



Town of Aurora Council Meeting Agenda

Date: Tuesday, July 12, 2022
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	
2. Land Acknowledgement	
3. Approval of the Agenda	
4. Declarations of Pecuniary Interest and General Nature Thereof	
5. Community Presentations	
5.1. Franco De Marco, Recreation Supervisor, Community Programs, and Nichole Campsall, Coordinator, Youth & Community Development; Re: John West Memorial "Leaders of Tomorrow" Scholarship Award 2022	1
6. Delegations	
7. Consent Agenda	
7.1. Council Meeting Minutes of June 28, 2022	2
1. That the Council meeting minutes of June 28, 2022, be adopted as circulated.	
7.2. Public Planning Meeting Minutes of June 14, 2022	20
1. That the Public Planning meeting minutes of June 14, 2022, be adopted as circulated.	
7.3. Council Closed Session Minutes of June 21, 2022 (confidential attachment)	
1. That the Council Closed Session minutes of June 21, 2022, be adopted as circulated.	

7.4. Council Closed Session Public Meeting Minutes of June 21, 2022 29

1. That the Council Closed Session Public meeting minutes of June 21, 2022, be adopted as circulated.

7.5. Environmental Advisory Committee Meeting Minutes of June 22, 2022 32

1. That the Environmental Advisory Committee meeting minutes of June 22, 2022, be received for information.

8. Standing Committee Reports

8.1. General Committee Meeting Report of July 5, 2022 37

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

Memorandum

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

8.1.2. Heritage Advisory Committee Meeting Minutes of June 6, 2022

Minutes

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

8.1.3. Finance Advisory Committee Meeting Minutes of June 14, 2022

Minutes

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

8.1.4. PDS22-110 - Retaining Wall at 22 Rachewood Court

Report

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

8.1.5. OPS22-014 - Phragmites Remediation

Report Attachment 1 Attachment 2

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.

8.1.6. CA022-002 - Post-Pandemic Wrap-up

Report

1. That Report No. CA022-002 be received for information.

8.1.7. CS22-031 - Post-COVID-19 Pandemic Recovery and Future Work Model

Report

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

8.1.8. CS22-040 - Deputy Mayor Options

Report

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.

8.1.9. FIN22-023 - 2022 Interim Forecast Update - As of April 30, 2022

Report Attachment 1 Attachment 2 Attachment 3

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

8.1.10. OPS22-015 - Tree Removal Permit Application - 72 Harrison Avenue

Report Attachment 1 Attachment 2

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

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

Report Attachment 1 Attachment 2

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

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

Report Figures 1-7

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 m² (64,427.0 ft²) 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.

8.2. Audit Committee Meeting Report of June 28, 2022

45

8.2.1. FIN22-024 - 2021 Audited Financial Statements and Audit Report

Report Attachment 1 Attachment 2

1. That Report No. FIN22-024 be received; and
2. That the 2021 Audit Reports and Financial Statements for the year ended December 31, 2021, be approved and published on the Town's website.

8.2.2. FIN22-022 - 2021 Year-end Operating and Capital Results - As of Dec. 31, 2021

1. That Report No. FIN22-022 be received for information.

9.	Consideration of Items Requiring Discussion (Regular Agenda)	
10.	Motions	
10.1.	Councillor Gaertner; Re: Update of By-law No. 5429-12 - Registration of Second Suites	48
10.2.	Councillor Gaertner; Re: Lessons Learned from Highland Gate Development	50
11.	Regional Report	
11.1.	York Regional Council Highlights of June 30, 2022	51
	1. That the York Regional Council Highlights of June 30, 2022, be received for information.	
12.	New Business	
13.	By-laws	
13.1.	By-law Number XXXX-22 - Being a By-law to define the delegation policies and procedures during the Election Period. (General Committee Report No. CS22-038, Jun 21, 2022)	68
13.2.	By-law Number XXXX-22 - Being a By-law to designate a property to be of cultural heritage value or interest (34 Berczy Street "T. Sisman Shoe Factory"). (General Committee Report No. PDS22-085, Jul 5, 2022)	70
13.3.	By-law Number XXXX-22 - Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 15356 Yonge Street (File No. ZBA-2017-06). (General Committee Report No. PDS22-023, Jun 21, 2022)	75
13.4.	By-law Number XXXX-22 - Being a By-law to amend By-law Number 4574-04.T, as amended, to designate and erect stop signs at the intersections of Wells Street and Harrison Ave, and Wells Street and Connaught Ave. (Motion - Traffic Safety on Wells Street, June 28, 2022)	80

13.5.	By-law Number XXXX-22 - Being a By-law to amend By-law Number 5285-10, as amended, to adopt Official Plan Amendment No. 25.	81
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(General Committee Report No. PDS22-033, Apr 19, 2022)

13.6.	By-law Number XXXX-22 - Being a By-law to appoint building inspectors for The Corporation of the Town of Aurora.	88
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14. Closed Session

15. Confirming By-law

15.1.	By-law No. XXXX-22 Being a By-law to confirm actions by Council resulting from a Council meeting on July 12, 2022	91
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16. Adjournment



John West Memorial “Leaders of Tomorrow” Scholarship Award

2022 Recipients

Katherine Viney
Aurora High School

Michael Chen
St. Andrew's College



Town of Aurora Council Meeting Minutes

Date: Tuesday, June 28, 2022
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

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

Other Attendees: Doug Nadorozny, Chief Administrative Officer
 Allan Downey, Director of Operations
 Marco Ramunno, Director of Planning and Development Services
 Techa van Leeuwen, Director of Corporate Services
 Rachel Wainwright-van Kessel, Director of Finance
 Lisa Warth, Acting Director of Community Services
 Phillip Rose, Manager, Aurora Town Square*
 Carley Smith, Manager, Corporate Communications*
 Daniel Bitonti, Corporate Communications*
 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 7:01 p.m.

2. Land Acknowledgement

Mayor Mrakas 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

Moved by Councillor Thompson

Seconded by Councillor Kim

That the agenda as circulated by Legislative Services be approved with the addition of Delegation 6.1 - John Hartman, Resident; Re: Motion 10.2 - Councillor Humfries; Re: Traffic Safety on Wells Street.

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

**On a two-thirds majority vote the motion
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

6.1 John Hartman, Resident; Re: Motion 10.2 - Councillor Humfries; Re: Traffic Safety on Wells Street

John Hartman, on behalf of other Wells Street residents, expressed concerns regarding excessive speeding, increased traffic volume due to local construction, and increased safety risks for children. He spoke in

support of the motion and suggested the need for speed abatement, education, and enforcement.

Moved by Councillor Humfryes

Seconded by Councillor Gallo

That the comments of the delegation be received and referred to Motion 10.2.

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

Carried (7 to 0)

7. Consent Agenda

Moved by Councillor Gilliland

Seconded by Councillor Thompson

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

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

Carried (7 to 0)

7.1 Council Meeting Minutes of May 24, 2022

1. That the Council meeting minutes of May 24, 2022, be adopted as circulated.

Carried

7.2 Council Closed Session Minutes of May 17, 2022 (confidential attachment)

1. That the Council Closed Session minutes of May 17, 2022, be adopted as circulated.

Carried

7.3 Council Closed Session Public Meeting Minutes of May 17, 2022

1. That the Council Closed Session Public meeting minutes of May 17, 2022, be adopted as circulated.

Carried

7.4 Council Closed Session Minutes of May 24, 2022 (confidential attachment)

1. That the Council Closed Session minutes of May 24, 2022, be adopted as circulated.

Carried

7.5 Council Closed Session Public Meeting Minutes of May 24, 2022

1. That the Council Closed Session Public meeting minutes of May 24, 2022, be adopted as circulated.

Carried

8. Standing Committee Reports

Moved by Councillor Gilliland

Seconded by Councillor Thompson

That the Standing Committee Reports, items 8.1 to 8.3 inclusive, be received and the recommendations carried by the Committee approved, with the exception of sub-items 8.2.1, 8.2.2, and 8.2.3, which were discussed and voted on separately as recorded below.

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

Carried (7 to 0)

8.1 General Committee Meeting Report of June 7, 2022

8.1.1 Environmental Advisory Committee Meeting Minutes of May 4, 2022

[Minutes](#)

1. That the Environmental Advisory Committee meeting minutes of May 4, 2022, be received for information.

Carried

8.1.2 Finance Advisory Committee Meeting Minutes of May 9, 2022

[Minutes](#)

1. That the Finance Advisory Committee meeting minutes of May 9, 2022, be received for information.

Carried

8.1.3 Accessibility Advisory Committee Meeting Minutes of May 11, 2022

[Minutes](#)

1. That the Accessibility Advisory Committee meeting minutes of May 11, 2022, be received for information.

Carried

8.1.4 Anti-Black Racism and Anti-Racism Task Force Meeting Minutes of May 18, 2022

[Minutes](#)

1. That the Anti-Black Racism and Anti-Racism Task Force meeting minutes of May 18, 2022, be received for information.

Carried

8.1.5 CS22-037 - Administrative Monetary Penalty System (AMPS)

[Report](#) [Attachment 1](#) [Attachment 2](#) [Attachment 3](#) [Attachment 4](#)

1. That Report No. CS22-037 be received; and
2. That staff be authorized to implement the necessary processes and procedures for the Administrative Monetary Penalty System (AMPS); and
3. That staff bring forward the Administrative Penalty By-law at a future Council meeting for enactment; and
4. That staff bring forward the Screening and Hearing Officer By-law at a future Council meeting for enactment; and
5. That staff bring forward amendments to the Parking Control By-law #4574-04.T, as amended, at a future Council meeting for enactment.

Carried

8.1.6 OPS22-011 - Fleet Division Purchases

[Report](#) [Attachment 1](#) [Attachment 2](#)

1. That Report No. OPS22-011 be received; and
2. That the Capital Budget authority for Project No.34436 – Six-ton Diesel Dump Plow/Sander Truck be increased by \$52,900 to a total of \$352,900, to be funded from the Fleet Repair and Replacement Reserve; and

3. That the planned 2023 capital budget authority of \$352,900 for Project No. 34564 – New Six-ton Diesel Dump Plow/Sander Truck, be advanced to 2022 and approved, to be funded from by \$317,800 from Roads & Related Development Charges and \$35,100 from the Growth and New Reserve; and
4. That staff be directed to implement an additional in-house winter maintenance route in 2024.

Carried

8.1.7 FIN22-018 - 2023 Budget Timeline and Process

[Report](#)

1. That Report No. FIN22-018 be received; and
2. That the proposed budget timeline as detailed in Table 3 be approved.

Carried

8.1.8 FIN22-019 - Procurement Modernization Update - Annual Software Costs

[Report Attachment 1](#)

1. That Report No. FIN22-019 be received; and
2. That the recommended changes, as summarized in Table 1, to the procurement policy and by-law in this report be approved; and
3. That staff be directed to bring forward the amending by-law to the June 28 Council meeting for approval; and
4. That a non-standard procurement for \$611,100 over a five-year term be awarded to WAMCO for the annual licencing and maintenance costs to support the automated water meter reading technology capital project number 40355.

Carried

8.1.9 PDS22-089 - Community Improvement Plan Review - Public Meeting

[Report Attachment 1](#)

1. That Report No. PDS22-089 be received for information.

Carried

8.1.10 York Region Council Highlights of May 26, 2022

[Regional Report](#)

1. That the York Regional Council Highlights of May 26, 2022, be received for information.

Carried

8.2 General Committee Meeting Report of June 21, 2022

8.2.1 CMS22-036 - SARC Gymnasium Update - Final Design and Budget Update

[Report Attachment 1 Presentation](#)

Moved by Councillor Thompson

Seconded by Councillor Kim

1. That Report No. CMS22-036 be received; and
2. That total capital budget authority for capital project No. 72410 – SARC Gymnasium of \$11,125,000 be approved, representing an increase of \$2,925,000 to be funded from \$1,692,100 in additional Parks & Recreation DCs and \$1,232,900 from the Growth & New reserve; and
3. That in accordance with the Town of Aurora's Official Plan, 1% of the total estimated project cost contribution to the Public Art reserve fund be approved; and
4. That staff be authorized to proceed to tender and award for this project in accordance with procurement procedures; and
5. That the draft operating budget be approved and included in a future year.

Yeas (5): Mayor Mrakas, Councillor Gilliland, Councillor Humfries, Councillor Kim, and Councillor Thompson

Nays (2): Councillor Gaertner, and Councillor Gallo

Carried (5 to 2)

8.2.2 PDS22-102 - Town of Aurora Official Plan Review - Draft Official Plan Amendment

[Report Attachment 1 Presentation](#)

Moved by Councillor Gallo

Seconded by Councillor Gilliland

1. That Report No. PDS22-102 be received; and
2. That the Draft Official Plan Amendment be formally released for public review and comment; and
3. 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.

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

Carried (7 to 0)

8.2.3 CMS22-029 - Aurora Town Square Governance - Town Staffing - Update 2

[Report](#)

Council consented to vote on the second clause separately.

Moved by Councillor Kim

Seconded by Councillor Thompson

1. That Report No. CMS22-029 be received; and
2. That a Full-Time Facility Crew Lead position commence at the start of 2023 be approved and be funded from the Aurora Town Square operating budget; and
3. That a Full-Time Customer Service Representative position commence at the start of 2023 be approved and be funded from the Aurora Town Square and other operating budgets as outlined in this report; and
4. That allocation of Aurora Town Square operating funding be approved to support the Technical Specialist role on an interim basis until the governance matters are finalized.

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

**First, third, and fourth clauses
Carried (7 to 0)**

Yeas (5): Mayor Mrakas, Councillor Gallo, Councillor Gilliland, Councillor Humfries, and Councillor Thompson

Nays (2): Councillor Gaertner, and Councillor Kim

**Second clause
Carried (5 to 2)**

8.2.4 CMS22-030 - Diversity and Inclusion Mural - Design Approval

[Report](#)

1. That Report No. CMS22-030 be received; and
2. That the Mural Design prepared by Moonlight Murals Collective be approved; and
3. That the mural be located on the side of building at 15105 Yonge Street.

Carried

8.2.5 CS22-038 - Restricted Acts (Lame Duck)

[Report](#) [Attachment 1](#)

1. That Report No. CS22-038 be received; and
2. That a by-law delegating authority to the CAO be brought forward to the July 12, 2022 Council meeting.

Carried

8.2.6 PDS22-023 - Application for Zoning By-law Amendment, Site Plan and Heritage Permit, 2578461 Ontario Inc., 15356 Yonge Street, Plan 246, Lot 13, Pt Lot 14, RP 65R31151, Parts 1 to 3, File Numbers: ZBA-2017-06 and SP-2017-05

[Report](#) [Figures 1-10](#) [Appendix A](#) [Appendix B](#)

1. That Report No. PDS22-023 be received; and

2. That Zoning By-law Amendment Application ZBA-2017-06 be approved to rezone the subject lands from “Promenade Downtown Shoulder- Special Mixed Density 'PDS4(380)' Exception Zone, Environmental Protection 'EP(381)' Exception Zone, and Environmental Protection (EP) Zone” to “Promenade Downtown Shoulder- Special Mixed Density 'PDS4(380)' Exception Zone and Environmental Protection 'EP' Zone”; and
3. That an implementing Zoning By-law Amendment be brought forward to a future Council Meeting for enactment; and
4. That Site Plan Application SP-2017-05 be approved to permit the development of a four-storey residential apartment with 35 units with two levels of underground parking; and
5. That Heritage Permit Application HPA-2022-05 be approved to permit the restoration of the Knowles-Readman House; and
6. That servicing be allocated to service the development with 35 units (60 persons equivalent); and
7. That in accordance with Section 45 (1.4) of the *Planning Act*, 1990 R.S.O., as amended, an exemption to the two-year moratorium on minor variance applications after adoption of a privately initiated zoning by-law amendment be granted to permit the submission of a minor variance application(s), if required, for consideration by the Committee of Adjustment.

Carried

8.2.7 PDS22-042 - Review of the Aurora Register of Properties of Cultural Heritage Value or Interest

[Report](#) [Attachment 1](#) [Attachment 2](#) [Attachment 3](#) [Attachment 4](#)
[Attachment 5](#)

1. That Report No. PDS22-042 be received; and
2. That the “Town of Aurora Cultural Heritage Evaluation Checklist” to evaluate properties for cultural heritage interest be adopted; and
3. That the 30 properties contained within the Aurora Register of Properties of Cultural Heritage Value or Interest be designated

under Part IV of the *Ontario Heritage Act* in accordance with the Heritage Consultant's recommendations; and

4. That the Town Clerk be authorized to publish and serve Council's Notice of Intention to Designate the 30 properties in accordance with the requirements of the *Ontario Heritage Act*, and
5. That the designation by-laws for the 30 properties be brought before Council for adoption if no objections are received within the thirty (30) day period as per the *Ontario Heritage Act*, and
6. That 57 properties contained within the Aurora Register of Properties of Cultural Heritage Value or Interest be delisted in accordance with the Heritage Consultant's recommendations.

Carried

8.2.8 PDS22-082 - Heritage Permit Application, File: HPA-2022-06, 20 Catherine Avenue

[Report](#) [Attachment 1](#) [Attachment 2](#) [Attachment 3](#)

1. That Report No. PDS22-082 be received; and
2. That Heritage Permit Application HPA-2022-06 be approved to permit a two-storey rear addition to the existing dwelling at 20 Catherine Avenue.

Carried

8.2.9 PDS22-103 - Snow Disposal Facility - Request for Additional Budget

[Report](#) [Attachment 1](#)

1. That Report No. PDS22-103 be received; and
2. That the total approved capital budget authority for Project No. 34006 be increased to \$1,761,900.00, representing an increase of \$452,900 to be funded by \$312,500 in Roads & Related development charges and \$140,400 from the Storm Water Reserve.

Carried

8.3 Budget Committee Meeting Report of June 7, 2022

1. That the Budget Committee Meeting Report of June 7, 2022, be received for information.

Carried

9. Consideration of Items Requiring Discussion (Regular Agenda)

None.

10. Motions

10.1 Councillor Gilliland; Re: Natural Capital Asset Management Planning for Municipal Infrastructure

Moved by Councillor Gilliland

Seconded by Councillor Gallo

Whereas the last economic value of natural capital assets associated with the Ecosystem Protection Review was in 2013, but did not fall in line with the Asset Management Planning for Municipal Infrastructure, O Reg 588/17; and

Whereas the land values have changed significantly in the last 10 years; and

Whereas natural capital assets are becoming more at risk of endangerment and identified as important key recommended assets in mitigating climate change and adaptation plans; and

Whereas a natural capital assets study should also include stewardship plans and maintenance best practices to enhance and protect these features; and

Whereas the Town of Aurora supported a climate emergency for the purposes of naming and deepening our commitment to protecting our eco systems;

1. Now Therefore Be It Hereby Resolved That a study to establish the economic value of the Town-owned natural capital assets be included in the 2023 Capital Budget for Council discussion and consideration; and
2. Be It Further Resolved That the study should align with the Asset Management Planning for Municipal Infrastructure, O Reg 588/17, with

recommended stewardship plans and maintenance best practices to enhance and protect these features.

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

Carried (7 to 0)

10.2 Councillor Humfries; Re: Traffic Safety on Wells Street

Council consented on a two-thirds vote to waive the provisions of the Procedure By-law to permit Members to speak for a third time on Motion 10.2.

Council consented to vote on each clause separately.

Moved by Councillor Humfries

Seconded by Councillor Kim

Whereas Wells Street has increasingly more traffic and high-speed vehicular activity; and

Whereas Wells Street at Connaught Avenue and Wells Street at Harrison Avenue have four-way intersections; and

Whereas with the development of our vibrant Downtown Core (The Aurora Town Square), vehicular traffic and speed will only increase;

1. Now Therefore Be It Hereby Resolved That staff be directed to install a four-way stop at the following intersection once the threshold of 80% of community support has been confirmed:
 - a. Wells Street and Connaught Avenue; and
2. Be It Further Resolved That staff be directed to install a four-way stop at the following intersection once the threshold of 80% of community support has been confirmed:
 - b. Wells Street and Harrison Avenue; and
3. Be It Further Resolved That a local resident survey provide options to choose one, both, or neither of the above locations for a potential four-way stop installation.

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

Nays (1): Councillor Gaertner

First clause
Carried (6 to 1)

Yeas (5): Mayor Mrakas, Councillor Gallo, Councillor Humfries, Councillor Kim, and Councillor Thompson

Nays (2): Councillor Gaertner, and Councillor Gilliland

Second clause
Carried (5 to 2)

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

Nays (1): Councillor Gaertner

Third clause
Carried (6 to 1)

11. New Business

Councillor Thompson suggested that an item be added for Budget 2023 consideration regarding the development of a comprehensive traffic safety plan for the Town Park area, given the development of Aurora Town Square and other future developments. He further suggested consideration be given to re-establish a traffic safety advisory committee. Staff agreed to follow up on the matter.

Councillor Gaertner referred to complaints about noise, trucks, and speed on Henderson Drive and inquired about the process for public participation in considering traffic calming options. Staff agreed to investigate the matter.

Councillor Gaertner extended appreciation to Town staff for their efforts toward the new anti-idling signs.

Councillor Gaertner inquired about a reference for the PRESTO card program for Ukrainian refugees, and the Mayor agreed to forward the information.

Councillor Humfries expressed support for the re-establishment of a traffic safety advisory committee toward the development of an overall traffic safety master plan.

Councillor Humfries inquired about the status of the bridge construction off Royal Road, and staff agreed to follow up and provide a response.

Councillor Gilliland inquired about the notification process with reference to the construction on Walton Drive and the heavy machinery being stored on Birch Court, whose residents were not notified in advance. Staff agreed to follow up.

Councillor Gaertner requested clarification on the July Council meeting cycle and staff provided a response.

12. Public Service Announcements

Councillor Gilliland announced the following activities and events:

- Machell's Alley performances starting at 7 p.m. on Thursdays from June 23 to July 28, 2022.
- Canada Day celebrations at Aurora Legion will include live music from the band Tangent from 4 p.m. to 7 p.m.
- Aurora Cultural Centre is inviting artists to paint nine Aurora Bell Box Murals; visit auroraculturalcentre.ca/bellboxmurals for information; the application deadline is June 30, 2022.
- Monthly art show exhibitions in Skylight Gallery on third floor at Town Hall.
- Go Green Challenge from July 1-30, 2022; download the GooseChase app to register; prizes will be awarded.
- Reminder about the invasive species LDD/Spongy Moth and to put burlap around trees to capture caterpillars and help keep the numbers down.

Councillor Gaertner extended congratulations to the Aurora Cultural Centre for their Constellations Music Festival held in Town Park on June 25, 2022.

Councillor Gaertner extended congratulations to Brian Kemp, General Manager, Conservation Lands, on his achievements and 30 years at Lake Simcoe Region Conservation Authority.

Councillor Humfries announced that Canada Day celebrations at the Aurora Legion will also include a barbecue from 11:30 a.m. to 1:30 p.m. and from 5 p.m. to 7 p.m.

Councillor Humfries extended a reminder about the Aurora Farmers' Market and Artisan Fair held each Saturday from 8 a.m. to 1 p.m. at Town Park, including live music or DJ on most weekends.

Mayor Mrakas announced that Aurora's Canada Day celebrations will include: Dance in the Park and the Rotary Beer Garden on June 30 in Town Park; Canada

Day Parade on July 1, 2022, on a new route travelling north from Murray Drive to Aurora Heights Drive; and festivities and fireworks at Lambert Willson Park.

13. By-laws

- 13.1 By-law Number 6426-22 - Being a By-law to regulate and license Short-Term Rentals in the Town of Aurora.**
- 13.2 By-law Number 6427-22 - Being a By-law to amend By-law Number 5558-13, to create the Aurora Appeal Tribunal and to establish its Rules and Procedure.**
- 13.3 By-law Number 6428-22 - Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 15296, 15306 and 15314 Yonge Street (File No.ZBA-2021-03).**
- 13.4 By-law Number 6429-22 - Being a By-law to regulate and prescribe the standards for fences and pool enclosures.**
- 13.5 By-law Number 6430-22 - Being a By-law to amend By-law Number 6404-22, to enact a Procurement Policy for the Town.**
- 13.6 By-law Number 6431-22 - Being a By-law to establish a Compliance Audit Committee for compliance audit applications received during the 2022 to 2026 Term of Council.**
- 13.7 By-law Number 6432-22 - Being a By-law to amend By-law Number 6106-18, to designate a site plan control area.**
- 13.8 By-law Number 6433-22 - Being a By-law to establish lands on Plans 65M-3851 and 65M-3852 as highways.**
- 13.9 By-law Number 6434-22 - Being a By-law to appoint a Deputy Clerk and to delegate certain authority to the Deputy Clerk on behalf of The Corporation of the Town of Aurora.**

Moved by Councillor Thompson

Seconded by Councillor Kim

That the By-laws, items 13.1 to 13.9 inclusive, be enacted, with the exception of items 13.3 and 13.8, which were voted on separately as recorded below.

Yeas (7): Mayor Mrakas, Councillor Gaertner, Councillor Gallo, Councillor Gilliland, Councillor Humfries, Councillor Kim, and Councillor Thompson
Carried (7 to 0)

Yeas (5): Mayor Mrakas, Councillor Gilliland, Councillor Humfries, Councillor Kim, and Councillor Thompson

Nays (2): Councillor Gaertner, and Councillor Gallo

Item 13.3, By-law Number 6428-22
Carried (5 to 2)

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

Nays (1): Councillor Gaertner

Item 13.8, By-law Number 6433-22
Carried (6 to 1)

14. Closed Session

None.

15. Confirming By-law

15.1 By-law No. 6435-22 Being a By-law to confirm actions by Council resulting from a Council meeting on June 28, 2022

Moved by Councillor Thompson

Seconded by Councillor Kim

That the confirming by-law be enacted.

Carried

16. Adjournment

Moved by Councillor Gilliland

Seconded by Councillor Thompson

That the meeting be adjourned at 9:36 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk



Town of Aurora Council Public Planning Meeting Minutes

Date: Tuesday, June 14, 2022
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Council Members: Mayor Tom Mrakas (Chair)
 Councillor Harold Kim (arrived 7:17 p.m.)
 Councillor Wendy Gaertner*
 Councillor Sandra Humfries (arrived 7:20 p.m.)
 Councillor Michael Thompson
 Councillor John Gallo

Members Absent: Councillor Rachel Gilliland

Other Attendees: Marco Ramunno, Director of Planning and Development Services
 Sean Lapenna, Planner
 Rosanna Punit, 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 p.m.

Council consented to recess the meeting at 9:04 p.m. and reconvened the meeting at 9:14 p.m.

Council consented to extend the hour past 10:30 p.m.

2. Land Acknowledgement

Mayor Mrakas 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**

Moved by Councillor Thompson

Seconded by Councillor Gallo

That the agenda as circulated by Legislative Services be approved.

Yeas (4): Mayor Mrakas, Councillor Gaertner, Councillor Thompson, and Councillor Gallo

Absent (3): Councillor Kim, Councillor Humfries, and Councillor Gilliland

Carried (4 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 **PDS22-083 - Applications for Zoning By-law Amendment and Draft Plan of Subdivision, Highfair Investments Inc., 5 to 70 Archerhill Court, Lots 1 to 14, Plan 65M-2494, File Numbers: ZBA-2021-06 and SUB-2021-02**

Planning Staff

Sean Lapenna, Planner, presented an overview of the staff report regarding the Zoning By-law Amendment and Draft Plan of Subdivision applications, noting the applicant proposes to develop the subject lands to accommodate 145 single-detached dwellings, public streets and open space blocks, and to rezone the subject lands from "Estate Residential (ER) Zone" to "Detached Third Density Residential Exception Zone R3(XX)", "Detached Fourth Density Residential Zone (R4)", "Detached

Fourth Density Residential Exception Zone R4 (X1)", "Detached Fourth Density Residential Exception Zone R4 (X2)", "Public Open Space (O1) Zone" and "Environmental Protection (EP) Zone.

Applicant/Agent

Angela Sciberras, Principal, Macaulay Shiomi Howson Ltd., noted she was accompanied by representatives of Highfair Investments Inc. (Treasure Hill Homes), and Sarah Kurtz, Senior Engineer, SCS Consulting Group Ltd. to answer engineering questions. Ms. Sciberras presented an overview of the proposed development including project timeline, policy context, built form and neighbourhood character, key issues raised by community, revised draft plan of subdivision, proposed zoning, density comparison, landscape master plan, conceptual elevations, key items, and next steps.

Public Comments

Aurora residents, including J-P Bernier, Colin Deschamps, Paul Frisk, Frank Giorgio, John Green, Sabrina Greupner, Tim Jones, Stephane Perron, Klaus Wehrenberg, and Keith Wilson, expressed the following comments:

Concerns regarding:

- Density too high, unsustainable
- Incompatibility with area character, form and density
- Traffic flow and congestion
- Single access point on Vandorf Sideroad
- Traffic studies done during COVID-19 pandemic not realistic
- Emergency services access
- Window for review of application is too short for the public
- Environmental impacts of green space being removed and effect on aquifer currently exposed to environment
- Loss of nearby neighbourhood
- Lack of consultation with area residents
- Removal of mature trees (to be replaced with shrubs)
- Lack of respect for the Oak Ridges Moraine
- No plan for outflow of traffic from proposed subdivision
- Proximity of site access to intersection at Bayview Avenue and Vandorf Sideroad
- Lack of adequate public park space
- Stormwater runoff

- Proposal does not meet landform policies
- Existing watercourse, woodlands, buffer protection of 30 meters
- Wastewater, pumping; possible maintenance issues for homeowners and Town re proposed individual water pumps and sanitary sewer main with pumping station
- Environmental impacts, intrusion into natural areas to west, loss of green space

Suggestions regarding:

- Reduce the number of homes, increase lot sizes
- Main access should be on Bayview Avenue, with emergency access on Vandorf Sideroad
- Opportunity for public/charitable organizations to survey existing homes for reusable components prior to destruction
- Need additional access on Bayview Avenue or Vandorf Sideroad
- Should have full access onto Bayview Avenue
- Need compromise between developer and community
- Urge developer to consult with surrounding area homeowners
- Possibility of protected species on site should be investigated
- Buffers and setbacks should be maximum in relation to added light impact on existing wildlife
- Cluster residential units to accommodate higher density, more green space, more affordable units, and trail access away from regional roads
- Apply Green Development Standards, such as solar panels on roofs of all homes
- Require establishment of a local commercial area to satisfy some shopping needs, to minimize number of vehicle trips
- Accommodate non-vehicular traffic by establishing direct connections from the proposed subdivision to safe walking and cycling routes

Questions regarding:

- Compensation/management plan for multiple years of major disruption including construction vehicle parking, noise and inconvenience
- Plan with specific environmental steps to address protection of existing flora and fauna, water runoff, reflected heat from shingles
- Location of real green space

- Water line to supply water to new development (Falconwood Estates water pressure already low)
- Ensured safety of trail system access across Vandorf Sideroad
- Possible reimbursement of premiums paid for lots overlooking green space and estate lots
- Possible need for stormwater management pond instead of houses to manage and mitigate severe water damage
- Bayview/Vandorf streetscapes should be similar treatment as other local corners, e.g., fencing
- Sufficient hydro capacity for proposed subdivision
- OPA 34 boundary includes Monkman Court; why not Archerhill Court
- Enforcement of the Town's Green Development Standards

Planning Staff

Staff addressed the concerns regarding density, traffic, environmental impact, groundwater impact, review of background studies and reports (including traffic, environmental impact, and hydrogeological), functional servicing plan and storm servicing, water pressure, trees, environmental protection area, emergency services, existing hydro capacity, stormwater runoff and engineering standards, OPA 34 boundaries, and compliance with the Town's Green Development Standards.

Applicant/Agent

The Applicant/Agent addressed the concerns regarding trail connections and a possible second site access on Bayview Avenue.

Moved by Councillor Humfries

Seconded by Councillor Thompson

1. That Report No. PDS22-083 be received; and
2. That the comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report to a future Public Planning meeting.

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

Absent (1): Councillor Gilliland

Carried (6 to 0)

5.2 PDS22-098 - Applications for Official Plan Amendment and Zoning By-law Amendment, 2697331 Ontario Inc., 1289 Wellington Street East, File Numbers: OPA-2022-02 and ZBA-2022-02

Planning Staff

Rosanna Punit, Planner, presented an overview of the staff report regarding the Official Plan Amendment and Zoning By-law Amendment applications, noting the applicant proposes to develop 519 apartment units and twelve townhouse blocks consisting of 59 units, re-designate the subject lands from "Business Park" and "Linear and Other Open Space" to "Medium-High Density Residential" and "Linear and Other Open Space", and to re-zone the subject lands from "Rural Zone (RU)" to "Townhouse Dwelling Residential Exception Zone R8(XX)", "Second Density Apartment Residential Exception Zone RA1(XX)", and "Environmental Protection Zone (EP)".

Applicant/Agent

Heath Purtell-Sharp, Planner, Partner, Groundswell Urban Planners Inc., noted he was accompanied by Brad Rogers, Principal Planner, President, Groundswell Urban Planners Inc. Rick Hubbard, Project Director, GEI Consultants Ltd., and Henry Wang, Architect, AND Architecture Inc., were also present to answer questions. Mr. Purtell-Sharp presented an overview of the proposed development including site overview, key considerations, site plan, urban design guidelines, landscape plan, renderings, and elevations.

Public Comments

Aurora residents, including Alan Benlolo, David Brisley, Paola Di Iulio, Wendy Kenyon, Dan Orrett, Sandra Shephard, Ryan Shephard, George Skoulikas, and Klaus Wehrenberg, expressed the following comments:

Concerns regarding:

- Municipal Comprehensive Review (MCR) process
- Proposed conversion of land use outside of MCR process
- Incompatibility of proposed apartment building development in area
- Density too high
- Setbacks
- Loss of significant woodland, protective buffer, cultural meadow, wetlands, wildlife habitat, green space

- Impact on creek and reduction of water quality
- Protection of flora and fauna, species at risk
- Lack of public transit to support proposed development
- Impact of dewatering to accommodate construction
- Increased traffic and noise pollution
- Traffic patterns, congestion, unsafe egress from subdivision
- Proposal too heavy and dense for gateway community
- Decreased water pressure

Suggestions regarding:

- Review of application in relation to the Trails Master Plan
- Respect established minimum buffers
- Relocate proposed access road outside of woodland
- Land designation should remain commercial to accommodate needs such as medical facilities
- More input from developer on possible revisions that could be made
- Need for transit hub in area

Questions regarding:

- Clarification on the MCR process and timing, employment land conversion changes to the employment area zones and densities map, projections for population and employment growth, and implications of the proposed development on growth projections
- Possible plans to widen Leslie Street
- Option for municipality to reject proposed land conversion
- Clarification on the proposed density vs. minimum zoning for Rural Zone (RU), proposed maximum net residential density vs. OPA 30 policy, and the MCR process target for greenfield vs. proposal
- Tracking of balance between residential and employment lands

Planning Staff

Staff addressed the concerns regarding density, land conversion, loss of trees, impact on natural environment, greater buffers and development limits, impact of access onto Leslie Street, and review of supporting documents. Staff further provided clarification on the ongoing MCR process, the Region's draft Official Plan, land use schedules and mapping changes, the Region's comments on the subject lands, and population and

employment forecasts. The Mayor confirmed that the MCR process is ongoing. Staff provided clarification on Rural zoning and the possibility of widening Leslie Street.

Moved by Councillor Thompson

Seconded by Councillor Humfries

1. That Report No. PDS22-098 be received; and
2. That the comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report to a future Public Planning meeting.

Yeas (2): Mayor Mrakas, and Councillor Thompson

Nays (4): Councillor Kim, Councillor Gaertner, Councillor Humfries, and Councillor Gallo

Absent (1): Councillor Gilliland

Defeated (2 to 4)

Moved by Councillor Gaertner

Seconded by Councillor Gallo

1. That the applications for Official Plan Amendment and Zoning By-law Amendment regarding 1289 Wellington Street East be refused as the proposed development does not conform to the Town's Official Plan, OPA 30, York Region's Official Plan, and the Provincial Policy Statement, for reasons including, but not limited to, the following:
 - a. The proposed development does not demonstrate there would be no negative impacts on environmental features; and
 - b. The proposed density is not appropriate for the site; and
 - c. There are significant issues with the MCR process and the land conversion from employment to non-employment.

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

Absent (1): Councillor Gilliland

Carried (6 to 0)

6. Confirming By-law

6.1 By-law No. 6424-22 Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on June 14, 2022

Moved by Councillor Thompson

Seconded by Councillor Humfryes

That the confirming by-law be enacted.

Carried

7. Adjournment

Moved by Councillor Thompson

Seconded by Councillor Kim

That the meeting be adjourned at 11:30 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk



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

Date: Tuesday, June 21, 2022
Time: 5:45 p.m.
Location: Council Chambers, Aurora Town Hall

Council Members: Mayor Tom Mrakas (Chair)
 Councillor Harold Kim
 Councillor Wendy Gaertner* (arrived 6:12 p.m.)
 Councillor Michael Thompson
 Councillor Rachel Gilliland
 Councillor John Gallo

Members Absent: Councillor Sandra Humfries

Other Attendees: Doug Nadorozny, Chief Administrative Officer
 Marco Ramunno, Director of Planning and Development Services
 Lisa Hausz, Manager, Economic Development and Policy*
 Patricia De Sario, Town Solicitor*
 Michael de Rond, Town Clerk

*Attended electronically

1. Call to Order

The Mayor called the meeting to order at 5:48 p.m.

Council consented to resolve into a Closed Session at 5:48 p.m.

Council reconvened into open session at 6:34 p.m.

2. Approval of the Agenda

Moved by Councillor Gilliland

Seconded by Councillor Kim

That the confidential Council Closed Session agenda 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 Gilliland

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

1. 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: Council Closed Session Report No. PDS22-106 – Property Matter Update – 15217 Yonge Street

Carried

4.1 Council Closed Session Report No. PDS22-106 – Property Matter Update – 15217 Yonge Street

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

Moved by Councillor Gallo

Seconded by Councillor Kim

1. That Council Closed Session Report No. PDS22-106 be received; and
2. That the confidential direction to staff be confirmed.

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

Absent (1): Councillor Humfries

Carried (6 to 0)

5. Confirming By-law

5.1 By-law No. 6425-22 Being a By-law to confirm actions by Council resulting from a Council Closed Session on June 21, 2022

Moved by Councillor Gilliland
Seconded by Councillor Gallo

That the confirming by-law be enacted.

Carried

6. Adjournment

Moved by Councillor Kim
Seconded by Councillor Thompson

That the meeting be adjourned at 7:03 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk



Town of Aurora Environmental Advisory Committee Meeting Minutes

Date: Wednesday, June 22, 2022
Time: 7 p.m.
Location: Video Conference

Committee Members: Councillor Wendy Gaertner (Vice Chair)
 Barry Bridgeford
 Colin Brown
 Sam Cunningham
 Ashley Gatto Cassagrande
 Ryan Hamid
 Crystal Robertson

Members Absent: Councillor Rachel Gilliland (Chair)
 Sandy Hudson

Other Attendees: Anca Mihail, Manager of Engineering and Capital Delivery
 Sebastian Contarin, Energy and Climate Change Analyst
 Linda Bottos, Council/Committee Coordinator

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 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

Moved by Colin Brown

Seconded by Barry Bridgeford

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 Environmental Advisory Committee Meeting Minutes of May 4, 2022

Moved by Ashley Gatto Cassagrande

Seconded by Sam Cunningham

That the Environmental Advisory Committee meeting minutes of May 4, 2022, be received for information.

Carried

6. Delegations

None.

7. Matters for Consideration

7.1 Memorandum from Energy and Climate Change Analyst; Re: Climate Change Adaptation Plan - Implementation Plan

Lisa MacTavish, Advisor, Climate Risk & Resilience, WSP, presented an overview of the Climate Change Adaptation Plan with a focus on the Implementation Plan including project process and objectives, findings, top risks, and recommendations. Jay Maloney, Climate Risk & Resilience Analyst, WSP, was also present to answer questions.

The Committee, staff, and consultant discussed various aspects including: booster stations; sanitary system risk of water infiltration; high impact events and increased variability; provision of electricity risk and power

failures; winter climate trends and risks, increased winter freeze-thaw cycles and flooding; climate change modeling; need for focus on socio-economic and environmental impacts, mitigation opportunities, and community; flood remediation study recommendations; low impact development, and green development standards.

The Committee and staff further discussed homeowner incentives and programs for energy efficiency retrofitting—including roof solar panels, building envelopes, white roofs vs. black roofs, windows, and insulation—through energy provider rebates and various government grants, including the Town's Community Energy Plan (CEP). Other municipalities' programs and grant opportunities were discussed as well as the Passive House building standard.

Moved by Crystal Robertson

Seconded by Ashley Gatto Cassagrande

1. That the memorandum regarding Climate Change Adaptation Plan – Implementation Plan be received; and
2. That the Environmental Advisory Committee comments regarding Climate Change Adaptation Plan – Implementation Plan be received and referred to staff for consideration and further action as appropriate.

Carried

7.2 Memorandum from Energy and Climate Change Analyst; Re: Corporate Environmental Action Plan 2021 Progress Report

Staff presented a brief overview of the Corporate Environmental Action Plan (CEAP) and annual progress report for 2021, including the CEAP purposes and themes, reporting process, and successfully implemented objectives. The Committee inquired about corporate-wide staff involvement and about the usage and monitoring of the IVY electric vehicle charging station at Town Hall. Staff provided clarification and agreed to provide usage information.

Moved by Colin Brown

Seconded by Sam Cunningham

1. That the memorandum regarding Corporate Environmental Action Plan 2021 Progress Report be received; and

4

2. That the Environmental Advisory Committee comments regarding Corporate Environmental Action Plan 2021 Progress Report be received and referred to staff for consideration and further action as appropriate.

Carried

7.3 Round Table Discussion; Re: Unauthorized Private Use of Adjacent Environmentally Protected Ravine Lands

The Committee inquired about the Town's position on homeowners, whose property is adjacent to environmentally protected (EP) lands, who have cut holes in the fence and planted vegetation in the adjoining EP lands. Staff advised that such encroachments are not acceptable and referred to sections 9 and 39 of the Town's Parks and Public Spaces by-law number 4752-05.P. Staff confirmed that By-law Services investigations into noncompliance issues are mostly complaint driven. The Committee further inquired about the impact of long-term encroachments and staff provided clarification. The Committee suggested that the public could be educated on elements of the Parks and Public Spaces by-law through the Town's communication channels.

Moved by Ryan Hamid

Seconded by Barry Bridgeford

1. That the Environmental Advisory Committee comments regarding Unauthorized Private Use of Adjacent Environmentally Protected Ravine Lands be received and referred to staff for consideration and further action as appropriate.

Carried

8. Informational Items

8.1 Environmental Advisory Committee Update List

Moved by Ashley Gatto Cassagrande

Seconded by Sam Cunningham

1. That the Environmental Advisory Committee Update List be received for information.

Carried

9. Adjournment

Moved by Colin Brown

Seconded by Barry Bridgeford

That the meeting be adjourned at 8:33 p.m.

Carried



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 m² (64,427.0 ft²) 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 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.



Town of Aurora Audit Committee Meeting Report

Date: Tuesday, June 28, 2022
Time: 6:15 p.m.
Location: Council Chambers, Aurora Town Hall

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

Members Absent: Councillor Sandra Humfries

Other Attendees: Doug Nadorozny, Chief Administrative Officer
 Techa van Leeuwen, Director of Corporate Services
 Rachel Wainwright-van Kessel, Director of Finance
 Elizabeth Adams-Quattrociocchi, Manager of Financial Reporting
 and Revenue/Deputy Treasurer
 Jason Gaertner, Manager, Financial Management
 Michael de Rond, Town Clerk
 Linda Bottos, Council/Committee Coordinator

*Attended electronically

1. Call to Order

The Mayor called the meeting to order at 6:16 p.m.

2. Land Acknowledgement

The 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**

Audit Committee approved the 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 Requiring Discussion**

6.1 **FIN22-024 - 2021 Audited Financial Statements and Audit Report**

Giselle Bodkin, Partner, and Andrea Nauss, Manager, Assurance and Accounting, BDO Canada LLP, presented an overview of the 2021 audit report including materiality, audit findings, risks and internal controls, draft auditor's report, year-end report, and financial statements.

Audit Committee recommends:

1. That Report No. FIN22-024 be received; and
2. That the 2021 Audit Reports and Financial Statements for the year ended December 31, 2021, be approved and published on the Town's website.

Carried

6.2 **FIN22-022 - 2021 Year-end Operating and Capital Results - As of Dec. 31, 2021**

Audit Committee recommends:

1. That Report No. FIN22-022 be received for information.

Carried

7. Adjournment

The meeting was adjourned at 6:45 p.m.



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora

Motion

Notice given July 5, 2022

Re: **Update of By-law No. 5429-12 - Registration of Second Suites**

To: Mayor and Members of Council

From: **Councillor Wendy Gaertner**

Date: July 12, 2022

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.



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Town of Aurora

Motion

Notice given July 5, 2022

Re: Lessons Learned from Highland Gate Development

To: Mayor and Members of Council

From: Councillor Wendy Gaertner

Date: July 12, 2022

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.



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora
Memorandum
Office of the Mayor

Subject: York Regional Council Highlights of June 30, 2022

To: Members of Council

From: Mayor Mrakas

Date: July 12, 2022

Recommendation

- 1. That the York Regional Council Highlights of June 30, 2022, be received for information.**

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York Regional Council Highlights from June 30, 2022

[View this email in your browser](#)

Monday, July 4, 2022

York Regional Council – Thursday, June 30, 2022

Live streaming 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 also available at york.ca/councilandcommittee



York Regional Council received an update on York Region's continued response to the COVID-19 pandemic, including an update on vaccination rates and current plans to ensure future waves of the virus do not have a significant impact on residents and businesses.

While COVID-19 virus activity began to decrease in early June 2022, wastewater surveillance data indicates York Region is beginning to experience a slight increase again, with the BA.5 subvariant driving transmission. Provincial and local data suggests the BA.5 subvariant, which is more transmissible but does not cause a more serious outcome, will be the dominate strain of COVID-19 in the weeks ahead.

As virus activity has slowed, capacity across York Region's local hospitals has stabilized, but remains high. York Region continues to work in collaboration with health care partners to monitor capacity and support local hospitals, where needed. York Region has also experienced an overall decrease in institutional and school related cases of COVID-19, with a slight uptick over the last week. York Region continues to work with congregate living facilities and local school boards to plan for the fall and winter months when indoor gatherings will increase.

Additional planning for an anticipated COVID-19 surge in the fall includes collaboration with a number of community and health care partners, along with building capacity to increase vaccination efforts, if necessary.

The role of public health is to prevent outbreaks, limit severe outcomes and deaths and reduce the burden of COVID-19 on the health care system. The most effective tool to accomplish this is vaccination. Regional Council and York Region Public Health continues to encourage residents to stay up to date on vaccines, including third and fourth dose booster vaccines.

Approximately 60% of all eligible York Region residents 12 years of age and older have now received a third dose vaccination and approximately 30% of residents 60 years of age and older have received a fourth dose vaccination. Those who are eligible, but have not yet received their first, second, third or fourth dose vaccination can walk into any York Region vaccination clinic or book an appointment at

More information about York Region's ongoing response to COVID-19 is available at york.ca/COVID19

York Region plans for more than 2 million residents and 1 million jobs by 2051

Regional Council [has adopted](#) the proposed [York Region Official Plan 2022](#), outlining the policies to plan York Region's communities over the next 30 years.

The York Region Official Plan includes updated policies to build [complete communities](#), promote affordable housing, achieve growth targets mandated by the province, designate employment lands, protect natural and agricultural systems and conform to provincial plans.

Public engagement with residents, York Region's nine cities and towns, Indigenous communities and other stakeholders supported Regional Official Plan development through the [Municipal Comprehensive Review](#) process, which included alignment with the [Transportation Master Plan](#), [Water and Wastewater Master Plan](#) updates and financial planning.

The revised plan includes updated policies in the following seven chapters:

- Introduction and Purpose
- The Foundation for Complete Communities
- A Sustainable Natural Environment
- An Urbanizing Region
- Supporting the Agricultural System
- Servicing Our Communities
- Implementation of the Official Plan

With Regional Council's adoption, the updated Regional Official Plan will be submitted to the [Province of Ontario's Ministry of Municipal Affairs and Housing](#) for approval. Once approved by the province, local municipal partners will have one year to update Local Municipal Official Plans to conform to the York Region Official Plan.

To stay updated on the York Region Official Plan, visit york.ca/regionalofficialplan

Regional Council approved the [Paramedic Services Master Plan 2021 to 2031](#), the Region's long-term roadmap to continue providing excellent paramedicine care over the next 10 years.

The plan was developed with experts in emergency services and replaces *York Region Emergency Medical Services 10-Year Resources and Facilities Master Plan approved by Council in September 2012*. The new plan identifies resources and key provincial reforms needed to respond to future demands and meet legislative and Council-approved and equitable response time targets.

As York Region's population continues to grow and age, the demand for paramedic services is projected to increase by approximately 7% annually to 2031. To support additional paramedic staffing requirements, \$62.3 million is required. York Region's contribution is approximately \$31 million, assuming the provincial land ambulance grants continue to fund 50% of operational costs. Additionally, \$27.2 million will be required to fund capital expenses like new stations, ambulances and special response units.

York Region will regularly review the plan and will make resource adjustments where appropriate. York Region will begin developing capital and operating budget plans, with the implementation of the Master Plan expected to begin in early 2023.

For more information, visit york.ca/paramedics

2022 Fiscal sustainability update

Regional Council received a [mid-year update](#) of the [2022 Fiscal Strategy](#) and directed staff, as part of the 2023 Budget process, to bring forward an option that continues the 1% incremental Rapid Transit Infrastructure Levy in 2023 and 2024. This contribution will help fund the tax levy contribution needed for the Yonge North Subway Extension.

Fiscal sustainability requires making financial decisions for the long term, while being

- Keeping growth affordable and the Region's existing infrastructure in a state of good repair
- Maintaining its AAA credit rating
- Having the fiscal flexibility to respond to the Region's evolving needs and economic changes
- Treating current and future tax and ratepayers fairly

Maintaining fiscal sustainability is a sign of prudent fiscal management and contributes to the Region's strong and stable credit ratings.

Vacant Homes Tax

Regional Council has authorized a feasibility study of a [Vacant Homes Tax](#) that would apply only to non-principal residences that are unoccupied for a specified period. This tax would encourage homeowners to occupy or rent out their homes and any tax revenues generated would be used to support affordable housing initiatives.

Preliminary analysis suggests York Region could have upwards of 4,000 vacant homes. To understand and gauge support for this tax, York Region is looking for the communities' input and feedback. Viewpoints, including opinions on the ways and means of determining vacancy, can be shared by completing a [short survey](#). Two virtual town hall meetings to discuss the potential tax will be held on Thursday, July 7, 2022, and Monday, July 11, 2022, beginning at 5 p.m.

Visit york.ca/VacantHomesTax to register.

York Region waste levels stabilize following pandemic increase; top diversion rates achieved

York Region and its local municipal partners [achieved 92% diversion from landfill in 2021](#), once again exceeding the [Regional Official Plan](#) goal of 90%. This includes all waste collected through local municipal curbside programs, depot diversion programs and energy-from-waste efforts.

In 2021, York Region reported 65% diversion in accordance with the Resource

have ranked first in the RPRA large urban category.

Highlights from the [2021 Annual Waste Management Report](#) include:

- Waste generation rates stabilized following sharp increases in 2020 due to the pandemic; items residents would normally bring to (and dispose of) at school, work or in the community were largely being used at home and put into residential waste collection programs
- Curbside green bin volume increased slightly, with a small decrease in the garbage volume
- 55,000 tonnes of recyclables collected through the Blue Box program were sold to end markets to be made into new products such as newsprint, cardboard, beverage containers, plastic lumber and carpet
- Depot usage continued to grow, with over 309,000 visitors using depots to safely recycle or dispose of unwanted items, including 1,365 tonnes of household hazardous waste and 1,085 tonnes of electronic waste

Despite increased costs and waste generated during the pandemic, York Region continued to deliver its waste management programs and services at about \$300 per household per year or less than \$1 per day. Residents can learn more about the [SM4RT Living Plan](#), York Region's innovative integrated waste management master plan to prioritize waste reduction and reuse and find waste programs and services at york.ca/waste

York Region Court Services 2021 Annual Report

Regional Council received the [York Region Court Services Annual Report 2021](#), which highlights key activities and achievements from last year.

2021 accomplishments include:

- Transitioned in-person court hearings to a virtual platform and developed processes to meet court etiquette protocols and ensured all stakeholders could participate in remote hearings
- Established an appointment-based customer service model for front counter services and certain in-court services

In addition to these accomplishments, 2021 court operations were again impacted by the COVID-19 pandemic and the Region's response. Trial matters, the number of charges filed and services sought through either telephone or front counter appointments were all lower than pre-COVID-19 levels. These decreases were a result of a number of factors, including provincially mandated public health and safety measures, as well as the reduction in provincial judicial resources in 2020.

Court Services is poised to continue its upswing to reach pre-pandemic service levels through increased access to in-person proceedings, the use of video options for some hearings and the modernization of services to advance improved access for court users, stakeholders and York Region residents.

For more information on Court Services, please visit york.ca/courts

York Region keeps corporate greenhouse gas emissions down in 2021

York Region's corporate greenhouse gas emissions fell by 710 tonnes in 2021 to 65,980 tonnes, 18% below pre-pandemic emissions targets as highlighted in the [2021 Corporate Energy Report](#).

Initiatives like fleet electrification (including buses), building system upgrades and hybrid police patrol vehicles are producing immediate and measurable emission and cost reductions while long-term climate change action plans under development will guide future efforts to achieve net-zero carbon emissions.

Operational changes, specifically to transit service ridership, in response to the pandemic account for most of York Region's corporate emission reductions. It is anticipated corporate emissions will rebound with an increase in transit service while successes from long-term efforts will continue beyond the global pandemic.

Office consolidations, conducting business virtually, digital processes and reduced employee vehicle use saved the Region \$1.8 million and contributed to the Region's 2021 emissions reductions.

Corporate energy costs increased by 5% to \$45.6 million in 2021 driven by rising

annual operating costs by 2030, driving opportunities to further reduce fossil fuel use.

The annual Corporate Energy Report is York Region's primary tool for reporting progress toward achievement of Regional Council approved emission targets. Reduced corporate emissions resulting from mitigation efforts support the Region's work to address priorities in the draft [Climate Change Action Plan](#).

Agriculture and Agri-Food Strategy on track with over 90% of actions underway

Regional Council received an update on the [2021 Agriculture and Agri-Food Strategy](#) achievements. York Region's agri-food sector of farms, food processors, grocery stores and restaurants provide approximately 57,000 jobs and contribute \$2.7 billion to York Region's economic vitality.

Though the COVID-19 pandemic, challenges such as labour shortages and supply chain disruptions negatively impacted the agri-food sector. However, despite these challenges the implementation of the York Region's Agriculture and Agri-Food Strategy plan remains successfully on track with over 90% of [strategic actions](#) underway or completed.

Highlights of the 2021 achievements include:

- Hosting the [2021 Agri-Food Forum](#) in partnership with Ontario Ministry of Agriculture, Food and Rural Affairs and raising the profile and importance of the local agri-food sector
- Delivering the [York Region Food and Beverage Accelerator Program](#) and achieving more than \$900,000 in total revenue over the past two years
- Engaging with over 6,000 participants and growing social media presence
- Continuing digital engagement with stakeholders and the public to deliver virtual events and activities, specifically through the COVID-19 pandemic

Through implementation of the [Agriculture and Agri-Food Strategy](#), York Region continues to demonstrate a strong commitment to the agriculture and agri-food sector's long-term growth. With a focus on building partnerships and leveraging

Learn more about York Region's vibrant agricultural sector at york.ca/agrifood

2018 to 2022 Council Accomplishments

Regional Council received the [2021 Community Report](#) and a memo highlighting [Council's 2018 to 2022 accomplishments](#). While COVID-19 was the predominant issue for this term of Council, a number of critical initiatives continued to advance, including:

- [The Yonge North Subway Extension](#)
- [The Municipal Comprehensive Review](#) and updated [Regional Official Plan](#)
- [2022 Development Charges Bylaw](#) update
- Construction of the [York University Markham Centre Campus](#)
- Expansion of the [YorkNet](#) fibre optic network

These accomplishments, along with financial statements and updates on many other vital programs and services that align with York Region's [strategic goals](#), are highlighted throughout the 2021 Community Report. The report also delivers a comprehensive look into the Region's response to COVID-19 and features important information about York Region's [multi-year budget](#) and the [Regional Fiscal Strategy](#).

Supporting residents to find and keep affordable housing

Regional Council received the [Housing Solutions – A place for everyone progress report](#), which highlights how York Region, in collaboration with a broad range of community partners and senior government partners, is acting to support individuals experiencing or at-risk of homelessness and individuals who needed to safely shelter in place.

Over the past three years, the Region has made significant progress toward the goals and objectives of [Housing Solutions Phase 2](#), including:

- Housing 329 applicants from the subsidized housing wait list
- Initiating a Housing Affordability Task Force to advise on strategies to further address private market affordability challenges

97 units in the Town of Whitchurch-Stouffville

- Initiating construction of 26 new transitional housing units in the Town of Georgina and the Town of East Gwillimbury

Housing affordability remains a key issue for Regional Council and demand for subsidized housing continues to grow. Looking ahead, the 2022 work plan and 2023 outlook include actions to continue addressing the affordability challenges of residents.

Sustained federal and provincial investment is essential in working towards the goal of increasing the supply of affordable housing, supporting people to find and keep housing and strengthening the housing and homelessness system. York Region, together with our partners, remains focused on helping residents find and keep appropriate housing, aligning with our vision to create strong, caring and safe communities.

For more information, visit york.ca/housing

Safety enhancements for travellers on York Region roads

To enhance traveller safety, Regional Council approved the continued use of [Automated Speed Enforcement](#) and is expanding the program by adding:

- Two more mobile cameras by 2024
- 60 fixed automated speed enforcement cameras by 2026
- 15 more red light cameras at select intersections by 2026

In November 2020, York Region began a two-year, limited use automated speed enforcement pilot on select Regional roads. The pilot has one mobile automated speed enforcement camera rotating among 12 Community safety zones, covering 19 schools. Early pilot results show speed compliance has increased by more than 35% in school areas when automated speed enforcement cameras are in use.

York Region also currently operates [red light cameras](#) at 40 signalized intersections. These cameras have reduced right-angle and turning movement collisions Region-wide by approximately 50%. Expansion of the program would add five more cameras

The estimated cost in 2023 to operate three automated speed enforcement mobile cameras and 40 red light cameras is approximately \$2 million per year. The cost will increase by approximately \$5 million each year with a total of 60 additional fixed cameras and 15 additional red light cameras between 2024 and 2026.

Accelerating electrification of York Region Transit Fleet

Regional Council approved the [Zero Emissions Transit Fund Application](#), a program developed by the federal government to provide financial support to municipal transit agencies pursuing fleet electrification.

If York Region's application is federally approved, York Region Transit could accelerate vehicle electrification by 10 years and achieve its goal of transitioning the entire fleet by 2041.

The financial application includes a total funding request of \$213 million, with approximately \$76 million in the form of a grant and \$137 million in the form of a low-interest loan. The total project cost to electrify the YRT transit fleet, including the infrastructure upgrades and electric bus purchases, is approximately \$350 million and will include \$137 million in Regional funding.

York Region Transit currently operates 12 electric buses, with benefits such as reduced fuel and maintenance costs, reduced noise and reduced emissions.

[Transit Fleet Electrification Plan](#) includes a phased approach to eliminate greenhouse gases emitted by transit vehicles, balancing technology adoption with service reliability and incorporating timelines required to deliver necessary infrastructure. The plan includes purchasing diesel buses along with incremental quantities of electric buses up to 2029 and then transitioning to exclusively purchasing electric buses in 2030 and beyond.

Electrification of YRT buses is one of many activities and actions underway to align with York Region's Vision 2051, which sets an aspirational goal of net-zero corporate greenhouse gas emissions.

Regional Council joined partners from York University, Seneca College, ventureLab and the Region's nine cities and towns at the 2022 Collision Conference to showcase York Region as a tech innovation leader and announce \$250 million in new investments in the Region's tech and innovation sector.

In addition to the investment announcements that will result in more than 800 new tech jobs over the next several years, the York Region pavilion at Collision Conference showcased the Region's economic vitality and further positioned our communities as a place where talent, innovation and opportunity intersect.

York Region launches application for Canada-Wide Early Learning and Child Care System

Regional Council received an [update](#) on the Canada-Wide Early Learning and Child Care System, including implementation of the care fee reduction and rebate program.

Participation in the Canada-Wide Early Learning and Child Care System is optional, and The Ministry of Education requires child care operators to opt in by September 1, 2022. The Region's online application for licenced child care operators to opt in launched on June 22, 2022, at york.ca/childcareoperators

York Region will receive approximately \$103 million in new funding to implement the program, with more than 96% of that funding allocated to the reduction of child care fees. Operators who choose to opt into the program will begin receiving funding this fall to cover the cost of fee rebates and reductions to families with children under the age of six. Initial child care rebates will provide families with a 25% fee reduction on child care costs retroactive to April 1, 2022. This will be followed by a second 25% fee reduction at the end of 2022.

To ensure child care operators are aware of the application deadline and fully understand the implications of the Canada-Wide Early Learning and Child Care System, York Region hosted two virtual information sessions on June 15 and June

York Region receives Government Finance Officers Association budget award

York Region has received the [Government Finance Officers Association \(GFOA\) Distinguished Budget Presentation Award](#) for its 2022 budget document. This marks the 18th consecutive year York Region has received this award.

The GFOA is a professional association serving more than 22,500 government finance professionals throughout North America. The Distinguished Budget Presentation Award is the highest recognition in governmental budgeting. To receive this award, a government agency must publish a budget document that meets program criteria as a policy document, a financial plan, an operations guide and a communication function.

In April 2022, York Region was awarded a special Triple Crown Medallion from the GFOA in recognition of receiving all three GFOA awards for the 2020 fiscal year. The three awards are the Certificate of Achievement for Excellence in Financial Reporting Award, Distinguished Budget Presentation Award and Popular Annual Financial Reporting Award. The Government Finance Officers Association refers to this achievement as a testament to the Region's commitment to producing financial reports that provide the spirit of full disclosure and transparency.

York Region and York Region Rapid Transit recognized for collaboration and excellence

Regional Council celebrated a number of industry awards recognizing York Region and York Region Rapid Transit Corporation for collaborative and innovative work related to communication efforts and infrastructure implementation and management.

Awards celebrated by Regional Council in June 2022 include:

- MTO Road Safety Achievement Award for the [Intersection Safety Pilot](#)
- Two [Ontario Public Works Project of the Year Awards](#) for the [York Durham Sewage System Forcemain Twinning Project](#) and the [Yonge Street Rapid Transit project](#)

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- Three [2022 Hermes Creative Awards](#) for communication efforts around road closures, pedestrian safety and the automated speed enforcement pilot
- Four [2022 IABC Ovation Awards](#), including Corporate Communications Department of the Year and three [2022 IABC Gold Quill Awards](#), including Communications Department of the year

In addition to these outstanding achievements, Regional Council also extended congratulations to Director of Capital Planning and Delivery for Public Works Mike Rabeau, the 2022 recipient of the [Greater Toronto Sewer and Watermain Contractors Association](#) Infrastructure Award of Excellence.

Canada Day 2022

Regional Council acknowledged [Canada Day 2022](#) as an opportunity to celebrate Canada and the many diverse people we share our country with, while also committing to do more to build a welcoming nation, diverse and inclusive and where everyone feels like they belong.

Recognizing for many Indigenous Partners, July 1st is a day of mourning rather than celebration, Regional Council encouraged residents to use the day as a time for thoughtful reflection and examination of what it means to be Canadian by learning more about our shared past and accepting the realities of our history with honesty and humbleness.

Public Service Day

Regional Council recognized Thursday, June 23, 2022, as [United Nations Public Service Day](#), extending appreciation to the outstanding staff who help make York Region a strong, caring, safe community.

Public Service Day celebrates the dedication and hard work of public servants across the world and recognizes their creative achievements and contributions to the communities they service. The day also highlights the value and virtues of public services and encourages young people to seek careers in the industry.

World Sickle Cell Day

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Region.

First established in 2005, World Sickle Cell Days encourages global awareness and action to support those living with Sickle Cell disease, improve treatment, educate the community and reduce the number of children born with the disease.

World Sickle Cell Day is supported and organized by the [Sickle Cell Awareness Group of Ontario](#).

Provincial Election

Regional Council extended congratulations to Premier Ford and York Region's [10 elected and re-elected Members of Provincial Parliament](#), following the June 2, 2022, provincial election.

Regional Council works closely with representatives from all levels of government to help advance the priorities most important to the more than 1.2 million residents who call York Region home. Following the 43rd Ontario General Election, Regional Council remains committed to collaborating with provincial partners to address a number of critical issues, including post-pandemic recovery, affordable housing and safe and reliable transportation options.

Next meeting of York Regional Council

York Regional Council will meet on Thursday, September 29, 2022, at 9 a.m. To continue protecting the health and well-being of residents, this is currently planned to be a hybrid meeting, with Members of Council attending either in-person or virtually. 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 1.2 million residents and 54,000 businesses with over 650,000 employees. More information about the 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-22

Being a By-law to define the delegation policies and procedures during the Election Period.

Whereas subsection 23.1(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (the "Act") authorizes a municipality to delegate its powers and duties under the Act or any other act to a person or body subject to any restrictions set out;

And whereas paragraph 3 of subsection 275(1) of the Act states that the council of a local municipality shall not take any action described in subsection 275(3) of the Act after the first day during the election for a new council on which it can be determined that the new council to take office following the election will have less than three-quarters of the outgoing members or, if at least three-quarters of the members of the new council will have been members of the outgoing council, three-quarters of the members of the new council will not constitute, at a minimum, a majority of the members of the outgoing council;

And whereas subsection 275(3) of the Act states that the actions referred to in subsection 275(1) of the Act are: (a) the appointment or removal from office of any officer of the municipality; (b) the hiring or dismissal of any employee of the municipality; (c) the disposition of any real or personal property of the municipality which has a value exceeding \$50,000 at the time of disposal; and (d) making any expenditures or incurring any other liability which exceeds \$50,000;

And whereas subsection 275(6) of the Act states that nothing in section 275 of the Act prevents any person or body exercising any authority of a municipality that is delegated to the person or body prior to nomination day for the election of the new council;

And whereas the Council of the Town deems it necessary and expedient to delegate authority during the Election Period;

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. In this by-law, the following words have the following meanings:
 - (a) **"Act"** means the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended;
 - (b) **"CAO"** means the Chief Administrative Officer of the Town or his/her designate;
 - (c) **"Council"** means the Council of The Corporation of the Town of Aurora;
 - (d) **"Election Period"** means the period of time in the year of a regular municipal election starting from Nomination Day and ending on November 14, 2022
 - (e) **"Municipal Elections Act"** means the *Municipal Elections Act, 1996*, S.O. 1996, c. 32, as amended;
 - (f) **"Nomination Day"** means the third Friday in August in the year of a regular election, as defined in section 31 of the Municipal Elections Act, being Friday, August 19, 2022;

- (g) **"Term"** means all the offices to which the Municipal Elections Act applies and shall begin on November 15, 2022 and end on November 14, 2026, as defined in subsection 6(1.1) of the Municipal Elections Act;
 - (h) **"Treasurer"** means the Treasurer of the Town or his/her designate; and
 - (i) **"Town"** means The Corporation of the Town of Aurora.
2. This by-law shall only apply during the Election Period, before and after which time this by-law shall be void and of no force and/or effect.
 3. During the Election Period, if at any time it becomes mathematically impossible for three-quarters of the members of the outgoing Council (less than 6) to be re-elected, thereby subjecting Council to the restrictions contained in Section 275 of the Act, the following authority be and is hereby delegated to the CAO:
 - (a) the acquisition and disposition of any real or personal property of the municipality which has a value up to \$50,000 at the time of disposal, including the signing of any and all agreements and ancillary documents required to give effect to same;
 - (b) the acquisition and disposition of any real or personal property of the municipality with a value exceeding \$50,000 which has previously been considered and endorsed by Council, and which in the opinion of the CAO, furthers the interests of the Town, including the signing of any and all agreements and ancillary documents required to give effect to same;
 - (c) authorizing procurement awards, making any expenditures and incurring any other liability not included in any approved budget, up to \$100,000 in respect of each of any one issue, item or project;
 - (d) authorizing procurement awards and spending beyond an existing approved capital budget, to a cumulative total of not more than fifteen percent (15%) of the last Council approved budget and funding amount for each such project; and
 - (e) entering into and signing any agreements, which the entering into and signing thereof is not yet delegated, that in the opinion of the CAO, furthers the interests of the Town, including any and all documents and ancillary documents required to give effect to same.
 4. The CAO and Treasurer be and are hereby delegated the authority to approve and execute non-standard procurement contracts which exceed \$250,000.
 5. The CAO shall prepare a summary information report to Council (prior to the end of the first quarter of 2023) setting out the details of any action taken or authority exercised pursuant to this by-law.
 6. This by-law shall take precedence in the case of any conflict or inconsistency with any other Town by-law, policy or procedure.

Enacted by Town of Aurora Council this 12th day of July, 2022.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

The Corporation of the Town of Aurora

By-law Number XXXX-22

Being a By-law to designate a property to be of cultural heritage value or interest (34 Berczy Street “T. Sisman Shoe Factory”).

Whereas under subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended (the “Act”), the council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest;

And whereas on April 26, 2022, the Council of The Corporation of the Town of Aurora (the “Town”) approved the recommendations contained in Report No. PDS22-013 to designate the property municipally known as 34 Berczy Street, as described on the attached Schedule “A” (the “Property”) to be of cultural heritage value or interest;

And whereas the Town Clerk caused notice of the intention to designate the Property to be served on the owner of the Property and the Ontario Heritage Trust and published in a newspaper having general circulation in the municipality;

And whereas a notice of objection was served within thirty days after the date of publication of the notice of intention under subsection 29(5) of the Act;

And whereas under subsection 29(8) of the Act, if a notice of objection is served within the 30-day period under subsection 29(5) of the Act but the council decides not to withdraw the notice of intention to designate the property, the council may pass a by-law designating the property;

And whereas the Council of the Town deems it necessary and expedient to enact a by-law to designate the Property to be of cultural heritage value or interest;

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. The Property, as described on the attached Schedule “A” be and is hereby designated to be of cultural heritage value or interest.
2. A statement explaining the cultural heritage value or interest of the Property and a description of the heritage attributes of the Property are set out on the attached Schedule “B”.
3. The Town Clerk shall serve a copy of this by-law on the owner of the Property and the Ontario Heritage Trust and publish notice of this by-law in a newspaper having general circulation in the municipality.
4. A copy of this by-law shall be registered against the Property in the appropriate Land Registry Office.

Enacted by Town of Aurora Council this 12th day of July, 2022.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Schedule "A"**Description of Property**

All and singular those certain parcels or tracts of land and premises situate, lying and being in the Town of Aurora, in the Regional Municipality of York, municipally known as 34 Berczy Street, and being composed of Lot 7 W/S Berczy St and Part of Lot 8 W/S Berczy Street, Plan 68 Town of Aurora, Regional Municipality of York, being part of PIN 03650-0157 (LT), including the primary building thereon.

Schedule "B"

Description of Property

The property municipally known as 34 Berczy Street is located on the west side of Berczy Street, south of Wellington Street East and east of Yonge Street, contains a two-storey building which was formerly part of the T. Sisman Shoe Factory.

The subject properties were historically part of the Geographic Township of Whitchurch (presently Aurora). In 1805, Ebenezer Britton acquired all 190 acres of lands in LOT 80 EYS from the Crown. In 1836, John Mosley purchased 79 acres of lands on the western portion of lands adjacent to the hamlet of Machell's Corners. In 1854, Mosley subdivided his lands into built lots which created the Southeast Old Aurora neighbourhood bounded by Wellington Street to the north, Berczy Street to the east, Metcalfe Street to the south and Yonge Street to the west.

Statement of Cultural Heritage Value or Interest

The Cultural Heritage Value of 34 Berczy Street primarily derives from the historical or associative value due its direct association with the T. Sisman Shoe Factory and its notable contributions to Aurora's history.

Physical Design Value

In 1901, The "Underhill & Sisman Shoe Manufacturing Company" moved to Aurora, ON from Markham, ON, acquired 34 & 38 Berczy Street from the Spence family, and contracted George Thomas Browning, a local architect and builder, to construct the shoe factory building at 34 Berczy Street. The company completed construction of a 2-storey factory on the site (later to be known as "Factory No. 2") within the same year. In 1903, an addition was erected to its south to accommodate a broiler house.

The original stone and brick building underwent an extensive renovation and was converted from a single-use industrial factory to a multi-unit building and has now been covered with cream-coloured stucco. The building is rectangular in shape with a flat roof. The main entrance is located on the east facing wall with three vertical bay windows. Three more entrances into various offices are located at the south elevation. The fenestration is articulated on all elevations with two rows of arched windows. The west half of the north elevation has a simple top cornice with dentils.

Currently, the building has very limited visual references to the Sisman Shoe Factory complex. The building remained vacant for several years until it was purchased by the Newell family who undertook extensive interior and exterior renovations to the building. Further renovations were completed to the building in 2002 to accommodate new offices. Today, the buildings resemble something more akin to a multi-unit suburban commercial building.

Historical/ Associative Value

The Cultural Heritage Value of 34 Berczy Street primarily derives from the historical or associative value due its direct association with the T. Sisman Shoe Factory and its notable contributions to Aurora's history.

Thomas Sisman, founder of T. Sisman Shoe Company lived in a two-storey house between the two factory buildings. The Aurora Museum notes that the property was regarded for its landscaping and was admired locally for its broad lawns and flower gardens. The house was constructed prior to 1911. In 1933, Thomas Sisman died at the age of 83, leaving the members of the Sisman and Linton families to manage the company. In 1950, the Sisman residence was demolished, and a new one-storey block concrete building was constructed in its place in 1951, referred to as Factory No.4 of the complex (38 Berczy Street).

The “Underhill & Sisman Shoe Manufacturing Company” moved from Markham, ON to Aurora, ON in 1901. Aurora Council voted to provide a bonus of \$10,000 for land and buildings, free water rates for 10 years, and free municipal taxes (except for school taxes) for 10 years. The agreement also stated that Underhill and Sisman must have at least 70 employees residing in the corporation. Following this agreement, Markham took the Town of Aurora to court for passing such an agreement. The Court of Appeal allowed Markham’s appeal and the judgement was reversed. The Town attempted to take the case to the Supreme Court of Canada, whereby the appeal was refused and the Town was ordered to pay the costs of \$300 to Markham. Subsequently, By-law #192 and 193 was passed by the Province of Ontario on June 12, 1903 to approve the agreement.

In 1910, the Underhill-Sisman partnership dissolved. “Underhill Ltd.” continued its operation and the “T. Sisman Shoe Company” constructed a new building at 111 Mosley Street. The new factory on Mosley Street became the principal production facility and was known as Factory No.1 of the complex. In 1912, an addition to the factory at 111 Mosley Street was constructed. Around this time, Underhill Ltd. left Aurora for Barrie, where the company had previously established another plant.

Starting in the 1960s, the Canadian shoe industry saw rising competition from import products. In 1966 Kinney Shoes, an American company, purchased Sismans. In 1976, Kinney Shoes announced the closure of the T. Sisman Shoe Company as it could not compete with inexpensive imports from abroad. A group of local businessmen purchased the company and re-opened it under the name of “Sismans of Canada Limited”. Factory No.1 at 103 Mosley Street was demolished between 1978 and 1988. The Sisman name finally disappeared from Aurora’s industrial rolls when the company went into receivership and was closed in 1985.

The T. Sisman Shoe Factory manufactured various shoes and boots including for fashion, work, sport, and specialized in steel-toe safety shoes, army and police type shoes, and oxfords to keep up with import pressures. Starting in 1940, the company received the first in a series of contracts from the federal government to manufacture shoes for the war effort.

The T. Sisman Shoe Factory was one of the Town’s largest employers, with surrounding dwellings constructed to house its workers. By March of 1902, the plant employed nearly 100 and produced 600 pairs of shoes daily.

Contextual Value

The property has contextual value as it is physically and functionally associated with the early industrial landscape associated with the Aurora Train Station, which facilitated the shipment of Sisman shoes and boots across Canada and beyond.

Description of Heritage Attributes

Important to the preservation of the property are the original key attributes that express its value, which include the following exterior elements:

Exterior Elements

- Stone Foundation
- Corbelled Parapets of both end walls
- Window Fenestration on north and south elevations

The Corporation of the Town of Aurora

By-law Number XXXX-22

Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 15356 Yonge Street (File No. ZBA-2017-06).

Whereas under section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the “Planning Act”), zoning by-laws may be passed by the councils of local municipalities to prohibit and regulate the use of land, buildings and structures;

And whereas on June 27, 2017, the Council of The Corporation of the Town of Aurora (the “Town”) enacted By-law Number 6000-17 (the “Zoning By-law”), which Zoning By-law was appealed to the Ontario Municipal Board (the “OMB”);

And whereas on January 29, 2018, the OMB made an order, in accordance with subsection 34(31) of the Planning Act, providing that any part of the Zoning By-law not in issue in the appeal shall be deemed to have come into force on the day the Zoning By-law was passed;

And whereas the OMB and the Local Planning Appeal Tribunal (the “LPAT”) is continued under the name Ontario Land Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or OMB or Local Planning Appeal Tribunal or LPAT is deemed to be a reference to the Tribunal;

And whereas the Council of the Town deems it necessary and expedient to further amend the Zoning By-law;

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. The Zoning By-law be and is hereby amended to replace the “Environmental Protection – EP” and “Environmental Protection – EP(381) – Exception” zoning category applying to the lands shown in hatching on Schedule “A” attached hereto and forming part of this By-law with “Promenade Downtown Shoulder – Special Mixed Density Residential – PDS4(380) –Exception Zone”.
2. The Zoning By-law be and is hereby amended to add the following:

Parent Zone: PDS4	Map: Schedule “A”,	<i>Previous Zone:</i>	<i>Previous By-laws:</i>
Exception No.: 380	Map No.2	R6-55	5173-09
Municipal Address: 15356 Yonge Street			
Legal Description: Lot 13 and Part of Lot 14, Registered Plan 246 (From CityView data, for information purposes only)			

24.380.1 Zone Requirements

In addition to the uses permitted in Section 8.1, the lands zoned PDS(380) may also be used for one apartment building

24.380.2 Lot Specifications & Siting Specifications for Apartment Building	
Lot Coverage (maximum)	45%
Height (maximum)	20 metres
Interior Side Yard – South Yard (minimum)	0.3 metres
Interior Side Yard - North Yard (minimum)	1.4 metres
Separation from Single Detached Dwelling on the lot zoned PDS4(380) (minimum)	12 metres

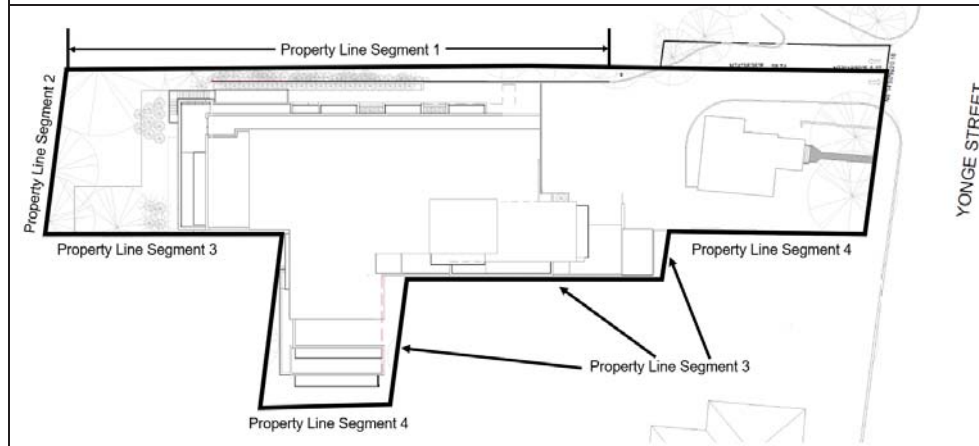
24.380.3 Parking	
Manoeuvring Space (90 degree spaces) (minimum)	6.0 metres
Parking Area Location	Parking Areas may be located within a building

24.380.4 Amenity	
Interior Amenity Area (minimum)	40 square metres
Outdoor Amenity Area (minimum)	100 square metres

24.380.5 Landscaping Strip	
Minimum Landscaping Strip Width – Property Line Segment 1 as per Figure 24.380.8	1.5 metres
Minimum Landscaping Strip Width – Property Line Segment 2 as per Figure 24.380.8	7 metres
Minimum Landscaping Strip Width – Property Line Segment 3 as per Figure 24.380.8	0.5 metres
Minimum Landscaping Strip Width – Property Line Segment 4 as per Figure 24.380.8	3 metres
No other Landscaping Strip shall be required for any area not identified as a Property Line Segment as per Figure 24.380.8	
Provision 4.8 of this By-law shall not apply	
Balconies shall be permitted to project into a required Landscaping Strip	

24.380.6 Natural Hazards (NH) Overlay Zone
Notwithstanding Provision 2.6 (b) of this By-law, parking spaces may be provided in a Natural Hazard Overlay Zone

24.380.7 If a building permit has not been issued under the Building Code for any building or structure so authorized within three (3) years from enactment of the By-law Number XXXX-22, then By-law Number XXXX-22 shall automatically repeal and if so repealed, the zoning of the lands will revert to the original zoning.
--

24.380.8 Figure

3. This By-law shall come into full force subject to compliance with the provisions of the Planning Act and subject to compliance with such provisions, this By-law will take effect from the date of final passage hereof.

Enacted by Town of Aurora Council this 12th day of July, 2022.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Explanatory Note

Re: By-law Number XXXX-22

By-law Number XXXX-22 has the following purpose and effect:

To amend By-law Number 6000-17, as amended, the Zoning By-law in effect in the Town of Aurora, to rezone the subject lands shown in hatching on Schedule "A" attached hereto and forming part of this By-law from "Environmental Protection (EP) Zone" and "Environmental Protection – EP(381) – Exception Zone" to "Promenade Downtown Shoulder – Special Mixed Density Residential – PDS4(380) – Exception Zone", and to establish new site-specific provisions for the PDS4(380) Exception Zone.

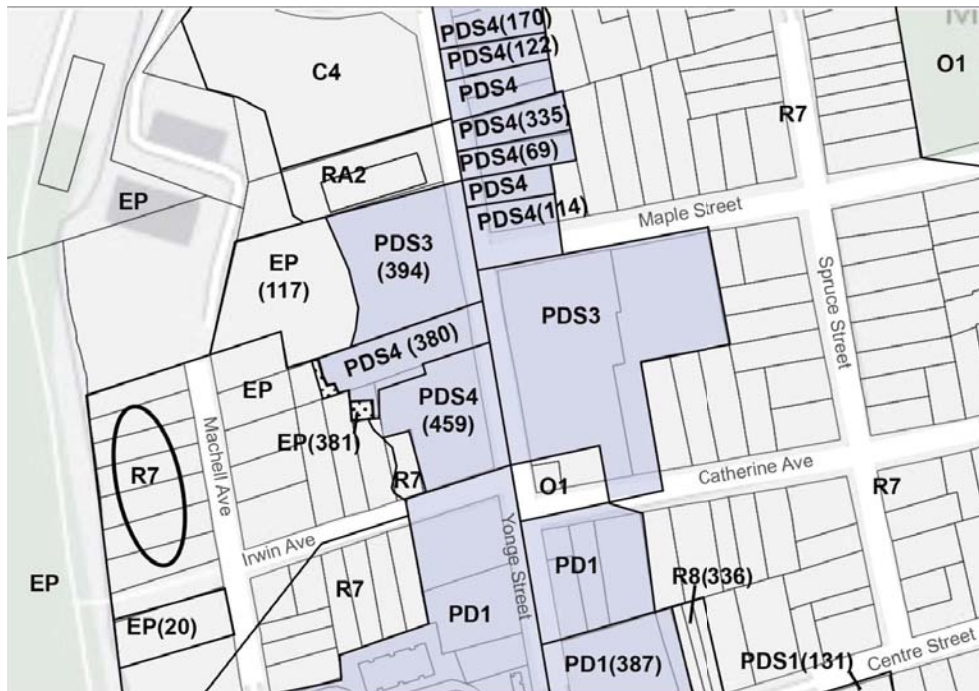
The effect of this zoning amendment will recognize the existing single detached dwelling and allow for the erection of an apartment building to the rear. The zoning amendment will also add by-law exceptions to the siting specification, building specification, parking and landscaping strip provisions.

Schedule “A”

Location: Lot 13 and Part of Lot 14, Registered Plan 246, Town of Aurora,
Regional Municipality of York



Lands rezoned from “Environmental Protection Zone – EP” and
“Environmental Protection Exception Zone - EP(381)” to
“Promenade Downtown Shoulder - Special Mixed Density
Residential - PDS4(380) - Exception Zone”



The Corporation of the Town of Aurora

By-law Number XXXX-22

Being a By-law to amend By-law Number 4574-04.T, as amended, to designate and erect stop signs at the intersections of Wells Street and Harrison Avenue, and Wells Street and Connaught Avenue.

Whereas under section 137 of the *Highway Traffic Act*, R.S.O. 1990, c. H.8, as amended, the council of a municipality may by by-law provide for the erection of stop signs at intersections on highways under its jurisdiction;

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 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 IX to By-law Number 4574-04.T, as amended, respecting Stop Controlled Intersections, be and is hereby amended by adding the following:

Column 1 – Intersection	Column 2 – Direction/Stop Street
Wells Street and Harrison Avenue	All
Wells Street and Connaught Avenue	All

Enacted by Town of Aurora Council this 12th day of July, 2022.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

The Corporation of the Town of Aurora

By-law Number XXXX-22

**Being a By-law to amend By-law Number 5285-10, as amended, to adopt
Official Plan Amendment No. 25.**

Whereas on September 28, 2010, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 5285-10, as amended, to adopt the Official Plan for the Town of Aurora (the "Official Plan");

And whereas authority is given to Council pursuant to the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "Planning Act") to pass a by-law amending the Official Plan;

And whereas the Council of the Town deems it necessary and expedient to further amend the Official Plan;

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. Official Plan Amendment No. 25 to the Official Plan, attached and forming part of this by-law, be and is hereby adopted.
2. This by-law shall come into full force subject to compliance with the provisions of the Planning Act and subject to compliance with such provisions, this By-law will take effect from the date of final passage hereof.

Enacted by Town of Aurora Council this 12th day of July, 2022.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Amendment No. 25
To the Official Plan for the Town of Aurora

Statement of Components

Part I – The Preamble

1. Introduction
2. Purpose of the Amendment
3. Location
4. Basis of the Amendment

Part II – The Amendment

1. Introduction
2. Details of the Amendment
3. Implementation and Interpretation

Part III – The Appendices

Part I – The Preamble

1. Introduction

This part of the Official Plan Amendment No. 25 (the “Amendment”), entitled Part I – The Preamble, explains the purpose and location of this Amendment, and provides an overview of the reasons for it. It is for explanatory purposes only and does not form part of the Amendment.

2. Purpose of the Amendment

The purpose of this Amendment is to implement a site-specific policy for the subject lands designated as ‘Aurora Promenade – Upper Downtown’. This Amendment will permit residential units at and/or below grade; a 6-storey building form along Yonge Street and 8-storey building form at the building rear (west side) of the building and a maximum building height of 24.0 metres. The purpose of the amendment is also to redesignate the northwest portion of the subject lands from ‘Private Parkland’ to ‘Upper Downtown’.

3. Location

The lands affected by this Amendment are located on the west side of Yonge Street and on the south side of Irwin Avenue. They are municipally known as 15296, 15306 and 15314 Yonge Street; having a combined lot area of approximately 0.4 ha (0.99 ac); and are legally described as Lots B and C and Part of Lot D, registered Plan 36 and Part of Lots 15 and 16, Registered Plan 246, Town of Aurora, Regional Municipality of York, and as shown in Schedule “A” (the “Subject Lands”).

4. Basis of the Amendment

The basis of the Amendment is as follows:

- 4.1 The Amendment is privately initiated by the owner and is intended to facilitate the development of a six to eight storey residential apartment building being reviewed through a related amendment to the Zoning By-law (ZBA-2021-03) and Site Plan Control Application (SP-2021-08). The Amendment is supported by technical studies submitted by the applicant, as reviewed by the Town, which establishes that the lands can be developed for residential use.
- 4.2 Applications for Official Plan Amendment, Zoning By-law Amendment and Site Plan Control were submitted to the Town of Aurora on April 21, 2021 for consideration, to facilitate the development of an entirely residential apartment building containing 136 units.
- 4.3 The Official Plan Amendment to implement a site-specific policy for the subject lands that permits residential units at and/or below grade; a 6-storey building form along Yonge Street and 8-storey building form at the building rear (west side) of the building and a maximum building height of 24.0 metres. It also redesignates the northwest portion of the subject lands from ‘Private Parkland’ to ‘Upper Downtown.’
- 4.4 A Statutory Public Meeting was held on October 12, 2021, to obtain input from the public and Council. A second Public Planning Meeting was held on December 7, 2021, to obtain additional information from the public and Council.

- 4.5. The Amendment is considered to be compatible and appropriate with the existing surrounding community and will result in a building form envisioned in the Official Plan and Aurora Promenade Concept Plan – Urban Design Strategy.
- 4.6. Section 37 Community Benefits in the form of a financial contribution will be collected for the increased height and density, consistent with the Official Plan and Town's Section 37 Benefit Policy.
- 4.7. The Amendment is consistent with Provincial and Regional Policies and Plans.
- 4.8. The Regional Municipality of York has delegated the Approval Authority of the Amendment to the Town of Aurora.
- 4.9. The proposed development of the subject lands will be subject to a future Draft Plan of Condominium Application to establish a Standard Condominium for the Site.

Part II – The Amendment

1. Introduction

This part of the Amendment, entitled Part II – The Amendment, consisting of the following text and attached maps, designated as Schedule “A”, and Schedule “B” constitutes Amendment No. 25 to the Official Plan.

2. Details of the Amendment

The Official Plan be and is hereby amended as follows:

- Item (1): Schedule “A”, Structure Plan, being part of the Town of Aurora Official Plan, be and is hereby amended by changing the land use designation for a portion of the subject lands municipally described as 15296, 15036 and 15314 Yonge Street, Town of Aurora, Regional Municipality of York, from “Private Parkland” to “Aurora Promenade – Upper Downtown”, as shown on Schedule “A” – Land Use Plan, attached hereto and forming part of this Amendment.
- Item (2): Schedule “H”, Site Specific Policy Areas, being part of the Town of Aurora Official Plan, be and is hereby amended by designating the subject lands municipally described as 15296, 1503 and 15314 Yonge Street, Town of Aurora, Regional Municipality of York as “Special Policy Area 57 as shown on Schedule “B” - Site Specific Policy Areas, attached hereto and forming part of this Amendment.
- Item (3): Section 16 of the Town of Aurora Official Plan be and is hereby amended by adding Subsection “57”, as follows:
 - “16.57
 - a) Notwithstanding the Land Use Policies in Sections in Policy 11.4.1 b) and 11.4.1 c) v. of the Town of Aurora Official Plan, residential uses at grade and/or below grade are permitted.
 - b) Notwithstanding Policy 11.4.2 a) iii. of the Town of Aurora Official Plan, the maximum building height is permitted to be six (6) storeys along

Yonge Street and eight (8) storeys at the building rear (west side), and 24.0 metres (78.7 ft)."

3. **Implementation**

This Amendment has been considered in accordance with the provisions of the Official Plan. The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan.

Part III – The Appendices

Schedule "A" – Land Use Plan

Schedule "B" – Site Specific Policy Areas

SCHEDULE "A"

Town of Aurora Land Use Plan

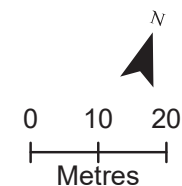
Schedule A to Official
Plan Amendment No. 25

LEGEND

	Developing Residential
	Environmental Protection
	Environmental Protection/Oak Ridges Moraine
	Estate Residential
	Existing Commercial
	Existing Employment - Brownfield Industrial
	Existing Employment - General Industrial
	Existing Employment - Light Industrial/Service
	Existing Major Institutional
	Greenlands System
	Private Parkland
	Public Parkland
	Rural/Oak Ridges Moraine
	Stable Neighbourhoods
	Suburban Residential
	The Aurora Promenade

Lands subject to
this Amendment

Subject Property



Map created by the Town of Aurora
Corporate Services Department - Business
Solutions Division, April 6, 2022.
Modified on April 11, 2022. Base data
provided by York Region and Town of Aurora.

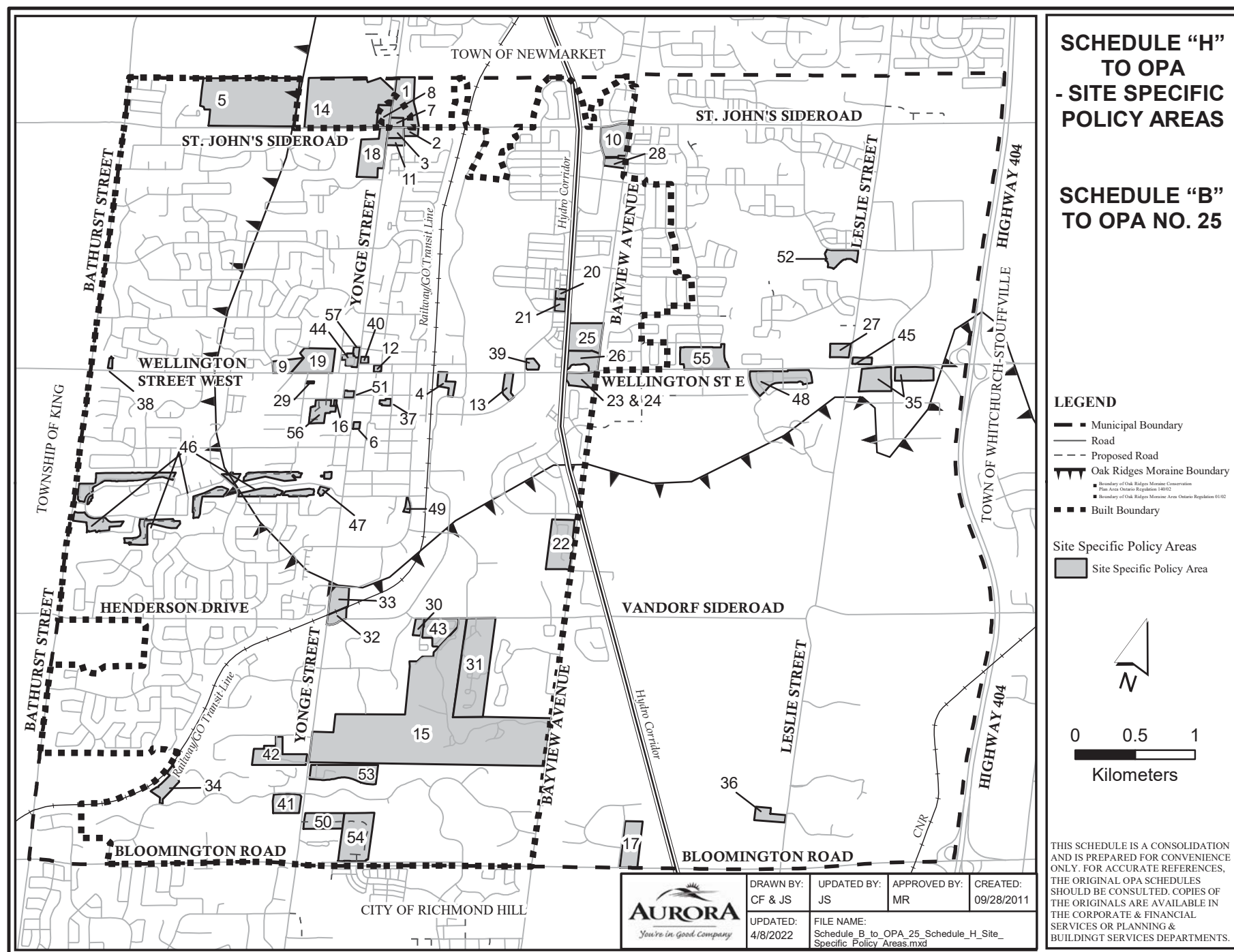
① Private Parkland TO The Aurora Promenade

Irwin Avenue

Catherine Avenue

YONGE STREET

Alex Gardner Circle



The Corporation of the Town of Aurora

By-law Number XXXX-22

Being a By-law to appoint building inspectors for The Corporation of the Town of Aurora.

Whereas under subsection 3(1) of the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended (the “Act”), the council of each municipality is responsible for the enforcement of the Act in the municipality, except where otherwise provided by the Act;

And whereas under subsection 3(2) of the Act, the council of each municipality shall appoint a chief building official and such inspectors as are necessary for the enforcement of the Act in the areas in which the municipality has jurisdiction;

And whereas the Council of the Town deems it necessary and expedient to appoint such inspectors for the purpose of the enforcement of the Act and the regulations thereunder;

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. The individuals identified on Schedule “A” of this By-law be and are hereby appointed as building inspectors.
2. The individuals identified on Schedule “B” of this By-law be and are hereby appointed as building inspectors for the purpose of fire protection matters, as identified in Ontario Regulation 332/12 (Building Code), as amended.
3. By-law Number 6366-21 be and is hereby repealed.

Enacted by Town of Aurora Council this 12th day of July, 2022.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Schedule “A”

Building Inspectors

Jacek Baldyga

Taylor Cole

Robin Del Favero

Momtahana Hossain

Lida Ghiami

William Jean

Steve Loncar

Ashley Vanderwal

Terence Wong

Schedule “B”

Fire Protection

John McDonald

Harrison Quan

Eric Sadler

Ryan Schell

Shane Stein

Tim Tustin

Alexandra Zaykin

The Corporation of The Town of Aurora

By-law Number XXXX-22

**Being a By-law to confirm actions by Council
resulting from a Council meeting
on July 12, 2022.**

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 July 12, 2022, 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 12th day of July, 2022.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk