



Town of Aurora Council Meeting Minutes

Date: Tuesday, May 27, 2025
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

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

Other Attendees: 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
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 Gilliland

Seconded by Councillor Kim

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. Community Presentations

5.1 Doug Robertson, President, and Jillian Lemmond, Sales, Pine Tree Potters' Guild; Re: Presentation to Council for Aurora Town Square

Doug Robertson and Jillian Lemmond, on behalf of the Pine Tree Potters' Guild, presented a commemorative platter in celebration of Aurora Town Square to Phil Rose, Manager of Cultural Services, and the Town of Aurora.

Moved by Councillor Thompson

Seconded by Councillor Kim

That the presentation be received for information.

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

Carried (7 to 0)

5.2 Recreation and Healthy Active Living Leadership Course Students; Re: PLF4M Winter 2025 Course

The PLF4M Winter 2025 Course students shared their insights on the success and impact of the grade 12 credit course including their personal accomplishments, certifications, and skills gained in leadership, coaching, communication, collaboration, and event management.

Moved by Councillor Thompson

Seconded by Councillor Gilliland

That the presentation be received for information.

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

Carried (7 to 0)

5.3 Miranda Link, Sparrow Als, and Youth Engagement Committee; Re: Youth Engagement Committee Presentation

Members of the Youth Engagement Committee presented an overview of youth involvement in Aurora and the Committee's role in engaging youth, fostering youth leadership and participation, and collaborating with Town staff in the development and delivery of youth events and initiatives.

Moved by Councillor Weese

Seconded by Councillor Thompson

That the presentation be received for information.

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

Carried (7 to 0)

6. Delegations

6.1 Shawn Deane, Resident; Re: Items 8.5.1 - FIN25-029 - 2025 Investment Policy Update and 2024 Year End Investment Results; 8.9.1 - Councillor Gallo; Re: Full Accounting of the Armoury; and 8.10.1 - York Regional Council Highlights of April 24, 2025

Shawn Deane expressed concerns regarding the Town's budget process including costs, inflation, taxes, reserve balances, debt, and access to budget information, and suggested that members of the public be given the opportunity to participate on the Finance Advisory Committee.

Moved by Councillor Gallo

Seconded by Councillor Weese

That the comments of the delegation be received and referred to items 8.5.1, 8.9.1, and 8.10.1.

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

Carried (7 to 0)

6.2 Emily Newallo, Resident; Re: Item 8.4.2 - CS25-008 - Fence By-law Variance Request

The delegation was not present.

7. Consent Agenda

Moved by Councillor Gallo

Seconded by Councillor Kim

That the Consent Agenda, items 7.1 to 7.5 inclusive, be approved.

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

Carried (7 to 0)

7.1 Council Meeting Minutes of April 22, 2025

1. That the Council Meeting Minutes of April 22, 2025, be adopted as circulated.

Carried

7.2 Council Closed Session Minutes of April 22, 2025

1. That the Council Closed Session Minutes of April 22, 2025, be adopted as circulated.

Carried

7.3 Council Closed Session Public Meeting Minutes of April 22, 2025

1. That the Council Closed Session Public Meeting Minutes of April 22, 2025, be adopted as circulated.

Carried

7.4 Council Closed Session Minutes of May 13, 2025

1. That the Council Closed Session Minutes of May 13, 2025, be adopted as circulated.

Carried

7.5 Council Closed Session Public Meeting Minutes of May 13, 2025

1. That the Council Closed Session Public Meeting Minutes of May 13, 2025, be adopted as circulated.

Carried

8. Committee of the Whole Meeting Report of May 13, 2025

Moved by Councillor Weese

Seconded by Councillor Kim

That the Committee of the Whole Meeting Report of May 13, 2025, be received and the recommendations carried by the Committee approved, with the exception of sub-items 8.2.1, 8.4.2, 8.8.2, and 8.9.2, 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 Community Recognition Review Advisory Committee Meeting Minutes of April 9, 2025

1. That the Community Recognition Review Advisory Committee Meeting Minutes of April 9, 2025, be received for information.

Carried

8.1.2 Accessibility Advisory Committee Meeting Minutes of April 9, 2025

1. That the Accessibility Advisory Committee Meeting Minutes of April 9, 2025, be received for information.

Carried

8.1.3 Heritage Advisory Committee Meeting Minutes of April 14, 2025

1. That the Heritage Advisory Committee Meeting Minutes of April 14, 2025, be received for information.

Carried

8.1.4 Finance Advisory Committee Meeting Minutes of April 15, 2025

1. That the Finance Advisory Committee Meeting Minutes of April 15, 2025, be received for information.

Carried

8.2 Consent Agenda

8.2.1 CS25-010 - Release of Closed Session Reports from Purchase of 15157, 15165 and 15171 Yonge Street

Moved by Councillor Gallo

Seconded by Councillor Weese

1. That Report No. CS25-010 be deferred to the Committee of the Whole meeting of June 10, 2025.

Carried

8.2.2 Memorandum from Councillor Thompson; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of March 28, 2025

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of March 28, 2025, be received for information.

Carried

8.3 Community Services Committee Agenda

8.3.1 CMS25-011 - Public Art Strategy

1. That Report No. CMS25-011 be received; and

2. That the Public Art Strategy (Attachment 1) be approved; and
3. That staff be directed to develop a corresponding Public Art Policy for Council review and approval.

Carried

8.3.2 CMS25-012 - Community Partnership Grant - Status Update and Recommendations for Future

1. That Report No. CMS25-012 be received; and
2. That Council endorse the recommendations contained in this report for the future management of the Community Partnership Grant; and
3. That the Community Partnership Grant Policy be amended as set out in this report.

Carried

8.3.3 CMS25-013 - Sport Plan Update 2025-2029 - Additional Information

1. That Report No. CMS25-013 be received; and
2. That Council endorse the recommendations contained in the attached Sport Plan update.

Carried

8.4 Corporate Services Committee Agenda

8.4.1 CS25-009 - Periodic Report from the Integrity Commissioner

1. That Report No. CS25-009 be received for information.

Carried

8.4.2 CS25-008 - Fence By-law Variance Request

Moved by Councillor Thompson
Seconded by Councillor Gilliland

1. That Report No. CS25-008 be received; and
2. That Council approve the applicant's request for a Fence variance at 39 Hackwood Crescent, subject to the applicant

obtaining a new swimming pool enclosure permit, until such time that the fence requires replacement.

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

Nays (1): Councillor Gaertner

Carried (6 to 1)

8.5 Finance and Information Technology Committee Agenda

8.5.1 FIN25-029 - 2025 Investment Policy Update and 2024 Year End Investment Results

1. That Report No. FIN25-029 be received; and
2. That Council approve the updated Investment Policy Statement (Attachment 4).

Carried

8.6 Administration Committee Agenda

None.

8.7 Operational Services Committee Agenda

8.7.1 OPS25-012 - Fleury Park Redevelopment - Funding Increase

1. That Report No. OPS25-012 be received; and
2. That the approved Capital Project No. AM0359 Fleury Park Replacement budget authority of \$1,500,000 be increased by \$944,700 to a total of \$2,444,700; and
3. That this project's total revised budget authority of \$2,444,700 be funded by \$1,796,900 and \$647,800 from the Parks Asset Management and the Parks New Capital reserve, respectively; and
4. That the remaining recommended Fleury Park enhancements totaling \$334,400 be included in the upcoming 2026 10-year capital plan for consideration.

Carried

8.8 Planning and Development Services Committee Agenda

8.8.1 PDS25-048 - Zoning By-law Amendment and Draft Plan of Subdivision, 1000504782 Ontario Inc., 15385 and 15395 Bayview Avenue, Part of Lot 21, Concession 2, File Numbers: ZBA-2019-03, SUB-2019-01, Related File Numbers: CDM-2019-02, SP-2021-02

1. That Report No. PDS25-048 be received; and
2. That Draft Plan of Subdivision application SUB-2019-01 be approved, as shown in Figure 5, subject to conditions as outlined in Appendix "A"; and
3. That Zoning By-law Amendment application ZBA-2019-03 be approved to rezone the subject lands from "Rural (RU)" to "Townhouse Dwelling Residential (R8-XX(H)) Exception Zone" with a Holding Symbol, as outlined in Appendix "B"; and
4. That the implementing Zoning By-law Amendment be brought forward to a future Council meeting for enactment.

Carried

8.8.2 PDS25-049 - Heritage Permit Application HPA-2025-03 - 10-12 Spruce Street

Moved by Councillor Weese

Seconded by Councillor Gilliland

1. That Report No. PDS25-049 be received; and
2. That Heritage Permit Application HPA-2025-03 be approved subject to any conditions of approval being required at the discretion of Council, being the installation of an interpretive plaque and a contribution to the Heritage Reserve Fund.

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

Nays (1): Councillor Gaertner

Carried (6 to 1)

8.9 Member Motions

8.9.1 Councillor Gallo; Re: Full Accounting of the Armoury

Whereas transparency and accountability in financial matters are essential to ensuring public trust and responsible stewardship of Town assets; and

Whereas the Armoury building and its lease to Niagara College represents a significant investment and partnership by the Town of Aurora; and

Whereas it is prudent to undertake a full financial review of this arrangement prior to the conclusion of Niagara College's lease on June 30, 2025;

1. Now Therefore Be It Hereby Resolved That Council direct staff to prepare a comprehensive report outlining:

- The full acquisition cost of the Armoury building;
- The cost of reconstruction and renovations to the Armoury, including a breakdown separating leasehold improvements directly related to the operations of Niagara College;
- Total rental income received from Niagara College;
- Any financial obligations, commitments, or contributions made by the Town of Aurora under the lease agreement;
- Any other financial analysis staff deems necessary to provide full transparency related to the project and lease; and

2. That the report be presented to a Committee of the Whole meeting no later than the end of the third quarter (Q3) of 2025.

Carried

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

Main motion

Moved by Councillor Gallo

Seconded by Councillor Gilliland

Whereas the current provisions of the Procedure By-law relating to Special Meetings of Council or Committee require updates to improve clarity, flexibility, and to strengthen governance procedures; and

Whereas it is desirable to allow a majority of Council Members to petition for a Special Meeting with sufficient advance notice to all Members, to ensure appropriate quorum, transparency, and effective decision-making; and

Whereas it is also desirable to require that motions proposed by petitioners be included on the agenda for the Special Meeting and be subject to a simple majority vote;

1. Now Therefore Be It Hereby Resolved That a by-law to amend By-law No. 6228-19 being a by-law to govern the proceedings of Council and Committee meetings of the Town of Aurora, be brought forward to amend Section 21(b) as follows:

Section 21(b) – Special Meetings of Council and General Committee

- i. A Special Meeting of Council or General Committee may be called by the Mayor at any time, provided that a majority of Members of Council have been consulted and have confirmed their availability to attend in order to ensure quorum. A Special Meeting shall be limited to the business matters set out in the Notice of Meeting.
- ii. A Special Meeting of Council or Committee may also be initiated upon receipt of a written petition signed by a majority of the Members of Council. The petition must be submitted to the Clerk at least ten (10) days prior to the proposed date of the Special Meeting and must specify the purpose, proposed time, and any motions to be considered. Notwithstanding any other provision of this Bylaw, any motion proposed by the petitioners shall be included on the agenda and may be decided by a simple majority of the Members present.

- iii. In addition to the general notice provisions of this Procedure By-law, the Clerk shall provide notice of a Special Meeting of Council or Committee by circulating an agenda at least seven (7) days prior to the date of the Meeting.

Amendment

Moved by Councillor Thompson

Seconded by Councillor Kim

That the main motion be amended by adding the following clause:

That, for a motion to be included on the agenda when a petition for a special meeting is received, the petition must demonstrate why the motion could not follow the member motion process provided in the Procedure By-law.

Yeas (3): Mayor Mrakas, Councillor Thompson, and Councillor Kim

Nays (4): Councillor Weese, Councillor Gilliland, Councillor Gaertner, and Councillor Gallo

Defeated (3 to 4)

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

Nays (2): Mayor Mrakas, and Councillor Kim

**The main motion
Carried (5 to 2)**

8.9.3 Councillor Gallo; Re: Land Data Modernization

Whereas the Town of Aurora continues to grow and evolve, requiring increasingly efficient, transparent, and data-informed planning and development processes; and

Whereas leveraging digital tools and data modernization initiatives can enhance the Town's capacity to support Council decision-making, streamline staff workflows, and improve communication with residents; and

Whereas municipalities across Ontario and Canada are exploring digital transformation efforts to improve access to land use information, planning policies, and development activities;

1. Now Therefore Be It Hereby Resolved That staff be directed to report on the feasibility of enhancing the Town's existing planning data system information to improve its accessibility, by exploring one or more of the following components based on available resources, priorities, capacity, and strategic goals;
 - Digitized Zoning: A property-level zoning interface linking directly to relevant zoning bylaw sections;
 - Digitized Official Plan and Secondary Plans: A searchable database on the property's official plan designation and related secondary plan classifications;
 - Development Application Database: A centralized database capturing key application types such as site plans, ZBAs, OPAs, subdivisions, and consents;
 - Constraint and Context Mapping: Interactive maps displaying constraints and context layers including natural features, servicing limits, and heritage overlays;
 - Address-Level Lookup with Policy Summary: A tool providing summarized zoning, policy, and constraint data by address;
 - Ward Dashboards and Alerting Tools: Customizable dashboards for Councillors displaying local planning activity and key indicators;
 - Exportable and Public-Facing Summary Tools: Digital tools for residents to better understand land use regulations, nearby developments, and planning processes; and
2. That staff report back to Council with a preliminary scope, resourcing requirements, or external funding opportunities to support the pilot initiative by the end of Q3 2025 to provide time to be included in the 2026 budget.

Carried

8.10 Regional Report

8.10.1 York Regional Council Highlights of April 24, 2025

1. That the York Regional Council Highlights of April 24, 2025, be received for information.

Carried

9. Consideration of Items Requiring Discussion (Regular Agenda)

None.

10. New Business

Councillor Gaertner acknowledged the Moose Hide Campaign, an Indigenous-led movement to engage men and boys in ending violence towards women, children, and those along the gender continuum.

Councillor Gaertner advised that the Voices of Joy Community Choir will hold its spring concert at 3 p.m. on Saturday, June 7, 2025, at Bethel Church, 333 Davis Drive, Newmarket, including a raffle and live entertainment at 2:30 p.m.

Councillor Thompson extended congratulations to Mayor Mrakas for being named the 2025 recipient of the Rob Ford Community Leader Award, presented by the Great Lakes and St. Lawrence Cities Initiative.

Councillor Gallo advised that the Aurora Chamber of Commerce will hold its annual Street Festival on Sunday, June 1, 2025, and encouraged attendees to drop by the Ward 5 booth, which will be located just south of the Library.

Councillor Kim inquired about the impact of proposed provincial legislation regarding the payment deferral of Development Charges, possibly for mid-rise and high-rise developments only, and staff provided a response. Councillor Kim recommended that low-rise developments also be included.

Councillor Weese noted that National AccessAbility Week is being celebrated on May 25-31, 2025, and the Red Shirt Day of Action for Accessibility and Inclusion will be held on May 28. Councillor Weese expressed appreciation to the Mayor's Office for its proclamation and to Town staff for their work on accessibility.

Councillor Gaertner recognized that both Jewish Heritage Month and Asian Heritage Month are being celebrated during the month of May 2025.

11. By-laws

- 11.1 By-law Number 6702-25 - Being a By-law to repeal By-law Number 6439-22, to designate a property to be of cultural heritage value or interest (34 Berczy Street "T. Sisman Shoe Factory").**
- 11.2 By-law Number 6703-25 - Being a By-law to Authorize the Use of Alternative Voting and Vote-Counting Methods.**
- 11.3 By-law Number 6704-25 - 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.**
- 11.4 By-law Number 6705-25 - Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 15385 and 15395 Bayview Avenue (File No. ZBA-2019-03).**
- 11.5 By-law Number 6706-25 - Being a By-law to establish land on Plan 65M-2685 as a highway.**
- 11.6 By-law Number 6707-25 - Being a By-law to set and levy the rates of Taxation for the taxation year 2025.**

Moved by Councillor Thompson

Seconded by Councillor Kim

That the By-laws, items 11.1 to 11.6 inclusive, be enacted.

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

Carried (7 to 0)

12. Closed Session

None.

13. Confirming By-law

13.1 By-law Number 6708-25 - Being a By-law to confirm actions by Council resulting from a Council meeting on May 27, 2025

Moved by Councillor Gaertner

Seconded by Councillor Weese

That the confirming by-law be enacted.

Carried

14. Adjournment

Moved by Councillor Kim

Seconded by Councillor Weese

That the meeting be adjourned at 8:32 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk