant to this By-law; or
 - (d) an order issued under section 431 of the Municipal Act.
- 9.2. Without limiting and in addition to any other rights under this By-law, an Officer, or any other individual authorized to enforce this By-law on behalf of the Town, may at any reasonable time enter upon any land for the purpose of carrying out an inspection to determine whether the following are being complied with:
 - (e) this By-law;
 - (f) any permit issued pursuant to this By-law,
 - (g) any direction or order issued pursuant to this By-law; or
 - (h) an order issued under Section 431 of the Municipal Act.
- 9.3. Where an inspection is conducted pursuant to this section, an Officer or any other individual authorized to enforce this By-law on behalf of the Town, may:

- (a) require the production for inspection of documents or things relevant to the inspection;
 - (b) inspect and remove documents or things relevant to the inspection for the purpose of making copies and extracts;
 - (c) require information from any Person concerning a matter related to the inspection; and
 - (d) alone or in conjunction with a Person possessing special or expert knowledge, make examinations and/or take tests and/or photographs as necessary for the purpose of the inspection.
- 9.4. No Person shall hinder or obstruct or attempt to hinder or obstruct the Town, its employees, Officers, or agents from carrying out any powers or duties under this By-law.
- 9.5. No Person shall fail to comply with, or contravene, any order or direction issued pursuant to this By-law or the Municipal Act.
- 9.6. Where an Officer, or an individual authorized to enforce this By-law, has reasonable grounds to believe that an offence has been committed by any Person, they may require the name, address, and proof of identity of that Person, and the Person shall supply the required information.
- 9.7. No Person shall decline or neglect to give, produce, or deliver any information, document, or other thing that is requested by the Town pursuant to this By-law.
- 9.8. No Person shall knowingly make, participate in, assent to, or acquiesce in the provision of false information in a statement, affidavit, Application, or other document prepared, submitted, or filed under this By-law.
10. **Orders**
- 10.1. Where any Officer is satisfied that a contravention of this By-law has occurred, such Officer may make an order requiring the Person who caused or permitted such contravention, or the Owner of the ARU on which the contravention occurred, to discontinue the contravening activity and/or to do work to correct the contravention.
- 10.2. An order pursuant to this section shall set out the following:

- (a) particulars identifying the location of the land on which the contravention occurred;
- (b) particulars of the contravention;
- (c) what is required of the Person subject to the order (i.e., what activity is to be seized and/or actions or work to be done to correct the contravention);
- (d) the date by which there must be compliance with the order and/or, if any work is ordered, the date by which any such work must be completed; and
- (e) information regarding the Town's contact person.

10.3. An order pursuant to this section shall be deemed to have been received upon:

- (a) personal service of the order on the Person subject to the order;
- (b) one day after transmission of the order through electronic means to an email or social media address provided by the Person subject to the order;
- (c) one day after posting the order in a conspicuous location on the property subject to the order; or
- (d) the fifth (5th) day after the order is sent by registered mail to the last known address of the Person who is subject to the order.

11. Remedial Action and Cost Recovery

11.1. Wherever this By-law or an order issued under this By-law directs or requires any matter or thing to be done by any Person within a specified time period, if the Person directed or required to take such action fails to do so, the action may be taken under the direction of the Registrar or an Officer at that Person's expense and the Town may recover the costs incurred through a legal action or by recovering the costs in the same manner as taxes.

11.2. For the purposes of taking remedial action under this section, the Town, its staff, and/or its agents, may enter, at any reasonable time, upon any lands on which a default to carry out a required thing or matter occurred.

