



**Town of Aurora  
General Committee  
Meeting Report**

**Date:** Tuesday, July 5, 2022  
**Time:** 7 p.m.  
**Location:** Council Chambers, Aurora Town Hall

**Council Members:** Mayor Tom Mrakas (Chair)  
Councillor Wendy Gaertner\*  
Councillor Rachel Gilliland\*  
Councillor Sandra Humfries\*  
Councillor Michael Thompson

**Members Absent:** Councillor John Gallo  
Councillor Harold Kim

**Other Attendees:** Doug Nadorozny, Chief Administrative Officer  
Allan Downey, Director of Operations  
Robin McDougall, Director of Community Services  
Marco Ramunno, Director of Planning and Development Services  
Techa van Leeuwen, Director of Corporate Services  
Rachel Wainwright-van Kessel, Director of Finance  
Carley Smith, Manager, Corporate Communications\*  
Demetre Rigakos, Manager, Human Resources\*  
Matthew Volpintesta, Senior Policy Planner, Land Use & Real Estate\*  
Patricia De Sario, Town Solicitor  
Michael de Rond, Town Clerk  
Linda Bottos, Council/Committee Coordinator

\*Attended electronically

---

**1. Call to Order**

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

## **2. Land Acknowledgement**

General Committee acknowledged that the meeting took place on the Anishinaabe lands, the traditional and Treaty #20 territories of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day and that Aurora has shared responsibility for the stewardship of this land. It was noted that Aurora is part of the treaty lands of the Mississaugas of the Credit, recognized through Treaty #13 and the Williams Treaties of 1923.

## **3. Approval of the Agenda**

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

## **4. Declarations of Pecuniary Interest and General Nature Thereof**

None.

## **5. Community Presentations**

None.

## **6. Delegations**

### **6.1 Michael White, Resident; Re: Item 9.1 - PDS22-110 - Retaining Wall at 22 Rachewood Court**

Michael White spoke to the staff report and provided background on the construction of the drainage swale, retaining wall, and subdivision behind his property. He noted the retaining wall is on Town property and suggested it was put in place to rectify a mistake in the design or construction of the drainage swale. Mr. White further noted the unfairness of a neighbour changing the grading, unilaterally without consultation, and destabilizing his property.

General Committee received and referred the comments of the delegation to item 9.1.

**7. Consent Agenda**

**7.1 Memorandum from Councillor Gaertner; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of April 22, 2022**

**General Committee recommends:**

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of April 22, 2022, be received for information.

**Carried**

**8. Advisory Committee Meeting Minutes**

**General Committee recommends:**

That the Advisory Committee Meeting Minutes, items 8.1 to 8.2 inclusive, be received for information.

**Carried**

**8.1 Heritage Advisory Committee Meeting Minutes of June 6, 2022**

1. That the Heritage Advisory Committee meeting minutes of June 6, 2022, be received for information.

**Carried**

**8.2 Finance Advisory Committee Meeting Minutes of June 14, 2022**

1. That the Finance Advisory Committee meeting minutes of June 14, 2022, be received for information.

**Carried**

**9. Consideration of Items Requiring Discussion (Regular Agenda)**

**9.1 PDS22-110 - Retaining Wall at 22 Rachewood Court**

**General Committee recommends:**

1. That Report No. PDS22-110 be received for information.

**Carried**

**9.2 OPS22-014 - Phragmites Remediation****General Committee recommends:**

1. That Report No. OPS22-014 be received; and
2. That staff be directed to initiate a Phragmites Control Program utilizing chemical herbicide for treatment and controlled burn where applicable; and
3. That the Phragmites Control Program's incremental annual service costs be included in the Town's future four (4) year operating budget, commencing in 2023 for Council consideration.

**Carried****9.3 CAO22-002 - Post-Pandemic Wrap-up****General Committee recommends:**

1. That Report No. CAO22-002 be received for information.

**Carried****9.4 CS22-031 - Post-COVID-19 Pandemic Recovery and Future Work Model****General Committee recommends:**

1. That Report No. CS22-031 be received; and
2. That the Guiding Principles for the development of future Alternative Work Policies be adopted.

**Carried****9.5 CS22-040 - Deputy Mayor Options****General Committee recommends:**

1. That Report No. CS22-040 be received; and
2. That staff bring forward an amendment to the Procedure By-law to institute a rotation of the Deputy Mayor position as described in this report; and
3. That the amendment to the Procedure By-law take effect on November 15, 2022.

**Carried**

**9.6 FIN22-023 - 2022 Interim Forecast Update - As of April 30, 2022**

**General Committee recommends:**

1. That Report No. FIN22-023 be received for information.

**Carried**

**9.7 OPS22-015 - Tree Removal Permit Application - 72 Harrison Avenue**

**General Committee recommends:**

1. That Report No. OPS22-015 be received; and
2. That the Tree Removal Application for 72 Harrison Avenue be approved.

**Carried**

**9.8 PDS22-085 - Notice of Objection to Notice of Intention to Designate 34 Berczy Street under Part IV of the *Ontario Heritage Act***

**General Committee recommends:**

1. That Report No. PDS22-085 be received; and
2. That the designation by-law be brought before Council for enactment.

**Carried**

**9.9 PDS22-107 - Application for Site Plan Approval, York Region District School Board, 377 Hartwell Way, File Number: SP-2021-12**

**General Committee recommends:**

1. That Report No. PDS22-107 be received; and
2. That Site Plan Application File SP-2021-12 to permit the development of a two-storey JK-8 elementary school (638 students) with a Gross Floor Area of 5,985.50 m<sup>2</sup> (64,427.0 ft<sup>2</sup>) and accessory childcare facility (48 children), bus drop-off lane, parking areas, additional student drop off lanes, asphalt play yard, outdoor fenced play areas and green space throughout, be approved.

**Carried**

**10. Notices of Motion**

## 10.1 Councillor Gaertner; Re: Update of By-law No. 5429-12 - Registration of Second Suites

Whereas the *Municipal Act, 2001*, in subsection 11(2) provides that a lower-tier municipality may pass by-laws respecting the health, safety and well-being of persons and the protection of persons and property; and

Whereas on April 23, 2012, Aurora Council revoked existing By-law 5221-10, with the updated 5429-12, to establish new regulations for the registration of second suites with additional clarification from an administrative perspective; and

Whereas Section 3, PROHIBITION, restricts residential occupancy per Dwelling to one Unit unless a Two-Unit House has been registered with the Registrar; and

Whereas Section 4, REGISTRATION, (b), requires inspection to ensure safety under the Building and Fire Codes, which may be refused; or revoked if the Unit ceases to meet requirements; and

Whereas due to lack of supply and the cost of housing there has and will be an increasing need for Two Unit Homes; and

Whereas the number of Units that are not Registered is also increasing due to lack of information or intent; and

Whereas it may be impossible for staff to have knowledge and inspect all of these, the Town has a List of Two Unit Houses that have been Reported; and

Whereas the ability to inspect these non-conforming homes, as required in the By-law, can be problematic due to lack of entry permission by the tenant or owner who does not reside in the house; and

Whereas this can leave tenants living in unsafe conditions for months, in one known case years;

1. Now Therefore Be It Hereby Resolved That staff, who have knowledge of the historical and current problems enacting the Sections of this By-law required for safety, be directed to bring forward Updates to at the very least ensure that a house has a working hardwired fire alarm system and a second means of emergency escape.

## 10.2 Councillor Gaertner; Re: Lessons Learned from Highland Gate Development

Whereas there have been many issues that have and continue to affect residents in the adjacent neighbourhood; and

Whereas the Town will be doing a substantial redevelopment through intensification in existing residential neighbourhoods; and

Whereas the Highland Gate development can provide us with valuable information and knowledge on how to improve the quality of life for those experiencing construction disruptions going forward;

1. Now Therefore Be It Hereby Resolved That a Committee to report on Lessons Learned from the Highland Gate development be formed.

## **11. Regional Report**

None.

## **12. New Business**

Councillor Gilliland inquired about whether the upcoming Parks and Recreation Master Plan Update would include a study to determine the need for washroom facilities in neighbourhood parks. Staff provided a response and agreed to investigate the matter.

Councillor Gilliland requested an update on Lions Park regarding the invasive plants and shrub maintenance issues. Staff agreed to follow up and provide a response.

Councillor Gaertner noted that residents are worried about the new LCBO store moving into the Metro store plaza at Yonge Street and Henderson Drive, and she inquired about the parking rate and whether the Town has any jurisdiction over the location of an LCBO store. The Mayor and staff provided clarification.

## **13. Public Service Announcements**

Councillor Gilliland announced that Movies in the Park and Aurora's Ribfest are upcoming in August 2022.

Mayor Mrakas announced that the Town's Concerts in the Park series will begin on Wednesday, July 6, 2022, at 7 p.m.; visit [aurora.ca/summerconcerts](https://aurora.ca/summerconcerts) for more information.

Councillor Gaertner extended congratulations to Town staff for the successful Canada Day celebrations.

**14. Closed Session**

None.

**15. Adjournment**

The meeting was adjourned at 8:28 p.m.