



Town of Aurora
Committee of the Whole
Meeting Report

Date: Tuesday, April 8, 2025
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Council Members: Mayor Tom Mrakas (Chair)
Councillor Ron Weese
Councillor Rachel Gilliland
Councillor Wendy Gaertner
Councillor Michael Thompson (departed at 9 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
Michelle Outar, Acting Manager, Corporate Communications
Matthew Volpintesta, Acting Director, Operational Services
Rachel Wainwright-van Kessel, Director, Finance
Michael de Rond, Town Clerk
Adam Robb, Manager, Policy Planning and Heritage
Michelle Johnson, Collections and Exhibitions Coordinator
Julia Shipcott, Council/Committee Coordinator

1. Call to Order

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

Committee of the Whole consented to recess the meeting at 9:04 p.m. and reconvened the meeting at 9:14 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

5.1 Christa Sharp, Manager, Restoration, Lake Simcoe Region Conservation Authority (LSRCA); Re: LSRCA Restoration Projects in the Town of Aurora

Christa Sharp, Manager, Restoration, Lake Simcoe Region Conservation Authority (LSRCA) presented an overview of funding programs available to resident and Municipal landowners to assist with costs on a variety of restoration projects undertaken by LSRCA. Christa reported 114 projects having been completed in 2024 to enhance reforestation and reduce phosphorus in waterways, with a further 45 projects currently underway in 2025, seven of those within the Town of Aurora.

Committee of the Whole received the presentation for information.

6. Delegations

6.1 Shawn Deane, Resident; Re: Items 10.1-CS25-006, 11.2-FIN25-022, and 11.3-FIN25-024

Committee of the Whole consented to permit ten minutes for the delegation.

Shawn Deane spoke to concerns regarding security and costs related to internet voting and expressed an interest in improving community engagement and public access to the budget process.

Committee of the Whole received and referred the comments of the delegation to items 10.1, 11.2 and 11.3.

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

7.1 Parks and Recreation Advisory Committee Meeting Minutes of March 20, 2025

1. That the Parks and Recreation Advisory Committee Meeting Minutes of March 20, 2025, be received for information.

Carried

7.2 Mayor's Golf Classic Funds Committee Meeting Minutes of April 2, 2025

1. That the Mayor's Golf Classic Funds Committee Meeting Minutes of April 2, 2025, be received for information.

Carried

8. Consent Agenda

None.

9. Community Services Committee Agenda

9.1 CMS25-008 - War Memorial 100th Anniversary - Budget and Work Plan

Committee of the Whole recommends:

1. That Report No. CMS25-008 be received; and
2. That Council approve the updated project scope and budget for the Aurora War Memorial 100th Anniversary; and
3. That a new capital project with budget authority of \$214,400 be approved.

Carried

10. Corporate Services Committee Agenda

10.1 CS25-006 - 2026 Municipal Election - Methods of Voting

Committee of the Whole recommends:

1. That Report No. CS25-006 be received for information.

Carried

11. Finance and Information Technology Committee Agenda

11.1 FIN25-020 - 2025 Technology Strategic Plan Update

Committee of the Whole recommends:

1. That Report No. FIN25-020 be received for information.

Carried

11.2 FIN25-022 - 2026 Budget Timeline and Process

Committee of the Whole recommends:

1. That Report No. FIN25-022 be received; and
2. That the proposed budget timeline as detailed in Table 1 be approved.

Carried

11.3 FIN25-024 - Regional Rental Housing Incentive Program Participation - 120 Metcalfe Street and 26-38 Berczy Street Follow-up

Committee of the Whole recommends:

1. That Report No. FIN25-024 be received; and
2. That Council approve an up to 20-year interest free deferral with annual repayments starting at the end of the first year to meet the requirements of York Region's rental buildings incentive program for the 101-103 Mosley Street and 120 Metcalfe Street and 26-38 Berczy Street developments enabling the developer to access York Region's program offerings.

Defeated

Committee of the Whole recommends:

1. That Report No. FIN25-024 be received for information.

Carried

12. Administration Committee Agenda

None.

13. Operational Services Committee Agenda

None.

14. Planning and Development Services Committee Agenda

14.1 PDS25-039 - Adoption of the Heritage Grant Program

Committee of the Whole recommends:

1. That Report No. PDS25-039 be received; and
2. That Council adopt the Heritage Grant Program as attached to this report.

Carried

14.2 PDS25-038 - Application for Official Plan Amendment and Zoning By-law Amendment, 1000265154 Ontario Inc., 180 Wellington Street East, Part Lot 106, Plan 246, Parts 1, 2 and 3, Plan 65R 39371, File Number: OPA-2024-02; ZBA-2024-02

Committee of the Whole recommends:

1. That Report No. PDS25-038 be received; and
2. That Official Plan Amendment application OPA-2024-02 be approved to amend the Site Specific Policy Area Fifty-Eight (58) to a new Site Specific Policy Area Sixty-Eight (68), as outlined in Appendix 'A'; and
3. That Zoning By-law Amendment application ZBA-2024-02 be approved to amend the "Second Density Apartment Residential (RA2) Exception Zone (537)" to a new "Second Density Apartment Residential (RA2-566(H)) Exception Zone with a Holding Symbol, as outlined in Appendix 'B'; and
4. That the implementing by-laws for the Official Plan and Zoning By-law Amendments be brought forward to a future Council meeting for enactment.

Carried

14.3 PDS25-037 - Application for Draft Plan of Condominium, 2352107 Ontario Inc., 175 Melvin Robson Avenue, Blocks 5 and 6 on Plan 65M-4790, File Number: CDM-2024-02, Related File Numbers: ZBA-2015-05, SUB-2015-02, SP-2020-08, and MV-2022-45

Committee of the Whole recommends:

1. That Report No. PDS25-037 be received; and
2. That the Draft Plan of Condominium File No. CDM-2024-02 to establish a standard condominium consisting of a total of 24 industrial units be approved, subject to the conditions attached hereto as Appendix 'A' of this report.

Carried

15. Member Motions

15.1 Councillor Gallo; Re: Amendment to the Procedure By-law

Committee of the Whole recommends:

Whereas the current procedural bylaw is silent in section 48, Point of Personal Privilege, regarding the chair being the subject of a Breach of Rules or where the chair is the subject of a Point of Personal Privilege; and,

Whereas no member of council or committee is above the rules or immune from them when they are contravened; and,

Whereas at the March 25, 2025 Council meeting, Mayor Tom Mrakas refused to call a vote when a challenge arose regarding a Point of Personal Privilege; and

Whereas the current procedural bylaw does not take into account specifically when the chair is called on a Point of Personal Privilege; and

Whereas as a result of the March 25th 2025 meeting when Mayor Mrakas refused to call a vote when a challenge arose on a Point of Personal Privilege and the current Procedure Bylaw is silent when the chair is the subject of a Point of Personal Privilege;

1. Now Therefore Be It Hereby Resolved That a bylaw to amend Bylaw No. 6228-19 being govern the proceedings of Council and Committee meetings of the Town of Aurora, be brought forward to amend Section 48 to the following;
 - a. A Member may rise at any time on a Point of Personal Privilege where such Member feels that the health, safety, rights, or integrity of their own person, the Council, a Committee Member, Staff, the Chair, or anyone present at the Meeting has been called into question by another Member or by anyone present at the Meeting. Page 2 of 2 Amendment to the Procedure Bylaw April 8, 2025; and
 - b. Upon hearing a Point of Personal Privilege, the Chair decides and states their ruling on the matter, except where the Chair is the subject of the Point of Personal Privilege; and

- c. Where the Chair is the subject of the Point of Personal Privilege, the Deputy Mayor or a Member chosen by the Members present, assumes the role of ruling on the matter; and
- d. Where a ruling is made that a breach of privilege has taken place, the individual presiding (Deputy Mayor, or chosen Member) demands that the offending Member or individual apologize. Failing such an apology, the individual is required to vacate the Meeting room for the duration of the Meeting; and
- e. With the exception of providing an apology, a Member may address the presiding individual to appeal the ruling of a breach of privilege to the Council or a Committee; and
- f. If no Member appeals, the decision of the presiding individual is final; and
- g. If a Member appeals the ruling to the Council or a Committee, the Member has the right to state their case, the presiding individual has the right to reply, and the majority of Council or Committee decides the question of whether the decision of the presiding individual be sustained without further debate. The decision of a majority of the Members who are present at the Meeting is final.

Carried

15.2 Councillor Gallo; Re: Release of Closed Session Reports Related to the Purchase of 15157, 15165, 15171 Yonge Street

Committee of the Whole recommends:

Whereas on May 26, 2020 Aurora Council passed the following resolution "A proposed or pending acquisition or disposition of land by the municipality or local board (Section 239(2)(c) of the Municipal Act, 2001); Re: Closed Session Report No. PDS20-046 – Potential Property Acquisition – Library Square"; and,

Whereas on July 30, 2020 the Town completed the purchase of 15157, 15165, 15171 Yonge Street for \$7,500,000 plus \$146,475.00 in land transfer fees; and,

Whereas it is in the interest of all Taxpayers to understand the full details of the purchase and all information that lead to the purchase, which council relied on;

1. Now Therefore Be It Hereby Resolved that the Town of Aurora release all reports pertaining to the purchase of 15157, 15165, 15171 Yonge Street and include them on the agenda of the next meeting Committee of the Whole.

Carried

15.3 Mayor Mrakas; Re: Development Charge Rebate Program for First-Time Homebuyers

Committee of the Whole recommends:

That Member Motions Item 15.3 - Mayor Mrakas; Re: Development Charge Rebate Program for First-Time Homebuyers be deferred to the Council meeting of April 22, 2025.

**Motion to defer
Carried**

16. Regional Report

16.1 York Regional Council Highlights of March 20, 2025

Committee of the Whole recommends:

1. That the York Regional Council Highlights of March 20, 2025, be received for information.

Carried

17. New Business

Councillor Gilliland requested clarification as to how Mayor Mrakas voted on Item 11.3 - FIN25-024 - Regional Rental Housing Incentive Program Participation - 120 Metcalfe Street and 26-38 Berczy Street Follow-up and the Mayor provided a response.

Councillor Weese emphasized the importance of engaging in the Community Information Meeting to be held in relation to the Parks and Recreation Advisory

Committee's Fleury Park Upgrade, and further inquired as to when the Public Art Strategy will be presented to Council and staff provided a response.

18. Public Service Announcements

Councillor Gallo inquired on the status of the repairs to the water feature within Queen's Diamond Jubilee Park, and staff provided a response.

Councillor Weese announced that Saturday, May 3, 2025 is the opening day for The Aurora Farmers' Market 2025 season.

Councillor Gaertner recognized the following days of significance recently passed:

- March 22 was World Water Day, highlighting the sustainable management of freshwater resources, and specifically the importance of the Oak Ridges Moraine.
- March 21 was the International Day for the Elimination of Racial Discrimination, as declared by the United Nations in 1966.
- March was Endometriosis Awareness Month.
- Sundown of April 12 marks the beginning of Passover.

Councillor Gaertner congratulated the Aurora Highlands Litter Cleanup Crew on gathering 12 bags of litter.

Mayor Mrakas announced the following activities and events:

- Easterpalooza will be held on Saturday, April 19 at the Aurora Seniors' Centre, and preregistration is required. Learn more at aurora.ca/Easter.
- The Town of Aurora, in partner with Enviro World, is providing discounted rain barrels for sale from now to May 2. Order your rain barrel online at aurora.ca/rainbarrel.
- The Town of Aurora is conducting an online Parking Study and is looking for your feedback. Have your say at engageaurora.ca/ParkingStudy.
- Our annual spring Community Cleanup day event is on Saturday, April 26 from 8 a.m. to 12 p.m. Cleanup kits provided while supplies last. Preregister at aurora.ca/Cleanup.

- Registration is now open for Aurora's Youth Innovation Fair, open to students in grades 4 to 12. For more information, visit aurora.ca/YouthInnovation.
- Nature's Emporium Run for Southlake will occur on Sunday, April 27 beginning at 8 a.m. to raise funds for Southlake Regional Health Centre.
- A sealed relic box was uncovered at the former George Street School site, revealing a collection of items dating to 1957.

19. Closed Session

None.

20. Adjournment

That the meeting was adjourned at 10:19 p.m.