12. Offences and Penalties

- 12.1. Every Person who contravenes any provision of this By-law is guilty of an offence and upon conviction is liable to a fine as provided for in the *Provincial Offences Act*, R.S.O. 1990, c. P. 33, as amended.
- 12.2. Every Person who contravenes any order issued pursuant to this By-law is guilty of an offence and upon conviction is liable to a fine as provided for in the *Provincial Offences Act*, R.S.O. 1990, c. P. 33, as amended.
- 12.3. If a corporation has contravened a provision of this By-law, including an order issued under this By-law, every director and officer who knowingly concurred or acquiesced to such a contravention is guilty of an offence.
- 12.4. Pursuant to subsection 429(2) of the Municipal Act, all contraventions of this By-law or orders issued under this By-law are designated as continuing offences. If a contravention of any provision of this By-law has not been corrected, or an order issued under this By-law has not been complied with, the contravention of such a provision or an order shall be deemed to be a continuing offence for each day or part of a day that the contravention remains uncorrected, or an order not complied with.
- 12.5. On conviction of an offence under this By-law, every Person is liable to a fine in accordance with the following rules pursuant to the Municipal Act:
 - (a) to a fine of not less than \$500.00 and not more than \$100,000.00;
 - (b) in the case of a continuing offence, for each day or part of a day that the offence continues, the minimum fine shall be \$500.00 and the maximum fine shall be \$10,000.00, and despite paragraph (a), the total of all the daily fines for an offence is not limited to \$100,000.00;
 - (c) in the case of multiple offences, for each offence included in the multiple offence, the minimum fine shall be \$500.00 and the maximum fine shall be \$10,000.00, and despite paragraph (a), the total of all fines for each included offence is not limited to \$100,000.00.
- 12.6. In addition to fines under this section, a Person convicted of an offence under this By-law may be liable to a special fine in the amount of the economic advantage or gain that such a Person obtained from the contravention of this

By-law. Notwithstanding subsection 12.5 above, a special fine may exceed \$100,000.00.

- 12.7. Where a Person is convicted of an offence under this By-law, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the Person convicted.

13. **Administrative Penalties**

- 13.1. Instead of laying a charge under the *Provincial Offences Act*, R.S.O. 1990, c. P. 33, as amended, for a breach of any provision designated under the Administrative Penalty By-law, an individual authorized to enforce this By-law on behalf of the Town may issue an administrative penalty to the person who has contravened this By-law.
- 13.2. Individuals authorized to enforce this By-law on behalf of the Town have the discretion to either proceed by way of an administrative penalty or a charge laid under the *Provincial Offences Act*, R.S.O. 1990, c. P.33. If an administrative penalty is issued to a person for the breach, no charge shall be laid against that same person for the same breach.
- 13.3. The amount of the administrative penalty for a breach of a provision of this By-law shall be as established pursuant to the Administrative Penalty By-law, and each day on which a contravention has not been corrected shall constitute a new and separate offence.
- 13.4. A person who is issued an administrative penalty shall be subject to the procedures as provided for in the Administrative Penalty By-law.

14. **Presumption**

- 14.1. An Owner of a property on which a non-compliance or contravention has occurred shall be presumed to have carried out or caused or permitted to be carried out the non-compliance or contravention, which presumption may be rebutted by evidence to the contrary on a balance of probabilities.

15. **Interpretation and Application of this By-law**

- 15.1. This By-law shall be known and cited as the "Additional Residential Units By-law".

- 15.2. The provisions of this By-law shall apply to all lands and premises within the Town.
 - 15.3. Unless otherwise specified, references in this By-law to parts, sections, subsections, clauses, and schedules are references to parts, sections, subsections, clauses, and schedules in this By-law.
 - 15.4. The part and section headings contained throughout this document are for reference purposes only and do not form a part of this By-law. This By-law is to be interpreted without reference to such headings.
 - 15.5. References in this By-law to any statute or statutory provisions include references to that statute or statutory provision as it may from time to time be amended, extended, or re-enacted.
 - 15.6. References in this By-law to items in the plural include the singular, and references to the singular include the plural, as applicable.
 - 15.7. The words “include”, “includes”, “including” are not to be read or interpreted as limiting the words, phrases, or descriptions that precede it.
 - 15.8. If a court of competent jurisdiction declares any provision, or any part of a provision, of this By-law to be invalid or to be of no force and effect, it is the intention of the Town in enacting this By-law that such provision or part of a provision shall be severable, and such a decision shall not affect the validity of the remaining sections, subsections, clauses, or phrases of this By-law.
 - 15.9. This By-law and the provisions contained within are intended to be complementary to other by-laws passed by Council and in the event that any other applicable law requires a higher standard than the provisions contained in this By-law, the higher standard shall apply.
- 16. Repeal and Transition**
- 16.1. By-law Number 5429-12 be and is hereby repealed.
 - 16.2. Two-Unit Dwellings or Ancillary Units previously registered pursuant to repealed By-law Number 5429-12 shall be deemed to be registered under this By-law and will be included on the registry, and thereafter will be subject to this By-law, including being subject to revocation of registration and, if applicable, the requirement to re-apply for registration.

17. Effective Date

17.1. This By-law comes into full force and effect on the date of final passage hereof.

Enacted by Town of Aurora Council this 10th day of December, 2024.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

The Corporation of the Town of Aurora

By-law Number XXXX-24

Being a By-law to amend By-law Number 4574-04.T, as amended, to regulate parking and traffic in the Town of Aurora (Restricted Parking Maximum Period – Yonge Street).

Whereas paragraph 1 of subsection 11(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a lower-tier provides municipality to pass by-laws respecting highways, including parking and traffic on highways;

And whereas on September 28, 2004, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 4574-04.T, as amended, being a by-law to regulate parking and traffic in the Town of Aurora;

And whereas on November 26, 2024, the Council of the Town passed a motion contained in Report No. PDS24-121, to amend By-law Number 4574-04.T, as amended;

And whereas the Council of the Town deems it necessary and expedient to further amend By-law Number 4574-04.T, as amended;

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. Schedule III – Restricted Parking Maximum Period to By-law Number 4574-04.T, as amended, be and is hereby amended by deleting the following:

Highway	Side	From: To:	Prohibited Times or Days	Max. Period Permitted
Yonge Street	West	From: A point 30 m. south of the Wellington St. intersection To: A point 128 m. south of Wellington Street	8:30 a.m. to 6:00 p.m. Monday to Saturday	1 hour

Yonge Street	West	From: Tyler St. intersection To: Ransom St. intersection	8:30 a.m. to 6:00 p.m. Monday to Saturday	1 hour
Yonge Street	East	From: A point 30 m. south of the Wellington St. intersection To: Edward St. intersection	9:00 a.m. to 4:30 p.m. Monday to Saturday	1 hour

2. Schedule III – Restricted Parking Maximum Period to By-law Number 4574-04.T, as amended, be and is hereby amended by adding the following:

Highway	Side	From: To:	Prohibited Times or Days	Max. Period Permitted
Yonge Street	West	From: A point 30 m. south of the Wellington St. intersection To: A point 128 m. south of Wellington Street	8:30 a.m. to 6:00 p.m. Monday to Saturday	2 hours
Yonge Street	West	From: Tyler St. intersection To: Kennedy St. intersection	8:30 a.m. to 6:00 p.m. Monday to Saturday	2 hour

Yonge Street	West	From: Kennedy St. intersection To: Ransom St. intersection	8:30 a.m. to 6:00 p.m. Monday to Saturday	1 hour
Yonge Street	East	From: A point 30 m. south of the Wellington St. intersection To: Kennedy St. intersection	9:00 a.m. to 4:30 p.m. Monday to Saturday	2 hour
Yonge Street	East	From: Kennedy St. intersection To: Cousins Dr. intersection	9:00 a.m. to 4:30 p.m. Monday to Saturday	1 hour

Enacted by Town of Aurora Council this 10th day of December, 2024.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

The Corporation of The Town of Aurora

By-law Number XXXX-24

**Being a By-law to confirm actions by Council
resulting from a Council meeting
on December 10, 2024.**

The Council of the Corporation of The Town of Aurora hereby enacts as follows:

1. That the actions by Council at its Council meeting held on December 10, 2024, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is hereby adopted, ratified and confirmed.
2. That the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

Enacted by Town of Aurora Council this 10th day of December 2024.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk