



## Town of Aurora Council Meeting Minutes

**Date:** Tuesday, July 12, 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  
 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\*  
 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 7:21 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 Kim

**Seconded by** Councillor Thompson

That the agenda as circulated by Legislative Services be approved.

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

**Carried (7 to 0)**

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

There were no declarations of pecuniary interest under the Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50.

### **5. Community Presentations**

#### **5.1 Franco De Marco, Recreation Supervisor, Community Programs, and Nichole Campsall, Coordinator, Youth & Community Development; Re: John West Memorial "Leaders of Tomorrow" Scholarship Award 2022**

Franco De Marco and Nichole Campsall presented an overview of the achievements and community involvement of the John West Memorial "Leaders of Tomorrow" Scholarship Award 2022 recipients: Kathleen Viney, graduate of Aurora High School; and Michael Chen, graduate of St. Andrew's College. Kathleen and Michael were presented with their awards and congratulated by the Mayor, Members of Council, and Robin McDougall, Director of Community Services.

**Moved by** Councillor Humfries

**Seconded by** Councillor Kim

That the presentation be received for information.

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

**6. Delegations**

None.

**7. Consent Agenda**

**Moved by** Councillor Kim

**Seconded by** Councillor Gallo

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

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

**Carried (7 to 0)**

**7.1 Council Meeting Minutes of June 28, 2022**

1. That the Council meeting minutes of June 28, 2022, be adopted as circulated.

**Carried**

**7.2 Public Planning Meeting Minutes of June 14, 2022**

1. That the Public Planning meeting minutes of June 14, 2022, be adopted as circulated.

**Carried**

**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.

**Carried**

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

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

**Carried**

## **7.5 Environmental Advisory Committee Meeting Minutes of June 22, 2022**

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

**Carried**

## **8. Standing Committee Reports**

**Moved by** Councillor Kim

**Seconded by** Councillor Humfries

That the Standing Committee Reports, items 8.1 to 8.2 inclusive, be received and the recommendations carried by the Committee approved.

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 July 5, 2022**

### **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.

**Carried**

### **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.

**Carried**

### **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.

**Carried**

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

##### [Report](#)

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

**Carried**

#### 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.

**Carried**

#### 8.1.6 CAO22-002 - Post-Pandemic Wrap-up

##### [Report](#)

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

**Carried**

#### 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.

**Carried**

#### 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.

**Carried**

**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.

**Carried**

**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.

**Carried**

**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.

**Carried**

**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 m<sup>2</sup> (64,427.0 ft<sup>2</sup>) and accessory childcare facility (48 children), bus drop-off lane,

parking areas, additional student drop off lanes, asphalt play yard, outdoor fenced play areas and green space throughout, be approved.

**Carried**

## **8.2 Audit Committee Meeting Report of June 28, 2022**

### **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.

**Carried**

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

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

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

**Carried**

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

None.

## **10. Motions**

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

**Moved by** Councillor Gaertner

**Seconded by** Councillor Humfries

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 smoke alarm system and a second means of emergency escape.

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

**Carried (7 to 0)**

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

**Moved by** Councillor Gaertner

**Seconded by** Councillor Kim

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 this Council recommend to the next Council that a task force be formed to review lessons learned from the Highland Gate development.

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

## **11. Regional Report**

### **11.1 York Regional Council Highlights of June 30, 2022**

**Moved by** Councillor Thompson

**Seconded by** Councillor Humfries

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

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

## **12. New Business**

Councillor Gilliland inquired about the maintenance responsibilities for Machell's Alley, and staff provided a response and agreed to follow up.

Councillor Humfries expressed appreciation to Town staff on the grass cutting progress and maintenance of parks.

Councillor Thompson extended congratulations to Town staff on a clean 2021 financial audit and expressed appreciation for staff's efforts throughout the year.

Councillor Gallo referenced the July 12, 2022 Council Closed Session item 4.2, Armoury Lease Restart, and requested to put forward a motion to publicize the report once the lease is signed by Niagara College. Councillor Gallo was advised to bring the matter forward as a Notice of Motion due to its substantive nature.

Councillor Gaertner inquired about whether the Town has received the Lake Simcoe Region Conservation Authority's Programs and Services Inventory List, noting the deadline of January 1, 2023, for Council's decision on which services would be required. Staff provided a response and agreed to submit a report in the next Council meeting cycle.

Councillor Gaertner referenced the recent retaining wall issues and noted her conversation with Town staff regarding the Town's improved pool enclosure permit practices and oversight.

Councillor Gaertner inquired about the current resurfacing of Cranberry Lane and noted that construction trucks are still travelling on the road. Staff provided a response and agreed to follow up with the developer.

Councillor Gaertner inquired about the timing of the approval received by Geranium for the phase two construction, and staff provided a response.

Councillor Gilliland referenced agenda item 8.1.5, Phragmites Remediation, and reiterated the feedback from Aurora Arboretum on actions to control invasive Phragmites. She expressed appreciation to the Arboretum, Town staff, and Council for their support.

### **13. By-laws**

- 13.1 By-law Number 6438-22 - Being a By-law to define the delegation policies and procedures during the Election Period.**
- 13.2 By-law Number 6439-22 - Being a By-law to designate a property to be of cultural heritage value or interest (34 Berczy Street "T. Sisman Shoe Factory").**
- 13.3 By-law Number 6440-22 - 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).**
- 13.4 By-law Number 6441-22 - 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.**
- 13.5 By-law Number 6442-22 - Being a By-law to amend By-law Number 5285-10, as amended, to adopt Official Plan Amendment No. 25.**

**13.6 By-law Number 6443-22 - Being a By-law to appoint building inspectors for The Corporation of the Town of Aurora.**

**Moved by** Councillor Thompson

**Seconded by** Councillor Humfryes

That the By-laws, items 13.1 to 13.6 inclusive, be enacted, with the exception of item 13.4, which was voted on separately as recorded below.

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

**Carried (7 to 0)**

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

Nays (1): Councillor Gaertner

**Item 13.4, By-law Number 6441-22**

**Carried (6 to 1)**

**14. Closed Session**

None.

**15. Confirming By-law**

**15.1 By-law No. 6444-22 Being a By-law to confirm actions by Council resulting from a Council meeting on July 12, 2022**

**Moved by** Councillor Humfryes

**Seconded by** Councillor Kim

That the confirming by-law be enacted.

**Carried**

**16. Adjournment**

**Moved by** Councillor Thompson

**Seconded by** Councillor Kim

That the meeting be adjourned at 8:59 p.m.

**Carried**

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Tom Mrakas, Mayor

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Michael de Rond, Town Clerk