



## Town of Aurora Council Meeting Revised Agenda

**Date:** Tuesday, April 25, 2023  
**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](http://aurora.ca/participation).

---

### Pages

#### 1. Call to Order

Additional Items are marked with an asterisk(\*).

According to the Procedure By-law, the consent of at least a two-thirds majority vote of Members present is required to permit the addition of delegations 6.3, 6.4, and 6.5 to the agenda.

#### 2. Land Acknowledgement

#### 3. Approval of the Agenda

That the revised agenda as circulated by Legislative Services be approved, including the addition of delegations 6.3, 6.4, and 6.5, which requires a two-thirds majority vote.

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

#### 5. Community Presentations

- 5.1 Allan Ebedes, President and Chief Executive Officer, Excellence Canada;  
Re: Excellence Canada - Gold Award Presentation to Town of Aurora  
Council

1

That the the presentation be received for information.

#### 6. Delegations

- 6.1 Bonnie Fleischaker, Resident; Re: Motion 10.1 - Mayor Tom Mrakas; Re:  
Feasibility of Building New Town Hall

3

That the comments of the delegation be received and referred to Motion 10.1.



<b>6.2</b>	<b>Bruce Orrell, Resident; Re: Motion 10.1 - Mayor Tom Mrakas; Re: Feasibility of Building New Town Hall</b>	<b>8</b>
------------	--	----------

That the comments of the delegation be received and referred to Motion 10.1.

<b>6.3</b>	<b>Joanne Russo, Resident; Re: Motion 10.1 - Mayor Tom Mrakas; Re: Feasibility of Building New Town Hall</b>	<b>9</b>
------------	--	----------

That the comments of the delegation be received and referred to Motion 10.1.

<b>*6.4</b>	<b>Nancy and Llyod Kerswill, Residents; Re: Motion 10.1 - Mayor Tom Mrakas; Re: Feasibility of Building New Town Hall</b>	<b>10</b>
-------------	---	-----------

That the comments of the delegation be received and referred to Motion 10.1.

<b>*6.5</b>	<b>Marco Di Girolamo, Resident; Re: Motion 10.1 - Mayor Tom Mrakas; Re: Feasibility of Building New Town Hall</b>	<b>12</b>
-------------	---	-----------

That the comments of the delegation be received and referred to Motion 10.1.

## **7. Consent Agenda**

<b>7.1</b>	<b>Council Meeting Minutes of March 28, 2023</b>	<b>14</b>
------------	--	-----------

1. That the Council meeting minutes of March 28, 2023, be adopted as circulated.

<b>7.2</b>	<b>Council Public Planning Meeting Minutes of March 21, 2023</b>	<b>29</b>
------------	--	-----------

1. That the Council Public Planning meeting minutes of March 21, 2023, be adopted as circulated.

<b>7.3</b>	<b>Council Closed Session Minutes of March 28, 2023 (confidential attachment)</b>	
------------	---	--

1. That the Council Closed Session minutes of March 28, 2023, be adopted as circulated.

<b>7.4</b>	<b>Council Closed Session Public Meeting Minutes of March 28, 2023</b>	<b>35</b>
------------	--	-----------

1. That the Council Closed Session Public meeting minutes of March 28, 2023, be adopted as circulated.

<b>7.5</b>	<b>Council Closed Session Minutes of April 4, 2023 (confidential</b>	
------------	--	--



attachment)

1. That the Council Closed Session minutes of April 4, 2023, be adopted as circulated.

**7.6 Council Closed Session Public Meeting Minutes of April 4, 2023 39**

1. That the Council Closed Session Public meeting minutes of April 4, 2023, be adopted as circulated.

**7.7 Council Public Planning Meeting Minutes of April 11, 2023 42**

1. That the Council Public Planning meeting minutes of April 11, 2023, be adopted as circulated.

**7.8 Central York Fire Services - Joint Committee Meeting Minutes of February 7, 2023 46**

1. That the Central York Fire Services Joint Council Committee Meeting Minutes of February 7, 2023 be received for information.

**7.9 Central York Fire Services Joint Council Committee Meeting Minutes of March 7, 2023 50**

1. That the Central York Fire Services Joint Council Committee Meeting Minutes of March 7, 2023 be received for information.

**8. Standing Committee Reports**

That the Standing Committee Reports, items 8.1 to 8.2 inclusive, be received and the recommendations carried by the Committees approved, with the exception of any sub-items that were pulled for separate discussion and voting.

**8.1 General Committee Report of April 4, 2023 55**

**8.1.1 CMS23-010 - Parks and Recreation Master Plan - Draft Presentation 63**

1. That Report No. CMS23-010 be received for information.

**8.1.2 PDS23-035 - Application for Draft Plan of Condominium Wellington Aurora Developments Inc. 497 Wellington Street West 245**

Part 40 Reserve, Plan 102, designated as Part 12 on Plan 65R-38133, File Number: CDM-2017-03, Related File Number: SP-



1. That Report No. PDS23-035 be received; and
2. That the Draft Plan of Condominium (Common Elements Condominium) File No. CDM-2017-03 to establish a condominium road to service eleven (11) parcels of tied land, each containing a single-detached residential dwelling, be approved, subject to the conditions attached hereto as Schedule "A" of this report.

**8.1.3 PDS23-036 - Extension of Approval to Draft Plan of Condominium Dormlind Development Limited 14029 Yonge Street** 259

Block 28, Plan 65M-470, File Number: CDM-2017-01

1. That Report No. PDS23-036 be received; and
2. That the approval to Draft Plan of Condominium and related conditions of approval at 14029 Yonge Street, File CDM-2017-01, be extended for one (1) year with a lapsing date of May 28, 2024.

**8.1.4 PDS23-017 - Request for Increased Capital Budget Authority for Capital Project No. 31113 – Infrastructure Rehabilitation on Murray Drive** 278

1. That Report No. PDS23-017 be received; and
2. That the total approved budget authority for Capital Project No. 31113 be increased to \$6,177,800, representing an increase of \$655,508; and
3. That the remaining \$396,740 in additional requested budget authority for Project No. 31113 be funded from the Storm Water reserve.

**8.1.5 CMS23-011 - Application for Third Party Event in an Outdoor Town Facility - Aurorapalooza** 287

1. That Report No. CMS23-011 be received; and
2. That staff be directed to review and approve or deny the Aurorapalooza application in accordance with the Third-Party Events in Outdoor Town Facilities Policy; and



3. That if the Aurorapalooza third-party event is approved, that it be designated as an event of Town significance for the purpose of attaining a Special Occasion Permit in accordance with the Municipal Alcohol Policy; and
4. That delegated authority be granted to the Director, Community Services to review and approve or deny the Aurorapalooza applications in future years.

**8.1.6 OPS23-004 - Reconstruction of Engineered Walkway on Crawford Rose Drive** 291

1. That Report No. OPS23-004 be received; and
2. That the condition on the approval of a total of \$175,000 in capital budget authority for Capital Project No. 34015 – Engineered Walkway Reconstruction Moffat Crescent to Valley Drive + Crawford Rose be lifted, and the project proceed; and
3. That the current contract value of \$650,000 for Vaughan Paving Limited, for Restoration and Repairs of Engineered Walkways, be increased by \$175,000 to a total contract value of \$825,000, excluding taxes; and
4. That staff take steps to remove any unauthorized structures, fills, obstructions, objects and other items from Town easements and Town property to enable the walkway reconstruction project work between Crawford Rose Drive and Devins Drive.

**8.2 General Committee Report of April 18, 2023** 307

**8.2.1 PDS23-040 - Designation of 30 Individual Properties under Part IV of the Ontario Heritage Act** 316

1. That Report No. PDS23-040 be received; and
2. That for the properties whose Notice of Intent to Designate has been withdrawn, Council authorize staff to:
  - a. Issue the respective Notices of Withdrawal; and
  - b. Remove the respective properties from the Town's Heritage Register in accordance with the provisions of Bill 23 and the *Ontario Heritage Act*; and



3. That for the properties where the Notice of Intent to Designate has not been withdrawn, the appropriate designation by-laws be brought back for enactment; and
4. That the Notice of Intent to Designate the following 8 properties where objections were submitted be removed:
  - 16 Reuben Street
  - 31 Tyler Street
  - 33 Mosley Street
  - 41 Wellington Street East
  - 71 Tyler Street
  - 81 Tyler Street
  - 1978 Vandorf Sideroad
  - 15800 Yonge Street

#### **8.2.2 CMS23-016 - Pickleball Opportunities - 2023**

454

1. That Report No. CMS23-016 be received; and
2. That the Sports Field and Park Use Policy be amended to reflect the proposed alternative use for dedicated outdoor pickleball courts; and
3. That Council approve OPTION 1B and OPTION 2 for implementation and to be funded from operating budget; and
4. That staff investigate and report back with possible private/commercial parking lot opportunities that could be used as alternative pickleball locations.

#### **8.2.3 CMS23-013 - Community Partnership Grant Program - Policy Approval**

465

1. That Report No. CMS23-013 be received; and
2. That the Community Partnership Grant Policy (attachment 1) be approved; and
3. That the Town's existing Corporate Sponsorship Policy be repealed.



**8.2.4 CMS23-012 - Approval of Capital Project No. 72478 - Sports Dome - Air Conditioning 475**

1. That Report No. CMS23-012 be received; and
2. That the condition on the approval of a total of \$155,000 in capital budget authority for Capital Project No. 72478 – Sports Dome Air Conditioning be lifted, and the project proceed; and
3. That \$40,000 in previously approved budget authority and its associated funding be transferred from Project No. 72460 – Aurora Sports Dome Retrofit to Project No. 72478 – Sports Dome Air Conditioning; and
4. That a legal opinion as to whether the Town has recourse regarding the air conditioner at the Sports Dome be provided to Council

**8.2.5 CS23-027 - Aurora Appeal Tribunal and Property Standards Committee Remuneration 483**

1. That Report No. CS23-027 be received; and
2. That the Aurora Appeal Tribunal and Property Standards Committee Members be provided remuneration in the amount of \$80 per meeting; and
3. That the attached Terms of References for the Aurora Appeal Tribunal and Property Standards Committee be approved.

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

**9.1 PDS23-054 - Aurora Business Improvement Area Annual Report 2022 490**

(Presentation to be provided by Joanne Russo, Chair, Aurora Business Improvement Area)

1. That Report No. PDS23-054 be received;
2. That the Aurora Business Improvement Association's (BIA) 2022 audited financial statements attached hereto as Attachment 2 be received;
3. That the 2023 Aurora BIA Budget attached hereto as Attachment 3 be approved; and
4. That the Aurora BIA retain the grant funds from the Town in the



amount of \$25,000; and

5. That a by-law be enacted to levy a Special Charge upon Rateable Property in the Aurora Business Improvement Area, in the amount of \$18,825.

**9.2 Memorandum from Mayor Mrakas; Re: Community Recognition Review Advisory Committee Composition** 540

1. That Councillor Ron Weese be appointed to replace Mayor Tom Mrakas on the Community Recognition Review Advisory Committee effective immediately.

**10. Motions**

**10.1 Mayor Mrakas; Re: Feasibility of Building New Town Hall** 541

1. Now Therefore Be it Hereby Resolved That staff be directed to investigate the potential for a new Town Hall at the Yonge St. and Mosley St. Town-owned site, along with the selling of the existing Town Hall property at 100 John West Way; and
2. Be It Further Resolved That the Aurora Economic Development Corporation Board be consulted prior to the report coming back to Council.

**10.2 Councillor Gilliland; Re: Committees Continuing Past Council Term** 543

1. Now Therefore Be it Hereby Resolved That staff take the necessary steps to ensure that the Heritage Advisory Committee and Accessibility Advisory Committee continue on past the end of the Council term until a new committee is appointed.

**10.3 Councillor Gilliland; Re: Pilot Mobile Food and Licensed Beverage Consumption at Concerts in the Park** 544

1. Now Therefore Be it Hereby Resolved That staff investigate the feasibility of implementing a pilot project for the summer 2023 Concerts in the Park to allow the consumption of licensed beverages by sales only on August 23 and August 30 including beer and wine for purchase only and report back to Council for direction; and
2. That staff investigate a sustainable and equitable plan for establishing support for local restaurants and food vendors cuisine at the Concerts in the Park series for 2024 bringing a



report to Council in time for the consideration in the 2024 budget; and

3. That staff review our licensing bylaw that relates to mobile food and refreshment vendors and report back to Council with any recommended changes.

## **11. New Business**

## **12. By-laws**

That items 12.1 to 12.4 inclusive be enacted.

- |             |  |            |
|-------------|--|------------|
| <b>12.1</b> | <b>By-law Number XXXX-23 - Being a By-law to permanently close highways in the Town of Aurora (Barrie Rail Corridor properties).</b> | <b>546</b> |
|-------------|--|------------|

(Closed Session Report No. PDS21-165, Nov 30, 2021)

- |             |   |            |
|-------------|---|------------|
| <b>12.2</b> | <b>By-law Number XXXX-23 - Being a By-Law to amend By-law Number 5630-14, as amended, to regulate licensing of business establishments.</b> | <b>548</b> |
|-------------|---|------------|

(General Committee Report No. CS23-007, Feb 7, 2023)

- |             |   |            |
|-------------|---|------------|
| <b>12.3</b> | <b>By-law Number XXXX-23 - Being a By-law to amend By-law Number 5285-10, as amended, to adopt Official Plan Amendment No. 26 (File No. OPA-2021-02).</b> | <b>551</b> |
|-------------|---|------------|

(General Committee Report No. PDS23-019, Mar 7, 2023)

- |              |  |            |
|--------------|--|------------|
| <b>*12.4</b> | <b>By-law Number XXXX-23 - Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 162, 306, 370, 434 and 488 St. John's Sideroad (File No. ZBA-2021-02).</b> | <b>559</b> |
|--------------|--|------------|

(General Committee Report No. PDS23-019, Mar 7, 2023)

## **13. Closed Session**

## **14. Confirming By-law**

That the confirming by-law be enacted.

- |             |  |            |
|-------------|--|------------|
| <b>14.1</b> | <b>By-law Number XXXX-23 Being a By-law to confirm actions by Council resulting from a Council meeting on April 25, 2023</b> | <b>566</b> |
|-------------|--|------------|

## **15. Adjournment**

That the meeting be adjourned.



# Delegation Request

This request and any written submissions or background information for consideration by either Council or Committees of Council is being submitted to Legislative Services.

**Council or Committee (Choose One) \***

General Committee

**Council or Committee Meeting Date \* ?**

2023-4-25



**Subject \***

Excellence Canada - Gold Award Presentation to Town of Aurora Council

**Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) \***

Allan N. Ebedes President and CEO Excellence Canada

**Brief Summary of Issue or Purpose of Delegation \***

The Town of Aurora is the successful recipient of the Excellence Canada Gold Award for Organizational Excellence. The team accepted the award in late 2022. Allan N. Ebedes, President and CEO of Excellence Canada will deliver some congratulatory remarks and present the Gold trophy to Council.

**Have you been in contact with a Town staff or Council member regarding your matter of interest? \***

☒ Yes

☐ No

**Full name of the Town staff or Council member with whom you spoke**

Mike de Rond, Town Clerk

**Date you spoke with Town staff or a Council member**

2023-3-23





**I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. \*** Page 2 of 566

☒ Agree



# Delegation Request

This request and any written submissions or background information for consideration by either Council or Committees of Council is being submitted to Legislative Services.

**Council or Committee (Choose One) \***

Council

**Council or Committee Meeting Date \* ?**

2023-4-25



**Subject \***

Mayor's motion re new town hall

**Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) \***

Bonnie fleischaker

**Brief Summary of Issue or Purpose of Delegation \***

Opposed to a feasibility study and any notion of replacing existing town hall

**Have you been in contact with a Town staff or Council member regarding your matter of interest? \***

☒ Yes

☐ No

**Full name of the Town staff or Council member with whom you spoke**

**Date you spoke with Town staff or a Council member**





**I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. \*** Page 4 of 566

☒ Agree



WRITTEN DOCUMENTARY TO: Town of Aurora Council

FROM: Bonnie Fleischaker

SUBJECT: Mayor's Notice of Motion, April 4, 2023

RE: Feasibility of Building New Town Hall

DATE: Council Meeting of April 25, 2023

Thank you for the opportunity to present my view on this motion. I have chosen to provide a written delegation. However, if I am well enough, I intend to connect on Zoom to be present should you have any questions.

Although born in Newmarket, I have lived in the Aurora area my entire adult life. My children and grandchildren were raised here. My ancestors settled in the area just north of here in the early 1800's. I have been involved in politics since the age of 13 and have seen government grow more costly and more complex.

When I first became aware of this motion, I mistakenly thought it was to be discussed under Item 10 on the agenda for the General Committee Meeting on April 4th. When that didn't happen, I called the Mayor the next day. We discussed the matter but ended agreeing to disagree.

The citizens of Aurora elect you, pay you and trust you to make prudent decisions that benefit the majority. You are the keeper of the purse and we depend upon you to spend our tax dollars wisely, while being fully transparent.

**I am adamantly opposed to this motion and to the sale of the current Town Hall** which is centrally located, has ample parking especially in the evenings when most public meetings are held.

I agree the pandemic has led to alternative work arrangements in the short term. However, **it is far too early to determine if working remotely will continue for**



**the long term.** There are psychological and physical consequences for both the employer and employee if such an arrangements persist for an extended period of time.

In the meantime, if the present Town Hall has unused space, how about being creative to discover ways to use it, ie. renting out space or offer space for community events.

I, like you and many others, wish we could have a Main Street like Newmarket where the "Commons" with its artificial ice surface, Fairy Lake and walking trails attract people to the downtown core. Their Main Street, however, is not on a historic north/south corridor highway. Their Main Street also consists of few retail stores but many restaurants. The Yonge and Wellington Street intersection has been a nightmare for over 50 years. Most of us avoid the area whenever possible. Regardless, you cannot make lemonade out of turnips no matter how much money you throw at it.

There are many vacant office and retail buildings in Aurora. I believe the former post office on Wellington Street remains mostly, if not completelt vacant.

1. Purchasing the Yonge and Mosley Street property for \$7,500,000 to encourage redevelopment in Aurora's "downtown" was a mistake. The Mayor and former Council need to own it. In addition to the purchase price, the Town is now responsible for the maintenance and repair costs. When I voiced my opinion to the Mayor in a telephone conversation, he stated that he made the Town a 12 million dollar profit by purchasing the property. **It should be sold.** Then *the Town could use that profit to give an unprecedented refund to every Aurora property owner!!!* LOL

2. Building a new Town Hall there would only exacerbate the current traffic and parking situation. In a recent visit to our library, I asked about parking when the Town Square finally opens. I was told parking would be on Mosley Street. Is the plan to demolish the existing building to provide parking and a new smaller Town Hall?

3. The Yonge and Mosley Street location is much more suited to its current use,



that is, retail/office space with housing above. With this in mind, I asked the Mayor if he knew **what impact the two new condo buildings on Yonge Street had on the few retail stores and restaurants in the area.** He promised to get back to me on that. In the meantime, I made some of my own inquiries and learned that the new condos had absolutely no impact on the stores there.

*Is it possible that a proposal has already been received to purchase the John West Way property which is likely far more valuable than the Yonge & Mosley Street property?*

**The Town Square project is not yet complete.** We are just now coming out of a global pandemic no one has experienced in our lifetime. **This motion is premature** pending the impact of that project and future long term Town Hall office space requirements are determined. The online, email and telephone responses I have received support my opinion, sometimes not quite so politely.

**There is no rush here.** Such a project should be part of an election platform for those seeking office, or even a referendum at the next election. That way, the citizens will make the decision one way or the other.

**I respectfully request the Mayor to withdraw this motion.** If he chooses not to do so, I urge all Councillors to vote NO. **Nip this notion in the bud before one penny is spent.**



# Delegation Request

This request and any written submissions or background information for consideration by either Council or Committees of Council is being submitted to Legislative Services.

**Council or Committee (Choose One) \***

Council

**Council or Committee Meeting Date \* ?**

2023-4-25



**Subject \***

Re: Motion for a study on the Feasibility of Building New Town Hall

**Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) \***

Bruce Orrell

**Brief Summary of Issue or Purpose of Delegation \***

Opportunity to provide my opinion on this motion.

**Have you been in contact with a Town staff or Council member regarding your matter of interest? \***

☐ Yes

☒ No

**I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. \***

☒ Agree



# Delegation Request

This request and any written submissions or background information for consideration by either Council or Committees of Council is being submitted to Legislative Services.

**Council or Committee (Choose One) \***

Accessibility Advisory Committee

**Council or Committee Meeting Date \* ?**

2023-4-25



**Subject \***

Report being table by Mayor- Town Hall

**Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) \***

Joanne Russo

**Brief Summary of Issue or Purpose of Delegation \***

Hi its my understanding that there is an agenda item before Council regarding the Mayor interest in bringing forth a Report regarding moving Town Hall. I wish to speak on this matter. I believe it is before council on April 25th

**Have you been in contact with a Town staff or Council member regarding your matter of interest? \***

☐ Yes

☒ No

**I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. \***

☒ Agree



# Delegation Request

This request and any written submissions or background information for consideration by either Council or Committees of Council is being submitted to Legislative Services.

**Council or Committee (Choose One) \***

Council

**Council or Committee Meeting Date \* ?**

2023-4-25



**Subject \***

Study to move Town Hall to Yonge Street

**Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) \***

Nancy and Lloyd Kerswill

**Brief Summary of Issue or Purpose of Delegation \***

Request that no feasibility study or consideration be approved to move the town hall from its current location to Yonge St.

**Have you been in contact with a Town staff or Council member regarding your matter of interest? \***

☒ Yes

☐ No

**Full name of the Town staff or Council member with whom you spoke**

Councilor Gallo

**Date you spoke with Town staff or a Council member**

2023-4-11





**I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.** \*Page 11 of 566

☒ Agree



# Delegation Request

This request and any written submissions or background information for consideration by either Council or Committees of Council is being submitted to Legislative Services.

**Council or Committee (Choose One) \***

Council

**Council or Committee Meeting Date \* ?**

2023-4-25



**Subject \***

Mayors Motion

**Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) \***

Marco Di Girolamo

**Brief Summary of Issue or Purpose of Delegation \***

Would like to endorse the mayors motion, on the feasibility of downtown town hall

**Have you been in contact with a Town staff or Council member regarding your matter of interest? \***

☒ Yes

☐ No

**Full name of the Town staff or Council member with whom you spoke**

Tom

**Date you spoke with Town staff or a Council member**

2023-4-12





**I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.** \*Page 13 of 566

☒ Agree





**Town of Aurora  
Council  
Meeting Minutes**

**Date:** Tuesday, March 28, 2023  
**Time:** 7 p.m.  
**Location:** Council Chambers, Aurora Town Hall

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

**Other Attendees:** Doug Nadorozny, Chief Administrative Officer  
Allan Downey, Director, Operational Services  
Robin McDougall, Director, Community Services  
Marco Ramunno, Director, Planning and Development Services  
Techa van Leeuwen, Director, Corporate Services  
Rachel Wainwright-van Kessel, Director, Finance\*  
Daniel Bitonti, Acting Manager, Corporate Communications  
Patricia De Sario, Town Solicitor  
Michael de Rond, Town Clerk  
Linda Bottos, Council/Committee Coordinator  
Palak Mehta, Council/Committee Coordinator

\*Attended electronically

---

**1. Call to Order**

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

Council consented to recess the meeting at 9:15 p.m. and reconvened the meeting at 9:26 p.m.



## 2. Land Acknowledgement

Mayor Mrakas acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

## 3. Approval of the Agenda

**Moved by** Councillor Kim

**Seconded by** Councillor Thompson

That the revised agenda as circulated by Legislative Services, including the following added items requiring a two-thirds majority vote, be approved:

- Delegation 6.3 - Ian M. Clark, Resident; Re: Item 8.1.8 - PDS23-018 - Heritage Permit Application, 60 Fleury Street, File Number: HPA-2023-01
- Delegation 6.4 - Matthew Kinsella, Architect; Re: Item 8.1.8 - PDS23-018 - Heritage Permit Application, 60 Fleury Street, File Number: HPA-2023-01

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

**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

**5.1 Phiona Durrant and Bobbie Marshall, Aurora Black Community Association;  
 Re: Black History Report**



Council consented to permit an additional five minutes for the presentation.

Phiona Durrant and Bobbie Marshall presented an overview of the successful events of Black History Month 2023 in Aurora, including key performance indicators and impact analysis, and thanked the Town, staff, and community for their support. Dedicated volunteer Ron Kellman was recognized and presented with the Aurora Black Community Honourable Jean Augustine Community Builder Award.

**Moved by** Councillor Gallo

**Seconded by** Councillor Kim

That the presentation be received for information.

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

**Carried (7 to 0)**

## **5.2 Milton Hart, Chair, Aurora Black Caucus; Re: Aurora Black Caucus**

Milton Hart provided background on the Aurora Black Caucus and requested that the Town continue strengthening its partnerships with Black Community organizations on initiatives including the creation of a dismantling of anti-black racism policy, a formal replacement of the former Anti-Black Racism and Anti-Racism Task Force with a physical location, the celebration of Emancipation Day in Aurora on August 1, 2023, and the championing and celebration of accomplishments.

**Moved by** Councillor Thompson

**Seconded by** Councillor Weese

That the presentation be received for information.

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

**Carried (7 to 0)**

## **5.3 Al Downey Retirement**

Doug Nadorozny, Chief Administrative Officer, paid tribute to Allan Downey, Director of Operational Services, who will retire on March 31, 2023. The Mayor and Councillors also acknowledged and thanked Al



Downey for his years of service and dedication to the community and wished him the best of luck in retirement.

**Moved by** Councillor Thompson

**Seconded by** Councillor Gallo

That the presentation be received for information.

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

**Carried (7 to 0)**

## 6. Delegations

### 6.1 Rita McMahon, Resident; Re: Item 8.1.8 - PDS23-018 - Heritage Permit Application, 60 Fleury Street, File Number: HPA-2023-01

Rita McMahon stressed the importance of transparency and decisions based on objective criteria, noting the engineering report does not support demolition, and requested that the proposed rebuild design be considered at the April 25, 2023 Council meeting if the demolition is approved.

**Moved by** Councillor Gallo

**Seconded by** Councillor Weese

That the comments of the delegation be received and referred to item 8.1.8.

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

**Carried (7 to 0)**

### 6.2 Robert Fairs, Resident; Re: Item 8.1.8 - PDS23-018 - Heritage Permit Application, 60 Fleury Street, File Number: HPA-2023-01

Robert Fairs expressed concerns regarding the application notice and review processes, noting many local residents did not receive notice and the Heritage Advisory Committee should be part of the review process.

**Moved by** Councillor Weese

**Seconded by** Councillor Kim



That the comments of the delegation be received and referred to item 8.1.8.

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

**Carried (7 to 0)**

**6.3 Ian M. Clark, Resident; Re: Item 8.1.8 - PDS23-018 - Heritage Permit Application, 60 Fleury Street, File Number: HPA-2023-01**

Council consented to permit an additional two minutes for the delegation.

Ian Clark commented on the importance of the Northeast Old Aurora Heritage Conservation District Plan and requested that the demolition request, including engineering reports, be referred to the Heritage Advisory Committee and that the application 90-day deadline be removed.

**Moved by Councillor Kim**

**Seconded by Councillor Weese**

That the comments of the delegation be received and referred to item 8.1.8.

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

**Carried (7 to 0)**

**6.4 Matthew Kinsella, Architect; Re: Item 8.1.8 - PDS23-018 - Heritage Permit Application, 60 Fleury Street, File Number: HPA-2023-01**

Council consented to permit Ryan Panet, the property owner of 60 Fleury Street, to make a brief statement.

Ryan Panet thanked residents for expressing their concerns and emphasized that his priority is to provide a safe home for his family.

Matthew Kinsella spoke in support of the staff recommendation, provided background, and advised that the home is beyond restoration and should be replaced.

**Moved by Councillor Kim**

**Seconded by Councillor Thompson**



That the comments of the delegation be received and referred to item 8.1.8.

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

**Carried (7 to 0)**

## **7. Consent Agenda**

**Moved by** Councillor Thompson

**Seconded by** Councillor Weese

That the Consent Agenda, items 7.1 to 7.9 inclusive, be approved.

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

**Carried (7 to 0)**

### **7.1 Council Meeting Minutes of February 28, 2023**

1. That the Council meeting minutes of February 28, 2023, be adopted as circulated.

**Carried**

### **7.2 Council Closed Session Minutes of March 7, 2023**

1. That the Council Closed Session minutes of March 7, 2023, be adopted as circulated.

**Carried**

### **7.3 Council Closed Session Public Meeting Minutes of March 7, 2023**

1. That the Council Closed Session Public meeting minutes of March 7, 2023, be adopted as circulated.

**Carried**

### **7.4 Council Closed Session Minutes of February 28, 2023**

1. That the Council Closed Session minutes of February 28, 2023, be adopted as circulated.

**Carried**

### **7.5 Council Closed Session Public Meeting Minutes of February 28, 2023**



1. That the Council Closed Session Public meeting minutes of February 28, 2023, be adopted as circulated.

**Carried**

**7.6 Council Closed Session Minutes of February 21, 2023**

1. That the Council Closed Session minutes of February 21, 2023, be adopted as circulated.

**Carried**

**7.7 Council Closed Session Public Meeting Minutes of February 21, 2023**

1. That the Council Closed Session Public meeting minutes of February 21, 2023, be adopted as circulated.

**Carried**

**7.8 Council Public Planning Meeting Minutes of February 14, 2023**

1. That the Council Public Planning meeting minutes of February 14, 2023, be adopted as circulated.

**Carried**

**7.9 Memorandum from Councillor Thompson; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of February 24, 2023**

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of February 24, 2023, be received for information.

**Carried**

**8. Standing Committee Reports**

Council consented to consider items in the following order: 8.1.8, 8.1.2, and 8.1.4.

**Moved by** Councillor Weese

**Seconded by** Councillor Kim

That the Standing Committee Reports item 8.1 be received and the recommendations carried by the Committee approved, with the exception of sub-items 8.1.2, 8.1.4, and 8.1.8, which were discussed and voted on separately as recorded below.



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

**Carried (7 to 0)**

## **8.1 General Committee Meeting Report of March 7, 2023**

### **8.1.1 Memorandum from Councillor Thompson; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of January 27, 2023**

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of January 27, 2023, be received for information.

**Carried**

### **8.1.2 PDS23-019 - Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, Shining Hill Collections Inc., 162, 306, 370, 434 and 488 St. John's Sideroad West, File Number: OPA-2021-02, ZBA-2021-02 and SUB-2021-01**

**Moved by** Councillor Gilliland

**Seconded by** Councillor Thompson

1. That Report No. PDS23-019 be received; and
2. That Official Plan Amendment application OPA-2021-02 be approved to amend the Official Plan Site Specific Policy #14 and OPA 37:
  - a. to re-designate the subject lands from "Existing Major Institutional", "Suburban Residential (SR-1)", "Supporting Area Open Space" and "Core Area Open Space" designations to "Suburban Residential (SR-1)", "Stable Residential", "Environmental Protection", "Public Parkland", and "Supporting Area Open Space" designations; and
  - b. remove Official Plan Site Specific Policy #14 over a portion of the subject lands and replace with a new site-specific policy to permit single detached dwellings up to a maximum height of three (3) storeys or eleven (11) metres and street townhouses up to a maximum height of thirteen (13) metres; and



3. That Zoning By-law Amendment application ZBA-2021-02 be approved to rezone the subject lands from Oak Ridges Moraine - Rural (RU-ORM), Rural (RU) and Institutional (I) to Detached Third Density Exception X (R3-X), Detached Fourth Density Exception X (R4-X), Townhouse Dwelling Residential Exception Zone (R8-X), Institutional (I), Oak Ridges Moraine Environmental Protection Zone (EP-ORM), Environmental Protection (EP), Public Open Space (O1) and Private Open Space Zone (O2); and
4. That the Draft Plan of Subdivision application SUB-2021-01 consisting of 108 dwelling units (87 singles and 21 towns), neighbourhood park, school block, natural heritage/open space areas, public roads be approved, subject to the conditions listed in Appendix 'A' to this report; and
5. That Council grant allocation from the reserve to service the development of 87 single-detached dwellings and 21 townhouses units on the approved Draft Plan of Subdivision; and
6. That the implementing Official Plan Amendment and Zoning By-law Amendment be brought forward to a future Council meeting for enactment.

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

Nays (1): Councillor Gaertner

**Carried (6 to 1)**

### **8.1.3 OPS23-002 - David Tomlinson Nature Reserve Phase 2 Options**

1. That Report No. OPS23-002 be received; and
2. That staff be directed to implement Option 2, including the Phase 2 trail connections, boardwalks, and associated landscaping, and that the offline wetlands and Marsh Creek realignment be deleted from the Phase 2 scope of works.

**Carried**

### **8.1.4 FIN23-007 - Investment Policy Statement and Transition to Prudent Investment Regime**



**Moved by** Councillor Thompson

**Seconded by** Councillor Weese

1. That Report No. FIN23-007 be received; and
2. That the proposed Investment Policy Statement, attached as Attachment 1 be approved; and
3. That the Director, Finance – Treasurer be authorized to execute the ONE Joint Investment Board Agreement, substantially in the form attached as Attachment 2, subject to the final form and content being to the satisfaction of the Director, Finance – Treasurer and the Town Solicitor; and
4. That the Draft Investment Plan attached as Attachment 3 be received for information purposes; and
5. That a by-law be enacted to authorize the Town's investments under the Prudent Investor regime as required by Ontario Regulation 438/97 and authorize execution of the ONE Joint Investment Board Agreement delegating control and management of the Town's long-term investments to the ONE Joint Investment Board.

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

**Carried (7 to 0)**

#### **8.1.5 FIN23-006 - Statement of Remuneration and Expenses for Members of Council, Committees and Local Boards**

1. That Report No. FIN23-006 be received for information.

**Carried**

#### **8.1.6 PDS23-008 - Request for a Parking By-law Amendment on Benville Crescent**

1. That Report No. PDS23-008 - Request for a Parking By-law Amendment on Benville Crescent be referred to the Active Transportation and Traffic Safety Advisory Committee for review and comment.

**Carried**



**8.1.7 PDS23-011 - Extension of Approval to Draft Plan of Subdivision, Ambria (Bloomington) Limited (formerly 2523059 Ontario Inc.), 132, 148, 166, 178, 186, 192, and 198 Old Bloomington Road, Lots 12 and 14 and Part of Lots 10, 11 and 13, Registered Plan 166, File Number: SUB-2017-03**

1. That Report No. PDS23-011 be received; and
2. That the Draft Approval to Plan of Subdivision for 132-198 Old Bloomington Road, File SUB-2017-03, be extended for one (1) year with a lapsing date of May 26, 2024.

**Carried**

**8.1.8 PDS23-018 - Heritage Permit Application, 60 Fleury Street, File Number: HPA-2023-01**

**Main motion**

**Moved by** Councillor Weese

**Seconded by** Councillor Gallo

1. That Report No. PDS23-018 be received; and
2. That the demolition permit for the property at 60 Fleury Street be approved; and
3. That the proposed design be referred to the Heritage Advisory Committee for review and comment.

**Amendment:**

**Moved by** Councillor Weese

**Seconded by** Councillor Thompson

That the main motion be amended by replacing the second and third clauses with the following original staff recommendation:

"That Heritage Permit Application HPA-2023-01 be approved to permit the demolition and replacement of the existing fire-damaged structure at 60 Fleury Street with a new, heritage compatible Edwardian-style dwelling (Figures 3-5)."

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

**Carried (7 to 0)**



**Main motion as amended**  
**Moved by Councillor Weese**  
**Seconded by Councillor Gallo**

1. That Report No. PDS23-018 be received; and
2. That Heritage Permit Application HPA-2023-01 be approved to permit the demolition and replacement of the existing fire-damaged structure at 60 Fleury Street with a new, heritage compatible Edwardian-style dwelling (Figures 3-5).

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

**Carried (7 to 0)**

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

None.

**10. Motions**

None.

**11. Regional Report**

**11.1 York Regional Council Highlights of February 23, 2023**

**Moved by Councillor Weese**  
**Seconded by Councillor Thompson**

1. That the York Regional Council Highlights of February 23, 2023, be received for information.

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

**Carried (7 to 0)**

**12. New Business**

Councillor Gaertner noted that the month of March is Endometriosis Awareness Month.



Councillor Gilliland inquired about the possibility of continuing committees, such as the Accessibility Advisory Committee and the Heritage Advisory Committee, during future transitions of Council terms until the new committee members have been appointed by Council. Staff provided a response and Councillor Gilliland agreed to bring forward a Notice of Motion.

Councillor Weese, with reference to a recent meeting with the Town Park Area Residents Ratepayers Association and Metrolinx, inquired about arranging for Metrolinx to present further information when available to Council, and the Mayor provided a response.

Councillor Gallo inquired about the next steps with reference to the presentation and requests from Milton Hart, Chair of the Aurora Black Caucus. The Mayor and staff provided a response, noting that staff would be reporting back to Council with options.

Mayor Mrakas announced and congratulated the new citizen members appointed to the following committees:

- Accessibility Advisory Committee: Peter Angelo, Alison Hughes, Max Le Moine, John Lenchak, Hailey Reiss, and Jo-anne Spitzer.
- Aurora Appeal Tribunal and Property Standards Committee: Linda Durringer, Balpreet Grewal, Tom Plamondon, Maricella Saucedo, and Julian Yang.
- Community Recognition Review Advisory Committee: Diane Buchanan, Phiona Durrant, Elaine Martini, Glenda Raketti, Jo-anne Spitzer, and Patricia Wallace.
- Environmental Advisory Committee: Nicole Arsenault, Shun Chen, Pippette Eibel, Alain Godin, Denis Heng, Kristen Martens, and Ken Turriff.
- Heritage Advisory Committee: Cynthia Bettio, John Green, David Heard, Kevin Hughes, Jeff Lanthier, and Bob McRoberts.

Mayor Mrakas announced that Team Sweden, participating in the upcoming Women's World Championship, is holding a free, open practice on April 1, 2023, at the Aurora Community Centre (ACC) at 10:30 a.m. followed by an autograph session at 1 p.m., and tickets are available for the pre-tournament game between Team Sweden and Team Switzerland at the ACC on April 2 at 2 p.m.



**13. By-laws**

**13.1 By-law Number 6481-23 - Being a By-law to amend Municipal Waterworks Distribution By-law Number 3305-91, as amended.**

**13.2 By-law Number 6482-23 - Being a By-law to establish a Committee of Adjustment and appoint members to the Committee of Adjustment.**

**Moved by Councillor Thompson**

**Seconded by Councillor Weese**

That By-laws items 13.1 and 13.2 be enacted.

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

Nays (1): Councillor Gaertner

**Carried (6 to 1)**

**14. Closed Session**

None.

**15. Confirming By-law**

**15.1 By-law Number 6483-23 - Being a By-law to confirm actions by Council resulting from a Council meeting on March 28, 2023**

**Moved by Councillor Gallo**

**Seconded by Councillor Thompson**

That the confirming by-law be enacted.

**Carried**

**16. Adjournment**

**Moved by Councillor Weese**

**Seconded by Councillor Kim**

That the meeting be adjourned at 9:57 p.m.

**Carried**



Council Meeting Minutes  
Tuesday, March 28, 2023

15

---

Tom Mrakas, Mayor

---

Michael de Rond, Town Clerk





## Town of Aurora Council Public Planning Meeting Minutes

**Date:** Tuesday, March 21, 2023  
**Time:** 7 p.m.  
**Location:** Council Chambers, Aurora Town Hall

**Council Members:** Mayor Tom Mrakas (Chair)  
 Councillor Ron Weese  
 Councillor Rachel Gilliland\* (departed 7:39 p.m.)  
 Councillor Michael Thompson  
 Councillor Harold Kim

**Members Absent:** Councillor Wendy Gaertner  
 Councillor John Gallo

**Other Attendees:** Marco Ramunno, Director, Planning and Development Services  
 Adam Robb, Senior Planner, Development/Heritage  
 Kenny Ng, Planner  
 Jaclyn Grossi, Deputy Town Clerk  
 Palak Mehta, Council/Committee Coordinator

\*Attended electronically

### 1. Call to Order

The Mayor called the meeting to order at 7:01 p.m.

### 2. Land Acknowledgement

The Mayor acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the Mississaugas



and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

### 3. Approval of the Agenda

**Moved by** Councillor Weese

**Seconded by** Councillor Kim

That the revised agenda as circulated by Legislative Services be approved.

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

Absent (2): Councillor Gaertner, and Councillor Gallo

**Carried (5 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 Deputy Town Clerk confirmed that the appropriate notice was given in accordance with the relevant provisions of the *Planning Act*.

**5.1 PDS23-032 - Application for Zoning By-law Amendment 2351528 Ontario Limited and Aurora Leslie Developments Limited 20-85 Monarch Park Gate, 25-455 Addison Hall Circle (w/o 355 Addison Hall Circle) Blocks 1-32, Registered Plan of Subdivision 65M-4650, File Number: ZBA-2022-03**

#### **Planning Staff**

Kenny Ng, Planner, presented an overview of the staff report regarding the Zoning By-law Amendment application, noting the applicant proposes to amend the subject lands' existing zoning to permit warehousing as a principal use and to allow accessory uses for all principal uses, subject to conditions.



**Applicant/Agent**

Mark Yarranton, agent for the applicant, KLM Planning Partners Inc., presented an overview of the proposed development including a site description and context, background and history, information about the proposed Zoning By-law Amendment, Aurora Northeast (2C) Secondary Plan (OPA No. 73), and views from Highway 404.

**Public Comments**

Aurora resident, Anand Sihra, expressed the following comments:

Concerns regarding:

- Neighborhood compatibility and impact on quality of life
- Potential decrease in local property values
- Impact on traffic density and pedestrian safety
- Impact on noise pollution

**Planning Staff**

Staff addressed questions and concerns regarding setbacks along the Leslie Street frontage and along the Highway 404 corridor, employment uses within the business park, information on site-specific zoning, design guidelines, and employment density requirements.

**Moved by** Councillor Thompson

**Seconded by** Councillor Weese

1. That Report No. PDS23-032 be received; and
2. That comments presented at the Public Meeting be addressed by Planning and Development Services in a report to a future General Committee Meeting.

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

Absent (2): Councillor Gaertner, and Councillor Gallo

**Carried (5 to 0)**



**5.2 PDS23-033 - Zoning By-law and Official Plan Amendment Applications**  
**Livewell on Wellington General Partners Ltd. 1452 - 1460 Wellington Street**  
**East Lots 3 and 4; Registered Plan 525, File Numbers: ZBA-2022-06; OPA**  
**2022-04, Related File Numbers: SUB-2022; SP-2022-10**

**Planning Staff**

Adam Robb, Senior Planner, Development/Heritage, presented an overview of the staff report regarding the Zoning By-law and Official Plan Amendment applications, noting that the applicant proposes to rezone the property from “Community Commercial Exception Zone (C4-464)” to “Townhouse Dwelling Residential Exception Zone (R8-X)”, and to redesignate the property from “Community Commercial” to “Medium-High Density Residential”, to facilitate the development of thirty (30) 3.5-storey common element condominium townhouses on site.

**Applicant/Agent**

Pascal Monat, Civil Engineer, Siteplantech Inc., presented an overview of the proposed development including previous commercial approval, site plan, elevations, landscape design, traffic design, servicing plan, existing residential development in context area, and additional design options.

Celine Batterink, Arborist Consultant, Kuntz Forestry Consulting Inc., was also present to answer questions regarding tree removal and replacement.

**Public Comments**

Aurora resident, Eric Liversidge, expressed the following comments:

Concerns regarding:

- Impact on well water levels and monitoring water quality
- Noise impact and light pollution
- Impact on traffic density and pedestrian safety

Suggestions regarding:

- Provision of a traffic study by York Region



Questions regarding:

- Tree removal and replacement on the southeast corner due to root structure extending onto the proposed site.

### **Planning Staff**

Staff addressed concerns, questions, and suggestions regarding the provision of a traffic study by York Region.

### **Applicant/Agent**

The Applicant/Agent addressed concerns, questions, and suggestions regarding tree removal and replacement, noise and light pollution, and impact on well water levels and monitoring water quality.

**Moved by** Councillor Weese

**Seconded by** Councillor Thompson

1. That Report No. PDS23-033 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 General Committee Meeting.

Yeas (4): Mayor Mrakas, Councillor Weese, Councillor Thompson, and Councillor Kim

Absent (3): Councillor Gilliland, Councillor Gaertner, and Councillor Gallo

**Carried (4 to 0)**

## **6. Confirming By-law**

### **6.1 By-law No. 6479-23 Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on March 21, 2023**

**Moved by** Councillor Weese

**Seconded by** Councillor Kim

That the confirming by-law be enacted.

**Carried**



7. **Adjournment**

**Moved by** Councillor Weese

**Seconded by** Councillor Thompson

That the meeting be adjourned at 8:05 p.m.

**Carried**

---

Tom Mrakas, Mayor

---

Jaclyn Grossi, Deputy Town Clerk





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

**Date:** Tuesday, March 28, 2023  
**Time:** 5:45 p.m.  
**Location:** Holland Room, Aurora Town Hall

**Council Members:** Mayor Tom Mrakas (Chair)  
 Councillor Ron Weese  
 Councillor Rachel Gilliland\*  
 Councillor Wendy Gaertner\*  
 Councillor Michael Thompson  
 Councillor John Gallo  
 Councillor Harold Kim (arrived 6:38 p.m.)

**Other Attendees:** Doug Nadorozny, Chief Administrative Officer  
 Marco Ramunno, Director, Planning and Development Services  
 (departed 6:36 p.m.)  
 Robin McDougall, Director, Community Services (arrived 6:36  
 p.m.)  
 Phillip Rose, Manager, Aurora Town Square (arrived 6:36 p.m.)  
 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 6:42 p.m.

Councillor Kim was absent for the first item of Closed Session and did not vote when reporting out.



## 2. Approval of the Agenda

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 Weese

**Seconded by** Councillor Thompson

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

1. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Section 239(2)(e) of the *Municipal Act, 2001*); Re: Council Closed Session Report No.CS23-019 - Appeals to Official Plan Amendment, Zoning By-law Amendment and Site Plan Applications, 271 Holladay Drive (OPA-2021-04, ZBA-2021-05 and SP-2021-10)
2. A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (Section 239(2)(k) of the *Municipal Act, 2001*); Re: Council Closed Session Report No.CMS23-008 - Aurora Town Square – Capital Campaign Status Update

**Carried**

### 4.1 Council Closed Session Report No. CS23-019 - Appeals to Official Plan Amendment, Zoning By-law Amendment and Site Plan Applications, 271 Holladay Drive (OPA-2021-04, ZBA-2021-05 and SP-2021-10)

Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Section 239(2)(e) of the *Municipal Act, 2001*)

**Moved by** Councillor Thompson

**Seconded by** Councillor Gallo



1. That Council Closed Session Report No. CS23-019 be received; and
2. That the confidential direction to staff be confirmed.

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

Absent (1): Councillor Kim

**Carried (6 to 0)**

#### **4.2 Council Closed Session Report No. CMS23-008 - Aurora Town Square - Capital Campaign Status Update**

A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (Section 239(2)(k) of the *Municipal Act, 2001*)

**Moved by Councillor Weese**

**Seconded by Councillor Thompson**

1. That Council Closed Session Report No. CMS23-008 be received; and
2. That the confidential direction to staff be confirmed.

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

**Carried (7 to 0)**

### **5. Confirming By-law**

#### **5.1 By-law Number 6480-23 Being a By-law to confirm actions by Council resulting from a Council Closed Session on March 28, 2023**

**Moved by Councillor Gallo**

**Seconded by Councillor Kim**

That the confirming by-law be enacted.

**Carried**

### **6. Adjournment**

**Moved by Councillor Gallo**

**Seconded by Councillor Kim**



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

**Carried**

---

Tom Mrakas, Mayor

---

Michael de Rond, Town Clerk





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

**Date:** Tuesday, April 4, 2023  
**Time:** 6:15 p.m.  
**Location:** Holland Room, Aurora Town Hall

**Council Members:** Mayor Tom Mrakas (Chair)  
Councillor Ron Weese  
Councillor Rachel Gilliland  
Councillor Wendy Gaertner\*  
Councillor Rachel Gilliland  
Councillor John Gallo

**Members Absent:** Councillor Michael Thompson  
Councillor Harold Kim

**Other Attendees:** Doug Nadorozny, Chief Administrative Officer  
Michael de Rond, Town Clerk

\*Attended electronically

---

**1. Call to Order**

The Mayor called the meeting to order at 6:15 p.m.

Council consented to resolve into a Closed Session at 6:17 p.m.

Council reconvened into open session at 6:25 p.m.

Councillor Gilliland was present for the closed session meeting but absent for reporting out.



**2. Approval of the Agenda**

**Moved by** Councillor Gallo

**Seconded by** Councillor Weese

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 Gilliland

**Seconded by** Councillor Gallo

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

1. Personal matters about an identifiable individual, including municipal or local board employees (Section 239(2)(b) of the *Municipal Act, 2001*); Re: Council Closed Session Report No.CS23-022 - Appointment of Members to the Mayor's Golf Classic Funds Committee

**Carried**

**4.1 Council Closed Session Report No. CS23-022 - Appointment of Members to the Mayor's Golf Classic Funds Committee**

Personal matters about an identifiable individual, including municipal or local board employees (Section 239(2)(b) of the *Municipal Act, 2001*)

**Moved by** Councillor Gallo

**Seconded by** Councillor Weese

1. That Council Closed Session Report No. CS23-022 be received; and
2. That the confidential direction to staff be confirmed.



Yeas (3): Councillor Weese, Councillor Gaertner, and Councillor Gallo

Nays (1): Mayor Mrakas

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

Voter Type: Majority (Voted), Recorded

**Carried (3 to 1)**

**5. Confirming By-law**

**5.1 By-law Number 6484-23 Being a By-law to confirm the actions from a Council Closed Session on April 4, 2023**

**Moved by** Councillor Gallo

**Seconded by** Councillor Kim

That the confirming by-law be enacted.

**Carried**

**6. Adjournment**

**Moved by** Councillor Kim

**Seconded by** Councillor Gallo

That the meeting be adjourned at 7:01 p.m.

**Carried**

---

Tom Mrakas, Mayor

---

Michael de Rond, Town Clerk





## Town of Aurora Council Public Planning Meeting Minutes

**Date:** Tuesday, April 11, 2023  
**Time:** 7 p.m.  
**Location:** Council Chambers, Aurora Town Hall

**Council Members:** Mayor Tom Mrakas (Chair)  
 Councillor Ron Weese  
 Councillor Rachel Gilliland  
 Councillor Wendy Gaertner  
 Councillor Michael Thompson\*  
 Councillor John Gallo  
 Councillor Harold Kim (arrived 7:03 p.m.)

**Other Attendees:** Marco Ramunno, Director, Planning and Development Services  
 Kenny Ng, Planner  
 Jaclyn Grossi, Deputy Town Clerk  
 Linda Bottos, Council/Committee Coordinator

\*Attended electronically

### 1. Call to Order

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

### 2. Land Acknowledgement

Mayor Mrakas acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.



### 3. Approval of the Agenda

**Moved by** Councillor Gallo

**Seconded by** Councillor Weese

That the revised agenda as circulated by Legislative Services be approved.

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

Absent (2): Councillor Thompson, and Councillor Kim

**Carried (5 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

#### 5.1 PDS23-039 - Application for Zoning By-law Amendment, Coppervalley Estates Inc., 1756 St. John's Sideroad, Part of Lot 26, Concession 3, File Number: ZBA-2022-09

##### **Planning Staff**

Kenny Ng, Planner, presented an overview of the staff report regarding the Zoning By-law Amendment application, noting the applicant proposes to develop a multi-unit (36 units) industrial building, and to rezone the subject lands from "Rural (RU) Zone" to "Business park Exception (E-BP) Zone" with site-specific zone standards to permit the proposed development.

##### **Applicant**

Aidan Pereira, KLM Planning Partners Inc., presented an overview of the development proposal, including overarching policies of the York Region Official Plan and Aurora 2C Secondary Plan, proposed zoning, supporting materials and reports, conceptual landscape and site plan, and conceptual renderings of the building and site.



### **Public Comments**

Aurora resident Stephanie Mu expressed concerns regarding the proximity of the proposed development to an existing residential neighbourhood and adjacent waterway, and the impact on the wildlife and ecosystem of the local lands.

**Moved by** Councillor Gilliland

**Seconded by** Councillor Weese

1. That Report No. PDS23-039 be received; and
2. That comments presented at the Public Meeting be addressed by Planning and Development Services in a report to a future General Committee meeting.

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

Nays (1): Councillor Gaertner

**Carried (6 to 1)**

### **6. Confirming By-law**

#### **6.1 By-law Number 6485-23 Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on April 11, 2023**

**Moved by** Councillor Gallo

**Seconded by** Councillor Weese

That the confirming by-law be enacted.

**Carried**

### **7. Adjournment**

**Moved by** Councillor Kim

**Seconded by** Councillor Gaertner

That the meeting be adjourned at 8:13 p.m.

**Carried**



Council Public Planning Meeting Minutes  
Tuesday, April 11, 2023

4

---

Tom Mrakas, Mayor

---

Jaclyn Grossi, Deputy Town Clerk





# **Central York Fire Services**

## **Minutes**

### **Joint Council Committee**

Date: Tuesday, February 7, 2023

Time: 9:30 AM

Location: Streamed live from the Municipal Offices  
395 Mulock Drive  
Newmarket, ON L3Y 4X7

Members Present: Councillor Gilliland, Town of Aurora, Chair  
Councillor Broome, Town of Newmarket, Vice Chair  
Councillor Gallo, Town of Aurora  
Councillor Simon, Town of Newmarket  
Councillor Morrison, Town of Newmarket

Members Absent: Councillor Gaertner, Town of Aurora

Staff Present: I. McDougall, Chief Administrative Officer, Town of Newmarket  
D. Nadorozny, Chief Administrative Officer, Town of Aurora  
I. Laing, Fire Chief, Central York Fire Services  
J. Inglis, Deputy Chief, Central York Fire Services  
M. Mayes, Director of Financial Services/Treasurer, Town of Newmarket  
R. Van Kessel Director of Financial Services/Treasurer, Town of Newmarket  
A. Tang, Manager of Finance & Accounting, Town of Newmarket  
K. Saini, Deputy Town Clerk, Town of Newmarket  
K. Huguenin, Legislative Coordinator  
S. Granat, Legislative Coordinator

The meeting was called to order at 9:32 AM.  
Councillor Gilliland in the Chair.



## 1. Notice

Chair Gilliland advised that the Municipal Offices were open to the public, and that members of the public could attend this meeting in person or view the live stream available at [Newmarket.ca/meetings](https://www.newmarket.ca/meetings).

## 2. Additions & Corrections to the Agenda

None.

## 3. Conflict of Interest Declarations

None.

## 4. Presentations

### 4.1 Community Risk Assessments - Aurora and Newmarket

Deputy Fire Chief Inglis presented on profiles to determine risk analysis, capabilities and limitations of critical infrastructure, population demographics, past loss and event history, identified and unidentified risks, and key findings.

Members of the Joint Council Committee queried staff regarding smoke alarms outreach and enforcement, vulnerable population, including individuals at Southlake Regional Health Centre, and non-fire related calls for service. The Deputy Chief responded with additional details regarding recent changes to the smoke alarm fire prevention program, enforcement, administrative monetary penalties, and outreach efforts. He added that current efforts to improve records management may provide additional data regarding seniors and Southlake Regional Health Centre and provided additional information regarding non-fire related calls for service.

An alternate motion was presented and noted in bold below.

Moved by: Councillor Broome

Seconded by: Councillor Morrison

1. That the presentation provided by Jeremy Inglis, Deputy Fire Chief, Central York Fire Services regarding Community Risk Assessments - Aurora and Newmarket be received; and,
2. **That Fire Services Report JCC-2023-03 dated February 7, 2023, Community Risk Assessment be received.**



**Carried**

**5. Deputations**

None.

**6. Approval of Minutes**

**6.1 Central York Fire Services - Joint Council Committee Meeting  
Minutes of January 10, 2023**

Moved by: Councillor Broome

Seconded by: Councillor Gallo

1. That the Central York Fire Services - Joint Council Committee Meeting Minutes of January 10, 2023 be approved.

**Carried**

**7. Items**

**7.1 Community Risk Assessment - Fire Services Report**

This item was dealt with as part of item 4.1.

**8. New Business**

None.

**9. Closed Session (if required)**

Chair Gilliland advised that there was no need for closed session.

**10. Adjournment**

Moved by: Councillor Simon

Seconded by: Councillor Gallo



1. That the meeting be adjourned at 10:26 AM.

**Carried**

---

Councillor Gilliland, Chair

---

Date





# **Central York Fire Services**

## **Minutes**

### **Joint Council Committee**

Date: Tuesday, March 7, 2023  
Time: 9:30 AM  
Location: Streamed live from the Municipal Offices  
395 Mulock Drive  
Newmarket, ON L3Y 4X7

Members Present: Councillor Gilliland, Town of Aurora, Chair  
Councillor Broome, Town of Newmarket, Vice Chair  
Councillor Gallo, Town of Aurora  
Councillor Gaertner, Town of Aurora  
Councillor Morrison, Town of Newmarket  
Councillor Simon, Town of Newmarket

Staff Present: I. McDougall, Chief Administrative Officer, Town of Newmarket  
D. Nadorozny, Chief Administrative Officer, Town of Aurora  
I. Laing, Fire Chief, Central York Fire Services  
R. van Kessel, Director of Finance – Treasurer, Town of Aurora  
J. Inglis, Deputy Chief, Central York Fire Services  
R. Volpe, Deputy Chief, Central York Fire Services  
C. Duval, Assistant Deputy Chief, Central York Fire Services  
M. Mayes, Director of Financial Services/Treasurer, Town of Newmarket  
A. Tang, Manager of Finance & Accounting, Town of Newmarket  
A. Gibson, Senior Financial Analyst, Town of Newmarket  
K. Saini, Deputy Town Clerk, Town of Newmarket  
K. Huguenin, Legislative Coordinator  
S. Granat, Legislative Coordinator

The meeting was called to order at 9:33 AM.  
Councillor Gilliland in the Chair.



**1. Notice**

Chair Gilliland advised that the Municipal Offices were open to the public, and that members of the public could attend this meeting in person or view the live stream available at [newmarket.ca/meetings](http://newmarket.ca/meetings).

**2. Additions & Corrections to the Agenda**

None.

**3. Conflict of Interest Declarations**

None.

**4. Presentations****4.1 Preliminary Fourth Quarter Results 2022**

Anita Gibson, Senior Financial Analyst provided a presentation regarding Preliminary Fourth Quarter Results 2022. This included operating results, operating expenditures, operating revenues, and reserve transfers. She advised that on page 8 of the presentation, there was a correction to expenditures. The total of \$6,202,526 is for the year, not quarter.

Members of Joint Council Committee asked questions regarding the wellness program, the Q4 Operating Results and asked for clarification of the variance savings.

Moved by: Councillor Broome

Seconded by: Councillor Morrison

1. That the presentation provided by Anita Gibson, Senior Financial Analyst regarding the Preliminary Fourth Quarter Results 2022 be received.

**Carried**

**5. Deputations**

None.

**6. Approval of Minutes**

None.

**7. Items**



**7.1 CYFS Third Quarter Report 2022 Fire Services Information Report to Council**

Moved by: Councillor Broome

Seconded by: Councillor Morrison

1. That the Fire Services Information Report to Council JCC-2023-04 CYFS Third Quarter Report 2022 dated February 28, 2023, be received.

**Carried**

**7.2 CYFS Preliminary Fourth Quarter Report 2022**

Moved by: Councillor Broome

Seconded by: Councillor Morrison

1. That Fire Services Report JCC-2023-05 CYFS Preliminary Fourth Quarter Report 2022 dated March 7, 2023, be received; and,
2. That CYFS Preliminary Fourth Quarter Report 2022 be received for information purposes; and,
3. That JCC approves the draw of \$34,931 from CYFS general reserve to cover the year-end operating deficit.

**Carried**

**7.3 Correspondence - Office of the Fire Marshall**

Fire Chief Laing provided a reminder from the Office of the Fire Marshal to all members of Council to learn about requirements for municipal fire protection and requirements that champion the level of service. He advised it is open to all members of Council.

Moved by: Councillor Gaertner

Seconded by: Councillor Broome

1. That the correspondence from the Office of the Fire Marshall be received.



**Carried****8. New Business****8.1 International Woman's Day**

Councillor Broome advised that the International Woman's Day event held at the Central York Fire Services Fire Station 4-5 in Aurora on March 4, 2023 was well attended.

**8.2 CYFS By-law**

Councillor Gaertner sought clarification regarding enabling by-laws for Central York Fire Services. The Deputy Chief advised about a by-law that regulates CYFS and provided general information on specialty rescues.

**8.3 Snow Removal Around Fire Hydrants**

Members asked about snow removal around fire hydrants to ensure that hydrants were clear and accessible. The Deputy Chief advised that while there is no by-law in Central York Fire Services that speaks to residents clearing the snow around hydrants, they are encouraged to do so through public education and communication.

**8.4 CYFS Recruitment**

Central York Fire Services had a recruitment in January 2023 for five positions due to retirements or replacements. The official start date for the new recruits is April 11, there is a nine week training program and graduation is June 8. More information will be provided.

**9. Closed Session**

The Chair advised that there were no items requiring closed session.

**10. Adjournment**

Moved by: Councillor Simon

Seconded by: Councillor Gaertner

1. That the meeting be adjourned at 10:27 AM.



**Carried**

---

Councillor Gilliland, Chair

---

Date





## Town of Aurora General Committee Meeting Report

**Date:** Tuesday, April 4, 2023  
**Time:** 7 p.m.  
**Location:** Council Chambers, Aurora Town Hall

**Council Members:** Mayor Tom Mrakas  
 Councillor Ron Weese  
 Councillor Rachel Gilliland  
 Councillor Wendy Gaertner\*  
 Councillor John Gallo  
 Councillor Harold Kim

**Members Absent** Councillor Michael Thompson

**Other Attendees:** Doug Nadorozny, Chief Administrative Officer  
 Luigi Colangelo, Acting Director, Operational Services  
 Robin McDougall, Director, Community Services  
 Techa van Leeuwen, Director, Corporate Services  
 Marco Ramunno, Director, Planning and Development Services  
 Rachel Wainwright-van Kessel, Director, Finance\*  
 Daniel Bitonti, Acting Manager, Corporate Communications\*  
 Patricia De Sario, Town Solicitor  
 Michael de Rond, Town Clerk  
 Palak Mehta, Council/Committee Coordinator

Attended electronically\*

### 1. Call to Order

Mayor Mrakas called the meeting to order at 7:02 p.m.



## **2. Land Acknowledgement**

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

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

General 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. Community Presentations**

None.

## **6. Delegations**

### **6.1 Oma Sewhdat, Resident and Frank D'Amico, Project Manager; Re: Sewer Connection - 130 Edward St.**

Frank D'Amico expressed concerns with the size requirements and personal cost requirements of a sewer connection to 130 Edward Street, and requested assistance from Council with the matter.

General Committee received the comments of the delegation.

### **6.2 Bowen Liu, Resident; Re: Tennis Court Permit in Fleury Park**

Bowen Liu asked that a revoked tennis permit for court three at Fleury Park be reinstated or alternatively, that they be granted additional time slots to permit access to tennis courts one and two.

General Committee received the comments of the delegation.



**7. Consent Agenda**

None.

**8. Advisory Committee Meeting Minutes**

None.

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

**9.1 CMS23-010 - Parks and Recreation Master Plan - Draft Presentation**

General Committee consented to allow 15 minutes for the presentation.

Todd Brown, Monteith Brown provided an overview of the Parks and Recreation Master Plan including information about the plan and project, public engagement, community survey insights, other trends and emerging influences, indoor recreation facilities, outdoor recreation facilities, parkland, service delivery and program support, and next steps.

**General Committee recommends:**

1. That Report No. CMS23-010 be received for information.

**Carried**

**9.2 PDS23-035 - Draft Plan of Condominium Wellington Aurora Developments Inc. 497 Wellington Street West, Part 40 Reserve, Plan 102, designated as Part 12 on Plan 65R-38133, File Number: CDM-2017-03, Related File Number: SP-2015-01**

**General Committee recommends:**

1. That Report No. PDS23-035 be received; and
2. That the Draft Plan of Condominium (Common Elements Condominium) File No. CDM-2017-03 to establish a condominium road to service eleven (11) parcels of tied land, each containing a single-detached residential dwelling, be approved, subject to the conditions attached hereto as Schedule "A" of this report.

**Carried**



**9.3 PDS23-036 - Extension of Approval to Draft Plan of Condominium Dormlind Development Limited 14029 Yonge Street, Block 28, Plan 65M-470, File Number: CDM-2017-01**

**General Committee recommends:**

1. That Report No. PDS23-036 be received; and
2. That the approval to Draft Plan of Condominium and related conditions of approval at 14029 Yonge Street, File CDM-2017-01, be extended for one (1) year with a lapsing date of May 28, 2024.

**Carried**

**9.4 PDS23-017 - Request for Increased Capital Budget Authority for Capital Project No. 31113 – Infrastructure Rehabilitation on Murray Drive**

**General Committee recommends:**

1. That Report No. PDS23-017 be received; and
2. That the total approved budget authority for Capital Project No. 31113 be increased to \$6,177,800, representing an increase of \$655,508; and
3. That the remaining \$396,740 in additional requested budget authority for Project No. 31113 be funded from the Storm Water reserve.

**Carried**

**9.5 CMS23-011 - Application for Third Party Event in an Outdoor Town Facility - Aurorapalooza**

**General Committee recommends:**

1. That Report No. CMS23-011 be received; and
2. That staff be directed to review and approve or deny the Aurorapalooza application in accordance with the Third-Party Events in Outdoor Town Facilities Policy; and
3. That if the Aurorapalooza third-party event is approved, that it be designated as an event of Town significance for the purpose of attaining a Special Occasion Permit in accordance with the Municipal Alcohol Policy; and



4. That delegated authority be granted to the Director, Community Services to review and approve or deny the Aurorapalooza applications in future years.

**Carried**

#### **9.6 OPS23-004 - Reconstruction of Engineered Walkway on Crawford Rose Drive**

##### **General Committee recommends:**

1. That Report No. OPS23-004 be received; and
2. That the condition on the approval of a total of \$175,000 in capital budget authority for Capital Project No. 34015 – Engineered Walkway Reconstruction Moffat Crescent to Valley Drive + Crawford Rose be lifted, and the project proceed; and
3. That the current contract value of \$650,000 for Vaughan Paving Limited, for Restoration and Repairs of Engineered Walkways, be increased by \$175,000 to a total contract value of \$825,000, excluding taxes; and
4. That staff take steps to remove any unauthorized structures, fills, obstructions, objects and other items from Town easements and Town property to enable the walkway reconstruction project work between Crawford Rose Drive and Devins Drive.

**Carried**

## **10. Notices of Motion**

### **10.1 Mayor Mrakas; Re: Feasibility of Building New Town Hall**

Whereas the Town purchased the lands at Yonge St. and Mosley St. with the intent to encourage redevelopment in support of Downtown Revitalization, and in support of Town Square; and

Whereas the redevelopment of the Town owned site at the southeast corner of Yonge St. and Mosley St. as a home of the new Town Hall would assist in achieving downtown revitalization objectives; and

Whereas the redevelopment of the Yonge St. and Mosley site as the new Town Hall would contribute to the overall enhancement of the Aurora



Town Square as an attractive, vibrant, people-focused local community hub in the Yonge Street Corridor; and

Whereas the redevelopment of the Yonge St. and Mosley site as the new Town Hall in Downtown Aurora would regenerate a destination, creating necessary foot traffic for a revitalized downtown area; and

Whereas the pandemic has led to alternative work arrangements in many office environments, including staff in municipal administrative buildings, resulting in an opportunity to build a more efficient, effective, and sustainable model for use of space on existing Town-owned lands; and

Whereas the sale of the existing Town Hall property at 100 John West Way would provide available land for a range and mix of housing opportunities for the Town, as encouraged in the Official Plan and the Aurora Promenade Plan; and

Whereas the sale of the 100 John West Way property could generate the funds necessary to construct the new Town Hall;

1. Now Therefore Be it Hereby Resolved That staff be directed to investigate the potential for a new Town Hall at the Yonge St. and Mosley St. Town-owned site, along with the selling of the existing Town Hall property at 100 John West Way; and
2. Be It Further Resolved That the Aurora Economic Development Corporation Board be consulted prior to the report coming back to Council.

## **11. Regional Report**

### **11.1 York Regional Council Highlights of March 23, 2023**

#### **General Committee recommends:**

1. That the York Regional Council Highlights of March 23, 2023, be received for information.



**Carried****12. New Business**

Councillor Gilliland referred to the Delegation 6.1 comments regarding the sewer connection at 130 Edward Street, and staff provided a response. Councillor Gallo inquired about the clarity of communication with the delegate and other residents regarding sewer connections. Staff provided a response.

Councillor Gilliland referred to the Delegation 6.2 comments regarding the Tennis Court Permit in Fleury Park and requested clarity, and staff provided a response. Councillor Gallo inquired about the permit revocation and potential revisions to the Allocation Policy, and staff provided a response.

**13. Public Service Announcements**

Councillor Weese thanked Town staff involved with the Women's World Hockey Championship Pre-Tournament Game between Sweden and Switzerland. Mayor Mrakas echoed the comments and expressed positive feedback from Team Sweden who were staying and training in Aurora.

Councillor Weese acknowledged that the Humboldt Broncos bus crash memorial will be held on April 6, 2023 and advised residents who wish to participate may put hockey sticks on their front porch. There is also a banner in the Aurora Community Complex to memorialize the tragedy.

Councillor Gaertner acknowledged that Holocaust Remembrance Day is on April 17, 2023. Councillor Gaertner also acknowledged that Passover occurs from April 5, 2023 to April 13, 2023 and wished the Jewish community a happy Passover.

Councillor Gaertner wished the Aurora Community a Happy and safe Easter long weekend.

Mayor Mrakas announced the following activities and events:

- In commemoration of Easter long weekend, several programs and activities are to be held in the Town of Aurora; visit [aurora.ca/holidayschedules](https://aurora.ca/holidayschedules) for more details.
- The annual "Hello Spring" event to be held from 9:30 a.m. to 1 p.m. on April 8, 2023 at the Aurora Seniors Centre, exploring spring themed, outdoor, and interactive family activities; visit [aurora.ca/hellospring](https://aurora.ca/hellospring) for more details.



- Applications are being accepted for the John West Memorial Scholarship open to all Aurora students entering their first year of full-time postsecondary study and the deadline to apply is May 1, 2023; visit [aurora.ca/leadersoftomorrow](http://aurora.ca/leadersoftomorrow) for more details.
- The annual Aurora Chamber Home and Living Show will be held on April 15, 2023 from 9 a.m. to 5 p.m. and on April 16, 2023 from 10 a.m. to 4 p.m. at the Stronach Aurora Recreation Complex; visit [aurorachamber.on.ca/home-living-show](http://aurorachamber.on.ca/home-living-show) for more details
- The Town of Aurora is holding its annual Cleanup Day event to help keep our community litter-free on April 22, 2023 from 8 a.m. to 2 p.m; visit [aurora.ca/cleanup](http://aurora.ca/cleanup) for more details.

**14. Closed Session**

None.

**15. Adjournment**

The meeting was adjourned at 9:26 p.m.





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

Town of Aurora

## General Committee Report

No. CMS23-010

---

**Subject:** Parks and Recreation Master Plan – Draft Presentation

**Prepared by:** John Firman, Manager, Business Support

**Department:** Community Services

**Date:** April 4, 2023

---

### Recommendation

1. That Report No. CMS23-010 be received.

### Executive Summary

This report is to provide Council with the Draft Parks and Recreation Master Plan (PRMP) for review, seek additional Council input if any, and outline next steps.

- This Draft PRMP is presented in order to provide Council with an understanding of the work completed to date.
- Considerable community, staff and Council consultation was undertaken in the development of the Draft PRMP.
- Additional community, staff and Council feedback is invited in response to the Draft PRMP.

### Background

The firm of Monteith Brown Planning Consultants were retained in May of 2022 to complete an updated PRMP. The last PRMP was approved by Council in 2016 and was intended as a five-year master plan.

### Analysis

This Draft PRMP is presented in order to provide Council with an understanding of the work completed to date.



The Draft PRMP as presented, represents the consultants' initial findings and recommendations based on the research and consultations to date, industry best practices, and a review of current program offerings and facilities at the Town of Aurora.

The final PRMP will establish a framework for future development of parks and recreation related programming, projects and facilities.

**Considerable community, staff and Council consultation was undertaken in the development of the Draft PRMP.**

Beginning in the summer of 2022 a number of measures were taken to obtain input from the community, sports groups, staff and Council, including:

- Formation and consultation with a staff Steering Committee
- Consultation sessions with front-line staff in the Operational Services and Community Services Departments
- Community Survey
- Public Open House (cancelled due to low registration)
- Pop-up consultation at the Aurora Farmers Market
- Consultation sessions with members of Council
- User Group Consultation Sessions
- Written submissions from individuals and community sport organizations and other interested stakeholders

Monteith Brown has continued to receive input from various groups and individuals through to February, 2023.

**Additional community, staff and Council feedback is invited in response to the Draft PRMP.**

Subsequent to the presentation of the Draft PRMP, the following steps will be taken to complete the final Master Plan:

- Council invited to review the Draft report and provide any further input
- Public Open House
- Draft Plan circulated to user groups for review and further input
- Steering Committee to finalize PRMP
- Council presentation to approve PRMP



## Advisory Committee Review

The Draft Plan will be presented to the Parks and Recreation Advisory Committee and the Accessibility Advisory Committee for review and comment prior to the completion of the Final Plan.

## Legal Considerations

There are no legal considerations at this time.

## Financial Implications

There are no financial implications at this time.

## Communications Considerations

The Town will inform the public about the Public Open House through regular communications channels. The Draft Plan will also be made available to the public on the Engage Aurora platform ahead of the Public Open House.

## Climate Change Considerations

The recommendations from this report does not impact greenhouse gas emissions or impact climate change adaptation.

## Link to Strategic Plan

Additional revenue achieved through recreation facility sponsorship supports the Strategic Plan goal of *Supporting an exceptional quality of life for all* in its accomplishment in satisfying requirements in the following key objective within this goal statement:

## Alternative(s) to the Recommendation

N/A

## Conclusions

That Council receive this report for information.



**Attachments**

Parks and Recreation Master Plan Draft 1

**Previous Reports**

N/A

**Pre-submission Review**

Agenda Management Team review on March 16, 2023

**Approvals**

Approved by Robin McDougall, Director, Community Services

Approved by Doug Nadorozny, Chief Administrative Officer



**DRAFT**



# Parks & Recreation Master Plan

March 2023



**Monteith♦Brown**  
planning consultants





## Parks & Recreation Master Plan

March 2023

DRAFT

Prepared by:





TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

## Acknowledgements

The Parks & Recreation Master Plan has been created with the assistance of hundreds of individuals whose diverse range of interests and viewpoints have helped to shape this important document. We wish to thank all members of the community that have contributed their time and input through the consultation process, as well as members of Town Council and Staff that provided critical oversight during the process. Your collective efforts are appreciated and we hope that the Master Plan Update results in meaningful change through continued enhancement of the facilities serving the parks and recreational needs of Aurora residents for years to come.

### Town of Aurora Council (2022-26)

Mayor Tom Mrakas  
 Ward 1 Councillor – Ron Weese  
 Ward 2 Councillor – Rachel Gilliland  
 Ward 3 Councillor – Wendy Gaertner  
 Ward 4 Councillor – Michael Thompson  
 Ward 5 Councillor – John Gallo  
 Ward 6 Councillor – Harold Kim

### Master Plan Update Steering Committee

John Firman, Manager, Business Support (Project Manager)  
 Al Downey, Director, Operational Services  
 Robin McDougall, Director, Community Services  
 Sara Tienkamp, Manager, Parks & Fleet  
 Lisa Warth, Manager, Recreation  
 Jason Gaertner, Manager, Financial Management  
 Doug Bertrand, Manager, Facilities Management  
 Gary Greidanus, Senior Landscape Architect  
 Michelle Outar, Senior Communications Advisor  
 Edward Terry, Senior Policy Planner  
 Matthew Volpintesta, Senior Policy Planner  
 Erin Hamilton, Coordinator, Special Events and Sponsorships  
 Hailey Jones, Sport & Community Development Specialist  
 Nicole Alison, Supervisor Business Support  
 Cory MacNeil, GIS Analyst

### Project Consultants

Monteith Brown Planning Consultants

### Land Acknowledgement

The Town of Aurora acknowledges that the Anishinaabe lands on which we live and work are the traditional and treaty territory of the Chippewas of Georgina Island, as well as many other Nations whose presence here continues to this day. As the closest First Nation community to Aurora, we recognize the special relationship the Chippewas have with the lands and waters of this territory. They are the water protectors and environmental stewards of these lands, and as a municipality we join them in these responsibilities.

We further acknowledge that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 as well as the Williams Treaties of 1923.

A shared understanding of the rich cultural heritage that has existed for centuries, and how our collective past brought us to where we are today, will help us walk together into a better future.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## Table of Contents

<b>1. Introduction</b>	<b>1</b>
1.1 Master Plan Purpose and Objectives	2
1.2 Master Plan Scope	2
1.3 Project Methodology	3
1.4 Parks and Recreation Benefits	3
<b>2. Community Context</b>	<b>4</b>
2.1 About Aurora	5
2.2 Aligning with Existing Corporate Frameworks	6
2.3 Demographic Characteristics of the Population	6
<b>3. Parks and Recreation Sector Context</b>	<b>19</b>
3.1 Departmental Structure	20
3.2 Recent Accomplishments	20
3.3 Aligning with Existing Departmental Studies	21
3.4 Facility Provision Levels and Municipal Benchmarking	23
3.5 Parks and Recreation Trends	24
<b>4. Community Engagement</b>	<b>26</b>
4.1 Launch Event (Pop-up Consultation)	28
4.2 Community Online Survey	29
4.3 Stakeholder Consultation	41
4.4 Youth Input	44
4.5 Internal Consultation	45
4.6 Emerging Directions from the Initial Public Input and Research Phase	46
<b>5. Strategic Framework</b>	<b>48</b>
5.1 SWOT Analysis	49
5.2 A Vision for Parks and Recreation in Aurora	50
<b>6. Indoor Recreation Facilities</b>	<b>51</b>
6.1 Summary of the Indoor Recreation Facility Supply	52
6.2 Community Centres	53
6.3 Indoor Aquatics	55
6.4 Gymnasiums	58
6.5 Fitness Centres	59
6.6 Arenas	60
6.7 Indoor Racquet Courts	64
6.8 Indoor Turf Fields	64
6.9 Multi-Purpose Rooms	65
6.10 Dedicated Youth Space	65
6.11 Dedicated Older Adult Space	66
6.12 Other Recreation Facilities	66
<b>7. Outdoor Recreation Facilities</b>	<b>68</b>
7.1 Summary of the Outdoor Recreation Facility Supply	69
7.2 Soccer and Multi-use Fields	71
7.3 Ball Diamonds	74
7.4 Cricket Fields	76
7.5 Tennis & Pickleball Courts	76
7.6 Basketball Courts	81
7.7 Beach Volleyball Courts	83
7.8 Skateboard and Bike Parks	84
7.9 Splash Pads	86



## TOWN OF AURORA

**Parks & Recreation Master Plan (2023)**

7.10	Off-Leash Dog Parks	88
7.11	Playgrounds	89
7.12	Outdoor Fitness Stations	91
7.13	Outdoor Skating Rinks	91
7.14	Lawn Bowling	93
7.15	Outdoor Running Tracks	93
7.16	Disc Golf Courses	93
7.17	Recreational Trails	94
7.18	Community Gardens	95
<b>8.</b>	<b>Parkland</b>	<b>96</b>
8.1	Parkland Classifications and Policies	97
8.2	Parkland Supplies and Needs	100
8.3	Park Design	104
<b>9.</b>	<b>Service Delivery and Program Support</b>	<b>107</b>
9.1	Municipal Role in Service Delivery	108
9.2	Affordability and Accessibility	109
9.3	Programming	110
9.4	Permitting and Allocation	111
9.5	Staffing and Volunteers	112
9.6	Communications and Promotion	112
<b>10.</b>	<b>Implementation Strategy</b>	<b>114</b>
10.1	Monitoring and Updating the Plan	115
10.2	Financial Considerations	116
10.3	Community Partnerships and Sponsorships	116
10.4	Summary of Recommendations – Priority and Timing	118
	<b>Appendix A: Summary of Supporting Documents</b>	<b>A-1</b>
	<b>Appendix B: Parks and Recreation Trends</b>	<b>B-1</b>
	<b>Appendix C: Status of Recommendations from 2016 Parks and Recreation Master Plan</b>	<b>C-1</b>
	<b>Appendix D: Community Survey Data Tables</b>	<b>D-1</b>



## 1. Introduction





TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## 1.1 Master Plan Purpose and Objectives

The Parks & Recreation Master Plan guides decision-making with respect to municipal parks and recreation facilities and services in the Town of Aurora over the next five years (2023 to 2027). The Plan is an update to the Master Plan last completed in 2016 and has been aligned with other guiding municipal documents and studies, such as the Official Plan, Aquatics Feasibility Study, Outdoor Sports Field Development Strategy, and more.

Local parks and recreation services benefit the community by providing residents with a diverse range of opportunities for physical activity and social engagement. These programs and services play a significant role in the community's health and supporting the Town's high quality of life.

To provide a basis for future planning, the Plan captures updated input from the public and stakeholders pertaining to local needs and priorities. It also recognizes several current and forecasted changes in the community's demographic characteristics and population growth. The influence of these changes, combined with emerging trends in the parks and recreation sector are evaluated in the context of evolving demand and resident preferences.

### Master Plan Objectives:

- Assess the **inventory and distribution** of parks, recreation facilities, programs and services provided by the Town and community partners;
- Establish a foundation of **background research** based on local demographics, trends, best practices, innovative strategies, as well as an understanding of potential impacts due to the COVID-19 pandemic;
- Gather **input** from the public, stakeholders, staff and Council to identify issues, potential solutions and to test preliminary directions;
- Conduct **needs assessments** for parks and recreation facilities in relation to upgrades, new development, existing gaps, and future requirements to support current and future generations;
- Assess the Town's existing **service delivery model as well as parks and park policy** to ensure that the appropriate resources are available to meet the needs of current and future residents, as well as to implement the Master Plan; and
- Develop an achievable, realistic and fiscally-responsible **implementation strategy**, as well as alternative paths to meet short-, medium- and long-term goals through the efficient use and allocation of resources.

## 1.2 Master Plan Scope

The range of parks and recreation amenities and services is expansive, including both indoor and outdoor features, as well as physical, administrative, financial, and human resources. This Parks and Recreation Master Plan includes assessments of:

- Indoor recreation facilities, such as community centres, pools, gyms and arenas;
- Outdoor recreation facilities, such as sports fields, courts, splash pads and off-leash dog parks;
- Parkland supplies and guidelines;
- Services, policies and supports necessary to provide the aforementioned facilities and services.

Excluded from the scope of this plan are recommendations directly influencing the provision of trails and active transportation infrastructure, cultural and library facilities.



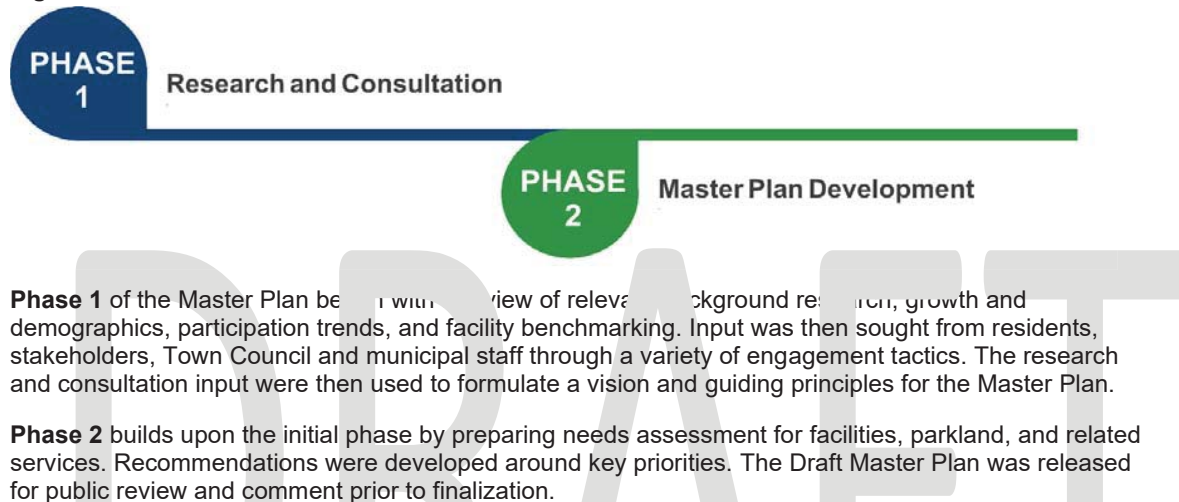
TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## 1.3 Project Methodology

This Master Plan project began in summer 2022. Monteith Brown Planning Consultants was retained to direct the development of this study with assistance and oversight from a Project Team consisting of Town staff. Input was also sought from the public, stakeholders and Town officials at key points.

Guided by a Terms of Reference prepared by the Town, development of the Master Plan was divided into two phases to achieve a realistic, implementable, and community-responsive master plan.

**Figure 1 – Master Plan Process**



## 1.4 Parks and Recreation Benefits

Parks and recreation are integral to our community's success and wellbeing. They contribute in a significant way to our social, economic, and environmental priorities by providing spaces for services and programs that benefit residents and support community-building. Universal access to leisure opportunities that address diverse needs and offer affordable, high-quality opportunities is vital to individual and community health and prosperity.

Specifically, leisure opportunities:

- Enhance mental and physical wellbeing;
- Enhance social wellbeing and promote engagement and inclusion;
- Help build strong families and communities;
- Support equity and inclusion amongst all residents, including marginalized populations;
- Help people connect with nature;
- Help people develop critical and creative thinking skills;
- Improve our resilience to climate change and environmental events; and
- Provide wide-ranging economic benefits.<sup>1</sup>

The Town is commended for recognizing these benefits through the development of this updated Parks and Recreation Master Plan.

<sup>1</sup> Adapted from "A Framework for Recreation in Canada 2015: Pathways to Wellbeing" and "Ontario Culture Strategy (2016)"



## 2. Community Context





## TOWN OF AURORA Parks & Recreation Master Plan (2023)

The Town of Aurora is centrally located in the Regional Municipality of York. As a community of this vastly growing region, its adjacent location to Greenbelt territory and neighbouring communities has shifted demand for development towards infill and intensification through nodes that enhance existing corridors. The influence of the community's changing urban fabric creates a high necessity for adequate parks and recreation servicing. A comprehensive understanding of the Town's context is essential for optimizing greenspaces, trails, and recreation with services that engage a diverse population. This section provides an extensive overview of the corporate frameworks, population growth, and demographic profile that represents the community.

### 2.1 About Aurora

Centrally located within the Regional Municipality of York, the community shares its borders with the Town of Newmarket, Protected countryside, and the Oak Ridges Moraine Greenbelt area. Town facilities service a degree of regional demand arising through its neighbouring communities that include the Town of Whitchurch-Stouffville, the City of Richmond Hill, and the Township of King. The community possesses 67 parks and 62 kilometers of trails that connect residents to greenspace, natural heritage and recreation facilities. Collectively, the characteristics that outline the community's geographical context are what offers residents the small-town lifestyle with urban amenities that the Town is renowned for.

The Town's recreation facilities and parks offer a wide variety of recreation to residents including baseball diamonds, indoor and outdoor basketball courts, BMX/skateboarding parks, fitness circuits, indoor and outdoor ice rinks, playgrounds, splash pads, soccer fields, pickleball and tennis courts, and volleyball courts at multiple locations. Major recreational facilities throughout the community include:

- Aurora Community Centre
- Aurora Family Leisure Complex
- Lind Realty Team Sports Dome
- Aurora Seniors' Centre
- Stronach Aurora Recreation Complex

In addition, completion of the Aurora Town Square project is set for Fall 2023. This project includes a seasonal skating loop, water feature, and additional indoor community and recreation spaces next to the Aurora Public Library in the Town's core on Yonge Street. The community's existing facilities and geographical context provides a unique opportunity for which the optimization of parks and recreation services can enhance the quality of life found within this Regional Municipality of York community. The Town's location is also beneficial to the region's sport tourism industry through the provision of hotel and restaurant establishments.

**Figure 2 – Town of Aurora Map**





TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

For a comprehensive planning process to be achieved, this approach must reflect the demand and interest of the diverse abilities, ages, cultural backgrounds and incomes of the population. Additionally, alignment and consistency with existing frameworks and prioritizing the qualities that define the Town of Aurora's identity are essential.

## 2.2 Aligning with Existing Corporate Frameworks

The Town of Aurora is guided by the policies and studies of several legislatures that are designed to optimize quality of life through parks and recreation. Up to this point, previous studies have provided successful direction through goals, objectives and recommendations. With strong anticipation of the Town continuing to intensify and undergo the impacts of continual growth, this master plan will pursue a comprehensive planning approach that can be relied upon for the proceeding 10 years.

Key documents are summarized in **Appendix A**, including:

- Town of Aurora – Strategic Plan (2011 to 2031)
- York Region Official Plan (2022)
- Town of Aurora – Draft Official Plan (2022)
- Town of Aurora – Service Delivery Review (2021)
- Town of Aurora – Multi-Year Accessibility Plan (2022-2026)
- Town of Aurora – Asset Management Plan (2021)
- Town of Aurora – Development Charges Background Study and By-law (2021)
- Town of Aurora – Corporate Environmental Action Plan (2018)

## 2.3 Demographic Characteristics of the Population

The Town of Aurora supports a diverse community profile that is growing, though at a slower rate than some other municipalities in York Region as the town approaches build-out. Changes are also being seen in terms of resident age, cultural background, employment and income. This section examines the town's demographic profile along with potential implications on parks and recreation planning.

### Population and Growth

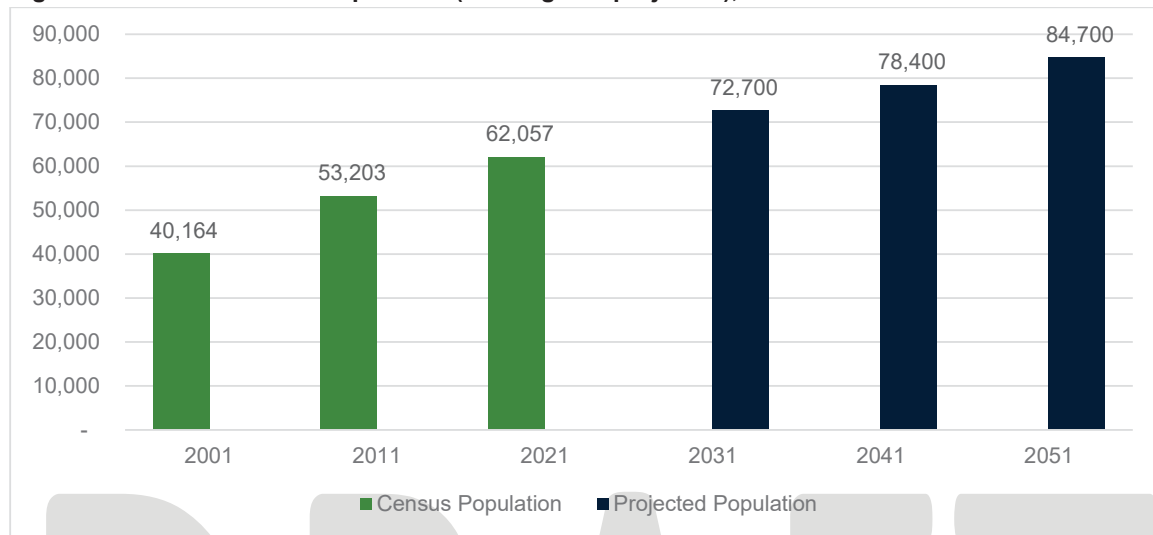
Aurora has demonstrated steady population growth for several decades, with an accelerated growth rate (10.7%) between 2016 and 2021 when the town reached a population of 62,057. Population estimates from the Regional Municipality of York indicate that the town has reached a population of 64,100 (as of April 2022), a population figure that will be used as the baseline for this plan.

Continued population growth is forecasted, with the town reaching 72,700 residents by 2031 and 84,700 residents by 2051. Residential development in the past has largely focused on greenfield development (e.g., Aurora 2C in the town's northeast area); however, these areas are approaching build-out and an increased focus is being placed on infill and intensification opportunities. The Town's new Official Plan identifies the Aurora Promenade and Major Transit Station Area (MTSA), the Yonge Street Regional Corridor, and the Local Corridors of Bayview Avenue, Leslie Street and Wellington Street as strategic growth areas; these areas will accommodate denser forms of growth.



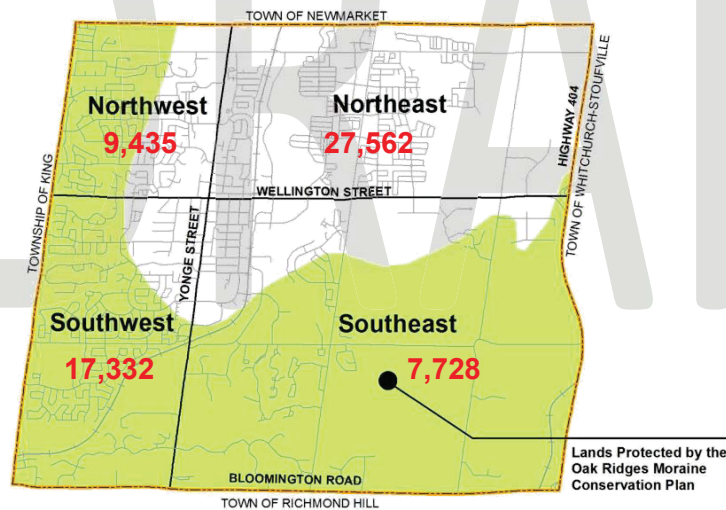
TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

**Figure 3 – Town of Aurora Population (existing and projected), 2001 to 2051**



Sources: Statistics Canada, Census of Canada (2011-2021); Town of Aurora 2022 Draft Official Plan (2031-2051).

**Figure 4 – Census Population by Quadrant, 2021**



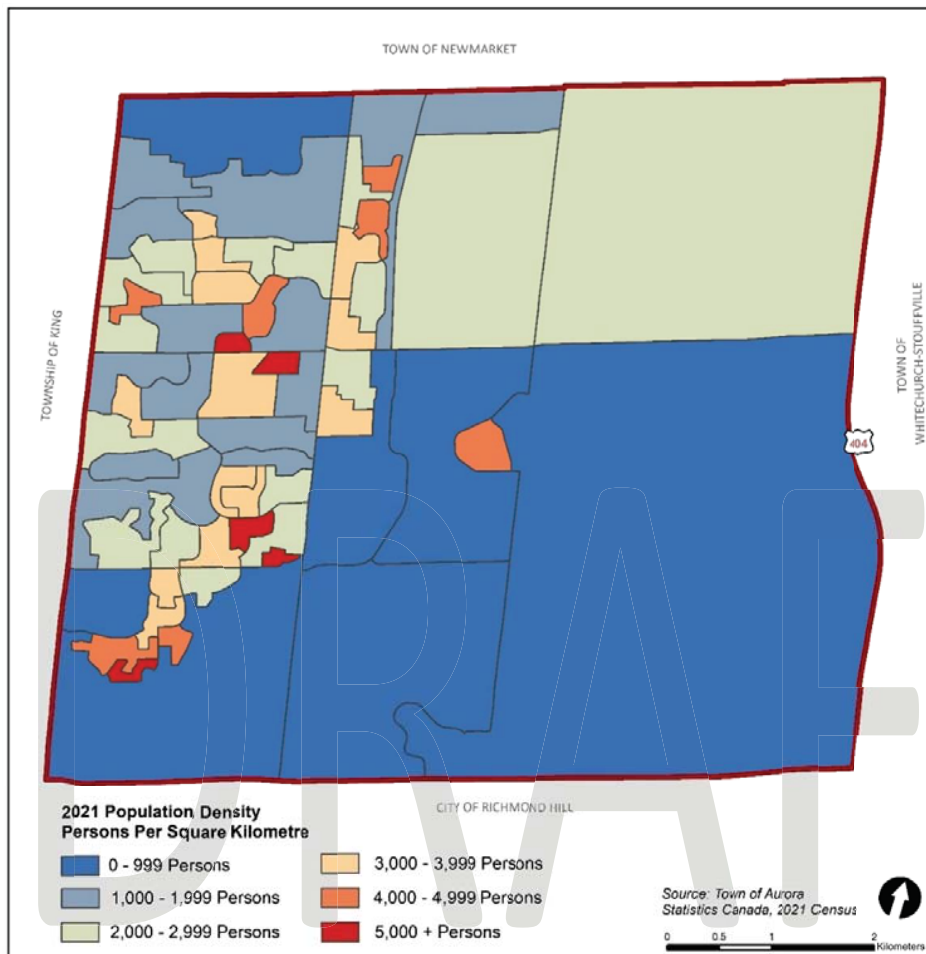
Source: 2021 Census

The following map shows population densities for 2021, illustrating the higher densities in the town's central and northern areas. The Oak Ridges Moraine Countryside Area is a protected provincial landform containing significant ecological and hydrological features that preclude urban development in lands within the southern and western portions of the town.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Figure 5 – Population Density across the Town of Aurora, 2021



#### A note about changing Provincial planning legislation

In November 2022, the More Homes Built Faster Act, 2022 (Bill 23) partially received Royal Assent, impacting several provisions of the Planning Act and other pieces of legislation. The changes are significant and will impact how municipalities manage growth through implementation of the official plan and how they provide essential infrastructure and community services. Notable to this Master Plan, Bill 23 introduced changes that will reduce development charges revenue, community benefits charges, and parkland dedication requirements. The Town of Aurora issued its formal opposition to Bill 23 in November 2022.

In addition, the Ontario government is working toward integrating the Provincial Policy Statement (PPS) and A Place to Grow into a new province-wide planning policy instrument to reflect the policy framework implemented through Bill 23. Under the Planning Act, local planning decisions shall be consistent with policy statements such as the PPS and shall conform with provincial plans like A Place to Grow.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

The updated provincial policy framework is expected to include growth management and planning tools that enable the province to achieve its housing target. Some elements of the proposed framework that may impact how and where municipalities grow include:

- Streamlining and simplifying policy direction that enables municipalities to expand their settlement area boundaries;
- Increasing housing supply through intensification in strategic areas (urban and suburban) and increasing flexibility to enable more residential development in rural areas; and
- Encouraging municipalities to undertake long-range integrated infrastructure planning.

The changes to the Planning Act, Provincial Policy Statement, and Places to Grow Act are among the most significant in decades. The full impact of these modifications will continue to be assessed for the months to come and will be considered through the Town's ongoing Official Plan review. Reduced levels of service are possible if funding is reduced to growth-related services as is anticipated. This Parks and Recreation Master Plan reflects the legislative framework that is in place at the time of approval.

## Age Profile

Compared the rest of Ontario, Aurora has a higher percentage of children and youth (24% v. 21%), but the town's population is also aging. In 2021, the population's median age was 42.0 years, up from 39.5 years in 2011. The following table identifies comparisons between the town's 2011, 2016 and 2021 age profiles.

Census data shows the most rapidly increasing age groups over the last ten years are older adults (ages 55 to 69) and seniors (ages 70+), which grew by 37% and 39% respectively since 2011. The number of young adults (ages 20 to 34) has also increased, suggesting that the town could see some growth in the number of children in the years to come as this population is within prime child-bearing years.

**Table 1 – Census Population by Age Group, Town of Aurora, 2011 - 2021**

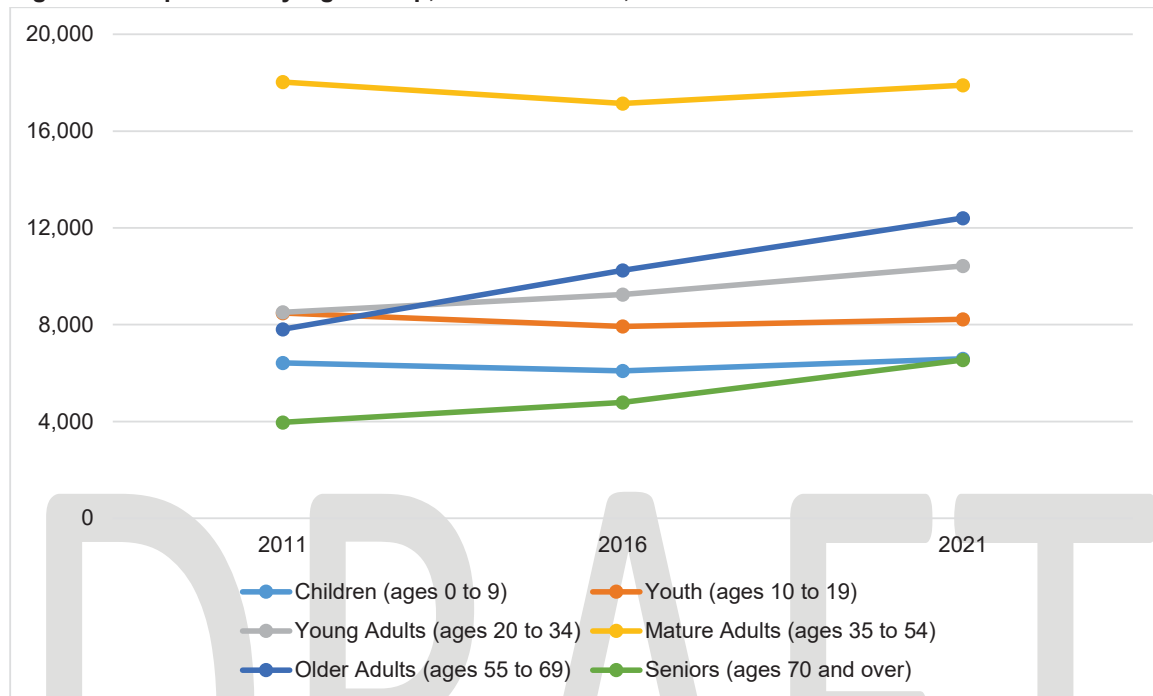
Age Cohort	2011	2016	2021	Change from 2011-2021
Children (ages 0 to 9)	6,415	6,090	6,590	+3%
Youth (ages 10 to 19)	8,480	7,925	8,220	-3%
Young Adults (ages 20 to 34)	8,510	9,250	10,425	+18%
Mature Adults (ages 35 to 54)	18,025	17,140	17,895	-1%
Older Adults (ages 55 to 69)	7,810	10,240	12,405	+37%
Seniors (ages 70 and over)	3,965	4,790	6,540	+39%
<b>Total</b>	<b>53,205</b>	<b>55,435</b>	<b>62,057</b>	<b>+14.3%</b>
Median Age	39.5	41.5	42.0	+2.5 years

Source: Statistics Canada, Census of Canada



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

**Figure 6 – Population by Age Group, Town of Aurora, 2011 to 2021**



Source: Statistics Canada, Census of Canada

The following maps illustrate the distribution of the town's population (2021) by age group, which provides some broad findings that may be useful for more site-specific planning. Some observations include:

- areas west of Yonge Street have a higher proportion of residents aged 20 to 34 years, suggesting that new families may be more prevalent in this area in the future;
- areas east of Yonge Street have a higher proportion of residents aged 34 to 54 years, indicating that this area has the greatest number of families at present; and
- areas south of Wellington Street contain more established and mature neighbourhoods and have a higher proportion of residents aged 70+ years.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Figure 7 – Population Density, Ages 0 to 9 Years (2021)

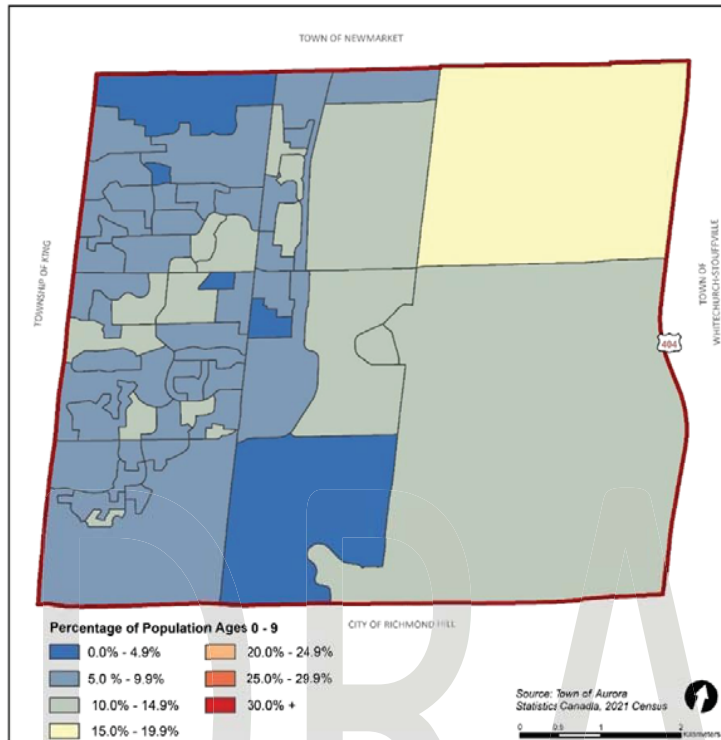
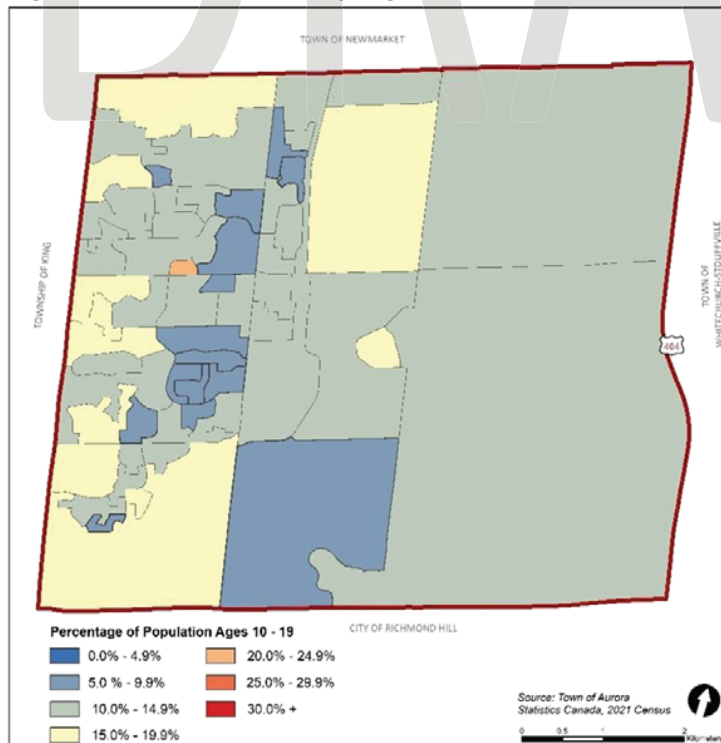


Figure 8 – Population Density, Ages 10 to 19 Years (2021)





TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Figure 9 – Population Density, Ages 20 to 34 Years (2021)

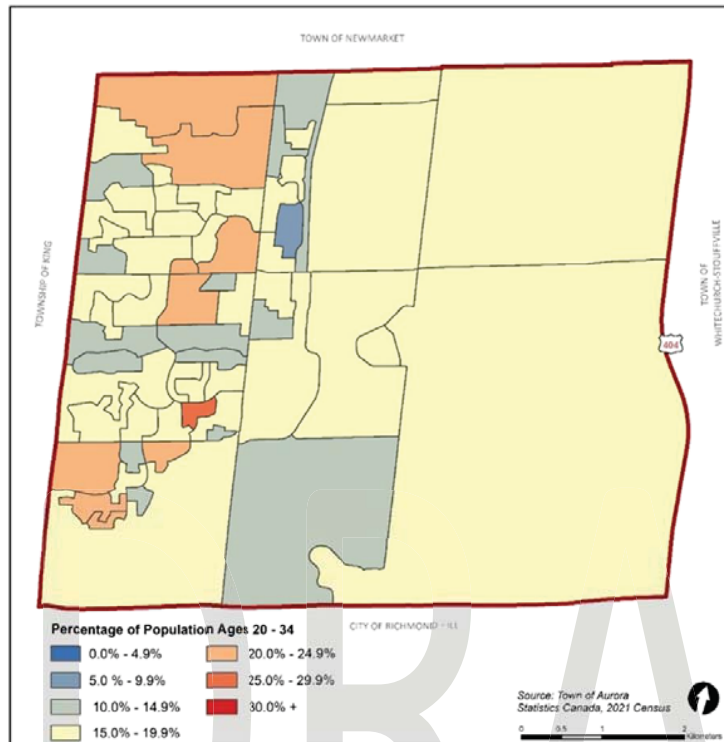
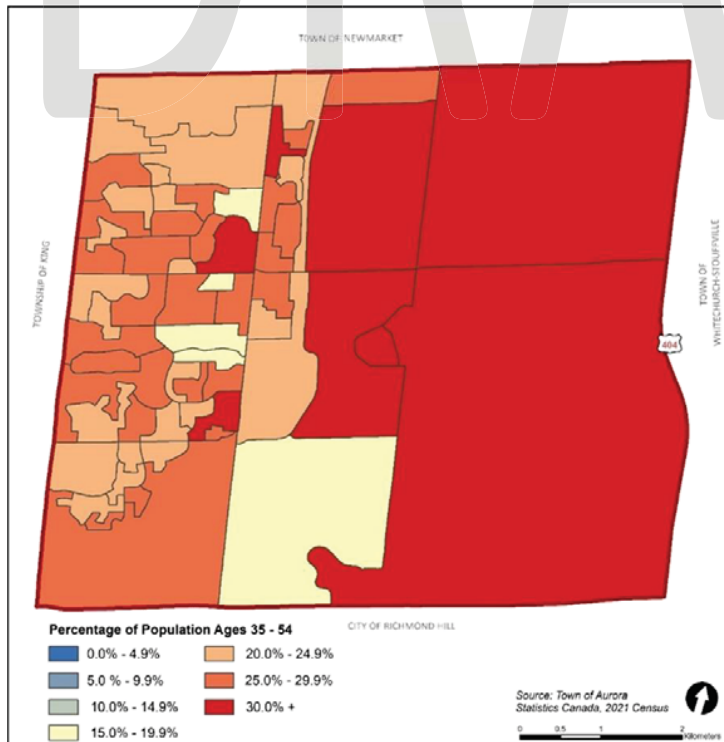


Figure 10 – Population Density, Ages 35 to 54 Years (2021)





TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Figure 11 – Population Density, Ages 55 to 69 Years (2021)

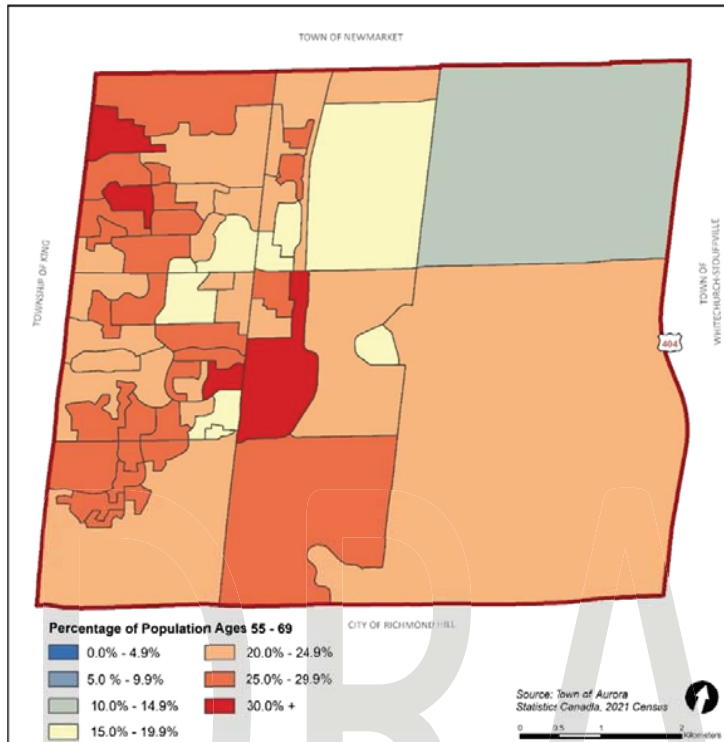
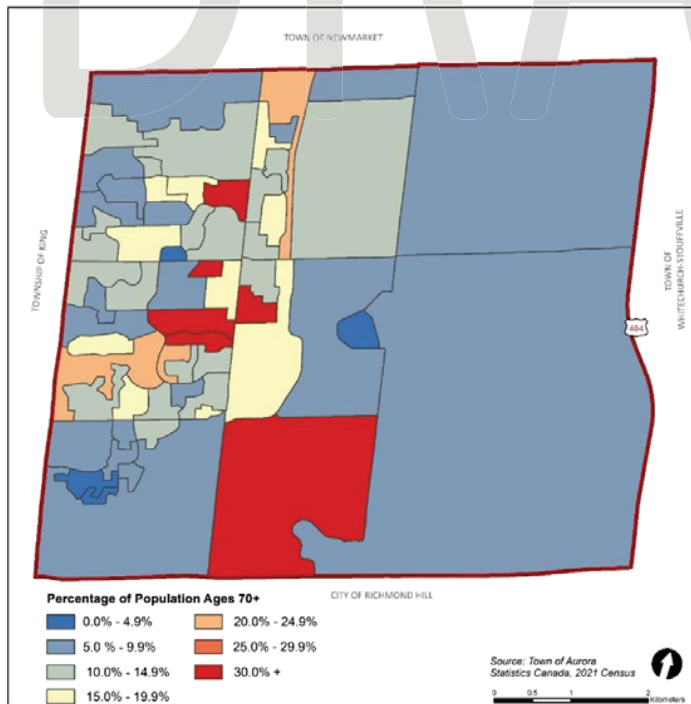


Figure 12 – Population Density, Ages 70+ Years (2021)





TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

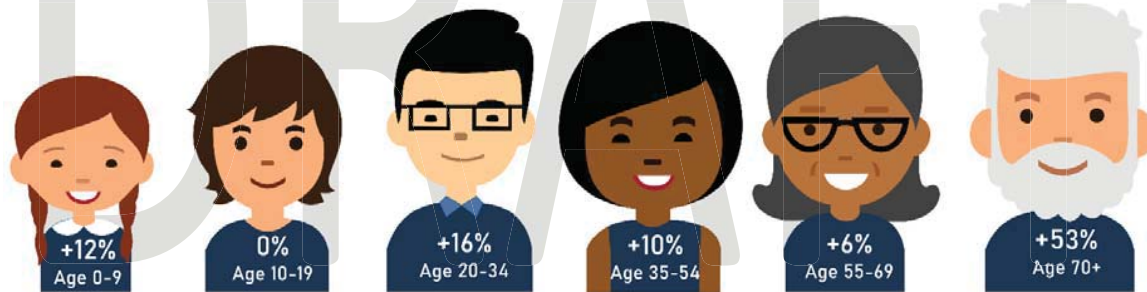
Looking ahead, the age cohort projections prepared by the Ontario Ministry of Finance provide a reasonable indicator of anticipated age-based trends across the entirety of York Region. As shown in the following table, the greatest amount of growth is forecasted in the seniors age group (aged 70 years and over), which is anticipated to increase by 53% by 2031. Most other age cohorts are expected to grow in similar proportions to the overall population, although it is notable that the number of youth (ages 10 to 19) and older adults (ages 55 to 69) are forecasted to increase at slower rates.

**Table 2 – Change in Population Projections for York Region, 2021-2046**

Age Cohort	2021-31	2031-46	2021-46
Children (ages 0 to 9)	12%	20%	35%
Youth (ages 10 to 19)	0%	19%	18%
Young Adults (ages 20 to 34)	16%	9%	26%
Mature Adults (ages 35 to 54)	10%	22%	35%
Older Adults (ages 55 to 69)	6%	4%	10%
Seniors (ages 70 and over)	53%	40%	115%
<b>Total</b>	<b>14%</b>	<b>18%</b>	<b>35%</b>

Source: Ontario Ministry of Finance projections (Summer 2022); Reference Scenario

**Figure 13 – Change in Population Projections for York Region, 2021-2031**



Source: Ontario Ministry of Finance projections (Summer 2022); Reference Scenario

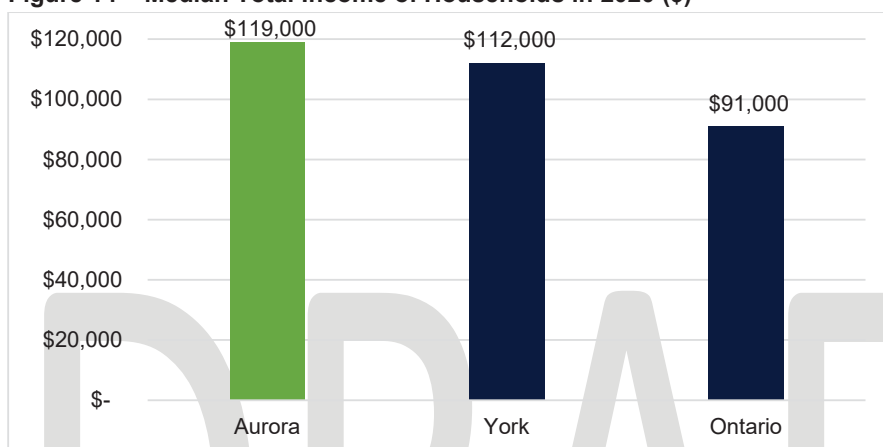


TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## Income and Education

Research has found that income and education levels can be an indicator of participation levels in parks and recreation. Generally, the higher one's income, the more likely they are to have the time and resources to be able to participate in leisure activities. The median total income of Aurora households in 2020 was \$119,000, which was well above the provincial and regional medians.

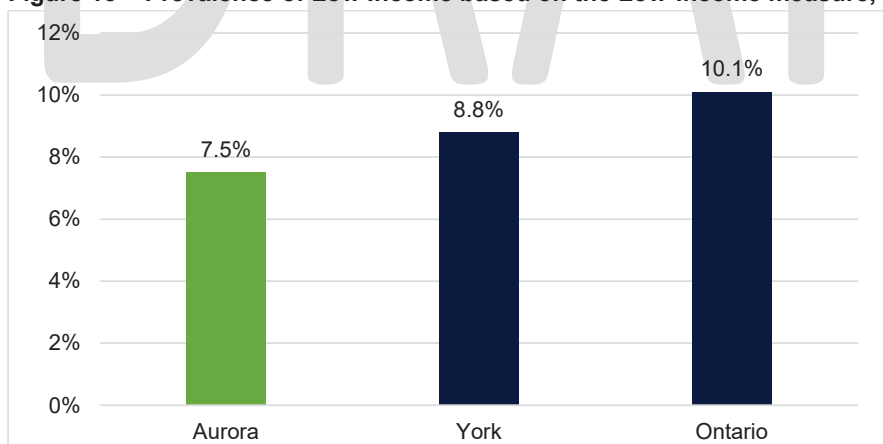
**Figure 14 – Median Total Income of Households in 2020 (\$)**



Source: Statistics Canada, 2021 Census of Canada

The Town of Aurora also has a lower proportion of low-income residents, with 7.5% living below the low-income measure (after tax) in 2021. By comparison, 8.8% of residents within York Region live below the low-income measures (after tax).

**Figure 15 – Prevalence of Low Income based on the Low-Income measure, after tax, Aurora**



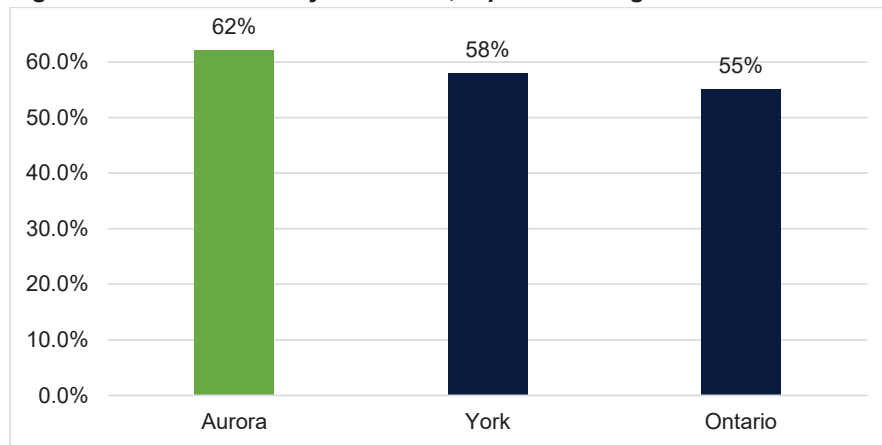
Source: Statistics Canada, 2021 Census of Canada

In addition, the proportion of residents in Aurora that have completed a Postsecondary certificate, degree or diploma (62.2%) is higher compared to York Region (58.1%) and Ontario (55.1%).



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

**Figure 16 – Postsecondary Certificate, Diploma or Degree**



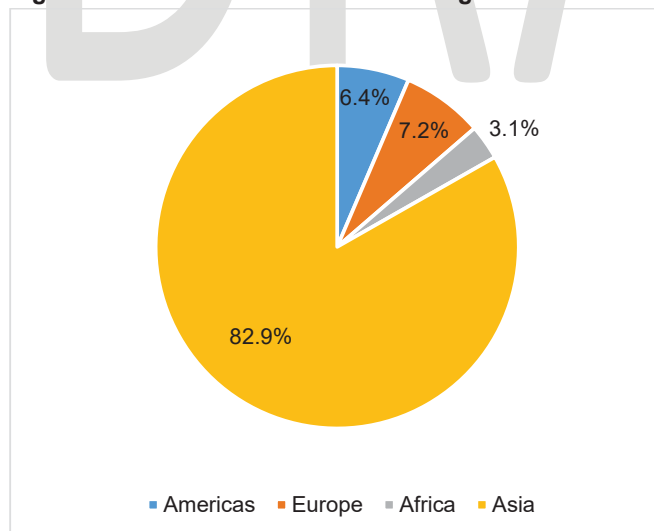
Source: Statistics Canada, 2021 Census of Canada

The town's income and education profile suggest residents may be more engaged in parks and recreation programs due to their greater ability to pay user fees. Aurora's provision of affordable parks and recreation opportunities sees to it that all residents can participate.

### Immigration and Ethnicity

As of 2021, 36.8% Aurora residents were foreign-born, up from 30.2% in 2016 and 26.4% in 2011. The most common places of birth for immigrants in Aurora are China (23%) and Iran (14%). As the trend of high immigration rates continues to persist throughout the Greater Toronto Area and Canada, culturally-based parks and recreation interests are likely to emerge.

**Figure 17 – Place of Birth Recent Immigrants in Aurora**



Source: Statistics Canada, 2021 Census of Canada

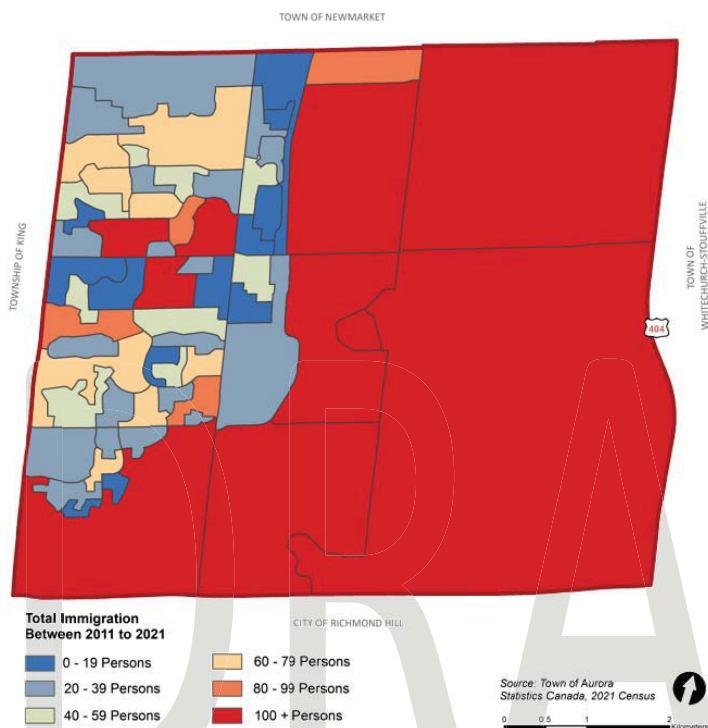
'Recent immigrant' refers to an immigrant who first obtained his or her landed immigrant or permanent resident status between January 1, 2016 and May 11, 2021.



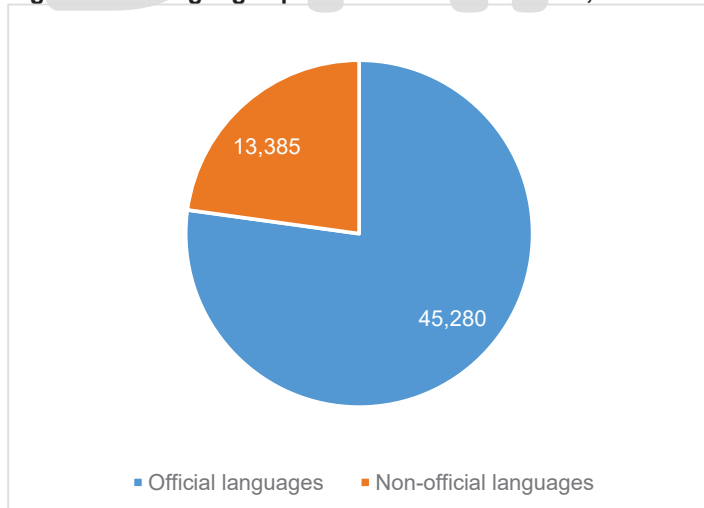
**TOWN OF AURORA**  
**Parks & Recreation Master Plan (2023)**

The following figure illustrates the areas of Aurora in which recent immigrants live; in this case, the definition of immigrant has been extended to those that have migrated to Canada within the past ten years.

**Figure 18 –Immigration in the Town of Aurora (2011 to 2021)**



**Figure 19 – Language spoken most often at home, Aurora**



Source: Statistics Canada, 2021 Census of Canada

Furthermore, English is primary language spoken at home for 77% of residents, with Cantonese, Mandarin, and Iranian Persian being the most common non-official languages as of 2021.

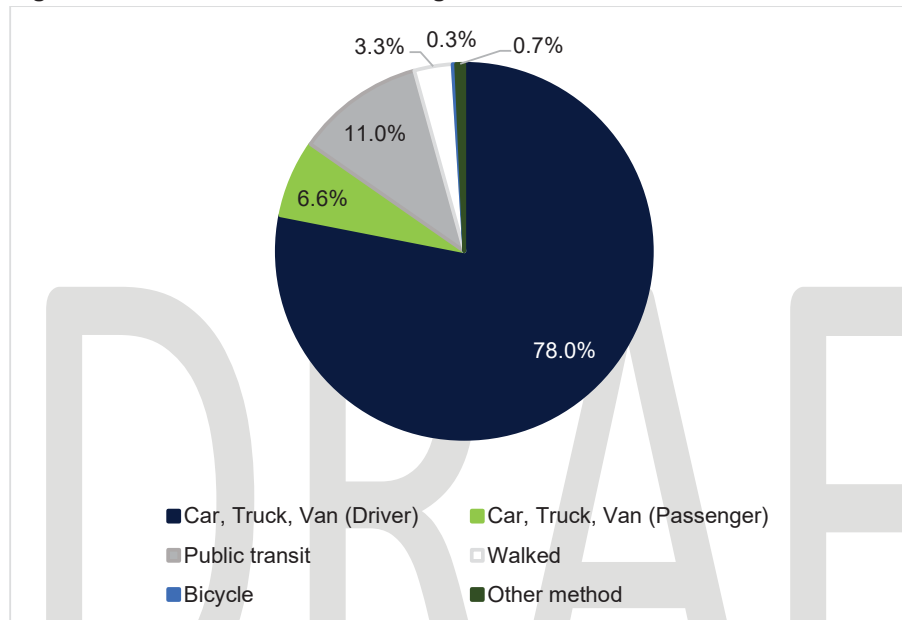


TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## Transportation and Mobility

The employed labour force in Aurora heavily uses automobile transportation as their main mode of commuting. Four-fifths (78%) of residents identified as a car, truck, van (driver), while 6.6% identified as a car, truck, van (passenger) as their main modes of commuting. Alternative modes of commuting consisted of public transit (11.1%), walked (3.3%), bicycle (0.3%) and other (0.7%).

**Figure 20 – Main Mode of Commuting**



Source: Statistics Canada (2016), Census of Canada (25% sample data)

Mobility status throughout the Town of Aurora is largely represented by non-movers (87.3%) who are persons who have not moved within the last five years. The majority of the town's movers (12.7%), who are persons who have moved from one residence to another within the last five years, are largely represented by migrants (8.7%), with the balance of this population group represented by non-migrants (4%).



### 3. Parks and Recreation Sector Context





## TOWN OF AURORA

### Parks & Recreation Master Plan (2023)

The Town of Aurora is the primary provider of parks and recreation facilities and programs in the community. The Town seeks to provide opportunities to engage residents with the community through a balanced and responsive range of programs and activities within its facilities and park spaces. As the community continues to grow, the Town will work to align events, partnerships, promotions, scheduling, staffing levels, etc., with the evolving demand of residents.

This section provides more detail as to the current state of the Town departments involved in parks and recreation service delivery, as well as an in-depth analysis of trends impacting the sector.

## 3.1 Departmental Structure

The Community Services Department and the Operational Services Department are responsible for the planning, development and general/financial management and administration of all parks and facilities. Responsibilities of the Departments include planning, construction, maintenance of operations, community, and heritage program development. The goal of the Town is to enhance and improve the Aurora citizens quality of life through their participation in recreation programs and the utilization of recreation facilities and active/passive green spaces.

The Community Services Department and the Operational Services Department provide essential public services which are necessary for ensuring a high quality of both the natural and urban environments that provide a healthy, satisfying lifestyle for all Aurora citizens. Parks and open spaces, recreational and cultural/arts facilities, sports, fitness, creative and social programs are all to be facilitated with the aim of providing the greatest possible participation.

## 3.2 Recent Accomplishments

Aurora takes pride in its recreation and parks system which contributes to the community's small-town lifestyle. Town Park, Sheppard's Bush Conservation Area and area trails are amongst the community's most beloved outdoor spaces. The Town's recreation facilities also offer high quality amenities and programs that engage residents and visitors in a wide range of wellness and sport activities.

In recent years, the Town has been able to make significant strides in implementing previous frameworks and plans aimed at improving the local quality of life while proving value for tax dollars spent, whether through enhancing service delivery or upgrading existing facilities and parks. Consolidation of building and infrastructure costs creates efficiencies that better position the Town to respond to priority needs generated by growth and other emerging requirements.

Some of the Town's many recent parks and recreation-related **accomplishments** include (but are not limited to):

- Development of the Aurora Town Square (estimated completion fall 2023) to create a community focal point and cultural destination. Key components include an outdoor square with amphitheatre and seasonal skating loop/water feature, as well as a 29,000 square foot expansion to the historic Church Street School building featuring a flexible performance space (with seating for up to 250 people) and multi-purpose rooms, along with enhanced space for the Aurora Cultural Centre and the Aurora Museum & Archives.
- Planning and funding for the addition of a gymnasium, program space and office space to the Stronach Aurora Recreation Complex (planned to open in 2024).
- Opening of a six-court tennis bubble (Marilyn Redvers Centre).
- Purchase of the Aurora Sports Dome (now Lind Realty Team Sports Dome), with the vision to expand accessibility and provide affordable year-round services for the citizens and sports groups within the community.



## TOWN OF AURORA

**Parks & Recreation Master Plan (2023)**

- Completion of an Aquatics Feasibility Study that identifies future indoor aquatic needs, notably interest in a new 50-metre pool (with a minimum requirement for an additional 25-metre, 6-lane rectangular pool tank).
- Continued implementation of the Sport Field Development Strategy, including the development of two baseball diamonds on the former Hallmark lands and installation of outdoor artificial turf fields at Sheppard's Bush and Stewart Burnett Park.
- Negotiation of a sponsorship agreement to extend community access to Stronach soccer fields to 2025.
- Planning for a community park in Northeast Aurora (Hartwell Way Non-Programmed Park), including community gardens, trails, natural playground, free play areas, naturalized areas, etc.
- Completion of the David Tomlinson Nature Reserve.
- New neighbourhood parks have been opened (e.g., Thomas Coates Park), as well as playground upgrades (including accessible features) and tennis and pickleball courts in several locations.
- Offered enhanced virtual and outdoor programming during the COVID-19 pandemic, such as Seniors Centres Without Walls, virtual camps, additional outdoor ice rinks, etc.
- Development of a Pricing Policy and Financial Assistance Program to ensure that all residents have equitable access to recreational opportunities.
- Achieved Platinum Youth Friendly Community Status in 2019.

### 3.3 Aligning with Existing Departmental Studies

To improve recreation and parks in the Town of Aurora through comprehensive planning, policies and objectives must be consistent with current and prior legislature. The following bodies of legislature represent goals and strategies outlined to assist growth and provide guidance to recreation and parks planning in the community.

#### **Aurora Parks and Recreation Master Plan (2016)**

This previous Master Plan has been used to guide the provisions of the community's parks and recreation facilities for a five-year period beginning in 2016. The Plan identifies facility and parkland needs, and discusses the impacts of infill and intensification on facilities and servicing. A timeline for servicing priorities up until 2021 outlined the Plan's five-year approach to implementing its targeted improvements.

The 2016 Master Plan contained 45 recommendations identifying project-specific initiatives or best practices to strive toward. **Three-quarters (76%) of these recommendations have been completed or are in progress, a very high percentage given the short period of time and challenges associated within the COVID-19 pandemic.**

One-quarter (24%) have not been acted upon for various reasons, such as lack of funding, other priorities, or a change in direction. Many of the recommendations that have not been implemented relate to parkland policy and acquisition, items that are being considered through the Town's Official Plan Review. More information on recommendations can be found in **Appendix C**.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

**Table 3 – Report Card: 2016 Parks and Recreation Implementation to Date**

Action (to date)	Number of Recommendations	Percent
Completed	17	38%
Ongoing	17	38%
Review Required	11	24%
<b>Total</b>	<b>45</b>	<b>100%</b>

### Aurora Outdoor Sports Field Development Strategy (2020)

The Outdoor Sports Field Development Strategy established a detailed implementation framework to guide the improvement and maximization of existing sports fields in light of rising sports field needs and field capacity issues. The study included a comprehensive needs assessment for rectangular sports fields (soccer, football, lacrosse, rugby, field hockey) and ball diamonds, finding a need for 20 additional rectangular fields by 2031 and five additional diamonds by 2031 (two have since been provided on the Hallmark lands).

Given that opportunities for land acquisition are extremely limited, a focus was placed on strategies that optimize existing parks (through new field development, field reconfiguration, artificial turf, etc.), expand partnerships, and modify operational practices. Key recommendations included:

- Pursuing opportunities to develop multi-field sports fields at a single location.
- Expanding existing or form new partnerships, such as with the YRDSB (access, maintenance, new fields) for access to existing fields and field improvements (e.g., artificial turf).
- Continuing to explore strategic land acquisition (e.g., hardball diamond).
- Developing full-size fields with supporting amenities (e.g., lighting, seating, parking, etc.).

### Aquatics Feasibility Study (2020)

The Aquatics Feasibility Study was conducted in 2020 to determine the extent of the Town's aquatic facility needs and the type of facilities that would best meet current and long-term needs. The Town engaged the Isaac Sports Group, LLC to conduct an in-depth aquatic analysis and Feasibility Study.

Key study findings included:

- A recommendation to provide a 50-metre pool at the Stronach Aurora Recreation Complex (SARC)
- Providing a third recreation or sport centre in Aurora when the overall need for expanded recreation and sport facility justifies an additional facility
- Updating current pools at SARC and the Aurora Family Leisure Complex (AFLC) with accessible features and warming water temperatures by several degrees
- Replacing the existing mechanical system for all pools at SARC and the AFLC
- Capital and operating costs for the recommended provision options are articulated in the study

The study acknowledges that the Town's last indoor pool was built in 2006, prior to a current day population growth of 35% (updated to 2021). The study notes the strong community support and demand for aquatic facilities that provide a wider range of temperature options matching specific program needs, which can only be accomplished with additional pools.

The Aquatic Feasibility Study and the 2016 Parks and Recreation Master Plan indicates that at minimum, an additional 25-metre pool with 8 lanes is needed for the Town of Aurora to meet the current and future demands of the Aurora community. Council will need to make a decision on the level of service and investment they are willing to make with respect to a new aquatic facility, including securing additional



## TOWN OF AURORA Parks & Recreation Master Plan (2023)

land to build another pool. A 25-metre pool will serve the needs of the immediate community but limits the economic impacts and benefits a larger, competition pool would provide.

### Sport Plan (2016)

The Aurora Sport Plan is intended to ensure the Town becomes “Canada’s most active community” through extensive consultation to reach out to a wide demographic of residents. The Plan was completed in concert with the development of the 2016 Parks and Recreation Master Plan, addressing goals that support recreation and park services. The Plan provides in-depth analysis pertaining to existing sport programs within the community, providing a framework and guiding principles to achieving increased participation. The Town has been acting on the Sport Plan recommendations and anticipated providing a status update to Council and the community in the near future.

### Trails Master Plan (2011)

The Trail’s Master Plan is a long-term 50-year plan that oversees cycling and pedestrian related policies that impact the Town of Aurora. The plan provides recommendations for its connected trails network, input on the design of off-road trails, policies related to trail planning, potential education and healthy living promotion programs, and a phased implementation strategy. Opportunities for the Town’s trail systems presented by the ongoing growth of the community are provided in this report’s analysis. The Town is currently working on an update of the Active Transportation Master Plan that will include aspects of future trail development and maintenance.

## 3.4 Facility Provision Levels and Municipal Benchmarking

When undertaking plans of this nature, there is often interest in the number of facilities provided in other communities – a way to benchmark the Town against others. A benchmarking exercise was undertaken to collect information on facility provision levels in other jurisdictions. The comparator group used to benchmark facility provision includes 13 similarly sized municipalities in the Greater Toronto Area, as well as all other municipalities in York Region<sup>2</sup>. This data is one of several inputs that has informed the development of provision targets for the Master Plan.

The data represents a snapshot in time and must be viewed in context with other factors. For example, the benchmarking data does not address the difference between facility quality, size, access and service, all of which contribute greatly to the value provided by each of these facilities. Combining the observations from this exercise with other analyses will allow the Master Plan to achieve balance in defining the needs of future growth, historically underserved areas, and changing trends.

The following table identifies facility provision levels in other jurisdictions, compiled from a variety of sources. Unless otherwise noted, the data includes facilities that are owned and/or under agreement for public use by the municipality. Mapping and analysis of Town facilities is contained in Sections 6 and 7 of this report.

It is noted that Aurora’s geographic placement in York Region makes it a convenient and desired location for many sports organizations with regional memberships, thus the Town’s inventory tends to be higher on a per capita basis for many recreational facilities.

<sup>2</sup> Facility benchmarking taken from approved master plans in Bradford West-Gwillimbury (2021), Caledon (2016), East Gwillimbury (2016), Georgina (2015), Halton Hills (2020), King Township (2019), Markham (2019), Milton (2022), Newmarket (2022), Pickering (2017), Richmond Hill (2022), Vaughan (2018), and Whitchurch-Stouffville (2022).



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Table 4 – Average Municipal Facility Provision Levels (selected facilities)

Facility Type	Town of Aurora*		Comparator Average
Indoor Facilities	#	Per Capita Average	Per Capita Average
Community Centres	3	1:21,370	1:31,140
Indoor Aquatic Centres	2	1:32,050	1:33,170
Gymnasiums (excluding school gyms)	1	1:64,100	1:50,850
Fitness Centres	1	1:64,100	1:80,300
Arenas (Ice pads)	5	1:12,820	1:22,440
Curling Facilities	0	n/a	1:508,540
Indoor Turf Fields	1	1:64,100	1:152,560
Outdoor Facilities	#	Per Capita Average	Per Capita Average
Soccer and Multi-use Fields (total fields)	56	1:1,145	1:2,730
Ball Diamonds (total fields)	20	1:3,210	1:4,290
Cricket Fields	0	n/a	1:138,690
Pickleball Courts (dedicated use)	9	1:7,120	1:13,620
Tennis Courts	15	1:4,270	1:3,860
Basketball Courts	17	1:3,770	1:7,300
Skateboard Parks (and skate spots)	3	1:21,370	1:35,480
Bike Parks	1	1:64,100	1:305,130
Splash Pads	5	1:12,820	1:16,230
Outdoor Pools	0	n/a	1:117,360
Off-leash Dog Parks	1	1:64,100	1:101,710
Playgrounds	40	1:1,600	1:1,840
Outdoor Skating Rinks (refrigerated)	0	n/a	1:69,350
Parkland	Hectares		
Active Parkland (ha/1000)	174.5	2.7 ha / 1000 persons	3.3 ha / 1000 persons

Source: Adapted from recent municipal master plans, 2022

Note: The table includes facilities that are owned and/or under agreement for public use by the municipality

\* Based on a 2022 population estimate of 64,100 persons. Rates are rounded.

### 3.5 Parks and Recreation Trends

This section identifies several trends that are influencing the demand for and delivery of parks and recreation services in Canadian municipalities. Some of these trends have emerged as a result of the COVID-19 pandemic, while others have been affecting service provision for several years. We firmly believe that long-term planning and strategic investment are vital to support the significant role that the parks and recreation sector plays in our personal, social, and economic recovery and revitalization.

For continuity with leading sector resources, the trends are organized by the five goals of the Framework for Recreation in Canada (FRC). The FRC was developed in 2015 by a team led by the Canadian Parks and Recreation Association. It presents a renewed definition of recreation and supports coordinated policies and practices in recreation and related sectors in Canada. Its aim is to improve the wellbeing of individuals, communities, and the built and natural environments. Part of the FRC's legacy is how it has created a common language for recreation professionals, with its goals being used to align community priorities with initiatives in the sector.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Figure 21 – Goals from the 2015 Framework for Recreation in Canada



Table 5 – Listing of Key Parks and Recreation Trends by FRC Goal

FRC Goal	Trend
<b>Active Living</b>	<ul style="list-style-type: none"> <li>• Parks and Recreation are Essential Services</li> <li>• Recreation is Vital to Community Health and Wellbeing</li> <li>• Combating High Levels of Physical Inactivity</li> <li>• Popularity of Unstructured, Self-Directed Activities</li> <li>• Encouraging Free Play</li> <li>• Pandemic Impacts on Community Sport</li> <li>• Pandemic Impacts on Programming</li> <li>• Engaging the Aging Population in Healthy Activities</li> <li>• Emerging Recreational Activities</li> </ul>
<b>Inclusion &amp; Access</b>	<ul style="list-style-type: none"> <li>• Growing Concerns over Affordability</li> <li>• Making Recreation Accessible for Persons with Disabilities</li> <li>• Improving Gender Equity in Sports</li> <li>• Using Parks and Recreation to Support Indigenous Reconciliation</li> <li>• Safe Spaces for Marginalized and Displaced Populations</li> </ul>
<b>Connecting People &amp; Nature</b>	<ul style="list-style-type: none"> <li>• Rising Use of Parks and Outdoor Recreation</li> <li>• Improving our Connections with Nature</li> <li>• Growing Emphasis on Neighbourhoods and Local Opportunities</li> <li>• Supporting Active Transportation</li> <li>• Keeping Pace with Parkland Needs in Growing Communities</li> <li>• Increasing Focus on Environmental Design and Climate Change</li> </ul>
<b>Supportive Environments</b>	<ul style="list-style-type: none"> <li>• Multi-Use Recreation Facilities as Community Hubs</li> <li>• Providing High Quality, Multi-functional and Flexible Facilities</li> <li>• Rationalizing and Addressing Aging Infrastructure</li> <li>• Designing Facilities to be Sport-Friendly</li> </ul>
<b>Recreation Capacity</b>	<ul style="list-style-type: none"> <li>• The Great Resignation – Significant Turnover in Recreation Programming Staff</li> <li>• Declining Volunteerism</li> <li>• Pandemic Challenges for Canadian Recreation Sport Organizations</li> <li>• The Necessity of Partnerships</li> <li>• Data, Technology and Digital Transformation</li> <li>• Evolving Financial Challenges</li> </ul>

These trends are elaborated on further in **Appendix B**.



## 4. Community Engagement





TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

The Town of Aurora has involved residents through several community consultations to enhance its municipal parks and recreation services. Each consultation has been tailored to maximize participation and collect the most input, allowing these services to reflect demand and community expectations.

Engagement with residents and stakeholders (e.g., service clubs, sports organizations, Town staff and officials, etc.) was critical to understanding current issues and future opportunities for supporting the parks and recreation system in Aurora.

**Figure 22 – Public Engagement Tactics**



Engagement opportunities were promoted through the project website, media releases, social media, and email networks. The Master Plan project included a blend of in-person and virtual/online community engagement tactics due to the COVID-19 pandemic. This created new opportunities for the public and stakeholders to become involved in the planning process.

**Note:** It is important to note that the information and suggestions presented in this section should not be interpreted as recommendations. Community input has not been altered even in instances where comments may incorrectly reflect the Town's actual policies, practices or level of provision.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

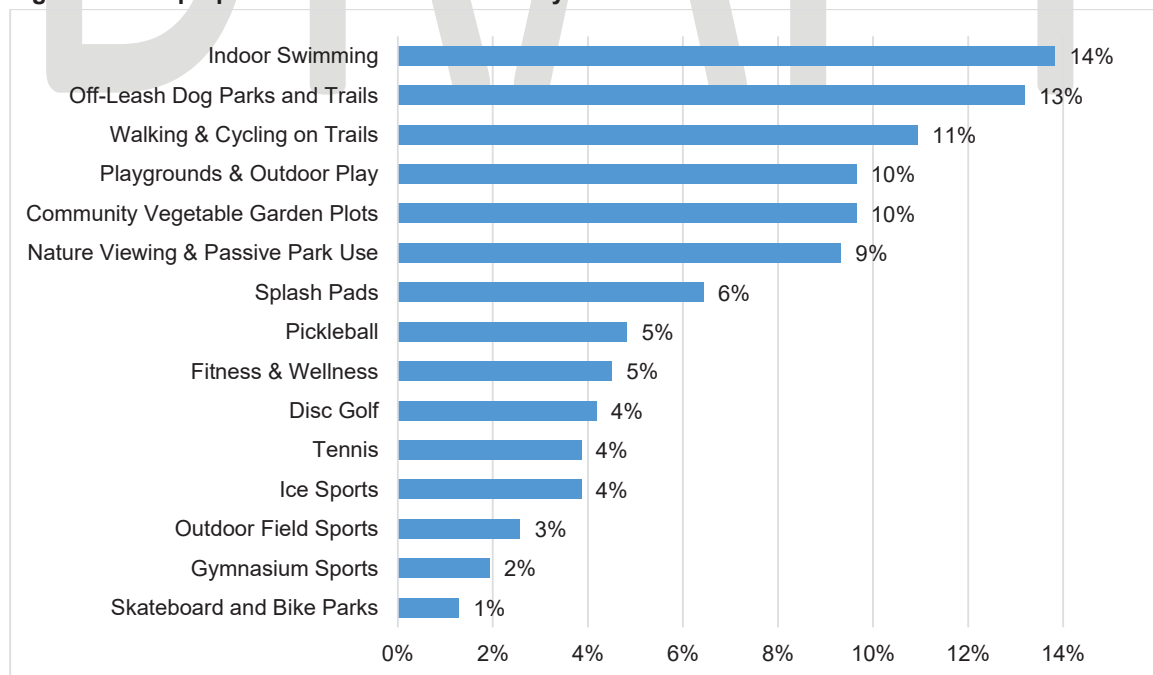
## 4.1 Launch Event (Pop-up Consultation)

A pop-up open house was held on October 1 at the Aurora Farmers Market in Town Park to introduce the Master Plan project to the community. The event consisted of information boards detailing the study scope and process, as well as an interactive voting station to identify public priorities. Additionally, commenting stations were available to gather qualitative input regarding parks and recreation-related strengths and challenges, as well as future needs. The session was promoted through the Town's website, social media accounts, and traditional media. We engaged 77+ participants at the event.



Support was generally greatest for casual outdoor recreation opportunities (e.g., dog walking, trail use, playground use, etc.) and indoor swimming programs. The following chart identifies the priorities that participants placed on additional activity choices in Aurora.

**Figure 23 – Pop-up Event – What Activities do you want More of in Aurora?**





TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

Specific suggestions were also received for:

- additional programs and activities, such as:
  - children's fitness
  - women's futsal
  - cooking classes
- upgrades to existing sites such as:
  - an updated playground and splash pad in Machell Park
  - adding lights to the basketball court in Mavrinac Park
  - more modern playground features in northwest Aurora (e.g., Tom's Park)
  - enhanced maintenance in parks (garbage pick-up, tree pruning, etc.)
- new recreation amenities such as:
  - an indoor playground
  - facilities in the south end
- new parks amenities such as:
  - off-leash dog trails and a small dog park on the west end
  - cross-country ski trails
  - pollinator gardens
  - BMX park along trails
  - electrical outlets in parks to support events outdoor fitness equipment
  - outdoor rinks
  - bocce courts
  - roller skating pad
  - outdoor pool
  - trails and active transportation choices

## 4.2 Community Online Survey

To support the development of this Master Plan, a community survey was available for eight (8) weeks beginning in August and extending through October 2022. The survey was promoted extensively by the Town (traditional and social media, email networks, website, within municipal facilities, etc.). There were options to complete the survey online through the Town's public engagement site or in-person at Town recreation centres. A total of **455 unique responses from Aurora residents** were received. Being a voluntary, self-directed survey, response rates varied by question.

The purpose of the community survey was to elicit information on the parks and recreation needs of Aurora residents. The questions were designed to gather information regarding: participation rates in both organized and unorganized activities; barriers to activity; park and facility use; recommended improvements; support for investment; and opinion / agreement with various statements. Finally, the survey helped to establish a profile of parks and recreation users in Aurora by collecting relevant demographic information. Tabulated survey response data has been provided in **Appendix D**.

Note: To improve the representativeness of the survey, responses from households that identified themselves as living outside of Aurora (i.e., non-residents, not directly paying taxes to the Town) have been removed from the results. This accounted for 89 responses. The data suggests that many of these non-resident respondents represented a particular special interest group (disc golf/ frisbee golf) which, if included in the results, would have improperly skewed the findings.

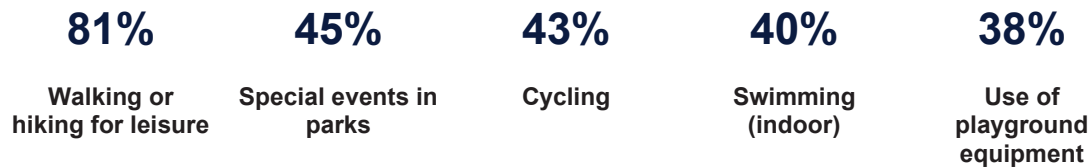


TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

### Participation in Parks and Recreation Activities

The following figure summarizes the five (5) most popular parks and recreation activities respondents have participated in Aurora or elsewhere since 2019 (the period both before and during the COVID-19 pandemic). Interestingly, with the exception of indoor swimming, four of the top five were outdoor activities, suggesting that individual use park space activities are the most accessible for participants.

**Figure 24 – Most Popular Parks and Recreation Activities**



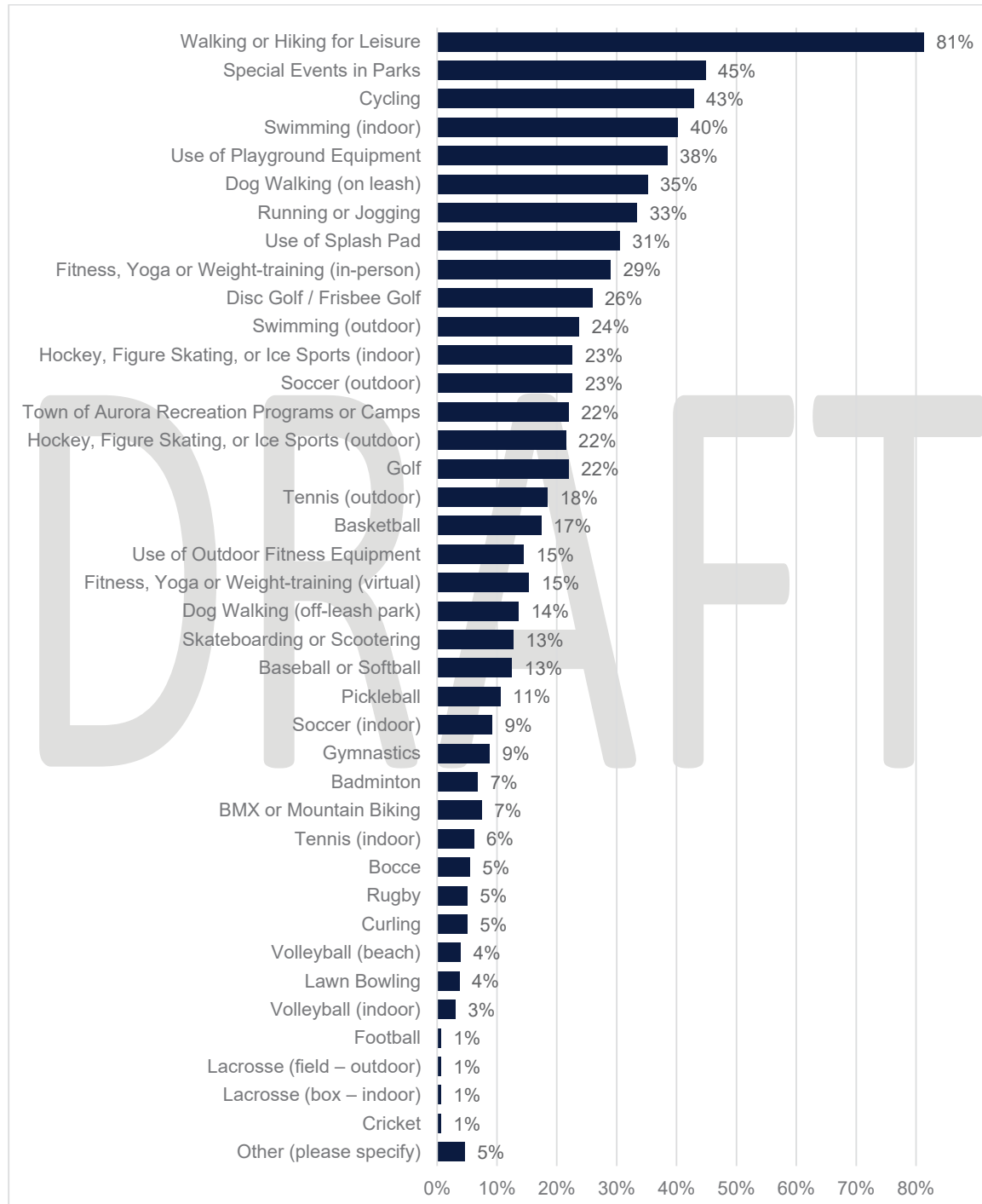
The following figure displays the full list of activities and household participation rates. In addition to the four outdoor activities among the top five, survey results suggest that dog walking (on leash), running or jogging, use of splash pad, disc golf/frisbee golf are popular activities with over one in four households participating. This suggests that low to no cost activities are in high demand.

Some of the most popular indoor recreation activities include swimming, fitness, and ice sports, with at least one in five households participating. Lower participation activities include sports (e.g., cricket, lacrosse, football, lawn bowling, volleyball, rugby, curling, bocce, etc.) that have a more limited appeal often based on age or ability.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

**Figure 25 – Since 2019, which of the following activities did you or anyone in your household participate in, in Aurora or elsewhere? (n=455)**

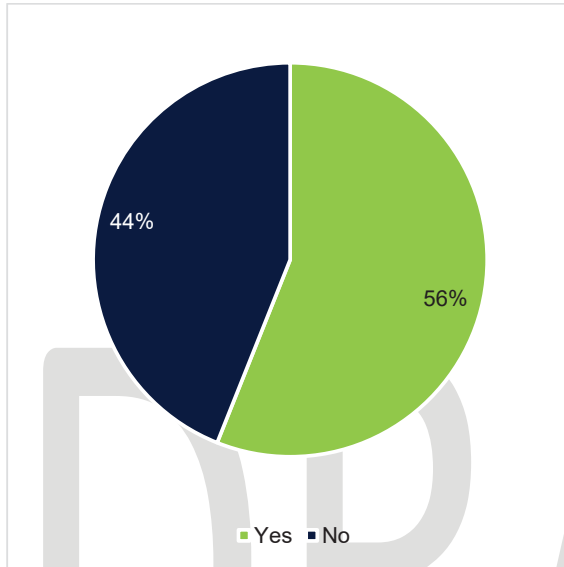




TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

Respondents were asked if they are able to participate in parks and recreational activities as often as they would like. Four-out-of-nine (44%) indicated that they were not able to participate as often as they would like.

**Figure 26 – Are you and members of your household able to participate in parks and recreation activities as often as you would like? (n=455)**



Those that expressed an inability to participate as often as they would like more frequently identified indoor swimming as a common activity and were generally less satisfied with the Town's parks, facilities and programs, including the location of facilities.

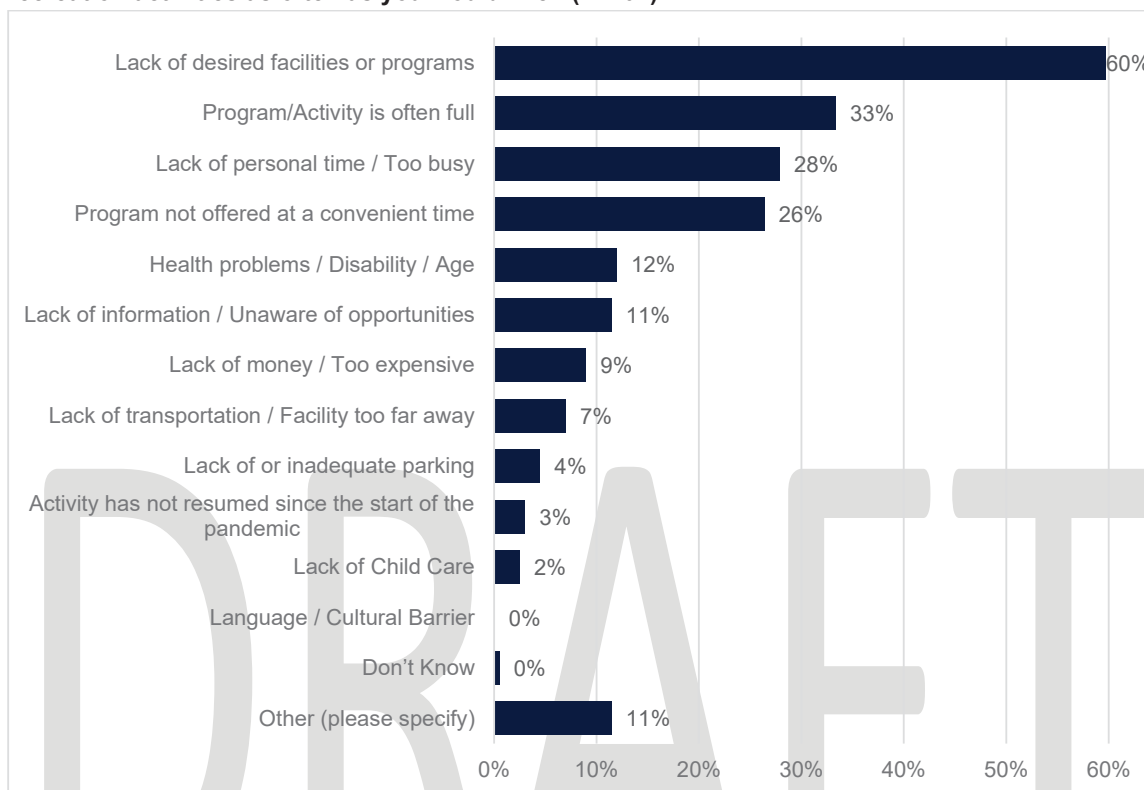
Amongst this group, top barriers to participation included:

- Lack of desired facilities or programs (60%)
- Program /Activity is often full (33%)
- Lack of personal time / too busy (28%)
- Program not offered at a convenient time (26%)



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

**Figure 27 – Why are you and members of your household not able to participate in parks and recreation activities as often as you would like? (n=201)**



### Importance and Satisfaction Levels

Levels of importance and satisfaction with respect to specific categories of parks and recreation facilities are illustrated through the two figures below. Amongst these categories:

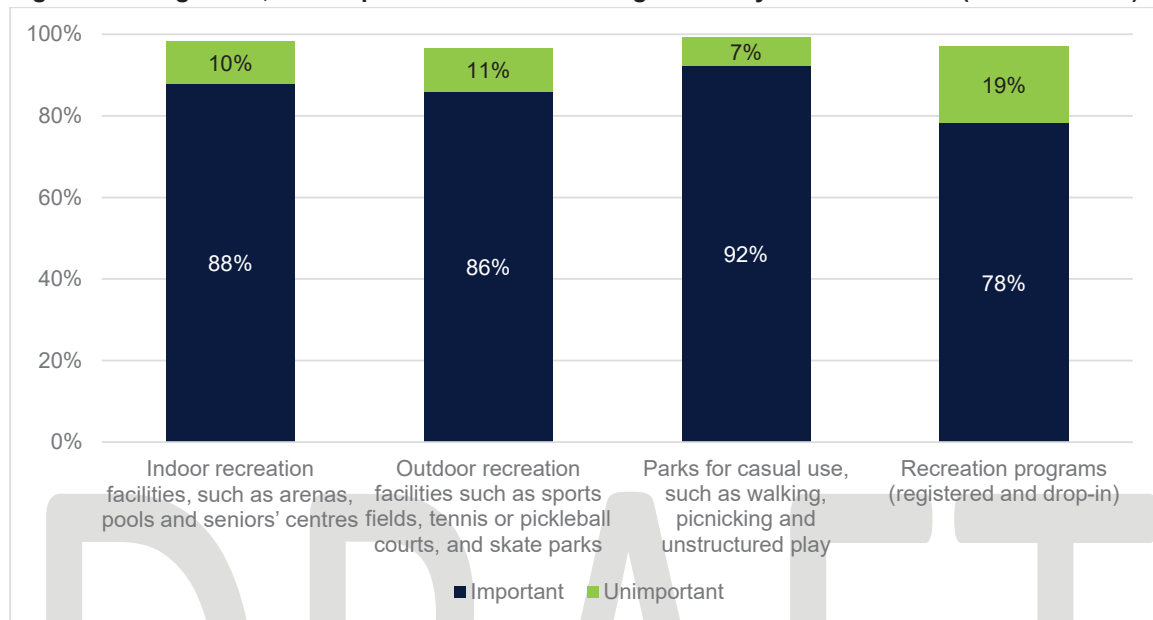
- 92% indicated that parks for casual use, such as walking, picnicking and unstructured play were important to them, with 79% indicating that they were satisfied with this service area.
- 88% indicated that indoor recreation facilities, such as arenas, pools and seniors' centres were important to them, with 72% indicating that they were satisfied with this service area.
- 86% indicated that outdoor recreation facilities such as sports fields, tennis or pickleball courts, and skate parks were important to them, with 60% indicating that they were satisfied with this service area.
- 78% indicated that recreation programs (registered and drop-in) were important to them, with 61% indicating that they were satisfied with this service area.

While it is not unusual in surveys such as this to have higher stated levels of importance than levels of satisfaction, it is notable that the gap between these two measures is highest for outdoor recreation facilities. **This suggests that current levels of service may not be meeting many needs in this service area (outdoor recreation facilities such as sports fields, tennis or pickleball courts, and skate parks).**



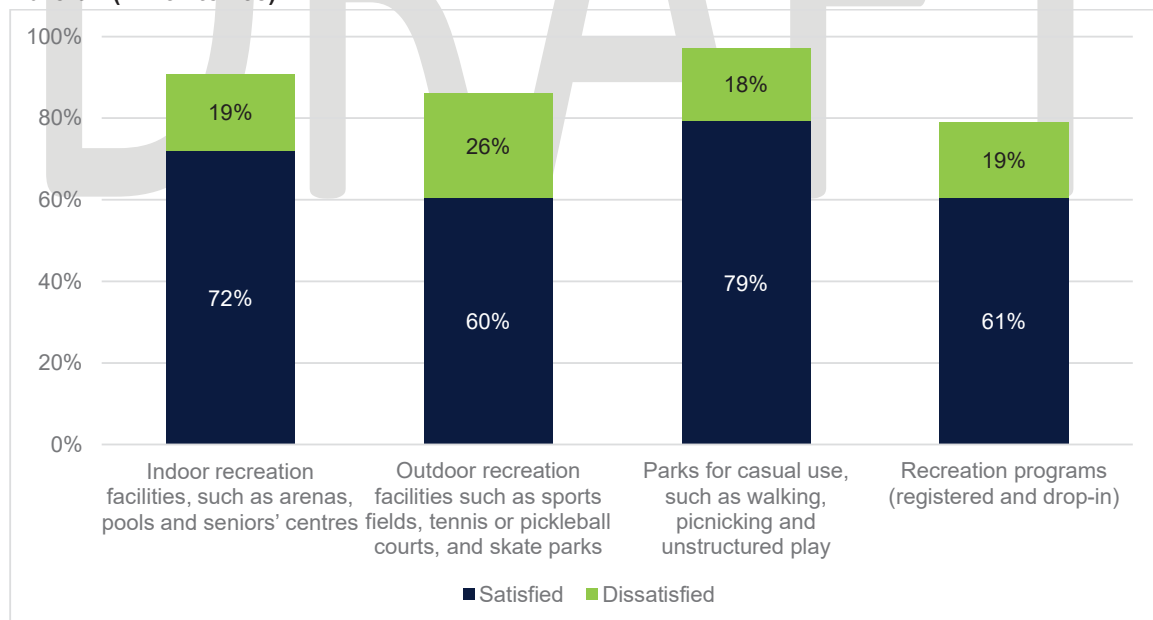
TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

**Figure 28 – In general, how important are the following items to your household? (n = 431 to 438)**



Neutral and "Don't Know" responses not shown.

**Figure 29 – What is your level of satisfaction with the following parks and recreation services in Aurora? (n=431 to 438)**



Neutral and "Don't Know" responses not shown.



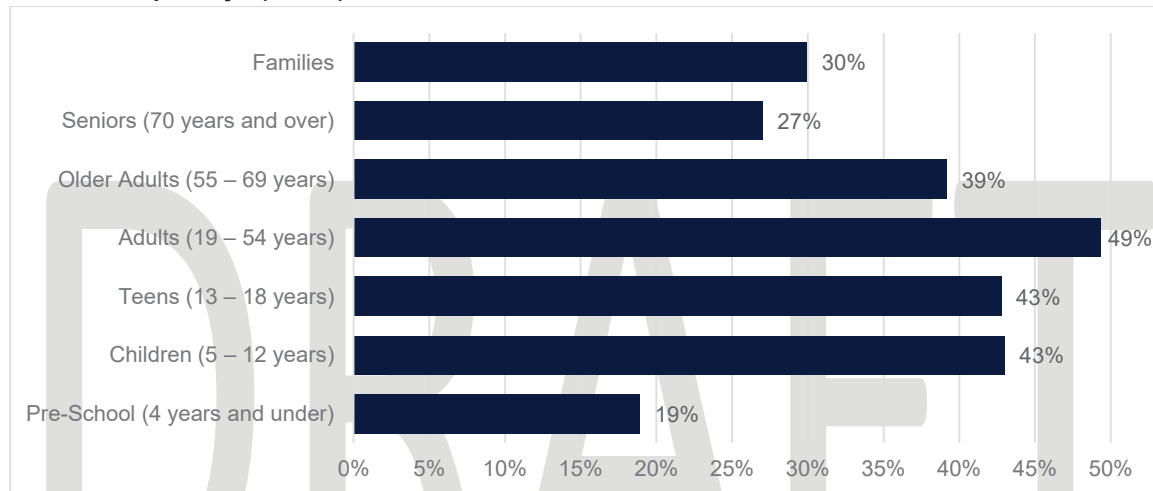
TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

### Programs and Activity Priorities

Respondents were asked to identify the age groups they felt should be a priority if the Town were to provide additional programs or activities. These highest identified priorities were:

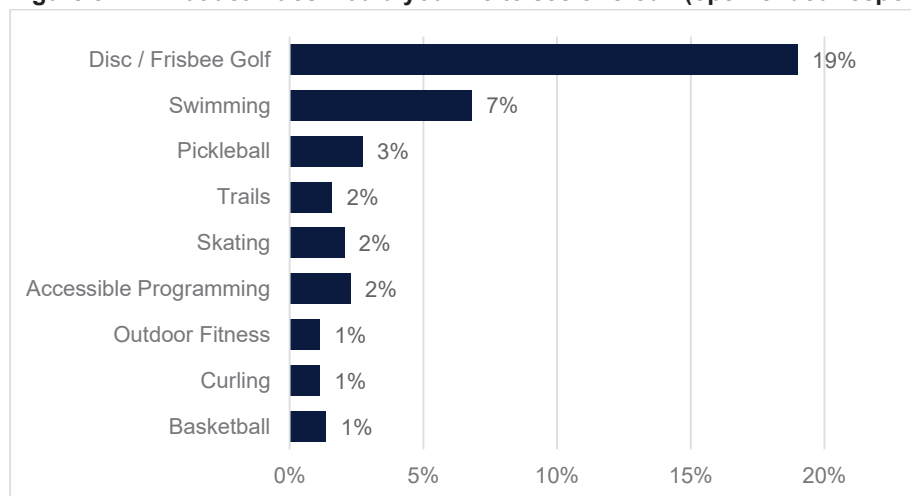
- Adults aged 19 - 54 years (49%)
- Children aged 5 - 12 years (43%)
- Teens aged 13 - 18 years (43%)
- Older Adults aged 55 – 69 years (39%)

**Figure 30 – If the Town were to provide additional programs or activities, which age groups should be a priority? (n=444)**



One-half (51%) of respondents identified specific parks and recreation activities that are not currently available (or they were not aware are available) but would like to see offered in the Town of Aurora. Top suggestions are shown in the following figure.

**Figure 31 – What activities would you like to see offered? (open-ended response) (n=223)**





TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

Disc golf was a common request, particularly on surveys completed by non-residents, with 81% of non-residents participating in disc golf and 91% identifying disc golf as a capital priority. To improve the representativeness of the results, non-resident responses were excluded from the sample. Given the volume of open-ended comments, it is believed that the opportunity to participate in this survey was shared widely amongst the disc golf community. **As a result, the interest and demand for disc golf illustrated through this survey is likely overstated, even amongst Aurora residents.** Nevertheless, it appears that there is an engaged group of enthusiasts within the town and beyond that are seeking additional opportunities to participate in disc golf activities.

### Facility Priorities

The top priorities for improved or new facilities types identified by respondents include:

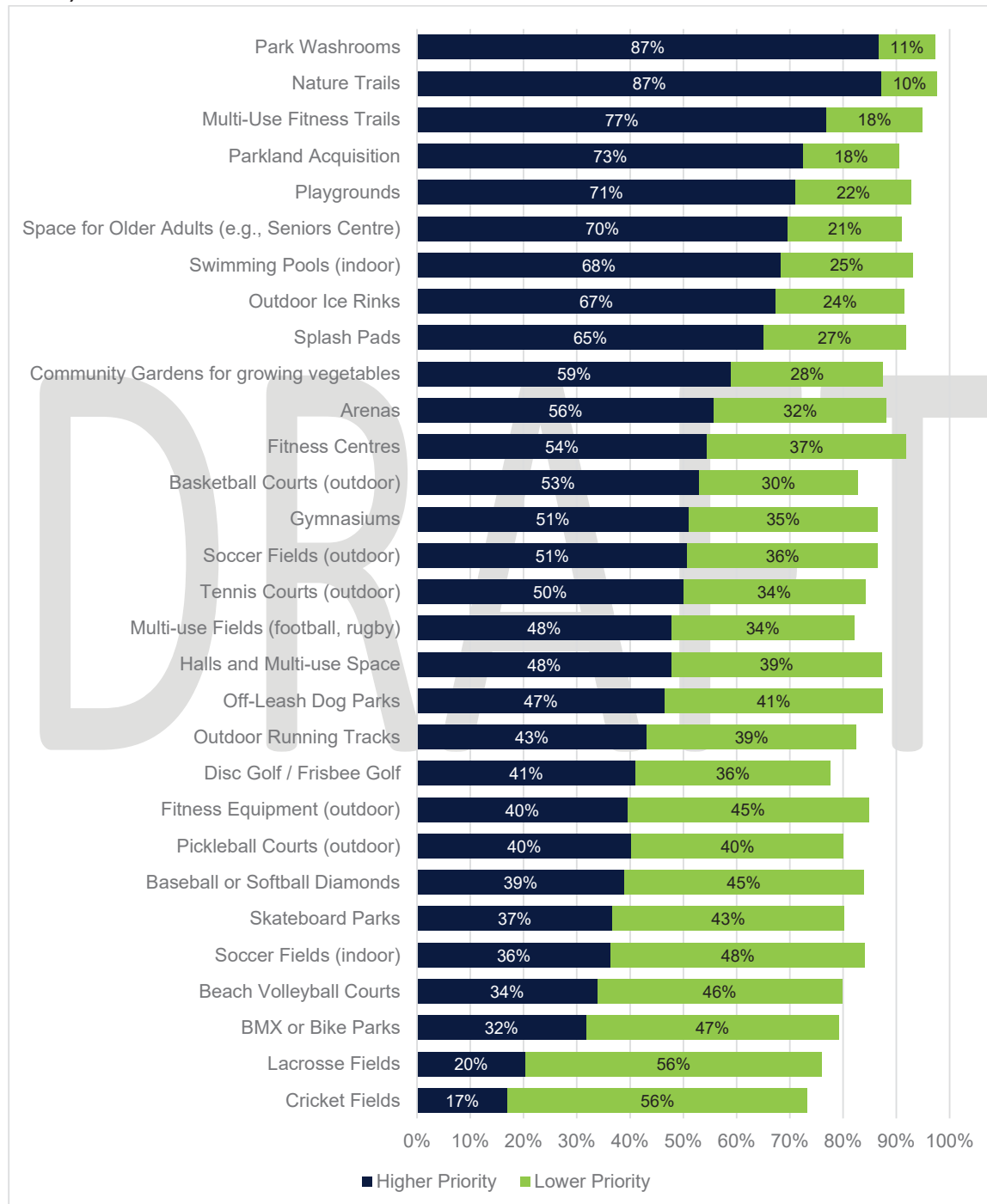
- Nature trails (87%)
- Park washrooms (87%)
- Multi-use fitness trails (77%)
- Parkland acquisition (73%)
- Playgrounds (71%)
- Space for older adults (e.g., Seniors' Centre) (70%)

The findings generally reflect the activities that respondents like to participate in the most, with outdoor, casual use amenities being the highest priority for future investment. Other high priorities included indoor swimming pools (68%), outdoor ice rinks (67%), and splash pads (65%). Lower priority facility types (such as cricket and lacrosse fields) have a more limited appeal in the community.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

**Figure 32 – To assist the Town in prioritizing spending, please indicate the level of priority that you feel should be placed on improving or developing each of the following facility types? (n=381 to 405)**



"Don't know" responses are not shown.



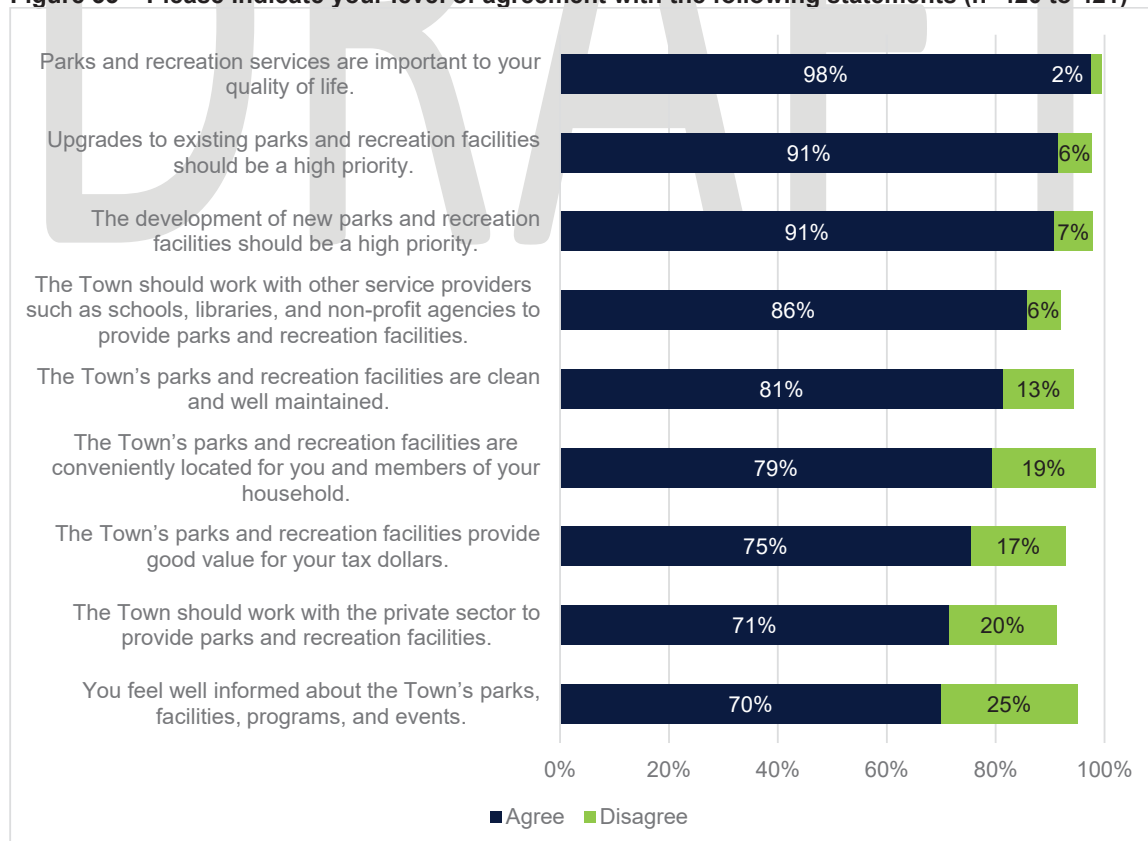
TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## Testing of Key Opinions

Public opinion was tested for a series of key statements:

- 98% agreed that “Parks and recreation services are important to your quality of life.”
- 91% agreed that “The development of new parks and recreation facilities should be a high priority.”
- 91% agreed that “Upgrades to existing parks and recreation facilities should be a high priority.”
- 86% agreed that “The Town should work with other service providers such as schools, libraries, and non-profit agencies to provide parks and recreation facilities.”
- 81% agreed that “The Town’s parks and recreation facilities are clean and well maintained.”
- 79% agreed that “The Town’s parks and recreation facilities are conveniently located for you and members of your household.” 19% disagreed with this statement.
- 75% agreed that “The Town’s parks and recreation facilities provide good value for your tax dollars.” 17% disagreed with this statement.
- 71% agreed that “The Town should work with the private sectors to provide parks and recreation facilities.” 20% disagreed with this statement.
- 70% agreed that “You feel well informed about the Town’s parks, facilities, programs, and events.” 25% disagreed with this statement.

**Figure 33 – Please indicate your level of agreement with the following statements (n=420 to 421)**



“Don't Know” responses are not shown.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## General Comments

Nearly half (47%) of respondents provided additional open-ended input regarding parks and recreation in the Town of Aurora. The following categories represent the top **key themes** from the comments provided:

- disc golf (9%)
- indoor swimming pools (5%)
- trail maintenance (5%)
- additional programming (4%)
- playground maintenance (4%)
- washroom servicing (2%)
- ball diamonds (1%)
- splash pads (1%)
- pickleball courts (1%)
- outdoor fitness equipment (1%)

A sampling of comments that represent key themes heard through the survey include:

- “Disc golf is inclusive, easy, inexpensive, family friendly, and loads of fun for all ages.”
- “Additional aquatic facilities, specifically a 50m pool and better maintenance of current pools.”
- “We love taking advantage of the trails in Aurora [and] would like to see these continue to be developed.”
- “Would also like to see more washrooms at parks [open year-round]. With small kids, it’s important to have access to washrooms when spending the day outside being active in the community.”
- “Need more children’s swimming options and upgrades to older playgrounds.”
- “The Town needs additional Class A softball/baseball diamonds.”

## Profile of Respondents

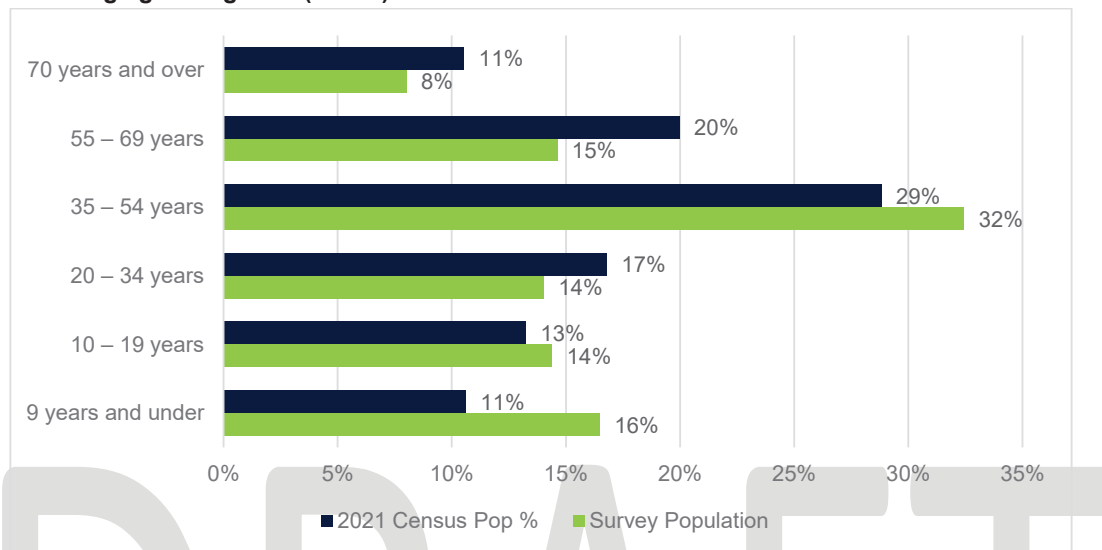
Key household characteristics of community survey respondents are noted below:

- The average household size was 3.3 persons, slightly higher than the Town average of 2.9 persons per private household.
- It is estimated that the survey represents the opinions of approximately 2.1% of Aurora’s households and 2.4% of Aurora’s population. The response rate (455 surveys) is considered adequate and – when combined with other consultation tactics and inputs – provides a strong basis for future planning.
- The survey gathered input from residents of all ages. As shown in the following figure, the ages of household members of survey respondents are generally representative of Aurora’s population. Residents with younger children were slightly more likely to participate in the survey, while residents aged 55 or more were slightly less likely to participate in the survey.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

**Figure 34 – Please indicate the total number of persons within your household that fall into the following age categories (n=402)**



- 38% of survey respondents own a dog. These respondents were much more likely to support improvements to off-leash dog parks (67% identified this as a high priority).
- All (100%) of the respondents in this summary self-identified as residents of the Town of Aurora.
- Three-out-of-five (61%) have lived in Aurora for more than ten years, 18% for 5 to 10 years, and 21% less than 5 years.
- The survey gathered input from residents across the entire town. The following percentage apply to those that identified their ward of residency; it is generally representative of populations in each ward:
  - Ward 1 (21%)
  - Ward 2 (18%)
  - Ward 3 (22%)
  - Ward 4 (14%)
  - Ward 5 (17%)
  - Ward 6 (7%)



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

### 4.3 Stakeholder Consultation

Aurora is home to numerous service clubs, sports groups and community organizations that provide a wide variety of recreation, sport, event and community services to residents and visitors.

More than 50 community groups consisting of sports associations, recreation service providers and community agencies were sent an invitation to provide feedback through virtual workshops (held on September 28 and October 6, 2022) and written submissions. The following 17 groups provided input into the Master Plan process:

- Adult Hockey Leagues (2)
- Aurora Aquatics (also submitted written input)
- Aurora Diggers Girls Softball Association (submitted written input)
- Aurora King Baseball Association
- Aurora Minor Hockey Association
- Aurora Skating Club
- Aurora Special Ducks (submitted written input)
- Aurora Youth Soccer Club
- Central York Girls Hockey Association
- Elevation Athletics
- Rising Stars Soccer Academy
- Redbirds Lacrosse (submitted written input)
- Aurora Barbarians Rugby Football Club (also submitted written input)
- Special Olympics Aurora
- Sport Aurora (also submitted written input)
- Total Tennis
- York Artistic Swimming Club
- York Region Lions Football

The following is a summary of themes from the discussion groups. Details from each session have been considered in the development of the Master Plan.

#### What are the strengths of parks and recreation in Aurora? What does the Town and/or others do well?

Most organizations expressed considerable appreciation for the high quality of parks and recreation services in Aurora. The Town of Aurora's common strengths identified by stakeholders include:

- The Town's **recreation programming** is viewed as a strength in the community. Specific references were made to several programs having waitlists and drop-in sessions consistently filling up.
- Aurora's diversifying demographic profile has a significant influence on recreation. **New Canadians** in Aurora have expressed strong interest in existing programs. In particular, Learn to Skate is a program that has been in high demand recently.
- The **sports community is vibrant**, and there are new hotels to support sport tourism.
- There is a wide range of quality parks and recreation **facilities**, as well as cultural assets.
- Stakeholders recognize that municipal **customer service staff are responsive** to their needs. Several stakeholder group representatives indicate that permit bookings and submissions are generally performed in a fast-paced manner.
- The Town's **sport fields** are well maintained and serviced. Surveys conducted by Sport Aurora after tournaments reportedly show that facilities are well received.
- The new management model for the **Lind Realty Team Sports Dome** has been well received.
- The Town of Aurora is recognized by many stakeholders as **home to a vibrant sports community**.



## TOWN OF AURORA Parks & Recreation Master Plan (2023)

- Many recreation groups have a **regional membership** and frequently travel to other neighbouring communities to use their facilities (e.g., sports leagues, swim programming in Newmarket, etc.).

### What trends are affecting your organization? Are there barriers to participation?

There are several trends impacting stakeholder organizations in Aurora, some of which may contribute to barriers to broader participation. Stakeholder organizations identified:

- Aurora has been impacted by **declines in volunteerism**. Many associations are struggling with attracting and retaining volunteer coaches, instructors, and officials, which has affected how organizations have competed with programs in neighbouring communities that pay these positions.
- The **pandemic** dramatically reduced programming for some groups such as Special Olympics, has limited access to schools, and has made fundraising more challenging.
- Aquatic programs** are becoming over-subscribed and the therapy pool in Newmarket (Southlake Regional Health Centre) has been permanently closed. There is a suggested demand by organizations for a pool expansion.
- There is increased interest in **learn to skate and learn to swim programs** as we emerge from the pandemic (including newcomer adults).
- Several groups indicated that they have **waitlists** for their programs.
- Programming is changing to align with evolving **community demographics**. For example, many newcomers require language and culturally sensitive facilities and programs (e.g., cricket).
- Growing levels of **female participation** were noted by rugby and lacrosse groups and has also been an emphasis of Sport Aurora's initiatives.
- Aurora's population is aging, but residents are looking to remain active. An **aging population** is influencing a growing demand of adult recreational programming, including pickleball and physiotherapy programming.
- In terms of barriers, it was noted that **change rooms** at some facilities are insufficient to accommodate all users.
- There is a lack of **lights at sports fields** that limit organizations' ability to conduct evening practices.
- The **high cost** of youth hockey, aquatics, etc. is a barrier for some families.

### How well are our existing parks, facilities and services meeting your organization's needs? Are additional parks, facilities and services required?

Existing parks, facilities and services meet each organization's needs on different levels. Stakeholders indicated the following regarding how their needs are met, and if they see a new and/or improved parks, facilities and services to be necessary for in the Town of Aurora:

- The Town's Aquatics Feasibility Study identified a strategy for expanding access to **aquatic services** (including improvements to existing pools, expansion of pool space, adjustments to programming, etc.); this direction continues to be supported by swimming clubs and aquatics advocates, with a view toward a regional initiative that could serve northern York Region.
- Organizations have requested the addition of **lighting to some outdoor basketball courts** to allow for evening play.
- New **artificial turf multi-use fields** (with lines for different sports) are needed to facilitate broader scope of programming; consideration should be given to change rooms, washrooms, storage, etc. at selected sites. One group identified an initiative to partner with the Town for the development of a second artificial turf field at Sheppard's Bush.
- Maximizing **ball diamond and field usage** should be a priority (block booking can create challenges). Some suggested that ball diamond drainage issues and surface conditions of older fields need to be addressed. There was a request for an additional mounded ball diamond to support youth and adult hardball.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

- Recognizing the lack of undeveloped tableland in Aurora, the soccer club suggested using more constrained lands for **soccer field development**.
- Condensation at the **AFLC arena** is a significant issue and many groups prefer not to book the space. Some suggested that this space would be better used for dry floor activities (ball hockey, roller skating, lacrosse, etc.), but would need to replace the ice time through a new arena elsewhere.
- Multiple user groups identified **cleanliness** of AFLC and SARC as an issue; additional staffing may be required to address this, as well as grooming of ball diamonds.
- The expansion to the SARC will help to alleviate the significant need for **gymnasium space**, but some groups suggested that there will be a shortfall.
- Suggestion for a **second soccer dome** to support winter programming.
- Suggestion for an **outdoor artificial ice rink** as natural rinks are weather -dependent and too volatile.
- The **permitting system for tennis courts** is not well understood by public (which can lead to conflict); there was a suggestion to use an online app, coupled with greater public education.
- It was reported that the **Active Transportation strategy** has not been widely embraced, though trails remain an important component of the town's quality of life.

**How can your organization, the Town and others work together to address these priorities?**

The following approaches were suggested to support the priorities addressed by multiple stakeholder organizations:

- In general, there was wide support for **partnerships** that support participation and drive revenue.
- Multiple organizations expressed a desire in **attracting new participants** at all levels to join their respective groups. The decline of volunteerism has collectively impacted recreation in Aurora. Community events and tournaments offer opportunities for organizations to promote themselves to new members.
- A growing emphasis on **diversity, equity, and inclusion** is needed as the town's population becomes more diverse.
- Additional discussion around modified approaches to **facility allocation** are desired. With declining volunteerism, the ability to allocate programming in larger scheduling blocks was suggested. Further, it was noted that allocation practices make it difficult for adult-serving groups to secure time, though there remains a desire to ensure that residents have priority access. Consideration may also be given to a website that publicizes and allows permitting of last-minute space cancellations.
- Multiple organizations are seeking a higher priority be placed on the **development of athletes**. It was suggested athlete development and grass roots programs be re-evaluated, and that the Town work with others to build a sport volunteer and coaching program to help organizations with a qualified base of community supports.
- One land-based opportunity was mentioned to assist in addressing community needs, being continued progress on a partnership with the school board to use the **Dr. G.W. Williams Secondary School lands**.
- The potential of **different construction methods**, such as aluminum-supported membrane structures, should be considered.
- It was suggested that the Town consider a more **revenue-centric operating model** to help support a new additional pool and multi-sport centre.
- More **strategic planning workshops** with local sport organizations were suggested in order to provide information pertaining to ongoing initiatives and community needs.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## 4.4 Youth Input

Feedback was sought from the Town of Aurora Youth Engagement Committee in November 2022. The Committee consists of local youth aged 12 to 17 years old that who serve to guide and advise on appropriate programs, special events, and services for youth in the town. Their input is summarized below.

### **PARTICIPATION: What activities do you like doing in parks and recreation facilities**

Multiple youth indicated that they use the following amenities and activities in parks and recreation facilities:

- Using the trails for biking and hiking/walking, preferring to use trails near their houses and schools that are easy to access. One youth commented that they enjoy running on trails throughout Aurora because there are lots of other users and it feels nice to connect with others while exercising.
- Playing basketball and tennis in local parks on courts
- Playing sports in the AFLC Gymnasium, mostly basketball.
- Skating at the Arenas and on outdoor rinks in local parks.
- Playing soccer at the Sports Dome and soccer fields at Sheppard's Bush.
- Swimming at the SARC, going approximately every other week.
- Volleyball on the Beach Volleyball courts.
- Using the dog park and dog friendly parks with family.

### **BARRIERS: What stops you from using our parks and recreation facilities or participating in recreation programs?**

- Dog Park; the wood chips coating the ground are an injury risk as they have gotten stuck in their dogs' paws and some families have stopped attending the dog park for that reason. Families are also having difficulty finding other areas to walk or play with their dog since the majority of other parks don't allow unleashed dogs.
- Lack of Swim Lesson Availability; seasonal swimming lessons fill up fast so they often missed out on opportunities to continue lessons. More availability in lessons would be helpful.
- Community Recreation Facilities; the majority of youth mentioned that they don't have access to a car or have to wait for parents to get home to drive them. They commented that if their family has conflicting schedules, they have stopped their recreation activities (e.g., soccer at the Sports Dome) since they can't get a ride to the activity. Other youth commented that the distance between facilities and their houses or schools is far. Another youth agreed and mentioned it is hard to take transit to get to facilities for programs.
- Lack of Soccer Nets: youth mentioned that the soccer nets at Sheppard's Bush or other parks are often missing netting. They said it makes it hard to play and is discouraging.
- Lack of Communication About Programs; youth commented that they had a hard time finding opportunities while onsite in recreation complexes (no central location to read over activities such as a bulletin board) or found the website hard to navigate. Youth mentioned repeatedly that if they don't know about a program they don't go. Some youth commented they don't use online tools like websites as often as others do, that they prefer flyers and pamphlets.
- Common Language for Program Advertising; one youth mentioned that they find it hard to find programs they're looking for because they're often titled differently or not similar to past programs. Promotions don't use common language and it can be hard to find programs if they don't know what they're called.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

**IMPROVEMENTS: How can we make our parks and recreation facilities more youth-friendly?**

- Aurora is a very car-oriented community. It would be nice to see more pedestrian-friendly design, or improvements made to help residents that are travelling by walking or biking.
- Installation of bike repair stations around trails that are on tethers so they can't be taken.
- More dog friendly events like NewBarkIt (Newmarket event) or more parks with the ability to take dogs off leash. Canine Commons is tough to get to and it doesn't feel inclusive to families who have dogs.
- Gravel trail surfaces can be challenging for biking, scootering and skateboarding. It would be helpful for major trails leading to Rec Complexes to be paved. It was noted that it's harder for bikes to brake on the gravel, which can be a safety issue, especially on hilly trails.
- Adding Bike lanes to bigger or main roads that are utilized by students getting to and from school; it would promote helping the environment and healthy living.
- Addition of water fountains to parks or adding bottle filling stations to parks with public washrooms.
- Additional lights for basketball courts in parks. Lights could be on timers or sensors with a final use time of 10 pm. It would encourage healthier routines and allow families more access to parks and trails. Teens have noticed that trails are well lit, but parks often aren't.
- Some major streets/walkways (e.g., St. John's Side Road to access connecting trails) don't have a lot of shade. It would be nice to see more shade-bearing trees, or some shade structures built into the trail path.
- Adding outdoor exercise machines to more parks along trails.
- Shuttle service to bring kids or teens to community centres or recreation facilities more regularly.
- Rental Bikes for community to rent and use in community.
- In-person advertising for recreation programs and opportunities at events, specific areas of community, etc. Adding more community bulletin boards at Town Park, Aurora Town Square, the Library, etc. Creating more youth specific promotions, including a teen program guide flyer to be distributed through schools or an email distribution list for teens.
- Additional trail signage like a colour coding system or more signage that indicates how trails connect to major areas of Aurora and landmarks (e.g., Aurora Town Square, SARC, Town Hall, Library, etc.).
- Bulletin boards that advertise upcoming programs at recreation complexes would be helpful at other locations around the community.

## 4.5 Internal Consultation

Consultation was undertaken with Town Council and staff involved in the management, operation and maintenance of parks and recreation facilities and services. Input from these sources was wide-ranging and has been used to inform the Master Plan.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## 4.6 Emerging Directions from the Initial Public Input and Research Phase

Key findings of the initial public engagement and research phase are summarized below. These themes have been assessed along with community profiles, usage data, and promising practices from other communities to inform the Master Plan's recommendations.

1. **Parks and recreation services are very important to Aurora residents.** 98% of survey respondents agree that parks and recreation services are important to their quality of life. The survey also found high levels of satisfaction with park and recreation facility provision and maintenance; however, improvements are required to address aging infrastructure, gaps, and emerging needs.
2. **Aurora is growing and becoming more diverse.** More than one-third of the town's population are foreign-born and this is likely to increase as Aurora grows (the average rate of growth between 2021 and 2031 is more than 1,000 persons per year, mostly through intensification). Aurora's population is also aging and seeing greater demand for barrier-free opportunities for persons with disabilities and mobility challenges. These changes may influence demand for certain recreation activities (including accessible and inclusive spaces) and will place upward pressure on existing resources.
3. **The pandemic has highlighted the vital role of parks, trails and outdoor recreation opportunities in staying active and connected.** Unstructured park and trail use has increased during the pandemic and these spaces have become more important to supporting resident health and wellness. Accessible washrooms in parks and public spaces are also required to support these uses. Long-term planning and strategic investment are vital to support the significant role that the parks and recreation play in our personal, social, and economic recovery and revitalization.
4. **Demand is growing for unstructured activities for all ages.** The survey found that the most popular activities in Aurora are those that appeal to all ages and abilities, such as use of parks, walking/hiking, special events, cycling, swimming, and fitness. Interest is also growing for self-directed leisure pursuits such as outdoor ice skating, disc golf, off-leash dog park use, outdoor basketball and volleyball, and community gardening – some of these activities appeal to residents of all ages and some can be done across all seasons.
5. **Multi-use and flexible spaces help in accommodating emerging sports and activities.** New and changing recreation interests create new opportunities to engage residents in innovative ways, but also place pressure on existing resources, parks and facilities. Flexibility in design and approach is required, and facilities that can accommodate multi-uses are desired. Some examples include multi-use outdoor courts, artificial turf fields, and gymnasiums.
6. **Aurora has a prominent sport community and there is strong interest in quality facilities that can support high performance athletics.** The consultation program yielded several requests for additional indoor swimming programs and facilities, as well as dryland spaces such as gymnasiums. While the Town has taken some steps to address these demands, funding and land availability are notable constraints. Partnerships may be necessary in some cases to ensure that community recreation facilities are "sport-friendly" and have the level of amenities (e.g., dimensions, change rooms, scoreboards, lighting, etc.) requested by the full range of user groups.
7. **Many groups and residents are seeking additional access to municipal recreation facilities and sports fields.** Town facilities are well used, sometimes resulting in waitlists especially for specific programs or locations at peak times. The Town works hard to ensure equitable access and address conflicts, and there is high satisfaction with the Town's customer service. Reviewing



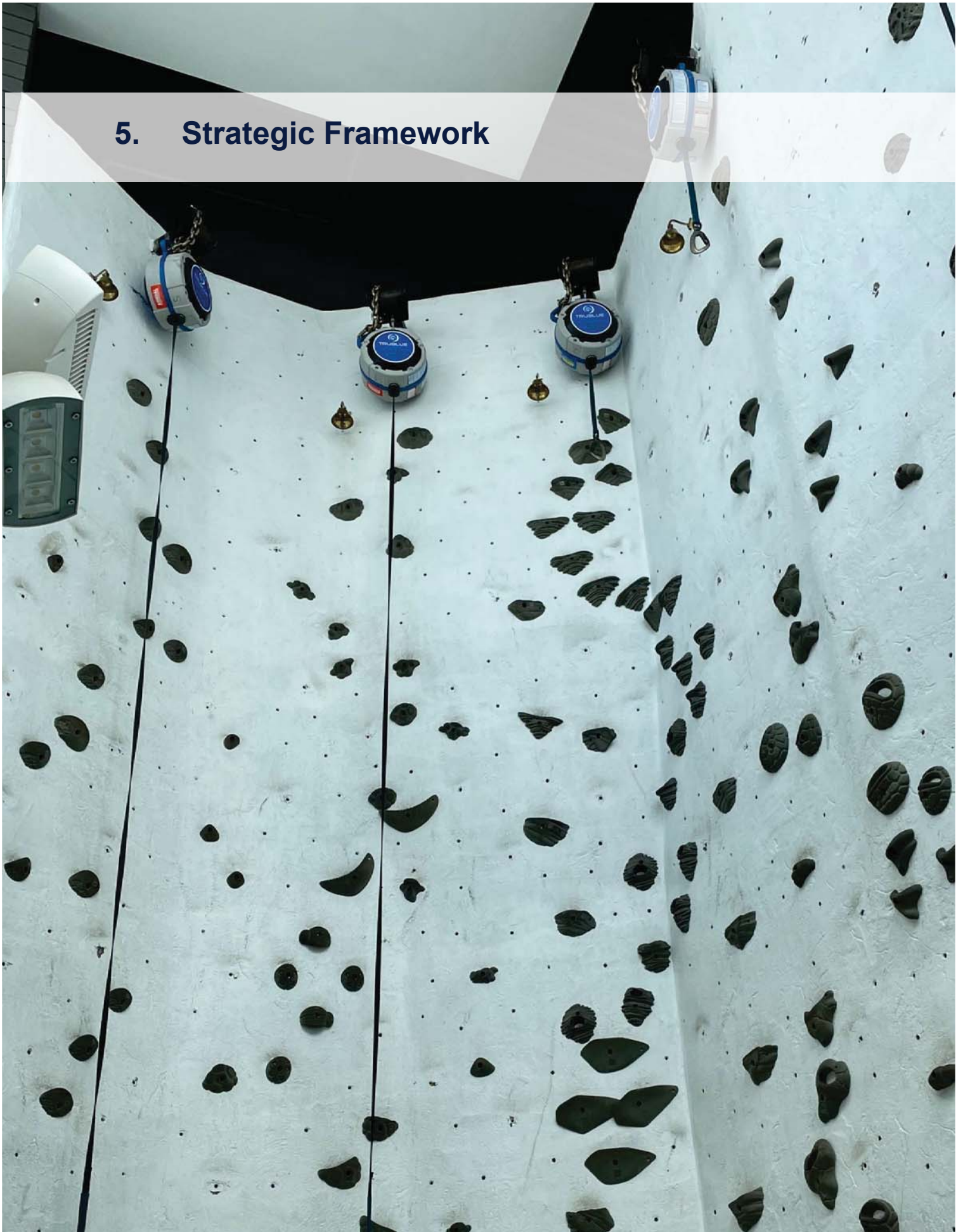
TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

and updating the Town's allocation policies and permitting practices may assist in maximizing access and streamlining procedures.

8. **The COVID-19 pandemic has been a significant challenge for many organizations and continues to impact service levels.** Labour shortages have been widespread across Canada and this has been particularly acute in industries such as recreation that rely partially on part-time and seasonal employees. Many local organizations also expressed challenges with recruiting and retaining volunteers to support their sports and recreation programs. Continued efforts to enhance outreach, training, wages, and other benefits may help to address this issue over time.
9. **The Town's parks are largely built-out with little ability to accommodate new amenities, and parkland provision standards are declining.** This will place more pressure on existing parks and amenities and will require greater emphasis on capital maintenance, such as the timely replacement of playground equipment. Population growth and community expectations suggest a need for additional parkland; however, the legislation governing parkland conveyance is changing, making it more difficult to secure parks of adequate size and location.
10. **The community places a high value on the natural landscape and environmental sustainability.** Climate change adaptation and mitigation measures are increasingly being integrated into public sector practices, becoming one of several ways to define the success of municipal projects.



## 5. Strategic Framework





TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

This section identifies the strategic framework that will guide the Master Plan's development and implementation. In creating this framework, the overarching strategies established in the 2016 Parks and Recreation Master Plan have been revisited through the lens of updated consultation and research, including alignment with foundational documents such as the Town's Strategic Plan and Framework for Recreation in Canada.

## 5.1 SWOT Analysis

Before identifying a strategic path forward, it is necessary to undertake an honest examination of the current state. The table below summarizes key strengths, weaknesses, opportunities and threats related to the Town's parks and recreation system that have been identified through the research and consultation to date.

**Table 6 – SWOT Analysis for Town of Aurora Parks and Recreation System**

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>- Town offers a broad variety of high quality, affordable, year-round services and facilities</li> <li>- Public satisfaction levels are generally high in most areas</li> <li>- Customer service and responsiveness of staff were frequently mentioned as strengths by the community</li> <li>- Town has made parks and recreation a priority – Aurora has a high capital spending rate but is operationally-efficient</li> <li>- Aurora's open space and trails network is a significant asset</li> <li>- The Departments responsible for parks and recreation services are in a mature state with established policies and procedures</li> </ul>	<ul style="list-style-type: none"> <li>- Aurora is largely built-out and there is a lack of available land for large parks or major recreation facilities</li> <li>- Challenged to keep pace with needs of sport community (indoor pools, sports fields and courts, gymnasiums, etc.) and adult recreation</li> <li>- Underfunding of park amenity replacements (e.g., playgrounds) and new infrastructure to maintain existing levels of service</li> <li>- Older parks and facilities may not always address needs of a population that is aging and becoming more diverse</li> <li>- There can often be local resistance to adding new amenities to existing parks</li> </ul>
Opportunities	Threats
<ul style="list-style-type: none"> <li>- The Town is preparing a new Official Plan in 2023 to guide parkland acquisition, among other aspects of community growth and development</li> <li>- Growing opportunity to foster partnerships with schools, sports associations, and others (e.g., artificial turf fields, Dr. G.W. Williams SS, etc.)</li> <li>- New Ward system may place a greater emphasis on under-served areas</li> <li>- Aurora's central location in North York Region make it an attractive location for tournaments, events, and higher-order facilities/services</li> <li>- Aurora Town Square project will provide a multi-use event and gathering space for residents and visitors</li> </ul>	<ul style="list-style-type: none"> <li>- Funding sources such as Development Charges and cash-in-lieu of parkland are becoming more constrained</li> <li>- Growth, density, and changing planning legislation makes parkland more difficult to secure</li> <li>- Some Town facilities are aging and not fully barrier-free</li> <li>- Rising cost of land and demand for housing will lead to loss of Stronach soccer fields</li> <li>- Current labour shortages have made it difficult for the Town to attract staff and many organizations to retain volunteers</li> <li>- The pandemic and economic situation has made access to recreation services less affordable for some (but Town has new policies in place)</li> </ul>



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## 5.2 A Vision for Parks and Recreation in Aurora

Based on supporting documents and public input, the following vision and guiding principles have been established to guide the development and implementation of this Master Plan. This strategy reflects the values and aspirations articulated by the Town and the community as a whole. Together, the framework describes the core directions that the Municipality and its partners should strive to achieve over time.

### Vision

Setting a “vision” for the Town in the delivery of parks and recreation programs, facilities and services is the initial step in setting a strategic path forward. A strategic vision depicts how Aurora wants to be viewed in the future and compels Council, staff and the community to work together to achieve their collective goals over time.

The following **vision statement** is proposed for parks and recreation in Aurora:

**An active, healthy, and engaged community supported by responsive recreation services, facilities and parks.**

### Guiding Principles

The following guiding principles reflect input received from the Aurora community and municipal staff and officials. They are intended to inform and direct the Town’s approach to decision-making and investment over the next five years and beyond. Everything the Town does in relation to parks and recreation should further the vision and one or more of the guiding principles.

<b>1. Expand Resident Participation</b>	<b>2. Optimize our Recreation Facilities</b>	<b>3. Enhance our Parks &amp; Amenities</b>	<b>4. Foster Innovation &amp; Service Excellence</b>
We will increase accessible opportunities for community recreation, active and healthy living, and sport for residents of all ages and abilities.	We will respond to evolving community needs by planning ahead and investing strategically in sustainable recreation infrastructure.	We will sustain a high quality parks system that encourages participation, builds a sense of place, and promotes stewardship.	We will deliver exceptional parks and recreation services and pursue partnerships to leverage community benefits.

Detailed recommendations that will assist the Town and the community to achieve the vision and guiding principles can be found in the following sections of this Master Plan.



## 6. Indoor Recreation Facilities





TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Recreation facilities play an important role in the daily life of Aurora's residents. The Town invests in infrastructure to promote physical activity, healthy lifestyles, skill development, athletic competition, community building, and economic growth. These assets have positive impacts on residents and contribute to the community's wellbeing. This section identifies needs and considerations for the indoor recreation in Aurora.

## 6.1 Summary of the Indoor Recreation Facility Supply

The Town's major indoor recreation facilities include the Aurora Community Centre, Aurora Family Leisure Complex, Stronach Aurora Recreation Complex, and Aurora Seniors' Centre. These venues provide multiple activity-specific and flexible spaces for a wide variety of programming and rentals.

**Table 7 – Indoor Recreation Facilities**

Facility Type	Number	Location
<b>Community Centres</b>	<b>3</b>	Aurora Community Centre, Aurora Family Leisure Complex, Stronach Aurora Recreation Complex
<b>Indoor Aquatic Centres</b>	<b>2</b>	Aurora Family Leisure Complex, Stronach Aurora Recreation Complex (multiple tanks)
<b>Gymnasiums</b>	<b>1</b>	Aurora Family Leisure Complex Note: A gymnasium is planned to be added to the SARC (opening in 2024). The Town also permits several school gymnasiums.
<b>Fitness Centres (full-service)</b>	<b>1</b>	Aurora Family Leisure Complex (Club Aurora)
<b>Arenas (Ice Pads)</b>	<b>5</b>	Aurora Community Centre (2), Aurora Family Leisure Complex (1), Stronach Aurora Recreation Complex (2)
<b>Indoor Racquet Courts</b>	<b>2 locations</b>	<u>Tennis</u> : 6 courts at the Marilyn Redvers Centre (operated by third-party) <u>Squash</u> : 4 courts at the Aurora Family Leisure Complex
<b>Indoor Turf Fields</b>	<b>1</b>	Lind Realty Team Sports Dome
<b>Multi-Purpose Rooms</b>	<b>18</b>	Aurora Community Centre (3), Aurora Family Leisure Complex (4), Aurora Public Library (4), Aurora Seniors' Centre (3), Stronach Aurora Recreation Complex (1), Town Hall (2), Victoria Hall (1)
<b>Dedicated Youth Space</b>	<b>1</b>	Aurora Family Leisure Complex
<b>Dedicated Older Adult Space</b>	<b>1</b>	Aurora Seniors' Centre

In addition to these municipal facilities, residents also benefit from a number of facilities owned and/or managed by others (note: some may not be broadly accessible to the public), such as:

- **Other Public Facilities:** the Town owns and/or operates other facilities not listed above that offer some opportunity for community-based programming and events, such as the Aurora Public Library, Town Square/Church Street School, and Aurora Armoury;
- **Schools:** most elementary and secondary schools include gymnasiums, classrooms and/or outdoor facilities (e.g., sports fields, playgrounds);



## TOWN OF AURORA Parks & Recreation Master Plan (2023)

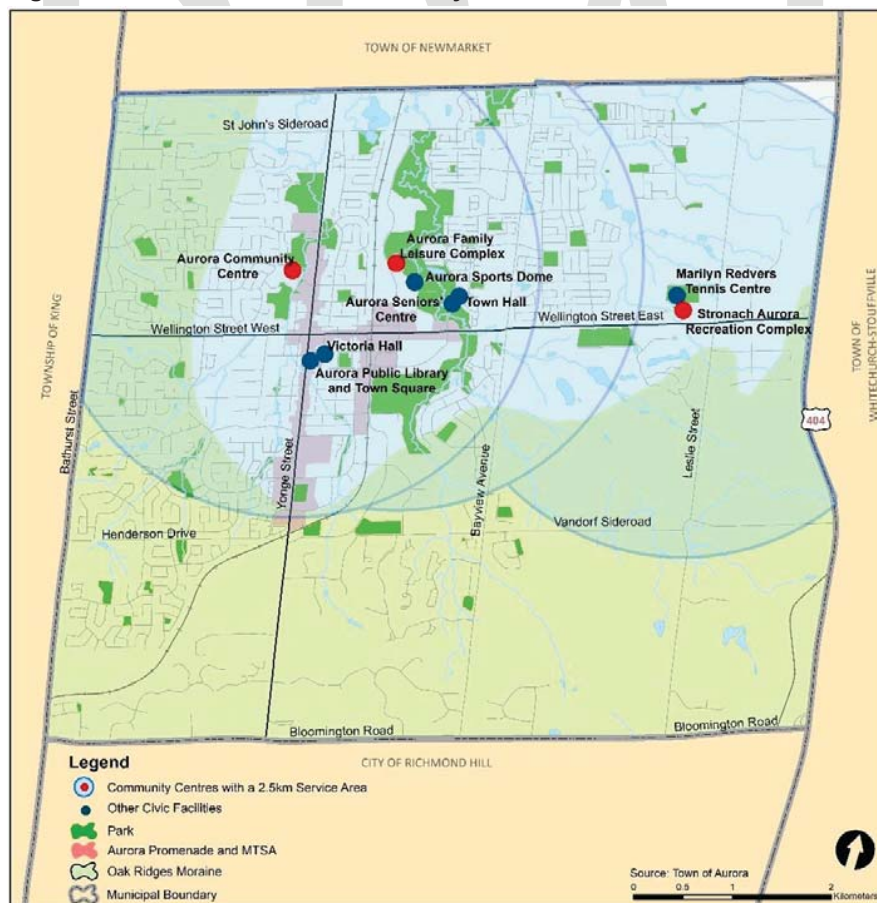
- **Non-profit and private sector providers:** examples churches and places of worship, service clubs, fitness clubs, martial arts and dance studios, etc.
- **Adjacent municipalities/communities:** various recreation facilities and parks are provided in adjacent municipalities (e.g., Newmarket, Richmond Hill, etc.).

## 6.2 Community Centres

The Town operates three (3) community centres: Aurora Community Centre (ACC); Aurora Family Leisure Complex (AFLC); and Stronach Aurora Recreation Complex (SARC). These facilities serve as multi-use hubs that support a wide variety of indoor registered and drop-in programming, casual use, bookings and permits, and events that reflect the needs of the community. Community Centres contain amenities such as indoor pools, gymnasiums, fitness centres, arenas, meeting spaces, and more.

*Note: Facilities that are designed or function primarily for a single type of recreational activity (e.g., ice sports, community halls, cultural centres) are not defined as community centres within this plan. While the Aurora Seniors Centre serves similar functions for an older population, older adult space is discussed separately in this Master Plan.*

**Figure 35 – Town of Aurora Community Centres and other Notable Civic Facilities**





## TOWN OF AURORA Parks & Recreation Master Plan (2023)

The Town has made several investments in its community centres in recent years to ensure that they remain modern and responsive to local needs. This includes major upgrades to the AFLC, updates to the ACC, and the planned addition of a gymnasium and lobby renovation at the SARC (2024). However, all three facilities are largely built-out on their sites and have limited capacity for future expansion. Any growth-related needs for additional recreation space will likely need to be accommodated through either a conversion of existing space or through the establishment of new space off-site.

The primary need arising from this and past studies is for a new indoor aquatic centre. Most recently, the 2020 Aquatics Feasibility Study supported options for expanding the SARC or establishing a new pool location elsewhere in Aurora. The current distribution of facilities and population would suggest that a location in the southwest would be most desired from a community recreation perspective. A longstanding lack of available land in this area is one of several reasons why such a project has not advanced further.

The Town has funding identified in its long-term capital forecast for such a facility in the 2025-2027 range. In order for the Town to address the growing demand for indoor aquatics, sport training and development, and other program areas, it is imperative that the Town work to secure land for future facility development. With the planned closure of Dr. G.W. Williams Secondary School, the Town is encouraged to continue conversations with the school board regarding community use of this site, whether it be for sports fields, access to indoor spaces, or long-term use potential. Other sites in southwest Aurora or the vicinity may also emerge, such as lands owned by the Ontario Heritage Trust (Smith property), former George Street School, etc. A minimum of 3 hectares of land should be considered for such a facility, giving the Town flexibility for future programming.

In the interim, the new Township-Wide Recreation Centre in nearby King Township (consisting of two ice pads, six-lane 25-metre lap pool and leisure pool, multi-purpose athletic fieldhouse, and sports fields) will help to meet broader needs in the region, potentially easing some demand on Aurora's facilities and improving access to facilities the town's southwest area.

Furthermore, there may be opportunities to replan some spaces at existing community centres. For example, the AFLC has longstanding issues with condensation in the arena enclosure, as well as a growing need for expanded fitness space, floor sports, and more. By converting the arena to alternative uses, these issues would be addressed while accommodating emerging needs. Arena needs and options are discussed in more detail later in this section.

**Table 8 – Provision Analysis – Community Centres**

Current Supply	3
Current Per Capita Provision	1:21,370
Future Per Capita Provision (2031)	1:24,333
Municipal Benchmark	1:31,140
Recommended Target	1:25,000
<b>Future Needs:</b>	
<ul style="list-style-type: none"> <li>Secure a site (ideally in southwest Aurora) to support a fourth community centre addressing demand for indoor aquatics and other recreation programming</li> </ul>	

## Recommendations

- #1 Secure **land in southwest Aurora** through partnership or purchase to accommodate a new **multi-use recreation centre**, potentially consisting of an indoor aquatic centre, gymnasium, walking track, supplementary program spaces (e.g., community kitchen, etc.), sports fields, etc. Confirm facility needs through a business plan once a site is established, with the goal of beginning detailed design within the five-year timeframe of this plan (by 2028).

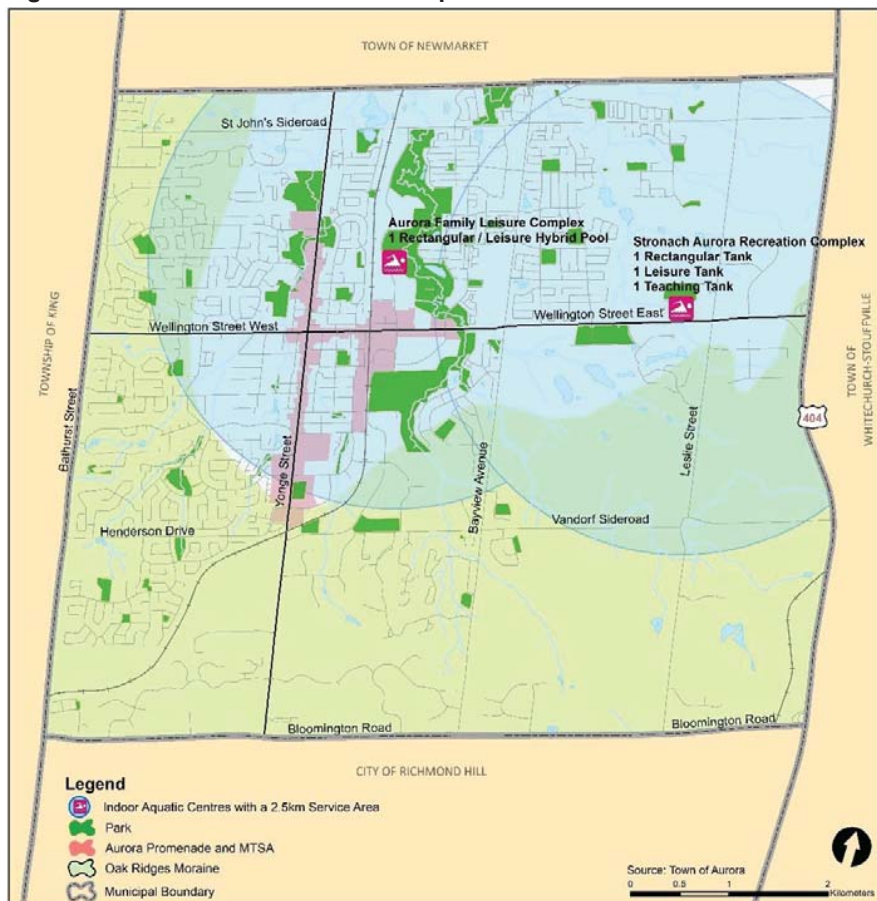


TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## 6.3 Indoor Aquatics

The Town operates two indoor aquatic complexes, located at the AFLC (single tank; leisure/lane hybrid pool) and SARC (multiple tanks; 8-lane 25-metre and leisure pools). The SARC is the town's premier aquatic centre and is heavily used for recreational swimming, programs, sport training and rentals.

**Figure 36 – Town of Aurora Indoor Aquatic Facilities**



Community and stakeholder interest in aquatic facilities has been increasing in Aurora. The Master Plan survey found that two-fifths (40%) of Aurora households have participated in swimming indoors since 2019, ranking 4<sup>th</sup> out of 39 leisure activities surveyed.

Participation in swimming is strong as the activity appeals to people of all ages and abilities, either in a structured or drop-in format. The Town, as with most communities, places considerable focus on learn-to-swim and aquatic fitness through its programming. While learn-to-swim is usually the highest demand use for an indoor pool, there is a growing aquatic fitness market which is well suited to adults and older adults as it is a low impact, social activity that promotes physical health. Swim teams and aquatic clubs (many with regional memberships) are also major users that tend to prefer traditional rectangular pool configurations with lanes and cooler water temperatures, while the aquafit and early childhood learn-to-swim markets are increasingly shifting their preferences to warmer water leisure/teaching pools.

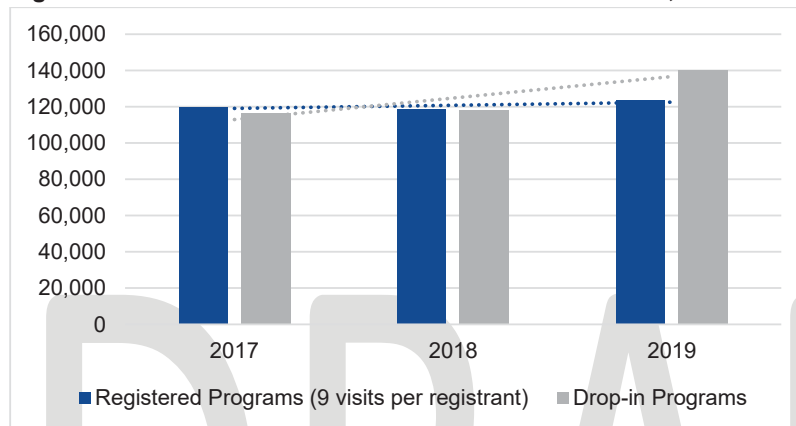
The following chart illustrates the estimated number of swims generated from aquatics programming offered by the Town of Aurora at both the SARC and AFLC between 2017 and 2019 (pre-pandemic).



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Overall swims increased by 9% during this time period, most notably due to a rise in drop-in swimming (all age groups) and growth in registered programming for older adults. Fill rates for registered aquatic programming (excluding summer and holiday camps) averaged around 60%, indicating additional capacity for use. However, like most recreation facilities and programs, the peak times (Saturday mornings, early evenings, etc.) fill up fast while non-peak times (e.g., weekday daytime, etc.) have fewer registrants.

**Figure 37: Estimated Swim Visits to Aurora Indoor Pools, 2017-2019**



Note: Excludes swim visits generated from rentals.  
Source: Town of Aurora, 2022.

The pandemic had a profound impact on many recreation activities, including swimming and related disciplines. For example, Aurora and many other communities were unable to retain their full complement of accredited lifeguards and aquatics instructors. At the same time, when facilities fully re-opened and programming resumed, the demand for learn-to-swim programs skyrocketed as families sought to catch-up for lost time. It may take time for the Town to rebuild its staffing levels to support the full spectrum of aquatics programming.

Assuming a return to pre-pandemic participation levels, the Town may also see increased demand from newcomers and seniors, both of which are growing markets in Aurora. This suggests a continued focus on lifelong learning skills, recreational swimming, and warmer-water activities. At the same time, input from local aquatic clubs suggest that they are looking for more prime time access to the pools, particularly sport-friendly lane pools with cooler water temperatures. Pool quality and supporting amenities are major influences on participation. Pools with multiple tanks, different water temperatures, and modern design standards respond to the widest variety of user groups and aquatic programming options, including parallel and multi-generational programming.

Recognizing these growing needs, the Town prepared an Aquatic Feasibility Study and Business Plan in 2020 to examine the feasibility of new pool, including its preferred size, location, and programming. This study identified a preferred provision model consisting of a 50-metre pool addition to the SARC, but also indicated that, at minimum, an additional 25-metre pool with 8 lanes is needed to meet current and future needs.

In supporting this recommendation, the Feasibility Study noted the following (summarized for brevity):

- An additional 25-metre pool will serve the needs of the immediate community, but will limit the economic impacts and benefits a larger, competition pool would provide.
- The Town's last indoor pool was built in 2006, prior to a current day population growth of 35%.
- Stated community support and demand for aquatic facilities can only be addressed through additional pool tanks that can offer a wider range of design configurations and temperature



**TOWN OF AURORA**  
**Parks & Recreation Master Plan (2023)**

options matching specific program needs. Further, it is noted that since the study was completed, the Southlake Regional Health Centre in Newmarket has permanently closed its therapy pool.

Through the Master Plan consultation program, the community continues to strongly support investment in additional pool facilities. Two-thirds (68%) of survey respondents identified indoor swimming pools as a high priority, ranking 7<sup>th</sup> out of 30 facility types. Additionally, comments were received regarding access to swimming lessons, which have become more difficult for some residents to register for due to a combination of factors largely impacted by the pandemic (e.g., program capacities, staffing levels, preferred program times, etc.); the Town is working to increase its capacity in order to mitigate these concerns going forward.

The Aurora Aquatics Advocacy group also provided written input regarding their mission to “support the development of a premiere accessible aquatic facility that will benefit the recreational, competitive, and community users in Aurora and York Region.” The group indicates that there is a sport training gap in York Region North and supports adding a 10-lane 50-metre pool and related wellness components to the SARC. The group envisions that this facility would better meet the needs of competitive sport and drive new creative program offerings, revenue sources, and partnerships, thereby creating opportunities for offsetting capital and operating costs.

Indoor pools serve residents of all ages and abilities in a controlled year-round environment. They are planned based on geographic accessibility and population. A service level target ranging between 1 indoor aquatic facility per 30,000 to 35,000 residents is typical for a community such as Aurora, though this can range widely based on several factors. Looking beyond this benchmark, the preferred design and number of lanes should be based on contemplated programming, something that the Town has examined through the recent Aquatic Feasibility Study. Experience from other municipalities indicates that the highest use pools tend to be newer and contain multiple tanks.

A 50-metre pool is a service level that is not currently supported by the Town. In addition to funding concerns, there are logistical issues to significantly expanding the SARC, including the acquisition of land and additional parking. If Aurora wished to consider a 50-metre pool further, the Town cannot build and support one alone. The market for such a facility is regional and would require a different approach to scheduling and programming (as outlined in the Aquatic Feasibility Study). Furthermore, community opinion has been divided between investing in higher order sport training facilities as opposed to more modest investments in facilities that address broader community-level needs. The Town’s Sport Plan supports increased levels of participation in sport and recognized the impact of sport tourism within the community.

Based on the findings of the Aquatic Feasibility Study, it is recommended that the Town continue to advance the recommendation for a new 25-metre 8-lane community pool, but remain open to partnership discussions that could elevate the level of service while protecting the interests of taxpayers.

**Table 9 – Provision Analysis – Indoor Aquatics**

Current Supply	2
Current Per Capita Provision	1:32,050
Future Per Capita Provision (2031)	1:36,350
Municipal Benchmark	1:33,170
Recommended Target	1:30,000
<b>Future Needs:</b> <ul style="list-style-type: none"> <li>One new pool location, with planning to begin in the short-term</li> <li>At minimum, the pool should be a 25-m 8-lane tank, but have the potential to be designed as larger tank through a partnered project</li> </ul>	



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

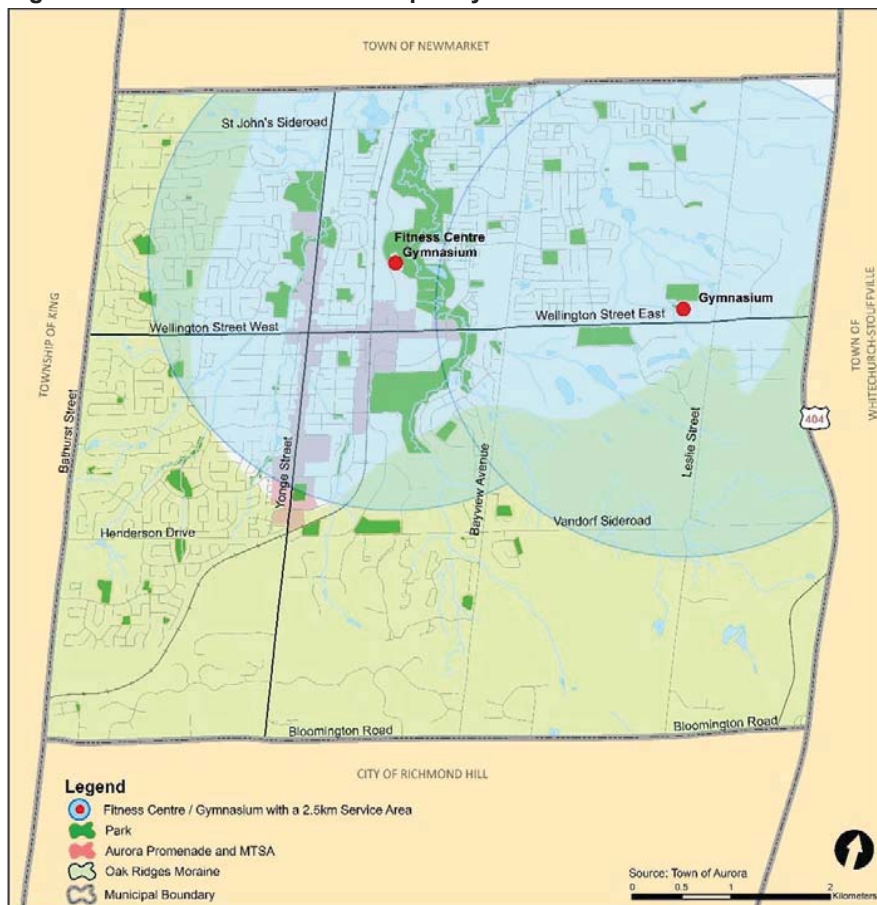
## Recommendations

- #2 Continue to pursue the development of a new **25-metre 8-lane community pool**, but remain open to partnership discussions that could elevate the level of service at no additional costs to the tax base.
- #3 Update the Town's **Pool Allocation Guidelines** to ensure that pool time is being used effectively and that priority markets and organizations are afforded fair and transparent access to available times. Consider developing a formal allocation policy.

## 6.4 Gymnasiums

The Town currently offers one municipal gymnasium at the AFLC (under-sized as it was a fitness centre conversion) and is planning to add a full-size gym to the SARC (opening in 2024).

Figure 38 – Town of Aurora Municipal Gymnasiums and Fitness Centres



Note: Gymnasium at SARC is planned to be constructed and opened for 2024.

The Town also permits selected school gymnasiums through which it runs recreation programming, although there is no formal reciprocal use agreement in place. Municipal and community access to school facilities has been increasingly challenging as schools expand their programming and restrict access, often on short notice. During parts of the pandemic, access to school facilities was completely



## TOWN OF AURORA Parks & Recreation Master Plan (2023)

unavailable, even when Town facilities were open to the public. These restrictions – along with a rapid growth in several court sports – mean that municipal gymnasiums are in high demand in Aurora and beyond.

To assess demand for the proposed SARC expansion, the AFLC gymnasium schedule has been regularly evaluated by staff. Demand for use of the space is high and Town staff are regularly adjusting the schedule to maximize use. Gymnasium time is well utilized for Town run activities; however, little time is left for community use, a point that was reiterated through the stakeholder consultations. One half (51%) of survey respondents also identified gymnasiums as a high priority, ranking 14<sup>th</sup> out of 30 facility types.

Municipalities are increasingly including gymnasiums within new recreation centres as they can accommodate many growing sports (e.g., basketball, pickleball, badminton, group fitness, etc.), municipal programming, rentals, and larger community events. Gymnasiums (especially full-size/double gyms) are appealing to a wide variety of active and community uses for people of all ages. Another emerging trend is the development of indoor sport courts by the private sector or under air-supported domes (e.g., Whitchurch-Stouffville's Ballantrae Park).

The Town should include gymnasiums with each new or expanded community centre, ensuring that they are designed to meet a broad variety of uses, with appropriate dimensions and ancillary spaces (e.g., change rooms, storage, etc.). Indoor walking tracks should also be included in most new community centres, encircling gymnasiums, ice pads, or other features. Should the Town proceed with building a new community centre in southwest Aurora, a gymnasium and walking track should be core components. The longer-term need for additional gymnasiums may be considered through the next Master Plan update pending the successful operation of the gymnasium planned for the SARC.

**Table 10 – Provision Analysis – Gymnasiums**

Current Supply	1
Current Per Capita Provision	1:64,100
Future Per Capita Provision (2031)*	1:36,350
Municipal Benchmark	1:50,850
Recommended Target	1 per multi-use community centre
<b>Future Needs:</b> <ul style="list-style-type: none"> <li>• Provide gymnasiums and walking tracks within new community centres (e.g., southwest Aurora)</li> </ul>	

\* Including new gymnasium at the SARC (2024)

## 6.5 Fitness Centres

The Town's only municipal membership-based fitness centre (Club Aurora) is located at the AFLC. Club Aurora offers an equipment-based workout space, group fitness studio, and a variety of fitness programs and services for a wide range of age groups and interests. Residents may access the centre through memberships or pay-as-you pricing; members also have access to the pool and squash courts. Club Aurora underwent a major renovation in 2015 and the workout space was subsequently down-sized. As a result, membership has been reduced – in 2019 prior to the pandemic, Club Aurora had approximately 1,000 members, down from 2,200 in 2010. A draft Business Plan for Club Aurora was completed in 2019, with a new membership and pricing structure considered as part of the User Fee Review.

In addition, certain spaces at the SARC and ACC are also used for dryland training and/or fitness activities. There are also many private sector fitness providers serving Aurora, including large chains and smaller fitness studios.



## TOWN OF AURORA Parks & Recreation Master Plan (2023)

Demand and competition are both strong in Aurora for personal health and fitness services – the Town is just one of many providers. Three-out-of-ten (29%) Aurora households have participated in in-person fitness, yoga or weight-training activities since 2019, ranking 9<sup>th</sup> out of 39 leisure activities surveyed. However, with at-home and virtual fitness options thriving during the pandemic (one-half of fitness participants – or 14% of households – indicate recently participating in virtual fitness activities), many people have been slow to return to fitness centres on a full-time basis.

Staff have indicated that Club Aurora services the older adult community well, but that more programs, instructors, and space may be needed to better engage youth. The Town will need to continue to promote and adjust its services to match with these changing behaviours. Fortunately, locations like Club Aurora that can offer a range of services from workout space to group programs to personal training will have the greatest flexibility in managing these ups and downs.

Given the proliferation of private operators, additional fitness facilities not recommended at this time. However, the Town should continue to offer floor-based wellness programming at its community centre locations to promote active and healthy lifestyles and to supplement Club Aurora operations. As discussed in the arena section below, there may be long-term opportunities to repurpose the AFLC arena to expand floor space for fitness and other activities.

### Recommendations

- #4 Continue to implement the **Club Aurora Business Plan** with a view toward engaging a broad range of members through responsive service offerings and membership plans, while continuing to offer floor-based wellness programs across the Town's system of community centres.

## 6.6 Arenas

The Town offers five (5) indoor ice pads, located at the ACC (2 pads, built in 1966/1996), AFLC (1 pad, built in 1986), and SARC (2 pads, built in 2006). All arenas offer ice during the peak winter season, while regional demand allows the Town to operate three to four arenas year-round.

Participation in ice sports is declining across Ontario and Canada. Just prior to the pandemic, registration in Hockey Canada affiliated minor programs had declined by 16% since peaking in the 2008-2009 season. This reduction is most prevalent amongst boys and can be linked to several factors such as the high cost of ice sports, changing demographics (immigration from non-ice playing countries, aging of the population), concerns over safety, growing competition from other sports (e.g., indoor soccer, basketball, etc.), and a rise in the number of unsanctioned leagues and organizations. As a result of COVID-19 and the impact on programs, youth registration dropped an additional 34% in Ontario in 2020/21.<sup>3</sup>

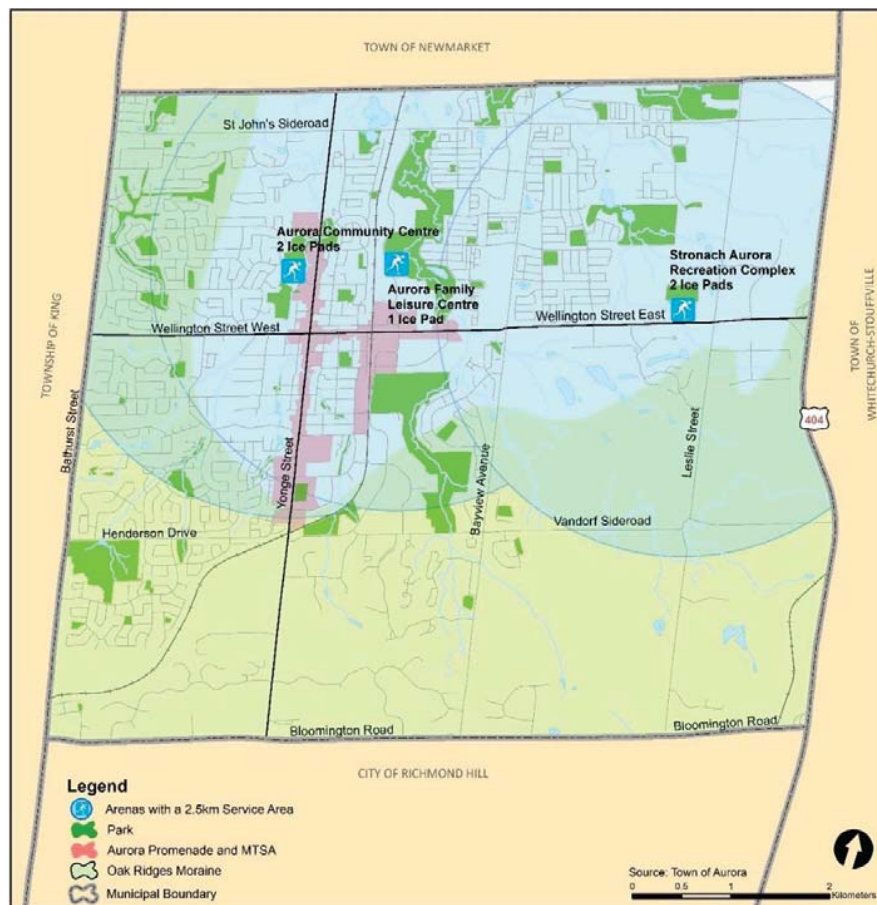
Locally, nearly one-quarter (23%) of Aurora households participated in indoor ice sports or skating since 2019, ranking 12<sup>th</sup> out of 39 leisure activities surveyed. This is a notable decline from the 30% that indicated playing ice sports or skating in 2015. While this may be partially explained by the pandemic (although both surveys asked about participation prior to the pandemic), the Town's growing ethnic diversity and other factors may also be at play, suggesting a stabilizing of local demand.

<sup>3</sup> Source: Hockey Canada Annual Reports. Includes players registered in youth hockey (U7 to U21).



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Figure 39 – Town of Aurora Arenas

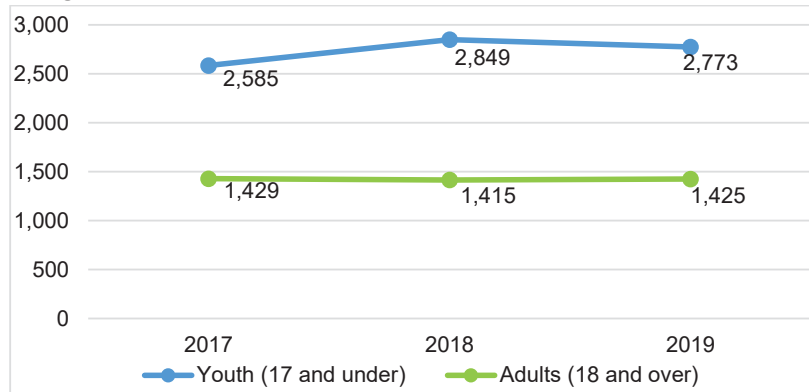


In part through the implementation of the previous Master Plan, the Town began collecting registration data on arena groups in 2017 to help inform usage and needs. This data (shown below) also illustrates a relatively stable participation profile between 2017 and 2019 (pre-pandemic), with a total of 4,198 persons participating in organized ice sports at Town of Aurora arenas in 2019. Several user groups have regional memberships and may also use facilities outside of Aurora. Approximately 50% of these arena users are Aurora residents; this figure is slightly lower for youth (~45%) and higher for adults (~60%). Additionally, approximately two-thirds (66%) of arena users are youth (aged 17 years and under).



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

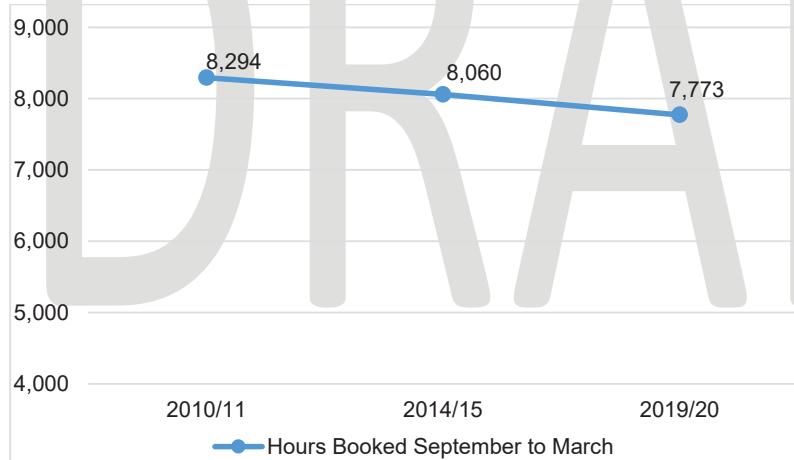
**Figure 40 – Number of Participants Registered with Organizations using Town of Aurora Arenas (2017-2019)**



Source: Town of Aurora, 2022.

Taking a longer view, the following chart shows a 6% decline in the number of hours used since 2010/11. Most of this decrease has been seen in shoulder hours (e.g., between 10:00 and 11:00 p.m. in the evening); however, some weakening of prime time ice usage has also been witnessed.

**Figure 41 – Hours of Ice Time Booked at Town of Aurora Arenas**



Source: Town of Aurora, 2022.

Recent trends indicate that participation in house league hockey is declining in many communities, while competitive development experiences and rep hockey remain in high demand. Private training facilities are springing up, offering paid instructors that teach area hockey skills, often on synthetic ice. This had led to growing requests for ice time at arenas from commercial renters representing broader memberships. Unfortunately, this “professionalization” of minor hockey comes at a cost that can create barriers, making the sport less inclusive and accessible for some families. Growth in the house league ranks is vital to the long-term sustainability of the system; the Town is encouraged to collect more granular data on user groups to assist with tracking of these trends.

On the point about affordability, research from 2018 found that the cost of children’s activities put a strain on the finances of a majority (55%) of Canadian parents. As many as one in three (32%) Canadians used debt to fund the extracurricular activities of their children. Hockey topped the list as the most expensive extracurricular activity (an average cost of nearly \$750) and the research found that parents were



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

increasingly less likely to enroll their children in hockey as a result.<sup>4</sup> These results are compelling considering the current challenging economic climate.

Looking ahead, there is a possibility that demand will soften not only based on these trends, but also demographics. Population projections anticipate that the number of 5 to 19 year olds in York Region will remain stable to 2031, which has the potential to further erode demand since this age group is the main user of prime ice times.

On this basis, it is clear that additional indoor ice pads are not required in Aurora for the foreseeable future. The Town's provision of arenas is much higher than the municipal benchmark, in part because several organizations serving regional markets have made Aurora their home base – as noted earlier, only one-half of arena users are Aurora residents. It is recommended that the Town adjust its arena provision targets to one ice pad per 15,000 population. No additional ice pads are required during the next five years and this provision target should be reassessed through the next Master Plan update.

On a related matter, aging arena infrastructure will be a growing concern for Aurora in the years to come. This is a common issue across the municipal sector – the 2019 Canadian Infrastructure Report Card reported that 39% of Canada's municipal arenas and pools are in fair to very poor condition, with many built between 1956 and 1980. The original ice pad at the Aurora Community Centre was built during this era, but has since been refurbished. The arena at the AFLC was built shortly after this time (1986) and is approaching an age where greater investment will be required to address asset management and upgrades.

On the matter of the AFLC arena, staff and several stakeholders indicated lower levels of satisfaction with the facility due to issues with condensation/humidity, older change rooms, and the provision of only a single pad (the Town's other rinks are twin pads, which are preferred by many groups). There have been suggestions to convert this arena into a multi-use space for non-ice, dry floor activities such as ball hockey, roller skating, lacrosse, soccer, etc. Repurposing this venue into a space that can accommodate a variety of sports and programs would help to alleviate some of the other space demands at the AFLC, including fitness and potentially gymnasium sports. Given the age of the AFLC arena and its operational challenges, the Town will soon be forced into a decision around major refurbishment. There is currently sufficient support for this arena; however, a further reduction in arena demand may allow the Town to consider removing this arena and repurposing it into other uses. This may need to be accompanied by adjustments to the ice allocation policy to ensure that ice time at the four remaining arenas is equitably distributed amongst priority markets (e.g., local youth). Further study of this option is recommended prior to major capital reinvestment in the AFLC arena, which is likely to be required in the short-term.

**Table 11 – Provision Analysis – Indoor Ice Pads**

Current Supply	5 Ice Pads
Current Per Capita Provision	1:12,820
Future Per Capita Provision (2031)	1:14,540
Municipal Benchmark	1:22,440
Recommended Target	1:15,000
<b>Future Needs:</b> <ul style="list-style-type: none"> <li>No additional ice pads are recommended; this provision target should be revisited through the next Master Plan update</li> <li>Further study is required to consider the potential of repurposing the AFLC into other uses</li> </ul>	

<sup>4</sup> Ipsos. One in Three (32%) Families Going into Debt to Fund their Children's Extra-Curricular Activities, Up 5 Points from Last Year. 2018. <https://www.ipsos.com/en-ca/news-polls/back-to-school-2018>



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## Recommendations

- #5 In the short-term and prior to undertaking significant capital improvements to the **AFLC arena**, complete an ice needs assessment and provision study to assess the long-term need for arena facilities and to consider the potential of converting this venue into multi-use space for non-ice, dry floor activities.
- #6 Review the Town's **Ice Allocation Policy** to ensure that ice time is being used effectively and that priority markets and organizations are afforded fair and transparent access to available times. The Town is encouraged to collect more granular data on user groups (e.g., level of play) to assist with trend tracking and policy development.

## 6.7 Indoor Racquet Courts

The Town provides four (4) squash courts at the Aurora Family Leisure Complex and also leases the Marilyn Redvers Tennis Centre (a year-round air-supported dome covering 6 tennis courts located in Stewart Burnett Park) to a third-party provider. Additional indoor racquet courts are provided in Aurora and/or the Region private sector providers.

Indoor tennis is largely played by those seeking club-type experiences with programs, round-robin play, etc. along with those looking to train year-round. Indoor tennis courts have long been dominated by private sector racquet clubs and are not a core level of service in most municipalities, though there are exceptions. In Aurora, the Town has an agreement with a private operator that is responsible for all operations and related costs. Through the survey, 6% of households indicated participating in indoor tennis since 2019 and it is likely that fewer households play squash due to its smaller base of participation.

As with indoor tennis, provision of squash courts is not a norm among most Ontario municipalities, where again the private sector has traditionally addressed demands. However, downward participation trends in squash since the mid-1990s and growth in group fitness segment have caused many fitness providers to rethink inclusion of squash facilities (some have been converted to group fitness space, golf practice, etc.). The Town indicates that the AFLC squash courts are well used and in 2020 refinished the floors to support their continued use. As a result of this and the Town's efforts to promote participation, there has been sufficient growth in registered squash programs to support the courts provided at AFLC. As long as these courts remain viable, the Town should continue to maintain them for their intended use. No additional courts are recommended at this time.

## 6.8 Indoor Turf Fields

The Town owns and manages the Lind Realty Team Sports Dome (formerly the Aurora Sports Dome) adjacent to Lambert Willson Park and the AFLC, which offers a full-size artificial turf field that can also be divided into three junior sized fields. The dome was purchased by the Town in 2021 from a private group and has contracted with Aurora Youth Soccer Club (the largest user of field time) to operate the facility. This arrangement has allowed the Town to expand its programming and allocate field time according to municipal policies, resulting in greater utilization during the peak winter season (November to mid-April). The dome remains inflated year-round.

Indoor turf fields predominantly accommodate winter field activities such as soccer, football, rugby, baseball training, etc.; some of these activities may also use gymnasiums. The usage profile is heavily weighted toward soccer and relatively balanced between children/youth and adult play. In Aurora, nearly one-in-ten (9%) have played indoor soccer since 2019, ranking 25<sup>th</sup> out of 39 leisure activities surveyed. Most indoor turf facilities generate positive cash flows, but can be challenged to maximize usage during



## TOWN OF AURORA Parks & Recreation Master Plan (2023)

the summer and daytime hours. While not necessarily a revenue generator, utilization of the field for a variety of recreation programs during off-peak times can add significant benefit to the community.

Some field users indicated that there is sufficient demand to support a second soccer dome during the winter season as they are unable to secure all requires hours at the Lind Realty Team Sports Dome. The community survey did not substantiate this demand, with further investment in indoor soccer fields ranking 26<sup>th</sup> out of 30 facility types. As the Town has only recently taken over management of the facility, it is too early to evaluate long-term needs and trends (the Town will be completing a review of dome operations in 2023). Furthermore, it is noted that there is an increasing array of options for indoor play in the region as most adjacent municipalities also offer indoor soccer venues, including proposed facilities in King Township and the Town of Whitchurch-Stouffville.

As stated in the Town's previous Parks and Recreation Master Plan, if the Town anticipates demand for a second indoor turf field, the request should be considered through the preparation of a feasibility study, business plan and fundraising strategy, with consideration of partnerships and impacts on existing operations. One option may be adding a seasonal dome over an existing or proposed artificial turf field, potentially in partnership with a local school board (there are several similar examples in York Region).

### Recommendations

- #7 Consider low-risk involvement in a community partnership should demand for a second **indoor turf venue** emerge, possibly through a seasonal dome over an existing or proposed artificial turf field. Prepare a business plan to more closely evaluate needs, benefits, locations, costs, and risks.

## 6.9 Multi-Purpose Rooms

Multi-purpose community and program spaces largely reflect the supply of rooms/halls that are available for community rental while also providing a venue for municipal programs and meetings. Most community facilities operated by the Town contain one or more meeting and/or multi-use rooms, including the ACC (3 rooms), AFLC (4 rooms), SARC (1 room), Aurora Public Library (4 rooms), Aurora Seniors' Centre (3 room), Town Hall (2 rooms), and Victoria Hall (1 room) – a total of 18 rooms are identified in the inventory.

Meeting and program rooms are core elements of civic facilities – they are flexible spaces that bring the community together and support a broad range of uses. The provision of multi-use space should be considered when constructing or renovating community centres. For example, additional multi-purpose rooms will be included in the Town Square Project and the SARC gymnasium expansion will also result in expanded programming space. Nearly one-half (48%) of survey respondents identified halls and multi-use space as a high priority, ranking 18<sup>th</sup> out of 30 facility types.

The utilization rates of Aurora's multi-purpose rooms vary from location to location based on various factors, but there is overall capacity for these spaces to accommodate additional use. The Town regularly assesses and upgrades these spaces where needed to address emerging needs and programmatic requirements.

## 6.10 Dedicated Youth Space

The Town operates "The Loft", a free drop-in space for youth ages 12 to 17 years created during the Aurora Family Leisure Complex's most recent renovation. This dedicated space features an entertainment/media corner, pool table, electronic basketball, table tennis, air hockey, etc. The space is designed as a safe place to hang out, socialize, do homework, attend special events and movie nights, and more. Youth outreach programming is delivered through other spaces at the AFLC and other community centres.



## TOWN OF AURORA Parks & Recreation Master Plan (2023)

Meaningful, inclusive and engaging parks and recreation opportunities support youth as they develop into healthy and fully functioning adults. This is an important objective for the Town of Aurora, which achieved Platinum Youth Friendly community status in 2019.

Age cohort forecasts for York Region predict that the number of youth between the ages of 10 and 19 years will remain stable between 2021 and 2031, despite overall population growth. With that said, certain areas of Aurora have higher proportions of teens, such as northeast Aurora. The planned renovation at the SARC will result in additional multi-use space (gymnasium and program rooms) through which activities for youth and others can be offered. The Town is encouraged to continue considering the needs of youth and other priority populations when renovating and developing parks and facilities.

### 6.11 Dedicated Older Adult Space

In partnership with the Aurora Seniors' Association, the Town operates the Aurora Seniors Centre, a facility that offers a dedicated space oriented to the interests of residents 55 years of age and over. The venue contains a lounge, games room, library, full kitchen, woodworking shop, computer area, and other engaging spaces available to its approximately 1,000 members. Usage of the Centre is highest on weekdays (morning and afternoon). The facility is also available for sponsored events and programs on evenings and weekends.

The Aurora Seniors Centre operates through a blend of Town staff and community volunteers that support a wide range of social activities, fitness and sport programs (including pickleball), educational seminars, and more. The Centre operated a successful "Seniors Centre Without Walls" community outreach program to support vulnerable and isolated seniors and adults during the pandemic. In-person programming has returned to the Centre, although virtual or hybrid options are still in place for some activities.

Aurora's older adult and seniors' populations are growing faster than any other age group. Age cohort forecasts for York Region predict that the number of seniors aged 70 years and older (typically the core market for seniors' centres) will increase by 53% between 2021 and 2031, a growth rate four times greater than the overall population.

Feedback from the Master Plan's consultation program suggests that the programmatic needs of "seniors" are well addressed, although the survey found some support for additional investment in space and activities for "older adults" (generally those in the baby boomer generation). The Town has been planning for the surge in this age group for many years, and the Aurora Seniors Centre is a well regarded facility that is well positioned to respond to the aging population. Additionally, expanded program offerings through other community spaces will help to address growing needs.

The Town should continue to position the Aurora Seniors Centre as the primary hub for 55+ programming, while extending the reach of services into neighbourhoods through use of other community facilities and parks (often in partnership with other groups, such as the Aurora Seniors' Association), recognizing that not all seniors will seek membership in the Seniors Centre.

### 6.12 Other Recreation Facilities

The Town occasionally provides other recreation facilities that are not specifically addressed within this Master Plan. For example, there are no **curling facilities** in Aurora, although there are clubs in nearby King, Newmarket, and Richmond Hill. Community-based curling clubs are the most common model in Ontario, most of whom own and operate their own private facilities. The proportion of Ontarians that curl has been declining for several decades (resulting in several facility closures), although the aging population is helping to sustain the sport in some communities. Curling facilities are not a core level of service in the Town and, should a demonstrated need for such a facility emerge, proponents would be



TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

encouraged to prepare a business plan for the Town's consideration, recognizing the Town's many other capital priorities.

There are no service targets for many of these types of facilities as there are several factors that need to be considered including, but not limited to, site context, geography, market demand, alternate providers, partnership opportunities, and/or available resources.

Requests for municipal participation in capital projects not identified in this Plan can be expected. In the interest of providing facilities and recreation options that support healthy, active lifestyles for residents, the Town should be open to exploring and discussing opportunities for new and emerging activities. The Town may consider low-risk participation in projects that address unmet demands, make use of underutilized resources, promote healthy living/physical activity, encourage public access, and support other municipal objectives. The Master Plan may be used as a starting point in determining if a proposal serves a priority need in the community.

More specifically, the evaluation of potential capital partnerships should require the proponent to provide information to the satisfaction of the Town, such as (but not limited to):

- a comprehensive business plan, including a needs analysis and operating and capital costs;
- the organization's financial capacity (including fundraising commitments) and a demonstration of the sustainability of the project;
- detailed evidence of community benefits; and
- full risk analysis.

## Recommendations

- #8      Municipal provision of **non-core recreation facilities** not explicitly addressed within this Master Plan will generally not be made a priority, but may be considered in partnership with local organizations where demonstrated demand exists. A **standardized partnership framework** should be used to evaluate and respond to such requests.



## 7. Outdoor Recreation Facilities





TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

The Town of Aurora has a mature parks system that supports a wide range of outdoor amenities, such as sports fields, playgrounds, splash pads, sports courts and more. These amenities are used heavily by the residents and organizations for both unstructured and structured activities, keeping residents active and engaged in the community. This section contains a town-wide assessment of needs and strategies relating to outdoor recreation facilities.

## 7.1 Summary of the Outdoor Recreation Facility Supply

A well-designed outdoor parks and recreation system offers health, economic, environmental, and social benefits. Outdoor parks and recreation provide accessible opportunities for all residents, possessing the potential to strengthen the community's well-being. This section highlights the Town of Aurora's outdoor recreation facility supply.

This section identifies the outdoor recreation facilities owned and operated by the Town of Aurora. A summary of notable community facilities and amenities owned and operated by the Town of Aurora is provided in the table below.

**Table 12 – Outdoor Recreation Facilities**

Facility Type	Number	Location
<b>Soccer and Multi-use Fields*</b>	<b>56 (62)</b>	<b>Artificial Lit:</b> Sheppard's Bush, St. Maximillian Kolbe Catholic School (shared-use), Stewart Burnett Park
Artificial – Lit	3 (7.5)	
Standard (11v11) – Lit	3 (4.5)	<b>Standard Lit:</b> Fleury Park, Highland Park, Optimist Park
Standard (11v11) – Unlit	13	<b>Standard Unlit:</b> Confederation Park, Craddock Park, Ecole secondaire catholique Renaissance, Lambert Willson Park, Machell Park, Norm Weller Park, St. Andrews College (4), Stronach Group (2), Summit Park
9v9	6	<b>9v9:</b> Hamilton Park, Sheppard's Bush (3), Stronach Group (2)
7v7	16	<b>7v7:</b> Ada Johnson Park, Aurora Grove P.S., Confederation Park, Harmon Park, Hickson Park, Holy Spirit P.S., Light of Christ P.S., Queen's Diamond Jubilee Park, Sheppard's Bush (5), St. Andrews College, Stronach Group (2)
5v5	10	<b>5v5:</b> Stronach Group (10)
3v3	5	<b>3v3:</b> McMahon Park (2), Stronach Group (3)
<b>Ball Diamonds*</b>	<b>20 (26)</b>	<b>Hardball Senior Lit:</b> Lambert Willson Park, Stewart Burnett Park
Hardball		
Senior – Lit	2 (3)	<b>Softball Senior Lit:</b> Fleury Park, Hallmark Lands (2), James Lloyd Park, Lambert Willson Park (3), Norm Weller Park, Optimist Park, Town Park
Senior – Unlit	0	
Softball		<b>Softball Senior Unlit:</b> Copland Park
Senior – Lit	10 (15)	<b>Softball Junior Unlit:</b> Confederation Park (2), Elizabeth Hader Park, Machell Park (2), Summit Park
Senior – Unlit	1	
Junior - Unlit	7	
<b>Cricket Fields</b>	<b>0</b>	None
<b>Tennis Courts</b>	<b>15</b>	David English Park (2), Fleury Park (4), McMahon Park (3 Tennis and 1 shared with Pickleball), Norm Weller Park (2 shared with pickleball), Summit Park (2), Thomas Coates Park (2)



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Facility Type	Number	Location
<b>Pickleball Courts</b>	<b>9</b>	Edward Coltham Park (2), McMahon Park (1 shared with tennis), Norm Weller Park (2 shared with tennis), Thomas Coates Park (2), Trent Park (2)
<b>Basketball Courts</b>	<b>17</b>	<b>Full Courts:</b> Chapman Park, Confederation Park (2), Hamilton Park, James Lloyd Park (2), Summit Park, Thomas Coates Park
Full Courts	8	
Half Courts	8	<b>Half Courts:</b> Ada Johnson Park (2), Hickson Park (2), Seston Park, Trent Park, Thompson Park, William Kennedy Park
Multi-use	1	<b>Multi-Use Court:</b> Edward Coltham Park (shared with pickleball)
<b>Beach Volleyball Courts</b>	<b>2</b>	Lambert Willson Park (2)
<b>Skateboard Parks</b>	<b>3</b>	Aurora Family Leisure Complex, Hickson Park, Thompson Park
<b>BMX Circuit/Loop</b>	<b>1</b>	Hickson Park
<b>Splash Pads</b>	<b>5</b>	Ada Johnson Park, Edward Coltham Park, Stewart Burnett Park, Town Park, Trent Park
<b>Off-Leash Dog Parks</b>	<b>1</b>	Canine Commons Leash-Free Dog Park
<b>Playgrounds (locations)</b>	<b>40</b>	Ada Johnson Park, Atkinson Park, Benjamin Pearson Parkette, Brookfield Parkette, Chapman Park, Confederation Park, Copland Park, David English Park, Edward Coltham Park, Elizabeth Hader Park, Evans Park, Fleury Park, Forest Grove Parkette, Graham Parkette, Hamilton Park, Harmon Park, Hickson Park, Jack Wood Park, James Lloyd Park, Khamissa Park, Lambert Willson Park, Lundy Park & Open Space, Machell Park, Martin Jaekel Park, McMahon Park, Optimist Park, Queen's Diamond Jubilee Park (accessible), Seston Park, Stewart Burnett Park, Summit Park, Tamarac Green, Taylor Park, Thomas Coates Park, Thompson Park, Timbers Park, Tom's Park, Town Park, Trent Park, William Kennedy Park, Wilson Park
<b>Outdoor Fitness Stations</b>	<b>2</b>	Ada Johnson Park, Sheppard's Bush
<b>Outdoor Skating Rinks (natural)</b>	<b>8</b>	<b>Town-operated:</b> Ada Johnson Park (2), Confederation Park, Machell Park (2), Town Park
Town-operated	6	
Volunteer-maintained	2	<b>Volunteer-maintained:</b> James Lloyd, Queen's Diamond Jubilee Park
<b>Lawn Bowling</b>	<b>1</b>	McMahon Park (operated by Aurora Lawn Bowling Club)
<b>Disc Golf Courses</b>	<b>0</b>	n/a
<b>Community Gardens</b>	<b>1</b>	Industrial Parkway South (plus 1 planned for Hartwell Way Neighbourhood Park)
<b>Trails</b>	<b>62 km</b>	Several notable trails systems including Tim Jones Trail, Klaus Wehrenberg Trail, Willow Farm/ Lakeview Trail

\* Note: Includes permitted school fields. Each lit natural grass and artificial turf soccer field provides an equivalent capacity of 1.5 and 2.5 unlit natural fields, respectively. Each lit ball diamond provides an equivalent capacity of 1.5 unlit fields.



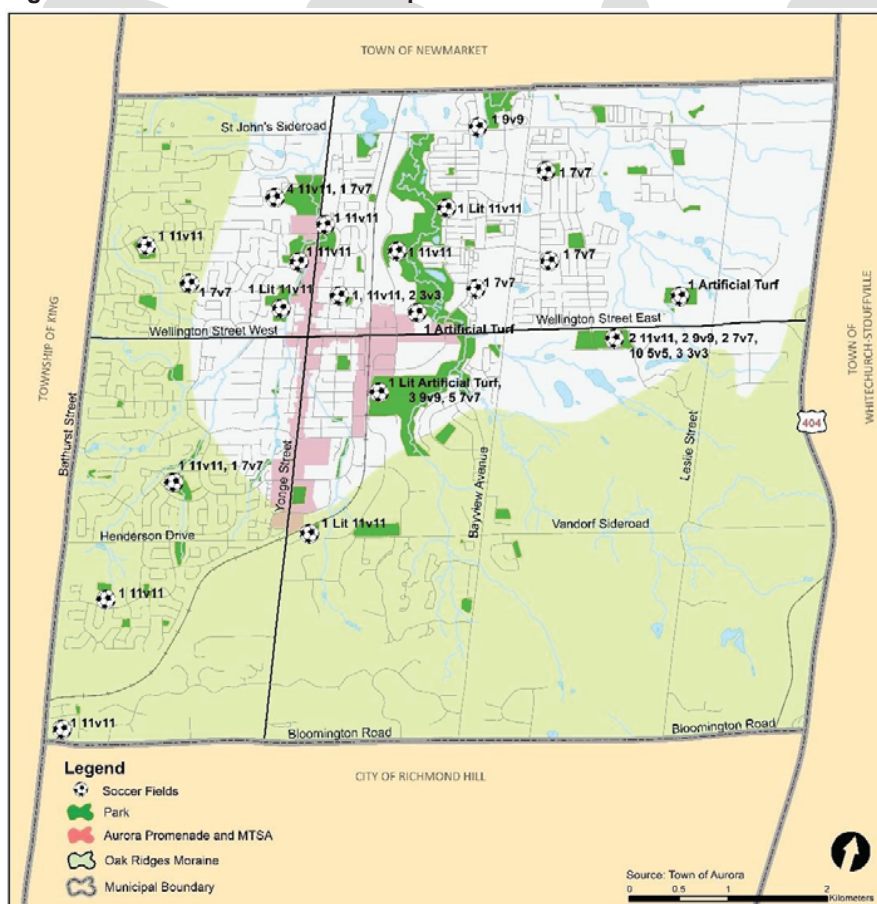
TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## 7.2 Soccer and Multi-use Fields

The Town of Aurora currently permits 56 rectangular fields for soccer (ranging in size from 3v3 to 11v11) and other field sports such as football, rugby, and lacrosse. Six of these fields have lights for extended play, three of which are artificial turf. The effective supply of rectangular fields amounts 62 unlit natural field equivalents due to the extended play at these fields support. Full-size fields with artificial turf are in particularly high demand in Aurora, with several stakeholders seeking more as these fields can support more hours of use throughout and at the beginning and end of the playing season.

The inventory includes 26 fields that are owned and maintained by the Town and 30 fields permitted under agreement with the school boards, St. Andrew College, and The Stronach Group. School fields are often used for practice rather than game play as some are of lower quality due to their dual use as school grounds and lower standard of maintenance (the Town does not have the staff capacity to take on this role for school fields). In terms of the Stronach Group lands, the Town entered into an agreement for the continued short-term use of the 19 Stronach soccer fields on Wellington Street (ending after the 2025). A long-term replacement strategy is required for these fields.

Figure 42 – Town of Aurora Municipal Soccer Fields



In 2020, the Town completed a Sports Field Development Strategy (SFDS) to examine sports field requirements and recommendations for addressing the highest priority needs. The Strategy found that artificial and full size (Class A) fields were in the highest demand, while that some smaller and lower quality fields were not fully utilized. Furthermore, prior to the pandemic, the number of youth registrants



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

with Aurora-based soccer and many other field organizations had reached capacity based on available field time, while modest growth was reported in adult soccer participation. Nearly one-quarter (23%) of Aurora households indicated participating in outdoor soccer since 2019, ranking 13<sup>th</sup> out of 39 leisure activities surveyed. Since the pandemic, most sport groups are still building back their programs and have not fully reached past participation levels; some national studies are now indicating that girls and women are particularly less likely to return, which is a concern for sports such as soccer that have a relatively balanced gender mix.

The SFDS recommended a target of one rectangular field (unlit equivalent) per 85 participants, meaning that growth-related demands would result in a need for an additional 7 fields by 2031, plus approximately 13 fields of varying sizes to offset the loss of the Stronach fields. This results in a total need for **20 additional rectangular fields by 2031**; at minimum, two of these are recommended to be lit artificial turf fields. To achieve this, sports field development must focus on improving existing fields and parks (e.g., adding lights, installing artificial turf, expanding fields, etc.), acquiring land, and working in partnership with owners of other large sites.

Specifically, the SFDS made the following recommendations for rectangular sports fields:

- Convert fields to better match dimensions and uses with demands.
- Add lighting to extend play opportunities.
- Improve fields to enhance playability and address areas of demand.
- Construct new fields to strengthen the supply of rectangular sports fields.
- Permit more fields in existing parks.
- Consider opportunity-based acquisition for sports field development.
- Partner with School Boards to permit available school fields, most notably the York Region District School Board. This would require the Town to allocate additional operating funding toward field maintenance, in agreement with the respective school boards.
- Partner with School Boards to improve and/or construct fields.
- Upon termination of the third-party lease agreement, resume Town-operations of the Aurora Sports Dome (now Lind Realty Team Sports Dome – transfer completed in 2021) and investigate the potential to add air conditioning to maximize usage during the summer months (to be completed in 2023).
- Work with surrounding municipalities to ensure that cross-border sports organizations that serve regional players have coordinated access to fields within and outside of Aurora and that field capacity is properly managed. Consider restricting usage from organizations representing memberships having a high percentage of non-Aurora residents.

The SFDS identified the potential to increase the supply by **up to 37.0 rectangular sports fields (unlit equivalents or ULE)** through new fields, access agreements, and enhancements. Not all will be required to meet community needs (20 additional fields are required by 2031), nor are all options mutually exclusive and some enlargements may result in a net loss of fields. Town staff are currently undertaking a review of the SFDS recommendations to assess feasibility.

**Figure 43 – Summary of Rectangular Sports Field Development Strategies**





## TOWN OF AURORA

### Parks & Recreation Master Plan (2023)

Facilitating community access to YRDSB fields may be the Town's most viable solution to replacing the Stronach fields as it could be implemented quickly (with additional Town staff resources for seasonal maintenance). In addition, the Dr. G.W. Williams Secondary School site (which is slated for closure in 2025) presents an excellent opportunity due to its location and size; additional discussions with the school board will be required to explore future options. Other school closures and access to quasi-public lands (e.g., Ontario Heritage Trust, former George Street School, etc.) should also be evaluated to determine their viability for accommodating the Town's parkland-based needs. It is understood that the Town will soon be completing a review of the Sports Field Development Strategy and recent progress in order to identify further priorities and opportunities; this review should include a scan of local participation rates that may have been impacted by the pandemic.

Through the consultations undertaken to support this Master Plan, user groups were very supportive of expanding the supply of artificial turf fields. Given the absence of available land in Aurora, artificial turf presents a viable option due to its greater capacity for use and lower maintenance cost, therefore reducing the need for land acquisition and operational resources. Opportunities to partner with other organizations for the future development of turf fields should be a priority, with consideration given to change rooms, washrooms, storage, etc. at appropriate sites.

For example, the Town has entered into an agreement to assist the YRDSB with the installation of an artificial turf field at the new secondary school on Bayview Avenue in 2025/26 (similar to how the Town jointly funded a field at St. Maximilian Kolbe Secondary School), and similar opportunities may exist at the former Dr. G.W. Williams Secondary School or St. Andrew's College. Additionally, the Town has received a proposal from the Aurora Barbarians Rugby Football Club to co-fund the development of a second artificial turf field and clubhouse at Sheppard's Bush.

The Town can expect to receive more requests from sport organizations for fields and specialized amenities (e.g., scoreboards, on-site washrooms and dressing room facilities, spectator seating, etc.) to support competitive and high performance teams. Proposals that go beyond the Town's established level of service should be evaluated using the criteria advanced in the SFDS and will typically require a cost-sharing agreement while still maintaining an appropriate degree of public access to the site (i.e., exclusive access is strongly discouraged).

**Table 13 – Provision Analysis – Soccer and Multi-use Fields**

Current Supply	56 (62 ULE)
Current Per Capita Provision	1:1,145
Future Per Capita Provision (2031)	1:1,212
Municipal Benchmark	1:2,730
Recommended Target	1 field (ULE) per 85 participants
<b>Future Needs:</b> The 2020 Sports Field Development Strategy identified a need for 20 additional fields by 2031 (to address growth and the loss of the Stronach fields)	

## Recommendations

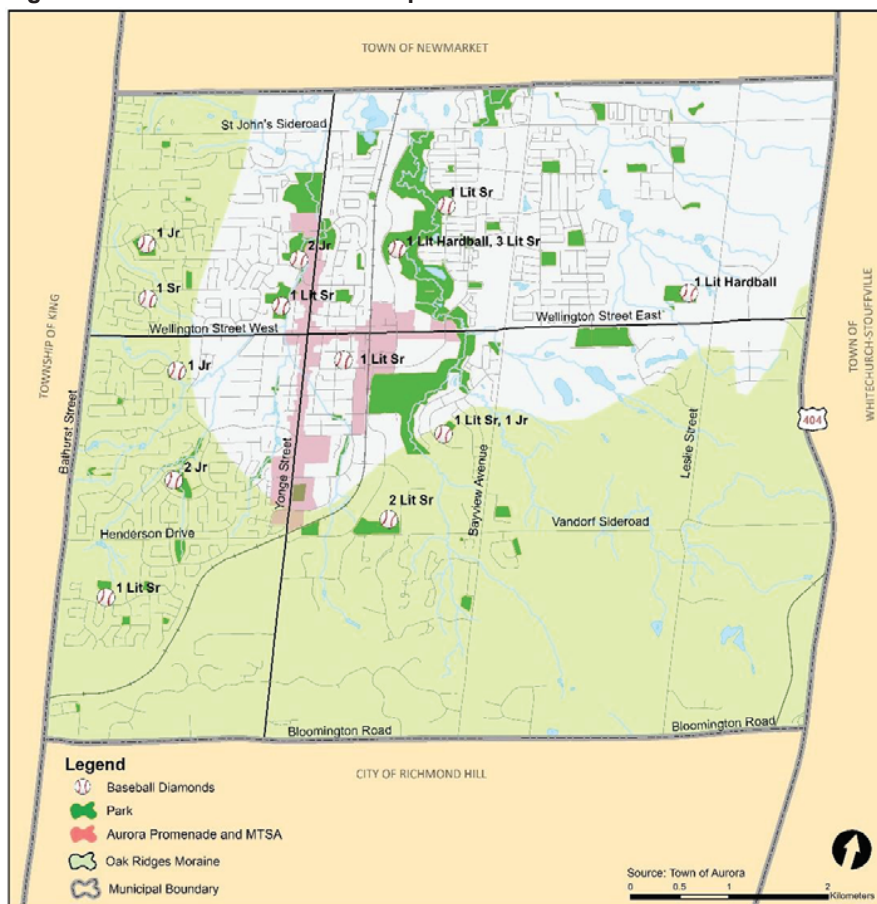
- #9 Complete a scoped review and update of the **2020 Sports Field Development Strategy** and recent progress in order to identify short-term priorities and opportunities for enhancing soccer and multi-use field capacity. Seek to expand the supply of full size rectangular fields (e.g., through artificial fields at partnered school sites, strategic park improvements, etc.) and to replace the field time used at the Stronach fields when the agreement is up at the end of the 2025 season (e.g., through integration of smaller fields in parks, use of schools, Dr. G.W. Williams SS, under-utilized properties, etc.).



### 7.3 Ball Diamonds

The Town of Aurora permits a total of 20 ball diamonds, all of which are Town-owned. The supply includes two hardball and 18 softball diamonds. Each lit ball diamond is considered equivalent to 1.5 unlit diamonds due to their extended capacity, so the Town currently has an effective supply of 26 unlit equivalent ball diamonds. This includes the Town's most recent park development project that saw the construction of two lit softball diamonds on the Hallmark Lands.

**Figure 44 – Town of Aurora Municipal Ball Diamonds**



The 2020 Sports Field Development Strategy (SFDS) identified ball diamond requirements and strategies for meeting community needs. The Strategy found that higher class diamonds were in greatest demand and supported the development of the two diamonds recently built on the Hallmark Lands.

Prior to the pandemic, local participation in baseball was increasing, particularly for adult play. Participation in youth ball was also increasing (especially at the competitive level), but at a slower rate. An estimated 13% of Aurora households have participated in baseball or softball activities since 2019, ranking 23<sup>rd</sup> out of 39 leisure activities surveyed. Since the pandemic, most sport groups are still building back their programs and have not fully reached past participation levels.

The SFDS recommended a target of one ball diamond (unlit equivalent) per 90 participants, and identified a need for **5 additional diamonds by 2031** (excluding the Hallmark diamonds). The Strategy acknowledged that options for enhancing the supply of ball diamonds were few, but identified the



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

potential to add up to 4.5 ball diamonds (unlit equivalents), largely through new field development. Due to their size and buffer requirements (especially hardball fields), ball diamonds are hard to fit within many parks. Further, there are no schoolyards or private parks in Aurora that contain ball diamonds, putting the onus for provision solely on the Town.

Specifically, the SFDS made the following recommendations for ball diamonds:

- Improve fields to enhance playability and address areas of demand.
- Construct new fields. This would require land acquisition (aside from the Hallmark Lands).
- Work with St. Andrew's College to improve community access to the hardball diamond.
- Work with surrounding municipalities to ensure that cross-border sports organizations that serve regional players have coordinated access to fields within and outside of Aurora and that field capacity is properly managed. Consider restricting usage from organizations representing memberships having a high percentage of non-Aurora residents.

**Figure 45 – Summary of Ball Diamond Development Strategies**



It is understood that the Town will soon be completing a review of the Sports Field Development Strategy and recent progress in order to identify further priorities and opportunities; this review should include a scan of local participation rates that may have been impacted by the pandemic. Maximizing ball diamond usage through the addition of lighting on full-size diamonds, field improvements, and expanded playability (e.g., through the addition of a hardball mound, netting, etc.) should continue to be explored.

**Table 14 – Provision Analysis – Ball Diamonds**

Current Supply	20
Current Per Capita Provision	1:3,210
Future Per Capita Provision (2031)	1:3,635
Municipal Benchmark	1:4,290
Recommended Target	1 field (ULE) per 90 participants
<b>Future Needs:</b>	
<ul style="list-style-type: none"> <li>• The 2020 Sports Field Development Strategy identified a need for 5 additional diamonds by 2031</li> </ul>	

## Recommendations

- #10 Complete a scoped review and update of the **2020 Sports Field Development Strategy** and recent progress in order to identify short-term priorities and opportunities for enhancing ball diamond capacity. Seek to expand the supply of full size ball diamonds (e.g., through diamond improvements, new fields, expanded partnerships, etc.).



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## 7.4 Cricket Fields

There are no cricket fields within the Town's parks system. Aurora residents should be well served by the Maple Leaf Cricket Ground in nearby King Township, which has five fields and is a primary cricket venue in Canada.

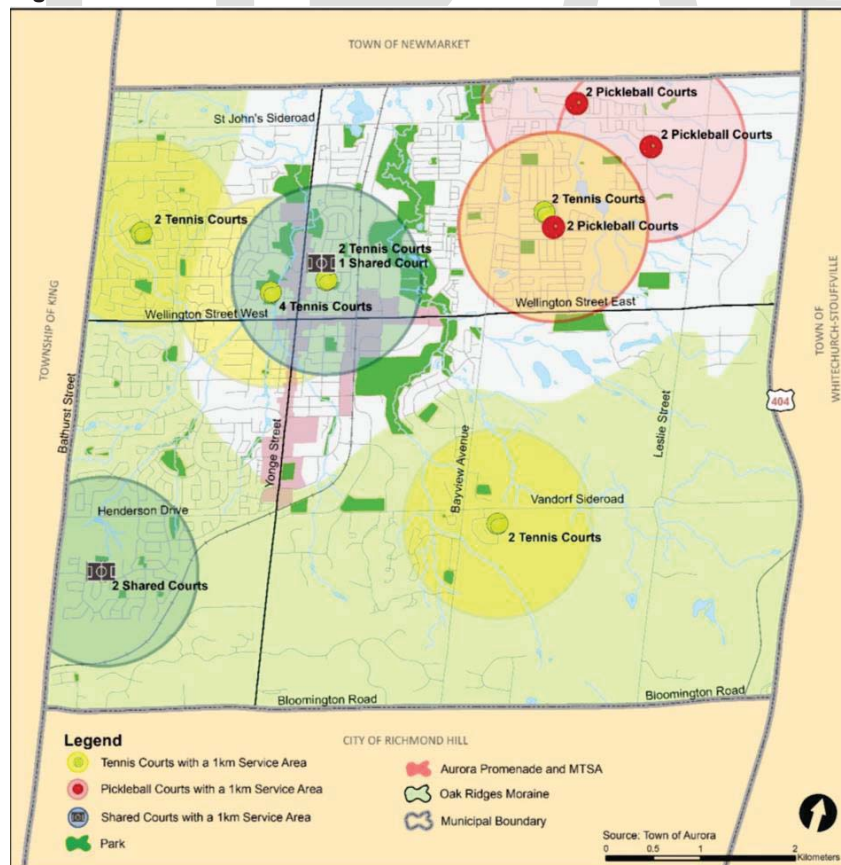
Cricket – which requires a large, flat, oval-shaped playing surface with a turf pitch in the middle – is popular with many of Canada's growing immigrant communities that come from cricket-playing nations (e.g., South Asia and the Caribbean). The survey found that only 1% of Aurora households have one or more members that have played cricket since 2019. Although many larger communities have been designing cricket fields into their parks for years, Aurora is less than halfway to the municipal benchmarking average of one field per 140,000 persons, suggesting low support for provision at this time.

The Town can expect demand for cricket to rise, but remain below thresholds that would support the provision of a dedicated field. As cricket requires large blocks of land, should the Town receive requests, options for overlaying a cricket field across two soccer fields (with the pitch placed between them) may be considered.

## 7.5 Tennis & Pickleball Courts

The Town currently provides 15 tennis courts and 9 pickleball courts within its parks system. There are 21 courts in total as 3 of these courts have lines for both tennis and pickleball.

**Figure 46 – Town of Aurora Outdoor Tennis and Pickleball Courts**





TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## Tennis Courts

All of the Town's tennis courts consist of an asphalt surface (some have coloured acrylic treatments) that are designed to regulation size and have lights for evening play. The McMahon Park tennis facility is leased to the Aurora Community Tennis Club which provides quality programming to the community. The Tennis Club permits public access to these courts during specified hours and low use periods. In addition, the Town permits two courts at Fleury Park to a private operator for tennis lessons and camps during specified times.

Although not included in this court, the Marilyn Redvers Tennis Centre (operated by a third-party under agreement with the Town) offers 6 courts to members in a year-round indoor environment. There is a growing desire amongst frequent tennis players to play year-round. In 2019, Tennis Canada prepared a Municipal Tennis Facilities Strategy and Partnership Framework to advocate for more covered courts and to get more people playing tennis more often. The Town of Newmarket is planning to open a new facility with 8 indoor courts in 2023 to replace the Keith Davis Tennis Centre and serve this growing market.

Research indicates that tennis is experiencing a resurgence in recent years after being in decline. Tennis Canada reported that 6.5 million Canadians played tennis at least once in 2018 (45% of these are considered frequent players), translating to growth of more than 32% since 2012. The study also found that over 50% of Canadians have played tennis in their lifetime and 61% of Canada's tennis players utilize outdoor courts. With pandemic-related trends leading to increased participation outdoors, it is possible that these figures have grown further since that time. In Aurora, 18% of households participated in outdoor tennis since 2019, ranking 17<sup>th</sup> out of 39 leisure activities surveyed.

The popularity of tennis can be attributed to several factors such as:

- the growing segment of baby boomers that seek social, lower impact activities (tennis has the second fewest injuries after baseball);
- its gender balance (56% of players are male and 44% female);
- its appeal to diverse populations (23% of Canadian tennis players were born outside of the country);
- its high fitness quotient (playing tennis extends one's life expectancy by 9.7 years according to the Copenhagen City Heart Study, which found tennis to be the leading sport in increasing life expectancy);
- a focus on promoting the sport at the grassroots level (Tennis Canada reported that in 2018, over 2 million children and youth age 17 years and under played tennis in the past year); and
- the success of Canadian men and women competing on the professional tours.<sup>5</sup>

To address this growing demand, the Town has recently installed two tennis courts at Thomas Coates Park (recommended in the 2016 Master Plan) and converted the courts at Norm Weller Park to shared use with pickleball. These courts are well distributed across the Town, allowing convenient access for all residents. The public consultation program yielded relative satisfaction with tennis court provision, with one-half (50%) of survey respondents identifying tennis courts as a high priority, ranking 16<sup>th</sup> out of 30 facility types.

With 15 outdoor tennis courts, the Town's current provision level is one court per 4,270, which is slightly below the municipal benchmark of one per 3,860 persons, but above the target of one court per 4,500 residents established in past Master Plans. It is recommended that the Town continue to provide courts in pace with population growth, guided by the target of one court per 4,500 residents. As a result, one additional court will be required to meet needs by 2031. As courts are best provided in groupings of two

<sup>5</sup> Tennis Canada. 2019. Let's Play Year-Round. Retrieved from <https://www.tenniscanada.com/wp-content/uploads/2019/07/02.-Executive-Summary.pdf>



TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

or more, it is recommended that the Town seek opportunities to provide a two-court complex in a future park or park redevelopment, ideally in Southwest Aurora to improve distribution ratios.

**Table 15 – Provision Analysis – Tennis Courts**

Current Supply	15 courts
Current Per Capita Provision	1:4,270
Future Per Capita Provision (2031)	1:4,850
Municipal Benchmark	1:3,860
Recommended Target	1:4,500
<b>Future Needs:</b> <ul style="list-style-type: none"> <li>• 16 courts, one more than are currently provided</li> <li>• A two-court complex is recommended through future park development or redevelopment, with a focus on Southwest Aurora</li> </ul>	

### Pickleball Courts

Pickleball is the number one growing sport in North America and is gaining popularity in Aurora within numerous age groups, particularly adults and older adults. In response to growing demand, all of the Town's 6 dedicated outdoor pickleball courts have been established in the past few years within new parks in Northeast Aurora. Pickleball lines have also been added to 3 tennis courts to allow for shared use. Pickleball is also played indoors at the AFLC gymnasium and Aurora Seniors Centre, area schools, and within private facilities (churches, residences, etc.).

Pickleball is an accessible, affordable and social sport, able to be played by newcomers and more seasoned players alike. Doubles is more popular than singles, and many players have a very high frequency of play, participating multiple times per week if possible. Due to its popularity with older adults and seniors, daytime usage is more frequent than evening use.

From the consultant's work throughout the province, pickleball courts are among the most requested facilities at public input sessions and have been for the last few years. Comments typically relate to the growth of pickleball and the lack of facilities, with a desire for dedicated outdoor courts and more opportunities for indoor play. More non-profit and private groups are forming with the intent of developing (mostly) indoor complexes to serve the sport, including the growing tournament market.

As the sport matures in Canada, participation is becoming broader and more diverse. This includes more competitive leagues (leading to the establishment of sport organizations and advocates for higher-quality facilities) and instructional programs for youth (it is beginning to be taught in schools). A survey<sup>6</sup> completed in January 2022 by Pickleball Canada showed that 8% of Canadian households report at least one household member plays pickleball once per month. This suggests that there are now one million Canadians playing pickleball at least once a month, a near tripling of the number of pickleball players in Canada in two years.

Although pickleball was not raised as a significant priority through the community survey (40% supported more outdoor pickleball courts, ranking 23<sup>rd</sup> out of 30 facility types), the activity is trending upward and there have been several public requests (11% of survey respondents indicated that members of their household have recently played pickleball). As a result, Council has expressed an interest in advancing the development of pickleball in Aurora, including establishing new venues and creative responses to support play during the spring, summer and fall seasons. Pickleball has been offered as part of the

<sup>6</sup> <https://pickleballcanada.org/january-2022-survey-national-release/>



## TOWN OF AURORA Parks & Recreation Master Plan (2023)

Town's standard level of service for a few years now, and these courts are considered as part of new or redeveloped park sites in response to community interest.

As an emerging sport, most Ontario municipalities are gradually adopting strategies to address needs, although most responses would appear to be ad hoc, testing demand along the way. Initially, many communities (including Aurora) painted pickleball lines on outdoor tennis courts. However, this approach has its limitations (e.g., net height, line confusion, conflicts over access, etc.) and is generally not recommended in communities where there is sustained demand for tennis. Some municipalities have also established temporary pickleball courts on a variety of surfaces, such as tennis courts, ball hockey rinks, arena floors, parking lots, and more (e.g., pop-up courts were offered at Richmond Green Park in Richmond Hill and the City Hall parking lot in Markham). Overall, the provision of purpose-built dedicated pickleball courts is the preferred approach.

Due to the rapid rise of the sport, very few municipalities have established targets for outdoor pickleball court provision. A recent benchmarking exercise of municipalities in the region indicates that there is an average of one municipal outdoor pickleball court (shared or dedicated) per 13,620 residents, though this will surely be reduced further over the coming year. Aurora is currently offering 9 courts (6 dedicated and 3 shared with tennis), for an average of one court per 7,120 residents. Another useful metric – for more formalized play – has been established by the City of Mississauga, which uses the following minimum membership thresholds for the creation of new tennis and/or pickleball clubs: 2 to 3 courts = 100 members; 4 to 5 courts = 200 members; and 6 to 8 courts = 300 members. Following the tennis model, member-supported pickleball clubs using public parks are becoming more common.

Observations from other communities suggests that many users are willing to travel past lower quality courts to access higher quality courts, including multi-court complexes that can support league play. The provision of municipal pickleball complexes with four or more courts has been recommended in several master plans and more of these facilities are emerging, often in partnership and with financial support from pickleball associations. Pickleball Ontario notes the following court requirements for tournament hosting (note: may be shared across multiple sites):

- less than 12 courts – local and regional tournaments
- 12 courts – provincial-level tournaments spanning 3-4 days, with 300+ players
- 24 to 40 courts – national and international-level tournaments spanning up to 8 days, with 400-3,000 players

As of 2021, our research indicates that there were nearly 30 permanent outdoor dedicated pickleball hubs within public parks in Ontario (minimum 4 courts). These complexes are as large as 12 courts (Hamilton) and offer an average of 6 courts per location.

Increasingly, communities are citing problems with pickleball courts being located too close to residential areas due to both the racket noise and the social nature of the game. In 2022, a court case brought by a resident neighbouring a park in the Town of Niagara-on-the-Lake was successful in forcing the Town and community group to stop using converted tennis courts for pickleball due to the noise impacts.<sup>7</sup> Our research suggests that setbacks from housing of 100 to 150 metres (smaller if attenuation measures are used) can alleviate undue noise issues. This should be considered as the Town establishes future locations for outdoor pickleball.

In terms of court provision, a population-based target is not a useful metric at this time. However, public input and trends would suggest that there is demand for additional outdoor pickleball courts at this time. Our research indicates that multi-court complexes are best at satisfying needs for organized play, as well as generating economies of scale. **A complex with a minimum of 6 pickleball courts is recommended in the short-term.** Court conversion opportunities are not apparent and the Plan recommends maintaining or growing the availability of public tennis and basketball courts. A site evaluation and

<sup>7</sup> <https://www.thoroldtoday.ca/local-news/court-orders-niagara-on-the-lake-to-shut-down-pickleball-courts-5485825>



TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

selection process is recommended using the criteria established below. Potential sites may include (but should not be limited to) Edward Colthom Park (court expansion), Confederation Park, Queen's Diamond Jubilee Park, etc.

As an interim measure, the Town could explore expanding indoor options for pickleball, installing temporary pop-up courts in under-utilized spaces, working with other groups or private interests that can enhance access to court space, and/or promoting a full listing of sites that can support casual pickleball play. Consideration may be given to online booking systems to manage access to courts that are in high demand.

**Table 16 – Provision Analysis – Pickleball Courts**

Current Supply	9 courts
Current Per Capita Provision	1:7,120
Future Per Capita Provision (2031)	1:8,075
Municipal Benchmark	1:13,620
Recommended Target	n/a
<b>Future Needs:</b> <ul style="list-style-type: none"> <li>• A complex with a minimum of 6 pickleball courts is recommended in the short-term, along with other interim measures that may be able to meet immediate demands</li> <li>• Tracking and monitoring of participation should be undertaken to inform future studies and facility development.</li> </ul>	

The following **criteria** are offered for the Town's consideration as they seek to expand local opportunities for outdoor pickleball:

- Pickleball courts may be established through conversion of under-utilized amenities or new construction. The Town may establish minimum standards for court surfacing.
- Courts should be developed in pairs (ideally oriented north-south), using fixed pickleball net equipment and fencing to support dedicated use. Consolidating courts is more economically efficient, will help to leverage community partnerships, and can better support organized play.
- Shared use courts (e.g., pickleball, tennis, basketball, etc.) are less desired and will not typically be supported as long-term options.
- Court locations must consider potential for noise impacts on adjacent properties (e.g., within approximately 100-metres).
- Nearby parking, washrooms, and lights for night play are desired, but will only be considered within appropriate park types, such as community parks.
- Enhanced levels of service (such as winds screens, acrylic surfacing, and other supporting amenities) may be considered through sponsorship of other partnership opportunities.
- Restricted access may be considered through an appropriate agreement with a community-based club, with proper allowances for public access.

Currently in Aurora, most pickleball play is occurring organically through loosely-organized groups. The Town offers some pickleball programming, as do area tennis clubs, but there is no one sanctioned club. It is possible that a community-based pickleball club may emerge over time. Should this occur, the Town will need to decide how best to permit usage of the courts. Some options include: (1) publicly accessible to all residents on a first-come, first-served basis; (2) permitted play through the scheduled use of courts for league play; or (3) third-party agreements with community clubs. Due to the sport's growth trajectory,



TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

this is a fluid situation – tracking and monitoring of participation should be undertaken to inform future studies and facility development.

### Recommendations

- #11 Seek opportunities to establish a **two-court outdoor tennis complex** in a future park or park redevelopment, ideally in Southwest Aurora to improve distribution ratios.
- #12 Evaluate opportunities to introduce or enhance **outdoor court permitting options** for selected tennis and pickleball courts, combined with public education and signage.
- #13 Establish a dedicated **outdoor pickleball complex with 6 or more courts** at a site to be determined, potentially as a joint venture with a third-party club. Initiate a site evaluation and selection process using the criteria identified in this Master Plan.
- #14 Consider short-term **interim measures to accommodate pickleball**, such as installing temporary pop-up courts in under-utilized spaces, working with other groups or private interests that can enhance access to court space, and/or promoting a full listing of sites that can support casual pickleball play.
- #15 Establish processes to **track and monitor** pickleball participation in order to inform future studies and facility development. If a sanctioned **community-based pickleball club** is formed, a framework should be established to determine partnership potential, cost-sharing, and public access.

## 7.6 Basketball Courts

There are 17 basketball courts within Aurora's parks system, consisting of eight full courts, eight half courts, and one multi-use court (basketball and pickleball). Several school properties also contain outdoor hoops, although they are of varying size, quality, and access.

As an outdoor activity, participation in basketball and other court sports was positively impacted by the COVID-19 pandemic. Basketball is becoming increasingly popular with both boys and girls (including newcomer children and youth) due to its international appeal and the Toronto Raptors championship in 2019. It is an affordable and accessible sport that can be played by most ages and abilities, both individually and as a team.

A moderate level of community demand was expressed for additional courts. Nearly two-fifths (17%) of Aurora households participated in basketball since 2019, ranking 18<sup>th</sup> out of 39 leisure activities surveyed and more than one-half (53%) of survey respondents identified outdoor basketball courts as a high priority, ranking 13<sup>th</sup> out of 30 facility types.

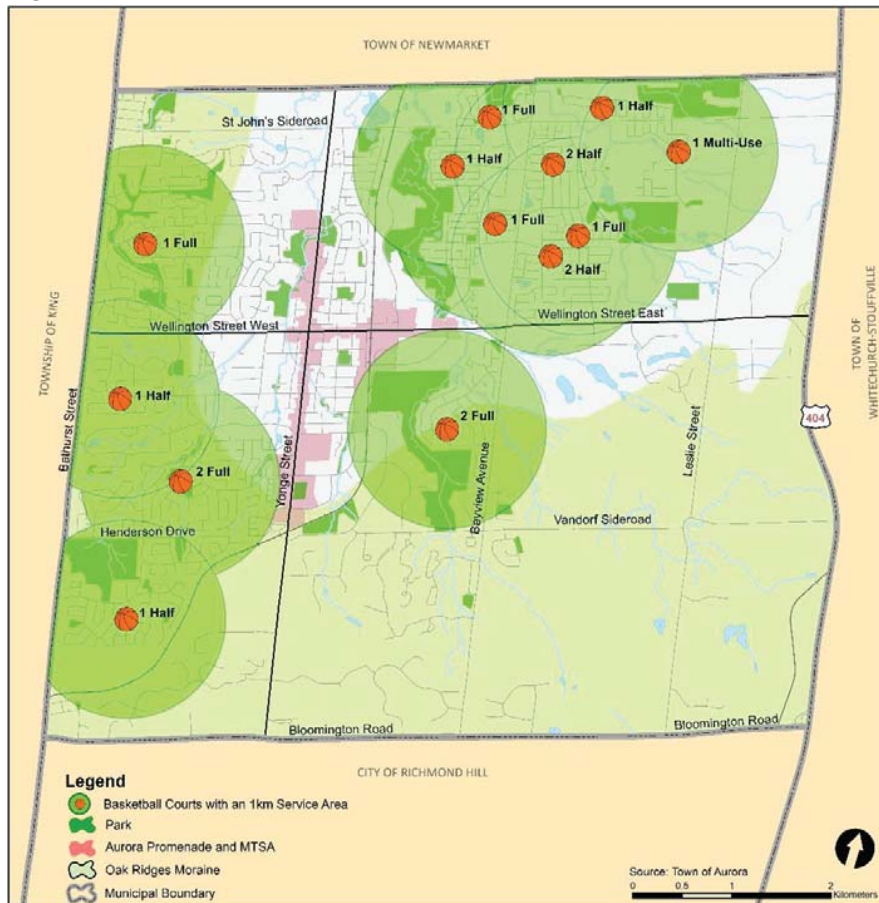
Basketball is played by people of all ages, though youth are the primary market. Past Master Plans have set a provision target of 1 basketball court per 800 youth (ages 10 and 19). With 8,220 youth recorded in the 2021 Census, application of this target would yield a need for approximately 10 basketball courts, suggesting that the existing volume of courts is adequate. The number of Aurora residents aged 10 to 19 years is expected to remain relatively stable over the planning period.

Because basketball courts are a neighbourhood-level service that supports use by those living in proximity (including children and youth without vehicles), the distribution of courts is also an important consideration. Using a 1-km service radius, geographic gaps are seen within the Yonge Street corridor and the Aurora Promenade and MTSA areas. Greater demand for courts in can be expected as residential development occurs in this area.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Figure 47 – Town of Aurora Municipal Basketball Courts (outdoor)



All of Aurora's courts are constructed with asphalt and most courts are designed for basketball only, though a multi-use court at one park also allows for use by pickleball players. Multi-use designs – such as those accommodating year-round use through ice skating in the winter – may be considered for park revitalization projects containing full court templates.

The consultation program yielded requests for the addition of lighting to selected outdoor basketball courts to allow for evening play. Lighting should not be considered a core level of service, but it is recognized that lights at one or more selected locations would extend participation. Through the 2023 budget, the installation of lighting has been recommended for Summit Park. This may be treated as a pilot project that can be evaluated to determine the need and feasibility of expanding lights to a limited number of future locations. Ideally, candidate courts for lighting would be those located in Community Parks, offering good visibility to the street, distance from residential areas, supporting amenities such as nearby parking, and be of adequate quality.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

**Table 17 – Provision Analysis – Basketball Courts**

Current Supply	17
Current Per Capita Provision	1:3,770
Future Per Capita Provision (2031)	1:4,276
Municipal Benchmark	1:7,300
Recommended Target	1-km service radius
<b>Future Needs:</b> <ul style="list-style-type: none"> <li>An improved distribution of courts is sought, with gaps along the Yonge Street corridor and areas of residential intensification</li> <li>Consider adding lights to an existing court as a pilot project</li> </ul>	

### Recommendations

- #16 Seek to expand the supply of **basketball and multi-use courts** through park development and renewal projects in areas where geographic gaps exist, with a focus on service to the Aurora Promenade and MTSA.
- #17 As a pilot project, **install lights on an existing basketball court** (Summit Park) that can suitably accommodate extended play into the evening.

## 7.7 Beach Volleyball Courts

The Town offers two (2) beach/sand volleyball courts at Lambert Willson Park. Usage of these courts is on a first-come, first-served basis and, anecdotally, Town staff indicate that they are well used.

Outdoor volleyball is a social sport that appeals largely to youth and young adults (especially women). Interest is greatest for organized play, often facilitated by providers that promote and deliver programs. The Master Plan survey found that 4% of Aurora households have played beach volleyball in recent years and 34% identified beach volleyball courts as a high priority, ranking 27<sup>th</sup> out of 30 facility types.

The Town has recently received requests for a 6-court complex to support camps and clinics, local recreational play and leagues, and competitions. Establishing a competition-ready facility at Lambert Willson Park is the preferred option as this site has access to parking, washrooms and other supports, although it is possible that only 4 courts could be accommodated at this location. The participation profile for volleyball supports the Town's goals in advancing gender equity and sport tourism. The Town is encouraged to work with interested sport organizations to upgrade this site through an agreement that supports both public access and programming. Design and maintenance standards should be developed to support the provision of these amenities.

### Recommendations

- #18 Work with sport organizations to pursue the expansion of **beach volleyball courts and programming** at Lambert Willson Park.



TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

## 7.8 Skateboard and Bike Parks

The Town provides two (2) permanent concrete skateboard parks containing ramps, bowls, stairs, ledges, and rails at the AFLC (a community-level park) and Hickson Park (a neighbourhood-level park). Both sites are considered “all wheels” parks that can be used by skateboards, bike, inline skates, and scooters. Additionally, the Town encourages young children and beginner-level skateboarders to hone their skills through a smaller neighbourhood-level skate zone consisting of basic features within Thompson Park.

Feedback from the community suggests that 13% of Aurora households have members that have skateboarded or scooted since 2019, while slightly more than one-third (37%) of survey respondents identified skateboard parks as a high priority, ranking 25<sup>th</sup> out of 30 facility types. It is common for skateboard parks to be under-supported through surveys as the activity still holds a stigma as a non-mainstream activity for some.

Skateboarding appeals to children and adults (not just youth). The use of skateboard parks has broadened to other wheeled action sports and activities, most notably scootering which is now a dominant use in many locations. Skate and bike parks are now considered to be a core recreation facility in most municipalities across Ontario. They offer opportunities for physical activity, self-expression, and resilience, often appealing to those that do not participate in organized sport.

These amenities take many forms depending upon their intended type of use, skill level, and fit within a park and its surrounding land uses. Only one community-level skate park is required in Aurora; however, it is noted that the skate park in front of the AFLC is deteriorating and requires reconstruction to maintain a safe environment – this should be made a priority, in consultation with users that can comment on potential design modifications.

Equity of access is important as many users travel to skate parks by walking, skateboarding or transit. Further, different designs appeal to different rider groups, thus there is a need to diversity skate park typologies over time. Through the establishment of new neighbourhood-level skate parks (smaller, more localized features integrated within parks), the Town is able to address gaps in distribution. Currently, all of Aurora’s skate parks are in the northeast. Plans are in place to develop a smaller skate park in Summit Park in northwest Aurora, and further opportunities to support a neighbourhood-level feature in southwest Aurora should be explored through park development and renewal projects beyond the immediate 5-year timeframe of this plan.

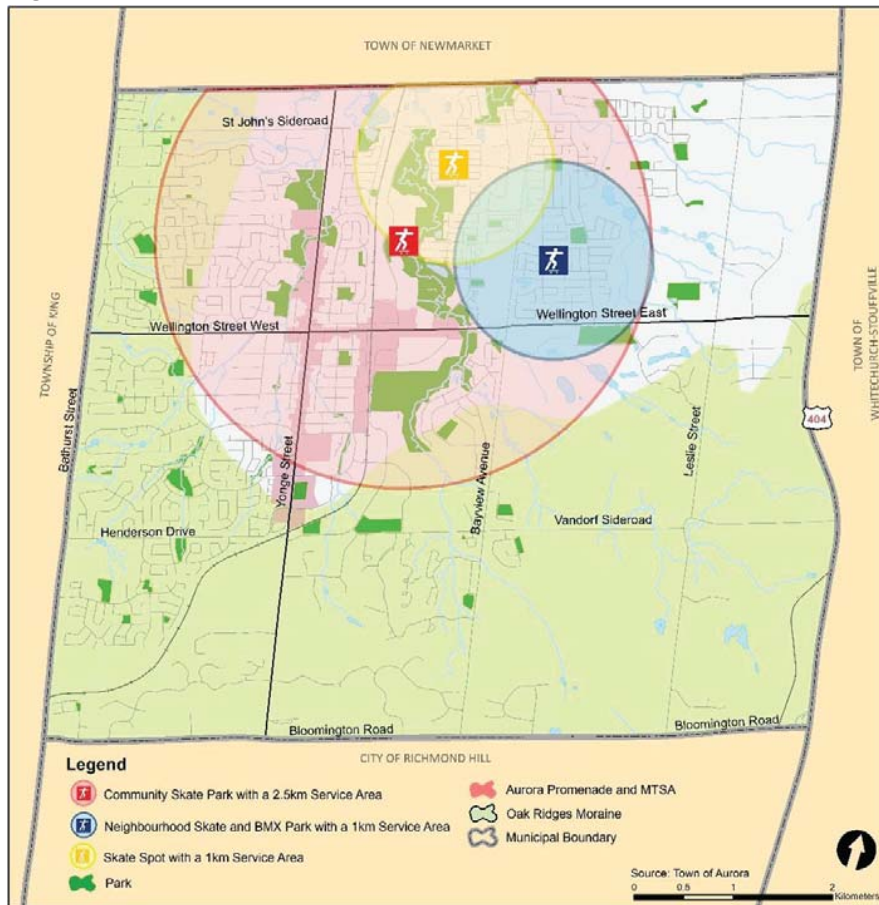
The Town also provides a localized BMX feature at Hickson Park, adjacent to the skateboard park, and consisting largely of a series of jumps. This bike park does not appear to be well used by the community, perhaps because it was not designed to be a proper pump track. The Town may consider removal of this feature in the future, following a period of observation.

The consultation program did not yield any actionable feedback on bike parks, suggesting that changes are a low priority at this time. However, bike parks – and pump tracks in particular – are beginning to be introduced by many area municipalities (e.g., Whitchurch-Stouffville, Uxbridge, etc.). These are specially designed courses – often consisting of berms, rollers, ramps and/or similar features – used by cyclists to enjoy off-road cycling and build skills. Dirt tracks are beginning to give way to hardscape pump parks that are more inclusive of different ages or abilities. These parks provide safe spaces for bikers to develop their skills and connect with others within a purpose-built environment, deterring property damage from illegal biking in environmental areas. Many are co-located with skate parks to create an “all wheels” environment.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Figure 48 – Town of Aurora Skateboard and Bike Parks



The latest evolution includes “bicycle playgrounds”, which are mini street courses that can be used by younger children on bikes. These amenities can be designed to meet any budget and location by incorporating basic features such as a rail, kickbox setup, or progressive bike ramps that can be implemented into neighbourhood parks and future park designs.

While neither is a high priority at this time, a pump track and/or bicycle playground may be considered through future park renewal or development projects, ideally in proximity to growing residential neighbourhoods.



Pump Track – Uxbridge



Bicycle Playground – Prince George BC



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## Recommendations

- |     |  |
|-----|--|
| #19 | Advance the reconstruction of the <b>AFLC skate park</b> to ensure sure safe, long-term, recreational use of the facility. Seek input from users in the redesign of the park.  |
| #20 | Consider the removal of the <b>bike park feature at Hickson Park</b> following a period of observation. Explore the potential for installing a <b>pump track and/or bicycle playground</b> through a future park renewal or development project. |

## 7.9 Splash Pads

The Town provides splash pads in five (5) parks (Ada Johnson Park, Edward Coltham Park, Stewart Burnett Park, Town Park, and Trent Park), more than doubling its supply since the 2016 Master Plan was completed. The splash pads feature a variety of user-activated spray features that are available during the warmer months. In addition, the Aurora Town Square will feature a seasonal water feature that will serve similar functions, activating this public space with unstructured, spontaneous play opportunities.

One-third (31%) of Aurora households have used splash pads since 2019, ranking 8<sup>th</sup> out of 39 leisure activities surveyed, while two-thirds (65%) of survey respondents identified splash pads as a high priority, ranking 9<sup>th</sup> out of 30 facility types. Children are the primary user of splash pads, an age cohort that is forecasted to increase in Aurora at a similar rate as overall population growth by 2031.

Several requests have been received for splash pads in recent years and they are starting to become a standard level of service in many newer parks. However, due to their cost and infrastructure requirements, the Town must be strategic in their provision and placement. Most municipalities strive to provide splash pads in higher-order parks that serve multiple neighbourhoods and are complementary to other on-site recreation facilities such as playgrounds, washrooms, and off-street parking.

Aurora is currently providing splash pads at a higher rate than the benchmarked communities. In providing Aurora's children and families with suitable access to splash pads, two factors should be considered:

- 1) that splash pads are equitably distributed across the town so that they are within reasonable proximity of all residential communities; a service radius of 1-km is used to measure this; and
- 2) that splash pads are available within higher-order parks that serve as community destinations (busier parks can sustain larger splash pads with more features and have other necessary support amenities such as shade, seating, washrooms, parking, etc.), such as many Community Parks.

A specific long-range provision target has not been identified, rather it is expected that geographic distribution will inform the decision of how many and where new splash pads are required. An examination of current distribution identifies geographic gaps in northwest Aurora (extending east of Yonge Street) and southwest Aurora; these should be resolved as appropriate park development and redevelopment opportunities arise, such as Confederation Park.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Figure 49 – Town of Aurora Splash Pads

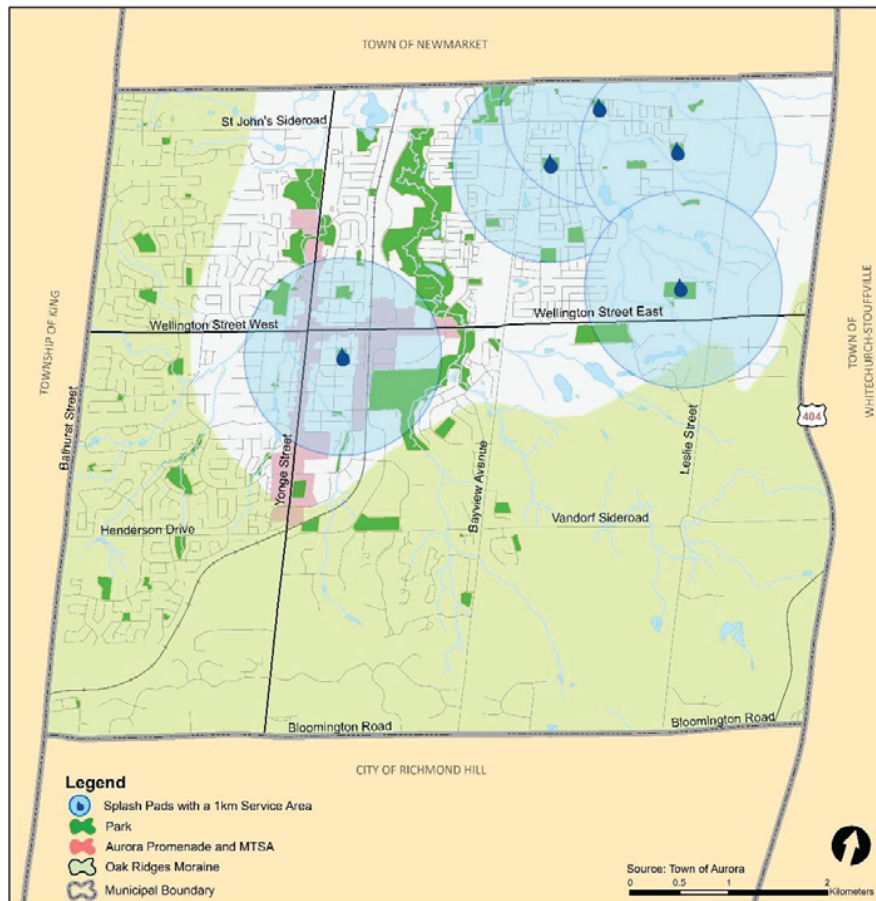


Table 18 – Provision Analysis – Splash Pads

Current Supply	5
Current Per Capita Provision	1:12,820
Future Per Capita Provision (2031)	1:14,540
Municipal Benchmark	1:16,230
Recommended Target	1-km service radius

**Future Needs:**

- An improved distribution of splash pads is sought, with gaps in northwest and southwest Aurora

**Recommendations**

- #21 Seek to address gaps in the distribution of **splash pads** through park development and renewal projects in northwest Aurora (extending east of Yonge Street) and southwest Aurora (e.g., Confederation Park).



TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

## 7.10 Off-Leash Dog Parks

The Canine Commons Leash Free Dog Park is Aurora's sole off-leash area; it is partially maintained through volunteer resources. This site provides pet owners with an opportunity to legally exercise and socialize their dogs off-leash in a controlled area. These spaces are increasingly being provided by urban municipalities as one approach to reduce conflict within shared park spaces, as well as to offer a social opportunity for responsible dog owners.

Pet ownership has been on the rise for several years and was heightened during the recent pandemic. As Aurora's urban structure evolves to include more multi-unit residential buildings, there will be an increased reliance on public space for exercising and toileting dogs.

Town Council is supportive of expanding opportunities for off-leash areas to address growing needs and to discourage unauthorized use of public parklands. The current off-leash park (northeast Aurora) is well used and there is demonstrated demand for one or more locations in other areas of Aurora (south and/or west). Convenience helps to promote use, particularly since many users visit off-leash parks multiple times a week, often throughout the year.

Recognizing that most families are not dog owners (35% of Aurora households have gone dog walking and 14% have used the off-leash dog park since 2019), modest support for additional investment was expressed through the Master Plan survey. Nearly one-half (47%) of survey respondents identified off-leash dog parks as a high priority, ranking 19<sup>th</sup> out of 30 facility types.

Identifying suitable locations for leash free dog areas can be challenging due to concerns of conflicting uses, nuisance, and perceptions of safety. Suitably-sized remnant public lands and under-utilized portion of parks that are distanced from sensitive land uses are good candidates to be short-listed for consideration as off-leash areas. Effective sites are critical to their success and maintaining community support. Sponsorships with volunteer organizations for site stewardship can be helpful in maintaining this support.

This is a matter that is best informed by a town-wide strategy, site-specific analysis, establishment of pilot projects, and a period of monitoring. To this end, the Town examined the potential to establish off-leash areas in various sites and along shared-use trails in 2022. Despite a comprehensive evaluation, many of the previously proposed sites were met with opposition from residents and have not proceeded. More recently, a remnant parcel of land on the east side of Engelhard Drive (near the Hallmark Lands and south of Sheppard's Bush) has been approved by Council for an off-leash dog area. The Engelhard site will help to address immediate community needs as it is in south Aurora and connected to residential areas through a trails system.

Naturalized lands (excluding sensitive environments) and the town's hydro corridors may also present opportunities for off-leash dog zones, although public access is currently restricted by Hydro One. Communities such as Toronto, Ottawa and Guelph have had success in establishing agreements for public use of their hydro corridors and the Town of Aurora is encouraged to continue its discussions with the agency to determine future viability of such a project.

Lastly, as the town grows and sees more higher density residential development, leash free areas serving these areas may require different approaches due to competing interests for parkland. Condominium developers should be encouraged to provide pet-friendly spaces to support their residents. The City of Toronto's recently published Pet Friendly Design Guidelines and Best Practices for New Multi-use Buildings may be a helpful reference in this regard.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

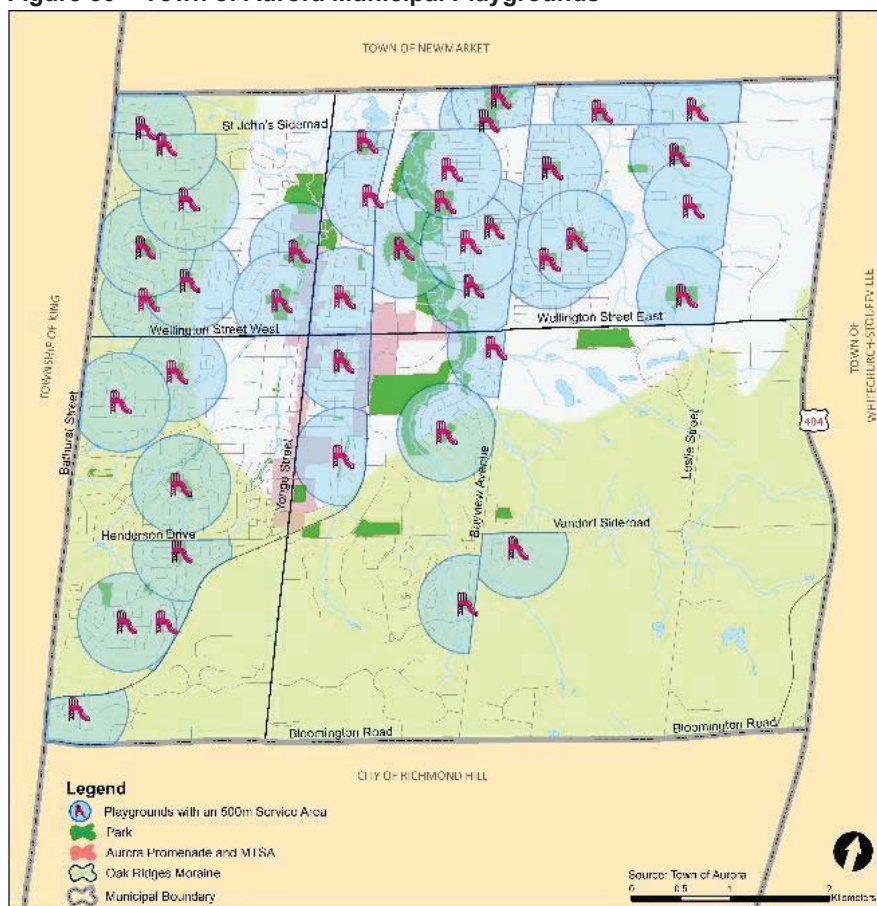
## Recommendations

- #22 Continue to advance the Town's **off-leash strategy** through the development of an off-leash dog park in south Aurora in the short-term (Engelhard Drive) and assessments of sites within west Aurora in the longer-term based on established criteria and public consultation.

## 7.11 Playgrounds

The Town of Aurora provides playground equipment at 40 park sites. Most of these sites employ a standard creative playground installation and swings. There is one fully accessible playground, located at Queen's Diamond Jubilee Park. There are many other providers of playgrounds (most notably elementary schools, places of worship, etc.), though public access can be restricted.

Figure 50 – Town of Aurora Municipal Playgrounds



Two-fifths (38%) of Aurora households have used playgrounds since 2019, ranking 5<sup>th</sup> out of 39 leisure activities surveyed. More than two-thirds (71%) of survey respondents identified playgrounds as a high priority, ranking 5<sup>th</sup> out of 30 facility types. Residents expect high quality playground features that facilitate unique experiences, particularly at destination park sites. They also anticipate that playgrounds and surrounding spaces will be accessible to persons with disabilities. Town Park is a good example of a destination park that will be receiving an accessible play structure when the current installation is replaced.



TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

Playgrounds are neighbourhood-level amenities that support childhood development, foster cognitive development and social skills, and encourage physical activity. They are a base level of provision for most new parks and are generally planned on the basis of geographic distribution. As Aurora's urban structure intensifies, it is recommended that the provision target be reduced from 800-metres to 500-metres (roughly a five to ten minute walk) of all built up residential areas, unobstructed by major barriers. Based upon this amended service radius, the majority of Aurora's residential areas have ready-access to a playground. The most notable gap is to the west of the Aurora Promenade area in southwest Aurora; while there are currently no appropriate municipal parks in this area of accommodate a playground, future development may provide a suitable opportunity.

Municipal playgrounds should be replaced at the end of their lifespan (generally 20 years); however, current funding levels are insufficient to support this recommended cycle. On average, the Town should be replacing 2 playgrounds each year (5% of its inventory) based on lifecycle needs. It is recommended that the Town establish an annual line item in the budget to support playground replacement. Through revitalization projects, the Town will ensure that its playgrounds and supporting infrastructure (e.g., pathways, seating, etc.) meet or exceed the accessibility legislation. Engagement with the Accessibility Advisory Committee may assist in determining how playgrounds (and the parks in which they are located) can be designed to be more inclusive.

**Table 19 – Provision Analysis – Playgrounds**

Current Supply	40
Current Per Capita Provision	1:1,600
Future Per Capita Provision (2031)	1:1,818
Municipal Benchmark	1:1,840
Recommended Target	500-m service radius
<b>Future Needs:</b> <ul style="list-style-type: none"> <li>Consider playground provision as part of future park development, including in Aurora Promenade and MTSA</li> <li>Emphasize timely playground replacement and barrier-free accessibility</li> </ul>	

## Recommendations

- #23 **Playgrounds** should be provided in new and existing residential areas where geographic gaps exist, generally calculated through application of a **500-metre service radius** that is unobstructed by major pedestrian barriers. This includes a gap in the vicinity of the Aurora Promenade and MTSA areas.
- #24 Establish an annual line item in the Town's capital budget to support the **replacement of aging playgrounds** (an average of two sites per year). Through revitalization projects in Community Parks, emphasize **barrier-free playground** components and infrastructure to support inclusive participation.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## 7.12 Outdoor Fitness Stations

The Town offers outdoor fitness equipment (“fitness parks”) at two (2) park sites: Ada Johnson Park and Sheppard’s Bush. These amenities represent a relatively new level of service for Aurora and the installations are in good condition.

Popular throughout the United States and Europe, many Canadian municipalities have begun introducing low-impact outdoor fitness equipment that use resistance created by a person’s own body weight. Locations typically contains multiple pieces of equipment for free public use. They are best situated around playgrounds or along key trails.

Interest in outdoor unstructured recreation activities soared during the pandemic, making outdoor fitness an important option for many. Approximately one-in-seven (14%) Aurora households have indicate using outdoor fitness equipment since 2019. Two-fifths (40%) of survey respondents identified outdoor fitness equipment as a high priority, ranking 22<sup>nd</sup> out of 30 facility types. Our experience suggests that their appeal is strongest with active older adults and seniors, an age group that will increase over the study period.

Outdoor fitness locations offer residents affordable opportunities to stay fit and may be provided in strategic locations. They are most effective in higher-order parks that are connected to a trail system and close to residential areas (including where newcomers live). Ideally, these spaces should also have access to shade (shelters, trees, etc.) and washrooms. Funding partnerships should be encouraged.

### Recommendations

- #25 Undertake a site evaluation process to establish a **third fitness park** outfitted with outdoor fitness equipment. To create a differentiated experience, consideration may be given to clustering the equipment around a playground site at a site that also has access to shade and washrooms.

## 7.13 Outdoor Skating Rinks

The Town of Aurora establishes and maintains six (6) large outdoor natural skating rinks during the winter, distributed at four (4) park sites throughout the town (Ada Johnson Park, Confederation Park, Machell Park and Town Park). Two of these park sites incorporate multiple ice rinks to simultaneously accommodate leisure skating and ice sports. A seasonal skating loop (refrigerated) is also being developed within the Aurora Town Square.

Additionally, the Town supports volunteer-maintained rinks in two (2) other parks at this time; however, interest in the volunteer rink maintenance program has diminished in recent years. All rinks are free to use but are weather dependent. When they are not being used for winter skating, these rinks serve other recreational purposes during the warmer months (e.g., sports fields, open space, etc.).

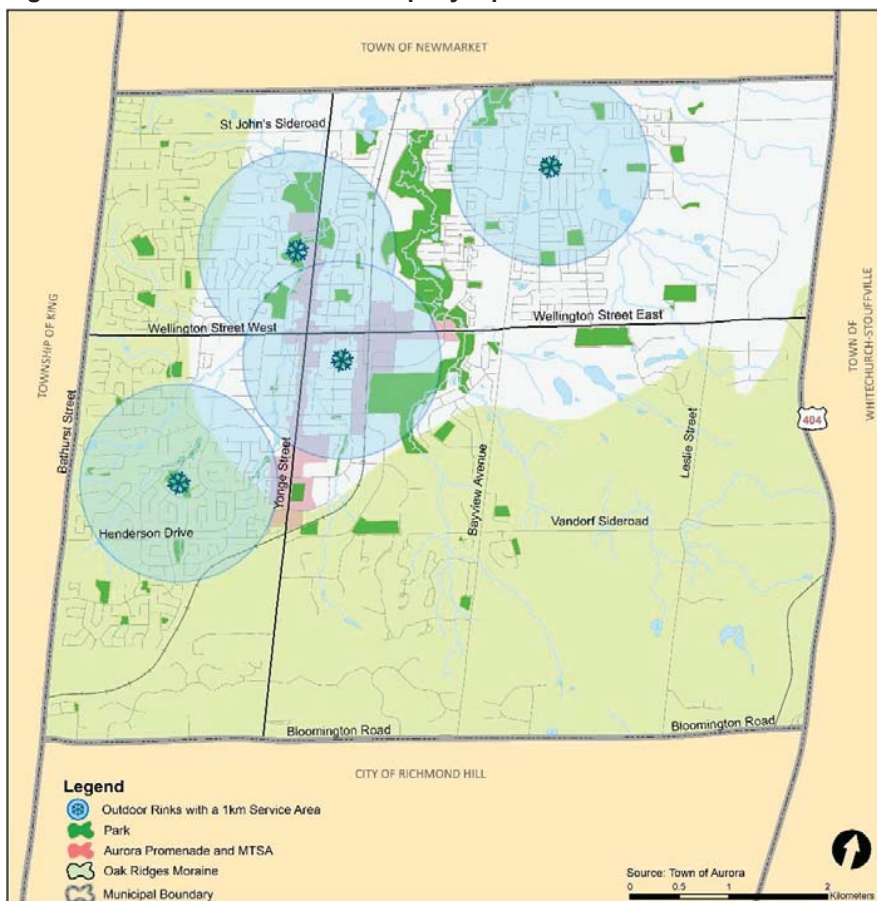
During the pandemic, additional outdoor rinks were a popular request in Aurora. More than two-fifths (22%) of Aurora households participated in outdoor ice sports or skating since 2019 (ranking 15<sup>th</sup> out of 39 leisure activities surveyed), while two-thirds (67%) identified outdoor ice rinks as a high priority for investment, ranking 8<sup>th</sup> out of 30 facility types. Attendance at the Town’s outdoor rinks has been strong, and the community appears supportive of service level enhancements in this area.

Unfortunately, climate change, unpredictable weather, and fluctuating volunteer commitments are having an impact on the viability of natural rinks. This is leading many municipalities to consider developing artificial or synthetic rinks that can operate for a longer season (sometimes supported by community partnerships); the municipal benchmarking exercise found an average of one refrigerated rink per 70,000 persons, a population threshold that Aurora is expected to reach prior to 2031.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Figure 51 – Town of Aurora Municipally-Operated Outdoor Rinks in Parks



Note: two park sites accommodate two rinks (location varies from year to year); map excludes volunteer-maintained rinks, which may vary from year to year.

The distribution of outdoor rinks maintained by the Town of Aurora is robust and is supplemented by a volunteer rink program that offers additional opportunities at the neighbourhood-level. As a result, no new Town-maintained natural outdoor rink sites are recommended. However, a closer examination of the benefits and costs of establishing an artificial outdoor rink at an existing park site may be required to support sustainable outdoor winter skating in the longer-term. Following one to two years of the Aurora Town Square skating loop being in operation, it is recommended that the Town undertake a site evaluation exercise and business plan to consider the viability of establishing an outdoor artificial rink (refrigerated, with boards) to replace one or more natural rink locations.

Temperature is the primary determinant of whether outdoor skating is feasible. Refrigerated outdoor rinks offer a safer, accessible, and more reliable skating surface, and are also available for an extended season – in Aurora's climate, a three to four month season (approximately 100-120 days) may be possible, compared to about a one month season (approximately 20-30 days) for natural rinks. However, artificial rinks represent a significantly higher level of service both in terms of capital and operational resources. For example, artificial rinks require support buildings for washrooms, change rooms and mechanical systems; opportunities to co-locate them with other community facilities or in community parks should be considered to generate efficiencies and enhance accessibility. Users are increasingly requesting that these rinks be covered with a roof (but not enclosed) to further extend the season by reducing sun-melt and improving the overall experience. Their design should also consider uses during the warmer months, such as ball hockey, pickleball, basketball, roller skating, and more.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Operationally, refrigerated rinks require a greater level of care and maintenance, with regular ice checks, flooding, and activity scheduling much like municipal arenas. Most outdoor skating rinks in Ontario are open exclusively for drop-in skating, but depending on demand, there may be opportunities to allow for limited rentals during non-peak times.

### Recommendations

- #26 Continue to maintain up to four municipally-operated **outdoor skating rinks** in Town parks (plus the skating loop proposed for Aurora Town Square) and support volunteer-led rinks. Prepare a **business plan** to consider the costs and benefits of establishing a refrigerated boarded ice rink to replace one or more natural rinks (consider potential locations, capital costs, operating requirements, community partnerships, and more).

## 7.14 Lawn Bowling

Under agreement with the Town, the Aurora Lawn Bowling Club operates the two lawn bowling greens and clubhouse within McMahon Park on a membership-basis, with the Town providing capital maintenance. Upgrades to the complex were completed in 2016.

Lawn bowling is a social recreational activity that is largely played by older adults and seniors, an age group that is expected to grow faster than the overall population in the years to come. Across Ontario, there have been efforts to grow the sport by introducing it to younger adults; for example, some adult social clubs have added lawn bowling to their list of activities.

Data on membership in the Aurora Lawn Bowling Club was not able to be sourced, but memberships across most clubs in Ontario are stable to declining, with growing concerns over a loss of volunteers to maintain the greens that have resulted in closures in some cases.

With the existing facility having capacity for greater usage, additional lawn bowling greens are not recommended. Monitoring of participation and volunteer trends would help to inform future provision strategies and continued municipal support.

## 7.15 Outdoor Running Tracks

There are no outdoor running tracks in Town parks, though several parks contain pathways that are well used for jogging. To support active residents seeking opportunities to walk and jog, pathway systems in parks may be expanded over time in coordination with the local trails system.

Through its range of providers, Aurora's sport system can accommodate most stages of athletic development and competition. For example, some local schools (St. Andrew's College, high schools, etc.) offer 400-metre multi-lane oval running tracks encircling sports fields. The track at St. Maximilian Kolbe Catholic High School is a premier venue in Aurora and is frequently used for competitions and training offered by the school and community organizations, although it cannot be fully utilized when the interior soccer field is in use. Area schools should be encouraged to maintain their running tracks to a standard that continues to support community use.

## 7.16 Disc Golf Courses

Disc golf is a sport in which players throw a flying disc on a course consisting of between 9 and 18 targets (or baskets). The sport is a century old game that originated in Canada in the early 1900s that is now played across the world. It has been gaining interest in recent times as an increasing number of young adults have been taking up the sport. Part of disc golf's recent popularity is that it is an outdoor sport that



## TOWN OF AURORA Parks & Recreation Master Plan (2023)

promotes safe distancing and it can be played by people of almost any age. It also has a low barrier to entry as most people have thrown a frisbee at some point in their life and are also familiar with the rules of golf.

The Aurora Montessori School recently installed a 9-hole disc golf course on their lands, the first of its kind in Aurora. The Professional Disc Golf Association website currently lists fewer than 100 public and private courses in Ontario. Courses are provided by several sectors including municipal (e.g., City of Toronto, City of Brampton, City of Hamilton golf course, etc.), other government agencies (e.g., Tottenham Conservation Area – the nearest public course to Aurora – schools, etc.), and the private sector (e.g., golf courses, etc.). The courses can be used casually by members of the public, or for organized games and tournaments sponsored by disc golf clubs.

While the Town of Aurora does not currently provide an outdoor disc golf course within its parks system, there have been requests for this type of amenity. Two-fifths (41%) of survey respondents identified disc golf as a high priority, ranking 21<sup>st</sup> out of 30 facility types. From the survey – which would appear to have attracted an engaged group of enthusiasts within the town and beyond (26% of respondents indicating participating in the sport, despite there being no nearby courses) – the current lack of courses in York Region is contributing to demand.

One or more new courses in Aurora and/or other nearby municipalities may go a long way towards addressing regional needs. Opportunities to provide this type of amenity in Aurora have recently been explored; however, a proposal to establish a course within the Highland Gate community was not supported by residents.

The preferred approach to establishing a disc golf course is to partner with a club, sponsor, or land-owner that will assist with course development and operation. Disc golf enthusiasts are seeking a sanctioned course that can support both casual play and tournaments, which can attract a significant number of players on a weekend. As a result, sites should be chosen for their ability to address usage impacts, including parking. Furthermore, courses require larger blocks of land (potentially 2 to 10 hectares depending on the design and number of holes) with the ideal location combining wooded and open terrains and a variety of topographical change. There are examples of disc golf courses within multi-use park sites (e.g., Centennial Park in Scarborough) as well as courses that make use of natural areas (e.g., Sandy Hollow Disc Golf Course in Barrie).

### Recommendations

- #27 Further explore the potential to establish a public **disc golf course** in Aurora, on town-owned or other lands. Establish a **working group** to undertake a site evaluation and selection process to identify potential sites (with public consultation), fundraise for course development, and support a sponsoring organization.

## 7.17 Recreational Trails

The Town of Aurora maintains approximately 62 kilometres of trails connecting neighbourhood parks, Town facilities, and green spaces. Most trails are compact gravel surfaces with some asphalt sections through neighbourhood and community parks and are considered multi-purpose trails for a variety of activities. Notable trail segments include the Tim Jones Trail, Klaus Wehrenberg Trail, Willow Farm/Lakeview Trail System, and various off-road linkages between parks.

Driven by the increasing importance of active transportation choices and the pursuit of healthy lifestyles, trails and pathways are one of the most desired recreational facility types in most communities. During the pandemic, Aurora's trails were especially well used. Four-fifths (81%) of Aurora households indicated walking or hiking for leisure, ranking 1<sup>st</sup> out of 39 leisure activities surveyed. Furthermore, a large majority of survey respondents identified nature trails (87%) and multi-use fitness trails (77%) as high priorities for



TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

investment, ranking 2<sup>nd</sup> and 4<sup>th</sup> out of 30 options. Suggestions from the public were also received to expand the trails system, add more lighting in busy locations, and consider winter maintenance of trails.

Trails support physical activity, foster social connections, and contribute to complete communities. Recognizing this, the Town prepared a Trails Master Plan in 2011 that established a long-term 50-year plan for establishing a connected trails network. The Town is also currently preparing an updated Active Transportation Master Plan (“Aurora Connects”) to develop a continuous Town-wide network that connects to all neighbourhoods within Aurora and adjacent municipalities. There is strong public support to continue prioritizing the improvement and expansion of the Town’s trails and pathways networks.

### Recommendations

- #28 Continue to place a high priority on maintaining, improving, and expanding the system of trails and pathways through implementation of the Town’s **Trails Master Plan** and **Active Transportation Master Plan**.

## 7.18 Community Gardens

Community gardens are allotment-style garden plots – sometimes on municipal lands – that are leased to residents for the purpose of growing seasonal plants for personal consumption. The Town has one community garden location (Industrial Parkway South) and will soon be establishing a second garden plot site in Hartwell Way Neighbourhood Park in northeast Aurora. The York Region Food Network operates the community gardens on behalf of the Town of Aurora.

With a growing, aging, and diverse population, it is anticipated that the demand for community gardens in Aurora will rise, offering improved food security and healthy food options for residents. Smaller residential lots and more multi-storey buildings are also leading to fewer opportunities for backyard gardens, creating greater demand for community plots. Additionally, community gardens bring residents together and offer educational and stewardship opportunities. Although some of the Town’s previous attempts to establish community gardens in parks have been met with opposition, the survey found considerable support for community gardens, with 59% identifying them as a high priority, ranking 10<sup>th</sup> out of 30 facility types.

The Town should work with the York Region Food Network to monitor uptake of its garden plots to inform demand for future sites. Under-utilized portions of Town parks or other lands can be used for gardens if they have the necessary infrastructure (e.g., water source, nearby parking, etc.) and community support. Preferred locations will be those in proximity to higher-density forms of housing as these residents will have more limited opportunities for “backyard gardening”. The Town is encouraged to continue working with an outside agency in the management of its community gardens.

### Recommendations

- #29 Monitor uptake of existing **garden plots** to inform demand for future sites, in cooperation with the operating agency (York Region Food Network).







TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

Public parks are important places for active play and sports, casual leisure activities and respite, special events, social belonging, and environmental protection. To ensure that the Town keeps pace with land-based demands, this section examines Aurora's parks system, along with future requirements and policy considerations.

## 8.1 Parkland Classifications and Policies

### Defining Parkland

Parkland and open space are provided by a variety of agencies in Aurora and take different forms. For the purposes of this Master Plan, the focus is on municipal parkland, which is defined as follows:

**“Parkland”** refers to all lands owned, leased and/or managed by the Town and classified in the Aurora Official Plan as Community Parks, Neighbourhood Parks, Parkettes, Squares and Greens, and Urban Squares. Parkland typically consists of tableland suitable for the development or installation of built recreational or civic amenities (such as sports fields, playgrounds, courts, gardens, etc.) that may be used for both organized and unorganized activities, although these parks may also incorporate natural features. Excluded from this definition are open space lands that are classified as Environmental Protection and may be used for purposes such as environmental conservation, stormwater management, buffers, etc.

Parks are essential public infrastructure and are vital to improving and sustaining the health of individuals, the community, environment, and economy. Well-planned parks provide extensive benefits to individuals and communities and can attract investments in tourism, business, industry, and housing. They also provide places of respite, improved air quality, venues for physical activity, and help the Town achieve its environmental objectives. Many studies and land development trends suggest that proximity to parks can increase property values.

Aurora residents place a high value on the Town's parks system – 92% of survey respondents indicated that parks for casual use are important to them. Further, the Town's 2023 Draft Official Plan identifies the establishment of a diverse parkland and recreation area system as a fundamental principle of the plan.

### Parkland Classifications and Official Plan Targets

Local land use planning – including planning for municipal parks – is guided by the Town of Aurora **Official Plan**. In late 2022, the Town released for public input a draft Official Plan containing a revised vision for town planning over the next 30 years. Although the new Official Plan is not in effect and may be subject to change through the approvals process, it is important to bring this Master Plan (and the Town's Parkland Dedication By-law) into conformity with the new Official Plan and related legislation. For the purposes of this section, all references to the Official Plan represent the draft Official Plan dated February 2023.

Section 13 of the Town's 2023 draft Official Plan identifies several policies that support the establishment and maintenance of a diverse parkland system, including both public and private parkland (note: private lands are intended to augment the Town's parks system and are not part of any required land dedication).

The Public Parkland designation is of most relevance to this Master Plan since it is this type of parkland that the Town has the greatest ability to acquire and program for a diverse range of recreational uses. The draft Official Plan includes a **parkland classification hierarchy** that is used as a guideline for the acquisition, spatial distribution, and development of a diverse range of parks and recreation facilities.



TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

This parkland hierarchy consists of:

- 1) **Community Parks** servicing the entire community and visitors to the Town, of which the minimum size is 4 to 8 hectares to allow for facilities such as playgrounds, major sport fields, skateboard parks, hard surface courts, outdoor aquatics facilities, horticultural facilities, amphitheatres, etc.
- 2) **Neighbourhood Parks** servicing the immediate surrounding residential area, of which the minimum size is 1.6 to 4 hectares to allow for facilities such as playgrounds, sports fields, outdoor skating rinks, picnic areas, etc.
- 3) **Parkettes** that are a minimum of 0.35 hectares in size, and intended to provide neighbourhood green space, visual amenity and minor open space areas and/or linkages within strategic areas of the town.
- 4) **Squares and Greens** within the Aurora Promenade and MTSA, offering formal spaces that may include hard surfaces, gardens, pavilions, memorials, fountains, and modest concession stands”.
- 5) **Urban Squares** within the Aurora Promenade and MTSA offering multi-purpose programming spaces that bring life and energy to the Downtown core. Specific development criteria for Urban Squares are defined in Section 9 the draft Official Plan.
- 6) An **Urban Wildlife Park** designation that provides a special focus on ecological management and conservation in recognition of the David Tomlinson Nature Reserve in Northeast Aurora (note: these lands are considered open space, rather than parkland as it is defined in this Master Plan).

The parkland hierarchy is a core element of park planning, design, and development. Classifications define the range of characteristics found in municipal parks, such as their size, form, function and/or level of amenity. Such definition encourages a broad range of park types and facility combinations that enables a consistent management approach that can be tailored to respond to community needs. The identification of provision targets also helps to ensure appropriate service level across the town, while providing the community, developers, and planners with an understanding of the Town’s parkland provision objectives.

Most municipalities use population-based targets to calculate and plan parkland supply. A parkland target is particularly important as it is becoming more complex and costly to secure quality parcels for parkland within new higher density forms of development. Traditionally, residential intensification has generated less parkland per capita than greenfield development – and certainly smaller park blocks – making it difficult to accommodate the desired recreational activities that residents have come to expect from the Town’s parks system.

The Town’s draft Official Plan establishes the following **servicing ratios for parkland, totalling a town-wide supply of 2.0 to 3.0 hectares per 1,000 residents**. These ratios were updated as recommended within the last Parks and Recreation Master Plan.

<b>Park Classification</b>	<b>Official Plan Servicing Ratio</b>
Community Parks	1.0 to 1.5 hectares per 1,000 residents
<u>Neighbourhood Parks</u>	<u>1.0 to 1.5 hectares per 1,000 residents</u>
Total	2.0 to 3.0 hectares per 1,000 residents

The Town is generally meeting these service ratios at this time. However, with much of Aurora’s future growth to occur through infill and intensification, land use patterns and characteristics of Aurora’s built form will be markedly different than in the past, leading to smaller and more intensely developed parkland blocks. Additional analysis of future parkland needs is contained later in this section.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

### Parkland Dedication (Planning Act and Bill 23)

Parkland conveyance authority is established in the Planning Act and facilitated through the Town's Official Plan policies and Parkland Cash-in-Lieu (Dedication) By-law. Specifically, this includes Planning Act Section 42 (which pertains to parkland conveyances associated with development and redevelopment) and Sections 51.1 and 53 (which pertain to parkland requirements as a condition of plan of subdivision approval and consent).

Under the Act (most recently amended through Bill 23), municipalities may levy a standard rate of 5% of developable residential lands (or cash-in-lieu) or 2% of commercial and industrial lands, or an alternative rate of up to one hectare of land for every 600 hundred residential units or an equivalent to one hectare of land for every 1,000 units when requiring cash-in-lieu of land. The alternative rate typically generates more parkland when densities exceed 30 units per hectare when accepting land and 50 units per hectare when accepting payment, although recent changes to the Act have instituted caps on this (10% of land or its value for sites under 5 hectares, and 15% for sites greater than 5 hectares).

The Town's draft Official Plan will require updating to address the legislative changes introduced by the More Homes Built Faster Act (Bill 23). **These changes will result in reductions to parkland dedication and cash-in-lieu requirements compared to the previous legislation, especially for areas of higher density.** One of the reasons for these changes is that previous parkland requirements had the potential to consume most or all of the development site (particularly for very high density developments), impacting the viability of the development. Additionally, the provincial mandate to increase housing supply has led to parkland dedication exemptions for affordable residential units (also exempted in the Town's draft Official Plan), attainable residential units, inclusionary zoning residential units, non-profit housing, and additional residential unit developments.

Striking an appropriate balance across the Town's urban structure is vital, including the Aurora Promenade, MTSA and key corridors. However, planning, designing, and maintaining parks in densely populated areas presents several new challenges, including smaller parkland blocks that are used more intensely and are thus more costly to construct and maintain. Given the scarcity and higher cost of land in these areas, new approaches are required to both acquire suitable land for parks and to program these parks to meet the unique range of needs, such as **privately-owned public spaces (POPS), strata parks (e.g., on top of a parking garage, utility, etc.), and/or naturalized lands (such as lands in the Oak Ridges Moraine)**. The Town's draft Official Plan includes policies that permit each of these options based on their merits.

The Act also requires that a municipality prepare a **Parks Plan** before passing a parkland dedication by-law. The Town is encouraged to use this Master Plan as the basis for their Parks Plan, in consultation with local school boards.

### Recommendations

- |     |   |
|-----|---|
| #30 | Update the Town's <b>Official Plan and Parkland Dedication By-law</b> to align with amendments to the Ontario Planning Act and Bill 23.   |
| #31 | Use this Master Plan as the basis for the Town's <b>Parks Plan</b> (in support of an updated Parkland Dedication By-law), in consultation with local school boards. Financial analysis examining per unit valuations and a variety of residential development contexts may be helpful in supporting the Parks Plan. |
| #32 | Update the Town's GIS databases to include the <b>classifications of existing parkland</b> to assist in tracking and the assessment of land requirements.   |



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

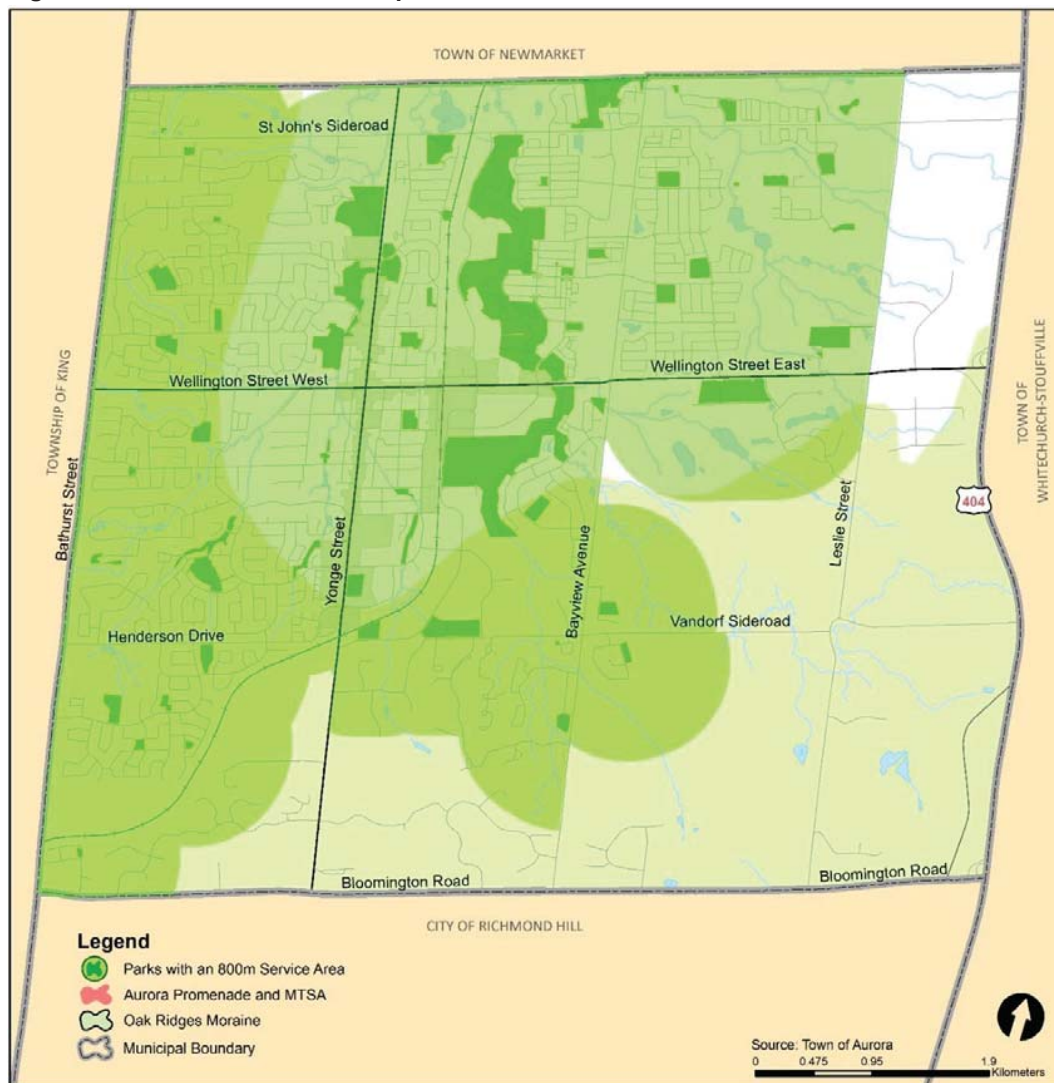
## 8.2 Parkland Supplies and Needs

### Current Parkland Supply

Inventory data provided by the Town indicates that Aurora offers **174.5 hectares** of parkland distributed across 73 sites (excluding open space properties). This represents a level of service of **2.7 hectares per 1,000** residents at the present time. This level of service compares favourably to other municipalities across Ontario that generally provide parkland in the range of 2.0 to 4.0 hectares per 1,000 residents.

The provision of parkland in Aurora is both a measure of local parkland supply and access. A distributional analysis (using a distance of 800-metres from each park; note: service radii may differ by park type) was undertaken by applying this service area to Aurora's parks to understand where residents are located within walking distance to a park or where gaps exist. The analysis found that residents living within Aurora's urban boundary are generally well served with some form of active parkland.

**Figure 52 – Distribution of Municipal Parkland**





TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## Future Parkland Needs

An appropriate supply and equitable distribution of parkland is critical to ensuring a high quality of life and maximizing accessibility to services and amenities that achieve community objectives. As town grows, there will also be a growing need for more parkland to serve the increasing number of residents. Nearly three-quarters (73%) of survey respondents identified parkland acquisition as a high priority, ranking 4<sup>th</sup> out of 30 investment options.

Understanding current parkland dedication tools and prospective ratios is important in establishing a parkland target that is both realistic and achievable. **Through the Bill 23 provisions now in force within the Planning Act, application of the standard and/or alternative rate will generally result in parkland dedication ratios of between 0.5 to 1.0 hectares per 1,000 residents (or lower depending on the impact of the new exemptions).** The actual ratio will vary depending on the density of the development and the number of persons per unit, but parkland dedication alone will not allow the Town to keep pace with growth-related needs.

Applying the Town's current parkland provision level (2.7 ha/1000) to future growth is not attainable or realistic as all new residential development that occurs within Aurora will reduce the Town's overall ratios.

**Instead, a Town-wide parkland provision target at the lower-end of the range identified in the draft Official Plan – being 2.0 hectares per 1,000 residents, to be applied to new growth – is recommended in order to support a broad range of public outdoor recreation uses.** This target is greater than what can be achieved solely through the provisions of the Planning Act and will require other means of acquiring parkland. It is also important to recognize that this target is supplemented by other public lands that are not defined as parkland, but that can provide valuable contributions to community life, such as schools, greenways and natural areas, conservation areas, and alternative open spaces.

Applying this target to Aurora's population forecasts, projected population growth to 2031 will generate a need for approximately **17.2 hectares of new parkland**. Opportunities to address these needs are discussed further below.

**Table 20: Current and Projected Parkland Needs to 2031**

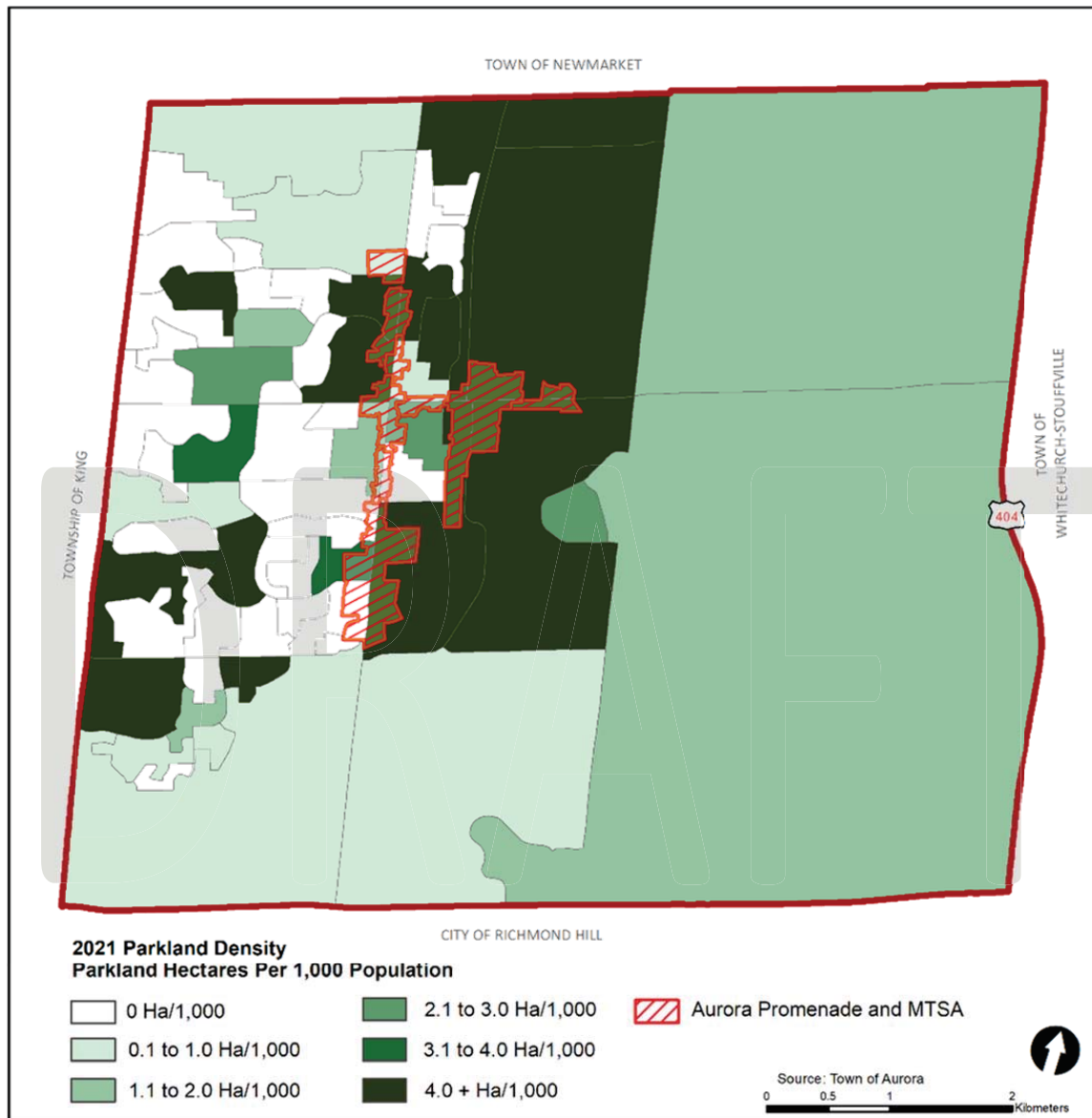
Current Population (2021)	64,100 persons
Forecasted Population (2031)	72,700 persons
Projected Growth (2023-2031)	8,600 persons
<b>Future Growth-related Parkland Needs, based on 2.0 ha/1000</b>	<b>17.2 hectares</b>

To help guide the Town in identifying priority areas for parkland acquisition across Aurora, a parkland to population ratio analysis was prepared. Based on Aurora's public parkland supply and 2021 Census population by dissemination area, the exercise identified areas that were below the minimum parkland ratio identified in the draft Official Plan (less than 2.0 hectares per 1,000 residents), within the Official Plan range (2.0 to 3.0 hectares per 1,000 residents), or above this range (more than 3.0 hectares per 1,000 residents). To assist with identifying priority areas, consideration was also given to the Town's strategic growth areas, given that these areas are expected to grow over time and include a mixture of uses including residential.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Figure 53: Distribution of Parkland Ratios across Aurora (2021)



This analysis reveals localized parkland shortfalls across much of Aurora's western half, including several established neighbourhoods. It is suggested that these areas are be considered **Priority Acquisition Areas**. As residential growth through infill and intensification can be anticipated within several of these locations (particularly those within the Aurora Promenade and MTSA), the pressure for parkland will continue to increase over time. It will be important to ensure that an adequate supply of parkland is available within these areas, or within walking distance, to respond to an increase in population over the long-term.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## Parkland Acquisition

Through future development applications, there is the potential to add to the Town's current parkland supply, including new neighbourhood parks and/or parkettes in greenfield areas and urban squares and/or greens in the Aurora Promenade and MTSA.

However, changes to urban structure and land valuation will mean that these opportunities will become fewer and are less likely to result in large blocks for parkland. To help achieve the desired parkland target, it is recommended that the Town adopt a **"parkland-first" approach** that directs the Town to prioritize the dedication of land rather than cash-in-lieu of parkland during the development review process. This means that:

- a) Policies and practices that support on-site parkland dedication and encourage front-end acquisition of parkland should be encouraged.
- b) Parkland will be required when development will result in a park block that: (i) is at least 0.35 hectares in size; (ii) expands an existing park site; or (iii) meets the needs and parameters for a square/green within the Aurora Promenade and MTSA or other priority acquisition area.
- c) The Town may still accept cash-in-lieu of parkland when it is determined to be more beneficial, especially for development projects that would not meet the minimum requirements. For example, cash-in-lieu may be considered for higher density development or redevelopment sites that cannot physically accommodate a typical park block (including urban squares and greens that are less than 0.35 hectares). In addition, privately-owned public spaces may be permitted as per Town policy.
- d) All lands to be dedicated for park purposes must be to the Town's satisfaction and will not include restricted lands such as Environmental Protection Areas, hazard lands, steep slopes, contaminated lands, easements, stormwater ponds, etc.

However, the Planning Act can only deliver on a portion of the Town's future parkland needs. **A growing focus will also need to be placed on municipal acquisition (partly funded through parkland reserves) and other tools in order to meet the Town's parkland provision goals.** At a preliminary level, the Town has identified the Dr. G.W. Williams Secondary School, former George Street School, Ontario Heritage Trust lands (Smith Property), and lands owned by the Stronach Group and Shining Hill Developments as large land holdings that may have the potential to support future park uses if brought into municipal ownership or under a long-term agreement for public access. Non-traditional public spaces also may play a greater future role in ensuring continued public access to green spaces and park-like places in strategic growth areas.

To meet long-term parkland targets, Aurora may need to utilize **alternative parkland acquisition approaches and financial tools** beyond traditional parkland conveyance mechanisms<sup>8</sup>, including (but not limited to):

- a) Municipal land purchase or lease (with a focus on priority areas, expansion of existing park sites, or land-banking in the Oak Ridges Moraine), funded from cash-in-lieu reserves, Community Benefit Charges, general tax funding, grants, donors, etc.;
- b) Land exchanges or swaps;
- c) Off-site conveyance of parkland (ideally in priority areas);
- d) Establishment of a Parks Foundation (e.g., community, corporate or municipal donations towards parkland acquisition);
- e) Reallocating surplus municipal lands (or purchasing surplus school sites) to park use;

<sup>8</sup> See also "Land Securement" policies of the Town of Aurora Official Plan.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

- f) Partnership/joint provision of lands with local partners under agreement; and/or
- g) Although not a land-based expansion, enhancements to existing parks to increase recreational opportunities in the vicinity of growth areas may also be considered.

### Recommendations

- #33 Strive to achieve a target of 2.0 hectares of parkland per 1,000 residents, applied to new growth (through conveyance or other means). This projects to a need for approximately **17.2 hectares of additional parkland** by 2031. Create a **financial plan** to move the toward this target.
- #34 Seek to **maximize parkland dedication** through development and redevelopment applications, as well as alternative parkland acquisition strategies (e.g., purchase/lease, land exchanges, partnerships, land banking, reallocation of surplus lands, etc.).
- #35 Work with area school boards and other service providers to **maximize community access to quality outdoor parks and recreation amenities on non-municipal sites** through permitting, long-term access agreements, etc.
- #36 Adopt a “**Parkland First**” **approach** that prioritizes parkland conveyance over cash-in-lieu of parkland in order to address parkland deficits. Parkland conveyances should: (a) be acceptable to the Town; (b) not include restricted lands; (c) result in blocks that are at least 0.35 hectares in size (urban squares and greens in the Aurora Promenade and MTSA may be smaller) or expand an existing park site.

## 8.3 Park Design

Access to **quality parks** is an important aspect of complete communities and allows people to spend more time in their neighbourhoods. While there will continue to be demand for traditional forms of parkland for recreation and sport, public spaces are increasingly being recognized for their contributions toward healthy communities, community greening, urban renewal, placemaking, public art and expression, and more. A wide range of public spaces are needed to fill a variety of community roles and Aurora has responded to this through a robust parkland classification system and greater diversity in park designs and amenities.

The public consultation program identified a growing need to incorporate **more amenities** (e.g., seating, shade, washrooms, pathways, sport courts, community gardens, etc.) that increase the usability of parks for residents of all backgrounds. While a significant majority (87%) of survey respondents identified park washrooms as a high priority, ranking 1<sup>st</sup> out of 30 facility types, the Town cannot offer these in all parks and should continue to only consider them in Community Parks.

Relatively modest investments can have dramatic improvements on parks and encourage participation and physical activity for everyone, regardless of age, gender, or income. For example, walking is the most popular activity and looped trails and pathways draw people of all ages and abilities into parks, helping to increase a sense of safety and community.

The **renewal** of existing parks and park infrastructure will become a greater concern over time and the allocation of resources needs to be examined in this light. For example, **Neighbourhood Parks** are the most convenient and common park type in Aurora. They are a critical resource for building a sense of community and social belonging, but some may not be achieving their potential because they do not contain the amenities that residents are seeking. Fortunately, some of these parks are well situated to accommodate growing demand for unstructured activities and casual uses, subject to available budget resources. A renewed focus on neighbourhood park design is recommended (as the Town has done with the new Hartwell Way Neighbourhood Park in Northeast Aurora), in tandem with a thoughtful strategy to enhance comfort amenities, outdoor programming, and unstructured activities to help people make use of the space. Small parks can make a big difference.



## TOWN OF AURORA Parks & Recreation Master Plan (2023)

To respond to growing **residential intensification**, the Town must be creative with existing spaces and seek new ways of doing things as it has done with Aurora Town Square. The repurposing of redundant spaces can also bring new life to the parks system; however, some park features (e.g., off-leash dog parks, skateboard parks, trails, etc.) may require innovative designs to reduce impacts or conflicting uses. The Town should continue to engage residents early in the planning process and work with stakeholders to mitigate concerns. Some other opportunities may include (but will not be limited to):

- enhancing or renewing existing parks, public spaces, and streetscapes;
- developing parks with urban qualities (civic parks, squares, etc.) that are built to higher design standards and that integrate multi-functional spaces and public art;
- improving connections (e.g., linear parks) and access to nearby parks and facilities;
- promoting innovation and excellence in design;
- making use of less conventional spaces (e.g., streets, cemeteries, greyfield sites, etc.) such as through partnerships, strata parks, etc.;
- integrating privately-owned publicly accessible spaces; and,
- considering other options through negotiation with developers, such as land swaps or public realm improvements.

Based on the foregoing, the Town should continue to consider the following **design principles** (at a minimum) for new and redeveloped parks, in addition to those design policies identified in

The Official Plan contains a series of **design policies** that should be regarded when developing and redeveloping park sites, including direction related to accessibility, safety (CPTED principles), public art, landscaping and plantings, pathway connections, and more. These policies are contemporary and represent best practices for continued consideration.

To aid the Town in future park planning and responding to special requests for park redevelopment or renewal, the following table below identifies **general space planning guidelines** for common land-based park amenities. These figures should be considered preliminary and must be validated on a case-by-case basis, subject to site-specific requirements.

### Recommendations

#37	Maintain a commitment to <b>universal accessibility, safety and comfort</b> within the Town's parks system. Regularly consult with the Accessibility Advisory Committee and ensure compliance with the Accessibility for Ontarians with Disabilities Act (AODA), recognizing that some parks may include areas of natural terrain that are more difficult to access.
#38	Emphasize the provision of amenities such as <b>benches/seating areas, bike racks, shade (structures, tree canopy, etc.), and barrier-free washrooms</b> in appropriate park types to address the needs of all age groups.
#39	Undertake <b>park amenity condition assessments</b> on a regular basis to inform the Town's asset management plan and long-term capital plan.
#40	Develop a strategy for the <b>renewal of key park sites</b> (e.g., Confederation Park, etc.), including funding amounts and sources. Emphasize projects that promote usage by people of all ages, such as the introduction of shade, seating, pathways, unprogrammed space, etc. Engage stakeholders and the public when designing new and redeveloped parks.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

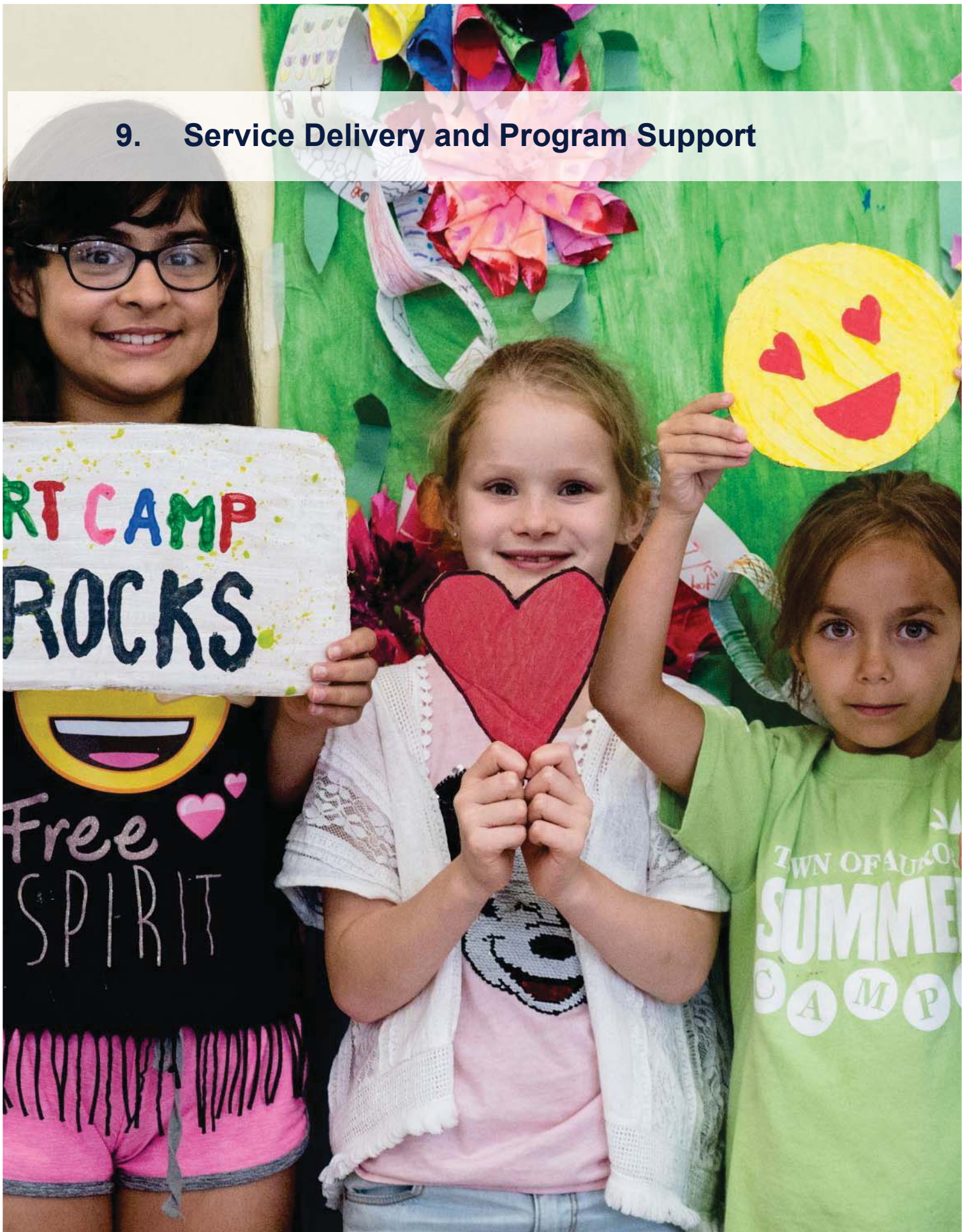
Table 21: Space Planning Guidelines for Park Amenities

Facility Type	Required Land Area (ha), excluding setback to residential and parking
Artificial Turf Field (full size)	1.3 ha
Senior Soccer Field	1.0 ha
Senior Hardball Diamond	1.5 ha
Senior Softball Diamond	0.7 ha
Intermediate Ball Diamond	0.5 ha
Cricket Pitch	2.2 ha
Multi-use Court	0.05 ha
Basketball Court (full)	0.05 ha
Basketball Court (half)	0.03 ha
Tennis Courts (2)	0.11 ha
Pickleball Courts (6)	0.09 ha
Playground	0.05 ha
Splash Pad	0.08 ha
Skateboard Park (community)	0.1 ha
Off-leash Dog Park	1.5+ ha
Outdoor Ice Rink	0.08 ha
Community Garden Plot	0.05 ha

Note: The estimates shown represent the minimum land area to construct the recreational asset alone. They do not account for buffer spaces (from asset to property lines, or in between park uses), parking, or other support amenities.



## 9. Service Delivery and Program Support





TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

This section provides guidance on service-related topics that were identified through the public consultation program, including the Town's role in service delivery, programming, policies, and more.

## 9.1 Municipal Role in Service Delivery

The **vision and guiding principles** identified in Section 5 of this Master Plan provide focus to the Town's role in supporting parks, recreation, and sport in Aurora. All Town actions relative to parks, recreation, and sport should further the vision ("an active, healthy and engaged community...") and one or more of the guiding principles (expand resident participation; optimize our recreation facilities; enhance our parks and amenities; and foster innovation and service excellence).

The Town's current service model takes a two-pronged approach of "direct" and "indirect" delivery structured around a "**strengths-based**" **system** that leverages contributions from a broad range of providers. Many services and programs are provided directly through resources deployed by the Community Services and Operations (Parks & Fleet) Departments. At the same time, several services and programs are delivered by community groups, non-profit organizations, public agencies, and the private sector. The relationships with providers are paramount to the successful delivery of quality services. Through a combination of these approaches, the Town strives to ensure a diverse and accessible range of opportunities for people of all ages, abilities, and backgrounds.

Aurora has a thriving sport community comprised of the Town and self-governing sport organizations such as volunteer sport groups and non-profit organizations such as the Aurora Sports Hall of Fame and Sport Aurora. Organizations work collaboratively to ensure that facilities, services, and programs can adequately meet the current and future needs of sport participants.

The Town's **Sport Plan** also provides a framework and guiding principles for achieving increased participation in sport through safe, supportive, and inclusive environments. The Town has also prepared a **Sport Tourism Strategy** that seeks to enhance the visitor experience, bring new events into the community, highlight hometown athletes, and incorporate cultural experiences for the community and visitors. Creating performance measures and annual reporting around the goals of these strategies will ensure that stakeholders and partners keep priorities in focus and continue to work cohesively toward the vision by each playing their part.

Within this context, the **suggested roles** identified below may be considered as the Town more formally defines its responsibilities relative to parks, recreation, and sport:

- a) Engaging the community in meaningful participation through planning, decision-making, and service delivery;
- b) Working to include all residents and advocating for marginalized individuals and groups, including youth, seniors, persons with disabilities, low-income households, etc.;
- c) Assessing and responding to changing demographics, community issues, and emerging trends;
- d) Creating awareness of municipal services, community engagement initiatives, and opportunities for participation;
- e) Educating about and promoting the benefits of participation (healthy living/aging, physical and mental wellness, drowning prevention, leadership, environmental benefits, etc.);
- f) Determining service gaps and needed improvements;
- g) Providing and maintaining core facilities where gaps exist or the capacity is not present in the community;
- h) Building and fostering partnerships with key providers and stakeholders in the delivery of services;
- i) Playing an ongoing role in supporting community groups, volunteers, and partners;
- j) Delivering core programs that promote community and individual health and wellness;
- k) Supporting activities and events that promote community interaction, vibrancy, and cohesion;
- l) Developing effective and meaningful policies and procedures that enhance safety, accountability, and transparency; and
- m) Providing exceptional customer service.



TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

In order to effectively fulfill this role, it is recommended that decision-making be aligned with the guiding principles of this Master Plan. The Town can create alignment with this strategic framework in several ways, such as:

- Formally endorsing the vision and guiding principles at a Council level;
- Referencing them within staff reports;
- Using the framework to evaluate submissions to the partnership and grant programs;
- Informing the annual budget process; and
- Embedding the vision and principles within staff training, policy development, etc.

### Recommendations

- |     |   |
|-----|---|
| #41 | Align service delivery priorities and decision-making with the <b>vision and guiding principles</b> of this Master Plan.  |
| #42 | Prepare regular updates on the 2016 <b>Sport Plan</b> and report out to Council and the community. Performance measures, annual work plans, and assigned responsibilities will ensure that this plan remains a flexible, living document. |

## 9.2 Affordability and Accessibility

Services and spaces that are accessible to people of all ages, abilities, and backgrounds will create healthier individuals and a stronger community. The Town strives to offer programs, parks, and facilities that can be used by all, but challenges still exist. Common barriers include costs, transportation, design and built environment, communication and awareness, and more.

The Town of Aurora recognizes the importance of including all residents in a broad range of inclusive parks and recreation services and has launched several initiatives that support this objective, including (but not limited to):

- **Pricing Policy and Ability to Pay Program:** Updates were made to the Community Services pricing policy in 2021 to demonstrate transparency in setting user fees. Furthermore, a Recreation Access Policy was created to strategically support those who may need financial assistance to participate.
- **Sport Plan:** Several initiatives from the Sport Plan were recently initiated to enhance inclusion, such as participation by women and girls in sport, engagement with culturally diverse groups, etc.
- **Diversity, Equity & Inclusion Strategic Action Plan:** This report provides direction on diversity, equity and inclusion in the workplace, providing a roadmap for the Town to improve the organizational culture and value the Town provides to its citizens.
- **Service Delivery Review:** Completed in 2021, this corporate study acknowledged Aurora's growing and diverse population and recommended the creation of a Equity, Diversity, and Inclusion Committee to ensure that efforts are coordinated and Council-endorsed. Further opportunities to engage and amplify the work of community partners, who already undertake diversity and inclusion programming for their respective community groups, were also supported.

A review of relevant programs, policies and procedures involving access and inclusion should be undertaken on a regular basis to ensure that participation is maximized and that barriers are addressed.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## Recommendations

- #43 Focus **staff training and community outreach** on engaging **under-represented populations** (e.g., persons with disabilities, newcomers, lower-income households, LGBTQ+ community, women/girls, etc.) and removing barriers to their participation in parks and recreation activities. Complete a **Recreation Needs Assessment for Persons with Disabilities** to recommend improvements for service delivery and ways to remove barriers to participation for this population.
- #44 Fully implement the **Recreation User Fee and Pricing Policy** and complete a review every three years. Regularly **review and update other policies and initiatives** supporting broad participation by under-represented populations (e.g., Emergency Procedures and Security Strategies, Accessibility Standards, etc.).

## 9.3 Programming

Programming offered by the Community Services Department (e.g., aquatics, fitness and wellness, camps, children's, older adults, etc.) is wide ranging and high quality. Most programs are in high demand and book up quickly, while special events often achieve their capacity. More than one-fifth (22%) of Aurora households indicate participating in town-run programs or camps since 2019 – this percentage is higher than many communities of comparable size and speaks to the strong brand and customer loyalty that the Town has built with residents. The Town frequently conducts and exit surveys for its programs, with most participants expressing high levels of satisfaction.

In making decisions to support existing or new services and programs, the Town should prioritize those that align with the goals of this Master Plan and the Framework for Recreation in Canada. This includes programs that:

- a) Focus on children/youth, older adults/seniors, and under-represented populations;
- b) Are affordable and accessible;
- c) Incorporate physical literacy into child and youth activities;
- d) Support healthy living and healthy aging;
- e) Strengthen community partnerships, including ;
- f) Support unstructured and self-scheduled activities;
- g) Promote the appropriate use of parks and facilities for special events;
- h) Optimize the use of municipal parks and facilities; and
- i) Allow people to connect with nature and be good stewards of their environment.

Some specific opportunities to achieve this mandate through programming include:

- **Focusing on children, youth, and older adults.**  
Although there is growing demand for adult program, there is community value in investing in activities that engage children/youth and older adults. As we begin to recover from the pandemic, service to these age groups will be more important than ever in order to address growing issues of social isolation, physical inactivity, and mental wellness. Furthermore, a wider range of programming may be needed to address the needs of today's older adults, many of whom are more active than previous generations and are making better use of municipal parks and facilities in response.
- **Offering convenient, casual/drop-in activities.**  
A lack of time is often a main barrier to participation for all ages. Activities that are convenient, accessible, affordable, and relevant – like drop-in activities – have proven to be popular prior to the pandemic. Across the Province, exercise and fitness classes, learn to swim/skate programs, pickleball, and activities for pre-school children and caregivers have been on the rise. Casual activities must continue to be emphasized and adapted to emerging trends.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

- **Expanding low-cost outdoor programming within parks.**  
Communities are increasingly animating their park spaces through programming and new forms of community engagement. Some examples include (but are not limited to) fitness in the park, food trucks, and cultural events like music, concerts, and plays. Viewing parks as “outdoor living rooms” helps to broaden their scope of use and engages a wider audience, leading to experiential learning, participation, and community mobilization. When complete, the Aurora Town Square will offer many exciting possibilities for programming and events.

The Town has recently implemented new registration software that will allow for improved performance tracking for direct-delivered programs. A program review with established metrics should be prepared to set a baseline for continuous improvement. Furthermore, analyzing participation rates annually provides useful indicators and may highlight any existing gaps. Strategies should be developed to assess this data, identify gaps, and evaluate the value of contracted programming within municipal facilities.

### Recommendations

- |     |   |
|-----|---|
| #45 | Conduct a <b>review of direct-delivered recreation programming</b> to determine the effectiveness of programs, emerging trends and gaps, and potential improvements in program delivery.  |
| #46 | Continue to <b>measure program performance, track utilization, and collect registration data</b> annually from all organizations that use Town parks and facilities to assist in understanding trends, monitor changing demands, and inform allocation. |
| #47 | Complete the refresh of the Town's <b>Cultural Master Plan</b> to guide the Town's growth and development of the local cultural sector, including expanded arts programming.  |

## 9.4 Permitting and Allocation

The Town is the main provider of parks and recreation facilities, and demand for access to the spaces often outstrips supply (especially during peak times). Policies and procedures are in place to manage the permitting and allocation of these spaces, with a focus placed on serving priority groups and programs such as children/youth, residents, non-profit groups, etc.

The consultation program yielded several suggestions for streamlining and modifying the way in which the Town manages access to its facilities. Some of these suggestions were in response to changes that are occurring in sport, which is leading to increased competition for time and space. Earlier in this Master Plan, recommendations were made supporting a review of the Town's ice and pool allocation policies and guidelines. These policies should be examined as part of a broader review that identifies and address matters related to allocation (e.g., priorities, procedures, standards of play, etc.), internal and external permitting of all exclusive-use municipal facilities, unauthorized use of facilities and monitoring, online booking and last minute rentals, etc. With a new gymnasium coming online at the SARC, demand for this space will be significant and this review would be timely for addressing this and other emerging concerns.

### Recommendations

- |     |  |
|-----|--|
| #48 | Conduct a comprehensive review of <b>permitting procedures and allocation policies</b> within Community Services, with the goal of ensuring appropriate access from priority markets and clarifying/streamlining procedures that discourage participation. |
|-----|--|



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## 9.5 Staffing and Volunteers

Parks and recreation services are a strength of the Town. There is strong employee engagement and satisfaction levels within the Community Services work team. The leadership team has worked to empower staff to readily suggest improvements for their respective disciplines and there is a sense of dedication and belief in the value of their services to strengthening the health of the community. This common vision has served to engage staff and create a strong corporate culture.

Looking to the future, a greater emphasis on customer service (e.g., bookings, registration, communications, data/software management, etc.) can be anticipated due to the broadening of services and facilities, as well as the rising expectations of residents. Opportunities to streamline data management and communications continue to be explored.

As a result of the pandemic, part-time staff recruitment (for parks maintenance, lifeguarding, program instruction, etc.) continues to be a challenge and affects the Town's ability to offer some programs and services. Similarly, both the Town and community organizations have witnessed a decrease in volunteerism throughout the pandemic, with fewer people available to support events, leagues, etc. The sustainability of community events and sports relies on volunteers and an effort to understand volunteer needs and recruit additional volunteers is required. New and sustainable approaches are required. Some municipalities have been successful by holding job fairs in high schools, offering free leadership training, and converting part-time positions to full-time. The Department may also benefit from recruiting greater diversity within the staff team, which may be a priority for the proposed Equity, Diversity, and Inclusion Committee.

Further, the Community Services Department has indicated that staff resources to support special events – a growing area of emphasis in Aurora – are at or beyond capacity. Requests were made in the 2023 budget to begin addressing this matter. The preparation of a Special Events Policy that establishes event categories and corresponding service levels will help to further inform the need for additional resources in this area.

### Recommendations

- |     |   |
|-----|---|
| #49 | Consider streamlined and <b>non-traditional recruitment and hiring practices</b> to address the current backlog of part-time staff and volunteer resources.                                     |
| #50 | Prepare a <b>Special Events Policy</b> to clarify service levels, and using these service levels to support decisions relating to special event staffing levels and municipal responsibilities. |

## 9.6 Communications and Promotion

While there is broad awareness of parks and recreation services within the community, 25% of survey respondents indicated that they do not feel well informed about Town parks, facilities, programs, and events. As the population grows, Aurora will attract more newcomers that are not familiar with all the Town has to offer, thus communications and marketing will require greater emphasis.

The Community Services Department has a well-established online presence, providing program, facility, and park information through the Town's website, which also supports online registration through the Town's recreation management platform. Marketing and communications are mostly a Departmental function, led by the Recreation Marketing Coordinator. The Town's corporate social media outlets also provide relevant updates and notifications regarding to parks, recreation and culture, in addition to providing information about special events. The Community Services Department does not maintain its own social media accounts, aside from an Instagram page for The Loft (@AuroraTeens). It was noted that the Department could benefit from more "Aurora-specific" photos to use within its promotions. Print material is more limited, but does exist, such as topic-specific brochures and monthly events. Despite



TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

being more internet savvy, the youth consulted for this plan expressed an interest in hard copy promotions directed to their age group.

To ensure that these communication and marketing tactics are effective in reaching the desired audiences, the Town should regularly test this through surveys or feedback from program participants. Recognizing that Aurora is a growing community and that some new/existing residents prefer hard copy materials, selected print materials should continue to be provided. Additionally, registrant profiles through the Town's recreation management software may provide a lens that can be used for more targeted marketing. The key is to ensure that messaging is consistent, accurate, and in formats that are accessible to as many residents as possible, including messaging around the benefits of participation.

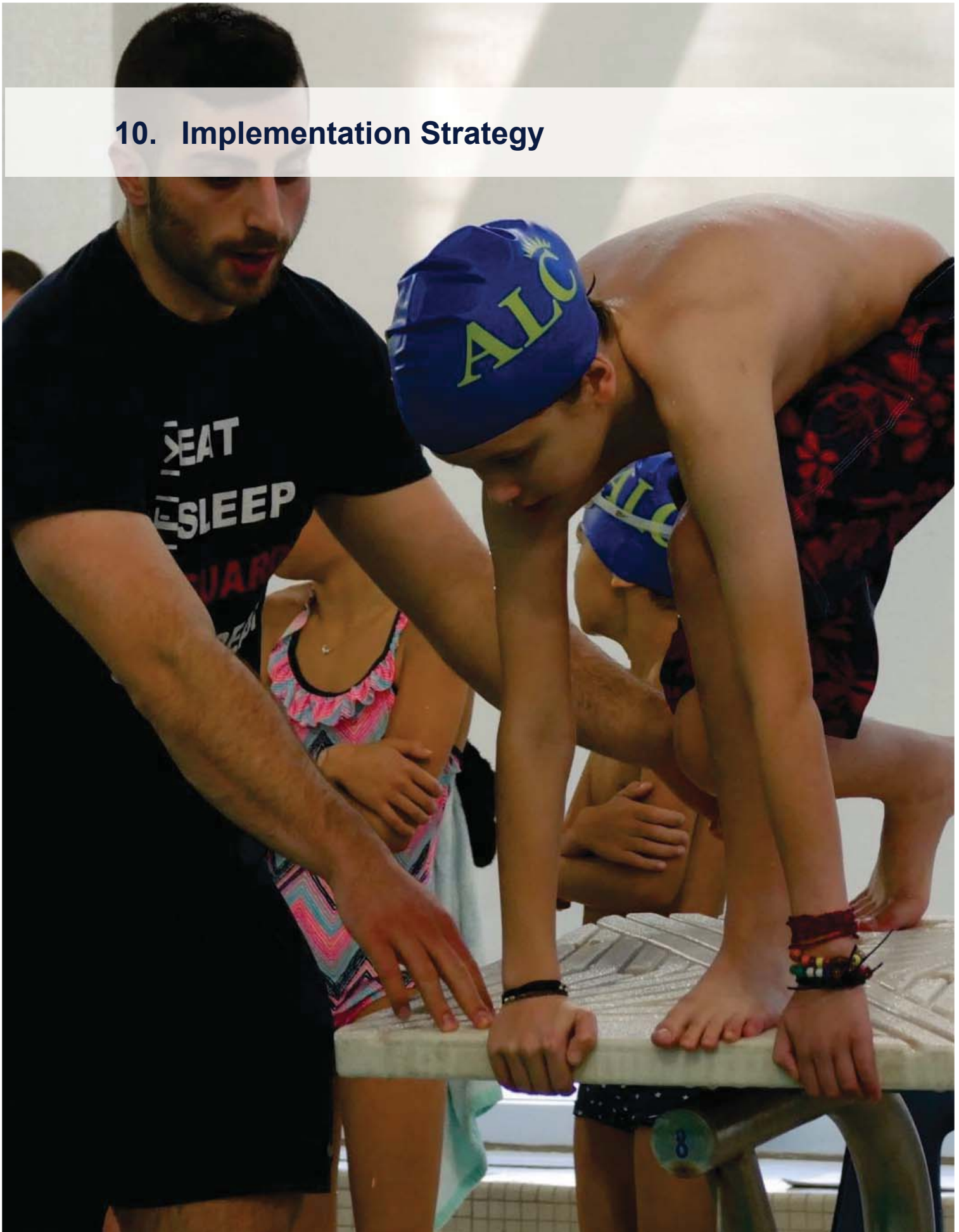
An open line of communication with community groups and residents would also help to proactively address issues, ideas, and concerns. Several communities have had success with (at minimum) annual open forums to discuss initiatives and topics of broad appeal within the parks and recreation sector. Furthermore, public and stakeholder engagement should continue to be a mandatory requirement for all major capital projects and policy decisions that impact the community.

### Recommendations

- |     |   |
|-----|---|
| #51 | Regularly review the Department's <b>communication and marketing strategies</b> to guide the use of various digital and print tools in promoting and gathering feedback on parks and recreation services and initiatives. |
| #52 | Host <b>annual forums</b> with community groups and stakeholders to discuss initiatives and topics of interest related to local parks and recreation and services.  |



## 10. Implementation Strategy





TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

Active implementation of the Parks and Recreation Master Plan is fundamental to its success. This requires coordinated efforts and a commitment from Council, staff, stakeholders, and the public, as well as a variety of funding options to implement certain aspects of the Plan. This section provides guidance on the Master Plan's implementation.

## 10.1 Monitoring and Updating the Plan

The Town should regularly review and assess – and periodically revise – the recommendations of this Master Plan to ensure that they continue to reflect local conditions and that they are responsive to the changing needs of the community. This will require monitoring population projections and growth patterns, tracking activity trends and user satisfaction levels, coordinating with community organizations and the public, reporting on progress, and undertaking a comprehensive ten-year update to the Plan. Through these strategies – or as a result of other internal or external factors – adjustment of resource allocations and priorities identified in this Plan may be required.

The Plan should be reviewed annually as part of the Town's budget cycle. The following steps may be used to conduct an **annual review of the Master Plan**:

- a) Review of the past year (recommendations implemented, capital projects undertaken, success/failure of new and existing initiatives, changes in participation levels, issues arising from the public and community groups, etc.);
- b) Identification of issues impacting the coming year (anticipated financial and operational constraints, emerging opportunities, etc.);
- c) cursory review of the Plan for direction regarding its recommendations;
- d) Preparation of a staff report to indicate prioritization of short-term projects and determination of which projects should be implemented in the following year based on criteria established by staff (e.g., financial limitations, community input, partnership/funding potential, etc.);
- e) Communication to staff and Council regarding the status of projects, criteria used to prioritize projects and projects to be implemented in the following year; and
- f) Budget requests/revisions as necessary.

### Recommendations

- |     |   |
|-----|---|
| #53 | Regularly <b>monitor Master Plan progress</b> , including tracking of growth and demographic characteristics, activity patterns, facility usage, activity levels, trends and completed recommendations. Provide annual status reports to Council and the community. |
| #54 | Establish <b>annual work plans</b> to identify Master Plan recommendations requiring implementation within the coming year. Work plans should identify departmental leads, partners, funding requirements and sources, and other.                                   |
| #55 | Undertake a <b>comprehensive review and update</b> of the Parks and Recreation Master Plan to begin no later than 2028/29. Timing may be adjusted based on the pace of implementation and changes within the community.   |



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## 10.2 Financial Considerations

The Master Plan calls for continued financial investment and outlines a series of planning priorities for the provision of new and upgraded parks and recreation infrastructure for the next five or more years. The Town has limited resources and cannot afford to do everything that the community desires; underscoring the importance for undertaking the Master Plan in the first place. Although Aurora may experience various challenges in providing the applicable financial and human resources to achieve the Master Plan's recommendations, it is expected that the Town will make every effort to implement these strategies through appropriate means.

Full implementation of the Master Plan will require the use of **numerous funding sources**, including (but not limited to):

- Development Charges and Community Benefits Charges
- Parkland Cash-in-Lieu for land purchases
- Municipal Taxation and Reserves
- Fundraising, Donations and Sponsorships
- User Fees and Surcharges
- Debenture Financing
- One-Time Grants
- Ongoing Government Programs, such as Provincial Gas Tax Revenues (for active transportation projects)
- Partnerships and Sponsorships (see next section)

### Recommendations

- |     |  |
|-----|--|
| #56 | Where appropriate and consistent with Town policies and priorities, consider <b>alternative funding and cost-sharing approaches</b> such as (but not limited to) fundraising, grants, private-public partnerships, sponsorships, surcharges, capital reserve contributions, and various forms of collaboration to provide the best value to residents. |
| #57 | Use this <b>Master Plan as a resource</b> in establishing the Town's annual budget documents, Development Charges, and other related studies.  |
| #58 | Support a <b>capital reserve</b> to fund the repair and replacement of major capital infrastructure. This reserve should be an annual line item in the budget, with linkages to the Asset Management Plan.   |
| #59 | Assess and ensure that <b>operating budget implications</b> are identified and appropriately resourced prior to approving major capital projects.  |
| #60 | Conduct <b>feasibility studies and business plans</b> (with input from the public) prior to undertaking major capital projects to ensure that projects are aligned with community needs, partnership opportunities, and financial capabilities.  |

## 10.3 Community Partnerships and Sponsorships

The Town works with community partners to provide the highest level of service to the public while maximizing resources. Examples of successful partnerships include strategic alliances with local service clubs for fundraising and facility operation (e.g., sports dome, etc.), rental agreements with sports groups (e.g., minor sports, etc.), and service agreements with program providers (e.g., tennis instruction, concessions, etc.).

Partnerships are key to creating a versatile range of parks, recreation, and sport services in Aurora. They allow the Town to leverage outside resources and maximize public funds, while meeting gaps and needs that are not traditionally within the municipal mandate. The community has expressed support in principle



## TOWN OF AURORA Parks & Recreation Master Plan (2023)

for more multi-sectoral partnerships that leverage resources, avoid duplication, accelerate innovation, and enhance user convenience.

From time to time, the Town may consider various arrangements with the private sector, non-profit sector, or other levels of government to develop and/or operate various facilities and services to achieve the desired community and municipal benefits. The goal is to maximize the community's assets and increase service levels while sharing an appropriate balance of costs and risks.

Relationships with outside groups may be considered when:

- the Town does not have capacity or budget for direct program delivery or facility management;
- there is an established provider/partner already working with the Town;
- the provider fills or augments service gaps that are a priority to the Town; and/or
- the provider is the preferred/specialist for program delivery.

In all partnership arrangements, specifications and requirements must ensure that the partner respects and aligns with the Town's key goals and objectives. The value in seeking out and formalizing partnerships provides a net benefit to both organizations and reduce costs to the municipality. Where possible, the Town is encouraged to work with community partners and in coordination with other public entities to implement recommendations contained in this Master Plan that would benefit from shared roles, responsibilities, and resources. It is recommended that staff develop written agreements with community partners who may share public spaces or work collectively to offer programs and services.

To assist the Town in evaluating current and future partnerships, the following **criteria** may be considered:

- a) The outcome of the partnership should be aligned with municipal values, mandate, and priorities.
- b) There should be an articulated need for the proposed program or service in the community.
- c) The financial and liability risks to the Town should be shared or reduced.
- d) The partner should be equipped and qualified to co-deliver the service through identified efficiencies, with the ability to reach an identified segment of the population.
- e) The quality of the program or service provided through the partnership should meet municipal quality assurance and risk management requirements and complies with legislation.
- f) Unsolicited for-profit partnership proposals should be dealt with transparently and through a competitive process as identified in a procurement process.
- g) Accountabilities and responsibilities should be clearly defined and complied with.
- h) Annual reporting requirements should capture participation numbers, expenditure reduction or revenue enhancement, and are clearly aligned with departmental objectives.

The Town does not employ a standard approach for developing arrangements with outside groups or for responding to unsolicited proposals, especially propositions arising from the private sector or involving non-traditional facility types. A standardized approach to partnership development would assist the Town to be consistent in its dealings with individuals or organizations at arm's length to the municipality. Additional detail on the requirement for a proponent-led business plan when assessing unsolicited proposals is included in Section 6.12 of this report.

### Recommendations

- |     |   |
|-----|---|
| #61 | Regularly <b>review agreements with partners</b> to ensure an appropriate and sustainable distribution of operational and financial responsibilities.                                     |
| #62 | Be proactive in partnership development through regular communication and establishment of a <b>standardized framework and/or criteria</b> to simplify and expedite partnership outcomes. |



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

#63	Continue to utilize the <b>sponsorship, advertising, and naming rights programs</b> to leverage alternate funding to enhance parks and recreation facilities, programs, and services.
#64	Continue to collaborate with <b>school boards and other community service providers</b> to maximize community access to existing sites, surplus sites, and future campuses that may function as community hubs.

## 10.4 Summary of Recommendations – Priority and Timing

This section contains a summary of the recommendations contained within this Master Plan. By approving this Plan, the Town is not bound to implementing every recommendation or providing facilities/services in the order, amount or timing indicated; rather, this Plan provides guidance on community priorities and sets a general course for meeting the needs as they are presently defined.

The timing of the recommendations proposed in this Master Plan recognizes the need for phased implementation and/or outside funding sources as some recommendations are based upon what is needed and not necessarily what may be financially achievable at the present time. As part of the annual budget process, this Plan will be reviewed to identify areas where the availability of resources may affect the timing of implementation. Analysis of implementation options and budget implications should be undertaken prior to approving major projects. The full implementation of this Plan will require the use of various funding sources and partnerships with others.

Though annual planning and budgeting processes, Town Staff will update and/or establish the estimated capital and operating costs associated with each recommendation prior to implementation. **It is expected that the Town will make decisions on individual projects and funding sources annually at budget time.**

Priorities have been established based on an assessment of need, as identified throughout the planning process (including public engagement, trend and demographic analysis, assessments of amenities and services, etc.). Municipalities generally seek to address the widest range of needs and achieve maximum community benefit through the efficient use of resources. Determining priorities is an exercise that should be revisited each year prior to the Town's capital and operating budget development exercise. In addition to funding availability, factors that might change priorities year to year may include:

- capital lifecycle and considerations of safety;
- legislation and mandated requirements;
- changes to service standards;
- public input and community interests;
- emerging trends and changes in participation rates;
- availability of alternate providers; and
- socio-demographic changes and growth forecasts.

Within the tables that follow, the priorities of the recommendations are organized into the following categories. Priority is often aligned with timing, except for those recommendations that are tied to population thresholds.

### Priority

- **High Priority:** Immediate attention is strongly suggested during the planning timeframe.
- **Medium Priority:** Attention is required when high priority recommendations have been initiated or completed, or when suitable partners have been identified for funding.
- **Lower Priority:** Attention is required when high and medium priority recommendations have been initiated/completed.
- **Ongoing:** This represents a best practice or guideline that is to be followed on a continual basis.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Table 22 – Master Plan Recommendation Summary

Recommendation		Priority	Comments
<b>Indoor Recreation Facilities (Section 6)</b>			
#1	Secure <b>land in southwest Aurora</b> through partnership or purchase to accommodate a <b>new multi-use recreation centre</b> , potentially consisting of an indoor aquatic centre, gymnasium, walking track, supplementary program spaces (e.g., community kitchen, etc.), sports fields, etc. Confirm facility needs through a business plan once a site is established, with the goal of beginning detailed design within the five-year timeframe of this plan (by 2028).	High	Estimated costs for new facility \$45M+; Land securement required (estimated land costs are \$1.5M to \$2.5M per acre)
#2	Continue to pursue the development of a new <b>25-metre 8-lane community pool</b> , but remain open to partnership discussions that could elevate the level of service at no additional costs to the tax base.	High	See also recommendation #1; Partnership potential
#3	Update the Town's <b>Pool Allocation Guidelines</b> to ensure that pool time is being used effectively and that priority markets and organizations are afforded fair and transparent access to available times. Consider developing a formal allocation policy.	High	See also recommendation #48
#4	Continue to implement the <b>Club Aurora Business Plan</b> with a view toward engaging a broad range of members through responsive service offerings and membership plans, while continuing to offer floor-based wellness programs across the Town's system of community centres.	Medium	Internally-drive strategy
#5	In the short-term and prior to undertaking significant capital improvements to the <b>AFLC arena</b> , complete an ice needs assessment and provision study to assess the long-term need for arena facilities and to consider the potential of converting this venue into multi-use space for non-ice, dry floor activities.	High	Additional study required (\$75,000 consulting fees)
#6	Review the Town's <b>Ice Allocation Policy</b> to ensure that ice time is being used effectively and that priority markets and organizations are afforded fair and transparent access to available times. The Town is encouraged to collect more granular data on user groups (e.g., level of play) to assist with trend tracking and policy development.	High	See also recommendation #48
#7	Consider low-risk involvement in a community partnership should demand for a second <b>indoor turf venue</b> emerge, possibly through a seasonal dome over an existing or proposed artificial turf field. Prepare a business plan to more closely evaluate needs, benefits, locations, costs, and risks.	Lower	Partnership potential
#8	Municipal provision of <b>non-core recreation facilities</b> not explicitly addressed within this Master Plan will generally not be made a priority, but may be considered in partnership with local organizations where demonstrated demand exists. A <b>standardized partnership framework</b> should be used to evaluate and respond to such requests.	Ongoing	Request-based



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Recommendation		Priority	Comments
<b>Outdoor Recreation Facilities (Section 7)</b>			
#9	Complete a scoped review and update of the <b>2020 Sports Field Development Strategy</b> and recent progress in order to identify short-term priorities and opportunities for enhancing soccer and multi-use field capacity. Seek to expand the supply of full size rectangular fields (e.g., through artificial fields at partnered school sites, strategic park improvements, etc.) and to replace the field time used at the Stronach fields when the agreement is up at the end of the 2025 season (e.g., through integration of smaller fields in parks, use of schools, Dr. G.W. Williams SS, under-utilized properties, etc.).	High	Costs will be project- and site-specific (e.g., \$2.5M for new artificial turf fields); See also recommendation #10
#10	Complete a scoped review and update of the <b>2020 Sports Field Development Strategy</b> and recent progress in order to identify short-term priorities and opportunities for enhancing ball diamond capacity. Seek to expand the supply of full size ball diamonds (e.g., through diamond improvements, new fields, expanded partnerships, etc.).	Medium	Costs will be project- and site-specific; See also recommendation #9
#11	Seek opportunities to establish a <b>two-court outdoor tennis complex</b> in a future park or park redevelopment, ideally in Southwest Aurora to improve distribution ratios.	Medium	Estimated cost \$300,000; Site tbd
#12	Evaluate opportunities to introduce or enhance <b>outdoor court permitting options</b> for selected tennis and pickleball courts, combined with public education and signage.	Lower	See also recommendation #48
#13	Establish a dedicated <b>outdoor pickleball complex with 6 or more courts</b> at a site to be determined, potentially as a joint venture with a third-party club. Initiate a site evaluation and selection process using the criteria identified in this Master Plan.	High	Estimated cost \$350,000; Site tbd
#14	Consider short-term <b>interim measures to accommodate pickleball</b> , such as installing temporary pop-up courts in under-utilized spaces, working with other groups or private interests that can enhance access to court space, and/or promoting a full listing of sites that can support casual pickleball play.	High	Additional direct required
#15	Establish processes to <b>track and monitor</b> pickleball participation in order to inform future studies and facility development. If a sanctioned <b>community-based pickleball club</b> is formed, a framework should be established to determine partnership potential, cost-sharing, and public access.	High	Partnership potential
#16	Seek to expand the supply of <b>basketball and multi-use courts</b> through park development and renewal projects in areas where geographic gaps exist, with a focus on service to the Aurora Promenade and MTSA.	Medium	Estimated cost \$1500,000 per court; Sites tbd



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Recommendation	Priority	Comments
#17 As a pilot project, <b>install lights on an existing basketball court</b> (Summit Park) that can suitably accommodate extended play into the evening.	Medium	In 2023 budget; Site tbd
#18 Work with sport organizations to pursue the expansion of <b>beach volleyball courts and programming</b> at Lambert Willson Park.	Medium	Cost will depend on partnership parameters
#19 Advance the reconstruction of the <b>AFLC skate park</b> to ensure sure safe, long-term, recreational use of the facility. Seek input from users in the redesign of the park.	High	Estimated cost \$1.2M
#20 Consider the removal of the <b>bike park feature at Hickson Park</b> following a period of observation. Explore the potential for installing a <b>pump track and/or bicycle playground</b> through a future park renewal or development project.	Lower	Estimated cost for bicycle playground (\$150,000) and bike park (\$450,000); Site tbd
#21 Seek to address gaps in the distribution of <b>splash pads</b> through park development and renewal projects in northwest Aurora (extending east of Yonge Street) and southwest Aurora (e.g., Confederation Park).	Medium	Estimated cost \$450,000 per site; Sites tbd
#22 Continue to advance the Town's <b>off-leash strategy</b> through the development of an off-leash dog park in south Aurora in the short-term (Engelhard Drive) and assessments of sites within west Aurora in the longer-term based on established criteria and public consultation.	High	Estimated cost \$130,000
#23 <b>Playgrounds</b> should be provided in new and existing residential areas where geographic gaps exist, generally calculated through application of a <b>500-metre service radius</b> that is unobstructed by major pedestrian barriers. This includes a gap in the vicinity of the Aurora Promenade and MTSA areas.	Ongoing	Estimated cost \$150,000 to \$250,000 each; Sites tbd
#24 Establish an annual line item in the Town's capital budget to support the <b>replacement of aging playgrounds</b> (an average of two sites per year). Through revitalization projects in Community Parks, emphasize <b>barrier-free playground</b> components and infrastructure to support inclusive participation.	High	See costs above (average of \$375,000 per year to replace 2 sites)
#25 Undertake a site evaluation process to establish a <b>third fitness park</b> outfitted with outdoor fitness equipment. To create a differentiated experience, consideration may be given to clustering the equipment around a playground site at a site that also has access to shade and washrooms.	Medium	Estimated cost \$150,000; Site tbd
#26 Continue to maintain up to four municipally-operated <b>outdoor skating rinks</b> in Town parks (plus the skating loop proposed for Aurora Town Square) and support volunteer-led rinks. Prepare a <b>business plan</b> to consider the costs and benefits of establishing a refrigerated boarded ice rink to replace one or more natural rinks (consider potential locations, capital costs, operating requirements, community partnerships, and more).	High	Additional study required (\$75,000 consulting fees); Estimated cost \$1.5M to \$3M for artificial rink



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Recommendation	Priority	Comments
#27 Further explore the potential to establish a public <b>disc golf course</b> in Aurora, on town-owned or other lands. Establish a <b>working group</b> to undertake a site evaluation and selection process to identify potential sites (with public consultation), fundraise for course development, and support a sponsoring organization.	Medium	Additional study required; Costs will be site-specific; recommend budgeting \$100,000+
#28 Continue to place a high priority on maintaining, improving, and expanding the system of trails and pathways through implementation of the Town's <b>Trails Master Plan</b> and <b>Active Transportation Master Plan</b> .	High	Costs identified within Trails and Active Transportation Master Plans
#29 Monitor uptake of existing <b>garden plots</b> to inform demand for future sites, in cooperation with the operating agency (York Region Food Network).	Lower	Internally-driven strategy
<b>Parkland (Section 8)</b>		
#30 Update the Town's <b>Official Plan and Parkland Dedication By-law</b> to align with amendments to the Ontario Planning Act and Bill 23.	High	Ongoing through Official Plan
#31 Use this Master Plan as the basis for the Town's <b>Parks Plan</b> (in support of an updated Parkland Dedication By-law), in consultation with local school boards. Financial analysis examining per unit valuations and a variety of residential development contexts may be helpful in supporting the Parks Plan.	High	Ongoing through Official Plan
#32 Update the Town's GIS databases to include the <b>classifications of existing parkland</b> to assist in tracking and the assessment of land requirements.	High	Internally-driven strategy
#33 Strive to achieve a target of 2.0 hectares of parkland per 1,000 residents, applied to new growth (through conveyance or other means). This projects to a need for approximately <b>17.2 hectares of additional parkland</b> by 2031. Create a <b>financial plan</b> to move the toward this target.	High	Alternative acquisition approaches and funding required; Estimated land costs are \$1.5M to \$2.5M per acre; See also recommendation #36
#34 Seek to <b>maximize parkland dedication</b> through development and redevelopment applications, as well as alternative parkland acquisition strategies (e.g., purchase/lease, land exchanges, partnerships, land banking, reallocation of surplus lands, etc.).	Ongoing	Ongoing through Official Plan
#35 Work with area school boards and other service providers to <b>maximize community access to quality outdoor parks and recreation amenities on non-municipal sites</b> through permitting, long-term access agreements, etc.	Ongoing	Partnership potential See also recommendation #64



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Recommendation	Priority	Comments
#36 Adopt a <b>"Parkland First"</b> approach that prioritizes parkland conveyance over cash-in-lieu of parkland in order to address parkland deficits. Parkland conveyances should: (a) be acceptable to the Town; (b) not include restricted lands; (c) result in blocks that are at least 0.35 hectares in size (urban squares and greens in the Aurora Promenade and MTSA may be smaller) or expand an existing park site.	High	Implement through development applications; See also recommendation #33
#37 Maintain a commitment to <b>universal accessibility, safety and comfort</b> within the Town's parks system. Regularly consult with the Accessibility Advisory Committee and ensure compliance with the Accessibility for Ontarians with Disabilities Act (AODA), recognizing that some parks may include areas of natural terrain that are more difficult to access.	Ongoing	Park-specific analysis required
#38 Emphasize the provision of amenities such as <b>benches/seating areas, bike racks, shade (structures, tree canopy, etc.), and barrier-free washrooms</b> in appropriate park types to address the needs of all age groups.	Ongoing	Park-specific analysis required
#39 Undertake <b>park amenity condition assessments</b> on a regular basis to inform the Town's asset management plan and long-term capital plan.	Medium	Park-specific analysis required; costs consider under asset management budget
#40 Develop a strategy for the <b>renewal of key park sites</b> (e.g., Confederation Park, etc.), including funding amounts and sources. Emphasize projects that promote usage by people of all ages, such as the introduction of shade, seating, pathways, unprogrammed space, etc. Engage stakeholders and the public when designing new and redeveloped parks.	Medium	Park-specific analysis required; Recommend budgeting minimum of \$750,000 per site
<b>Service Delivery and Program Support (Section 9)</b>		
#41 Align service delivery priorities and decision-making with the <b>vision and guiding principles</b> of this Master Plan.	High	
#42 Prepare regular updates on the 2016 <b>Sport Plan</b> and report out to Council and the community. Performance measures, annual work plans, and assigned responsibilities will ensure that this plan remains a flexible, living document.	High	Internally-driven strategy
#43 Focus <b>staff training and community outreach</b> on engaging <b>under-represented populations</b> (e.g., persons with disabilities, newcomers, lower-income households, LGBTQ+ community, women/girls, etc.) and removing barriers to their participation in parks and recreation activities. Complete a <b>Recreation Needs Assessment for Persons with Disabilities</b> to recommend improvements for service delivery and ways to remove barriers to participation for this population.	Medium	Internally-driven strategy



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Recommendation	Priority	Comments
#44 Fully implement the <b>Recreation User Fee and Pricing Policy</b> and complete a review every three years. Regularly <b>review and update other policies and initiatives</b> supporting broad participation by under-represented populations (e.g., Emergency Procedures and Security Strategies, Accessibility Standards, etc.).	High	Internally-driven strategy
#45 Conduct a <b>review of direct-delivered recreation programming</b> to determine the effectiveness of programs, emerging trends and gaps, and potential improvements in program delivery.	Medium	Internally-driven strategy
#46 Continue to <b>measure program performance, track utilization, and collect registration data</b> annually from all organizations that use Town parks and facilities to assist in understanding trends, monitor changing demands, and inform allocation.	Ongoing	Internally-driven strategy See also recommendation #53
#47 Complete the refresh of the Town's <b>Cultural Master Plan</b> to guide the Town's growth and development of the local cultural sector, including expanded arts programming.	Medium	Ongoing initiative
#48 Conduct a comprehensive review of <b>permitting procedures and allocation policies</b> within Community Services, with the goal of ensuring appropriate access from priority markets and clarifying/streamlining procedures that discourage participation.	High	Additional community consultation required; See also recommendations #3 and #6
#49 Consider streamlined and <b>non-traditional recruitment and hiring practices</b> to address the current backlog of part-time staff and volunteer resources.	High	Internally-driven strategy
#50 Prepare a <b>Special Events Policy</b> to clarify service levels, and using these service levels to support decisions relating to special event staffing levels and municipal responsibilities.	Medium	Internally-driven strategy
#51 Regularly review the Department's <b>communication and marketing strategies</b> to guide the use of various digital and print tools in promoting and gathering feedback on parks and recreation services and initiatives.	Ongoing	Internally-driven strategy
#52 Host <b>annual forums</b> with community groups and stakeholders to discuss initiatives and topics of interest related to local parks and recreation and services.	Ongoing	
<b>Implementation (Section 10)</b>		
#53 Regularly <b>monitor Master Plan progress</b> , including tracking of growth and demographic characteristics, activity patterns, facility usage, activity levels, trends and completed recommendations. Provide annual status reports to Council and the community.	Ongoing	Internally-driven strategy See also recommendation #46



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Recommendation	Priority	Comments
#54 Establish <b>annual work plans</b> to identify Master Plan recommendations requiring implementation within the coming year. Work plans should identify departmental leads, partners, funding requirements and sources, and other.	Ongoing	Coordinate with budget process
#55 Undertake a <b>comprehensive review and update</b> of the Parks and Recreation Master Plan to begin no later than 2028/29. Timing may be adjusted based on the pace of implementation and changes within the community.	High	Estimated costs \$100,000 (consulting fees)
#56 Where appropriate and consistent with Town policies and priorities, consider <b>alternative funding and cost-sharing approaches</b> such as (but not limited to) fundraising, grants, private-public partnerships, sponsorships, surcharges, capital reserve contributions, and various forms of collaboration to provide the best value to residents.	Ongoing	Coordinate with Finance Department See also recommendation #63
#57 Use this <b>Master Plan as a resource</b> in establishing the Town's annual budget documents, Development Charges, and other related studies.	Ongoing	Coordinate with Finance Department
#58 Support a <b>capital reserve</b> to fund the repair and replacement of major capital infrastructure. This reserve should be an annual line item in the budget, with linkages to the Asset Management Plan.	Ongoing	Funding requirements tbd; Coordinate with Finance Department
#59 Assess and ensure that <b>operating budget implications</b> are identified and appropriately resourced prior to approving major capital projects.	Ongoing	Coordinate with Finance Department
#60 Conduct <b>feasibility studies and business plans</b> (with input from the public) prior to undertaking major capital projects to ensure that projects are aligned with community needs, partnership opportunities, and financial capabilities.	Ongoing	Project-specific analysis required
#61 Regularly <b>review agreements with partners</b> to ensure an appropriate and sustainable distribution of operational and financial responsibilities.	Ongoing	Internally-driven strategy
#62 Be proactive in partnership development through regular communication and establishment of a <b>standardized framework and/or criteria</b> to simplify and expedite partnership outcomes.	Ongoing	Internally-driven strategy
#63 Continue to utilize the <b>sponsorship, advertising, and naming rights programs</b> to leverage alternate funding to enhance parks and recreation facilities, programs, and services.	Ongoing	See also recommendation #56
#64 Continue to collaborate with <b>school boards and other community service providers</b> to maximize community access to existing sites, surplus sites, and future campuses that may function as community hubs.	Ongoing	See also recommendation #35



## Appendix A: Summary of Supporting Documents

Key municipal studies and reports related to parks and recreation are summarized below.

### Town of Aurora – Strategic Plan (2011 to 2031)

The Strategic Plan is a long-term planning document that describes the vision for the community in 2031, identifying several guiding principles to provide direction. These guiding principles consist of:

1. Commitment to the Strategic Plan as a long-term planning document.
2. Leadership in corporate and financial management.
3. Broad community outreach and engagement with partners, businesses, newcomers and community groups to ensure inclusiveness.
4. Recognition and encouragement of community contributions and volunteerism and a commitment to quality customer service.
5. Leverage partnerships.
6. Respect and integrity.
7. Progressive corporate excellence, innovation and continuous improvement.

The Strategic Plan is aligned with the goal of supporting an exceptional quality of life for all, by encouraging an active and healthy lifestyle. The Town endeavors to develop a long-term needs assessment for recreation programs, services and operations that match the evolving needs of the growing and changing population.

### York Region Official Plan (2022)

The York Region Official Plan was approved in 2022 with the intent to guide the growth of its communities throughout the next 30 years. The Plan provides for growth to a forecasted 2.02 million people and 990,000 jobs by 2051 and places a high priority on complete communities that support healthy and active living and provide a full range of amenities and housing types for all ages and stages of life.

One of the key objectives of the new Official Plan is to support complete and inclusive communities. This means designing communities to be “accessible, dense and walkable, where most amenities are in close proximity, and meet people’s needs for daily living through their lifetime. The Plan contains several directions that support community infrastructure such as parks and recreation facilities. A sampling of key policies includes:

- 2.3.7 That human services facilities be accessible and co-located, or within community hubs, where appropriate. Facilities shall be in close proximity to where people live and work and have active transportation linkages to public transit.
- 2.3.10 That communities shall be designed to provide an integrated open space network that contributes to a sense of place and identity, promotes physical activity and social inclusion, to include: a. A variety of active recreational facilities, programmed parks and passive parks for year-round use...
- 4.4.7 That the majority of residential intensification shall be directed to locations which provide access to human, educational and social services, retail, employment, arts, culture, parks, recreational facilities and transit within a 15 minute walk ...



TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

**Town of Aurora – Draft Official Plan (2022)**

The Town of Aurora's Draft Official Plan was released in June 2022 and is one of the primary tools to direct actions of local government, shape development decisions and manage growth in the short and long-term (to 2051). The Plan is written to direct change in accordance with Provincial and York Region policy, providing a new emphasis on the development of a complete community, environmental responsibility, support for transit and the efficient use of infrastructure. The Plan is also intended to provide clear direction to Council for proposed changes to land use and/or built form. The Town has established a target completion date of June 2023 for adoption of the new Official Plan.

The Plan establishes the following objectives for community services and facilities:

- Ensure that the Town plans for and supports a full range of community services and facilities to meet the needs of its current and future residents;
- Ensure that community services and facilities are well located in relation to their service area, encouraging access by walking and cycling active transportation and transit;
- Ensure that community services and facilities are compatible with adjacent uses and their surrounding area;
- Encourage the co-location of community facilities within community hubs which incorporate multiple community service uses together in one place, providing for a mix of uses and activities for a range of different people and purposes; and
- Establish a strong sense of place by designing community facilities as community focal points through high quality architectural design, integration with the public realm, incorporation of placemaking elements and connections to parks, open spaces and active transportation.

Furthermore, public parkland components consist of community parks, neighbourhood parks, urban wildlife parks and parkettes. Policies for parkland dedication are established within the Official Plan, including objectives to achieve 1.0 to 1.5 hectares of Community Parks per 1,000 residents and 1.0 to 1.5 hectares of Neighbourhood Parks. The Plan establishes the following objectives for a diverse parkland system:

- Promote an active, healthy lifestyle for its residents through the provision of a diverse system of parks, trails and outdoor recreation facilities that are well distributed, strategically located and well maintained;
- Create a continuous parkland system, which allows for a full range of year-round active and passive outdoor and cultural activities for all current and future residents of Aurora;
- Enhance Aurora's parkland system and connect it to the Greenlands System through a comprehensive network of trails that provide for a continuous greenway in accordance with the Trail Network policies of Section 15.6, Schedule 'K' and the Town's Trails Master Plan
- Maintain parkland as open space with facilities that meet the recreation needs of residents, tourists and visitors, in accordance with the Town's Parks and Recreation Master Plan; and
- Establish parks as placemaking destinations that enhance the public realm experience for a variety of users by providing gathering spaces, opportunities for temporary uses and events, public art, outdoor games, play structures, interactive exhibits, pop-up patios, and food vendors, among other uses.

**Town of Aurora – Service Delivery Review (2021)**

StrategyCorp conducted a Service Delivery review on behalf of the Town of Aurora with the objective of addressing frequently used municipal services and determining approaches for how these can be efficiently improved. Analysis and findings of Recreation and Culture services identify a need for continual innovation to keep pace with population's evolving demographics and the Town's continual growth through infill development. Overall satisfaction with recreation and parks was found through survey regarding key resident-facing services. The report also found Aurora to spend the second highest proportion of recreation and culture capital expenditures (43.7%) amongst compared GTA communities in 2019 (based on submitted Financial Information Returns), but the lowest per capita amount of operational



## TOWN OF AURORA

### Parks & Recreation Master Plan (2023)

expenditures. As noted in the report, “This can explain why the Recreation Development Charge reserve has been negatively impacted as spending has exceeded growth”.

Specific opportunities related to the Community Services Department that may be considered further by the Town include:

- Better empower and train front-line staff to manage customer service requests.
- Develop a Council-approved policy for Special Events Calendar planning.
- Review the mandate and resourcing for Facilities Management to ensure alignment with Town growth and Council expectations.
- Review the mandate and resourcing of Culture to ensure implementation of master plans.

### Town of Aurora – Multi-Year Accessibility Plan (2022-2026)

The Multi-Year Accessibility Plan provides a strategy to ensure that parks and recreation are accessible for all residents through retrofits and enhanced facility standards. The plan includes the provision of acoustic accessibility and a sensory pathway at the Stronach Aurora Recreation Complex. The Plan prioritizes existing built environment barriers at parks and retrofitting the design of outdoor public use eating areas, outdoor play spaces, exterior paths of travel, accessible parking and recreational trails, aligning with the new Town of Aurora Accessibility Design Standards. The Accessibility Advisory Committee is to be consulted by the Town prior to building new or retrofitting existing parks and recreational spaces.

### Town of Aurora – Asset Management Plan (2021)

The Town’s Asset Management Plan (AMP) provides a framework for the development and implementation of asset management strategies and long-term financial planning for municipal infrastructure, with an objective to minimize lifecycle costs and manage the associated risks. The AMP includes an assessment of inventory, estimated timelines and the replacement costs of recreation and cultural services in the Town of Aurora. The incorporation of this plan in municipal projects provides a fiscal outline for decisions servicing long- and short-term growth.

### Town of Aurora – Development Charges Background Study and By-law (2021)

Watson & Associates conducted a Development Charges Background Study and By-law in 2021. Local development charges and timelines for parks and recreation services are included amongst these infrastructure costs. This provides an in-depth analysis of how servicing costs are distributed amongst the specific amenities, developments, facilities, and trails that exist within the community. The Town will be undertaking a Development Charges update in 2023, spanning a 10-year period.

### Town of Aurora – Corporate Environmental Action Plan (2018)

The Corporate Environmental Action Plan (CEAP) is designed for a five-year period to provide corporate direction on key strategic environmental initiatives in the Town of Aurora. Focus areas of the CEAP include Biodiversity and Natural Heritage, Climate Change and Energy, Environmental Awareness, Sustainable Urban Development, Waste Reduction and Diversion, and Water Conservation. The CEAP promotes trails and open space in the design of energy efficient, innovative and sustainable communities to be achieved for 2031. The CEAP is set out for review every 5 years to enhance its policies, review its annual implementation plans in accordance with departmental business plans and prepare an annual progress report.



## Appendix B: Parks and Recreation Trends

Identified below are trends that are influencing the demand for and delivery of parks and recreation services in Canadian municipalities. For continuity with leading sector resources, the trends are organized by the five goals of the Framework for Recreation in Canada (FRC).

### Active Living

#### Parks and Recreation are Essential Services

The evidence is clear – communities are increasingly viewing recreation and parks as essential services and believe that these spaces and services will be a critical contributor to our recovery from the COVID-19 pandemic. There is strong public support for this sector and this should be reflected in the municipality's policy and funding decisions.

The pandemic impacted personal levels of stress and anxiety and caused challenges associated with work/life balance for many. Recreation services play a critical role in the mental and physical health recovery of citizens – particularly those living in urban environments – and play an equally important role in community economic revival. The large majority (82%) of Canadians said that parks and outdoor spaces have become more important to their mental health during COVID-19 and 70% indicated that their appreciation for parks and green spaces had increased during the pandemic<sup>9</sup>. Access to public spaces and programs is a fundamental service for Canadians and we are living in a time where we need more public space, not less.

#### Recreation is Vital to Community Health and Wellbeing

Community health and wellbeing is a fundamental objective of the parks and recreation sector. Brought into focus through the COVID-19 pandemic and the emerging health and wellness needs of individuals, parks and recreation departments are being valued as community wellness hubs that provide equitable access to vital programs, services and spaces that advance health equity, improve health outcomes and enhance the overall quality of life for everyone. There is a growing range of municipal recreation centres leasing space for community health providers (e.g., rehabilitative services, etc.) and offering a wider variety of programming focused on physical activity and mental wellness, mindfulness, inter-generational opportunities, and outdoor programs (e.g., meditation, nature walks, yoga, etc.).

This approach addresses systemic barriers of health by integrating additional holistic health and wellness services into facilities and programming. The focus on community wellness emphasizes health equity, ensuring that all park and recreation services and programs serve users in a fair and equitable way. The results are improved physical, social, and mental health outcomes that also offer educational and economic opportunities.<sup>10</sup>

#### Combating High Levels of Physical Inactivity

Physical inactivity rates remain alarmingly high. The 2021 ParticipACTION report card on physical activity graded overall physical activity levels a “D”<sup>11</sup> for children and youth and “F” for adults, reflecting a decline from prior years as activity levels dropped during the COVID-19 pandemic. Reliance on automobiles (as

<sup>9</sup> Park People. COVID-19 and Parks Survey. July 2020. <https://parkpeople.ca/2020/07/16/covid-19-and-parks-highlights-from-our-national-surveys>

<sup>10</sup> NRPA. Parks and Recreation: Advancing Community Health and Well-being. 2021.

<sup>11</sup> The ParticipACTION Report Card on Physical Activity for Adults (2021) and Children and Youth (2022). <https://www.participation.com>



## TOWN OF AURORA Parks & Recreation Master Plan (2023)

opposed to walking or biking) has contributed to a culture of physical inactivity, while activities such as watching television, playing video games, or using a computer further exacerbate sedentary behaviours.

Levels of inactivity rose further during the COVID-19 pandemic as more sedentary activities took hold, particularly among children and youth in both school and community settings. The Canadian Community Health Survey found that the percentage of youth meeting the Canadian physical activity recommendation dropped from 51% in the fall of 2018 to 37% in the fall of 2020; this decline was most pronounced in Ontario and within urban areas.<sup>12</sup> Further, 42% of adults described their level of vigorous physical activity to be somewhat or much less in March 2021 compared to the pre-pandemic period<sup>13</sup>.

Physical inactivity has been found to be a contributor to Canada's growing obesity problem. In 2017, a study by Statistics Canada found that nearly one-third of Canadian children and youth (age 5-17) are obese or overweight, which was an increase from 23% reported in 1979.<sup>14</sup> During the same period, almost two-thirds (64%) of adults over the age of 18 were found to be obese or overweight, which was an increase from 49% in 1979.<sup>15</sup> The downstream health care costs are significantly higher than the upfront preventative costs associated with active living.

For many, municipal parks and recreation services provide critical supports to maintain personal health and physical literacy by addressing inactivity levels, social isolation, stress and anxiety. Access to outdoor spaces, physical literacy, and affordable, accessible leisure activities are key determinants in engaging people in active recreation. There is evidence that larger parks have a more direct impact on physical activity as they have the space to accommodate a wider variety of amenities and experiences. Proximity to parks and facilities is also correlated with higher levels of physical activity.<sup>16</sup> Dog ownership is often linked to higher levels of activity and social engagement, providing support to the provision of off-leash dog parks and pet-friendly public spaces.

In addition, education initiatives can focus on both raising awareness of the importance of increasing physical activity and reducing sedentary behaviours. Piloting new programs that fit physical activity into peoples' daily lives should also be encouraged, including participation in outdoor activities such as walking, wheeling or cycling along the municipal trails system.

### Popularity of Unstructured, Self-Directed Activities

Participation is gradually shifting away from structured programs and set schedules as people are demonstrating a desire for more drop-in, unstructured and self-directed participation options. This is compounded by changes in demand for prime-time access – more adults and seniors are seeking activities during the evening, a shift from traditional daytime (seniors programming) or late-evening provision (in the case of many adult sports). Participation in adult recreational activities is also growing at the same time that municipalities seek new ways to engage youth in meaningful activities.

A lack of free time is commonly identified as a barrier to participation. Activities such as organized sports, particularly at competitive levels, often require considerable time commitment for training, practices, travel and other league activities. With increasingly busy lifestyles, competing interests, and inability for people to commit to structured activities, unstructured activities can help to fill the void as many do not require advanced registration and can be self-scheduled. Many municipalities are working to provide flexible opportunities to engage in casual activities and increasing the range and frequency of drop-in programs.

<sup>12</sup> Statistics Canada. Catalogue no. 82-003-X. *The unequal impact of the COVID-19 pandemic on the physical activity habits of Canadians*. <https://doi.org/10.25318/82-003-x202200500003-eng>

<sup>13</sup> CFLRI. *2020-2021 Impact of COVID-19 on Physical Activity Survey*.

<sup>14</sup> Public Health Agency of Canada. *Tackling obesity in Canada: Childhood obesity and excess weight rates in Canada*. 2017. <https://www.canada.ca>

<sup>15</sup> Ibid.

<sup>16</sup> Urban Institute. *The Health Benefits of Parks and their Economic Impacts: A Review of Literature*. February 2022.



## TOWN OF AURORA Parks & Recreation Master Plan (2023)

There is also a growing desire for innovative programming and space for unstructured activities. Increasingly, this is leading to opportunities that go beyond traditional activities and by creating “experiences” often linked to broader interests in community life, the arts, and more. Municipalities that have typically just been “facility providers” are evolving into “activity enablers”, often through partnerships with other service providers. Spaces and activities that are “Instagram-worthy” – meaning that they can be widely shared on social media – are highly sought after.

### Encouraging Free Play

A majority (57%) of Canadian parents believe that children these days spend too much time in organized activities, and not enough time just playing.<sup>17</sup> According to some, the erosion of play has become a silent emergency across the world, with 1 in 5 children saying they are ‘too busy’ to play.<sup>18</sup> Play is so important to children’s holistic development that both the American Academy of Pediatrics and the UK Children’s Commissioner have called for “play prescriptions” from public health authorities.

We are living in an ever increasingly urban world, with more children growing up in cities than ever before. In addition, lifestyles are changing, with a growing prevalence of insecurity and parental risk aversion, the increasing role played by technology in our lives, and a recurring time-scarcity problem, each of which impact children’s play experiences. Play is often seen as an activity confined to playgrounds or schools, but communities are increasingly looking for ways to design public spaces and the built environment to support play and learning opportunities for children, including the introduction of more natural play features and loose toys/tools for imaginative play. Everyday activities such as walking and cycling can also support a physically active population.

### Pandemic Impacts on Community Sport

Prior to the pandemic, about 75% of Canadian children age 5 to 17 years participated in organized sport<sup>19</sup> and participation increased from 2005 to 2016<sup>20</sup>. Rates of sport participation are largely the same for girls and boys, but participation decreases with age – 70% of teens aged 13–19 reported participating in sport, compared with 83% of youth aged 5–12.<sup>21</sup> Participation is consistently lowest in lower-income and other marginalized groups, indicating that more can be done to include all persons in affordable and accessible sport opportunities.

Amongst adults, just over one-quarter (27%) participate in sport, a figure that has varied little over the years. Men are nearly twice as likely to participate in sport as women, and participation generally declines with age (from 44% of people aged 18 to 24 years, to 16% of adults aged 65 years or older). Those with higher levels of income and educational attainment are also significantly more likely to participate in sport. However, a lower rate of sport participation was observed among immigrants (21%) compared to Canadians overall.<sup>22</sup>

More recently, sport participation has been greatly impacted by the COVID-19 pandemic due to public health restrictions and facility closures. A report from 2022 indicates that one-half (49%) of parents say the number of organized sports their child participates in has declined and 45% say that their child is no

<sup>17</sup> Ipsos. One in Three (32%) Families Going into Debt to Fund their Children’s Extra-Curricular Activities, Up 5 Points from Last Year. 2018. <https://www.ipsos.com/en-ca/news-polls/back-to-school-2018>

<sup>18</sup> Real Play Coalition. Reclaiming Play in Cities. 2020.

<https://www.arup.com/perspectives/publications/research/section/reclaiming-play-in-cities>

<sup>19</sup> Canadian Heritage. (2013). Sport Participation 2010. Ottawa, Canada: Her Majesty the Queen in Right of Canada.

<sup>20</sup> Barnes, J. D. & Tremblay, M. S. Changes in indicators of child and youth physical activity in Canada, 2005–2016. Can. J. Public Health Rev. Can. Santé Publique 107, e586–e589 (2016).

<sup>21</sup> Canadian Fitness & Lifestyle Research Institute. Kids CAN PLAY! Bulletin 2: Participation in organized physical activity and sport. 2018. [https://cflri.ca/sites/default/files/node/1671/files/CPLY%202014-2016%20Bulletin%202%20-%20Organized\\_EN.pdf](https://cflri.ca/sites/default/files/node/1671/files/CPLY%202014-2016%20Bulletin%202%20-%20Organized_EN.pdf)

<sup>22</sup> CFLRI. 2019-2021 Physical Activity Monitor.



## TOWN OF AURORA Parks & Recreation Master Plan (2023)

longer playing sports.<sup>23</sup> Most children ages 6 to 12 playing a team sport quit by age 11, and since the pandemic, three in 10 children who previously played say they are no longer interested in playing again.<sup>24</sup>

Parents are noticing adverse effects of this on their children. 74% of Canadian parents indicated that their children feel isolated and lonely, 69% indicated that their children are showing signs of decreased physical fitness and 64% said their children are finding it difficult to reduce their stress and anxiety.<sup>25</sup> A return to activity is critical for children and youth to once again achieve the many positive benefits of participation.

The sport community has made several strides in recent years to improve and sustain “quality sport” experiences, including the establishment of long-term player development resources to help participants achieve their goals. While there are concerns around early age sport specialization and rising year-round training, multi-sport development is encouraged. A continued focus on expanding free and low-cost activities for all residents could also help to boost participation.

### Pandemic Impacts on Programming

The COVID-19 pandemic significantly impacted municipal programming as a result of facility closures and capacity restrictions. From 2020 until the beginning of 2022, public participation in organized activities plummeted. During *this time, close-to-home recreation and at-home fitness* became common, with one-third (33%) of Canadian gym-goers streaming exercise videos at home<sup>26</sup>. While virtual programming will provide municipalities with an additional tool by which to deliver their services in the future, *it is less accessible for many vulnerable populations and does not offer nearly the same revenue potential as traditional models.*

In addition, many communities in the United States are offering Esports programming as it becomes more of a mainstream activity that engages and connects with older youth. The global Esports audience has grown exponentially and is projected to increase from 474 million in 2021 to 577 million in 2024.<sup>27</sup> Research shows a strong correlation between gaming and weekly physical activity, suggesting that participation in both Esports and actual sports is not mutually exclusive.<sup>28</sup>

With public health restrictions now lifted, more recent trends indicate that programming is beginning to rebound to pre-pandemic levels for a number of different activities such as youth sports leagues, childcare and camps, adult fitness classes, older adult programming and holiday events/festivals. The recovery is likely to be quicker for certain programs (such as outdoor sport and arena activities) due to the established volunteer network and a lower reliance on municipal program staff; though it is worth noting that many community organizations are dealing with a loss of volunteers, underscoring the need to engage the younger generation to sustain these services moving forward. For other services that rely on the municipality’s leadership and certification programs (most notably aquatics, camps and specialized programs) it will take longer to regain past registration levels.

<sup>23</sup> Canadian Tire Jumpstart Charities. Jumpstart State of Sport Report. March 2022.

<sup>24</sup> Dolesh, Richard. Top Trends in Parks and Recreation for 2022. Parks & Recreation. January 2022.

<sup>25</sup> Canadian Tire Jumpstart Charities. Jumpstart State of Sport Report. 2021.

[https://cdn.shopify.com/s/files/1/0122/8124/9892/files/Jumpstart\\_State\\_of\\_Sport\\_Report\\_March\\_2021.pdf?v=1616793836](https://cdn.shopify.com/s/files/1/0122/8124/9892/files/Jumpstart_State_of_Sport_Report_March_2021.pdf?v=1616793836)

<sup>26</sup> IHRSA. The COVID Era Fitness Consumer. IHRSA, Oct. 2020, <https://www.ihrsa.org/publications/the-covid-era-fitness-consumer>.

<sup>27</sup> Newzoo. Global Esports & Live Streaming Market Report. 2021.

<sup>28</sup> Bhatt, Neelay. Shaping the future with next practices for programs, places and paying for it all. Parks & Recreation. January 2022.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

### Engaging the Aging Population in Healthy Activities

Canada's population has been getting older for many decades. In 2021, the median age in Canada was 41.6 years, an increase of four years since 2001 (37.6 years). Aging is a significant driver of increased health care costs and is also significantly influencing parks and recreation opportunities. An aging population may mean demand for activities that support social connections and healthy active aging, including more daytime services.

In response, municipal recreation departments are offering an increased variety of older adult programming opportunities for those wishing to remain active as they age, including those seeking lifelong learning opportunities, persons managing chronic illness and disease, and those that are seeking low-impact, therapeutic, and rehabilitative programs. However, there can be significant variation among different segments within the older adult community based on age, abilities, lifestyles, and interests – as a result, there is no “one size fits all approach”. Age-friendly planning has also been a prominent theme for nearly two decades now as municipalities seek ways to increase participation and access for persons of all ages and abilities.

### Emerging Recreational Activities

The popularity of recreation and sport activities changes with time and can be affected by several factors, most notably socio-economic characteristics, lifestyle trends, and the exposure and accessibility of the activity. National registration figures indicate that, where once ice hockey and baseball were dominant, soccer has taken rise since the 1990s. More recently, a national study found that interest in children's activities was beginning to shift away from these sports towards other less formal extracurricular activities, such as music lessons, dance lessons, language classes, and drama classes.<sup>29</sup>

Additionally, the once popular sports of curling, racquetball, and aerobics – though still prevalent in some areas – have generally given way to new and emerging activities such as pickleball, disc golf, skateboarding and BMX biking, outdoor fitness and new forms of body weight training, cricket, year-round indoor athletic training, challenge courses and adventure play, plus other sports that are established but growing such as basketball and tennis.

The pandemic and rising interest in outdoor activities has led to increased requests in many communities for spaces that support individual or small group usage, such as off-leash dog parks, multi-use trails, sport courts, community gardens, outdoor classrooms, outdoor skating rinks, unstructured spaces, and digital infrastructure (such as Wi-Fi in parks).

## **Inclusion & Access**

### Growing Concerns over Affordability

Affordability is a concern for many households given the current challenging economic climate and the fact that participation in leisure activities is one of several spending choices for discretionary income. In particular, income can be a significant barrier to participation in organized sports where equipment, travel and rental fees result in greater costs to the participant. For households experiencing financial barriers, the provision of subsidy programs and low-to-no-cost programming options can help reduce the financial burden of participation.

Research from 2018 found that the cost of children's activities put a strain on the finances of a majority (55%) of Canadian parents. Further, as many as one in three (32%) Canadians used debt to fund the extracurricular activities of their children. Hockey topped the list as the most expensive extracurricular

<sup>29</sup> Ipsos. One in Three (32%) Families Going into Debt to Fund their Children's Extra-Curricular Activities, Up 5 Points from Last Year. 2018. <https://www.ipsos.com/en-ca/news-polls/back-to-school-2018>



TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

activity (an average cost of nearly \$750) and the research found that parents were increasingly less likely to enroll their children in hockey as a result. Conversely, swimming was one the most affordable and popular after-school activities for children.<sup>30</sup>

### **Making Recreation Accessible for Persons with Disabilities**

One in five Canadians aged 15 years and over (amounting to 6.2 million individuals) have one or more disabilities relating to physical, sensory, cognitive or mental health<sup>31</sup>. As the average age of Canadians continues to increase, so can the number of persons living with disabilities. Further, persons with more severe disabilities and lone parents / persons living alone are more likely to be living in poverty.

Accessibility-related barriers affect persons with disabilities from achieving the benefits of participating in leisure activities and other aspects of daily life. Since play is essential for physical, cognitive, social and emotional development, it is important to engage persons with disabilities within the recreation, sport, arts and culture, and parks service spectrum. Doing so can provide such individuals with opportunities to bolster quality of life and health outcomes. For example, 60% of youth with disabilities have a mental health-related disability, thus access to the outdoors and exposure to recreation and the arts can be valuable in providing therapeutic relief. Similarly, exercise and cognitive stimulation afforded through leisure participation can mitigate the onset of chronic conditions associated with aging such as limited mobility and dementia.

The Accessibility for Ontarians with Disabilities Act, 2005, (AODA) directs municipalities to consider the needs of persons with disabilities through facility design and service delivery. By 2025, municipalities are required to remove all barriers within new and redeveloped municipal facilities, including those related to physical space and through customer service training. Barriers are defined to include anything that prevents a person with a disability from fully participating in all aspects of society because of disability, including physical, architectural, informational, communicational, attitudinal, technological, or policy/practice barriers.

Older facilities were designed to the standards of the day and many lack full barrier-free accessibility, which creates challenges for some users. The municipality is committed to promoting inclusion and removing accessibility barriers from public spaces and services for all users. From regular customer service training, to offering safe spaces for residents, to providing gender-neutral washrooms and more, all new and redeveloped facilities will be designed with accessibility at the forefront. The same commitment is expected for parks as they are built and redeveloped – many communities are beginning to incorporate spaces that directly benefit persons with disabilities, such as sensory gardens, quiet areas, raised garden beds, and autism-friendly playgrounds.

### **Improving Gender Equity in Sports**

A substantially higher percentage of boys and men participate in sport compared to girls and women. Starting in late adolescence, one-in-three women leave sport as compared to one-in-ten boys<sup>32</sup>. This trend has worsened since the onset of the pandemic, when it was reported that 90% of female recreation participants were negatively impacted (specifically young women ages 6 to 18 years old). The research suggests that young women are participating substantially less than they did pre-pandemic and that 25%

<sup>30</sup> Ibid.

<sup>31</sup> Statistics Canada. *Canadian Survey on Disability*. 2017. <https://www150.statcan.gc.ca/n1/daily-quotidien/181128/dq181128a-eng.htm>

<sup>32</sup> Canadian Women & Sport. *The Rally Report*. 2020. <https://womenandsport.ca/wp-content/uploads/2020/06/Canadian-Women-Sport-The-Rally-Report.pdf>



## TOWN OF AURORA Parks & Recreation Master Plan (2023)

are not committed to returning to sport after the pandemic.<sup>33</sup> Among the barriers cited, girls stated low levels of confidence, low body image, lack of skills and feeling unwelcomed in a sport environment.

To bolster participation among women, the Federal government established a goal of achieving equity in sport participation by the year 2035. Participation in parks, recreation and sport activities provide females and those who identify as females with encouragement, confidence, physical activity and skill mastery. These benefits are significant and transfer to other facets of life, including future employment opportunities and overall health and wellness.

Many municipalities and recreation providers have been instrumental in providing leadership opportunities, gender-specific sport leagues, and local engagement initiatives. A recent survey found that 84% of Ontarians believe recreation programs, parks and community facilities make it easier for people to socialize and feel included.<sup>34</sup> Beyond sport, thoughtful design of public spaces can make them more fun, safer for diverse groups, and generally more inclusive of everyone. Examples include providing a wider variety of play opportunities, including gender-neutral forms of play such as climbing (e.g., natural elements) and building (e.g., loose parts).

### Using Parks and Recreation to Support Indigenous Reconciliation

Indigenous awareness, recognition, understanding, and reconciliation are addressed through a number of sectoral documents, such as Parks for All (2017) and the calls to action identified by the Truth and Reconciliation Commission of Canada. The following Calls to Action from the Truth and Reconciliation Commission of Canada (2015) relate to “Sports and Reconciliation” and are applicable to all levels of government:

- 87. We call upon all levels of government, in collaboration with Aboriginal peoples, sports halls of fame, and other relevant organizations, to provide public education that tells the national story of Aboriginal athletes in history.
- 88. We call upon all levels of government to take action to ensure long-term Aboriginal athlete development and growth, and continued support for the North American Indigenous Games, including funding to host the games and for provincial and territorial team preparation and travel.

All communities have a role to play in recognizing the importance of Indigenous voices in parks, recreation, and sport. For example, many municipalities are showcasing Indigenous history through public art and plaques in community centres and parks, along with exploring sports programs and ceremonial events that deepen our understanding of these cultures. A recent survey saw that 59% of Canadians want to see Indigenous place names restored and 68% support more Indigenous representation through art, native plant gardens, and signage.<sup>35</sup> Reconciliation is an ongoing process that must occur in a respectful manner recognizing Indigenous cultural traditions and practices. Ensuring that Indigenous voices are sought and included in planning and policy development is growing as a priority for many municipalities.

### Safe Spaces for Marginalized and Displaced Populations

The pandemic has intensified social inequities and negatively impacted vulnerable populations such as lower-income households, ethnic minorities, and persons with disabilities. The research is clear that marginalized populations have been disproportionately impacted and finding it harder to remain active.

<sup>33</sup> Canadian Women & Sport and E-Alliance. COVID Alert Pandemic Impact on Girls in Sport. 2021. <https://womenandsport.ca/wp-content/uploads/2021/07/COVID-Alert-final-English-July-2021.pdf>.

<sup>34</sup> Parks and Recreation Ontario. Value Survey, 2021.

<sup>35</sup> Park People. Reclaiming Urban Spaces is a Decolonial Act. 2022. <https://ccpr.parkpeople.ca/2022/stories/inclusion/reclaiming-urban-spaces-is-a-decolonial-act>



## TOWN OF AURORA Parks & Recreation Master Plan (2023)

Intentional decisions and meaningful action are required to improve equity in resource provision and access to recreation services for all populations.

For example, 90% of cities have indicated that homelessness in parks, trails and recreation spaces is a challenge.<sup>36</sup> Many municipalities are evaluating the role of parks in response to the housing crisis and encampments, ensuring that our most vulnerable have access to essential services and opportunities to safely spend time outdoors. In addition, some recreation facilities can play a role in supporting under-housed and displaced populations, serving as cooling centres, community showers, food pantries, and safe spaces. Most parks and recreation departments are not well equipped to deal with this complex challenge and greater education and dialogue are often required. While policies and approaches for accommodating transient residents may differ, municipalities are increasingly serving a wider range of needs and working with other sectors to connect residents to essential services.

### Connecting People & Nature

#### Rising Use of Parks and Outdoor Recreation

Communities witnessed increased demand for unstructured outdoor recreation activities within parks and trails during the COVID-19 pandemic as people found or rediscovered new ways to remain active and connected. Although this created some operational challenges and created added strain on budgets, it has largely been viewed positively as it has strengthened residents' connections with their community and nature, and introduced many people to new activities, often within their local neighbourhood. Park usage has continued to climb during the pandemic, 55% said they spent more time in parks in 2021 than in 2020, and 58% indicate that they would like to spend even more time in parks.<sup>37</sup>

As a result of this renewed interest, residents expect more from their parks in terms of amenities and quality. Many communities are reimagining existing spaces in creative ways, such as car-free streets (or temporary street closures), outdoor workout areas, and open space enhancements that allow for creative programming and community interaction (e.g., Wi-Fi in parks, increased seating options, creation of new activity zones, etc.). Public demand is especially strong for year-round washrooms in parks and natural areas. Although meeting these needs will be a challenge due to rapidly rising costs and supply chain issues, a recent report suggests that there is substantial support for public investment – 87% of city residents support more public funding for parks.<sup>38</sup>

Even prior to the pandemic, there was a movement citing the benefits associated with “challenging or risky play” and encouraging opportunities for children to explore creative play, often in outdoor settings. There continues to be great potential to animate unused or non-traditional outdoor spaces for community activities and nature-based programming.

#### Improving our Connections with Nature

There is a growing amount of research highlighting the physical and psychological health benefits of interacting with nature for people of all ages. For example, children with access to parks, playgrounds and other outdoor amenities are more likely to be physically active, and are less likely to be overweight and obese; this is especially true if the parks are within walking or biking distance and have facilities that encourage physical play. Time in nature also provides children the chance to develop social-emotional skills and healthy behaviors critical to thrive. Unfortunately, children's overall exposure to nature has been steadily declining.

<sup>36</sup> Park People. 2020 Canadian City Parks Report. 2020.

<sup>37</sup> Park People. The Canadian Parks Report: Nurturing Relationships & Reciprocity. 2022.

<sup>38</sup> Ibid.



## TOWN OF AURORA Parks & Recreation Master Plan (2023)

Some ways that municipalities have encouraged residents to spend time outdoors are through the provision of off-road trail networks, community gardens, naturalization initiatives, nature-based programming, stewardship activities, educational programs, designing parks that provide access to nature in urban settings, and offering free transit passes to larger parks. The local trails system offers residents and visitors an opportunity to connect with nature through natural environments within and surrounding the community. Emphasis is also being placed on expanded outdoor play opportunities for children and youth, including natural playgrounds.

Nearly half (48%) of city residents indicate that they have been spending more time in naturalized spaces during the pandemic.<sup>39</sup> In some places, concern has been expressed over over-use of natural areas due to increased visitation (large parks in particular saw a spike in usage). Intentional planning is critical to ensuring that natural areas are properly managed and able to support priorities such as expanded biodiversity.

### Growing Emphasis on Neighbourhoods and Local Opportunities

Our changing urban structure and community composition has a significant influence on recreation needs and participation. For example, locally-accessible spaces and services will be needed to address increasingly busy lifestyles and growth areas, including new ways of delivering services in higher density areas.

Furthermore, most populations have been somewhat or significantly more active at home and around their neighbourhood during the pandemic. Even before this time, there was a strong trend toward close-to-home recreation. This could continue to enhance interest in neighbourhood parks and other local and low-cost activities. Recently, the concept of a “15-minute city” has been gaining prominence, requiring that neighbourhoods be designed to allow people access to basic and essential services at distances that can be accessed by foot or bicycle within 15 minutes of their home.

### Supporting Active Transportation

Active transportation offers many personal health and wellness benefits and is a core element of complete communities. During the pandemic, municipalities observed a surge in recreational trail use as residents participated close-to-home and sought connections with nature. Expanded use of these networks can be expected to continue – interest in bike lanes, off-road trails and cycling infrastructure are common requests in most communities. Active transportation is environmentally-friendly as it reduces road congestion and vehicle-related greenhouse gas emissions.

### Keeping Pace with Parkland Needs in Growing Communities

Access to outdoor space matters. There is a growing recognition of the broader utility and value of parks for individuals and communities, including their many physical and mental health, social, environmental, and economic benefits. However, with many communities experiencing fast growth in population and density, most are finding it challenging to develop new parks to meet growing demand due to land scarcity and rising land values.

Another issue is equity. Several studies have found that under-served populations (e.g., low-income households, visible minorities, recent immigrants, Indigenous communities and more) tend to have below average access to parks, particularly larger open space areas<sup>40</sup>. It is important not only to ensure that sufficient parkland is secured, but that it is equitably distributed across communities so that all residents can enjoy the personal and public benefits. Now more than ever, municipalities have an obligation to

<sup>39</sup> Ibid.

<sup>40</sup> Green Infrastructure Ontario Coalition and RePublic Urbanism. Improving Access to Large Parks in Ontario's Golden Horseshoe. March 2022.



TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

target investment (including park development and renewal, facility development) within neighbourhoods without adequate access.

### **Increasing Focus on Environmental Design and Climate Change**

There is an increasing need to reduce our impact on the environment to be more sustainable and resilient to climate change. The way in which we design and operate our recreation and parks facilities and services can help us meet our environmental objectives. Increasingly, municipalities are designing facilities to meet “net zero” and “carbon neutral” targets through the use of technologies that enhance energy efficiency, reduce waste, and lower our greenhouse gas emissions. Although these enhancements often come with a higher initial capital cost, they must be balanced against improved sustainability, resiliency, and potentially longer-term operational savings.

Already thought of as “green infrastructure”, parks are being positioned to be more environmentally sustainable through reducing grass cutting and naturalization initiatives, planting of native species, tree canopy targets, and programs that educate about local natural heritage features (e.g., outdoor classrooms or interpretive signage). More communities are also experimenting by piloting new approaches in parks, such as bioswales, rain gardens, pollinator gardens, habitat restoration, and biodiversity initiatives. Green infrastructure strategies that include directions for parks are becoming more common and helping to ensure these practices become standard.

Fortunately, the many environmental benefits of parks and public spaces – such as reducing the urban heat island effect, mitigating flooding, and improving air quality – illustrate the critical importance of their role as public infrastructure and lend support for further investment. As noted by the City Parks Alliance, “urban parks are not luxuries – they make cities more livable, environmentally resilient, attract business and jobs, increase economic competitiveness, and create new revenue streams – all while saving billions on traditional infrastructure costs.”<sup>41</sup>

## **Supportive Environments**

### **Multi-Use Recreation Facilities as Community Hubs**

In this era of user convenience and cost recovery, most municipalities are centralizing multiple recreational and cultural facilities under one roof. There are a range of benefits of multi-use facilities including the creation of a “one-stop-shop” destination where all household members can gather and engage in recreation activities, thereby contributing to sport development, tourism, and operational efficiency. During the pandemic, many of these spaces provided critical services relating to public health (e.g., testing and vaccination centres) and continue to serve an important role by connecting people to necessary services that extend well beyond traditional sport and recreation activities (e.g., child care, food distribution, warming and cooling centres, emergency shelters, etc.).

Increasingly, these facilities are being designed as “community hubs” that provide a central access point for a range of needed health and social services – along with cultural, recreational and greenspaces – to nourish community life. Partnerships with service providers can help municipalities leverage resources and reach new audiences.

### **Providing High Quality, Multi-functional and Flexible Facilities**

Today’s consumers expect and demand high quality sports and recreation facilities that can support an increasingly sophisticated network of users, athletes, and related service providers. Part of this can be explained by the exposure of residents to newer facilities in other communities. With many smaller

<sup>41</sup> City Parks Alliance. *Infrastructure Principles: Parks are Infrastructure*. 2020. <https://cityparksalliance.org/wp-content/uploads/2020/04/infrastructure-principles-1.pdf>



## TOWN OF AURORA Parks & Recreation Master Plan (2023)

communities witnessing significant population growth and in-migration of residents from larger urban centres, these residents are bringing their bigger city expectations with them and anticipating similar levels of service. Complete communities with a variety of accessible leisure opportunities will be poised to capitalize on this trend, while those with under-funded or inadequate amenities will be expected to increase investment to keep pace.

This trend also reflects the expectations that come with increased spending in the sector. In 2019, Canadians allocated 5% of their annual household expenses to recreation and culture activities (including the purchase of sports equipment, art supplies and musical instruments, as well as admission to movies, live performances, and museums, membership payments towards recreation and leisure facilities, etc.), an average of over \$4,600 per household.<sup>42</sup>

The provision of high quality, multi-use facilities encourage physical and social activity among all age groups, while also creating opportunities for sport tourism at a regional scale. Best practices in facility design consider safety, accessibility, comfort, placemaking and opportunities for community gathering, socialization, and inclusive experiences. A recent focus has been placed on the provision of experiential amenities (e.g., indoor playgrounds, challenge courses and rock climbing, functional training areas, etc.).

There may be new infrastructure needs in a post-COVID-19 setting, with a priority being placed on accessible, resilient, and human-scaled spaces that provide for adequate separation and improved ventilation. An emphasis may be placed on flexible spaces that can be closed off from other areas and subdivided for a variety of small and large group activities, as well as non-recreational use during public health emergencies. Economic stimulus to the sector – such as continued senior government grants – may help many communities to address needed infrastructure improvements, particularly those projects with wide-ranging benefits and sound rationale. Added costs for design and capital construction can be anticipated for certain facility types given recent supply chain issues, labour shortages, and rising inflation rates.

### Rationalizing and Addressing Aging Infrastructure

The 2019 Canadian Infrastructure Report Card found that approximately one-third of Canada's sports and recreation facilities (including arenas and pools) were considered to be in fair to very poor condition (ranking only behind bridges and roads) and in need of revitalization and expensive repairs.<sup>43</sup> Many of these facilities were built in the 1970s or earlier and, due to the era of construction, have various design and age-related deficiencies that are impacting their operational efficiency and ability to adequately serve their patrons.

Facility renewal and reinvestment projects have been a focus for local governments for some time, often requiring alternative funding sources such as senior government grants, naming rights, operating partnerships, land swaps, and more. Due to the current economic situation and resultant cost escalations, many communities will require increased financial commitments from all levels of government to facilitate the redesign, development and retrofitting of parks and recreation facilities. The infrastructure deficit provides an opportunity not only to modernize facilities by making them more multi-use, but also to consider facility conversion or adaptive re-use options that accommodate emerging activities.

### Designing Facilities to be Sport-Friendly

Organized sport in general – but particularly at high-performing levels – requires access to specialized facilities such as aquatic centres, arenas, and sports fields. Increasingly, athletes and organizations

<sup>42</sup> Statistics Canada. Table 11-10-0222-01. Household spending, Canada, regions and provinces.  
<https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1110022201>

<sup>43</sup> Monitoring the State of Canada's Core Public Infrastructure: The Canadian Infrastructure Report Card 2019.  
<http://canadianinfrastructure.ca/downloads/canadian-infrastructure-report-card-2019.pdf>



## TOWN OF AURORA Parks & Recreation Master Plan (2023)

serving the competitive sport market are seeking recreation infrastructure that is built to be “competition-ready” in order to accommodate elevated training and sport tourism opportunities.

In evaluating the needs of sport in the design of new and redevelopment of existing recreation facilities, municipalities must factor in existing and future demand, as well as opportunities for sport tourism. Sport tourism offers a number of economic benefits, supporting amenities such as hotels, restaurants, and parking, among other industries. “Tourna-cations” – families of athletes scheduling family vacations to coincide with athletic tournaments – is a recent trend and means that facilities must consider the needs of both participants and spectators (e.g., Wi-Fi, charging stations, higher-end concessions, family entertainment options, wayfinding kiosks, pet-friendly public spaces, etc.).

There are many ways for recreation facilities to support the needs of all users along the sport spectrum. This process can be informed by a comprehensive sport plan that identifies opportunities and priorities and further informs the facility design and partnership work that is critical in serving the sport tourism community.

### Recreation Capacity

#### The Great Resignation – Significant Turnover in Recreation Programming Staff

Since the beginning of the pandemic, many parks and recreation departments have experienced a decline in their number of employees, particularly part-time staff and seasonal workers. This time period – “The Great Resignation” – has seen many staff leave their jobs for a multitude of reasons, resulting in an increased workload for remaining employees and decreasing opportunities for people to participate in activities.<sup>44</sup> For example, pandemic restrictions led to a reduction in training opportunities for many municipalities, which is currently impacting the number of lifeguards and program instructors, leading to program cancellations. These workers are integral to the recreation services that keep their community engaged.

Due to the low availability of qualified workers and rising operating and staffing costs, there is concern that non-profit agencies may stop offering affordable programming (e.g., before- and after-school programs, summer camps, etc.). For example, several YMCAs in Ontario have permanently closed due to significant membership losses during the pandemic, leaving a void in many communities.

#### Declining Volunteerism

Volunteers are critical to the delivery of community-based parks and recreation activities and events. Two-fifths (41%) of all Canadians aged 15 years and older are considered active volunteers across all sectors (not just recreation and sport), giving an average of 131 hours per year in 2018. However, the number of volunteers and their commitment are declining. In 2018, Canadian volunteers devoted about 1.65 billion volunteer hours, down from 1.96 billion in 2013 – a 16% decrease in only five years.<sup>45</sup> The pandemic has further accelerated this trend, as older generations more likely to limit and self isolate from volunteer activities than younger generations.

Additionally, COVID-19 has imposed volunteer challenges for sport activities. One-quarter (27%) of Canadian adults reported volunteering in a sport activity, spending approximately 105 hours per year on average. The most important factor preventing individuals from volunteering in sport was “time or busy schedule” (58%). The primary reasons for volunteering in sport consist of contributing to the community, meeting people, and social networking. More adults volunteer in an informal capacity (especially young adults), compared to a formal capacity (which is more common amongst older adults). The role of

<sup>44</sup> Roth, K. NRPA Parks Snapshot: 2021 Year-End Survey Results. 2021. <https://www.nrpa.org/blog/nrpa-parks-snapshot-2021-year-end-survey-results/>.

<sup>45</sup> Statistics Canada. 2018 General Social Survey on Giving, Volunteering and Participating.



TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

younger volunteers is vital to the sustainability of sport, especially in light of the pandemic and its greater impact on older populations.<sup>46</sup>

### **Pandemic Challenges for Canadian Recreation Sport Organizations**

Sport organizations have been significantly affected as a result of the COVID-19 pandemic. A report from early 2022 finds that 52% of Canadian sport organizations say that it will take until at least 2024 to reach their pre-pandemic state. Further, 75% of sport organizations indicate that the costs of running sport programs have increased and 94% are concerned that youth will be particularly impacted.<sup>47</sup> A previous survey of Canadian sport organizations from 2021 found that one-third (33%) of organizations were bankrupt or are nearing having to file for bankruptcy and 30% of organizations had temporarily or permanently closed during the pandemic.<sup>48</sup>

Many communities rely on organizations and spaces provided by third parties (e.g., schools, non-profits, private sector) to support programming. Service reductions and closures can create program gaps, sometimes with an expectation for municipalities to step in and fill the void. Recognizing that this situation is evolving, service providers must closely monitor demand, participation, and usage levels to adjust resource allocations as necessary. Working with local community organizations will be critical as we emerge from the pandemic to ensure programming continues to be successful over the long-term.

### **The Necessity of Partnerships**

Municipal parks and recreation departments throughout Ontario are increasingly challenged to provide and maintain top quality facilities, programs and services within defined budget envelopes. As financial pressures mount and the need for cost containment rises, communities are examining new and creative service delivery models, including developing relationships with third-party entities or adjacent municipalities. With municipalities facing increasing demands for new amenities, many are turning to partnerships with non-profits and community groups to bring local expertise, new programming, and new funding.

Partnerships can offer a number of benefits such as the sharing of costs and risks, as well as economies of scale and shared expertise. Most municipalities have a long history of working with public libraries, school boards, service clubs, or other providers to maximize resources.

Looking ahead, the sector is likely to see more partnerships than fewer. Sport for Life reported that 72% of organizations have reached out to work with others and/or support one another in starting initiatives.<sup>49</sup> The pandemic has also strengthened existing and created new forms of collaboration with other sectors, something that may carry forward into the future. Many of these new roles – including community-based supports (e.g., food security, health service coordination, homelessness, etc.) – will require additional policy direction, training, and support.

### **Data, Technology and Digital Transformation**

Data is becoming more accessible and mainstream, with increased data literacy enabling more informed decision-making. Parks and recreation departments are gaining access to growing amounts of data geared specifically towards the sector. Many municipalities are also using mobility data and drone

<sup>46</sup> CFLRI. Monitoring & Tracking the Field: Volunteering in Sport. 2022.

<sup>47</sup> Canadian Tire Jumpstart Charities. Jumpstart State of Sport Report. 2022.

<sup>48</sup> Canadian Tire Jumpstart Charities. Jumpstart State of Sport Report. 2021.

[https://cdn.shopify.com/s/files/1/0122/8124/9892/files/Jumpstart\\_State\\_of\\_Sport\\_Report\\_March\\_2021.pdf?v=1616793836](https://cdn.shopify.com/s/files/1/0122/8124/9892/files/Jumpstart_State_of_Sport_Report_March_2021.pdf?v=1616793836).

<sup>49</sup> Sport for Life. Impacts of COVID-19 on Local Sports Organizations Nationwide Survey Results. Sport for Life, June 2020, <https://sportforlife.ca/wp-content/uploads/2020/06/National-Report-Impacts-of-COVID-19-on-Local-Sports-Organizations-1.pdf>.



TOWN OF AURORA  
**Parks & Recreation Master Plan (2023)**

technology to gather information such as topography and geographical distribution, to surveillance of parks.<sup>50</sup> These advanced analytics allow for more in-depth analysis on trends and tendencies that can support predictive modelling.

Technological advances are also enabling service providers and users to be more aware of leisure opportunities in their communities. From online services (e.g., online registration, mobile outdoor games such as Pokémon GO or Biba, etc.), virtual programming (which was vital for many during the pandemic, including subscription-based activities that allow people to participate individually while being connected to a larger community virtually), and mobile and wearable technologies, the integrated application of technology in recreation service delivery can assist in enhancing client experiences and engaging a wider segment of the population.

Digital technology is becoming pervasive in the public realm, enhancing client experiences beyond the walls of community facilities. In a recent study of the Government of Canada's Smart Cities Challenge<sup>51</sup>, many applications to the Round One award pool proposed using some kind of digital technology in public spaces, such as:

- Public Wi-Fi / hot spots
- Device charging stations / hubs
- Digital screens / kiosks
- Smart transportation infrastructure (e.g., smart traffic signals, pedestrian crossings, smart sidewalks, parking sensors)
- Smart street furniture (e.g., smart lamp posts, smart benches)
- Digital public art
- Digital wayfinding

### Evolving Financial Challenges

Parks and recreation department budgets were significantly impacted by the COVID-19 pandemic, as facilities were closed and revenue streams dried up. Now, as operations resume and ramp up to pre-pandemic levels, most municipalities are experiencing escalating cost factors and staffing shortages that are leading to rapidly rising capital and operating budget needs, along with delays in much-needed capital projects.

The effects of the current economic situation – compounded by Bill 23 that is expected to accelerate growth but reduce growth-related funding sources – will be felt for some time and are likely to cause most communities to more actively seek out alternative funding sources. Some options include grants, naming rights, and innovative partnerships. The recreation sector has a history of “doing more with less” and finding creative ways to ensure that residents are able to participate and engage fully in these essential services.

<sup>50</sup> National Recreation and Parks Association. Parks & Recreation. 2022.

<sup>51</sup> Lenarcic Biss, Danielle and Pamela Robinson. Parks and Open Spaces: Challenges and Opportunities of Smart Technologies. February 2021.



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

## Appendix C: Status of Recommendations from 2016 Parks and Recreation Master Plan

Recommendations		Comments (2021)	Status
<b>Community Centres</b>			
1	Undertake an architectural facility fit and concept design exploring the feasibility associated with expanding the Stronach Aurora Recreation Complex to include a gymnasium, multi-purpose program spaces and/or a full-service fitness Centre (the latter subject to Recommendation #8). Implementation of this recommendation depends on the Town of Aurora's chosen course of action for indoor aquatics (see Recommendation #4) as expansion of the S.A.R.C. is only a plausible consideration if not proceeding with a new multi-purpose community centre.	Preliminary concept plan and cost estimate provided in 2019 budget for a single gymnasium/program space/office space/storage. Alternative of 2-story gymnasium suitable for tournaments costed but additional parking would be required. Considerations pending other land acquisitions discussions. Updated cost estimates provided for the 2021 budget considerations. Funding approved for single gymnasium, program space and office space. RFP for Design Architect to be awarded Fall 2021, Construction to commence in 2022, proposed project completion 2023.	Completed
2	Existing municipal facilities should be evaluated for ways to improve comfort and facilitate opportunities for informal interactions and socialization to take place (including within lobbies and other common areas) among all residents, including but not limited to families, youth and older adults.	Furniture (couches and chairs) have been placed in upper lobby at AFLC and are well utilized particularly among older adults. Space is limited at the SARC, but considerations will be made when new furniture is required. Town Square design includes social gathering opportunities both indoor and outdoor. COVID 19 has had an effect on furthering this goal.	Ongoing
<b>Ice Pads &amp; Curling Sheets</b>			
3	Maintain a supply of five ice pads over the next five years with a greater emphasis placed on tracking user registrations (particularly among residents of Aurora) along with monitoring arena bookings and utilization rates.	Formal monitoring is extremely time consuming, however, informal monitoring continues to indicate 90% or higher utilization during all prime-time periods. Ice scheduling continues to be a challenge during peak season periods, with numerous requests for additional/alternate ice time during prime-time hours.	Review Required



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Recommendations		Comments (2021)	Status
<b>Indoor Aquatics</b>			
4	In the event that the Town of Aurora is not interested in maintaining the status quo regarding provision of indoor aquatics centres, cannot secure an acceptable partnership agreement with a third party to access new pool times, and is comfortable with the level of risk associated with adding new aquatic infrastructure, one new 25 metre, 6 lane rectangular pool tank should be explored in the following order of priority:	Aquatic Feasibility Study and Business Plan to look at feasibility of new pool (size/location) and programming of existing pools. Feasibility study complete and community survey being conducted. Final results, findings and recommendations will be presented to Council in November 2020. Study complete - results presented to Council in February 2021.	Review Required
4a	Undertake an Architectural and Engineering Study to determine the feasibility and costs associated with adding a 6 lane, 25 metre pool tank to the existing Aurora Family Leisure Complex through expansion of the building envelop to the east of the existing aquatic centre space. This Study should also include the feasibility and costs associated with renovation of the existing hot tub and conversion of the leisure/lane hybrid tank to a warmer water leisure tank.		
4b	Should the Study (noted above) deem the expansion of the Aurora Family Leisure Complex aquatic space not feasible or too costly, undertake a site selection process (as per Recommendation #38) for the provision of a new indoor aquatic facility containing a 6 lane, 25 metre tank, a warmer water leisure/therapeutic tank. The provision of this aquatic facility should include a gymnasium, multi-purpose program rooms and possibly a fitness centre (in-lieu of facilities being added at the S.A.R.C.). In tandem with this recommendation, explore alternative uses for the existing aquatic facility space at the Aurora Family Leisure Complex as this facility would become redundant.		
5	Reclassify Saturday afternoon and Sunday morning and afternoon time slots as prime time pool hours to encourage greater use of remaining pool capacity, possibly through a review of the Town of Aurora Pool Allocation Policy.	Considered as part of Aquatic Feasibility Study	Completed
<b>Gymnasiums</b>			
6	Undertake architectural concept plan and costing exercise to determine the feasibility of constructing a gymnasium at the Stronach Aurora Recreation Complex (also refer to Recommendation #1). The design of this gymnasium should be 'sport friendly' to facilitate objectives congruent with the Sport Plan and provide the necessary features to facilitate locally based sporting activities to occur. Implementation of this recommendation will depend on the Town of Aurora's chosen course of action for indoor aquatics (see Recommendation #4) as expansion of the S.A.R.C. is only a plausible consideration if the Town does not proceed with a new multi-purpose community centre.	Preliminary concept plan and cost estimate provided in 2019 budget for a single gymnasium/program space/office space/storage. Alternative of 2-story gymnasium suitable for tournaments costed but additional parking would be required. Considerations pending other land acquisitions discussions. Updated cost estimates were provided for the 2021 budget considerations. 2021 Prime architect hired for design of gymnasium.	Completed



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Recommendations		Comments (2021)	Status
7	Conduct an operating performance review of the Aurora Family Leisure Complex's gymnasium after it has completed a minimum of two full years of operation whether programming and rental opportunities are being maximized, along with any operational adjustments or improvements required to this end.	The gymnasium schedule at the AFLC is evaluated on a sessional basis. Demand for use of the space is high and staff are regularly re-scheduling to maximize use. Gymnasium time is well utilized for Town run activities, little time is left for community use	Completed
<b>Fitness Centres</b>			
8	Proactively monitor membership, program participation, member retention/satisfaction and other appropriate performance metrics associated with the rejuvenated Club Aurora for a minimum of two years in order to inform a subsequent business planning process that explores the viability and suitability of expanding the Town's full-service fitness centre model to another location(s).	A draft Business Plan for Club Aurora was completed in 2019. Preliminary findings recommend new membership and pricing structure which will be considered in the User Fee Review (complete Feb 2021). Additional fitness facilities not recommended at this time.	Completed
<b>Indoor Racquet Courts</b>			
9	An indoor tennis facility should only be pursued using an operating model that is consistent with the Town's existing practices, whereby the Town could be a partner in the provision of land but would assume no operating responsibilities or financial costs of operation, instead placing such responsibilities on a third party that demonstrates a capability to sustainably do so. This will require a Council decision to be made.	Completed.	Completed
10	Continue to promote membership and program opportunities through the Aurora Family Leisure Complex squash courts in order to optimize use of these facilities, provided that there continues to be market support and that the level of use justifies the financial costs of operations.	Utilization and scheduling are regularly monitored. The continuous use and demand for the courts supported the capital improvements to the floors within each court (completed in 2020).	Completed
<b>Multi Purpose Rooms</b>			
11	Multi-purpose program rooms located within existing community centres should be evaluated for improvement to increase their appeal and flexibility that expands usage.	I.T. has a project planned for upgrades to various rooms. SARC Program room was refurbished in 2018. Auditorium at ACC was refurbished in 2019.	Completed
12	New multi-purpose rooms should be assessed through the proposed expansion of the Stronach Aurora Recreation Complex (see Recommendation #1) and other appropriate projects, as well as explored as part of private land development projects in areas of intensification.	Refer to Rec. #1, also additional Multi-Purpose Programs rooms are included in the Town Square Project. SARC gymnasium expansion will allow for expanded programming space.	Completed



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Recommendations		Comments (2021)	Status
13	Consistent with the Aurora Public Library Facility Needs Assessment, the Town should initiate discussions with the Aurora Public Library to discuss the merit of reassigning responsibility of the Magna and Lebovic Rooms to the Library, and/or redefining the programming focus in collaboration with Library Staff to service mutually complementary objectives.	Transfer of rooms to APL completed and APL commenced booking as of 2019. With the recent approval of 2 new program rooms part of Town Square, the management of the spaces is under review through the Town Square Governance Review. July 2021 - confirmed 2 new programs rooms and Magna and Lebovic will be deemed part of the Town Square operating model and bookings will be managed by the Town.	Completed
14	Pending outcomes of the Aurora Cultural Precinct Plan and other formal studies within the Aurora Promenade, undertake a potential use study of the former public library on Victoria Street to determine its suitability, capability and associated costs for delivering services offered by the Parks & Recreation Department or other municipal departments in order to address the needs of intensifying populations that are expected to arrive shortly after the master planning period in the Aurora Promenade.	Repurposing study complete. Demolition of former public library and former seniors centre complete to make room for Library Square Project.	Completed
<b>Dedicated Youth Space</b>			
15	Continually assess, and augment where necessary, the delivery of 'youth-friendly' services and programming within the Town of Aurora's existing multi-use community centres and other civic destinations (e.g., Aurora Public Library, former public library, etc.) by considering opportunities to improve spaces such as multi-use program rooms, studio space, common areas and other appropriate areas (also refer to Recommendation #2).	Town achieved Platinum Youth Friendly community status in March 2019. Refer to Rec: #1 - proposed new gymnasium and program rooms for SARC. New creative spaces included in the Town Square Project will offer enhanced Youth programs. Instagram account has been very active during COVID.	Completed
<b>Dedicated Older Adult Spaces</b>			
16	Continue to position the Aurora Senior's Centre as the primary hub for 55+ programming while exploring ways to extend the reach of services into neighbourhoods through use of existing multi-use community centres, parks and other civic destinations (e.g., Aurora Public Library, the former public library branch, etc.).	Some decentralizing taking place with 55+ programming taking place at the AFLC and Brookfield residence. New program titled "Seniors Centre without Walls" offers a 'call-in' option for seniors to participate and socialize from home. Activity and Wellness Packs offered for seniors who register (delivered to their homes).	Ongoing



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Recommendations		Comments (2021)	Status
<b>Rectangular Fields</b>			
17	Establish a sports field complex containing a minimum of three lit full-size rectangular fields and supported by appropriate facilities oriented to further the player and/or spectator experience. One of these fields should be designed as a 'multi-use' field capable of accommodating field sports beyond soccer.	One multi-use artificial turf field has been constructed at Sheppard's Bush. Discussions currently underway regarding potential partnership opportunities for the development of two artificial turf rectangular sports fields. Potential completion in 2024 and 2025. In 2021, Town acquired ownership of the Sports Dome, which will enable increased access to this indoor artificial turf field. Outdoor Sports Field Development Strategy completed (2020), confirms future sports field needs and provides recommendations.	Review Required
18	Construct one outdoor artificial turf field at Stewart Burnett Park, as per current municipal plans, to service a broad range of field sports while providing the Town with flexibility to accommodate future needs. Any additional artificial turf fields beyond this one should be subject to confirmation through municipal business planning exercises as per current practice.	Soccer specific field constructed at Stewart Burnett, and multi-sport field constructed at Sheppard's Bush. (See #17)	Completed
19	Continue to work with educational, industrial and other suitable partners to provide rectangular sports fields on non-municipal lands. Any adjustment to the supply of non-municipal fields should be considered and appropriately reconciled by the Town of Aurora using existing and/or future parks, and potentially through field capacity improvements such as lighting and/or artificial turf.	A five-year extension (2021 - 2025) was approved for the continued use of the Stronach Fields (19 soccer fields). Ongoing discussions with YRDSB, YCDSB and private industry regarding future field partnership opportunities. Although both school boards are willing to partner with increased use of existing school fields, Parks Operations is not currently resourced to take on any additional field maintenance.	Ongoing
<b>Ball Diamonds</b>			
20	In consultation with local ball associations, construct one new ball diamond that is designed to be 'sport-friendly' and employs a larger design template in order to accommodate use by adult leagues and/or hardball users.	Council approved construction of two senior softball diamonds on the Hallmark lands - currently under construction with anticipated use to begin 2023.	Completed
<b>Tennis Courts</b>			
21	Construct two additional outdoor tennis courts, preferably located in the northeast to bolster geographic access across the Town.	Courts constructed in Thomas Coates Park 2018.	Completed
22	Create opportunities for outdoor pickleball through use of a multi-use court template (e.g. lining new or existing tennis courts for both tennis and pickleball) and providing a minimum of two courts that are preferably located in an area having a high concentration of older adults.	Two pickleball courts installed at both Thomas Coates Park and Trent Park.	Completed



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Recommendations		Comments (2021)	Status
<b>Basketball Courts</b>			
23	Explore the integration of multi-use courts through park renewal and revitalization projects in areas where geographic gaps exist.	Combination basketball and pickleball courts incorporated into Trent Park and Edward Coltham Park. Continue to look for opportunities west of Yonge when parks are revitalized.	Ongoing
<b>Board and Bike Parks</b>			
24	Integrate minor skateboarding and biking zones within appropriate community-level parks undergoing renewal and revitalization activities, largely consisting of one or two basic elements similar to the Town's existing model.	Funding added to 10-year capital for inclusion at Summit Park in 2020 - project has been deferred to 2023 to meet Reserve targets.	Ongoing
<b>Splash Pads</b>			
25	Construct an urban water feature employing a dual-purpose design that facilitates recreational use and lends itself to Town's urban design and civic placemaking objectives, potentially through revitalization project within the Aurora Promenade.	Included in the Town Square Project design for the Outdoor Square.	Ongoing
26	Integrate two 'minor' splash pads consisting of basic cooling elements (designed to a smaller scale than the existing municipal template) to service residential areas located west of Yonge Street, north and south of Wellington Street.	Couple sites included in the 10-year capital, including Confederation Park Reconstruction in 2026.	Ongoing
<b>Off-Leash Dog Parks</b>			
27	The provision of additional off-leash parks in Aurora should be evaluated using a model similar to that used at Canine Commons, whereby a community organization is primarily involved with the establishment, general maintenance and ongoing operation of the off-leash area.	Potential locations in Highland Gate Development and Non-Programmed Park met with opposition from residents. Location has been identified off Englehard Dr. and has been placed in the 10-year capital plan in 2024.	Review Required
<b>Playgrounds</b>			
28	Playgrounds should be provided in new and existing residential areas where geographic gaps exist, generally calculated through application of an 800-metre service radius that is unobstructed by major pedestrian barriers.	7 playgrounds added between 2016-2020.	Ongoing
29	Through the playground inspection and renewal process, evaluate opportunities in which to incorporate barrier-free components to facilitate access to, and use within the playground apparatus for persons with disabilities.	Complete: Fully assessable playground installed at Queens Diamond jubilee Park in 2017. Ongoing inclusion of barrier free amenities in all playground revitalization projects and new designs.	Ongoing
<b>Outdoor Skating Rinks</b>			
30	An outdoor artificial rink, either in a new location or by upgrading an existing natural surface, should be a consideration when undertaking civic planning, urban design and/or economic development analyses given the sizeable costs to construct and operate refrigerated rinks.	Included in the Town Square Project design for the Outdoor Square.	Ongoing



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Recommendations		Comments (2021)	Status
<b>Lawn Bowling</b>			
31	Remain apprised of trends and usage at the McMahon Park lawn bowling green through continued collaboration with the Aurora Lawn Bowling Club.	Bowling Green upgrades completed in 2016. Aurora Lawn Bowling Club exploring grant opportunities to fund conversion to LED lighting for bowling green.	Ongoing
<b>Other Recreation Facilities</b>			
32	Requests for facilities presently not part of the Town of Aurora's core parks and recreation service mandate should be evaluated on a case-by-case basis, after first considering the municipality's role in providing the service in relation to quantified market demand and cost-effectiveness of such services, while also identifying potential strategies to address long-term need for such requests should a sufficient level of demand be expressed.	One special request for a facility was received. Disc Golf is being considered; staff report to return to Council Fall 2021. No other special requests for facilities have been received at this time.	Review Required
33	To supplement decision-making and performance measurement exercises supporting investment in facilities falling within and beyond the Town of Aurora's core recreation facility service mandate, collect registration information from user groups regularly booking time in arenas, indoor pools, sports fields and other major recreational facilities including through implementation of allocation policies and other appropriate means.	Staff perform inquiries and data collection when needed to support a specific objective. More specific research can also be conducted through the engagement of an outside consultant (i.e., Outdoor Field Study and Aquatic Feasibility Study).	Ongoing
<b>Parkland Form &amp; Function</b>			
34	Re-examine and adjust, where necessary, the municipal parkland classification system through the next Official Plan Review process based upon envisioned land use forms and densities. In particular, the service level for Community Parks should be revised downwards in the range of 1.0 to 1.5 hectares per 1,000 residents to better reflect current rate of provision, programmed and unprogrammed space needs, and recognizing the limited availability of land as the Town reaches build out of greenfield lands. Similarly, the Neighbourhood Park/Parkette designations should also collectively target provision between 1.0 and 1.5 hectares per 1,000.	Official Plan Review currently underway. Master Plan review will examine future parkland needs.	Review Required
35	Through the Town of Aurora Official Plan Review and participation in the Provincial Review of the Oak Ridges Moraine Conservation Plan, explore and integrate policies that prescribe the ability to situate permitted active parks and outdoor recreational uses within the Oak Ridges Moraine, where such parks and recreation uses cannot be accommodated within the designated built-up or greenfield areas.	Official Plan Review underway with completion 2023.	Ongoing



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Recommendations		Comments (2021)	Status
<b>Parkland Needs</b>			
36	At a minimum, target between 10 and 16.5 hectares of developable tablelands within the quantum of parkland required to meet the parkland service ratios articulated in the Town of Aurora Official Plan (as revised per Recommendation #34), in order to accommodate active recreational facilities. The balance of outstanding parkland requirements can be satisfied at the Town's discretion through either active or passive recreational and/or cultural purposes.	To be addressed as part of the Official Plan Review and Master Plan review.	Review Required
37	Acquire larger Neighbourhood Parks and Community Parks as a priority to ensure future populations have sufficient access to spaces that are capable of accommodating a broad range of active recreational pursuits. Partnerships with area municipalities should be explored as a means to bolstering active parkland supplies since few opportunities remain to cost-effectively acquire and develop larger tracts of parkland for active recreational use.	To be addressed as part of the Official Plan Review and Master Plan review.	Review Required
38	Utilize a land banking approach to explore the potential acquisition of land(s) for a future indoor and/or outdoor recreation facility complex that may be required to service needs beyond the current five-year master planning timeframe.	To be addressed as part of the Official Plan Review and Master Plan review.	Review Required
39	Should the Town of Aurora decide to retain Mavrinac Boulevard Land Block 208 as parkland, it does so on the basis that if developed as active parkland this will result in a higher level of service being provided relative to most other neighbourhoods in Aurora and in a manner that is unlikely to service the most pressing recreational needs of the Town as a whole. If retained as passive open space to minimize conflicts on adjacent and nearby residential dwellings, the park could complement municipal naturalization goals and/or facilitate a modest degree of passive usage. Should the Town consider disposal of Block 208, it is recommended that a parcel of land better suited to accommodating active/intensive recreational use be obtained (using the proceeds of this chosen course of action), including consideration of a land swap agreement or purchase of a parcel of land.	Land developed into Thomas Coates Park (Mavrinac Park).	Completed
40	Work with the land development industry to innovatively address the need for parks such as developing publicly accessible lands on private land. At a minimum, this may include providing enhanced pedestrian/cyclist infrastructure, encouraging condominium developments that contain rooftop gardens and courtyards, etc. through use of the Planning Act's Section 37 provisions and other creative tools.	To be addressed as part of the Green Development Standards Study.	Review Required



TOWN OF AURORA  
Parks & Recreation Master Plan (2023)

Recommendations		Comments (2021)	Status
<b>Trails Network</b>			
41	Augment the system of trails and pathways through continued implementation of the Town of Aurora Trails Master Plan, explore barrier-free accessibility-related improvements, and prioritize resurfacing and other required remediation activities according to short, medium and long-term priorities.	Various 2C trail connections installed by developers to connect to Wildlife Park and connection from Bayview Ave to Tim Jones Trail from Strawbridge Development made in 2016. Significant amount of trail acquired through Highland Gate Development not identified on trails master plan. Wildlife Park construction Phase 1 completed fall 2020.	Ongoing
42	Continue to pursue partnerships and funding opportunities with the Region of York Transportation Department for the inclusion of barrier free access of regional road crossings.	2 underpass crossings being constructed in 2018/19 under Leslie St, allowing for connection of trails - completion fall 2021	Ongoing
<b>Community Gardens</b>			
43	The Town should implement a community allotment garden program on a trial basis that consists of at least one site – if deemed successful by the Town, additional sites should be secured in partnership with interested community groups.	Community Gardens to be included in Non-Programmed Park, currently out for tender, construction in 2022.	Ongoing
<b>Natural Environment Lands</b>			
44	Implement the Wildlife Park Master Plan to create a unique environmental area within the Aurora Northeast 2C lands to showcase natural heritage and provide opportunities for nature education and interpretation among residents.	Phase 1 completed in fall 2020, Phase 2 construction to start in 2022.	Ongoing
<b>Acquisition Policies &amp; Guidelines</b>			
45	Supplement parkland acquisition policies prescribed in the Town of Aurora Official Plan with other appropriate means of acquisition, particularly with an emphasis towards securing suitably sized and quality tableland parcels oriented to active recreational uses.	To be addressed as part of the Official Plan Review.	Review Required



## Appendix D: Community Survey Data Tables

See following pages.

DRAFT



**Participation in Parks and Recreation Activities****1 Since 2019, in which of the following activities did you or anyone in your household participate, in Aurora or elsewhere?**

Participation refers to situations where you or a member of your household actively take part (not as a spectator), either at home or in public. (select all that apply)

	#	%
Walking or Hiking for Leisure	370	81%
Running or Jogging	152	33%
Cycling	195	43%
BMX or Mountain Biking	34	7%
Swimming (indoor)	183	40%
Swimming (outdoor)	108	24%
Fitness, Yoga or Weight-training (in-person)	132	29%
Fitness, Yoga or Weight-training (virtual)	70	15%
Use of Outdoor Fitness Equipment	66	15%
Hockey, Figure Skating, or Ice Sports (indoor)	103	23%
Hockey, Figure Skating, or Ice Sports (outdoor)	98	22%
Curling	23	5%
Baseball or Softball	57	13%
Soccer (indoor)	42	9%
Soccer (outdoor)	103	23%
Football	3	1%
Rugby	23	5%
Cricket	3	1%
Lacrosse (box – indoor)	3	1%
Lacrosse (field – outdoor)	3	1%
Tennis (indoor)	28	6%
Tennis (outdoor)	84	18%
Pickleball	48	11%
Basketball	79	17%
Volleyball (beach)	18	4%
Volleyball (indoor)	14	3%
Badminton	31	7%
Use of Playground Equipment	175	38%
Use of Splash Pad	139	31%
Skateboarding or Scootering	58	13%
Disc Golf / Frisbee Golf	118	26%
Golf	100	22%
Bocce	25	5%
Lawn Bowling	17	4%
Gymnastics	40	9%
Dog Walking (on leash)	160	35%
Dog Walking (off-leash park)	62	14%
Special Events in Parks	204	45%
Town of Aurora Recreation Programs or Camps	100	22%
Other (please specify)	21	5%
<b>answered question</b>	<b>455</b>	
skipped question	0	

Other (open-ended) - Top responses	#	%
Ultimate Frisbee	4	19%
Cross Country Skiing	2	10%
Special Olympics Activities	2	10%
Picnic	2	10%
Trails	2	10%



**2 Are you and members of your household able to participate in parks and recreation activities as often as you would like?**

	#	%
Yes	255	56%
No	200	44%
<b>answered question</b>	<b>455</b>	<b>100%</b>
skipped question	0	

**3 Why are you and members of your household not able to participate parks and recreation activities as often as you would like? (select up to 3 responses)**

	#	%
Lack of personal time / Too busy	56	28%
Lack of desired facilities or programs	120	60%
Program not offered at a convenient time	53	26%
Program/Activity is often full	67	33%
Lack of money / Too expensive	18	9%
Lack of information / Unaware of opportunities	23	11%
Lack of transportation / Facility too far away	14	7%
Lack of or inadequate parking	9	4%
Health problems / Disability / Age	24	12%
Language / Cultural Barrier	0	0%
Lack of Child Care	5	2%
Activity has not resumed since the start of the pandemic	6	3%
Don't Know	1	0%
Other (please specify)	23	11%
<b>answered question</b>	<b>201</b>	
skipped question	254	

Other (open-ended) - Top responses	#	%
Lack of Disc Golf Course	9	39%
More Pool Times Needed	5	22%
Seeking more opportunities for Pickleball / Tennis	2	9%
Inclusion Programs desired	1	4%

**Importance and Satisfaction****4 In general, how important are the following items to your household?**

	Not at all Important		Somewhat Unimportant		Somewhat Important		Very Important		Don't Know / Don't Use		Answered		Skipped
	#	%	#	%	#	%	#	%	#	%	#	%	#
Indoor recreation facilities, such as arenas, pools and seniors' centres	25	6%	20	5%	120	27%	265	61%	8	2%	<b>438</b>	<b>100%</b>	17
Outdoor recreation facilities such as sports fields, tennis or pickleball courts, and skate parks	22	5%	25	6%	100	23%	274	63%	15	3%	<b>436</b>	<b>100%</b>	19
Parks for casual use, such as walking, picnicking and unstructured play	10	2%	21	5%	85	19%	317	73%	3	1%	<b>436</b>	<b>100%</b>	19
Recreation programs (registered and drop-in)	30	7%	51	12%	140	32%	197	46%	13	3%	<b>431</b>	<b>100%</b>	24



**5 What is your level of satisfaction with the following parks and recreation services in Aurora?**

	Not at all Satisfied		Somewhat Dissatisfied		Somewhat Satisfied		Very Satisfied		Don't Know / Don't Use		Answered		Skipped
	#	%	#	%	#	%	#	%	#	%	#	%	#
Indoor recreation facilities, such as arenas, pools and seniors' centres	23	5%	59	13%	225	51%	91	21%	40	9%	<b>438</b>	<b>100%</b>	17
Outdoor recreation facilities such as sports fields, tennis or pickleball courts, and skate parks	43	10%	69	16%	194	44%	70	16%	61	14%	<b>437</b>	<b>100%</b>	18
Parks for casual use, such as walking, picnicking and unstructured play	25	6%	53	12%	200	46%	148	34%	12	3%	<b>438</b>	<b>100%</b>	17
Recreation programs (registered and drop-in)	23	5%	57	13%	194	45%	67	16%	90	21%	<b>431</b>	<b>100%</b>	24

**Program / Activity Gaps****6 If the Town were to provide additional programs or activities, which age groups should be a priority? (select all that apply)**

	#	%
Pre-School (4 years and under)	84	19%
Children (5 – 12 years)	191	43%
Teens (13 – 18 years)	190	43%
Adults (19 – 54 years)	219	49%
Older Adults (55 – 69 years)	174	39%
Seniors (70 years and over)	120	27%
Families	133	30%
<b>answered question</b>	<b>444</b>	
skipped question	11	

**7 Are there any parks and recreation activities that you or members of your household would like to see offered in the Town of Aurora that are not currently available?**

	#	%
Yes	230	51%
No	71	16%
Don't Know	139	31%
<b>answered question</b>	<b>440</b>	<b>97%</b>
skipped question	15	

**8 What activities would you like to see offered?**

	#	Top Activities (open-ended)	% of sample
<b>answered question</b>	<b>223</b>	Disc Golf	19%
skipped question	232	Swimming	7%
		Pickleball	3%
		Accessible Programming	2%
		Skating	2%
		Frisbee Golf	2%
		Trails	2%
		Basketball	1%
		Outdoor Fitness	1%
		Curling	1%
Open ended response			



**Facility Priorities**

9 To assist the Town in prioritizing spending, please indicate the level of priority that you feel should be placed on improving or developing each of the following facility types?

	Not a Priority		Low Priority		Medium Priority		High Priority		Don't Know / Don't Use		Answered		Skipped
	#	%	#	%	#	%	#	%	#	%	#	%	#
Swimming Pools (indoor)	37	9%	63	16%	103	25%	173	43%	28	7%	404	100%	51
Fitness Centres	57	15%	89	23%	138	35%	75	19%	32	8%	391	100%	64
Arenas	48	12%	77	20%	139	36%	77	20%	46	12%	387	100%	68
Gymnasiums	49	13%	90	23%	142	36%	58	15%	53	14%	392	100%	63
Halls and Multi-use Space	57	15%	95	25%	135	35%	49	13%	49	13%	385	100%	70
Space for Older Adults (e.g., Seniors Centre)	33	8%	53	13%	159	40%	121	30%	36	9%	402	100%	53
Baseball or Softball Diamonds	74	19%	98	26%	105	27%	44	11%	62	16%	383	100%	72
Soccer Fields (indoor)	71	18%	113	29%	96	25%	44	11%	61	16%	385	100%	70
Soccer Fields (outdoor)	47	12%	91	24%	126	33%	70	18%	52	13%	386	100%	69
Multi-use Fields (football, rugby)	47	12%	85	22%	128	33%	56	15%	69	18%	385	100%	70
Lacrosse Fields	93	24%	120	31%	66	17%	12	3%	92	24%	383	100%	72
Cricket Fields	106	28%	109	29%	56	15%	9	2%	102	27%	382	100%	73
Outdoor Running Tracks	68	18%	82	21%	116	30%	49	13%	67	18%	382	100%	73
Playgrounds	33	9%	51	13%	95	24%	181	47%	28	7%	388	100%	67
Splash Pads	43	11%	60	16%	103	27%	149	39%	32	8%	387	100%	68
Basketball Courts (outdoor)	42	11%	72	19%	142	37%	61	16%	66	17%	383	100%	72
Tennis Courts (outdoor)	49	13%	82	21%	137	36%	55	14%	61	16%	384	100%	71
Pickleball Courts (outdoor)	75	19%	81	21%	100	26%	58	15%	78	20%	392	100%	63
Beach Volleyball Courts	71	19%	104	27%	95	25%	34	9%	77	20%	381	100%	74
Outdoor Ice Rinks	42	11%	52	13%	120	31%	142	37%	33	8%	389	100%	66
BMX or Bike Parks	84	22%	98	26%	86	22%	36	9%	80	21%	384	100%	71
Skateboard Parks	73	19%	94	24%	105	27%	36	9%	76	20%	384	100%	71
Parkland Acquisition	26	7%	44	11%	96	25%	187	48%	37	9%	390	100%	65
Multi-Use Fitness Trails	22	6%	48	12%	131	34%	169	43%	20	5%	390	100%	65
Nature Trails	13	3%	28	7%	101	26%	242	62%	9	2%	393	100%	62
Disc Golf / Frisbee Golf	74	19%	69	18%	47	12%	114	29%	88	22%	392	100%	63
Fitness Equipment (outdoor)	68	18%	105	27%	116	30%	35	9%	58	15%	382	100%	73
Community Gardens for growing vegetables	46	12%	66	17%	107	27%	125	32%	49	12%	393	100%	62
Off-Leash Dog Parks	85	22%	74	19%	103	26%	78	20%	49	13%	389	100%	66
Park Washrooms	15	4%	28	7%	120	30%	231	57%	11	3%	405	100%	50
Other high priorities (please specify)	63												
<b>Other (open-ended) - Top responses</b>													
Accessible Walkways	10												
Swimming	5												
Accessible Programming	5												
Lawn Bowling	4												
Accessible Playgrounds	3												
Trails	3												



**Statements****10 Please indicate your level of agreement with the following statements.**

	Strongly Disagree		Disagree		Agree		Strongly Agree		Don't Know		Answered		Skipped
	#	%	#	%	#	%	#	%	#	%	#	%	
Parks and recreation services are important to your quality of life.	6	1%	2	0%	78	19%	332	79%	2	0%	420	100%	35
The Town's parks and recreation facilities are conveniently located for you and members of your household.	19	5%	61	14%	221	52%	113	27%	7	2%	421	100%	34
The development of new parks and recreation facilities should be a high priority.	5	1%	25	6%	118	28%	263	63%	9	2%	420	100%	35
Upgrades to existing parks and recreation facilities should be a high priority.	9	2%	17	4%	142	34%	242	58%	10	2%	420	100%	35
The Town's parks and recreation facilities are clean and well maintained.	9	2%	45	11%	253	60%	89	21%	24	6%	420	100%	35
The Town's parks and recreation facilities provide good value for your tax dollars.	12	3%	61	15%	202	48%	115	27%	30	7%	420	100%	35
The Town should work with other service providers such as schools, libraries, and non-profit agencies to provide parks and recreation facilities.	8	2%	18	4%	172	41%	188	45%	34	8%	420	100%	35
The Town should work with the private sector to provide parks and recreation facilities.	24	6%	59	14%	154	37%	146	35%	37	9%	420	100%	35
You feel well informed about the Town's parks, facilities, programs, and events.	26	6%	79	19%	226	54%	68	16%	21	5%	420	100%	35

**Comments****11 Please provide any additional comments you may have regarding parks and recreation in the Town of Aurora. (Maximum 100 words)**

	#		#	% of sample
answered question	216	Top Themes (open-ended)		
skipped question	239	Disc Golf	40	9%
		Additional Pool	24	5%
		Trail Maintenance	22	5%
		Additional Programming	20	4%
		Playground Maintenance	17	4%
		Washroom Servicing	7	2%
		Additional Ball Diamonds	6	1%
		Splash Pad	5	1%
		Add Pickleball Courts	5	1%
		Add Outdoor Fitness Equipment	4	1%



**Demographic Information****12 How many people, including yourself, live in your household?**

	#	%
1	26	6%
2	113	28%
3	70	17%
4	126	31%
5	53	13%
6	12	3%
7	2	0%
8+	0	0%
<b>answered question</b>	<b>402</b>	<b>100%</b>
skipped question	53	
<b>Total Persons</b>	<b>1,317</b>	
<b>Average Person per Household</b>	<b>3.3</b>	

**13 Please indicate the total number of persons within your household that fall into the following age categories.**

	# of HH's	% of HH's	# of People	% of People	2021 Census
9 years and under	141	31%	222	16%	11%
10 – 19 years	123	27%	194	14%	13%
20 – 34 years	121	27%	189	14%	17%
35 – 54 years	244	54%	437	32%	29%
55 – 69 years	119	26%	197	15%	20%
70 years and over	73	16%	108	8%	11%
			<b>1,347</b>	<b>100%</b>	<b>100%</b>

**14 This survey asks about interest in off-leash dog areas. Do you own a dog?**

	#	%
Yes	155	38%
No	258	62%
<b>answered question</b>	<b>413</b>	<b>100%</b>
skipped question	42	

**15 How long have you lived in the Town of Aurora?**

	#	%
Less than 5 years	88	21%
5 to 10 years	75	18%
More than 10 years	254	61%
Don't live in the Town of Aurora	0	0%
<b>answered question</b>	<b>417</b>	<b>100%</b>
skipped question	38	

Note: non-resident responses removed due to over-sampling

**16 In which Town Ward area do you live?**

	#	%	2021 Estimated Households
Ward 1	78	20%	17%
Ward 2	66	17%	19%
Ward 3	82	21%	22%
Ward 4	50	13%	11%
Ward 5	63	16%	19%
Ward 6	26	7%	12%
Don't Know	22	6%	n/a
<b>answered question</b>	<b>387</b>	<b>100%</b>	<b>100%</b>
skipped question	68		





# PARKS AND RECREATION Master Plan

## Town of Aurora Parks & Recreation Master Plan

General Committee – April 4, 2023

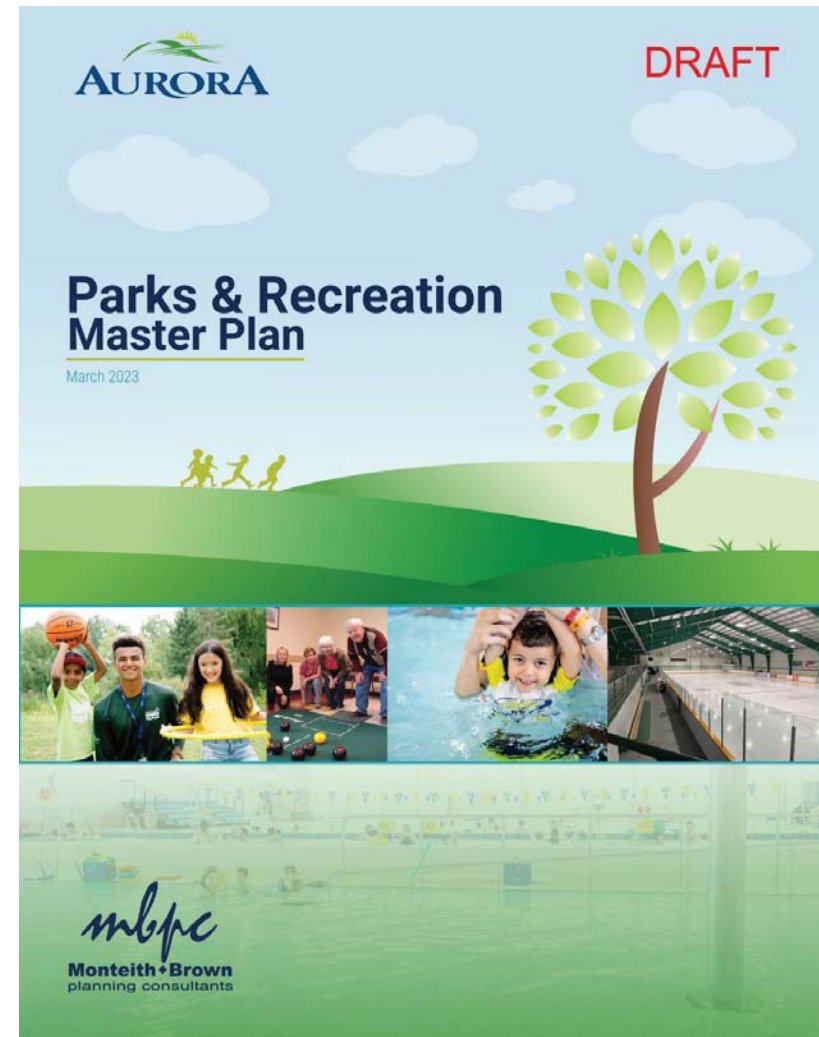




# About the Plan

The **Parks and Recreation Master Plan** guides decision-making over the next five years (2023 to 2027).

It is an update of the 2016 Master Plan and takes into account new growth factors, emerging participation interests, and public input.





# About the Project

The **scope** of the plan includes:

- Indoor Recreation Facilities, such as aquatic centres, arenas, gymnasiums
- Outdoor Recreation Facilities, such as sports fields, playgrounds, sport courts
- Parks and Open Spaces

The plan considers many **factors**:

- Public and Stakeholder Input
- Demographic and Growth Data
- Participation Trends
- Municipal Benchmarking
- Supporting Policies and Studies



# Public Engagement

- **Community Survey**
  - 544 total responses (455 from residents)
- **Pop-up booth**
  - over 75 engaged participants at Farmers' Market
- **Stakeholder Workshops**
  - 15 groups, representing 1000's of residents
- **Youth consultation**
- **Staff consultation**
- **Council consultation**
- **Written comments** (ongoing)

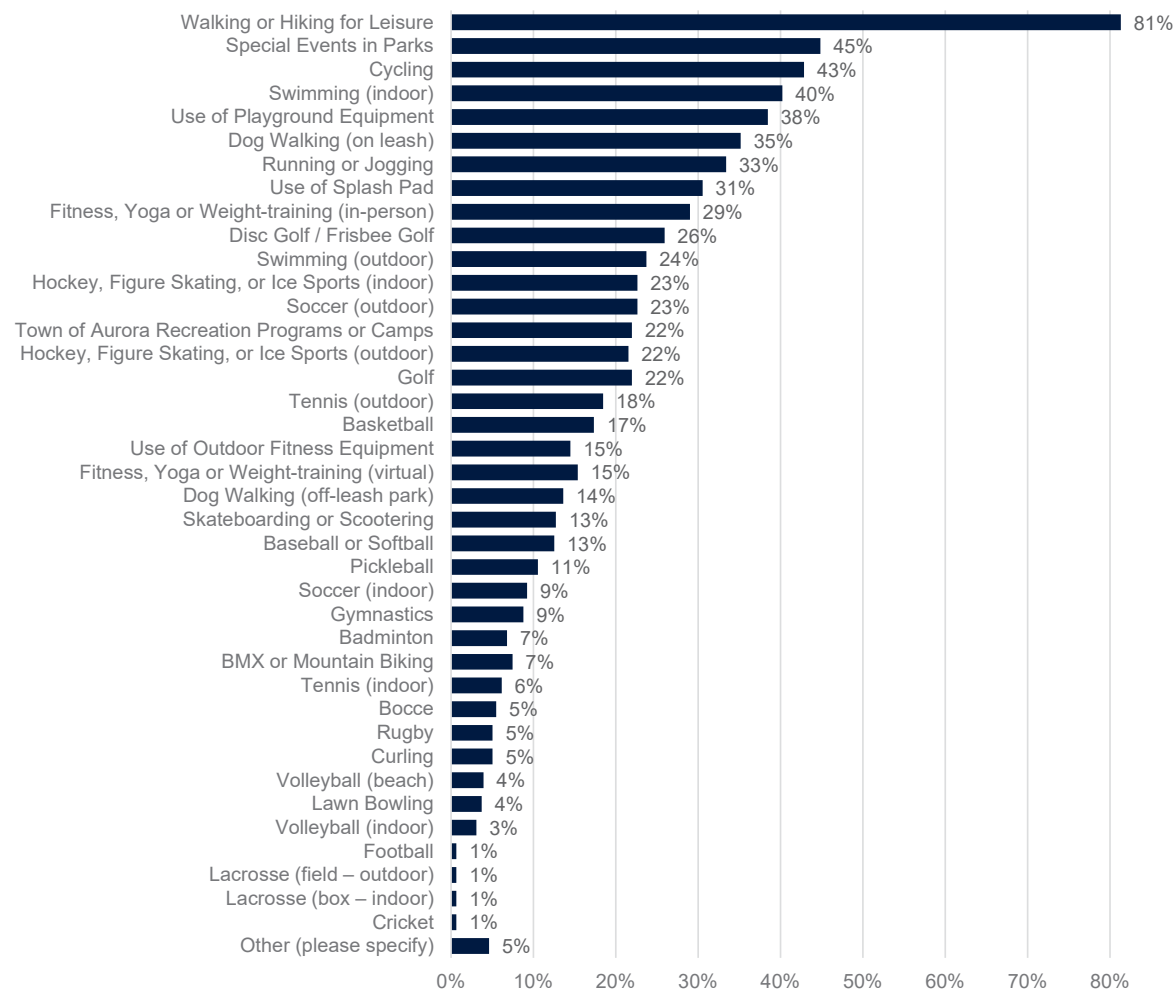




# Community Survey

## Most Popular Parks and Recreation Activities

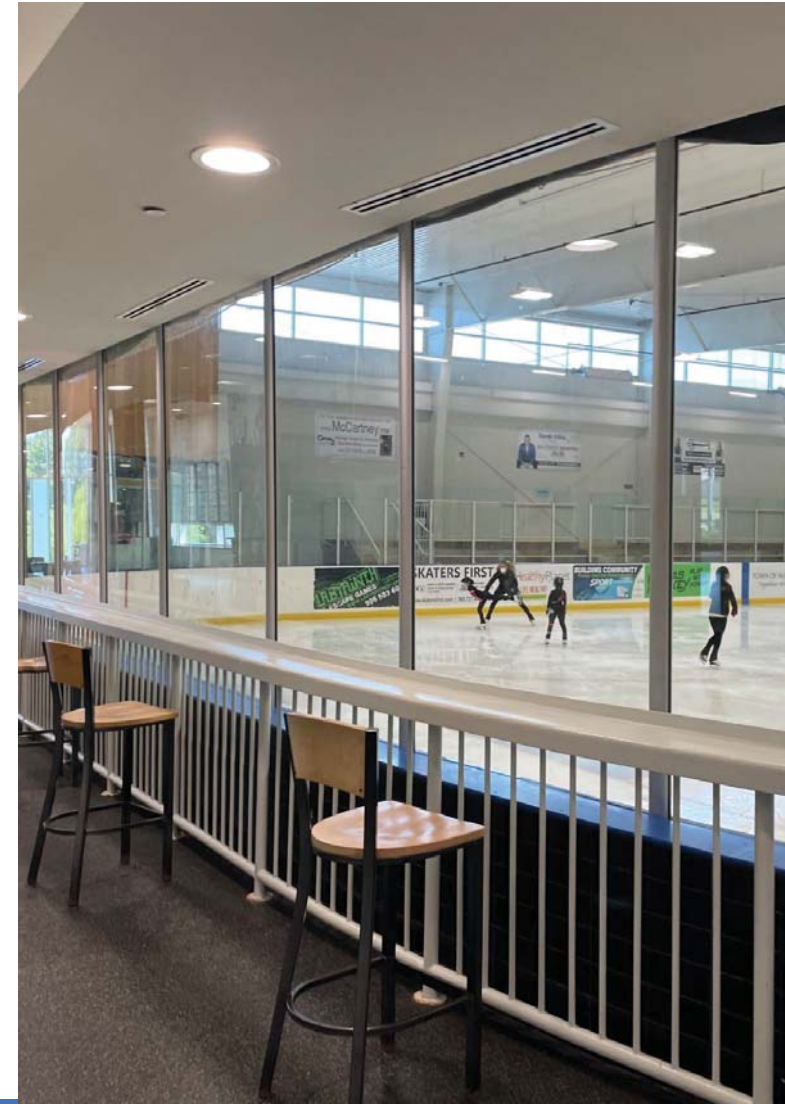
- Walking / Hiking (81%)
- Special Events in Parks (45%)
- Cycling (43%)
- Indoor Swimming (40%)
- Playgrounds (38%)





# Community Survey

- 44% are unable to participate as often as they would like. **Main barriers** include:
  - lack of desired facilities or programs (60%)
  - program or activity is full (33%)
  - lack of time (28%)
- **Outdoor recreation facilities** have the largest gap in expectations:
  - 86% feel they are important
  - But only 60% are satisfied

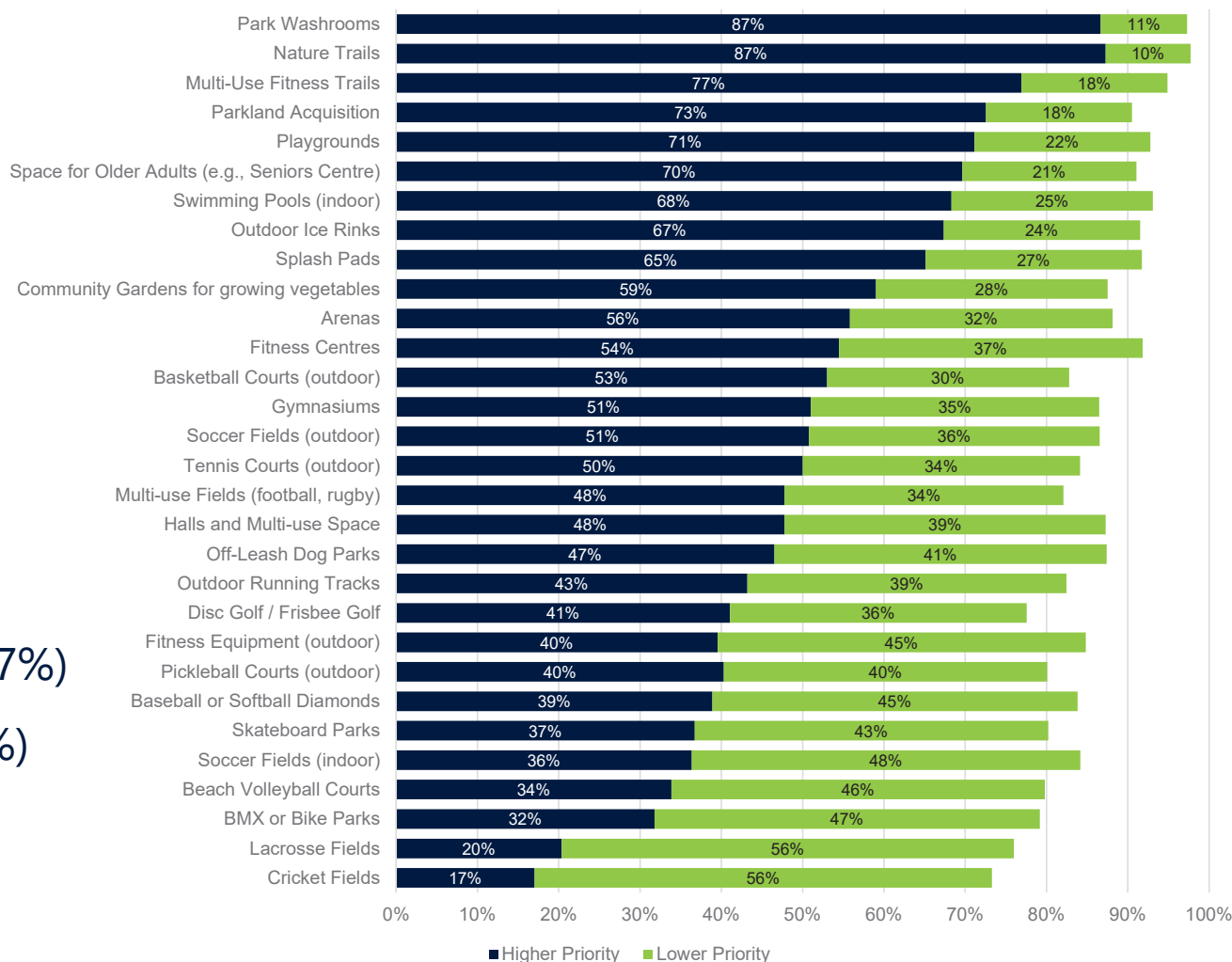




# Community Survey

## Priorities for Facility Investment

- Nature trails (87%)
- Park washrooms (87%)
- Multi-use fitness trails (77%)
- Parkland acquisition (73%)
- Playgrounds (71%)





# What we have Heard so far

Some broad themes:

- Expanding options for **outdoor recreation** (disc golf, outdoor rinks, off-leash areas, splash pads, etc.)
- Enhancing **existing facilities** (e.g., lighting, repurposing, etc.)
- Supporting local and regional organizations through **sport-friendly facilities** (e.g., indoor pools, turf fields, etc.)
- Addressing **changing demographics** (e.g., growth, diversity, seniors, persons with disabilities)



# Other Trends and Emerging Influences

- Communities are increasingly viewing recreation and parks as **essential services** and believe that these will be a critical contributor to our recovery from the COVID-19 pandemic
- Recent **staffing and volunteer shortages** have created challenges with maintaining levels of service
- **Outdoor recreation** is on the rise and many communities are reimagining existing spaces in creative ways
- Municipalities are placing a growing emphasis on **inclusion, barrier-free accessibility, affordability, and climate change**



# Indoor Recreation Facilities

## Selected Recommendations

- Continue to pursue options for securing land to support a **community centre in the southwest** to include an indoor pool, gymnasium, walking track, and more
- Prepare a study to consider arena needs and options for **repurposing the AFLC rink** into dryland, non-ice activity space





# Outdoor Recreation Facilities

## Selected Recommendations

- Complete a scoped review and update of the **Sports Field Development Strategy**, with a focus on replacement options for the Stronach fields (e.g., artificial turf fields, partnerships)
- Establish an **outdoor pickleball complex** (6+ courts); consider club partnership options
- Advance reconstruction of the **AFLC skate park**
- Address gaps in **playground and sport court provision** through future park projects
- Prepare a business plan to consider options for a **refrigerated outdoor ice rink**





# Parkland

## Selected Recommendations

- Update **parkland policies** to reflect changing legislation and Aurora's urban structure
- Strive to achieve a service level of 2.0 ha/1000 residents, providing **17.2 hectares** of additional parkland by 2031
- Take a “**parkland-first**” **approach** to securing land and maximize community access to non-municipal sites
- Develop a strategy for the **renewal of key park sites** (e.g., Confederation Park)





# Service Delivery & Program Support

## Selected Recommendations

- Fully implement the **Recreation User Fee and Pricing Policy**
- Conduct a comprehensive review of **permitting procedures and allocation policies**
- Undertake a **recreation program review** and **Special Events Policy** to clarify levels of service
- Continue to collaborate with schools to enhance access and creation of **community hubs**





# Next Steps

1. Post draft Plan on **project website** and solicit written feedback (May 3 deadline)
2. Host an in-person **open house** to hear public feedback (date tbd)
3. Seek Council approval on **June 6**





# Thank you!

Comments and Questions?







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

Town of Aurora

## General Committee Report

No. PDS23-035

---

**Subject:** Application for Draft Plan of Condominium  
Wellington Aurora Developments Inc.  
497 Wellington Street West  
Part 40 Reserve, Plan 102, designated as Part 12 on Plan 65R-38133  
File Number: CDM-2017-03  
Related File Number: SP-2015-01

**Prepared by:** Kenny Ng, Planner

**Department:** Planning and Development Services

**Date:** April 4, 2023

---

### Recommendation

1. That Report No. PDS23-035 be received; and
2. That the Draft Plan of Condominium (Common Elements Condominium) File No. CDM-2017-03 to establish a condominium road to service eleven (11) parcels of tied land, each containing a single-detached residential dwelling, be approved, subject to the conditions attached hereto as Schedule "A" of this report.

### Executive Summary

This report seeks Council's approval for the proposed Draft Plan of Condominium (common elements) located at 497 Wellington Street West (the 'subject lands').

- The applicant submitted a Draft Plan of Condominium application to establish a common elements condominium over the right-of-way within the development.
- The proposed application is consistent with the Provincial Policy Statement and conforms with the Growth Plan.
- The proposed application conforms to the Lake Simcoe Protection Plan.
- The proposed application conforms to the York Region Official Plan.



- The proposed application conforms to the land use policies of Town Official Plan and the Town's Comprehensive Zoning By-law 6000-17, as amended.
- The proposed application was circulated to internal staff and external agencies for review and comments. All circulated staff and agencies are satisfied with the revisions and have no objections, subject to conditions of approval attached hereto as Schedule 'A.'

## **Background**

### **Application History**

#### **Zoning By-law Amendment (ZBA-2014-07) and Site Plan Application (SP-2015-01)**

The original Zoning By-law Amendment application was submitted to the Town in October 2014 (File ZBA-2014-07), followed by the site plan application submission in February 2015 (File SP-2015-01). In 2015, Town Council refused the ZBA and SP applications. The applicant appealed Town Council's refusal of the applications to the former Ontario Municipal Board (OMB), which then became the Local Planning Appeal Tribunal (LPAT) and is now the Ontario Land Tribunal (OLT).

On August 24, 2019, the LPAT issued an order authorizing the Town to finalize the Zoning By-law Amendment and approve the Site Plan Application in accordance with the terms of the settlement. The implementing Zoning By-law Amendment to permit this development was enacted in July 2021 and is now in full force and effect. The related Site Plan agreement was executed on June 23, 2022.

#### **Consent Application**

On September 14, 2017, the Committee of Adjustment approved a consent application to create 11 parcels of tied lands and a right of way on the subject lands. As required by Section 53(41) of the Planning Act, the applicant failed to satisfy the conditions of approval within the one-year period, and therefore, the consent approval lapsed in 2018. Consequently, the applicant resubmitted this same consent application in 2021 to implement the decision/orders issued by the OMB and LPAT. The consent was approved by the Committee of Adjustment and finalized in 2022.

#### **Draft Plan of Condominium Application**

The subject Draft Plan of Condominium application was submitted in September of 2017 under File No. CDM-2017-03. The subject application was circulated and pending



on the related site plan application (SP-2015-01) to be approved and agreement executed.

## **Location / Land Use**

The 0.79 ha (1.95 ac) vacant subject property municipally known as 497 Wellington Street West is located on the south side of Wellington Street West, east of Bathurst Street and west of Timpson Drive. The site has an approximate frontage of 60.4 m (198.2 ft) along Wellington Street West, and an approximate depth of 132.7 m (435.4 ft). There is a significant amount of vegetation located on the property, particularly at the rear which slopes to the Tannery Creek which abuts the site to the south.

## **Surrounding Land Uses**

Surrounding land uses are predominantly residential. The surrounding land uses are as follows:

North: Christ Evangelical Lutheran Church, Detached dwellings

South: Residential neighbourhood, Elizabeth Hader Park, Tannery Creek watercourse

East: Aurora High School, Detached dwellings

West: Detached dwellings

## **Policy Context**

### **Provincial Policies**

All Planning Act applications must have regard to matters of Provincial interest, consistent with the Provincial Policy Statement ('PPS'), and must conform with provincial plans, regional and local municipal official plans as well as the local zoning by-law.

The PPS policies support the development of strong communities through the promotion of efficient land use and development patterns.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe ('The Growth Plan') is a guiding document for growth management within the Greater Golden Horseshoe Area. The Growth Plan provides a framework which guides land-use planning.

The Lake Simcoe Protection Plan ('LSPP') provides policies that address aquatic life, water quality and quantity, shorelines and natural heritage, other threats and activities (invasive species, climate change and recreational activities) and implementation.



### York Region Official Plan (YROP)

The subject lands are designated “Urban Area” within the YROP. The Region’s vision for the Urban Area is to strategically focus growth, while conserving resources and to create sustainable, lively communities. A primary goal of the YROP is to enhance the Region’s urban structure through city building, intensification and compact, complete vibrant communities.

### Town of Aurora Official Plan

The subject lands are designated as “Stable Neighbourhoods” by the Town of Aurora Official Plan. The Stable Neighbourhoods designation contains a number of older, distinct residential neighbourhoods. The Official Plan recognizes the importance of protecting and enhancing stable neighbourhood lands. New development within this designation shall be compatible with its surrounding context. The Stable Neighbourhood designation permits ground-related residential uses including detached, semi-detached and townhouse residential dwelling units.

The southwest corner of the property is designated “Environmental Protection” by the Official Plan. This designation is designed to identify, protect and enhance the environmental features and functions that will form a permanent Greenlands system.

### Zoning By-law 6000-17, as amended

As noted, the implementing zoning by-law was enacted in accordance with the OMB and LPAT orders to permit the proposed development. The subject lands are zoned Detached Dwelling Fourth Density Residential – Exception 508 (R4(508)) and Environmental Protection – Exception 509 (EP(509)).

The R4(508) zone permits a maximum of 11 detached units subject to site specific provisions such as building setbacks, a maximum lot coverage of 40% per lot, and maximum building heights of 10.0 m (32.8 ft). The minimum required lot area is 325 m<sup>2</sup> (3,498.3 ft<sup>2</sup>) and the minimum required lot frontage is 10.9 m (35.7 ft).

The EP(509) Zone is applicable to the south portion of the subject lands, and includes portions of the rear yards for Lots 5 through 9. The zone boundary is reflective of the ‘Top of Bank’ established in consultation with the Lake Simcoe Region Conservation Authority, as it slopes southward to the Tannery creek and is in place to protect existing natural features within this portion of the subject lands. This zone permits athletic fields, agricultural uses, conservation uses, golf courses, public parks, private parks, stormwater management ponds and woodlands. It prohibits buildings and structures,



except those intended for flood or erosion control and approved by a Public Authority. Exception 509 permits a maximum encroachment of 3.7 m (12.1 ft) for balconies, decks and patios into this zone, which was agreed to as part of the LPAT settlement.

## Reports and Studies

The Owner submitted the following documents as part of a complete application:

- Draft Plan of Standard Condominium, prepared by R-PE Surveying Ltd.;
- R-Plan 65R-38113, prepared by Ertl Surveyors; and
- Cover letter.

## Proposed Application

### Draft Plan of Condominium

As shown on Figure 4, the applicant submitted a Draft Plan of Condominium application to establish a common elements condominium over the private road within the overall development. The interests in this private road will be tied to and service the future eleven (11) single detached dwellings within the subject lands. Permanent access into the subject lands will be from Wellington Street West.

## Analysis

### Planning Considerations

**The proposed application is consistent with the Provincial Policy Statement (PPS) and conforms with the Growth Plan**

The subject development achieves the objectives of intensification within settlement areas, capitalizes on existing infrastructure, contributes to a range of housing tenure within the Town and minimizes environmental impacts. The proposed application implements the OMB approved development plan. Staff is satisfied that the proposed application is consistent with the PPS and conforms to the Growth Plan.

### **The proposed application conforms to the Lake Simcoe Protection Plan (LSPP)**

The Lake Simcoe Region Conservation Authority ('LSRCA') has reviewed the proposed application and has no objection to its approval, as LSRCA matters of interest (natural hazards, natural heritage and stormwater management) for this development were adequately addressed through previous application approvals and subsequent issuance of clearance letters.



**The proposed application conforms to the York Region Official Plan (YROP)**

The proposed application facilitates the development of single detached dwelling units with a freehold tenure, tied to common elements thereby contributing to a mix of housing stock and tenure within the Region.

**The proposed application conforms to the land use policies of Town of Aurora Official Plan and the Town's Comprehensive Zoning By-law 6000-17, as amended**

The proposed residential use is a permitted use in accordance with the "Stable Neighbourhood" designation. In addition, Staff evaluated the proposed development and have determined the subject proposal meets the performance standards of the applicable zone categories.

**Department / Agency Comments**

**All circulated staff and agencies are satisfied with the submission and have no objections, subject to conditions of approval.**

The proposed application was circulated to all internal staff and external agencies for review and comments. All circulated staff and agencies are satisfied with the submission and have no objections, subject to conditions of approval. The recommended conditions of approval are presented as Schedule 'A' to this report.

**Public Comments**

Planning Staff have received no comments from the public on the proposed application.

**Advisory Committee Review**

No Communication Required.

**Legal Considerations**

Section 9(2) of the Condominium Act, 1998 states that the requirements of the Planning Act that apply to a plan of subdivision apply to a plan of condominium with necessary modifications. Under the Planning Act, Council has 120 days to make a decision on subdivision applications before the Owner can appeal. Staff deemed the application complete on September 7, 2017; therefore, the applicant may appeal at any time.



## **Financial Implications**

All applicable development fees and charges in this regard have been and will continue to be collected by the Town as required.

## **Communications Considerations**

In accordance with the Planning Act, applications for Common Elements Condominium do not require notice or a statutory public meeting. The Town will inform the public of the information in this report by posting it to the Town's website.

## **Climate Change Considerations**

The proposal will result in development of parcels within the urban boundary that are currently underutilized. The impact on GHG emissions is mitigated due to the subject lands' proximity to existing infrastructure and services, as well as energy efficient building using Passive House design. Existing environmental features will not be disturbed by the proposed development while sufficient trees are preserved on site.

The project increases the Town's ability to adapt to climate change by incorporating sustainable housing construction materials and practices into the development reducing heat island effect and allows for water saving measures through low impact development practices. This project supports the objectives from the Community Energy Plan, and Section 5 of the Official Plan.

## **Link to Strategic Plan**

The proposed application supports the Strategic Plan goal of supporting an exceptional quality of life for all, by strengthening the fabric of our community. Through the subject development, housing is provided in accordance with the objective to collaborate with the development community to ensure future growth includes housing opportunities for everyone.

## **Alternative(s) to the Recommendation**

1. That Council provide direction.



## **Conclusions**

Planning and Development Services reviewed the proposed Draft Plan of Condominium application against the relevant Provincial plans, Regional and Town Official Plans, the Comprehensive Zoning By-law and municipal development standards. The development is considered good planning and conforms to Provincial and Regional policies and is consistent with policies of the Town's Official Plan. Therefore, Staff recommend approval of Draft Plan of Condominium File No. CDM-2017-03 and related conditions of approval.

## **Attachments**

Figure 1 – Location Map  
Figure 2 – Existing Official Plan Designation  
Figure 3 – Existing Zoning By-Law  
Figure 4 – Proposed Draft Plan of Condominium  
Schedule 'A' – Conditions of Draft Approval

## **Pre-submission Review**

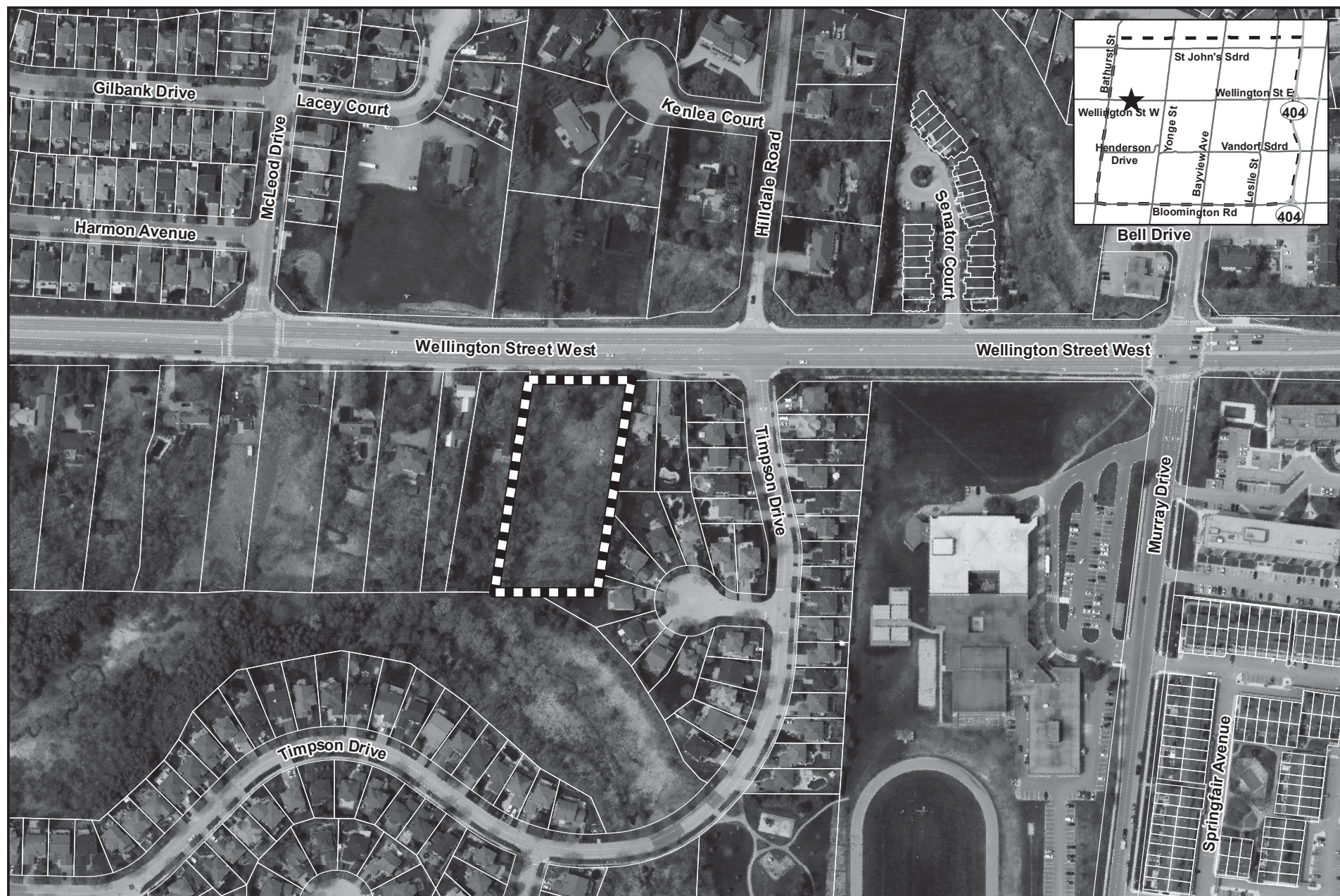
Agenda Management Team review on March 16, 2023

## **Approvals**

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer





## LOCATION MAP

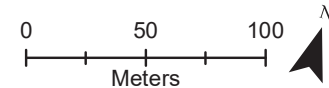
APPLICANT: WELLINGTON AURORA DEVELOPMENTS INC

FILE: CDM-2017-03

FIGURE 1



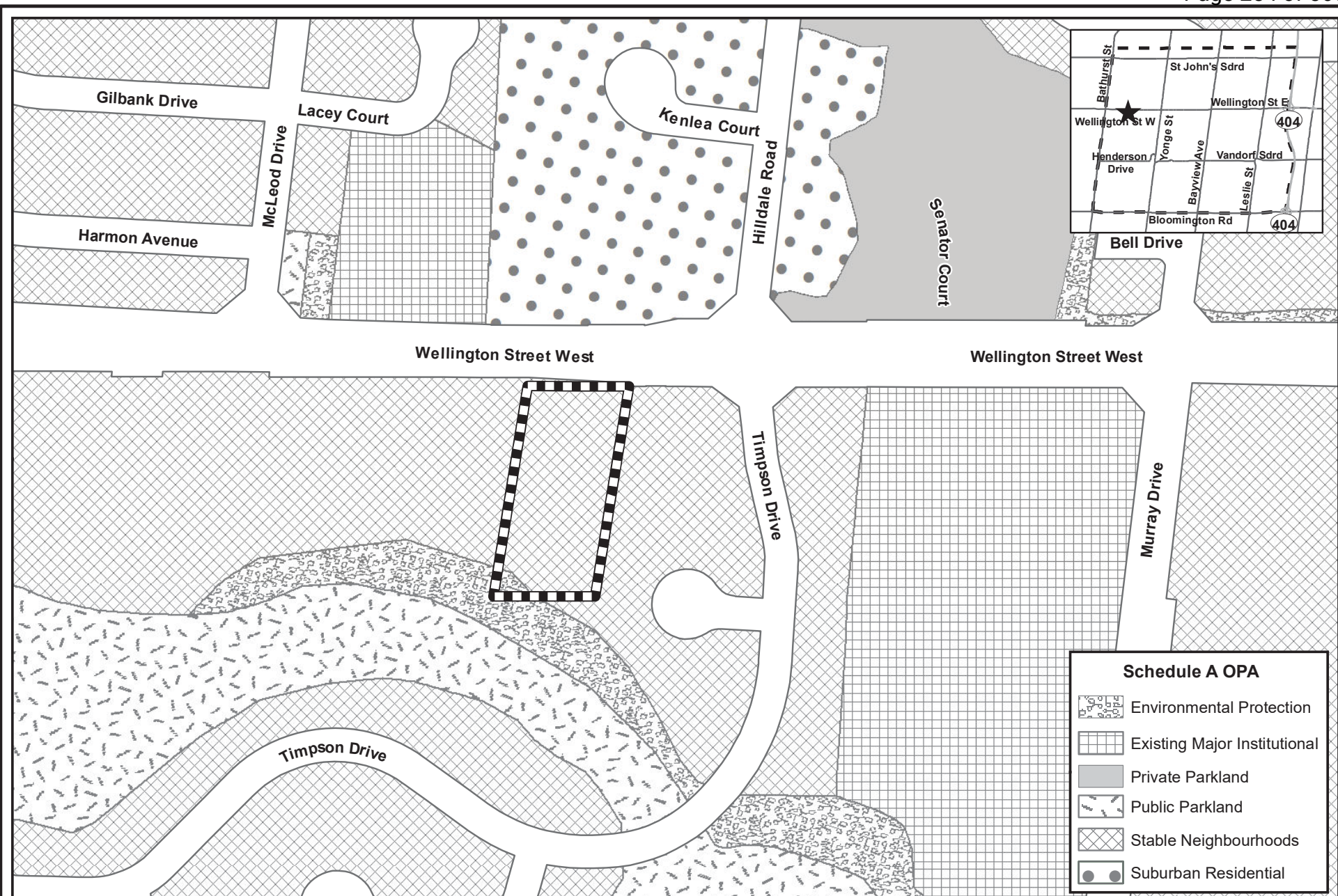
**SUBJECT LANDS**



Map by the Town of Aurora Financial Services Department, 27/02/2023. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2022, © First Base Solutions Inc., 2022 Orthophotography.

Document Path: J:\data\data\Planning Maps\497 Wellington Street W (Wellington Aurora Developments Inc; CDM-2017-03)\Report Maps March 2023\Figure\_1\_Location\_Map.mxd





## EXISTING OFFICIAL PLAN DESIGNATION

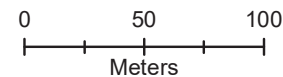
APPLICANT: WELLINGTON AURORA DEVELOPMENTS INC

FILE: CDM-2017-03

FIGURE 2



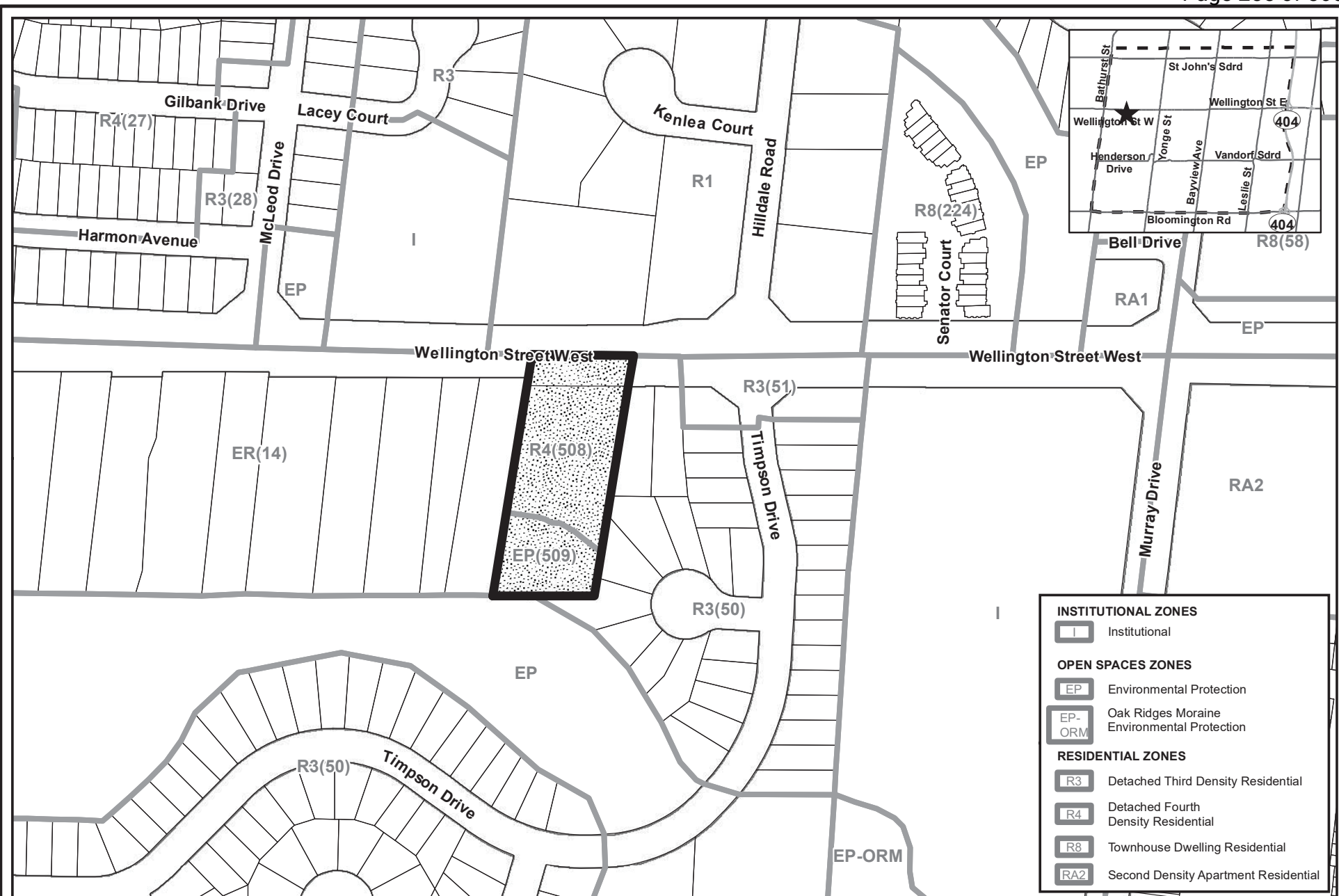
**SUBJECT LANDS**



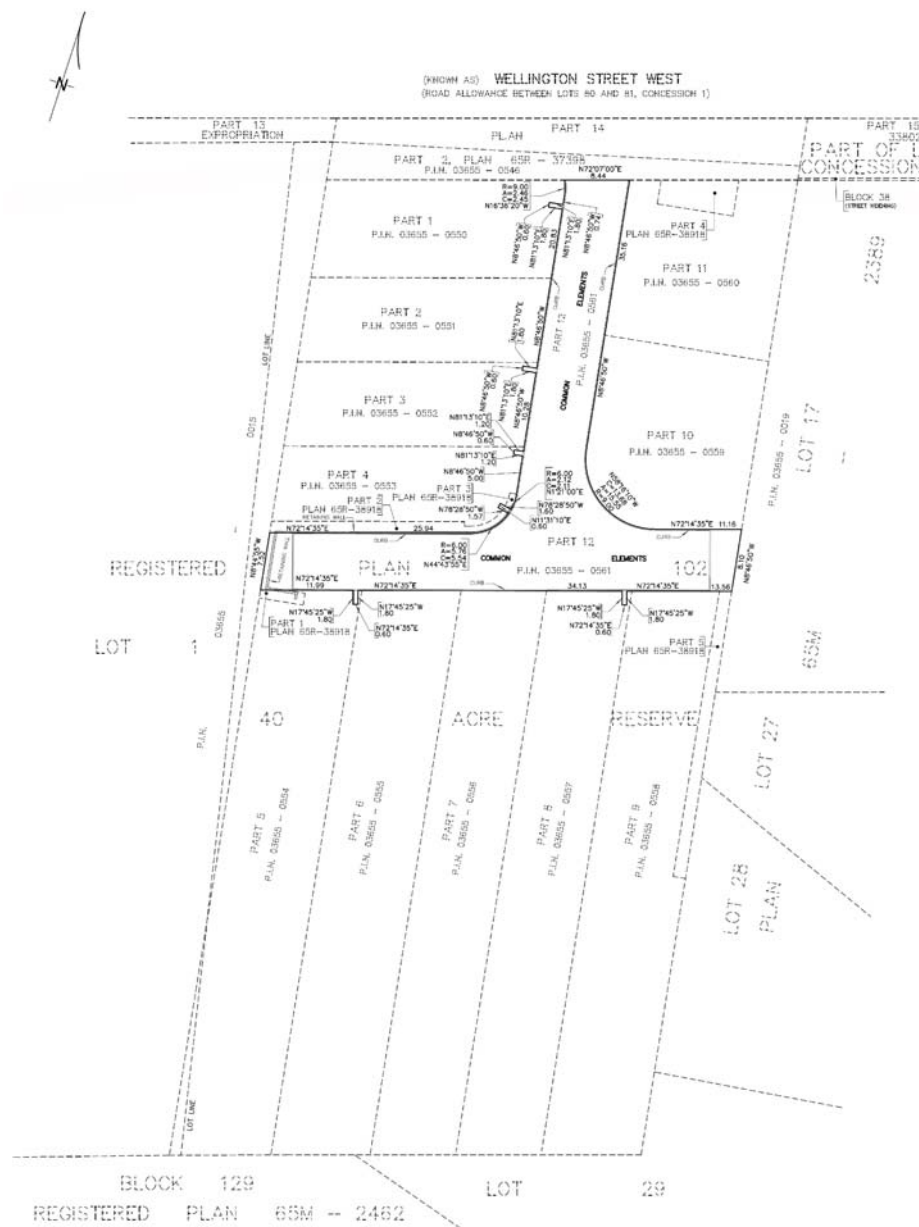
Map by the Town of Aurora Financial Services Department, 27/02/2023. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\497 Wellington Street W (Wellington Aurora Developments Inc; CDM-2017-03)\Report Maps March 2023\Figure\_2\_Existing\_Official\_Plan\_Designation.mxd









## PROPOSED DRAFT PLAN OF CONDOMINIUM

APPLICANT: WELLINGTON AURORA DEVELOPMENTS INC

FILE: CDM-2017-03

FIGURE 4

Map by the Town of Aurora Financial Services Department, 27/02/2023. Drawing provided by Wellington Aurora Developments Inc.

Document Path: J:\data\data\Planning Maps\497 Wellington Street W (Wellington Aurora Developments Inc; CDM-2017-03)\Report Maps March 2023\Figure\_4\_Proposed\_Plan\_of\_Condominium.mxd



## **Schedule “A”**

### **CONDITIONS OF APPROVAL**

**Draft Plan of Common Elements Condominium  
Wellington Aurora Developments Inc.  
497 Wellington Street West, legally described as Part 40 Reserve, Plan 102,  
designated as Part 12 on Plan 65R-38133 (the “Lands”)  
CDM-2017-03**

**THE CONDITIONS OF AURORA COUNCIL THAT SHALL BE SATISFIED BY THE OWNER OF THE LANDS (THE “OWNER”) PRIOR TO THE RELEASE FOR REGISTRATION OF ANY CONDOMINIUM PLAN OF THE LANDS (THE “PLAN”), ARE AS FOLLOWS:**

#### **Planning Division Conditions**

1. The final draft plan prepared by R-PE Surveying Ltd. dated December 19, 2022 with respect to the creation of a condominium road on the Lands to provide private access to eleven (11) residential units (the “Draft Plan”) and these associated conditions of Draft Plan approval may be amended by the Town if revisions are required to implement or integrate any recommendations resulting from studies required to be submitted as a condition of Draft Plan approval. Further, minor redline revisions to the Draft Plan may also be required to ensure property alignment with existing or proposed lots, blocks, units, streets, and/or facilities on lands adjacent to the Draft Plan.

#### **Legal Services Division Conditions**

2. Prior to the Town’s release for registration of the Plan, the Owner shall submit to the Town for approval the related draft Condominium Declaration and Description containing all the required provisions in accordance with the *Condominium Act, 1998*, S.O. 1998, c.19, as amended, and any other provisions as may be required by the Town, including but not limited to any right(s)-of-way and easements (the “Declaration”). Together with the final version of the Declaration and Plan as preapproved by the Land Registry Office, the Owner shall provide a solicitor’s undertaking indicating that:
  - a) the Declaration and Plan provided to the Town are the final versions to be submitted for registration on title to the Lands;
  - b) the Town will be notified of any changes to the Declaration and Plan prior to registration on title to the Lands and certification of same by the Land Registrar; and
  - c) a copy of the registered Declaration and Plan will be provided to the Town within ten (10) business days after registration.

#### **Engineering Division Conditions**

3. Prior to the Town’s release for registration of the Plan, the Owner shall submit to the satisfaction of the Town, a certificate from the Owner’s Engineer stating that all Servicing Works as defined in the Development Agreement dated June 23, 2022 between the Town and 2419059 Ontario Inc., being the previous owner of the Lands registered on title to the Lands as Instrument No. YR3447832 on July 5, 2022 have been substantially completed.



York Region Conditions

4. Prior to final approval, the Owner shall provide confirmation that all of the conditions of the site plan approval issued on August 22, 2022 for the subject property under Regional File No. SP.16.A.0011 have been satisfied.
5. Prior to final approval, the Owner shall execute all Regional agreements and obtain all of the necessary permits required as part of the site plan approval for the subject property issued on August 22, 2023 under Regional File No. SP.16.A.0011.
6. Prior to final approval, the Owner shall confirm that all of the works within the Regional ROW have completed to the satisfaction of the Region or that the Region holds sufficient securities to cover the cost of any outstanding works. Should there be insufficient security to cover the cost of the remaining works, the Owner shall arrange for the deposit of additional securities in the amount sufficient to cover the cost of all outstanding works.
7. Prior to final approval, the Owner shall provide confirmation that all transfers of obligation have been completed where Regional agreements require responsibility to change from the Owner to the Condominium Corporation.
8. The Owner shall include in all Agreements of Purchase and Sale and/or Lease, Condominium Agreement, Condominium Declaration, a clause stating that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants.

***Clearances***

The Town's Planning Division shall advise that Condition 1 has been satisfied, stating briefly how this Condition has been met.

The Town's Legal Services Division shall advise that Condition 2 has been satisfied, stating briefly how this Condition has been met.

The Town's Engineering Division shall advise that Condition 3 has been satisfied, stating briefly how this Condition has been met.

York Region shall advise that Conditions 4 to 8 have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.





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

Town of Aurora

## General Committee Report

No. PDS23-036

---

**Subject:** Extension of Approval to Draft Plan of Condominium  
Dormlind Developments Limited  
14029 Yonge Street  
Block 28, Plan 65M-470  
File Number: CDM-2017-01

**Prepared by:** Kenny Ng, Planner

**Department:** Planning and Development Services

**Date:** April 4, 2023

---

### Recommendation

1. That Report No. PDS23-036 be received; and
2. That the approval to Draft Plan of Condominium and related conditions of approval at 14029 Yonge Street, File CDM-2017-01, be extended for one (1) year with a lapsing date of May 28, 2024.

### Executive Summary

This report seeks Council's approval to extend the Town's approval to the Draft Plan of Condominium and related conditions of approval at 14029 Yonge Street for one (1) year, with a lapsing date of May 28, 2024.

### Background

#### Application History

##### Draft Plan of Subdivision and Condominium

The approved Draft Plan of Subdivision and Condominium were submitted on March 15, 2017. On July 24, 2018, Council approved the Draft Plan of Subdivision SUB-2017-01 and Draft Plan of Condominium CDM-2017-01 for the subject lands.



The Draft Plan of Subdivision relates to the creation of 27 single-detached residential lots, a trail block along east side of Yonge Street (block 29), 0.3 m reserve (blocks 30 and 31) and a Common Element Condominium block (block 28).

The Draft Plan of Condominium (Common Elements) proposes 27 Parcels of Tied Land (POTLs), and includes the private roads, eight (8) visitor parking spaces, green space around the Butternut tree, and the existing woodlands on the easterly portion of the subject lands. The Draft Approved Plan of Condominium is shown in Figure 4.

Draft Plan of Condominium approval is subject to the Conditions of Draft Plan Approval attached to Council Report No. PDS18-086, which are also attached to this report as Schedule 'A'. A lapsing provision was included in the Conditions of Draft Plan Approval to provide the Owner a three (3) year timeframe to register the Condominium.

On May 28, 2021, a two-year extension of the approved Draft Plan of Condominium was granted, which is set to lapse on May 28, 2023.

The plan of subdivision was registered on August 20, 2021 and the related development agreement and other documents were registered shortly thereafter.

Currently, the applicant is in the process of completing the construction of the common element of the condominium (the laneway, sidewalks, landscaping, etc.)

## **Location / Land Use**

The subject property, municipally known as 14029 Yonge Street, is located on the east side of Yonge Street north of Hunters Glen Road (Figure 1). The property has a lot area of 7.14 ha and a frontage of 117.8 m on the east side of Yonge Street. Buildings on the subject lands include a single detached dwelling, a Quonset hut and a barn, accessed via two driveways from Yonge Street.

## **Surrounding Land Uses**

The surrounding land uses are as follows:

North: Open Space (golf course)

South: Residential

East: Residential

West: Yonge Street and Residential



## Policy Context

### Provincial Policies

All development applications shall have regard for the related Provincial planning policy such as the Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (The Growth Plan), the Lake Simcoe Protection Plan (LSPP) and the Oak Ridges Moraine Conservation Plan (ORMCP). Description of the provincial policies are discussed in the previous Council Meeting Report No. PDS18-076, July 24, 2018.

### York Region Official Plan (YROP)

The subject lands are designated "Urban Area" by the YROP, which permits a wide range of residential, commercial, industrial and institutional uses.

### Town of Aurora Official Plan

The subject lands are designated Site Specific Policy Area 53 as shown on Official Plan Schedule 'H'. SSPA 53 changes the land use designation from "Cluster Residential" to "Cluster Residential Site Specific Policy No. 49". The provisions allow twenty-seven (27) blocks to be developed as single detached units and related amenities.

### Yonge Street South Secondary Plan (OPA 34)

The subject lands are designated "Cluster Residential", "Environmental Protection Area" and "Environmental Function Area" by OPA 34 (Figure 2).

The "Cluster Residential" designation allows clusters of residential development with areas of open space that visually and functionally distinguish development clusters from one another. Permitted uses include single detached dwellings, semi-detached dwellings, linked housing, townhouses, and private open space.

The "Environmental Function Area" designation contains natural areas with a moderate level of environmental significance but which provide an important environmental function. The intent in designating Environmental Function Areas is to protect ecological function only.

### Zoning By-law 6000-17, as amended

Council approved Zoning By-law Amendment 6111-18 on July 24, 2018 to permit residential development on the subject lands. The lands are currently zoned as 'Detached Fourth Density Residential – Exception 501 [R4(501)]', 'Public Open Space



(O1)', 'Private Open Space (O2)' and 'Oak Ridges Moraine Environmental Protection (EP-ORM)' (see Figure 3).

The 'Detached Fourth Density Residential – Exception 501 [R4(501)]' permits a single detached dwelling as the primary use. Home occupation and second suite are permitted uses subject to requirements of the Zoning By-law. The zoning also includes site specific development standards for lot area, height, yard encroachment and density.

The Public Open Space block is to be conveyed to the Town for trail purpose, the zoning permits Athletic Fields, Cemetery, Agricultural Uses, Conservation Uses, Golf Courses, Public Park, Private Park, Stormwater Management Ponds, Woodlands and Recreation Centre.

The Private Open Space zoning is to be used for landscaping, roadway and open space purpose, the zoning permits Athletic Fields, Cemetery, Agricultural Uses, Conservation Uses, Golf Courses, Public Park, Private Park, Stormwater Management Ponds, Woodlands and Recreation Centre.

The Oak Ridges Moraine Environmental Protection zoning permits all existing uses as of November 15, 2001, fish, wildlife and forest management, conservation projects including flood and erosion control projects, non-motorized trails, transportation, infrastructure and utilities uses and natural heritage appreciation.

## Reports and Studies

The Owner submitted the following documents as part of a complete application to the proposed request to extend draft approval to plan of Subdivision:

Report Name
Approved Draft Plan of Condominium
Approved Draft Conditions of Approval
Extension Request Letter

## Proposed Application

The Owner is seeking to extend the Draft Plan of Condominium approval from May 28, 2023 to May 28, 2024. No additional units will be provided, and no development standards are proposing to be amended as a result of this request.



## **Analysis**

### **Planning Considerations**

Section 51(33) allows for a municipality to extend draft approval beyond the initial period for a time specified by the municipality and may further extend it but no extension is permissible if the approval lapses before the extension is given.

Staff are recommending that Council approve the request to extend the Draft Plan of Condominium for one (1) year with a lapsing date of May 28, 2024.

It is Planning Staff's opinion that a one-year extension is appropriate to ensure that the associated condominium conditions may be cleared to permit the registration of the condominium plan. Should the applicant experiences difficulties with clearing conditions within the extended timeframe, the applicant is able to request an additional extension before draft plan approval lapses.

The proposed extension of the approved Draft Plan of Condominium will continue to align with Provincial Policy, conforms to the Region of York and Town of Aurora Official Plans, and is permitted by the Zoning By-law.

### **Department / Agency Comments**

The request for draft plan approval extension was circulated to all internal and external agencies for review and comments. In general, all circulated agencies have no objection to the extension and have no further comments at this time.

### **Public Comments**

The Planning Act does not require public consultation to extend the approved Draft Plan of Condominium.

### **Advisory Committee Review**

No Communication Required.

### **Legal Considerations**

Section 51(33) of the Planning Act, R.S.O. 1990, c. P.13, allows a municipality to extend draft approval beyond the initial period for a time specified by the municipality at any time prior to the lapsing of the draft approval timeframe and prior to the registration of a



plan of condominium. Refusal to extend a lapsing date can be appealed by an applicant. As such, the extension to the Draft Approved Plan of Condominium and Conditions may be subject to future Ontario Land Tribunal appeals.

## **Financial Implications**

There are no financial implications.

## **Communications Considerations**

The Town will inform the public about the information contained in this report by posting it to the Town's website.

## **Climate Change Considerations**

The proposal will result in development of parcels within the urban boundary that are currently underutilized. The impact on GHG emissions is mitigated due to the subject lands' proximity to existing infrastructure and services, as well as energy efficient building using Passive House design. Existing woodland and wetland features will not be disturbed by the proposed development while sufficient trees are preserved on site.

The project increases the Town's ability to adapt to climate change by incorporating sustainable housing construction materials and practices into the development reducing heat island effect and allows for water saving measures through low impact development practices. This project supports the objectives from the Community Energy Plan, and Section 5 of the Official Plan.

## **Link to Strategic Plan**

The proposed application supports the Strategic Plan Goal of Supporting environmental stewardship and sustainability and the objectives of encouraging the stewardship of Aurora's natural resources and promoting and advancing green initiatives. The goal and these objectives are supported through the plan of subdivision/condominium process by conducting detailed analysis and evaluation of natural features, as well as identifying means of securing, protecting and enhancing those features both during the development process and after the site is built.

## **Alternative(s) to the Recommendation**

1. That Council provide direction.



## **Conclusions**

Planning and Development Services recommends that the approved Draft Plan of Condominium at 14029 Yonge Street (CDM-2017-01) be extended for one (1) year to May 28, 2024. The extension will ensure that the previously endorsed development on the subject lands can proceed with its required site works as it continues to advance to clearing associated draft conditions of approval and condominium registration.

## **Attachments**

Figure 1 – Location Map  
Figure 2 – Existing Official Plan Designation  
Figure 3 – Existing Zoning By-Law  
Figure 4 – Draft Approved Plan of Condominium  
Schedule 'A' – Draft Conditions of Approval  
Schedule 'B' – Extension Request Letter

## **Previous Reports**

Council Meeting Report No. PDS18-076, July 24, 2018

## **Pre-submission Review**

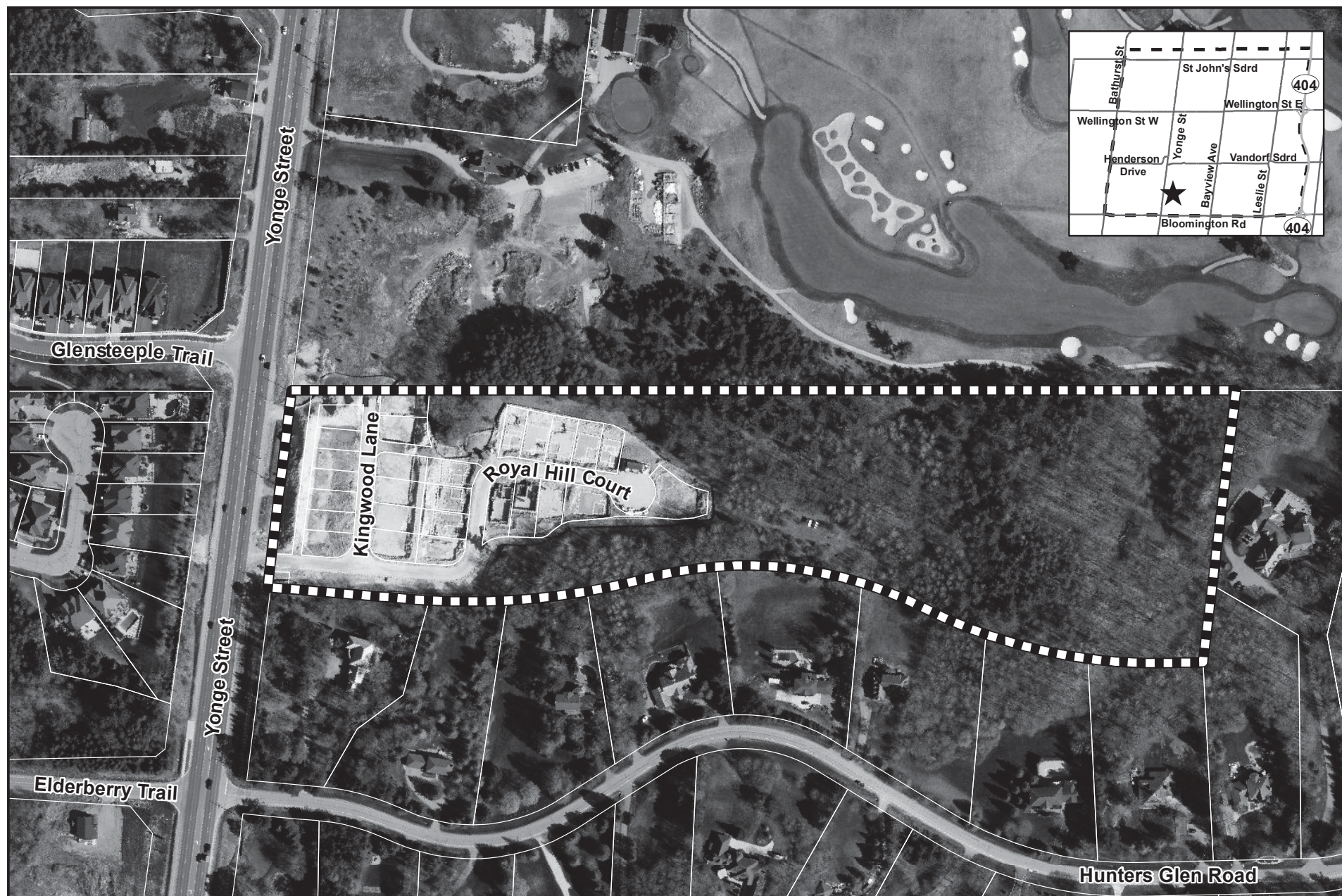
Agenda Management Team review on March 16, 2023

## **Approvals**

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer





## LOCATION MAP

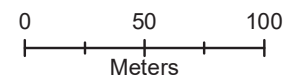
APPLICANT: Dormlind Developments Limited

FILE: CDM-2017-01

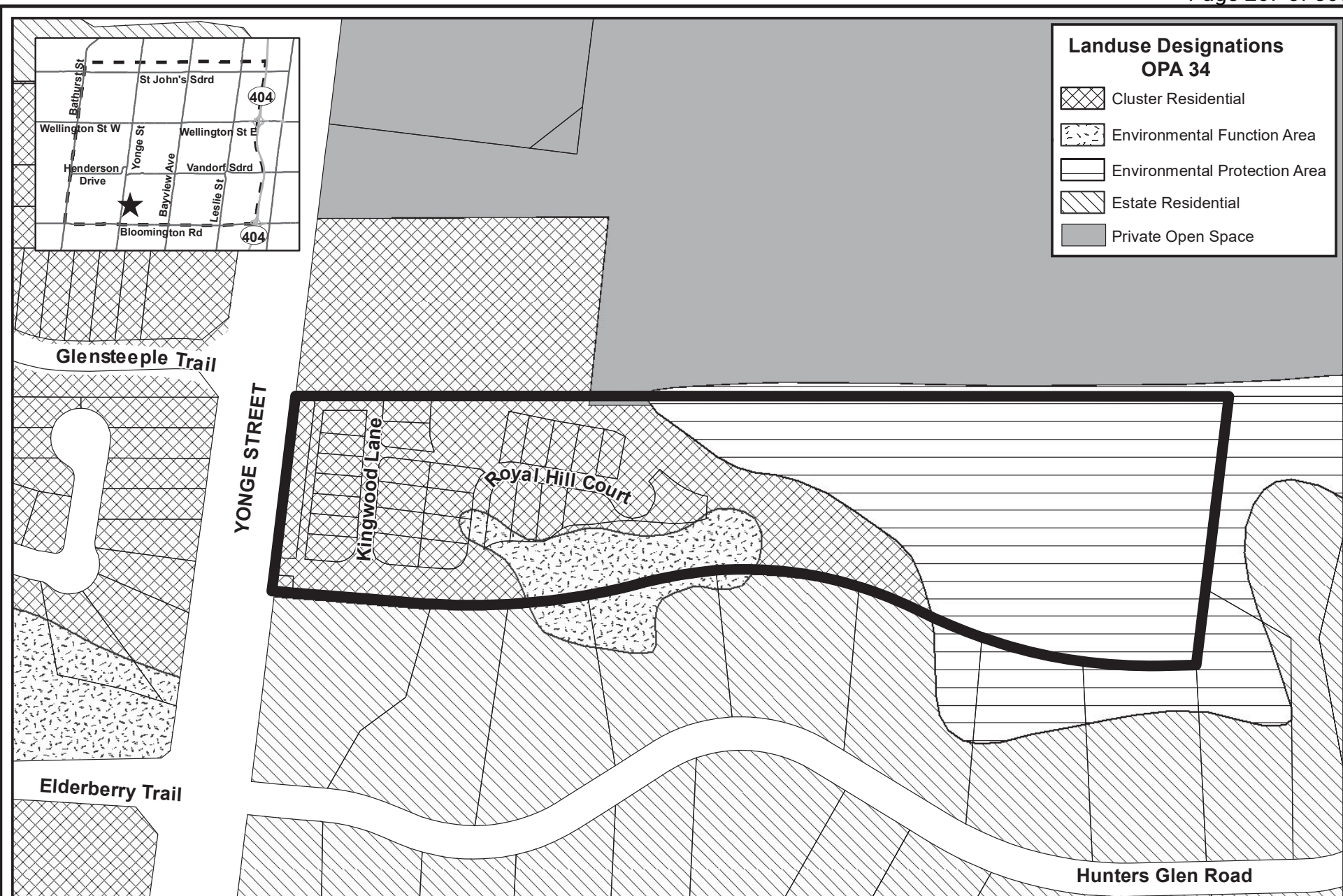
FIGURE 1



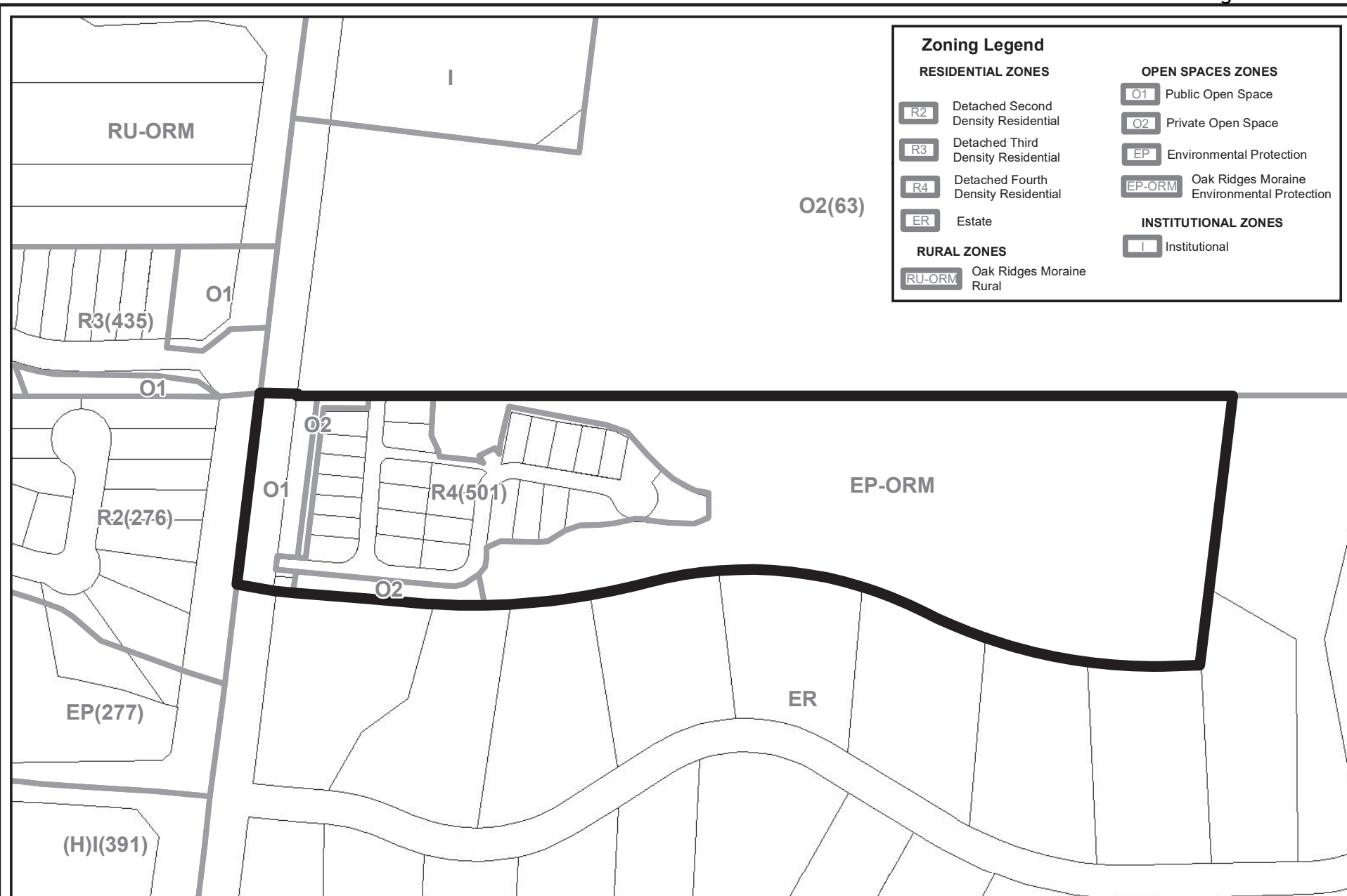
**SUBJECT LANDS**











## EXISTING ZONING

APPLICANT: Dormlind Developments Limited

FILE: CDM-2017-01

FIGURE 3

 **SUBJECT LANDS**

0 50 100  
Meters



Map by the Town of Aurora Financial Services Department, 28/02/2023. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2022, © First Base Solutions Inc., 2022 Orthophotography.

Document Path: J:\data\data\Planning Maps\14029 Yonge Street (Dormlind Developments; CDM-2017-01)\Report\_Maps\_March\_2023\Figure\_3\_Existing\_Zoning\_By-Law.mxd



**APPLICANT: Dormlind Developments Limited**  
**FILE: CDM-2017-01**  
**FIGURE 4**





## **CONDITIONS OF DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM APPROVAL**

### **CONDITIONS OF APPROVAL**

#### **DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM**

**Dormer Hill Inc. (the "Owner")**

**14029 Yonge Street, legally described as Part of Lot 72, Concession 1  
Whitchurch, designated as Part 1 on Plan 65R-3298 (the "Lands")**

**CDM-2017-01**

---

**THE CONDITIONS OF AURORA COUNCIL THAT SHALL BE SATISFIED BY THE OWNER PRIOR TO THE RELEASE FOR REGISTRATION OF ANY CONDOMINIUM PLAN OF THE LANDS (the "Plan"), ARE AS FOLLOWS:**

#### **Planning Division Conditions**

1. Approval of the final Plan shall relate to the Draft Plan of Common Elements Condominium prepared by ertl surveyors dated February 6, 2018 with respect to the creation of a condominium road on the Lands (the "Draft Plan") and the related Draft Plan of Subdivision Application SUB-2017-01 with respect to the creation of twenty-seven (27) related parcels of tied land on the Lands.
2. The Plan and associated conditions of Draft Plan Approval may require revisions, to the satisfaction of the Town, to implement or integrate any recommendations resulting from studies required as a condition of Draft Plan approval. Further, minor redline revisions to the Plan may be required to ensure property alignment with existing or proposed lots, blocks, streets, and/or facilities on lands adjacent to the Plan.
3. Prior to registration of the Plan, the Owner shall demonstrate compliance with the provisions of the Subdivision Agreement between the Owner and the Town entered into with respect to Draft Plan of Subdivision Application SUB-2017-01 to the satisfaction of the Director of the Planning Division.

#### **Legal Services Division Conditions**

4. Prior to registration of the Plan, the Owner shall submit to the Town for approval the Condominium Declaration and Description containing all the required provisions in accordance with the *Condominium Act, 1998* and any other provision as may be required by the Town (the "Declaration"). If requested by the Town, the Owner shall incorporate into the Declaration any right(s)-of-way and easements for vehicular access, including access for fire and emergency services, to the satisfaction of the



Town. Together with the final version of the Declaration, the Owner shall provide a solicitor's undertaking indicating that:

- a. the Declaration provided to the Town is the final Declaration to be submitted for registration, subject only to changes requested by the Land Registrar;
  - b. the Town will be notified of any required changes prior to registration; and
  - c. immediately following registration of the Declaration, a copy will be provided to the Town.
5. Prior to registration of the Plan, the Owner shall submit the Plan to the Town for approval, as preapproved by the Registry Office.

#### York Region

6. Prior to final approval, the Owner shall provide confirmation that all of the conditions of the draft plan of subdivision issued for the subject property on May 28, 2018 under Regional File No. 19T-17A01 have been satisfied.
7. Prior to final approval, the Owner shall execute all Regional agreements and obtain all of the necessary permits required as part of the subdivision approval for the subject property issued under File No. 19T-17A01.
8. Prior to final approval, the Owner shall confirm that all of the works within the Regional ROW have been completed to the satisfaction of the Region or that the Region holds sufficient securities to cover the cost of any outstanding works. Should there be insufficient security to cover the cost of the remaining works, the Owner shall arrange for the deposit of additional securities in the amount sufficient to cover the cost of all outstanding works.
9. Prior to final approval, the Owner shall provide confirmation that all transfers of obligation have been completed where Regional agreements require responsibility to change from the Owner to the Condominium Corporation.

#### Central York Fire Services

10. Fire Route Signage to be shown on the Plan of Condominium.
11. Minimum clear roadway width of 6 metres required at all times with no parking in this clear width for the set up and operation of fire trucks as per the Ontario Building Code.
12. Private condo road should be designed in accordance with the requirements of the OBC Div. B Article 3.2.5.6. For fire route design to facilitate emergency access and operation to all units in this development.



Clearances

13. The Town's Planning Division shall advise that Conditions 1 to 3 inclusive have been satisfied, stating briefly how each condition has been met.
14. The Town's Legal Services Division shall advise that Conditions 4 and 5 have been satisfied, stating briefly how each condition has been met.
15. York Region shall advise that Conditions 6 to 9 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
16. Central York Fire Services shall advise that Conditions 10 to 12 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

ISSUED at Aurora this 5<sup>th</sup> day of October, 2018.

RE-ISSUED by the Town of Aurora this 28<sup>th</sup> day of May, 2021.



\_\_\_\_\_  
 David Waters, MCIP, RPP, PLE  
 Director of Planning and Development Services

NOTE: WHERE FINAL APPROVAL FOR REGISTRATION HAS NOT BEEN GIVEN WITHIN TWO (2) YEARS AFTER THE DATE UPON WHICH THE RE-ISSUED APPROVAL TO THE PROPOSED PLAN OF SUBDIVISION WAS GIVEN, THE TOWN OF AURORA MAY, IN ITS DISCRETION, AND PURSUANT TO THE PLANNING ACT R.S.O. 1990 WITHDRAW ITS APPROVAL TO THIS PROPOSED PLAN OF SUBDIVISION, UNLESS APPROVAL HAS BEEN SOONER WITHDRAWN, BUT THE TOWN OF AURORA MAY FROM TIME TO TIME EXTEND THE DURATION OF THE APPROVAL.



February 8, 2023

Town of Aurora  
Planning and Development Services  
100 John West Way  
Box 1000  
Aurora, Ontario  
L4G 6J1

Attn: Mr. Lawrence Kuk, Manager Development Planning

Dear Mr. Kuk,

**Re: Request for Extension of Draft Plan of Condominium Approval  
Dormlind Developments Limited  
Draft Plan of Condominium File: CDM-2017-01  
2-23 Kingwood Lane, and 2-70 Royal Hill Court (Formerly 14029 Yonge Street)**

---

Evans Planning acts on behalf of Dormlind Developments Limited, the owners of properties located at 14029 Yonge Street in the Town of Aurora. The lands are legally described as 'Lots 1 to 27 Inclusive and Blocks 28 to 32 Inclusive, Plan 65M-4704'.

At its meeting of July 24, 2018, the Council of the Corporation of the Town of Aurora approved the Draft Plans of Subdivision and Condominium (the Plans), subject to conditions. The Plans facilitate the redevelopment of the subject property with 27 detached dwellings of common element condominium tenure, with access provided by a private condominium laneway. The Notice of Decision for the Plans was issued by the Town on September 4, 2018, and the appeal period expired on September 24, 2018. The Plans were subsequently stamped and executed as approved by the Director of Planning and Development Services on October 5, 2018.

The plan of subdivision was registered as Plan 65M-4704 on August 20, 2021. With street names assigned as Kingwood Lane and Royal Hill Court.

On May 28, 2021, the Town approved a 2-year extension to the draft plan of condominium conditions of approval, which are now to lapse on May 28, 2023.

In the intervening period since the Subdivision was registered, our Client has completed their sales process, with all homes under contract, and occupancies scheduled for Fall 2023. Please refer to the site photographs appended to this letter, illustrating the current state of the property as of the authoring of this letter. These





images show that the condominium laneway and services are generally completed, that the majority of the dwellings are fully enclosed, and that the installation of the third party utilities (telecommunications, gas main, hydro transformers, and streetlighting) has been initiated. The completion of the work associated with the utilities are anticipated to be completed before the end of February 2023, at which point the laneway will be paved. Finally, landscaping is anticipated to be completed in Summer 2023.

Unfortunately, delays during construction as a result of the COVID pandemic have resulted in an inability to complete the construction of the common element of the condominium (the laneway, sidewalks, landscaping, etc.) before the conditions will lapse in May. Thus, we respectfully request that the Town extend its draft approval deadline for the condominium application for one more year. In accordance with the Town's 2023 fee schedule, please find enclosed a cheque in the amount of \$2,566.00 as payment of the application fee for an extension of the draft approval of the plan of condominium.

I trust the information submitted is sufficient for your consideration of this request. Should you require any additional materials, please contact the undersigned at your earliest convenience.

Sincerely,

Adam Layton, RPP, MCIP

cc. Dormlind Developments Limited





---

**Appendix 1 – Site Photograph as of February 2023**

---















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

Town of Aurora

## General Committee Report

No. PDS23-017

---

**Subject:** Request for Increased Capital Budget Authority for Capital Project No. 31113 – Infrastructure Rehabilitation on Murray Drive

**Prepared by:** Garry Anggawinata, Municipal Engineer

**Department:** Planning and Development Services

**Date:** April 4, 2023

---

### Recommendation

1. That Report No. PDS23-017 be received; and
2. That the total approved budget authority for Capital Project No. 31113 be increased to \$6,177,800, representing an increase of \$655,508; and
3. That \$48,168, \$180,050 and \$30,550 in previously approved capital budget authority for Project No. 31118, 31119 and 31202, respectively be transferred to Project No. 31113; and
4. That the remaining \$396,740 in additional requested budget authority for Project No. 31113 be funded from the Storm Water reserve.

### Executive Summary

The intent of this report is to seek Council's approval for an increase to a previously approved capital budget authority for Capital Project No. 31113, the construction works for infrastructure rehabilitation on Murray Drive which includes replacement of a storm culvert, creek rehabilitation and channel restoration, replacement of a watermain section, and roadway surface rehabilitation (asphalt mill and overlay, curb and gutter repairs, and sidewalk repairs).

- The Town of Aurora 'Stream Management Master Plan' (SMMP) and 'Tannery Creek Flood Relief Study' (TCFRS) has identified the existing storm culvert on Murray Drive (near Nisbet Drive) as being undersized and requiring an upgrade, together with a section of the watermain.



- Various factors, including increased inflation rates, supply chain disruptions and increased material and labour prices have resulted in significant increases to construction costs.

## Background

Capital Project No. 31113 for the roadway surface rehabilitation of Murray Drive, Kennedy Street West, Pinehurst Court, and Wiles Court was included in the Town's Ten-Year Capital Plan.

This project was intended to be delivered in two (2) phases:

- 1) Phase 1 – Roadway surface rehabilitation of Murray Drive (from Wellington Street West to Nisbet Drive), Kennedy Street West (from Bathurst Street to Murray Drive), Pinehurst Court, and Wiles Court.
- 2) Phase 2 – Roadway surface rehabilitation of Murray Drive (from Nisbet Drive to Yonge Street), replacement of storm culvert on Murray Drive (near Nisbet Drive), stream rehabilitation and channel restoration, and replacement of existing watermain on Murray Drive (from Nisbet Drive to Davis Road).

Phase 1 of this project was completed in 2021. The scope of work consisted of mill and overlay of the roadway asphalt, concrete curb and gutter repairs, and concrete sidewalk repairs.

**The Town of Aurora 'Stream Management Master Plan' (SMMP) and 'Tannery Creek Flood Relief Study' (TCFRS) has identified the existing storm culvert on Murray Drive (near Nisbet Drive) as being undersized and requiring an upgrade, together with a section of the watermain.**

Phase 2 is comprised of the following scope of work:

- Removal of an existing twin corrugated steel pipe (CSP) arch storm culvert (measuring 1.83m wide, 1.12m high, 36.5m long) and replace with a proposed single CSP arch storm culvert (measuring 6.0m wide, 2.0m high, 36.5m long), including all associated creek rehabilitation and channel restoration works.
- Removal of an existing asbestos-cement (AC) watermain section along Murray Drive (from Nisbet Drive to Davis Road) and replace with a proposed 300mm PVC watermain, including all associated roadway and boulevard restoration



- Roadway surface rehabilitation on Murray Drive (from Nisbet Drive to Yonge Street), including mill and overlay of the roadway asphalt, concrete curb and gutter repairs, and concrete sidewalk repairs.

The scope of work for Phase 2 was developed in accordance with the recommendations from the Town of Aurora's 'Stream Management Master Plan' (SMMP) and 'Tannery Creek Flood Relief Study' (TCFRS), which was completed in 2019. This Town-wide study identified the existing storm culvert on Murray Drive (near Nisbet Drive) as being undersized according to the Ontario Ministry of Transportation (MTO) standards, representing a flood risk to private property and public infrastructure. Site investigations also revealed that the Tannery Creek channel is experiencing active bank erosion, undermined trees with exposed roots, highly confined channel corridor upstream of the culvert, and accumulation of woody debris at the culvert inlets. Channel restoration works and installation of armour stone retaining walls are recommended as part of the culvert replacement to rehabilitate the creek and prevent the future occurrence of erosion.

In addition to upsizing the storm culvert to achieve compliance with MTO standards, Phase 2 also entails the replacement of an existing watermain section spanning approximately 130 meters in length along Murray Drive from Nisbet Drive to Davis Road. The Town's Water Operations Division have expressed concerns regarding the declining performance of this aging infrastructure, which was installed in 1958. They have experienced multiple main breaks and leaks in this area of Murray Drive. This existing AC watermain is proposed to be removed and replaced with a 300mm-diameter polyvinyl chloride (PVC) watermain. The newly replaced watermain aims to significantly extend the life of this infrastructure and continue servicing the area without issues.

Lastly, Phase 2 includes the roadway surface rehabilitation of Murray Drive from Nisbet Drive to Yonge Street. This involves mill and overlay of the roadway asphalt, curb and gutter repairs, and concrete sidewalk repairs upon completion of the culvert and watermain replacement. This will complete the road resurfacing work on Murray Drive as proposed in the Ten-Year Capital Plan.

A 'Request for Tender' (RFT) was issued on January 3<sup>rd</sup>, 2023 to deliver Phase 2 of this Capital Project (RFT no. 2023-02-PDS-ENG). Five (5) compliant bids were received, of which all exceeded the approved capital budget authority.

The completion of this Capital Project is critical in prolonging the longevity of the Town's infrastructure and reducing flood risk.



## Analysis

Various factors, including increased inflation rates, supply chain disruptions and increased material and labour prices have resulted in significant increases to construction costs.

Significant increases in the cost of construction have been observed over the past several years due to numerous factors including higher inflation rates, supply chain disruptions, and increased prices of construction material and labour. Consequently, the tender bids submitted for this project have exceeded the projected market average. The lowest compliant bid is higher than originally estimated during the budget forecasting process. This project's updated estimated requirements, which include the lowest compliant bid submitted to the Town for the work to be performed are summarized in Table 1.

The period of validity (for which Bids are irrevocable) for RFT no. 2023-02-PDS-ENG, is ninety (90) days from the Bid Closing Date. The RFT closed on January 30, 2023, thus its period of validity ends on April 30<sup>th</sup>, 2023.

Table 1: Updated Estimated Requirements for Capital Project No. 31113

Description	Amount
<b>Approved Capital Budget Authority</b>	<b>\$5,522,292.00</b>
Less Previous Commitments	\$1,903,270.00
<b>Total Funding Available</b>	<b>\$3,619,022.00</b>
<b>Remaining Planned Expenditures</b>	
Subject Contract Award excluding HST	\$3,985,166.92
Contingency Amount (5% of the Contract Award Amount)	\$199,258.00
Other Planned Expenditures	\$20,000.00
Sub - Total	\$4,204,425.92
Non-refundable taxes (1.76% of the Contract Award Amount)	\$70,138.94
<b>Total Remaining Project Requirement</b>	<b>\$4,274,564.86</b>



April 4, 2023

5 of 8

Report No. PDS23-017

Description	Amount
Total Approved Capital Budget Authority Short-Fall	(\$655,542.86)

### Project Schedule

The Contract to complete Phase 2 construction work is anticipated to commence in early June of 2023 and be completed within one hundred (100) working days (weather permitting). Some lanes of Murray Drive may need to be closed for some duration of the project while construction is active. During this time, appropriate traffic control measures shall be implemented by the Contractor and closely monitored and enforced by Town Staff.

### Legal Considerations

Pursuant to the Town's Procurement By-law, Town Staff is authorized to award and execute any related agreement with respect to any procurement, provided that the budget required for such Contract award has been approved by Council. The procurement process with respect to this project yielded bids that were all above the approved budget. Consequently, Council approval is required to increase the project budget for staff to be able to award the project to a compliant bidder.

### Financial Implications

As outlined above in Table 1, it is anticipated that this project's total requirements will exceed its currently approved budget authority of \$5,522,292 by approximately \$655,500. It is recommended that this project's total budget authority be increased to \$6,177,800, representing an increase of \$655,508.

Further, it is recommended that this additional required budget authority be partially addressed through a transfer of previously approved capital budget authority as follows:

- 1) \$48,168 from Capital Project No. 31118
- 2) \$180,050. from Capital Project No. 31119
- 3) \$30,550 from Capital Project No. 31202

This identified previously approved budget authority is no longer required by these noted projects and is funded by sources consistent with Project No. 31113.

It is proposed that the remaining \$396,740 in additional required budget authority be funded through an equivalent draw from the storm water reserve.



## **Communications Considerations**

The Town will inform the public of the information contained in this report by posting it to the Town's website. Moreover, Notice of Construction letters will be distributed to residents and all affected parties prior to the commencement of construction.

Additionally, construction notices will be published in the local paper and Town Notice Board. Construction signage will also be installed within the vicinity of the project site. Details shall be provided to re-route traffic accordingly when lane closures are required for construction activities. Information pertaining to construction progress will be updated regularly on the Town of Aurora's website and made accessible to the public. Engineering Division will coordinate these communication efforts with Access Aurora and the Communications Division.

## **Climate Change Considerations**

The recommendations of this report will allow the Town to complete the remaining works (Phase 2) for this project as originally intended, which includes upgrading the storm culvert and watermain, repaving the roadway surface for the remaining section of Murray Drive, and repairing sections of curb and sidewalk.

Replacing the culvert to increase its conveyance capacity and reinforcing the channel with armour stone retaining walls will serve to prevent flood risk in the area, reduce active erosion from wearing away the channel banks, and allow the channel to carry additional stormwater flows during heavy rainfall events. This project supports the Town's efforts to adapt to climate change by improving critical infrastructure.

Upgrading the aging watermain will not only prolong the service life of this infrastructure, but it will prevent future issues such as main breaks and leaks. If left untreated, such occurrences will soften and erode the boulevard, accelerate freeze-thaw cycles, and will warrant frequent repairs which would result in an increased carbon footprint over the long term when equipment and vehicles need to be mobilized.

Furthermore, the roadway surface rehabilitation work (mill and overlay) will provide a newly installed top layer asphalt, as well as curb and sidewalk. The renewal of road conditions is a long-term solution which will reduce the need for the Town's Operations department to address complaints and go on-site to perform small repairs in localized areas.

The above considerations will result in improved infrastructure that will help mitigate and adapt to climate change, while at the same time improving the level of service it



provides to the public and reduces the number of resources that the Town's Operations will need to allocate to address occurrences of issues.

## **Link to Strategic Plan**

This project supports the Strategic Plan goal of Supporting and Exceptional Quality of Life for All by Investing in Sustainable Infrastructure. Completion of this Capital Project will mitigate flood risk in this area thereby preventing damage to private property and the municipal right-of-way, prolong the service life of infrastructure required to distribute water supply to local residents, and promote longevity of the roadway infrastructure by replacing the top layer asphalt, repairing the curb and gutter, and rehabilitating damaged sidewalk for pedestrian use.

## **Alternative(s) to the Recommendation**

1. That Council provide direction.

## **Conclusions**

In order to complete Phase 2 of this critical project, staff recommend that the capital budget authority for Capital Project No. 31113 be increased by \$655,508 to total revised budget authority of \$6,177,800. Furthermore, it is recommended that this additional required budget authority be funded through a combination of a transfer of previously approved budget authority from other capital projects and an additional funding transfer from the Stormwater reserve.

## **Attachments**

Attachment 1 – Proposed location of the culvert and watermain replacement, and roadway rehabilitation at Murray Drive

## **Previous Reports**

N/A

## **Pre-submission Review**

Agenda Management Team review on March 13, 2023



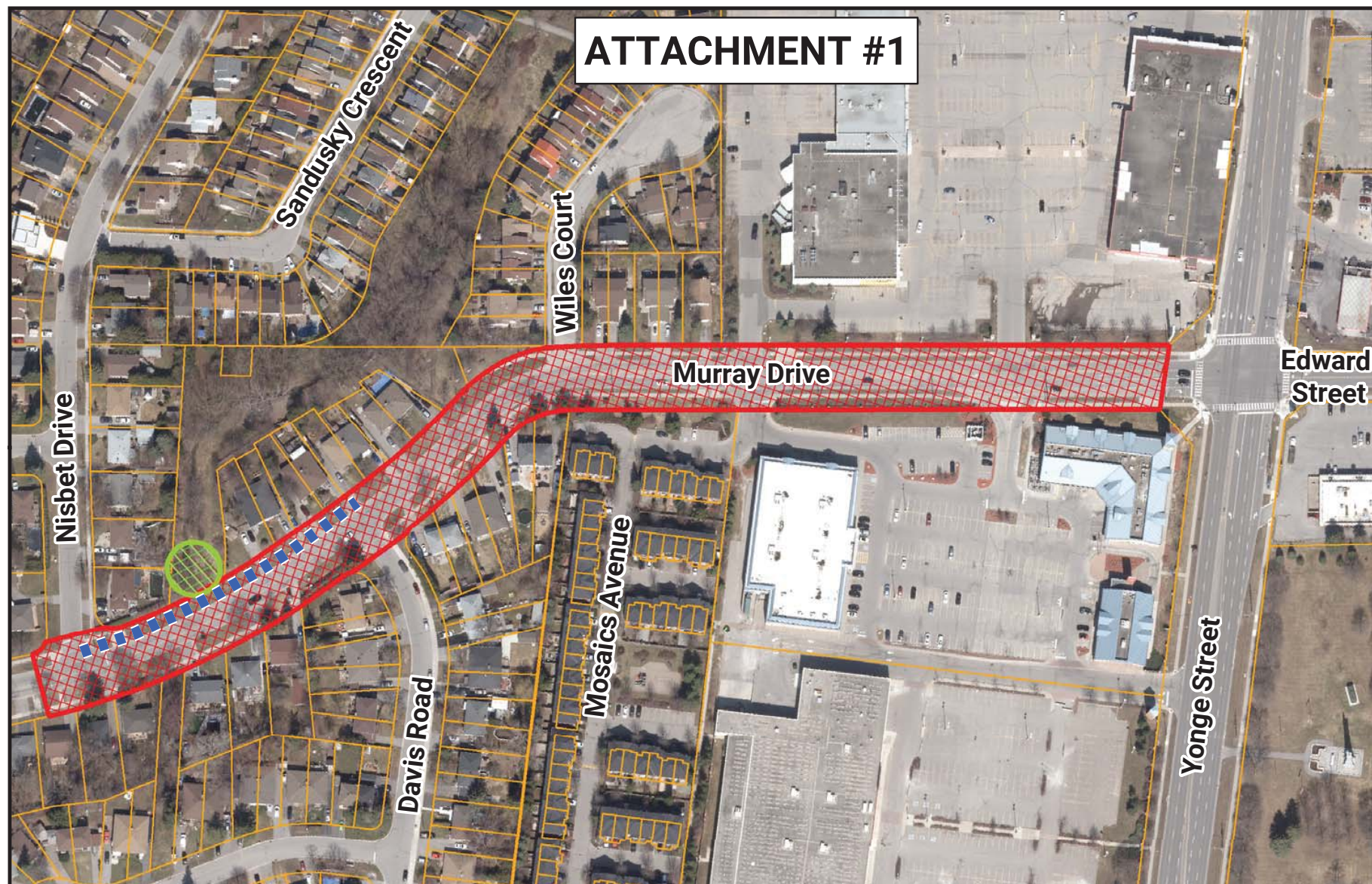
## **Approvals**

**Approved by Marco Ramunno, Director, Planning and Development Services**

**Approved by Doug Nadorozny, Chief Administrative Officer**



# ATTACHMENT #1



## KEY PLAN

CAPITAL PROJECT #31113

■ ■ ■ Watermain Location

■ ■ ■ Culvert Location

■ ■ ■ Mill and 50mm Overlay

■ ■ ■ Parcel Line



Map created by the Town of Aurora Corporate Services Department, IT Division on Feb 23rd, 2023. Map modified on Feb 23rd, 2023. Base data provided by York Region and Aurora - GIS.  
Air photos taken Spring 2022, © First Base Solutions Inc., 2022 Orthophotography.

Document Path: J:\Departments\_space\Works\Capital Projects\CP 31113 - Reconstruction of Murray Dr from Gulf Links Dr to Wellington St W AND Pinhurst Cr\Key Plan Map (Ticket #886)\KeyPlan\_Award\_31113.mxd





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

Town of Aurora

## General Committee Report

No. CMS23-011

---

**Subject:** Application for Third Party Event in an Outdoor Town Facility - Aurorapalooza

**Prepared by:** John Firman, Manager, Business Support

**Department:** Community Services

**Date:** April 4, 2023

---

### Recommendation

1. That Report No. CMS23-011 be received; and
2. That staff be directed to review and approve or deny the Aurorapalooza application in accordance with the Third-Party Events in Outdoor Town Facilities Policy; and
3. That if the Aurorapalooza third-party event is approved, that it be designated as an event of Town significance for the purpose of attaining a Special Occasion Permit in accordance with the Municipal Alcohol Policy; and
4. That delegated authority be granted to the Director, Community Services to review and approve or deny the Aurorapalooza applications in future years.

### Executive Summary

The applicant has requested a permit for Town Park on August 19, 2023, for the purpose of holding a special event: Aurorapalooza. This will be the fourth consecutive year for this event.

- Aurorapalooza features live music, local food, and a display of local art.
- Council direction is requested in accordance with section 5.7 of the Third Party Events in Outdoor Town Facilities Policy.
- Designation as an event of Town significance is required in order for the applicant to receive a Special Occasion Permit for the sale of alcohol.



## Background

### **Aurorapalooza features live music, local food, and a display of local art**

As per the application, Aurorapalooza is a one-day ticketed event raising money in support of mental health and supporting local musicians and businesses. The applicant has requested a permit for Town Park on Saturday, August 19, 2023, with event set-up beginning after the Farmer's Market has concluded for the day.

The first Aurorapalooza was held in the summer of 2020 and has become an annual event since. The event will include local musicians and food vendors, be sponsored by local businesses, and will include the serving of alcohol. The previous Aurorapalooza events were well managed, without incident.

## Analysis

### **Council direction is requested in accordance with section 5.7 of the Third Party Events in Outdoor Town Facilities Policy**

Section 5.7 of this policy states:

Applications for any Event permit, excluding sporting events and tournaments, that meet any of the following criteria, will be referred to Council for consideration:

- a) restricts public access to the Outdoor Facility;
- b) requires any fencing of an Outdoor Facility (however, fencing required for an Event where alcohol will be served shall be approved in accordance with the Municipal Alcohol Policy);
- c) is for an Event that is planned to be held over more than one (1) consecutive day; or
- d) requires the support of Employees or resources not currently budgeted for or available within normal operating procedures.

As this event meets criteria a) and b) Council direction is requested in accordance with section 5.9 of this policy, which states:

Town Council, upon review and consideration of an application received in accordance with section 5.7 shall provide the Director with direction to:

- a) Review the application and approve or deny it in accordance with this Policy;
- b) Deny the application without further review; or
- c) Approve the application and administer/issue the Facility Permit in accordance with this and other applicable Town Policies.



**Designation as an event of Town significance is required in order for the applicant to receive a Special Occasion Permit for the sale of alcohol.**

As the applicant wishes to serve alcohol, they must apply to the AGCO for a Special Occasion permit. In accordance with section 6.2.1 of the Municipal Alcohol Policy, the event must be designated as an event of Town significance in order to be eligible for a Special Occasion Permit.

### **Advisory Committee Review**

Not applicable

### **Legal Considerations**

If Council directs staff to review the application and staff approve it, a facility permit will be issued, which includes insurance and indemnification clauses to assist the Town in mitigating its risk by contractually transferring the event risk to the applicant.

### **Financial Implications**

Permit fees will be charged in accordance with the Fees & Charges Bylaw, and any additional support required would be charged back to the applicant. This event is cost neutral for the Town.

### **Communications Considerations**

The Town will inform the public of the information in this report by posting it to the Town's website.

### **Climate Change Considerations**

The recommendations from this report does not impact greenhouse gas emissions or impact climate change adaptation.

### **Link to Strategic Plan**

This application supports the Strategic Plan goal of *supporting an exceptional quality of life for all* through its accomplishment in *celebrating and promoting our culture* in the following key objectives within this goal statement:



Expand opportunities and partnerships that contribute to the celebration of culture in the community.

### **Alternative(s) to the Recommendation**

1. Council may direct staff to deny the application without further review.
2. Council may direct staff to approve the application and administer/issue the Facility Permit in accordance with this and other applicable Town Policies.
3. Council may decline to designate this as an event of Town significance, resulting in no alcohol being served.
4. Council may provide other direction.

### **Conclusions**

That staff be directed to review and approve or decline the application in accordance with the Third Party Events in Outdoor Town Facilities Policy, and that the Aurorapalooza event be designated as an event of Town significance for the purpose of attaining a Special Occasion Permit.

### **Attachments**

Not applicable

### **Previous Reports**

CMS22-017, Application for Third Party Event in an Outdoor Town Facility, April 5, 2022

### **Pre-submission Review**

Agenda Management Team review on March 16, 2023

### **Approvals**

Approved by Robin McDougall, Director, Community Services

Approved by Doug Nadorozny, Chief Administrative Officer





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

Town of Aurora

## General Committee Report

No. OPS23-004

---

**Subject:** Reconstruction of Engineered Walkway on Crawford Rose Drive

**Prepared by:** Luigi Colangelo, Manager of Public Works

**Department:** Operational Services

**Date:** April 4, 2023

---

### Recommendation

1. That Report No. OPS23-004 be received; and
2. That the condition on the approval of a total of \$175,000 in capital budget authority for Capital Project No. 34015 – Engineered Walkway Reconstruction Moffat Crescent to Valley Drive + Crawford Rose be lifted, and the project proceed; and
3. That the current contract value of \$650,000 for Vaughan Paving Limited, for Restoration and Repairs of Engineered Walkways, be increased by \$175,000 to a total contract value of \$825,000, excluding taxes; and
4. That staff take steps to remove any unauthorized structures, fills, obstructions, objects and other items from Town easements and Town property to enable the walkway reconstruction project work between Crawford Rose Drive and Devins Drive.

### Executive Summary

The purpose of this report is to respond to a Council directive to staff to provide further information relating to capital project No. 34015 to reconstruct an existing concrete walkway between Crawford Rose and Devins Drive, including addressing the existing unauthorized structures and other items and possible encroachments, which was conditionally approved as part of the 2023 Capital Budget Process:

- Private landscaping, retaining walls, pavers and plant materials are the most common unauthorized obstructions and encroachments that occur.
- There are several deficiencies and unauthorized items in and around the walkway that must be addressed.



- Asset management best practices require the Town to transition from an Operations Maintenance Program to individual capital projects.

## Background

Engineered Walkways are inspected as part of the Roads Division's annual sidewalk inspection program whereby deficiencies are identified and rated by condition. Through this inspection program, many of the existing engineered walkways were identified with low condition rating score. Pursuant to O. Reg. 239/02: Minimum Maintenance Standards for Municipal Highways (the "MMS"), the Town is required to maintain such walkways in a proper state of repair and free of hazards.

Unauthorized items and encroachments such as landscaping, plant materials retaining walls and fences are the most common problem at every engineered walkway maintained by the Town. The MMS also requires the Town to address any identified encroachments that may pose a hazard.

In 2020 Council approved Capital Project #34616 Sidewalk/Engineered Walkway Reconstruction. Since then, Operational Services tendered the project hired Vaughan Paving Limited as contractor and reconstructed the following walkways.

- Old Yonge Street – from Yonge Street to Old Yonge Street
- Two (2) walkways on Falling Leaf Court
- One (1) Walkway off Tamarac Trail
- One (1) Walkway off McClellan Way

At this time, the engineered walkway between Crawford Rose Drive and Devins Drive needs to be reconstructed. The walkway is a three (3)-metre-wide public laneway, owned by the Town, that runs between four (4) private residential properties. Along both sides of the laneway, runs a 1.5-metre-wide easement in favour of the Town.

In 2022 Finance closed Capital project #34616 and requested that moving forward each asset's replacement be based upon a defined level of service methodology that meets Asset Management best practices. As such, a request for approval for Capital Project 34015 was submitted to Council for approval through the Town's 2023 Capital Budget process and was conditionally approved by Council. The condition of approval needs to be lifted by Council for this project to proceed.



## Analysis

**Private landscaping, retaining walls, pavers and plant materials are the most common unauthorized obstructions and encroachments that occur.**

Non-existent property reference lines often lead to a minimal distinction of the exact boundary lines between private and public properties, and locations of any municipal easements. This condition often results in property owners straying from their property boundaries with various landscaping works or placing such items on Town easements.

For the most part, such unauthorized landscaping is considered very benign and cause little or no concern to the municipality or to the public. Many of these plantings tend to improve the neighbourhood streetscape and add value to overall property aesthetics. However, placement of structures, fill, shrubs, plantings and other items on Town easements or within property used for public walkways can create hazards or impede the Town's ability to maintain its infrastructure as required by the Municipal Act and the MMS.

**There are several current deficiencies and unauthorized items in and around the walkway that must be addressed.**

A private retaining wall constructed at 108 Crawford Rose was built within an Easement registered in favour of the Town. The private retaining wall does not comply with the terms of the Easement, which precludes the owner from placing such structures within the easement lands. The retaining wall is failing and has caused significant damage to the fence, which is installed on the property line, requiring sections of the fence to be replaced as part of this project.

The original grading plans for this subdivision did not provide for a retaining wall, and such a wall is not shown in any approved engineering drawings the Town has for this subdivision. It has been determined that the retaining wall in question was presumably constructed without any notification or approval from the Town as it is not recorded in any registered plans, or records of title. Operational Services cannot replace the damaged sections of fence unless the retaining wall is removed from within the Easement.

Further, the properties on the south side of the walkway (106 Crawford Rose and 123 Devins Drive) have cedar hedges planted within the easement along the entire length of this walkway. The cedar hedges encroach onto the Town lands as they have overgrown past the property line. The Town will be required to address the hedges to complete the project work.



Pictures of the conditions at the engineered walkway are provided in Attachment #1. At this stage, the walkway must be replaced in order to address the various deficiencies and potential hazards, as part of the Town's obligations to maintain its walkways and sidewalks in a state of repair pursuant to the Municipal Act and MMS. Unauthorized objects on the easements or public lands will have to be addressed and potentially removed to allow for the project work to be conducted.

**Asset management best practices require the Town to transition from an Operations Maintenance Program to individual capital projects.**

Asset Management best practices require that each individual asset's replacement be planned as an individual project with an equivalent level of detail to the organization's asset inventory, which enables the Town to maximize the benefits obtained from its limited asset replacement dollars.

Individual Asset Management projects offer greater versatility in meeting defined asset category levels of service and in responding to funding availability.

The Town has a contract in place for the Repairs of Engineered Walkways with Vaughan Paving Limited. The transition to Asset Management best practices impacted some of the Operations' Maintenance Programs, the Restoration and Repairs of Engineered Walkways being one of them. This change needs to be reflected on the contractor's PO by adding individual capital projects fundings, to match the financial records.

**Advisory Committee Review**

Not applicable.

**Legal Considerations**

The Municipal Act, and more specifically the MMS, requires the Town to maintain its sidewalks and walkways in a proper state of repair and free of hazards. Failure to adhere to such standards may result in injury or property damage to the public, which may lead to the Town becoming liable for any such injuries or damages. Any claims in which the Town becomes involved affects the Town's insurance costs.

The engineered walkway between Crawford Rose Drive and Devins Drive consists of a 3-meter-wide dedicated public laneway, owned by the Town. Along both sides of the laneway, runs a 1.5-meter-wide easement in favour of the Town for purpose of maintaining and reconstructing sewer infrastructure that runs under the laneway and the



easements. The easement language requires the property owners to keep such lands free of any buildings, structures, obstructions (other than fences) and only permits the lands to be used as a lawn, garden, flower bed or driveway. The property owners are not permitted to pave the area or place fill on it. In this case, it appears that the property owners have placed some unauthorized objects without permission within the easement lands, such as the retaining wall and additional fill.

Additionally, items placed wholly or partially on the Town's public laneway may constitute an encroachment, pursuant to the Town's Highway Occupancy Encroachment By-law, which authorizes staff to have unauthorized encroachments removed.

As noted in the report, the Town is required to conduct rehabilitation works on the laneway. Any unauthorized objects or items, which impede the laneway or the ability to properly reconstruct the laneway and the fence, will have to be addressed and may have to be removed to permit the project work. If the private property owners do not properly address any obstructions to allow the Town's project work, staff may be required to take steps to enforce the Town's by-law and/or easement rights in order to be able to complete the reconstruction of the laneway and to eliminate any hazards, obstructions and contraventions.

## **Financial Implications**

As part of the 2023 Budget process, Council approved a conditional budget of \$175,000 for Project No. 34015 Engineered Walkway Reconstruction Moffat Crescent to Valley Drive + Crawford Rose subject to further information.

In consideration of the additional information presented above, staff recommend that this project's conditional authority be lifted, and this project proceed. As presented under Attachment #2, this capital budget authority is to be funded from the Roads & Related Asset Management reserve.

Further, should Council support this project moving forward, staff recommend that the total contract value for the Vaughan Paving Limited (PO 1521) be increased by \$175,000 to a total value of \$825,000. This contract increase is to be funded by Capital Project No. 34015.

## **Communications Considerations**

The Town will inform the public of the information in this report by posting it to the Town's website.



## **Climate Change Considerations**

The opinions and considerations from this report do not impact greenhouse gas emissions or impact climate change adaptation.

## **Link to Strategic Plan**

This project supports the Strategic Plan Goal of Supporting an Exceptional Quality of Life for all by improving transportation, mobility, and connectivity. This project maintains a well-managed and fiscally responsible Municipality.

## **Alternative(s) to the Recommendation**

1. Council can cancel Capital Project 34015. (The current walkway deficiencies will remain a problem for pedestrians and cyclists and the Town may become non-compliant with Minimum Maintenance Standards).

## **Conclusions**

In consideration of the additional information presented above it is recommended that Council lift its conditional approval of Project No. 34015 and allow it to proceed.

In the delivery of this project, steps will need to be taken to mitigate and remove any unauthorized structures or items on the easements lands and any encroachments in accordance with the Town's rights and Town by-laws, to permit the work to be conducted and all hazards addressed.

In support of this project's delivery, there is a need to increase Vaughan Paving Limited contract's existing value to include individual capital projects. It is recommended that PO#1521 issued to Vaughan Paving Limited, be increased by a total of \$175,000, excluding taxes.

## **Attachments**

Attachment #1 – Images of the encroachments and deficiencies

Attachment #2 - 34015 Engineered Walkway Reconstruction Moffat Crescent to Valley Drive + Crawford Rose capital page



**Previous Reports**

None.

**Pre-submission Review**

Agenda Management Team review on March 16, 2023

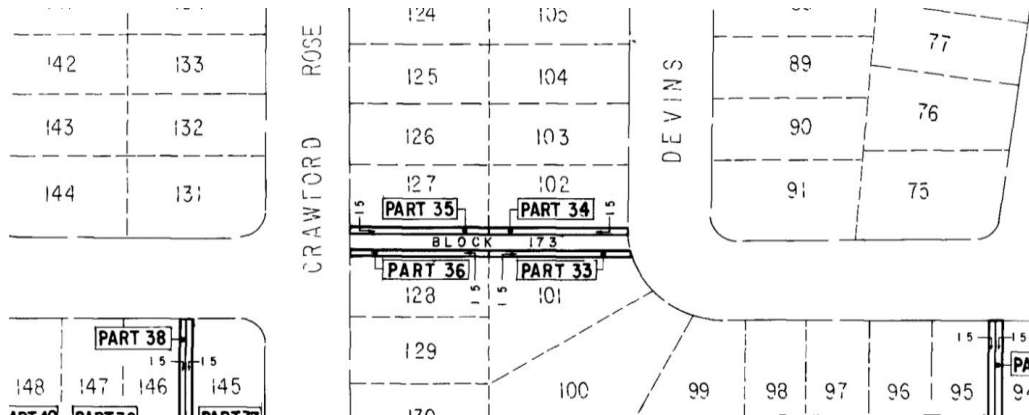
**Approvals**

Approved by Allan D. Downey, Director, Operational Services

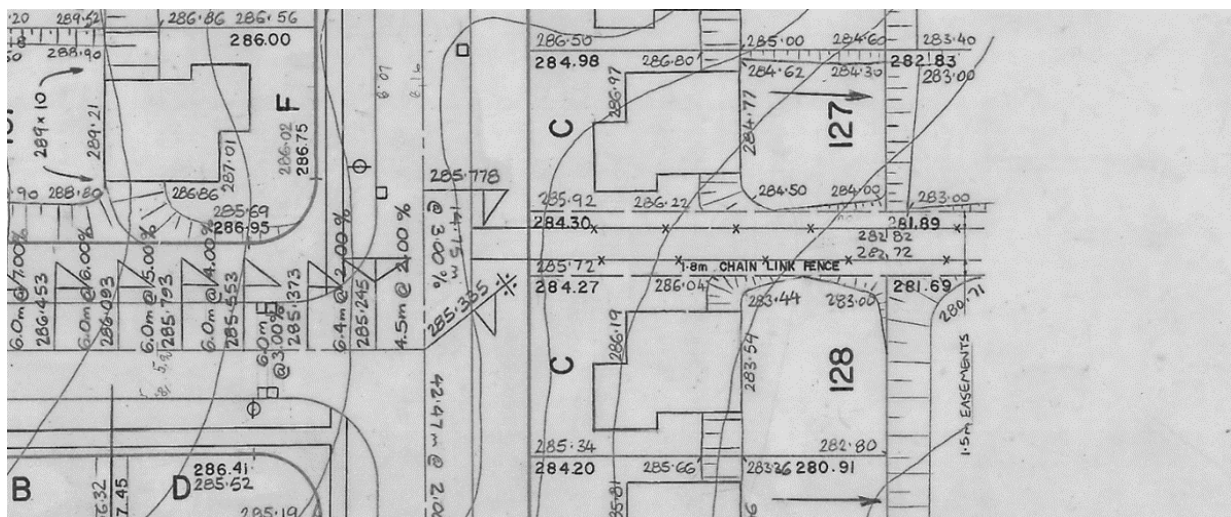
Approved by Doug Nadorozny, Chief Administrative Officer



**Figure 1 – Image showing a 1.5-meter registered easement on the north and south side of this walkway:**



**Figure 2 – Approved plan showing 1.5 easement with no retaining wall at Lot 127-108 Crawford Rose:**





**Figure 3 – Images of the failing retaining wall with the chain-link fence leaning into the walkway:**



**Figure 4 – images of the challenges in plowing this walkway due to a streetlight being installed in the middle of this walkway at both ends:**





**Figure 4 – images of the challenges in plowing this walkway due to a streetlight being installed in the middle of this walkway at both ends:**



Operations also maintains a Sanitary sewer main and a Storm sewer main under this walkway. Storm water and sanitary manholes require adjustment due to heaving and failed adjustment units which are currently causing uneven walking surfaces.

**Figure 5 – Sidewalk panels heaved:**



Other documented deficiencies include cracked panels, heaved sidewalk bays, separations creating large gaps pose a trip hazard to walkway users.



**Figure 6 – Longitudinal joint deflections and uneven walking surface:**





## Capital Projects

<b>Project</b>	34015 Engineered Walkway Reconstruction – Moffat Crescent to Valley Drive + Crawford Rose		
<b>Department</b>	Operational Services		
<b>Version</b>	Final Approved Budget	<b>Year</b>	2023

Financial Information								
	Budget		10-Year Plan					
	Previously Approved Budget	Capital Budget Authority	Budget Change	Actuals to Dec 31/2021	2022 Forecast	2023	2024	2025-2032
<b>Expenditures</b>								
<b>Estimated Expenditures</b>								
CONTRACTS		175,000	175,000			175,000		
		175,000	175,000			175,000		
<b>Expenditures Total</b>		<b>175,000</b>	<b>175,000</b>			<b>175,000</b>		
<b>Funding</b>								
<b>Infrastructure Sustainability Reserves</b>								
RDS/SDWLKS/ST LGTS R&R						175,000		
						175,000		
<b>Funding Total</b>						<b>175,000</b>		

**TARGET START DATE AND END DATE: Use format Q4 2017 - Q1 2018**

Q2 2023 - Q3 2023. 2023 Budget Authority conditionally approved. Staff to submit report to Council.

**Provide a brief overview of the project and include the key goals, objectives and performance measures.**

To mitigate an outstanding backlog of failing infrastructure of engineered walkways have fallen into disrepair. This is driven by the results of our annual sidewalk inspection program whereby all sidewalks and walkways are inspected, deficiencies identified and rated by condition. Through this program we have identified approximately 5000 square meters of sidewalk surface/walkways with a low condition rating. Project goals include the implementation of an ongoing engineered walkway replacement maintenance management program in accordance with Provincial Legislation and sound risk management practises. Performance measures include the provision of a consistent and scheduled level of inspection and repair of critical infrastructure with an ongoing response and action plan in addressing public liability and risk. Pictures attached.

**Provide the reasons the project should be approved and what will be the impact of the project to service levels.**

With a current backlog of deficiencies now identified and on the public record the Corporation is obligated to proceed with these much needed walkway surface repairs. With the current outstanding work valued at more than \$1,000,000 staff have prioritized the necessary work such that it is reasonable to conduct the replacements over 4-5 years. The service level associated with this infrastructure has been inadequate for a lengthy period of time such that the Corporation must address this issue in order to remain compliant with legislated requirements (Trip Hazards) and for the overall benefit of the community. Staff are very confident that with the approval of this project and the steps and investment that have already been taken place in managing this infrastructure, the Corporation will be reducing risk.



## Town of Aurora

## Capital Projects

Project	34015 Engineered Walkway Reconstruction – Moffat Crescent to Valley Drive + Crawford Rose		
Department	Operational Services		
Version	Final Approved Budget	Year	2023

**Explain the benefits of the project which could include Citizen/Client, compliance, financial, internal, learning & growth or utility benefits.**

Multiple benefits include reduction of risk to Corporation, improvement in community safety, fewer customer complaints over long standing and degraded walkway surface conditions.

**Please provide an explanation of what the outcomes would be if the project was not approved.**

Unacceptable infrastructure conditions, risk and liability to the Corporation, non compliance with provincial legislation, less engagement and concern from staff.

**Explain the climate impacts of this project.**

No impact to Climate Change.

### Gallery

C:\Users\LColangelo\Pictures\Walkways\Crawford Rose to Devins Drive\Photo 1.jpg





## Town of Aurora

## Capital Projects

Project	34015 Engineered Walkway Reconstruction – Moffat Crescent to Valley Drive + Crawford Rose		
Department	Operational Services		
Version	Final Approved Budget	Year	2023

## Gallery

C:\Users\LColangelo\Pictures\Walkways\Crawford Rose to Devins Drive\Photo 6.jpg





## Town of Aurora

## Capital Projects

<b>Project</b>	34015 Engineered Walkway Reconstruction – Moffat Crescent to Valley Drive + Crawford Rose		
<b>Department</b>	Operational Services		
<b>Version</b>	Final Approved Budget	<b>Year</b>	2023

## Gallery

C:\Users\LColangelo\Pictures\Walkways\Crawford Rose to Devins Drive\Photo 5.jpg





## Town of Aurora

## Capital Projects

Project	34015 Engineered Walkway Reconstruction – Moffat Crescent to Valley Drive + Crawford Rose		
Department	Operational Services		
Version	Final Approved Budget	Year	2023

## Gallery

C:\Users\LColangelo\Pictures\Walkways\Crawford Rose to Devins Drive\Photo 10.jpg







## Town of Aurora General Committee Meeting Report

**Date:** Tuesday, April 18, 2023  
**Time:** 7 p.m.  
**Location:** Council Chambers, Aurora Town Hall

**Council Members:** Mayor Tom Mrakas  
 Councillor Ron Weese  
 Councillor Rachel Gilliland  
 Councillor Wendy Gaertner  
 Councillor John Gallo  
 Councillor Harold Kim

**Members Absent:** Councillor Michael Thompson

**Other Attendees:** Doug Nadorozny, Chief Administrative Officer\*  
 Robin McDougall, Director, Community Services  
 Techa van Leeuwen, Director of Corporate Services  
 Marco Ramunno, Director, Planning and Development Services  
 Adam Robb, Senior Planner, Development/Heritage  
 Luigi, Colangelo, Acting Director, Operations  
 Rachel Wainwright-van Kessel, Director, Finance\*  
 Daniel Bitonti, Acting Manager, Corporate Communications\*  
 Sara Tienkamp, Manager, Parks and Fleet\*  
 Phil Rose, Manager, Cultural Services  
 Patricia De Sario, Town Solicitor  
 Michael de Rond, Town Clerk  
 Palak Mehta, Council/Committee Coordinator

Attended electronically\*

### 1. Call to Order

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



General Committee consented to recess the meeting at 9:05 p.m. and reconvened the meeting at 9:17 p.m.

**2. Land Acknowledgement**

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

**3. Approval of the Agenda**

That the revised agenda as circulated by Legislative Services be approved, including the Notice of Motion from Councillor Gilliland regarding Pilot Mobile Food and Licensed Beverage Consumption at Concerts in the Park, requiring a two-thirds majority vote.

**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 Javed S. Khan and Mike Smith, Aurora Sports Hall of Fame; Re: FORE! Inaugural Aurora Sports Hall of Fame Golf Classic**

Mike Smith, representing the Aurora Sports Hall of Fame, provided an overview of the FORE! Inaugural Aurora Sports Hall of Fame Golf Classic and encouraged the participation of residents within the Town of Aurora.

General Committee received the presentation for information.



**5.2 Erin Cerenza and Tim Jones, Neighbourhood Network; Re: Neighbourhood Network Update**

Erin Cerenza and Tim Jones, representing Neighbourhood Network, provided an update including their mission and vision, how they promote volunteerism, supporting communities, creating opportunities, building connections, and how residents can get involved.

General Committee received the presentation for information.

**6. Delegations**

**6.1 Angela Daust, Resident; Re: Item 9.1 – PDS23-040 - Designation of 30 Individual Properties Under Part IV of the Ontario Heritage Act**

Angela Daust expressed concerns regarding the proposed designation of 31 Tyler Street and noted that the design and physical value of the property is not of historical significance as it was rebuilt. Key points, such as historical, associative, and contextual value were also discussed, including affects on property value.

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

**6.2 Christine and David Butler, Residents; Re: Item 9.1 – PDS23-040 - Designation of 30 Individual Properties under Part IV of the Ontario Heritage Act**

Christine and David Butler expressed concerns regarding the proposed designation of 81 Tyler Street and discussed the home's foundation, heating costs, as well as affects on property value.

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



**6.3 Rev. Fr. Florian, Resident; Re: Item 9.1 – PDS23-040 - Designation of 30 Individual Properties under Part IV of the Ontario Heritage Act**

Rev. Fr. Florian expressed concerns regarding the proposed designation of 33 Mosley Street, Holy Forty Martyrs of Sebaste Mission and questioned the reasoning behind the proposed designation.

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

**6.4 Alexander Papadimitropoulos, Resident; Re: Item 9.1 – PDS23-040 - Designation of 30 Individual Properties Under Part IV of the Ontario Heritage Act**

Alexander Papadimitropoulos expressed concerns regarding the proposed designation of 71 Tyler Street and the consequences of designating were highlighted, including an increase in the cost of insurance, renovations, and for preserving the home, as well as the affects on property value.

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

**7. Consent Agenda**

None.

**8. Advisory Committee Meeting Minutes**

None.

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

**9.1 PDS23-040 - Designation of 30 Individual Properties under Part IV of the Ontario Heritage Act**

**General Committee recommends:**

1. That Report No. PDS23-040 be received; and
2. That for the properties whose Notice of Intent to Designate has been withdrawn, Council authorize staff to:
  - Issue the respective Notices of Withdrawal; and



- Remove the respective properties from the Town's Heritage Register in accordance with the provisions of Bill 23 and the *Ontario Heritage Act*, and
3. That for the properties where the Notice of Intent to Designate has not been withdrawn, the appropriate designation by-laws be brought back for enactment; and
  4. That the Notice of Intent to Designate for the following 8 properties where objections were submitted be removed:
    - 16 Reuben Street
    - 31 Tyler Street
    - 33 Mosley Street
    - 41 Wellington Street East
    - 71 Tyler Street
    - 81 Tyler Street
    - 1978 Vandorf Sideroad
    - 15800 Yonge Street

**Carried**

## **9.2 CMS23-016 - Pickleball Opportunities - 2023**

### **General Committee recommends:**

1. That Report No. CMS23-016 be received; and
2. That the Sports Field and Park Use Policy be amended to reflect the proposed alternative use for dedicated outdoor pickleball courts; and
3. That Council approve OPTION 1B and OPTION 2 for implementation and to be funded from operating budget; **and**
4. **That staff investigate and report back with possible private/commercial parking lot opportunities that could be used as alternative pickleball locations.**

**Carried as amended**



### **9.3 CMS23-013 - Community Partnership Grant Program - Policy Approval**

#### **General Committee recommends:**

1. That Report No. CMS23-013 be received; and
2. That the Community Partnership Grant Policy (attachment 1) be approved; and
3. That the Town's existing Corporate Sponsorship Policy be repealed.

**Carried**

### **9.4 CMS23-012 - Approval of Capital Project No. 72478 - Sports Dome - Air Conditioning**

#### **General Committee recommends:**

1. That Report No. CMS23-012 be received; and
2. That the condition on the approval of a total of \$155,000 in capital budget authority for Capital Project No. 72478 – Sports Dome Air Conditioning be lifted, and the project proceed; and
3. That \$40,000 in previously approved budget authority and its associated funding be transferred from Project No. 72460 – Aurora Sports Dome Retrofit to Project No. 72478 – Sports Dome Air Conditioning; and
4. That a legal opinion as to whether the Town has recourse regarding the air conditioner at the Sports Dome be provided to Council

**Carried as amended**

### **9.5 CS23-027 - Aurora Appeal Tribunal and Property Standards Committee Remuneration**

#### **General Committee recommends:**

1. That Report No. CS23-027 be received; and
2. That the Aurora Appeal Tribunal and Property Standards Committee Members be provided remuneration in the amount of \$80 per meeting; and



3. That the attached Terms of References for the Aurora Appeal Tribunal and Property Standards Committee be approved.

**Carried**

## **10. Notices of Motion**

### **10.1 Councillor Gilliland; Re: Committees Continuing Past Council Term**

Whereas the Town of Aurora designated a special Heritage Conservation District, that the town and community take great pride in preserving; and

Whereas municipalities may establish a Heritage Advisory Committee and are required to establish an Accessibility Advisory Committee; and

Whereas each new term of Council, new committees are established, however, this has historically caused long gapping between meetings due to the Council change over resulting in applications without this review; and

Whereas other municipalities have chosen to continue some committee meetings until a new committee is appointed to avoid this gapping;

1. Now Therefore Be it Hereby Resolved That staff take the necessary steps to ensure that the Heritage Advisory Committee and Accessibility Advisory Committee continue on past the end of the Council term until a new committee is appointed.

### **10.2 Councillor Gilliland; Re: Pilot Mobile Food and Licensed Beverage Consumption at Concerts in the Parks**

Whereas this pilot is intended to offer equitable opportunity for others to enjoy a licensed beverage in an outdoor setting, much like the Armoury experience, during the August 23 and August 30 Concert in the park; and

Whereas this short-term pilot is intended to collect data, gather community feedback, and measure its success for any future implementation; and

Whereas staff may investigate a sustainable and equitable plan for establishing support for local restaurants and food vendors allowing them to showcase their cuisine at the Concerts in the Park series for 2024, establishing a plan in 2023, which contributes to our town's economic



recovery, helps businesses build new customers, and diversifies choices the public may otherwise not try; and

Whereas our municipal 2014 licensing bylaw that relates to mobile food and refreshment vendors may benefit from a review, to accommodate a modern seamless approach and more economically viable for pop up food and refreshment service; and

Whereas this pilot and plan needs to focus on municipal and regional public health guidelines and appropriate facilities including access to washrooms and waste receptacles.

1. Now Therefore Be it Hereby Resolved That staff investigate the feasibility of implementing a pilot project for the summer 2023 Concerts in the Park to allow the consumption of licensed beverages by sales only on August 23 and August 30 including beer and wine for purchase only and report back to Council for direction; and
2. That staff investigate a sustainable and equitable plan for establishing support for local restaurants and food vendors cuisine at the Concerts in the Park series for 2024 bringing a report to Council in time for the consideration in the 2024 budget; and
3. That staff review our licensing bylaw that relates to mobile food and refreshment vendors and report back to Council with any recommended changes.

## **11. Regional Report**

None.

## **12. New Business**

Councillor Gilliland inquired about damage made by snow blades on lawns, conflicting maintenance work and the progress on this issue, as well as contact information for residents to report their concerns. Staff provided a response.

Councillor Gaertner inquired about parking restrictions and time limits in residential areas, and how to address issues regarding residents parking on streets for long periods of time. Staff provided a response.



Councillor Gallo inquired about the status of a previous motion carried on September 20, 2022 regarding cannabis stores in Aurora. Staff provided a response.

**13. Public Service Announcements**

Councillor Kim announced the Nature's Emporium run for Southlake event to be held on April 30, 2023 at 8:00 a.m.; visit [give.southlake.ca](https://give.southlake.ca) for more details.

Councillor Gaertner acknowledged the numerous holidays over the season, including Easter, Passover, Ramadan, and Orthodox Easter.

**14. Closed Session**

None.

**15. Adjournment**

The meeting be adjourned at 9:44 p.m.





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

Town of Aurora

## General Committee Report

No. PDS23-040

**Subject:** Designation of 30 Individual Properties under Part IV of the *Ontario Heritage Act*

**Prepared by:** Adam Robb, MPL, MCIP, RPP, CAHP, Senior Planner

**Department:** Planning and Development Services

**Date:** April 18, 2023

### Recommendation

1. That Report No. PDS23-040 be received;
2. That, for the properties whose Notice of Intent to Designate has been withdrawn, Council authorize staff to:
  - Issue the respective Notices of Withdrawal
  - Remove the respective properties from the Town's Heritage Register in accordance with the provisions of Bill 23 and the *Ontario Heritage Act*;
3. That, for the properties where the Notice of Intent to Designate has not been withdrawn, the appropriate designation by-laws be brought back for enactment.

### Executive Summary

The purpose of this report is to advise Council of the eight (8) Notices of Objection that have been received regarding Council's decision to designate thirty (30) individual properties for their cultural heritage value or interest under Part IV of the *Ontario Heritage Act* (previous report PDS22-042). Council is required to consider the Notices of Objection, which are attached to this report, and then decide whether to withdraw any of the Notices of Intent to Designate or whether to continue with the designation process.

- In October 2020, MHBC Planning Inc. was retained to conduct a Heritage Register Review for the Town and recommend properties for designation.
- Thirty (30) properties were recommended for designation, with Council approving the recommendations and directing staff to issue Notices of Intent to Designate.



- The Notices of Intent to Designate were issued in accordance with the *Ontario Heritage Act*, with there being opportunity for both objection and appeal.
- There are set criteria for determining cultural heritage value or interest under the *Ontario Heritage Act*, with two of nine criteria to be met to qualify for designation.
- Of the thirty (30) Notices of Intent to Designate that were issued, eight (8) Notices of Objection have been received for consideration by Council, with all eight of the properties being 'listed' on the Town's Heritage Register since at least 1995.
- Council can decide to withdraw their previous decision to pursue designation over any of the subject properties, which would result in the property being removed from the Town's Heritage Register.
- Numerous property owners have also indicated support for the heritage designation, with designation not intended to restrict renovations or complementary additions.

## Background

### **In October 2020, MHBC Planning Inc. was retained to conduct a Heritage Register Review for the Town and recommend properties for designation**

Council approved a capital budget to fund a comprehensive review of the Town's Heritage Register in late 2019. By August of 2020, the Town issued an RFP (Bid #202-71-PDS-P) and ultimately awarded the project contract to MHBC Planning Inc. in October 2020. This project was focused on assessing and making recommendations on the heritage value of the 374 properties that were 'listed' on the Town's Heritage Register.

The Heritage Register Review occurred from November 2020 to March 2022, and included multiple phases of evaluation and consultation. As part of the project, review and consultation occurred with the Town's Heritage Advisory Committee, Council, and an appointed Steering Committee comprised of Town staff, some Councillors and members of the Heritage Advisory Committee and a local historian. Ultimately, the recommendation was for fifty-seven (57) properties to be removed, and for thirty (30) properties to be prioritized for designation. The remaining 287 properties were determined to remain as listed on the Register. Further details and a complete summary of the project is also available through previous report PDS22-042.



April 18, 2023

3 of 11

Report No. PDS23-040

**Thirty (30) properties were recommended for designation, with Council approving the recommendations and directing staff to issue Notices of Intent to Designate**

The recommendations of the Heritage Register Review were supported by the Heritage Advisory Committee on May 2, 2022, and then forwarded to Council. Council approved the recommendation to proceed in designating the thirty (30) individual properties in June of 2022 (June 21, 2022, General Committee; June 28, 2022, Council) and authorized staff to issue and serve the respective Notices of Intent to Designate.

The following is a list of these thirty (30) individual properties that were recommended for designation, and note that an asterisk indicates that the subject property owner has submitted a Notice of Objection:

16 Reuben Street *	16-18 Mosley Street
17 Wellington Street East	19 Mosley Street
21 Machell Avenue	21 Victoria Street
31 Tyler Street *	33 Mosley Street *
35 Metcalfe Street	36 Wells Street
41 Wellington Street East *	42 Wellington Street East
50 Mill Street	50 Tyler Street
50 Wellington Street East	53 Mosley Street
53 Wellington Street East	55 Metcalfe Street
56-58 Mosley Street	57 Mosley Street
68 Mosley Street	71 Tyler Street *
73 Kennedy Street West	73 Wellington Street East
77 Wellington Street East	79 Victoria Street
81 Tyler Street *	1978 Vandorf Sideroad *
14314-14378 Yonge Street (Pet Cemetery)	15800 Yonge Street *



**The Notices of Intent to Designate were issued in accordance with the *Ontario Heritage Act*, with there being opportunity for both objection and appeal**

The thirty (30) individual Notices of Intent to Designate were ultimately issued, served to property owners and the Ontario Heritage Trust, and then published in the newspaper on February 9, 2023. All thirty properties are currently “listed” on the Town’s Heritage Register. Under the *Ontario Heritage Act*, there is a 30-day objection period, which lasted until March 11, 2023, with there being eight (8) Notices of Objection received by property owners for Council’s consideration. The Notice of Intent to Designate is the earliest form of notice required under the Act and all consultation requirements with the Heritage Advisory Committee have been met.

At this point, the Notices of Objection have only been submitted to the Town for consideration by Council. It is at Council’s sole discretion to withdraw any Notices of Intent to Designate. No formal appeal or Ontario Land Tribunal (OLT) process is yet initiated or becomes considered until Council’s actual passing of a designation by-law, wherein there is a new 30-day period to appeal the passing of the designation by-law to the OLT. Council is required to make decisions and to pass designating by-laws within 120 days of February 9, 2023 (the date the Notice of Intent to Designate was published), with this being until June 9, 2023. Otherwise, the Notices are automatically deemed withdrawn and the properties are required to be removed from the Register. Further details on this are also provided under the ‘Legal Considerations’ section of this report.

## Analysis

**There are set criteria for determining cultural heritage value or interest under the *Ontario Heritage Act*, with two of nine criteria to be met to qualify for designation**

The designation of individual heritage properties occurs under Part IV of the *Ontario Heritage Act*, with there being nine specific criteria for determining cultural heritage value or interest as set out under *O. Reg. 9/06*. In order for a property to be designated under the Act, it has to meet two or more of the nine criteria for determining cultural heritage value or interest (regardless of category).

The nine criteria as listed under *O. Reg. 9/06* of the *Ontario Heritage Act* are as follows:

Design or Physical Value	1. Property is a rare, unique, representative or early example of a style, expression, material or construction method.
--------------------------	---



	2. Property displays a high degree of craftsmanship or artistic merit.
	3. Property demonstrates a high degree of technical or scientific achievement.
Historical or Associative Value	4. Property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community.
	5. Property yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
	6. Property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
Contextual Value	7. Property is important in defining, maintaining, or supporting the character of an area.
	8. Property is physically, functionally, visually or historically linked to its surroundings.
	9. Property is a landmark.

The Heritage Register Review exercise was rooted in an evaluation of the above criteria, with all thirty properties being deemed by the Review to merit designation under *O. Reg 9/06* and the *Ontario Heritage Act*. Generally speaking, the thirty (30) properties recommended for designation are all dated to the early settlement and development of the Town from the 19<sup>th</sup> and early 20<sup>th</sup> centuries and help contribute to defining local neighbourhood characters while being representative of early growth pre and post Confederation (1867), as the Town was founded (1854) and incorporated (1888), and during the World War periods. Specific details on each property are also provided based on the respective Notices of Intent to Designate that were issued and are attached to this report.



**Of the thirty (30) Notices of Intent to Designate that were issued, eight (8) Notices of Objection have been received for consideration by Council, with all eight of the properties being 'listed' on the Town's Heritage Register since at least 1995**

All Notices of Objection have been attached to this report alongside the respective Notices of Intent to Designate that were issued, which outlined the initial reasons for designation as authorized by Council in line with the criteria of the *Ontario Heritage Act*. The thirty (30) properties were evaluated and recommended through the Heritage Register Review and Council to be pursued for designation based on meeting the required criteria, but the Notices of Objection allow opportunity for Council to consider additional information from the owners.

While the merits and circumstances of each Notice of Objection and property are unique and should be considered independently, some general overlapping concerns include potential impacts to re-sale value, as well as concern over potential property restriction. As also outlined further in this report, the designation process however is not intended to limit the ability to renovate or pursue complementary additions.

For greater context on the properties that Notices of Objection were received for, all eight have been 'listed' on the Town's Heritage Register since at least 1995. Additionally, 41 Wellington Street East (Browning House) and 33 Mosley Street (Mechanics Hall) have both been recognized and inventoried by the Town's former Local Architectural Conservation Advisory Committee (LACAC) dating back to 1977-1985. Of the eight properties, particular attention should also be given to the fact that the Mechanics Hall at 33 Mosley was an important early civic institution for the Town and seen as a focal point for culture and community events, and that 1978 Vandorf Sideroad has connection to the Baber family, for whom Harold Baber gave his life in World War I, with his name enshrined in the Aurora War Memorial (brother of owner).

Additional general information on the eight properties is as follows, but full information is available in the attachments with specific consideration to be had for each Notice of Objection that has been submitted:

Property Address	Name/Identifier	Date of Construction	Style	Listed / Identified Since	Plaques
16 Reuben Street	Kennedy Family House	c. 1883	Victorian	HAC - 1995	None



April 18, 2023

7 of 11

Report No. PDS23-040

Property Address	Name/Identifier	Date of Construction	Style	Listed / Identified Since	Plaques
31 Tyler Street	Ann Ransom House (also recognized home to David Rogers)	c. 1872	Victorian	HAC - 1995	Yes – issued in 2021
33 Mosley Street	Mechanics Hall	c. 1870	Gothic Revival Institutional	LACAC – 1977-1985	Yes – issued in 1992
41 Wellington Street East	Browning House	c. 1905	Romanesque	LACAC – 1977-1985	Yes – issued in 1993
71 Tyler Street	Johnston House	c. 1886-87	Victorian	HAC - 1995	Yes – issued in 2001
81 Tyler Street	McConnell House	c. 1886	Gothic Revival	HAC - 1995	None
1978 Vandorf Sideroad	Ransom-Baber House	c. 1880	Victorian	HAC - 1995	Yes – issued in 2014
15800 Yonge Street	St. Andrew's College	Moved to Aurora -1926	Georgian Campus Institutional	HAC - 1995	None

**Council can decide to withdraw their previous decision to pursue designation over any of the subject properties, which would result in the property being removed from the Town's Heritage Register**

Council is to consider the eight (8) Notices of Objection and should any Notice of Intent to Designate be withdrawn, the property is then required to be removed from the Town's Heritage Register, as per the requirements of the updated *Ontario Heritage Act* under Bill 23. The intent of this legislation from the Province is to prevent properties from remaining as "listed" for extended periods of time. If Council is not willing to designate a



property, the Province has deemed this to be justification for the property to be removed from the Heritage Register. Additionally, Bill 23 will result in all currently “listed” heritage properties automatically being removed from the Heritage Register by January 1, 2025 - this being two years after the *Ontario Heritage Act* amendments have taken effect.

To withdraw the Notice of Intent to Designate for a particular property, the following amendment should be moved by a Member of Council;

“That the Notice of Intent to Designate the property located at (street address) be removed”.

**Numerous property owners have also indicated support for the heritage designation, with designation not intended to restrict renovations or complementary additions**

Aside from the Heritage Conservation District process, the designation of these thirty (30) individual properties represents one of the largest heritage designation initiatives in Town history.

Through the Notice of Intent to Designate process, a number of owners also contacted staff expressing support for the initiative as important in preserving local history, streetscapes, and culture. Numerous property owners appreciated designation as a worthwhile initiative to also ensure the work they themselves have put into their properties is protected over the long-term.

Overall, the heritage designation process is largely about preserving built heritage and protecting properties from demolition. Designation is not intended to overtly restrict complementary building additions, any interior work, or even the building of accessory structures. Property owners expressed support for this recognition.

## **Advisory Committee Review**

The Heritage Advisory Committee and an appointed project Steering Committee were consulted extensively throughout the development of the Heritage Register Review project. As mentioned, the recommendation to pursue designation for the thirty (30) properties was presented and supported by the Heritage Advisory Committee on May 2, 2022, prior to Council reviewing and recommending to proceed with the designations based on report PDS22-042 of June 2022. All requirements to consult with the Town’s Heritage Advisory Committee have been met.



## Legal Considerations

In accordance with the *Ontario Heritage Act* (the “Act”), Council is required to consider the objections received and make a decision whether or not to withdraw the Notice to designate the property, within 90 days after the end of the 30-day objection period, or pass a bylaw to designate the property within 120 days after the date of publication of the Notice which in this case for both is June 9, 2023.

Changes to the Act per Bill 23 have significantly altered the permissions around municipal Heritage Registers and specifically the ‘listed’ status of properties. Bill 23 now requires that municipalities designate properties, as any property that is currently ‘listed’ will automatically be removed from the Heritage Register effective January 1, 2025 (two-year window from Bill amendments coming into force). Additionally, listed properties cannot be added back onto the Register for a period of five years after being removed, and there are new objection rights that are available to property owners when properties are listed (objections can be submitted, but no appeal rights). Should a property be listed again at any point in the future, it would also be subject to removal from the Register within two years should it not become designated in that time.

Further, should Council withdraw a Notice of Intent to Designate or not pass a designating by-law within the 120-day window from the publication of a Notice of Intent to Designate, the subject property is automatically removed from the Heritage Register.

With these new parameters in place, the designation of individual properties offers the only option and recourse available to municipalities across Ontario to ensure that demolition permits are not applied for as soon as listed properties are removed from the Register, and that heritage resources are preserved.

## Financial Implications

None.

## Communications Considerations

Per Council’s recommendation to pursue designation for the thirty (30) properties and authorization to serve and publish the Notices of Intent to Designate, each Notice was served on the respective property owner, served on the Ontario Heritage Trust, and published in the local newspaper effective February 9, 2023. All statutory notice requirements under the *Ontario Heritage Act* have been met.



Should Council withdraw any Notice of Intent to Designate, Notices of Withdrawal will be served on the property owner, any person who objected, and the Ontario Heritage Trust. A publication in the local newspaper will also occur.

Should Council pass a respective designation by-law, a notice of passing with a copy of the by-law alongside a notice of appeal rights will be served on the property owner, any person who objected, and the Ontario Heritage Trust. A notice of passing with appeal rights will also be published in the local newspaper, wherein there is a 30-day period to appeal to the OLT.

### **Climate Change Considerations**

None.

### **Link to Strategic Plan**

The conservation of heritage resources supports the Strategic Plan goal of Supporting an Exceptional Quality of Life for All through its accomplishment in satisfying requirements in objective Celebrating and Promoting our Culture.

### **Alternative(s) to the Recommendation**

That Council choose not to withdraw any Notices of Intent to Designate and in turn proceed with the designation of all thirty (30) individual properties.

### **Conclusions**

Further to Council's direction, and based on the results of the Town's Heritage Register Review, staff issued Notices of Intent to Designate for thirty (30) individual properties. Of these thirty (30) Notices of Intent to Designate that were issued, eight (8) Notices of Objection were received by property owners. These Notices of Objection are attached to this report and are to be considered by Council as part of their decision to withdraw any Notices of Intent to Designate or not. Further to Council's decision, staff will prepare the relevant Notices of Withdrawal or designation by-laws for Council enactment.

### **Attachments**

Information Packages have been prepared for Council's review of each of the properties that submitted a Notice of Objection. These Information Packages include the Notice of



Objection received, the issued Notice of Intent to Designate that was based on the Heritage Register Review exercise, and property photos and any other supplemental imagery on file. Council can consider each package, and specifically the Notice of Objection, as part of their decision to withdraw a Notice of Intent to Designate or not:

Attachment 1 – Information Package with Notice of Objection (16 Reuben St.)

Attachment 2 – Information Package with Notice of Objection (31 Tyler St.)

Attachment 3 – Information Package with Notice of Objection (33 Mosley St.)

Attachment 4 – Information Package with Notice of Objection (41 Wellington St. E)

Attachment 5 – Information Package with Notice of Objection (71 Tyler St.)

Attachment 6 – Information Package with Notice of Objection (81 Tyler St.)

Attachment 7 – Information Package with Notice of Objection (1978 Vandorf Sdrd.)

Attachment 8 – Information Package with Notice of Objection (15800 Yonge St.)

## **Previous Reports**

Previous report PDS22-042 dated June 21, 2022, presented the findings of the Town's Heritage Register Review exercise, with Council authorizing and directing staff to pursue thirty (30) individual properties for designation under the *Ontario Heritage Act*. Council ratification of this decision was made on June 28, 2022.

## **Pre-submission Review**

Agenda Management Team review on March 30, 2023

## **Approvals**

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



# Notice of Objection

## 16 Reuben Street



Michael De Rond  
Town Clerk  
Town of Aurora  
100 John West Way.Box 100  
Aurora, Ontario  
L4G 6J1

'23 MAR 10 10:38AM 44s

March, 9,2023

Attn: Clerks Department

Subject: Formal Objection to 16 Reuben Street inclusion in Heritage Designation

Please accept this letter as our formal objection to including 16 Reuben Street on the Town of Auroras list of homes of Cultural Value or Interest.

We have owned the above home for 30 years. Firstly we would like to make it clear that this is our home, our family home where we have raised our children, this is not a municipal or provincial asset. It was bought and paid for by us and lovingly maintained and upgraded over the years voluntarily. The property was purchased with no such designation and we feel it is unjust for this to be put upon us at this time. We would have not invested in a property with such a designation due to all the additional complications. What is particularly comical to us is that over the past 30 years while we have done everything to maintain and respect our homes character by our own choice we have watched countless homes in our neighbourhood be torn down and replaced with new out of character large homes.

We are very disappointed with the entire process and lack of transparency leading up to receiving a registered letter in early February, when this matter was being discussed as far back as May of 2022. It is both confusing and disheartening as to why property owners would not be notified or consulted well in advance of a matter that has huge implications to their property and property rights.

We cannot dispute that our home is a century home built in 1883 but it does not have any particularly unique and distinct architectural features that are not replicated in other local homes. The entire interior has been renovated as well as the rear exterior structure.

This designation will impact us financially and in particular it will be extremely difficult and expensive to insure. Who will carry the burden of the additional costs ? Simple repairs and upgrades come at a greater cost to the homeowner.

There is a current and pertinent example of a home in Aurora that was destroyed in a fire on Fleury Street whose rebuild is being cruelly held up because of its designation, despite the family following all of the guidelines.

For the above reasons including the tremendous amount of stress this egregious government interference and over reach is causing we would like to be removed from the list.

Sincerely,

Nancy Breedon and Tim Diamond



# Notice of Intent to Designate 16 Reuben Street



## **NOTICE OF INTENTION TO DESIGNATE 16 REUBEN STREET**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

16 Reuben Street  
The Kennedy Family House  
Pt Lt 5 Pl 39 Aurora; Pt Lt 6 Pl 39 Aurora; Pt Lt 7 Pl 39 Aurora; Pt Lt 8 Pl 39 Aurora; Pts 2 & 3, 65r11051; Town of Aurora  
PIN: 036530072

### **Description of Property**

The property known municipally as 16 Reuben Street is located on the north side of Reuben Street, just west of Yonge Street. The property includes a representative example of a 1.5 storey late Victorian dwelling with an L-shaped floor plan constructed circa the 1880s for Reuben Judd Kennedy and his family. The Kennedy family were early farmers and settlers to the area with the original Kennedy farm being subdivided into some of the first village lots for the community.

### **Statement of Cultural Heritage Value or Interest**

16 Reuben Street is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

#### **Design and Physical Value:**

The property is a representative example of a 1.5 storey late Victorian dwelling constructed approximately 140 years ago. The dwelling itself includes features indicative of its period of construction and high craftsmanship and detail, including the gabled roofline and dichromatic brickwork with quoin and voussoir details, which are specifically unique for the streetscape and community area. The building is a rare and well-preserved example of a late Victorian style dwelling with exceptional design detail and character.

#### **Historical and Associative Value:**

The building was likely constructed by c. 1883 for Reuben Judd Kennedy and his family, who were original farmers and settlers for the area. The Kennedy farm served as being subdivided into some of the first village lots for the community, which now form a key character area within the general downtown / Aurora Promenade neighbourhood (historically known as Machell's Corners). The subject property has strong association with the original development of the Town and evolution from agricultural area to a growing village. The property helps contribute to our understanding of the development of the Town post Confederation (over approximately 140 years ago when the building was constructed) and prior to the incorporation of the Town of Aurora in 1888.

#### **Contextual Value:**

The property defines, maintains and supports the historic character of the Aurora core in and around Yonge and Wellington Streets (Machell's Corners). The building and its orientation on Reuben Street and proximity to Yonge Street provides a significant link to the early growth and development of the village area and its early history, specifically in relation to growth that occurred in and around early routes like Yonge Street. The building and its Victorian style and detailed craftsmanship help tell the story of the evolution of the community from being largely agricultural based to a burgeoning village.



## Description of Heritage Attributes

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

### Exterior Elements

- overall 1.5 storey scale and massing with cross-gabled roof shape and orientation to Reuben Street
- All dichromatic brickwork with buff coloured brick, red brick quoin details and red brick voussoirs as well as window sills
- All original window and door openings visible from the public realm, including the front (south) elevation with two window openings at the front-gabled portion of the building, and front entrance with window opening under the roof of the verandah, and the side window openings visible from the street (east and west)
- Front elevation porch with support posts

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond

Town Clerk

Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1

[mderrond@aurora.ca](mailto:mderrond@aurora.ca)

For any other inquiries, please contact:

Adam Robb, MPL, MCIP, RPP, CAHP

Senior Planner, Development/Heritage

Planning and Development Services

[arobb@aurora.ca](mailto:arobb@aurora.ca)

365-500-3104



# Property Photos and Information 16 Reuben Street



16 Reuben Street – File Photos



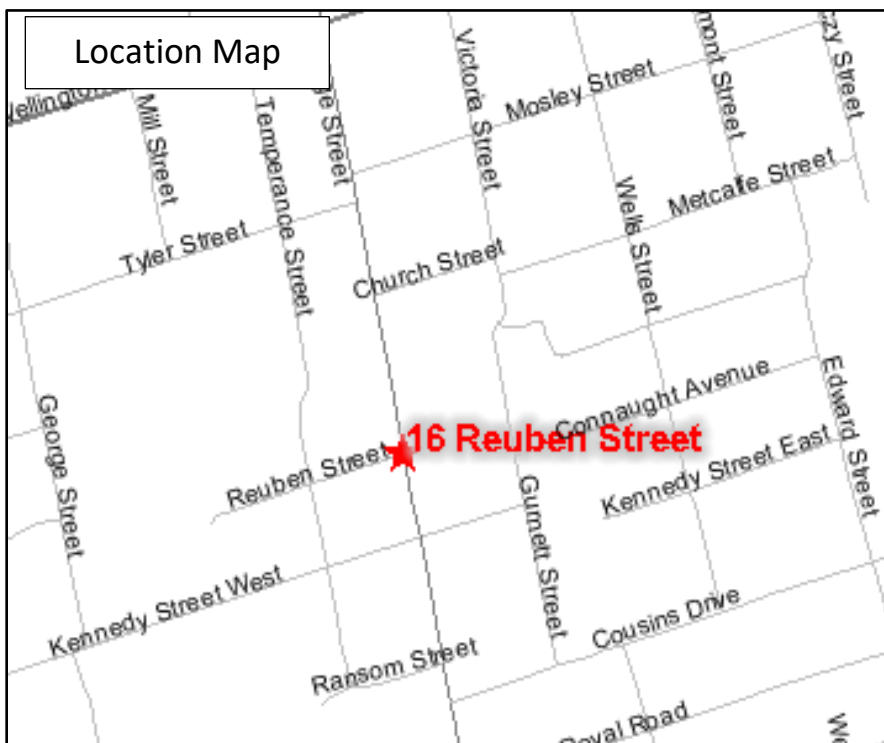


16 Reuben Street – File Photos

1981 File Photo



Location Map





# Notice of Objection

## 31 Tyler Street





# **Refusal to Designate 31 Tyler Street, Aurora**



# Receipt of Intent to Designate letter from the Town of Aurora

- On February 3, 2023 we received a registered letter from Michael de Rond, Town Clerk, at the Town of Aurora. It was a Notice of Intention to Designate our house as a property of Cultural Heritage Value or Interest.
- It also stated that any objection to this designation must be launched within 30 days of the notice contained in the Aurora Banner, which was published February 9, 2023.
- Reasons for the objection must outlined , including all relevant facts.
- We formally **OBJECT to designation.**
- The following outlines the reasons this house and property **SHOULD NOT** be designated.



# Reasons for Refusal to Designate

## Design and Physical Value:

Our house is not representative of a late two story dwelling as every stick of lumber, windows, doors, electrical, plumbing, heating, insulation and drywall has been replaced less than 25 years ago. The property was for sale on the market for 6 months and nobody wanted to purchase it. The roof was caving in, windows were broken, the walls were bowing outward from the weight of the roof, which surely would have collapsed within a year. The foundation was crumbling and the basement was full of water. The foundation most likely would have failed within a short period of time as well. The entire back half of the house was sloping precariously to the east because the brick and stump foundation under that section had already failed. There was extensive water damage throughout the building. The coach house had collapsed in the center as it was built on the ground with no foundation and had rotted three feet up from the middle. The house and garage were completely derelict with squirrels, raccoons, bats, mice and hornets living in them.



# Design and Physical Value continued

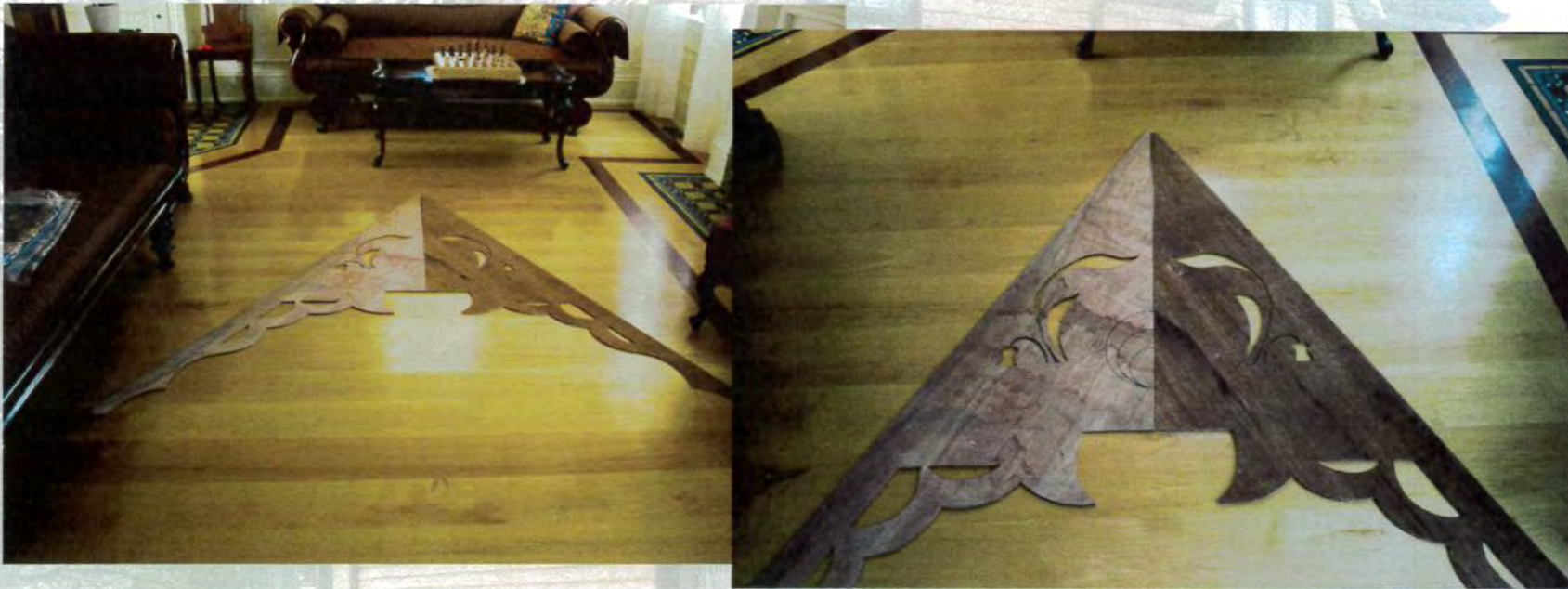
## **Rebuilding not Preserving:**

We purchased this house in 1996 and decided that instead of demolishing it, which probably would have been the better course of action given it's condition, we decided to rebuild it. Not preserve it because there was NOTHING left to preserve! Here is a list of the extensive rebuilding that was done:

- Completely tore down the back of the house as it was not salvageable.
- Replaced every joist, wall stud, floorboard and baseboard. Literally every stick of wood in the house is new.
- Gutted and replaced all wood in the front half of the house, joists, walls, floorboards, ceilings.
- Raised the front of the house and poured a new foundation, three feet higher than the original elevation of the house to accommodate LSRCA rules, as this property falls under their jurisdiction due to the stream located beside our house.
- Rebuilt the entire back of the house.
- Removed the roof, bargeboard, and trusses on the house.
- Re-created the bargeboard as the original was not salvageable (rotten and chewed by rodents. We still have the templates showing the re-created bargeboard.



# Template created to build new bargeboard (original unsalvageable)





# Design and Physical Value continued

## Rebuilding not Preserving Continued:

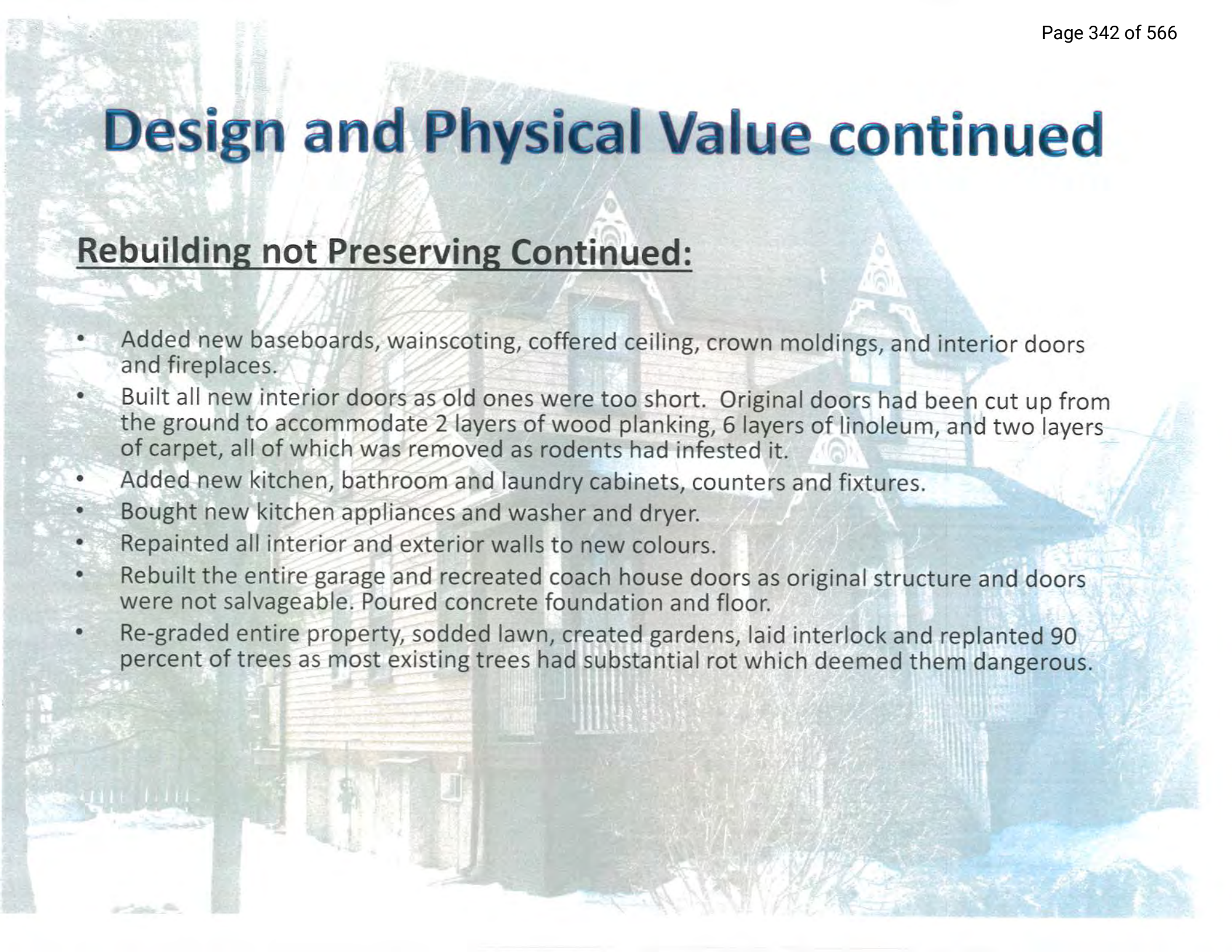
- Rebuilt the roof to higher than the original to accommodate a loft and third floor. Original structure was only two stories in the front and only one and a half stories in the back. New structure is three stories.
- Replaced all windows and doors with aluminum-clad windows and steel doors, except the front door. Front door was rebuilt, not original, as it was rotted and etched glass was broken.
- Added front and back porches with recreated bargeboard on the front. Original structure did not have porches.
- Completely replaced all wood siding with new cedar siding as original siding was rotten.
- Added new insulation and drywall in the entire rebuilt house. Plaster and lath was water damaged, cracked and dangerous as pieces were falling from the ceiling and walls and had to be removed. There was no insulation in the original walls.
- Installed new plumbing, furnace, water tank, air conditioner, electrical wiring, electrical panel, alarm system, lighting, ejector system, and sump system.
- Hooked up to city sewer as original house was on a septic system that no longer functioned.



# Design and Physical Value continued

## Rebuilding not Preserving Continued:

- Added new baseboards, wainscoting, coffered ceiling, crown moldings, and interior doors and fireplaces.
- Built all new interior doors as old ones were too short. Original doors had been cut up from the ground to accommodate 2 layers of wood planking, 6 layers of linoleum, and two layers of carpet, all of which was removed as rodents had infested it.
- Added new kitchen, bathroom and laundry cabinets, counters and fixtures.
- Bought new kitchen appliances and washer and dryer.
- Repainted all interior and exterior walls to new colours.
- Rebuilt the entire garage and recreated coach house doors as original structure and doors were not salvageable. Poured concrete foundation and floor.
- Re-graded entire property, sodded lawn, created gardens, laid interlock and replanted 90 percent of trees as most existing trees had substantial rot which deemed them dangerous.



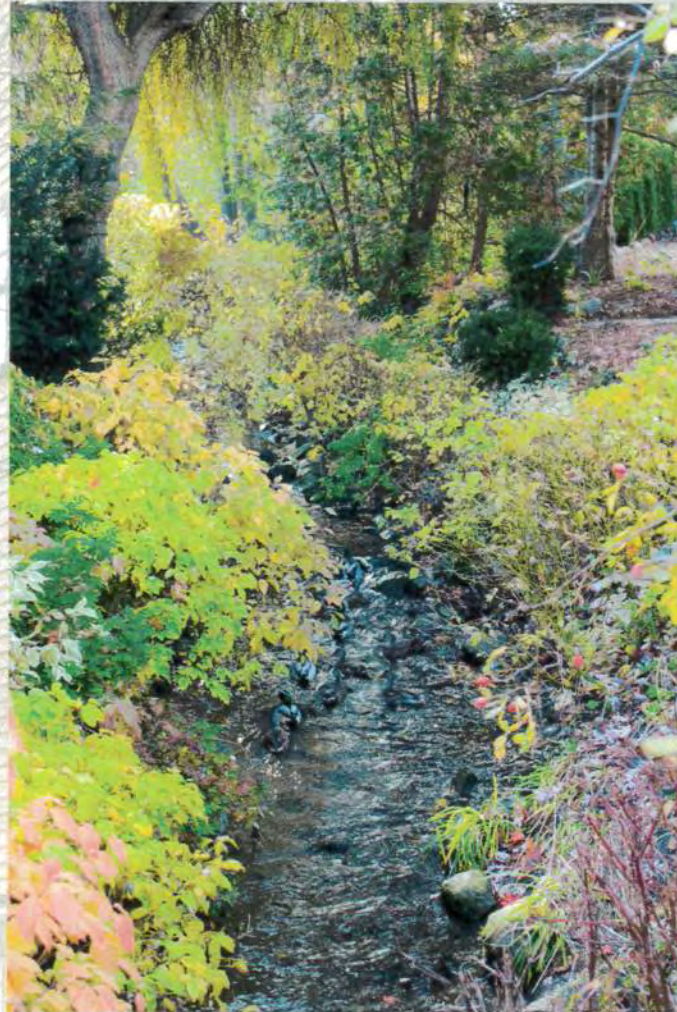


# **Lake Simcoe Region Conservation Authority Environmental Protection Zoning**

Another reason designation is not required to protect this house is the Environmental Protection zoning of our property, due to the stream that runs along the east side of our property line. Enlargement of the footprint of the home is not allowed under this zoning, therefore tearing down the existing home to build a larger one is not possible. We have also rebuilt to the maximum height in the Town building bylaw and therefore further addition to height is not allowed by the Town of Aurora. Since our house has been completely rebuilt to current standards, and cannot be made larger, there is no reason for a new buyer to tear it down.



# Tannery Creek tributary located on east side of property





# Before and After Rebuild Comparisons

**Before**



**After: Higher roof, new porch, new bargeboard, new foundation, new windows and doors**





# Before and After Rebuild Comparisons

**Before**

**After: no chimney, complete rebuild of back, new windows and doors, porch, bargeboard, railings, pickets and stairs.**





# Before and After Rebuild Comparisons

**Before**



**After: complete rebuild of back, new dormer, new bay window, new window openings**





# Before and After Rebuild Comparisons

**Before**

**After: back completely rebuilt, new balcony, new porch,**





# Before and After Rebuild Comparisons

**Before**

**After: Back completely rebuilt, balcony added, porch added, coach house rebuilt**



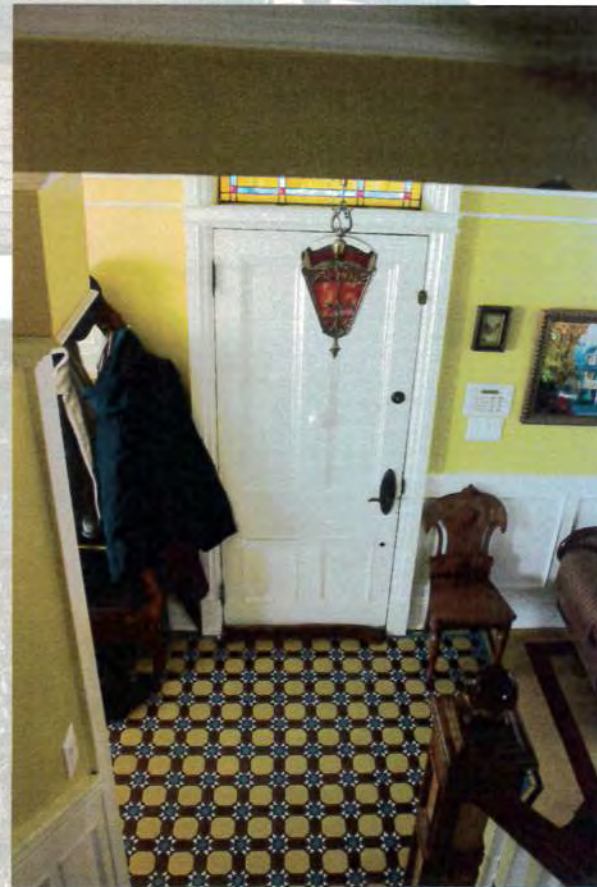


# Before and After Rebuild Comparisons

**Before**



**After: new rebuilt door, new tiles, drywall, trim, new stained glass**





# Before and After Rebuild Comparisons

**Before**



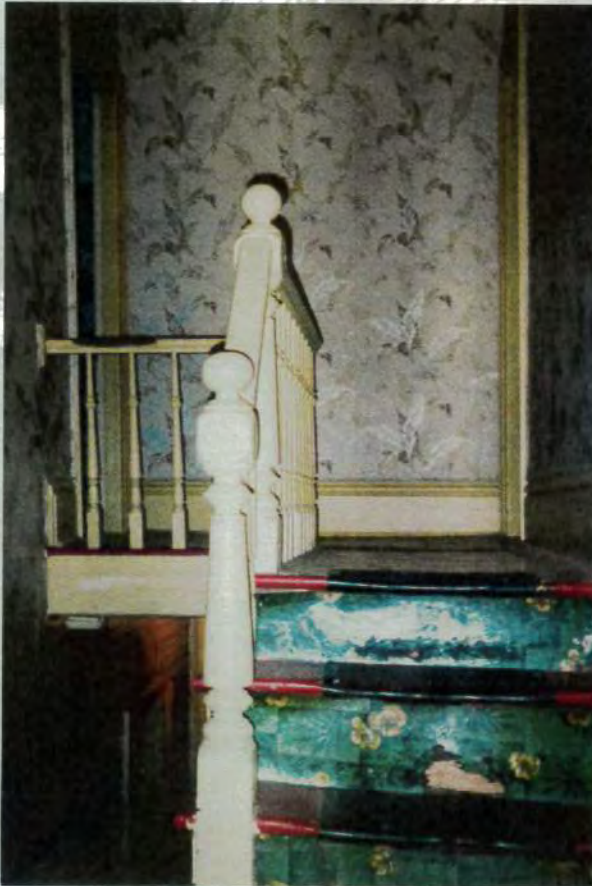
**After: new stairs, drywall, newel post, pickets, wainscoting**





# Before and After Rebuild Comparisons

**Before**



**After: new wainscoting, flooring, newel post, door frames, pickets and railing**





# Before and After Rebuild Comparisons

**Before**

**After:** walls removed, new wainscoting, fireplace, crown moulding, flooring, tiles, ceiling medallions, light fixtures





# Before and After Rebuild Comparisons

**Before**



**After: Bay window added, wainscoting, flooring, ceiling medallion, lighting all new.**





# Before and After Rebuild Comparisons

**Before**



**After:** Back of house completely torn down. All new build. New cabinets, Island, faucets, sinks, appliances, granite, flooring, and lighting





# Before and After Rebuild Comparisons

**Before (after demolition)**



**After: Back of house completely torn down. All new build. New flooring, coffered ceiling, drywall, trim, drywall**





# Before and After Rebuild Comparisons

**Before**



**After: Tore down back of house and completely rebuilt. New master bedroom**





# Before and After Rebuild Comparisons

**Before**

**After: New flooring, cabinets, drywall**





# Before and After Rebuild Comparisons

**Before**



**After:** Back of house torn down, all new build. New master bathroom, new tiles, tub, shower, cabinets, sinks, flooring, lighting, under-floor heating





# Before and After Rebuild Comparisons

**Before**

**After:** New loft edition, dormer, staircase, drywall, insulation, carpet, windows, wiring





# Before and After Rebuild Comparisons

**Before**

**After: Complete rebuild of back of house. Nothing is original.**





# Before and After Rebuild Comparisons

**Before**



**After: Nothing left of the original rooms.**





# Before and After Rebuild Comparisons

**Before**

**After: completely new build**





# Before and After Rebuild Comparisons

**Before**



**After: gutted and completely rebuilt to modern standards**





# Before and After Rebuild Comparisons

**Before**



**After: raised house, new rebar reinforced poured concrete foundation, new insulation, new joists and walls**





# Progression of Rebuild













# Historical and Associative Value

Our historical plaque states that this house was built by Ann Ransom, 1872. Your report states that David Rogers, a former councilor and veterinary surgeon, lived here, but he did not build the house and apparently resided here for only ten years. We question whether David Rogers even lived on the property during this time. This house was not a high-end decorative house like it is currently, since we've rebuilt it. It was a plain, bare minimum, not well-constructed saltbox that we highly doubt a veterinary surgeon/ councilor would have lived in.

Also, given the proximity to the former Machell Brickworks located very nearby, the noise from cargo trains and manufacturing would not have been very desirable. We suspect that he bought this house but then rented it out to tenants during his ownership. Perhaps he bought this property so that he would be on Aurora's homeowner registry so that he could run for council? Is there any proof that David Rogers actually lived here?

During the time he owned the house it did not have an indoor bathroom or plumbing, hardly the residence befitting of a veterinarian or councilor. We know this for a fact since all water pipes were run on the outside of the walls, not inside the walls, which means that it was added long after the house was built. Don Egan, whose family we bought the house from in 1996, confirmed that when his family bought the home in the 1950's there was not any indoor plumbing or indoor bathroom facilities.



## Contextual Value:

As for the contextual value of our house in this neighbourhood, the majority of houses in this area have either been renovated beyond recognition from their original, torn down to accommodate a 7 story building at the corner of Yonge and Tyler, or further along Tyler Street most historic houses have been torn down to build monster homes.

Across the street from us is a 1960's bungalow and beside that, to the east, is a Victorian house whose gothic and period windows were replaced with 1960's picture windows. The home at the corner of Temperance and Tyler, The Patrick House, was completely changed from the original. We were here when the owners did this. The home beside me to the east was a 1950's tiny bungalow that has been renovated to look like a two story Arts and Crafts. Should this house be designated as representative of the Arts and Crafts building style even though it is new? The semi-detached brick house to the west had all windows replaced, the bargeboard removed and destroyed, and the front doors enlarged and replaced.





**Contextual Value: Surrounding houses**





**Contextual Value: Surrounding houses**



# Contextual Value Continued:

We also don't understand how our property was selected from the many listed properties on the street. For example number 59 Tyler Street was the former home of Edwin Machell, son of Richard Machell, the founder of Machells Corners that would later be renamed Aurora. Walter Machell, son of Edwin, created the Machell Brickworks in 1874, which was in operation for 40 years before it became Collis Leather.

This, in our opinion, is a far more important house for designation as it housed a VERY prominent member of Aurora's history and has not changed at all since 1867, which is another historic value point as it was built the year of Canada's confederation. And yet this house is not designated or on the list to be designated!





## **The Edwin Machell House**

59 Tyler is the former home of Edwin Machell, son of Richard Machell, the founder of Machells Corners that would later become Aurora. Walter Machell, son of Edwin, created Machell Brickworks which was on the site that would later become Collis Leather.



# Conclusion

We have spent 26 years, countless hundreds of hours, hundreds of thousands of dollars, blood, sweat and tears rebuilding this house. It is no longer a historic house. It is a new house made to look historic.

Twenty-six years ago, when we applied for our permits, nobody in the building department, historical society, or council showed any concern as to whether this house was torn down or not. **WE** decided to build this house to look old. We could have torn it down and built something modern, like most other people did in this neighbourhood.

Why didn't anyone think it was worthy of designation then? I'll tell you why: because it was ugly and derelict and it wouldn't look good to put something that horrible on the registry. But since we have spent all of our time and money, and the house looks beautiful now, it has suddenly has become worthy of designation. We didn't receive any help or money from the Town of Aurora or the heritage committee to do this but now they want to reap the benefits at our expense.



## Conclusion Continued

We are very close to retirement and want to sell our house and move to a bungalow because I have hip issues and have difficulty with stairs. Although Adam Robb has sent me a study from the University of Waterloo showing that designation doesn't really affect resale value, I am getting a completely different picture from many real estate agents and owners of designated houses I have spoken to. I have included conversations from them in the next slides advising us not to have our house designated. Every single one of them has said that historical designation results in lower resale values, higher insurance premiums and higher renovation costs. We have spent an enormous quantity of money on this house to build a nest egg for our retirement. After all of our efforts we are now going to lose money on our sale because you feel our house is now worthy of designation.



# Conclusion Continued

## Recommendations from Real Estate Agents consulted:

**Sean Herbinson:** “In my opinion an Historical designation has a negative impact on the value of a home primarily because it places restrictions on what can and can not be done to the home and/or the property.” “ In short any prospective purchaser would see it as an issue to be looked into and in this day and age anything that complicates the ownership of a home is not a good thing.”

**Carol Neira:** “Great question, in my professional opinion I would push ‘not’ to have it designated as a historical property for these reasons:

- It will decrease the value and resale of your home,
- It will affect any renovation done to the exterior of the building,
- And you must comply with their rules and restrictions. As well as obtain permits etc.

Again, I would definitely tell them you do not want this designation on your home”

**Todd Newinsky:** “If your home is designated historical with restrictions on renovations to the interior and/or the exterior, this could potentially narrow the market for prospective Buyers who may be looking to do renovations. This could lower the price that Buyers would be willing to pay for the property”



# Conclusion Continued

## Recommendations from Real Estate Agents consulted:

**Kevin John:** "I'm a Realtor and I have dealt with this topic many times. I would never consider accepting this designation on my home. Even if we assume that you are perfectly happy with any and all restriction AND the eventual next owner feels the same way, it's still a detriment, namely as it relates to insurance. Generally speaking, insurance companies will charge a massive premium because in the event of a major destructive event the home will need to be rebuilt exactly as it was using the same masonry techniques etc. that in today's day and age are exorbitantly expensive. If your home is not designated, insurance can rebuild it using modern construction methods. I have seen insurance premiums on heritage properties 2 – 3 x what they should be based on comparable non-designated properties. Any good Realtor knows to warn their buyers about this, and you'll find buyers running away due to \$5K+ insurance policies. It will likely hurt the home's value. On top of this, buyers are usually hesitant to consider anything with heritage restrictions to begin with. You can honour your home's heritage without accepting a designation. Only accept the designation if you want to force future owners to do the same and you don't mind it costing you tens of thousands of dollars"



# Conclusion Continued

## Recommendations from Real Estate Agents consulted:

**Chip Barkel:** "I am a realtor. I had a house for sale in Thornhill, which was a farmhouse, built around 1850 and moved from Gormley to Thornhill. It was designated historical and we had trouble selling it because the real value was in the land and some people wanted to buy it to tear down to rebuild, it eventually sold but at a lesser price."

## Owner of a designated house:

This person had a friend who suffered financial burden due to designation:

**Bonnie Fleischaker:** "I had a friend who bought a house in Newmarket unaware that it had been designated "historical" and when she went to upgrade windows, she was required to have custom made windows made which she simply couldn't afford. She elected to pay the high heating/cooling bills instead as she would never have lived long enough to recover the cost of custom replacement windows."



# Formal Objection to Designate

We **DO NOT** want our house designated. If, after we sell, The Town of Aurora wants to approach the new owners that is fine. We would even be open to the Town of Aurora purchasing our property in two years time (at market value), when we plan to sell.

**We do not want the historical designation while we live here. If you chose to pursue designating our house after this, we will fight historical designation with every avenue available to us.**

We have been tax paying, contributing, and property improving citizens for 26 years. We should not be forced to do something, after all of this time, which is not warranted and will negatively impact us financially in our retirement years.

Registered co-owners of 31 Tyler Street: Angela Daust and Steve Horvath



# Notice of Intent to Designate 31 Tyler Street



## **NOTICE OF INTENTION TO DESIGNATE 31 TYLER STREET**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

31 Tyler Street  
The Ann Ransom House  
Pt Lt 24 Pl 9 Aurora as in R690648; Town of Aurora  
PIN: 036530020

### **Description of Property**

The property known municipally as 31 Tyler Street is located on the south side of Tyler Street, west of Temperance Street. The property includes a representative example of a 2 storey wood frame dwelling of Victorian architectural style. The building was constructed circa 1872 by Ann Ransom and was also the home of David E. Rogers, a veterinary surgeon who also was Deputy Reeve for the Town and served on Council during the turn of the 20<sup>th</sup> century (1900).

### **Statement of Cultural Heritage Value or Interest**

31 Tyler Street is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

#### **Design and Physical Value:**

The property is a representative example of a 2 storey late Victorian dwelling, constructed over 150 years ago, circa 1872. The building includes key heritage attributes and features which are indicative of the architectural style and period of construction, including the steeply pitched gable roof, steeply pitched double gables along the front elevation, the ornate and highly decorative bargeboard, original windows and door openings, and the sloped covered porch with more highly decorative bargeboard and support columns. These features also display a high degree of craftsmanship with the building contributing positively to the streetscape and public realm.

#### **Historical and Associative Value:**

The building was originally constructed by Ann Ransom circa 1872 and then later owned by David E. Rogers, a local veterinary surgeon who also served in key political roles through the early growth of the Town. David E. Rogers initially served as Councillor from 1889-1891, immediately after the incorporation of the Town of Aurora in 1888. He then served again as Councillor from 1893-1895. In 1896 and 1897 he then served as Deputy Reeve for the Town before again returning to serve as Councillor in the centennial year of 1900. The property has direct associations with this important political figure and contributes to an understanding of community culture for that time period.

#### **Contextual Value:**

The property defines, maintains and supports the historic character of the Tyler Street neighbourhood, which was a subdivision that formed part of the original development of the Town of Aurora. The property is a rare, unique, and well-preserved example of the architectural style on the street, and it enhances the public realm while providing a link visually and historically to the period of early growth in Aurora - with proximity to the former Tyler Street Tannery to the west, and then proximity to Yonge Street and where the former Town Hall was located along Yonge just north of Tyler Street and where the owner would have served in his political roles.



## Description of Heritage Attributes

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

### Exterior Elements

- Overall 2 storey scale and massing with wood frame construction
- Steeply pitched gable roof
- Steeply pitched double gables at front elevation with decorative bargeboard
- All original window and door openings visible from the street and side elevations
- Sloped porch with steeply pitched gable along the front elevation, including decorative bargeboard and wood support posts and railing

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond  
 Town Clerk  
 Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1  
[mderrond@aurora.ca](mailto:mderrond@aurora.ca)

For any other inquiries, please contact:

Adam Robb, MPL, MCIP, RPP, CAHP  
 Senior Planner, Development/Heritage  
 Planning and Development Services  
[arobb@aurora.ca](mailto:arobb@aurora.ca)  
 365-500-3104



# Property Photos and Information 31 Tyler Street

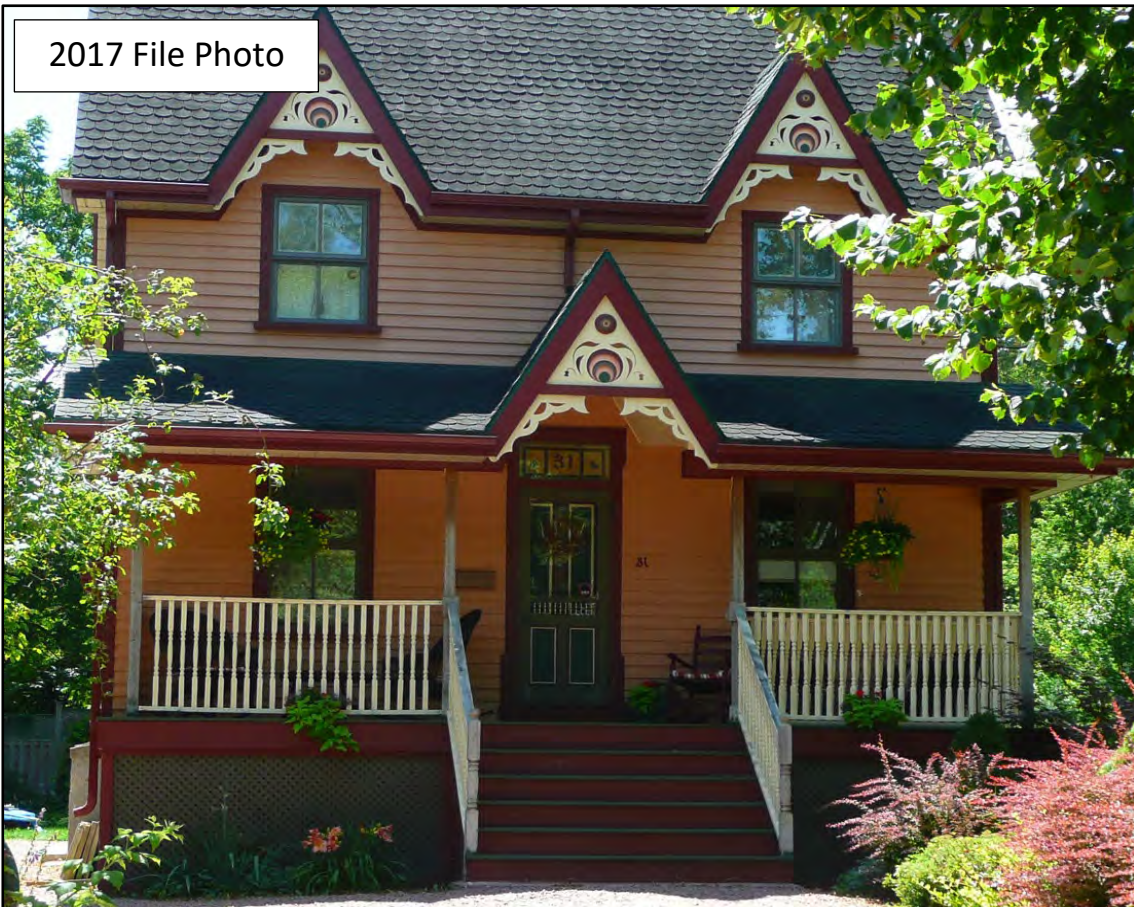


31 Tyler Street – File Photos

2013 File Photo



2017 File Photo



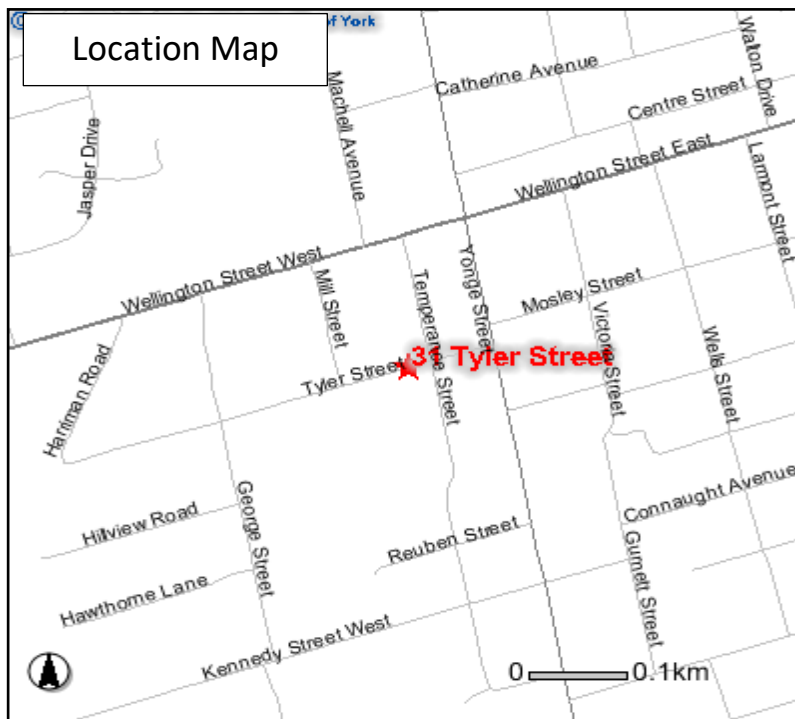


## 31 Tyler Street – File Photos

1981 File Photo



Location Map





# Notice of Objection

## 33 Mosley Street



**IN THE MATTER** of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (the "**Act**")

**AND IN THE MATTER** of the lands and premises known municipally as 33 Mosley Street and legally described as Part Lot 5 s/s Mosley Street Plan 68 as in R271476, in the Town of Aurora, in the Province of Ontario (the "**Subject Lands**")

### **NOTICE OF OBJECTION TO DESIGNATION**

**TAKE NOTICE** that HOLY FORTY MARTYRS OF SEBASTE ("**Holy Forty Martyrs Church**"), the owner of the Subject Lands objects to the proposed designation of the Subject Lands (including the lands and buildings forming part of the property municipally known as 33 Mosley Street and legally described as Part Lot 5 s/s Mosley Street Plan 68 as in R271476, in the Town of Aurora ).

### **DESCRIPTION OF SUBJECT LANDS**

- The Subject Lands are located at the southeast corner of Mosley Street and Victoria Street in the Town of Aurora. The building situated within the Subject Lands was constructed in the 1870s and has had several owners and uses since its construction.
- The Subject Lands are currently owned by Holy Forty Martyrs Church and are operated as a Romanian Orthodox Church.

### **REASONS FOR OBJECTION**

- Although the structure of the original building at the Subject Lands has been preserved, there have been extensive modifications to the exterior façade and finishes leaving very little of design or physical significance. There are no physical attributes that have been preserved in original condition. The Town of Aurora has not taken any prior steps to protect or preserve the design or physical features of the Subject Lands resulting in a substantial change to the character of the building over time.
- Although it is acknowledged that the Subject Lands have been put to various community uses, it is unclear what aspect of the Subject Lands have any remarkable historical and associative value. A preliminary search of public materials that are readily

*21/11/21*

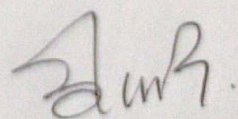


available (electronically) regarding historical uses of the Subject Lands does not turn up any material historical or associative information.

- The contextual value of the Subject Lands as described in the Town of Aurora's Notice of Intention to Designate largely focuses on the historic city centre and intersection near the Subject Lands rather than offering contextual commentary as to the Subject Lands themselves. There is no reasonable explanation provided in the Notice of Intention to Designate of why the Subject Lands are considered a "landmark". The comment in the Notice of Intention to Designate that the Subject Lands were used for gatherings from time to time is an insufficient explanation.
- There was no consultation or discussion with Holy Forty Martyrs Church prior or during the proposed designation process to date. Holy Forty Martyrs Church were not informed of the said process or given an opportunity to provide any input to Town staff or Council. The Notice of Intention to Designate took Holy Forty Martyrs Church by complete surprise. It is unclear at this time if the Town of Aurora has complied with the procedural requirements to designate the Subject Lands under the Act.
- In any event, the purpose of the Ontario Heritage Act as we understand it is to provide for the management of alterations to properties of cultural heritage. In this case, the criteria for determining whether the Subject Lands are of cultural heritage value or interest under the Act are not met. The proposed designation of the Subject Lands as having cultural heritage value and/or for being of cultural heritage interest is unfounded.
- The proposed designation of the Subject Lands would cause an unreasonable intrusion into the affairs of Holy Forty Martyrs Church (including its operation of the Subject Lands for religious purposes).
- The proposed designation of the Subject Lands is objected to on the foregoing grounds and subject to additional reasons as to be advised.

All of which is respectfully submitted.

DATED at Aurora, Ontario this 10<sup>th</sup> day of March, 2023.









# Notice of Intent to Designate 33 Mosley Street



## **NOTICE OF INTENTION TO DESIGNATE 33 MOSLEY STREET**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

33 Mosley Street  
Mechanics Hall  
Pt Lt 5 S/s Mosley St Plan 68 Aurora As In R271476; Town of Aurora  
PIN: 036510082

### **Description of Property**

The property known municipally as 33 Mosley Street is located on the southeast corner of Mosley Street and Victoria Street. The property contains a historic institutional building constructed in 1870 and referred to as “Mechanics Hall”, which was a key cultural centre for the Town.

### **Statement of Cultural Heritage Value or Interest**

33 Mosley Street is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

#### **Design and Physical Value:**

The building was originally constructed in the Gothic Revival architectural style with a low pitched gable roof, rough stone foundation and buff brick in clad. Particularly unique are the rows of double-paned windows that meet Victoria Street along the west elevation, as well as the corresponding window trim and moulding with pediments and sills. The front vestibule, chimney and circular gable vent / quatrefoil window all display unique character elements of the period of construction.

#### **Historical and Associative Value:**

The building was constructed in 1870 as the home of the Aurora Mechanics Institute and Library Association, which originated in 1855 as the Association for the Diffusion of Helpful Knowledge. Mechanics Institutes were built to act as combinations of a community college and technical library, providing education and opportunity for interested minds. In this post-Confederation era of optimism and opportunity, particularly for Aurora as a growing Town in the Canadian landscape, the Mechanics Institute provided an opportunity for all residents to access books, workshops and pursue invention and innovation. The Hall was also used for lectures and concerts, which helped to raise money for the Aurora Overseas Auxiliary in support of local area troops stationed overseas in during World War I. By 1895 the Institute became a freely-circulating public library, with the Town of Aurora then purchasing the property in 1921. The property was since used by the Aurora Textiles establishment, and was rented by the Aurora Lions Club. Today the building is home to the Holy Forty Martyrs of Sebaste Romanian Orthodox Church. The subject property has strong association with the original development of the Town and is an important location as a community and cultural centre.

#### **Contextual Value:**

The property defines, maintains and supports the character of the historic Aurora centre. The property is located in the southeast Old Aurora community area and is a visually and historically linked part of the streetscape and connected to numerous other properties in the area. Infantry of the York Rangers would frequently march past the Mechanics Hall as war efforts during World War I heightened. The Mechanics Hall was also a central gathering location in close proximity to the historic Town Park, as well as to the early Machell's Corners at



Yonge and Wellington Streets. The intersection of Mosley and Victoria Streets itself also marks a unique public realm for the Town, with three of the intersecting corners representing key historic and institutional buildings – the Presbyterian Church at the northeast, Victoria Hall at the southwest, and the Mechanics Hall at the southeast. The building is important in defining and maintaining the character of this area and can also be considered a landmark, particularly as part of the key intersection of the aforementioned Mosley and Victoria Streets.

### **Description of Heritage Attributes**

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

#### **Exterior Elements**

- Overall single storey scale with large massing constructed of brick
- Low pitched gable roof with quatrefoil window
- All window openings located on the west elevation with pediments and sills visible along Victoria Street
- Front elevation chimney
- Front entrance including the vestibule

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond  
Town Clerk  
Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1  
[mderond@aurora.ca](mailto:mderond@aurora.ca)

For any other inquiries, please contact:

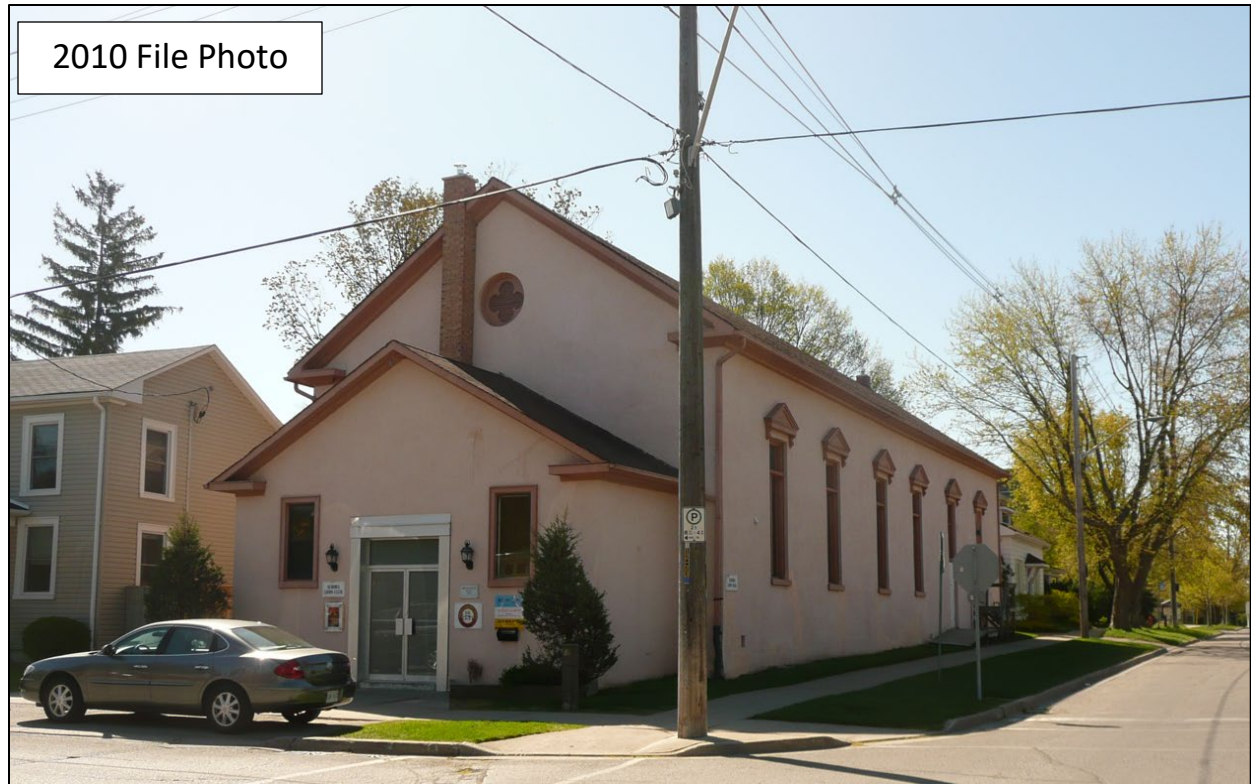
Adam Robb, MPL, MCIP, RPP, CAHP  
Senior Planner, Development/Heritage  
Planning and Development Services  
[arobb@aurora.ca](mailto:arobb@aurora.ca)  
365-500-3104



# Property Photos and Information 33 Mosley Street



33 Mosley Street – File Photos and Information



Aurora Museum and Archives – Members of the 12<sup>th</sup> York Rangers march in mud past the Mechanics Hall in 1916



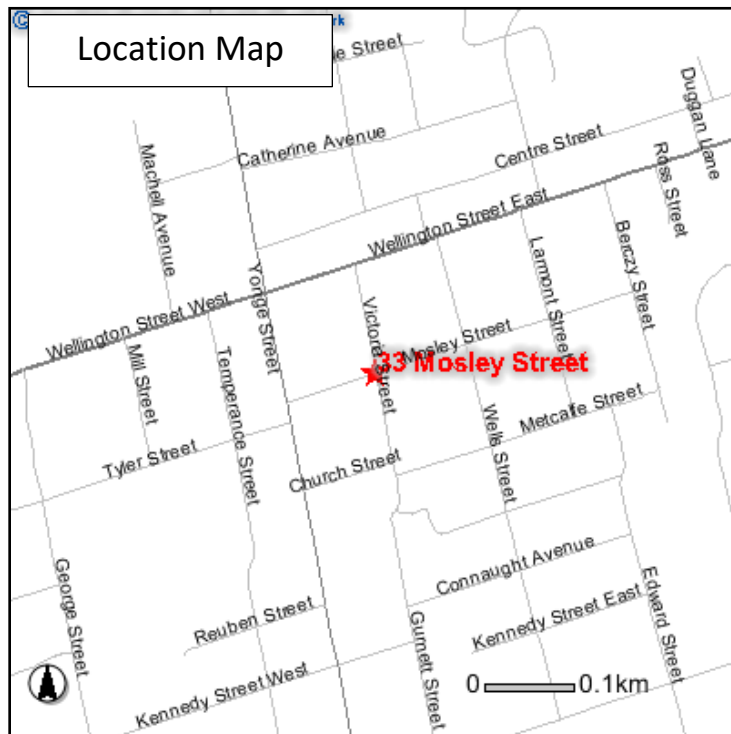


## 33 Mosley Street – File Photos and Information

Property Plaque



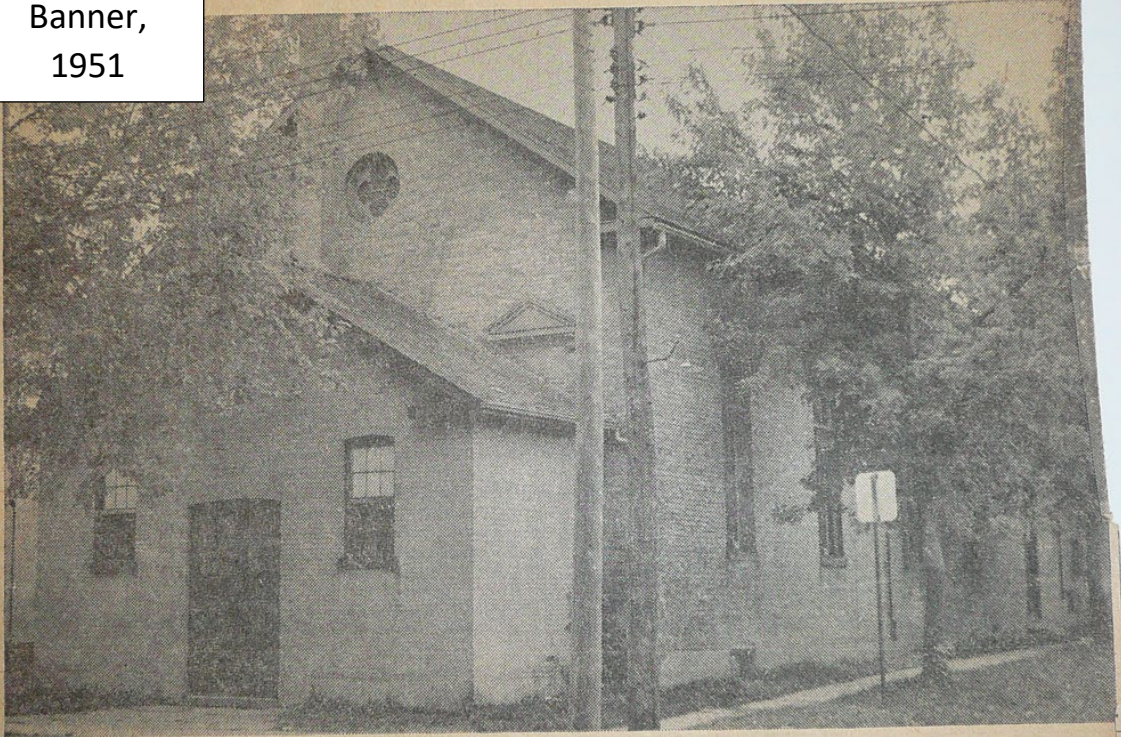
Location Map





Aurora  
Banner,  
1951

## The New Lions Den



The Mechanics Hall which is pictured above has been standing on its corner lot at Mosley and Victoria Streets for as long as Mrs. H. J. Charles can remember. And Mrs. Charles' memory is a long one as she was born at Kettleby more than eighty years ago. A resident of Aurora since her marriage, she can tell tales of

many happy affairs held within its walls.

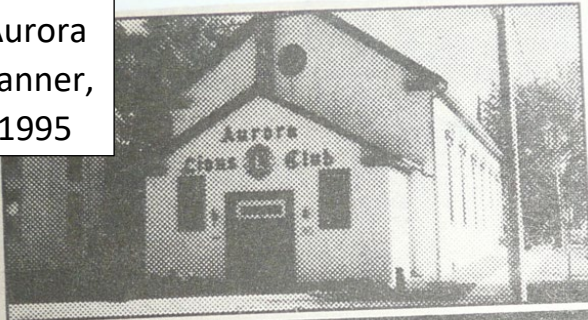
Following the war the hall was used as a textile factory and it is only since Aurora Textiles moved to its new factory on South Yonge Street that this famous old structure has returned to its native atmosphere — that of com-

munity hall. Having been purchased from the town by the Lions Club it has undergone a face lifting and last week threw open its doors to an admiring public.

Shortly the Handicraft classes of the Recreation Commission will be held there and the hall

will be available for any type of Community recreation besides providing a home for the Lions. Already they have a secret plan to change its name to "The Lions Den" but undoubtedly it will always be known in the hearts of Aurorans as "The Mechanics Hall."

Aurora  
Banner,  
1995



### HISTORIC MECHANIS HALL

This century building located in old Aurora has served as a comm. hall, factory, church & lions den over the years. 6000 sq. ft. on 2 levels. \$150,000 asking. Call Don Glass for details 727-9495.

## The Auroran, 2011

the Hall began in 1981, following its first occupancy between 1951 and 1956.

It was initially built by the Mechanics Institute as a Civics Building in 1870 and was expanded 18 years later.

During the First World War, the building became a focal point for residents looking to raise funds and boost morale during the war effort, hosting pageants and other fundraisers to raise money for the Canadian Red Cross.



## Significance

### Excerpt of 1998 Heritage Committee Property Report

The Mechanics Hall is one of the best examples of classic architecture in Aurora. Most other public or quasi-public buildings in town reflect the Gothic Revival or other later Victorian styles.

This building stands as a reminder of an institution important in Aurora's formative years. For decades this Hall was the focal point for the musical, theatrical, and general cultural life of the community. It may be said to be the predecessor of our present public library, theatre, and museum.

Important as it is for itself, the Mechanics Hall has further significance as one of the cornerstones of a block of buildings which have historically served, and continue to serve, various aspects of the cultural, educational, and spiritual life of Aurora. In addition to the Mechanics Hall, Victoria Street between Mosley and Church/Metcalf gives access to Church Street School, the former Aurora Public School and now home to the Aurora Museum and other community organizations; Trinity Anglican Church; the Aurora Public Library; the Seniors Centre; Victoria Hall (originally the Disciples of Christ Church); and St. Andrew's Presbyterian Church.

### Excerpt of 1977 Property Report

#### Significance:

The Meahnics Hall is one of the best examples of classical architecture in Aurora. Most of the other public buildings reflect either Gothic Revival or Victorian styles that were popular later on in the 19th. century.

The most outstanding features of this building are the six long, narrow windows which are ornamented by wooden pediments.

The building stands as a symbol of an important institution in early Aurora and was a focal point for the educational, musical and cultural life of the community. It may be said to have been the predecessor of our present Public Library, theatre, museum and high schools.



## 1981 Property Evaluation

THE TOWN OF AURORA  
50 WELLINGTON STREET WEST  
AURORA, ONTARIO L4G 3L8



INVENTORY OF BUILDINGS  
TO BE USED IN CONJUNCTION  
WITH THE INVENTORY  
PROCEDURE MANUAL

ORIGINAL DATE : June 18/81

DATE OF LAST REVISION : \_\_\_\_\_

COMPLETED BY : myo

A IDENTIFICATION

- 1 LOCATION OF PROPERTY : 33 Mosley St.  
Plan 68 N Pt Lot 5
- 2 ZONING DESIGNATION : I - Institutional
- 3 PRESENT USE : Religious <sup>see D</sup>
- 4 PRESENT OWNER : Calvary Church - c/o R.O. Smith. <sup>see D</sup>
- 5 PRESENT TENANT : — 841 Kennedy St E:
- 6 HISTORICAL DESIGNATION(S) : The Mechanics Hall
- 7 DATE OF CONSTRUCTION : c1865 1855-65 1870 doc
- 8 DATE OF LAST RENOVATION : \_\_\_\_\_
- 9 ACCESSORY BUILDINGS : nil



vol I #9

B DESCRIPTION

- 10 HISTORIC BUILDING TYPE : \_\_\_\_\_
- 11 PRINCIPAL ARCHITECTURAL STYLES : 1 storey,  
plaster, gable roof
- 12 SPECIAL FEATURES : transom over main door  
original door + windows
- 13 SETTING : corner (Mosley/Victoria)  
close to street on both sides

C EVALUATION

14 SIGNIFICANCE IN :

NATIONAL CONTEXT

1 2 3 4 5

1 2 3 4 5

PROVINCIAL CONTEXT

1 2 3 4 5

1 2 3 4 5

COMMUNITY CONTEXT

1 2 3 4 5

1 2 3 4 5

NEIGHBOURHOOD CONTEXT

1 2 3 4 5

1 2 3 4 5

total \_\_\_\_\_

total \_\_\_\_\_

TOTAL \_\_\_\_\_



# Notice of Objection

## 41 Wellington Street East



# LAURION LAW

March 8, 2023

VIA EMAIL: [mderond@aurora.ca](mailto:mderond@aurora.ca)

Mr. Michael de Rond  
Town Clerk  
Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1

Dear Mr. de Rond:

**Re: 41 Wellington Street East**  
**Objection to Notice of Intention to Designate**

We are writing you in response to your letter of February 3, 2023 enclosing a Notice of Intention to Designate the building housing Laurion Law located at 41 Wellington Street East, Aurora, as a heritage property.

We have serious concerns about the consequences of this designation and this letter is to provide you with our notice of objection to the Notice of Intention to Designate 41 Wellington Street East as a heritage property under the Ontario Heritage Act.

My wife, Colette Nemni, and I have owned this property since 2000 and have carefully protected and restored the heritage aspects of it. In fact, I received two letters commending me on the restoration and protection of the features of this house that was built in 1905. These letters are attached for your reference. Our renovation was recognized by the Aurora Council and by the Heritage Committee for the work we undertook.

We are committed to maintaining the integrity and history of this property.

That said, we are also aware that our property is surrounded by others that are not identified to have this heritage designation. Our neighbouring properties are 37 Wellington Street East (Yellow Brick House) and 45 Wellington Street East (Aurora Dentistry). This has the potential of leaving our property at 41 Wellington Street East in an unfortunate situation where it could be surrounded by new large commercial buildings, dwarfing our property and totally changing the context of its location. This impact would undoubtedly reduce the market value of 41 Wellington Street East.

The usable interior space of 41 Wellington Street East needs to be considered as well in terms of the impact of a heritage designation. As my practice has grown, so too has the number of staff working at Laurion Law. The interior space of the building is small in terms of commercial space and we are experiencing a shortage of viable work space for



the staff. The additional levels of scrutiny and approval would significantly impact the useability of the property and hence the resale value and would be to the detriment of our ability to meet our business needs. The option of increasing the square footage while maintaining the historical integrity of the building will continue to exist as a plaqued property without the additional layer of regulations and restrictions.

The historical integrity of the building is identified by virtue of it being a plaqued property. We sincerely believe that adding another layer of regulations and restrictions by designating our property under the Ontario Heritage Act would be prejudicial to our property.

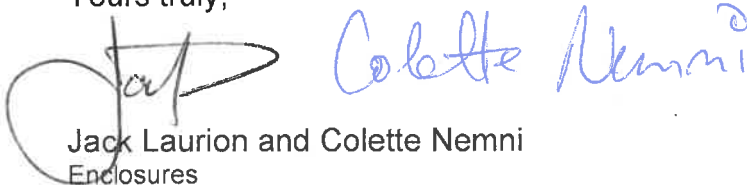
Our renovation, maintenance and use of 41 Wellington Street East has demonstrated our commitment to the historical significance of it. It is also our belief that its addition to the Heritage Designation list would bring no further advantage and would create significant restrictions on future use and market value.

Finally, had the property been designated at the time of our purchase, we believe that we would not have proceeded with our purchase given the added restrictions imposed by a designation under the Ontario Heritage Act.

Accordingly, we respectfully object to the inclusion of 41 Wellington Street East on the Heritage Designation list.

We appreciate Council's consideration of our position and would be pleased to respond to any questions.

Yours truly,

The block contains two handwritten signatures in blue ink. The first signature is a stylized 'J' followed by 'Laurion'. The second signature is 'Colette Nemni' written in a cursive script. Below the signatures, the names 'Jack Laurion and Colette Nemni' are printed, followed by the word 'Enclosures'.

Jack Laurion and Colette Nemni  
Enclosures

C: Mr. Adam Robb, Senior Planner - [arobb@aurora.ca](mailto:arobb@aurora.ca)





An agency of the Government of Ontario

APR 24 2014

10 Adelaide Street East  
Toronto, Ontario M5C 1J3

Telephone: 416-325-5000  
Fax : 416-325-5071  
[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)

April 11, 2014

Jack Laurion  
41 Wellington Street East  
Aurora, Ontario  
L4G 1H6

Dear Jack,

I wish to congratulate you on being named a recipient of a **2013 Heritage Community Recognition Award for Built heritage**. We are deeply grateful for the efforts of individuals and groups who help preserve Ontario's unique and irreplaceable heritage. The exceptional contribution of volunteers like you ensures that Ontario's heritage remains alive and meaningful.

I would like to encourage your interest in heritage and culture and your connection to the Trust. To help us keep in touch, we would be pleased to add you to our mailing list for the Trust's quarterly magazine *Heritage Matters*, invitations to Trust events in your area, and other Trust publications. If you are interested, please fill out and return the enclosed business reply envelope at your convenience. I also invite you to visit our website at [www.heritagetrust.on.ca](http://www.heritagetrust.on.ca).

If you have any questions, please contact Amber Bondy, Community Programs Officer, at 416-314-4907 or [amber.bondy@heritagetrust.on.ca](mailto:amber.bondy@heritagetrust.on.ca).

On behalf of the Ontario Heritage Trust, thank you for supporting Ontario's heritage.

Sincerely,

A handwritten signature in black ink that reads "Thomas H.B. Symons". The signature is written in a cursive, slightly stylized script.

Thomas H.B. Symons, C.C., O.Ont., FRSC, LL.D., D.U., D.Litt., D.Ch.L., FRGS., KSS.  
Chairman

Encl.





100 John West Way  
Box 1000  
Aurora, Ontario  
L4G 6J1  
Tel: (905) 727-1375  
Web: [www.town.aurora.on.ca](http://www.town.aurora.on.ca)

**May 16, 2002**

**Mr. Jack Laurion  
41 Wellington St. E.  
Aurora, Ontario  
L4G 1H6**

**Dear Mr. Laurion:**

**Re: Heritage Preservation Award**

**I am pleased to advise you that your property at 41 Wellington St. E. has been nominated to receive one of this year's Town of Aurora Heritage Preservation and Promotion Awards.**

**This award, initiated by the Town of Aurora Local Architectural Conservation Advisory Committee, is being presented to you in recognition of your outstanding contribution to heritage conservation in our community.**

**The Committee invites you to attend the special Community Recognition Awards Night which will be held on Thursday June 6, 2002 at 7:30 p.m. at the Aurora Town Hall. Kindly confirm your attendance by calling me at 905-727-3123 ext. 221.**

**Sincerely**

A handwritten signature in black ink, appearing to read 'Bob Panizza'.

**Bob Panizza**

**Director of Corporate Services/Town Clerk**



# Notice of Intent to Designate 41 Wellington Street East



## **NOTICE OF INTENTION TO DESIGNATE 41 WELLINGTON STREET EAST**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

41 Wellington Street East  
The Browning House  
Pt Lt Homestead PI 68 Aurora As In B28612b ; Aurora Subject To An  
Easement Over Pt 1, PI 65r31247 In Favour Of Pt Lot Homestead PI 68  
Aurora As In R712403 As In Yr1477483; Town of Aurora  
PIN: 036510013

### **Description of Property**

The property known municipally as 41 Wellington Street East is located on the south side of Wellington Street East, just east of Victoria Street. The property includes a representative and highly unique example of Romanesque Revival architecture within the Town.

### **Statement of Cultural Heritage Value or Interest**

41 Wellington Street East is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

#### **Design and Physical Value:**

The property is a representative example of a 2.5 storey Romanesque Revival building that was constructed circa 1905, over 115 years ago. This particular architectural style is highly unique and rare within the context of the Town and displays a high degree of craftsmanship through the red brick and stonework, the hipped and gable roofline, the recessed front portico, arched windows, and in particular all the Romanesque detailing including contrasting stone arches with keystones, stone window sills and lintels and the brick string courses. The building is a highly rare and well-preserved example of the architectural style with exceptional design detail and character. The heritage features of the building have also been well preserved through its adaptive re-use.

#### **Historical and Associative Value:**

The building was constructed circa 1905 by Mark Browning. Mark Browning and the Browning family constructed a number of homes for local families in Aurora. The building and its location along Wellington Street East were part of a number of fine estate homes constructed for upper class Aurora (originally called Machell's Corners) citizens between the mid-19<sup>th</sup> and early 20<sup>th</sup> century. The building is associated with the theme of Aurora's early growth and the positive outlook of its citizens as a burgeoning Town.

#### **Contextual Value:**

The property defines, maintains and supports the historic character of the Aurora core and downtown Promenade area. The building provides a significant link to the early growth and development of the Aurora downtown area, where original estate homes were built in proximity to the Yonge and Wellington Street commercial downtown area as well as the railroad to the east. The building and its Romanesque style and detailed craftsmanship help tell the story of the evolution of the community and its growth and rise in prosperity. It is highly connected to the streetscape and its surrounding area, and can also be considered a landmark structure approaching the Yonge and Wellington Street downtown from the east. The building has also previously received a plaque and been recognized for its heritage value by the Aurora Heritage Committee.



## Description of Heritage Attributes

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

### Exterior Elements

- overall 2.5 storey scale and massing with red brick construction and stone foundation
- Hipped and gable roofline, with attic window in the front elevation gable
- All original window and door openings visible from the public realm at the north, east and west elevations. This includes original arched shape window and door openings at the first storey and rectangular shaped window openings at the second storey as well as the east and west elevations.
- Recessed front entrance portico
- All original Romanesque detailing, including the contrasting stone arches with keystones, all stone window sill and lintel and brick string courses.

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond  
 Town Clerk  
 Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1  
[mderrond@aurora.ca](mailto:mderrond@aurora.ca)

For any other inquiries, please contact:

Adam Robb, MPL, MCIP, RPP, CAHP  
 Senior Planner, Development/Heritage  
 Planning and Development Services  
[arobb@aurora.ca](mailto:arobb@aurora.ca)  
 365-500-3104



# Property Photos and Information

## 41 Wellington Street East



41 Wellington Street East – File Photos

2017 File Photo



2003 File Photo





## 41 Wellington Street East – File Photos

1981 File Photo



Location Map





# Notice of Objection

## 71 Tyler Street



Alexander, and Shawna Papadimitropoulos  
71 Tyler St, Aurora, Ontario, L4G2N1  
Property Owners  
(647)929-2539

**NOTICE OF OBJECTION | 71 TYLER ST**

March 10, 2023

Re: Notice of Intention to Designate a Property to be of a Cultural Heritage Value or Interest

71 Tyler Street  
The Johnston House  
Part Lot 28 Plan 9 Aurora As In R212998; Town of Aurora  
PIN: 036530005

-----

To whom it may concern,

Please find below notice of objection to designate this property to be of a cultural heritage value or interest.

Section 29 of the Ontario Heritage Act [Ontario Heritage Act, R.S.O. 1990, c. O.18] states that the council of a municipality may designate a property to be of cultural heritage value or interest **if** the property meets the prescribed criteria for determining whether property is of cultural heritage.

Unfortunately, in the case of 71 Tyler street the property does not meet the prescribed criteria.

In the description of Heritage Attributes provided by the Town of Aurora, the town cites the following original attributes of the property:

“Important to the preservation of the property are the original key attributes of the building that express it’s value, which include:

1. Overall 1.5 storey scale and massing
2. Yellow brick construction with L-shaped floorplan
3. Cross gabled roofline
4. All gently arched window and door openings complete with brick voussoirs and sills
5. Original 2x2 wood framed windows at the front elevation
6. Cover front elevation verandah with wood support posts
7. Front door opening with transom”



Nearly all of these attributes are not applicable in this case:

**1.5 storey scale and massing:**

- The property was heavily renovated in the 1970s and no longer fits the description of 1.5 storey scale and massing. This is now a full 2 storey home with three full bedrooms, and washroom on the second level.

**Yellow brick construction with L-shaped floorplan**

- Yellow brick:
  - In the 1970s renovation, the yellow brick of this home was largely removed and replaced with wooden siding. The yellow brick now only covers the front 1/3 of this home.
  - The yellow brick remaining on this home is severely deteriorated, and could be beyond saving in the long term. Much of the brick is missing, the mortar joints are in ill repair, and the remaining brick is in non-original condition as it was sandblasted by the previous owner. The result is that all of the yellow brick remaining on this property is in damaged condition - it has no historical value.
  - Additionally, the foundation of this property is in need of repair. This repair may come at the expense of the brick, and could result in our needing to cover this brick with another material in the future (ie board and batten, or wooden siding)
- L-shaped floor plan:
  - Since the renovation in the 1970s, this property no longer has an L-shaped floor plan

**All gently arched window and door openings complete with brick voussoirs and sills**

- Arched window openings:
  - Aside from the windows on the front fascia of this property, none have arched openings, or brick voussoir
- Arched door openings:
  - The door openings on this property do not have arches
- Brick sills:
  - None of the windows on this property have brick sills. None of the sills on this property are original as all were replaced in 2021

**Original 2x2 wood framed windows at the front elevation**

- None of the windows at the front elevation are original
- None of the windows at the front elevation are wood
- None of the windows at the front elevation are 2x2 construction

**Cover front elevation verandah with wood support posts**



- Neither the verandah, nor the wood support posts are original to this property. All were replaced in the 1970s renovation

**Front door opening with transom**

- The front door, and transom are not original. Both were replaced with a modern vinyl/ metal construction in 2021

Please also be advised that in the case that the Town of Aurora does not withdraw its intention to designate, we will be seeking legal counsel, and appealing to the Ontario Land Tribunal.

Best,

Alexander, and Shawna Papadimitropoulos  
Property Owners  
(647)929-2539



# Notice of Intent to Designate 71 Tyler Street



## **NOTICE OF INTENTION TO DESIGNATE 71 TYLER STREET**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

71 Tyler Street  
The Johnston House  
Part Lot 28 Plan 9 Aurora As In R212998; Town of Aurora  
PIN: 036530005

### **Description of Property**

The property known municipally as 71 Tyler Street is situated at the south side of Tyler Street between George Street and Mill Street. The property features a 1.5 storey dwelling constructed circa 1886 in the Victorian architectural style.

### **Statement of Cultural Heritage Value or Interest**

71 Tyler Street is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

#### **Design and Physical Value:**

The building is a representative example of a Victorian dwelling and it displays a high degree of craftsmanship particularly through the L-shaped floorplan, cross-gabled roof, front verandah, transoms, brick voussoirs and sills, and unique porch bargeboard and 2x2 windows with shutters. The building features a yellow/buff brick that is complementary to neighbouring properties, and it is a rare and very well-preserved example of the style and period of construction.

#### **Historical and Associative Value:**

The dwelling was constructed circa 1886 and prior to the incorporation of the Town of Aurora. The house is located on what was once part of the original Township 'Lot 80' which was granted to William Tyler (Tyler Street namesake) by the Crown in 1805, over 215 years ago. By 1843 a plan of subdivision was prepared and then the house was ultimately constructed circa 1886 by David Johnston. The Johnston family would live in the house through the turn of the century before selling the property in 1905.

#### **Contextual Value:**

The property defines, maintains and supports the character of Aurora's historic core. The building and its orientation on Tyler Street and proximity not only to the commercial hub of Yonge and Wellington Streets but also to the Collis Tannery on Tyler street, provides a significant link historically to the early growth and development of the Town. The property is especially unique contextually as part of one of the original Township lots granted by the crown over two centuries ago, which was instrumental in leading to the development of the area and community at large. The building is situated in an area with a high concentration of other heritage resources, and is visually and historically linked to its surroundings in being one of the earliest plans of subdivision for the Town.

### **Description of Heritage Attributes**

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:



## Exterior Elements

- Overall 1.5 storey scale and massing
- Yellow brick construction with L-shaped floorplan
- Cross gabled roofline
- All gently arched window and door openings complete with brick voussoirs and sills
- Original 2x2 wood framed windows at the front elevation
- Cover front elevation verandah with wood support posts
- Front door opening with transom

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond  
 Town Clerk  
 Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1  
[mderrond@aurora.ca](mailto:mderrond@aurora.ca)

For any other inquiries, please contact:

Adam Robb, MPL, MCIP, RPP, CAHP  
 Senior Planner, Development/Heritage  
 Planning and Development Services  
[arobb@aurora.ca](mailto:arobb@aurora.ca)  
 365-500-3104



# Property Photos and Information 71 Tyler Street



71 Tyler Street – File Photos

2010 File Photo



2003 File Photo



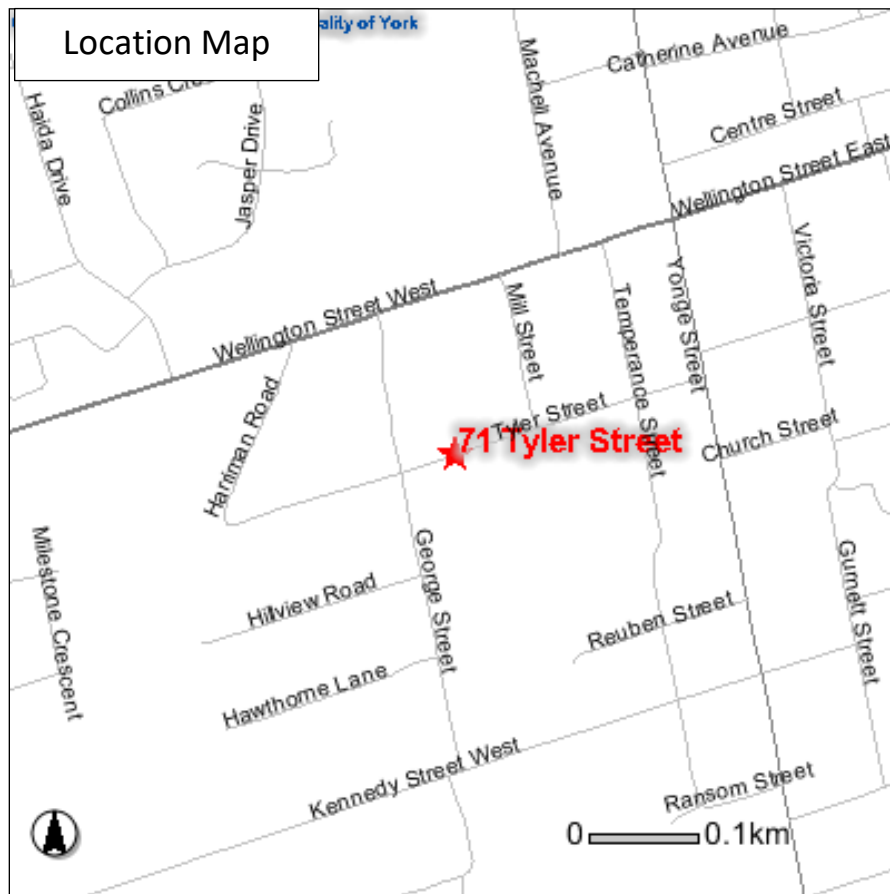


## 71 Tyler Street – File Photos

Plaque – The Johnston House  
1886



Location Map





# Notice of Objection

## 81 Tyler Street



Christine and David Butler  
81 Tyler Street  
Aurora, ON  
L4G 2N4

March 6, 2023

Via Registered Mail

Adam Robb  
Senior Planner  
Town of Aurora  
100 John West Way  
Box 100  
Aurora, ON  
L4G 6J1



Dear Mr. Robb,

**Re:    Objection to the Notice of Intention to Designate 81 Tyler Street to be of Cultural Heritage Value or Interest**

**81 Tyler Street  
Part Lot 37 Plan 30 Aurora As In R643438; Town of Aurora  
PIN: 036540048**

My husband and I are writing to inform you of our Objection to the Notice of Intention to Designate 81 Tyler Street to be of Cultural Heritage Value or Interest. We emphatically object to the designation of our home as a heritage property due to a lack of sufficient evidence to justify its designation under the *Ontario Heritage Act*, and it will place an unjust burden upon our family.

**1. Lacks Substantial Historical and Associative Value:**

The Notice of Intention outlines that our house at 81 Tyler Street has historical and associative value due to its association with two men named George McConnell and George Graham. To begin with, neither McConnell nor Graham are of ongoing historic significance. McConnell was a mechanic and Graham was a builder. Houses are constructed by builders and lived in by people. Every person who has lived in Aurora has had a job and lived in a house. Just because we know the names of the people associated with the house at 81 Tyler Street, does not give it historical or associative value. In contrast, a better example of a building with historical and associative value is the Aurora Cultural Centre which used to be the Church Street School. Lester B. Pearson, Canada's fourteenth Prime Minister, attended the Church Street School as a child. This building's connection to Pearson is of historical significance.



The Notice of Intention also states that "the [association with the] two George's...is believed to have been a contributing factor to the naming of the intersecting George Street ". This is incorrect. According to research by Aurora historian Jacqueline Stuart, the name "George Street" was given to the street as shown in a subdivision plan dating from 1874. George McConnell did not purchase the property until 12 years later in 1886. Therefore the historical and associative value of the house to the street name is not conclusive.

## 2. Lack of Contextual Value:

The Notice of Intention states that... "the property defines, maintains and supports the historic character of the Aurora core".

The Town of Aurora is supporting the revitalization of its downtown core with special planning projects such as the Aurora Promenade Project and the Aurora Cultural Precinct Project. These are two urban planning projects that have a major role in maintaining the nature of Aurora's core.

Our house falls outside of the Aurora core and it is not included in the designated Aurora Promenade and Aurora Cultural Precinct zones. As it is not located in the core nor these special planning districts, our home does not in any way help to "define Aurora's core".

Furthermore, the Ontario Heritage Toolkit explains that when assessing for contextual value, the property must be considered in reference to the neighbouring properties. It is important to recognize that over the last 20 years the majority of homes along Tyler Street and George Street have been torn down and rebuilt, or changed dramatically. There no longer exists any "historic character" to the neighbourhood, as most homes have been replaced with modern, energy efficient single-family homes. In fact, 11 out of 23 houses on our part of Tyler Street have been demolished and rebuilt.

The following homes are a few examples of those that have been demolished and rebuilt, or significantly altered so that they no longer represent their historic origins: 84 Tyler St., 86 Tyler St., 92 Tyler St., 93 Tyler St., 108 Tyler St., 109 Tyler St., 113 Tyler St., 117 Tyler St., and 119 Tyler St.

It does not make sense to place the responsibility of "maintaining historic character" on our family, when we are surrounded by newly constructed homes.

## 3. Consideration of the Physical Condition of the Property

According to the Heritage Property Evaluation - Ontario Heritage Toolkit...*"The ability of the structure to exist for the long term, and determining at what point repair and reconstruction erode the integrity of the heritage attributes, must be weighed against the cultural heritage value or interest held by the property."*

The Notice of Intention has been sent without any consideration for the physical condition of our home. We bought the property in 2000. The following year, severe flooding occurred in the basement. Upon investigation, we discovered that the previous owner had constructed an interior foundation. To understand the situation, we excavated around the foundation only to discover that the original 1886 foundation had failed. In its current state, the existing main floor is cantilevered past the interior foundation, and therefore exposed to the outside elements.



In some cities such as Toronto or Kingston, homeowners may apply for a grant or a tax refund to cover the expenses of maintaining a heritage home. However in the Town of Aurora, a heritage designation does not come with any financial support. To maintain this house for the long-term under a heritage designation, it would require an unreasonable investment by our family. This is a financial burden that our family simply cannot afford.

#### 4. Our Dream of an Energy Efficient Home

Our long-time dream is to live in an energy efficient home. We are fully aware of the climate crisis and want to be part of the solution. In 2017, we conducted an energy audit and were able to make some improvements. During the audit we also learned that true energy efficiency would not be possible due to the deteriorated state of the foundation and the old construction techniques used such as 2x4 exterior walls, R12 insulation and a lack of vapor barrier. If a heritage designation were placed on our house, this would make it very difficult and expensive to integrate the new energy efficient construction techniques.

Aurora's Community Energy Plan shares this same understanding stating...

*"In general, newer dwellings are more energy-efficient than older ones. According to Natural Resources Canada, homes built in 2017 used an average of 102 GJ (0.66 GJ/m<sup>2</sup>). Homes built during 1990 and 2000 used 145 GJ (1.11 GJ/m<sup>2</sup>) and 130 GJ (0.93 GJ/m<sup>2</sup>)<sup>37</sup>. Increases in energy efficiency are largely due to improved building practices and building codes, despite increases in the average size of homes".*

We look to the Town of Aurora to join us in our goals to reduce climate change and to create an energy efficient home that benefits future generations.

#### 5. Advice from Real Estate Experts

We have reached out to five of the top real estate agents in Aurora. Every real estate expert has warned us that a heritage designation will negatively impact the resale value of our home. They also cautioned that a heritage designation reduces the flexibility and freedom to renovate, alter and upgrade the home now and for future owners.

The Town of Aurora needs to recognize that our home is our single largest investment. Other citizens of Aurora have the freedom to sell or renovate without the restrictions of a heritage designation. We insist on the same opportunity.

#### 6. Lack of Communication and Inclusion in Designation Process

The original McConnell/Bilbrough family sold the property sixty years ago. In August 2000 we took up residence at 81 Tyler Street. Our family has lived in this house longer than any other family since the McConnell/Bilbrough family. We have lived, worked and raised our children in this house.

At no point over the last 22 years has the Town ever mentioned to us that they wanted to move to a full heritage designation. Our house, along with over 500 other properties, has been "listed" only. This has been the status quo.



The Ontario Heritage Toolkit states that the "*property owner is a key player in a designation under the Ontario Heritage Act. As early as possible in the process, designation should be discussed with owners to ensure that they are actively engaged in the process*".

When we received the Notice of Intention on Monday February 6, 2023 we were shocked. Our house had been "listed" for over 22 years with no mention from the Town that they wanted to move to a full heritage designation.

In addition, the Notice of Intention stated that the Heritage Advisory Committee and the Town Council had resolved to designate our house on June 21, 2022. This was seven months earlier. Why did no one from the Heritage Advisory Committee or the Town contact us in June 2022? How are we, the homeowners, able to play a key role in this process if we have not been involved? Why were we, the homeowners, only informed recently and given just 30 days to respond?

Previously, homeowners initiated the heritage designation process by applying for designation. This was a very smart approach taken by the Town because participants were involved in the process from day one. This current rush to designate 30 private homes is opposite to the inclusive, careful and considered approach usually taken by the Town. The haste to designate has placed undue stress on our family.

In summary, we would like to clearly state that we strongly oppose the designation of our house under the *Ontario Heritage Act*. As you can see the historical and contextual aspects of 81 Tyler Street are inconclusive, and a heritage designation on our home will jeopardize our family's finances and future. We would appreciate your careful consideration on this matter.

Sincerely,



---

Christine Butler  
81 Tyler Street  
Aurora, ON  
L4G 2N4  
d.c.butler@sympatico.ca



---

and David Butler



# Notice of Intent to Designate 81 Tyler Street



## **NOTICE OF INTENTION TO DESIGNATE 81 TYLER STREET**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

81 Tyler Street  
The McConnell House  
Part Lot 37 Plan 30 Aurora As In R643438; Town of Aurora  
PIN: 036540048

### **Description of Property**

The property known municipally as 81 Tyler Street is situated at the south side of Tyler Street, west of George Street. The building is considered an excellent representative example of an early dwelling constructed in the Gothic Revival architectural style.

### **Statement of Cultural Heritage Value or Interest**

81 Tyler Street is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

#### **Design and Physical Value:**

The property is a representative example of a 1.5 storey Gothic Revival dwelling. The dwelling itself includes features indicative of its period of construction and high craftsmanship and detail, including the side gabled roofline, three bay façade with wood framed central entrance, front elevation steeply pitched central gable with lancet door opening, 6x6 wood framed windows with sashes, and the front portico complete with second storey balcony and wood trim and support posts. These elements are particularly unique in enhancing the local streetscape and community area. The building is a rare and well preserved example of the style.

#### **Historical and Associative Value:**

The building was constructed circa 1886 for George McConnell. George McConnell was a mechanic who spent most of his working career at the Fleury works on Wellington Street. The McConnell family ownership would persist over the property until 1962 (note that George McConnell's daughter, Maragaret Amy, married Charles Stewart Bilbrough) until the property was sold in 1962. The house is considered to be one of the first and earliest homes built in the Alexandra Park subdivision of the Aurora community west of Yonge Street. The house was also built by George Graham for George McConnell, with the two George's being part of the first house in the neighbourhood and believed to have been contributing factors in the naming of the intersecting George Street. The subject property has very strong association with the original development of the Town and it helps contribute to our understanding of the development of the Town post Confederation, over approximately 135 years ago.

#### **Contextual Value:**

The property defines, maintains and supports the historic character of the Aurora core. The building and its orientation at Tyler and George Streets provides a significant link to the early growth and development of the area and its early history, specifically in relation to growth that occurred in and around early routes like Yonge Street. The building is believed to be the oldest surviving house on Tyler Street, and is integral in supporting the character and context of the neighbourhood.



## Description of Heritage Attributes

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

### Exterior Elements

- Overall 1.5 storey scale and massing of wood frame construction
- Original side-gabled roofline as well as the rear addition visible along George Street
- Front elevation 3-bay façade with wood framed central entrance
- Front elevation steeply pitched central gable with lancet door opening/lancet shaped window
- Two large rectangular shaped wood framed window openings at the front elevation, including the wood framed window sashes with 6x6 panes
- Front elevation wood framed portico and second storey balcony completed with wood trim and wood support posts
- All original window and door openings visible from the public realm

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond  
Town Clerk  
Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1  
[mderrond@aurora.ca](mailto:mderrond@aurora.ca)

For any other inquiries, please contact:

Adam Robb, MPL, MCIP, RPP, CAHP  
Senior Planner, Development/Heritage  
Planning and Development Services  
[arobb@aurora.ca](mailto:arobb@aurora.ca)  
365-500-3104



# Property Photos and Information 81 Tyler Street



81 Tyler Street – File Photos

2010 File Photo



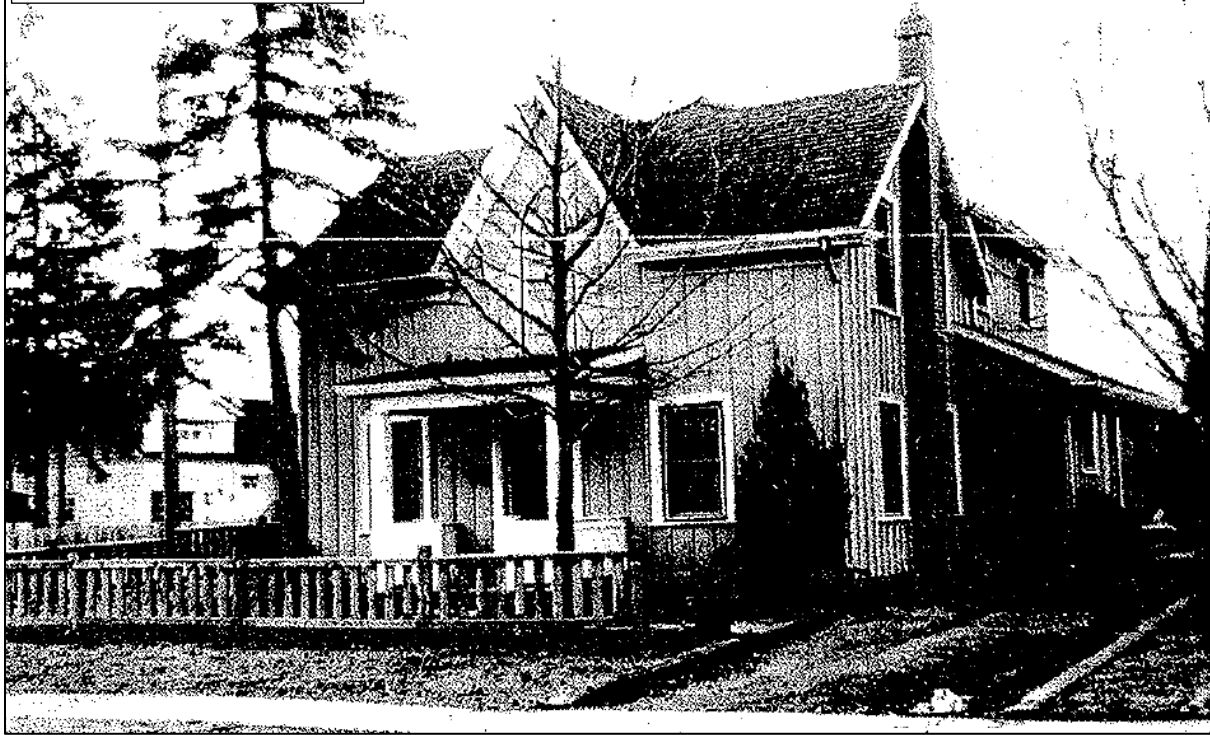
2014 File Photo



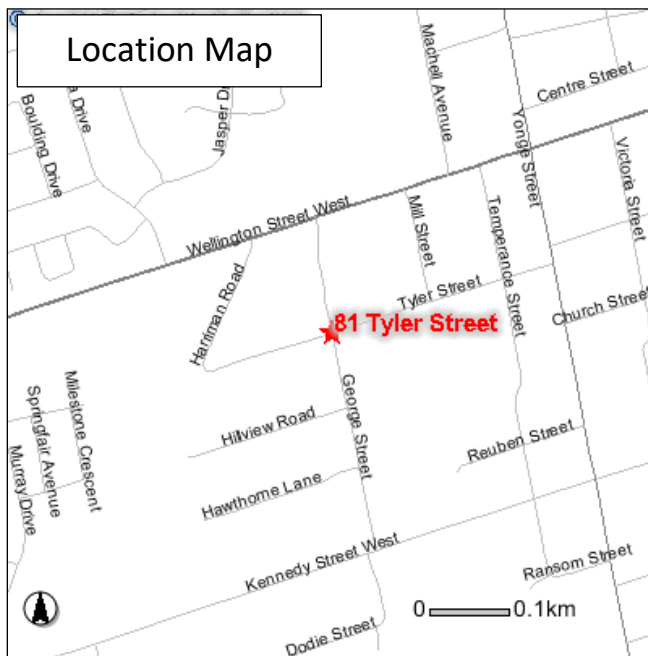


## 81 Tyler Street – File Photos

Undated File Photo



Location Map

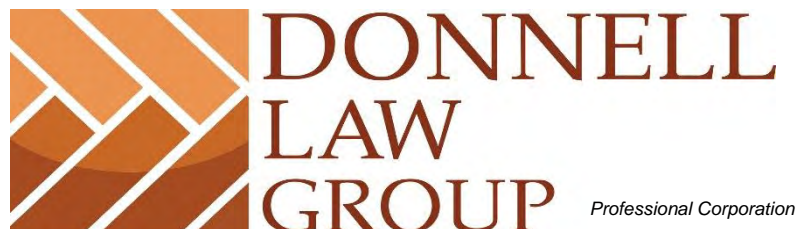




# Notice of Objection

## 1978 Vandorf Sideroad





Iain T. Donnell, LL.B.  
Kevin D. Zaldin, B.A. (Hons.), LL.B., J.D.  
S. Steven Sands, B. Sc., LL.B.  
Morgan D. Lipchitz, B.A.H., J.D.  
Dylan A. Henderson, B.A.H., J.D.

March 8, 2023

*Sent via electronic mail to [mderond@aurora.ca](mailto:mderond@aurora.ca) and [arobb@aurora.ca](mailto:arobb@aurora.ca)*

TOWN OF AURORA  
100 John West Way  
Box 1000  
Aurora, ON L4G 6J1

Attention: Michael De Rond  
Town Clerk

Adam Robb, MPL, MCIP, RPP, CAHP  
Senior Planner

***OBJECTION TO DESIGNATE HERITAGE PROPERTY***

Dear Mr. De Rond and Mr. Robb,

**Re: Objection to Notice to Designate the Property as of Cultural Heritage Value or Interest  
1978 Vandorf Sideroad  
Pt Lt 16 Con 3 Whitchurch As In R698458; Aurora  
PIN: 036420084**

---

I am writing to you as counsel for the property owner of 1978 Vandorf Sideroad. This letter shall serve as my client's official Objection to the property at 1978 Vandorf Sideroad being designated of Cultural Heritage Value or Interest pursuant to section 29(5) of the *Ontario Heritage Act*.

For your convenience, kindly see attached hereto photographs of the relevant property.



Objection to Notice of Intention to Designate  
Property of Cultural Heritage Value or Interest  
De Rond and Robb  
March 8, 2023  
Page 2 ...

***Determinative Issues to be Considered:***

A. *Historical & Community Significance*

It is acknowledged that the home to our knowledge has been continually occupied till present day by different local farm families and others in what was a predominantly farming community for the first two thirds of the home's existence.

However, it is clearly not one single family's residence for the entire time since the home was constructed.

The normal ebb and flow non-locals and locals owning the property in different times and generations through the last approximately 80 years and modifying it to their individual tastes and needs.

It is interesting in the Town's narrative that the original home builder was also a carpenter, but certainly not unique or especially noteworthy given the time period and the versatility needed of individuals in the times pre-1900 to survive and flourish and thereafter.

A Spring Maple Syrup operation in a local forest in the general vicinity of the community of Vivian, where the home is situated, was almost certainly a mainstay of the economy of this and any other farming community in southern Ontario in the late 1800s.

There are no indications in the Town's narrative whatsoever of where this maple tree forest mentioned was located in respect to the subject property and/or any direct connection to the home, history, and/or construction.



Objection to Notice of Intention to Designate  
Property of Cultural Heritage Value or Interest  
De Rond and Robb  
March 8, 2023  
Page 3 ...

The valiant and noted sacrifice of Harold Baber in being regrettably killed defending our Country in World War One is properly recorded on the Aurora War Memorial, thus to ensure these regrettable selfless acts are properly recorded and immortalized.

However, the description of Harold Baber's death some fifteen years before his brother and his wife take ownership of the subject property, while tragic and heroic, should not be properly a factor in this Heritage Designation Decision process due to the remoteness of his association to the actual historical significance of this property.

*B. Architecturally Demonstrated Uniqueness and Historical Significance*

The two story style yellow brick Heritage structure with attendant gables is often successfully replicated with accuracy by newer estate home builders in this very countryside, and is not unique and can be seen easily in numerous close locations.

The Town's review notes gables and as you can see from the pictures provided there are no "gingerbread" gables visible on this home.

Further, there is mention of chimneys at either end of the original main house roof. These fireplaces internally, including their structure, are non-functional and had been removed as necessary as renovations have occurred over the last 140 years.

Presently the chimneys are a façade, in need of repair, and a clear safety issue for persons moving around the house as they are no longer properly supported and safely in place.



Objection to Notice of Intention to Designate  
Property of Cultural Heritage Value or Interest  
De Rond and Robb  
March 8, 2023  
Page 4 ...

The home throughout the last one hundred and forty years has been constantly and clearly modified and changed as needed by the owners over time with the obvious examples of the modified garage addition, the very recent addition of a new old-style porch, and the window and door upgrades.

The uniqueness and representation value of the much modified home as a Historical clear example is weak at best, if not non-existent.

The remoteness of these particular factors being considered with regard to the original builder being a farmer, carpenter, and possible maple syrup collector, with respect, is not necessarily in part or conjunction with loosely associated family histories of the Town sufficient to warrant a Heritage Designation.

A Heritage Designation is given our review of deciding factors used in the Heritage Designation process not appropriate for this property and will cause much hardship and financial expenditure for the family.

We would respectfully ask that you reconsider and dispense with the Heritage Designation on the Home at 1978 Vandorf Sideroad, Aurora.

I remain,

**DONNELL LAW GROUP**

**Iain T. Donnell**  
ITD:mdl  
Enclosure

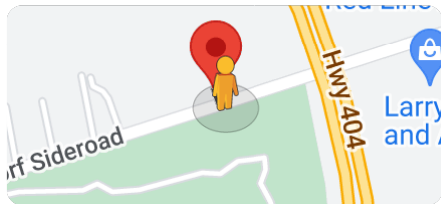


Google Maps

1978 Vandorf Sideroad



Image capture: May 2021 © 2023 Google





Google Maps

1992 Vandorf Sideroad

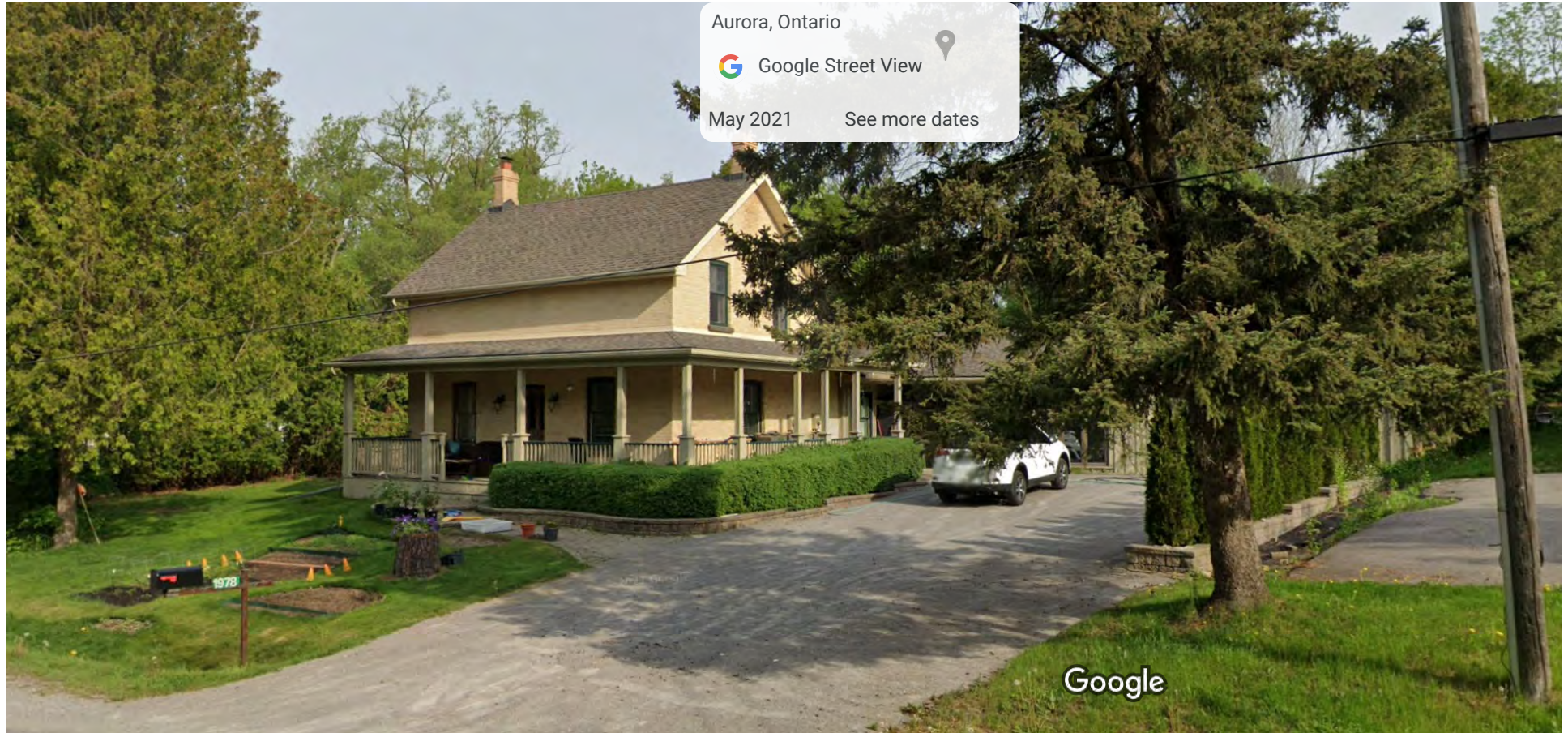


Image capture: May 2021 © 2023 Google



1978 Vandorf Sideroad

All

Street View & 360°





# Notice of Intent to Designate 1978 Vandorf Sideroad



## **NOTICE OF INTENTION TO DESIGNATE 1978 VANDORF SIDEROAD**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

1978 Vandorf Sideroad  
The Ransom-Baber House  
Pt Lt 16 Con 3 Whitchurch As In R698458; Aurora  
PIN: 036420084

### **Description of Property**

The property known municipally as 1978 Vandorf Sideroad is located on the north side of Vandorf Sideroad, east of Leslie Street and west of Highway 404. The property includes a Victorian dwelling constructed circa 1880 - over 140 years ago. The property also has very strong association with two significant local families, being the Ransoms and Babers.

### **Statement of Cultural Heritage Value or Interest**

1978 Vandorf Sideroad is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

#### **Design and Physical Value:**

The property is a representative example of a 2-storey dwelling constructed in the Victorian architectural style. The building includes features indicative of its period of construction and high craftsmanship and detail, including the buff/yellow brick, side gabled roof paired with brick chimneys at each gable end, the original window and door openings with a 3-bay façade and central entrance, and the large covered verandah complete with detailed support posts and rails that wrap around both the south and east elevations. These features and details are specifically unique for the streetscape and community area, with the building serving as a rare and well-preserved example of the Victorian style with exceptional design detail and character.

#### **Historical and Associative Value:**

The building was constructed circa 1880, over 140 years ago, and has a rich history associated with the early development of Aurora and both the Ransom and Baber families. The parcel itself can be tied back to the original acreage that was granted to Captain William Graham from the Crown in 1798. Captain William Graham's acreage would eventually be subdivided and it was ultimately Frederick Ransom who constructed the building on the property in 1880, the same year he married Annie Jane Robinson, with the new house being a gift for his bride. Frederick Ransom was also known locally as an expert maple syrup maker and each spring he would setup camp in the local forested area for sugaring-off time which in turn became a popular local place to visit for the residents of Aurora and Vandorf village. Frederick Ransom also worked as a local carpenter and was involved in the building of many of Aurora's earliest homes. The Ransoms had two sons, William and Edmund, and they adopted a daughter, Irene. Irene married Albert Baber in 1927 and by 1933 inherited the property. The Baber family is notably significant as Harold Baber, brother of Albert and the first of the family to move to Canada from England, was killed at the World War One battle of Canal du Nord on September 29, 1918, at the age of 20. According to the Canadian War Memorial, Harold Baber was killed by enemy shellfire while mending communication lines for the battle effort. Harold Baber is also memorialized as part of the Aurora War Memorial. Albert moved to Canada because of the association his brother Harold had established. Albert and Irene raised their family at the dwelling. The subject property has strong association with the original development of the Town and its agricultural area. The property



helps contribute to our understanding of the development of the Town post Confederation and during the World War One period.

#### Contextual Value:

The property defines, maintains and supports the historic character of the rural Aurora area and early development of the community in and around Vandorf / southeast Aurora. The building provides a significant link to the rural character of the Town and is a landmark property as one of the earliest dwellings on the street. The property directly links with the expansion of Vandorf and growth of Aurora post-Confederation and at the turn of the 20<sup>th</sup> century.

#### Description of Heritage Attributes

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

##### Exterior Elements

- Overall 2 storey scale and massing with yellow brick construction
- Side gabled roof and paired chimneys of the original dwelling
- All original window and door openings visible from the public realm
- Front elevation 3-bay façade and central entrance
- Existing verandah

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond  
Town Clerk  
Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1  
[mderond@aurora.ca](mailto:mderond@aurora.ca)

For any other inquiries, please contact:

Adam Robb, MPL, MCIP, RPP, CAHP  
Senior Planner, Development/Heritage  
Planning and Development Services  
[arobb@aurora.ca](mailto:arobb@aurora.ca)  
365-500-3104



# Property Photos and Information

## 1978 Vandorf Sideroad



1978 Vandorf Sideroad – File Photos and Information

2010 File Photo

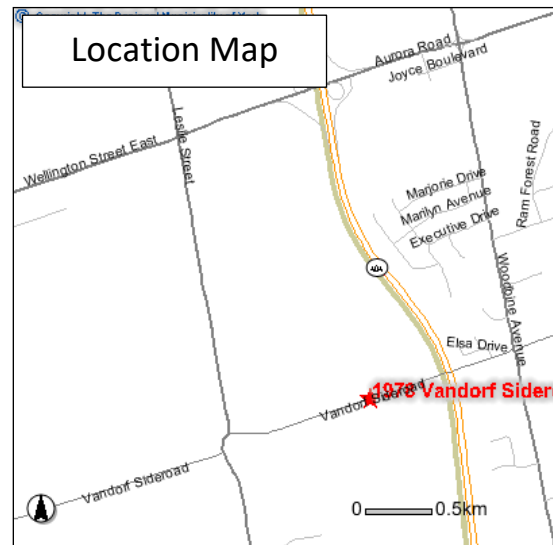


Undated File Photo





## 1978 Vandorf Sideroad – File Photos and Information



## Canadian War Memorial – Harold Baber Death Register

1. NO.	2. RANK OR RATING	3. SURNAME	4. CHRISTIAN NAMES
228374	Private	BABER	Harold Russell
5. UNIT OR SHIP	6. DATE OF CASUALTY	7. H.Q. FILE NO.	8. RELIGION
72nd Battalion	29-9-18.	649-B-31488	Methodist
9. CIRCUMSTANCES OF CASUALTY	10. NAME, RELATIONSHIP AND ADDRESS OF NEXT OF KIN		
<p>"Killed in Action"</p> <p>This soldier was acting as a signaller during the attack on the village of SANCOURT and while mending telephone lines at the "jumping off" point, he was instantly killed by enemy shell fire.</p>			



## Aurora War Memorial – Harold Baber



# Notice of Objection

## 15800 Yonge Street





15800 YONGE STREET  
AURORA, ONTARIO  
CANADA, L4G 3H7

T 905 727 3178  
F 905 841 6911

[www.sac.on.ca](http://www.sac.on.ca)

March 9, 2023

Dear Town of Aurora, Senior Planner Adam Robb,

On behalf of the Board of Governors of St. Andrew's College, I am writing to express our concern about the Notice of Intention received on February 6, 2023, to designate the St. Andrew's College property to be of cultural heritage value or interest. We appreciate that this is an important issue for the Town and its residents; however, we request a pause on the designation to allow the College to investigate the implications of the designation, including the changes to the Ontario Heritage Act under Bill 23, More Homes Built Faster Act, 2022. We would like to emphasize that the College has a long history of respecting and preserving the architectural design of its facilities. Additionally, the College is a not-for-profit educational organization with different goals and mission than a single-dwelling homeowner or for-profit business owner.

St. Andrew's College has been a part of the Aurora community for almost a century and is an integral part of the Town's heritage. Throughout its history, the College has undergone numerous renovations and building projects but has always maintained a commitment to preserving the architectural design of its facilities. The College has collaborated closely with architects and designers to ensure that any new buildings or renovations meet its students' needs while respecting the campus's existing architecture and heritage.

We see ourselves as "good stewards" of our historic facilities and spaces and fully understand that their cultural heritage value is part of the College's identity. However, the College must continue developing facilities to meet modern educational and boarding needs, as well as its ability to fulfill its mission and offer a robust education to its students. Balancing the need for modern educational and boarding facilities while preserving certain historic elements could pose unique challenges, including impacts on financial resources.

We believe the proposed cultural heritage designation could have significant implications for the College and its operations, and we ask that the College has the opportunity to thoroughly investigate the implications before the Town includes the College property in any designation by law. This will allow the College to determine how the designation will affect its ability to maintain and improve its facilities, including the impact on the College's long-term Strategic and Financial Plan currently under development.

Therefore, at this time, we respectfully object to the proposed cultural heritage designation of the St. Andrew's College property and request the Town pause the proposed designation. This will allow the College to conduct a thorough investigation of the implications of the designation and work collaboratively with the Town to determine if a plan that balances the needs of the College with the importance of preserving the Town's heritage can be developed.

Thank you for your attention to this matter. We look forward to hearing back from you soon.

Sincerely,

Kevin McHenry  
Head of School, St. Andrew's College



# Notice of Intent to Designate 15800 Yonge Street



## **NOTICE OF INTENTION TO DESIGNATE 15800 YONGE STREET**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

15800 Yonge Street  
St. Andrew's College  
Pt Lt 84, Concession 1, King Pt 3, 65r1463; Aurora S/t Ease in Gross Over  
Pt 1,65r30756 As In Yr1261631 St/t Ease in Gross Over Pt 2, 65r30756  
As In Yr1261632; Town of Aurora  
PIN: 036270792

### **Description of Property**

The property known municipally as 15800 Yonge Street is located on the west side of Yonge Street, south of St. John's Sideroad. The property is recognized as St. Andrew's College, which was founded in Toronto in 1899 and moved to the 126-acre Georgian-style campus in Aurora in 1926.

### **Statement of Cultural Heritage Value or Interest**

15800 Yonge Street is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

#### **Design and Physical Value:**

The property is a representative example of a Georgian style campus. The property features a number of buildings that display a high degree of design detail and craftsmanship, including the Memorial Chapel with its steeple and brick construction, the Flavelle House and Memorial House with their polychromatic brick voussoirs and centred main entrances with architraves, the Sifton House with its roundels and arched window and door openings, Dunlap Hall with its two storey massing, transoms, parapet and belt courses, and the McDonald House with its entablature and classical balusters. The 126-acre campus and Georgian buildings are indicative of the period of construction and high craftsmanship and detail, with the campus also designed around the traditional quadrangle form. The property is specifically unique as a campus with such rich architectural detail, making it a highly rare and very well preserved example of institutional Georgian architecture.

#### **Historical and Associative Value:**

The property is associated with St. Andrew's College, which was originally established in Toronto in 1899 and then re-located to the Aurora location in 1926. St. Andrew's College was founded as a residential and day school by Rev. Dr. George Bruce, the School's first Headmaster. During the First World War, over 600 alumni served, and 104 were killed in action. The move to Aurora in 1926 was a result of needing more space and a setting away from the perceived negative influences of the city. The Chapel was consecrated in 1931 and prevails as a welcoming symbol of the School. Today, St. Andrew's College has more than 650 students, representing Canada and some 30 other countries. Many well-known and prominent Canadians attended St. Andrew's College including Vincent Massey, Lawren Harris and Kiefer Sutherland. The Chapel building was also designed by E.H. Paisley of Marani and Paisley, who were well-known Toronto based architects. The subject property has strong association with the development of the Town, but is also recognized nationally and internationally for its dedication to education.



## Contextual Value:

The property defines, maintains and supports the growth of Aurora and Canada at large. Notable alumni have made positive contributions to society and the campus and buildings themselves provide a significant link and connection to the community. St. Andrew's College is a recognized leader in education and a prominent community hub. A number of the buildings on the campus can also be considered landmarks, such as the Memorial Chapel and its steeple.

## Description of Heritage Attributes

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

### Exterior Elements

#### a) Memorial Chapel

- Overall massing and brick construction
- Steeple
- All original features indicative of the Georgian architectural style including the portico with stone pillars, the circular windows, the cornice return, the architrave around the main entrance and arched window openings at the north elevation

#### b) Flavelle House

- Overall 2-2.5 storey massing and brick construction
- Archways to the south
- All original features of the Georgian architectural style including the centred main entrance with architrave, transom and sidelights, the shed dormers, the semi-circular bay windows with belt course, the polychromatic brick voussoirs and the northern portion of the building that has a belt course and parapet with classical balusters

#### c) Memorial House

- Overall 2-2.5 storey massing and brick construction
- Archways to the north
- All original features indicative of the Georgian architectural style, including the centred main entrance with architrave, transom and sidelights, the shed dormers, the semi-circular bay windows with belt course, the polychromatic brick voussoirs and the building portion to the south with parapet, classical balusters and a centred entrance with fanlight and side lights

#### d) Sifton House

- Overall 2.5 storey massing and brick construction
- Archways to the south and north
- All original features indicative of the Georgian architectural style, including the shed dormers, polychromatic brick voussoirs, roundels, and rounded arches over the first storey window/door openings

#### d) Dunlap Hall

- Overall 2 storey massing and brick construction
- All original features indicative of the Georgian architectural style, including the main entrances with transom light, frontispiece, and entablature with pilasters, the polychromatic brick voussoirs, the centered clock with



pediment, the parapet with classical balusters, the belt course and entablature, the roundels and the rounded arches around the windows on the north and south portions of the building with keystones

e) MacDonald House

- Overall 2-3 storey massing and brick construction
- All original features indicative of the Georgian architectural style, including the main entrance with transom, frontispiece, entablature, belt coursing, roundels, and parapet with classical balusters, the shed dormers, the semi-circular bay windows with belt coursing, and the polychromatic brick voussoirs

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond

Town Clerk

Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1

[mderrond@aurora.ca](mailto:mderrond@aurora.ca)

For any other inquiries, please contact:

Adam Robb, MPL, MCIP, RPP, CAHP

Senior Planner, Development/Heritage

Planning and Development Services

[arobb@aurora.ca](mailto:arobb@aurora.ca)

365-500-3104



# Property Photos and Information 15800 Yonge Street



15800 Yonge Street St. Andrew's College – File Photos

Macdonald House



Campus Aerial



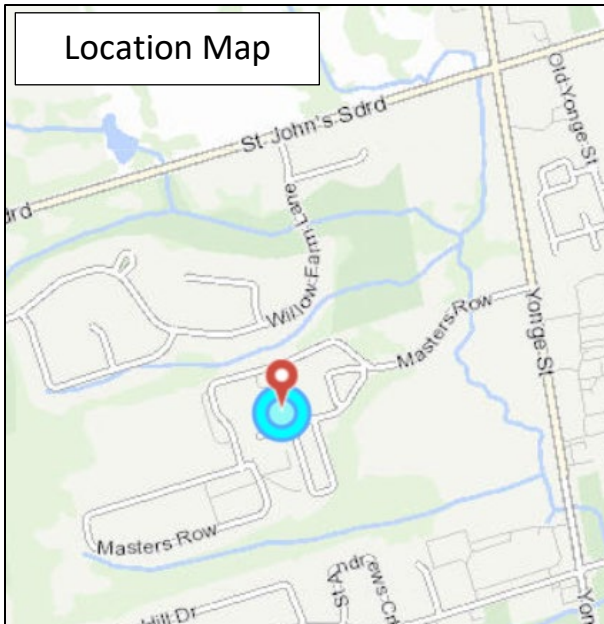


15800 Yonge Street St. Andrew's College – File Photos

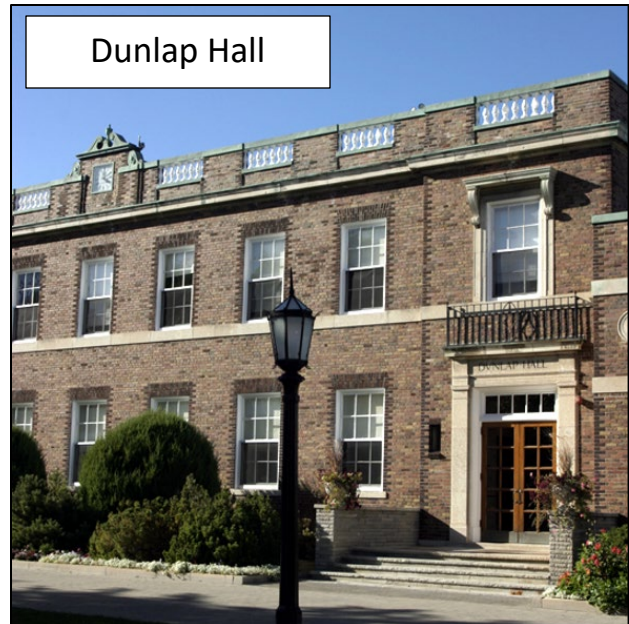
Memorial Chapel



Location Map



Dunlap Hall







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

Town of Aurora

## General Committee Report

No. CMS23-016

---

**Subject:** Pickleball Opportunities - 2023

**Prepared by:** Robin McDougall, Director of Community Services

**Department:** Community Services

**Date:** April 18, 2023

---

### Recommendation

1. That Report No. CMS23-016 be received; and
2. That the Sports Field and Park Use Policy be amended to reflect the proposed alternative use for dedicated outdoor pickleball courts; and
3. That Council approve OPTION 1B and OPTION 2 for implementation and to be funded from operating budget.

### Executive Summary

The sport of pickleball has become the fastest growing sport in North America and is identified as one of the priorities in the Parks and Recreation Master Plan Update. Council recently provided direction to explore immediate opportunities that can be realized this coming summer while a long-range plan is being developed. This report summarizes some opportunities that can be implemented immediately while other options proposed will require Council direction.

- Short and long-term options will be considered with the goal of increasing pickleball opportunities within Aurora.
- An evaluation criterion was used to summarize possible pickleball options for implementation in 2023.
- There are pickleball opportunities that can be immediately implemented and managed within the operating budget for summer 2023.



- There are pickleball opportunities that can be implemented for summer 2023 but require Council direction due to a change in service level or additional funding.
- Parking lot use for temporary pickleball courts is not ideal due to either a lack of vacant sites and cost to prepare site for safe and functional use.
- Future and long-range planning has already begun and will be brought forward to Council in time for 2024 Capital budget.

## **Background**

**Short and long-term options will be considered with the goal of increasing pickleball opportunities within Aurora.**

With the remarkable rise in popularity, the growth of pickleball has become unprecedented across North America. Municipalities everywhere are quickly trying to respond to the requests from the community to increase opportunities to play this social and multigenerational sport. In response, Council recently passed the following motion:

1. Now Therefore Be It Hereby Resolved That staff report back with possible creative opportunities to increase Pickleball courts for the 2023 summer season; and
2. Be It Further Resolved That staff report back with a future Pickleball development plan with recommendations and future budget considerations through the Parks and Recreation Master Plan.

With the Parks and Recreation Master Plan update wrapping up over the next couple of months, the second recommendation will be addressed in time for the 2024 capital budget deliberations.

As for the first recommendation (2023 opportunities), staff have utilized comments from pickleball participants, Council input, consultant feedback, and results from other municipal experiences to guide preparation of a summary of options. Taken into consideration are the pickleball programs and facilities that the Town currently has to offer and ways that could increase pickleball opportunities.

## **Analysis**

**An evaluation criterion was used to summarize possible pickleball options for implementation in 2023**



Based on feedback from pickleball participants, consultant feedback and experiences from other municipalities, staff considered the following in their assessment of options:

- Low cost – with the 2023 budget already approved/passed, staff attempted to consider options for 2023 that could be covered through operating funds or require minimal capital investment.
- Utilize existing (repurpose) assets – new assets are a larger capital investment and require a longer planning phase
- Ease of implementation – consider if the option can be achieved in time for summer 2023
- Site considerations:
  - Municipally owned land – for an immediate option, this is the best way to achieve a quick solution. Private partnerships could be considered in the long-term solutions.
  - Municipal parking lots for pop-up courts – consider site conditions, availability or disruption to other user groups.
  - Distance from residential homes – pickleball is known to be a noisy sport (racket/ball and social game)
  - Lighting – extended playing time.
  - Parking – within vicinity
  - Shade – structures or tree cover
  - Seating – for spectators or participants waiting for their turn.
  - Washrooms – within vicinity
  - Multi-court options – preference is to provide multi-court pickleball site to enhance social game and possibly a small tournament.
  - Operational use – amend sport/court use policy to accommodate pickleball style of play (i.e., add paddle rack system)
- Level of disruption of other court sports
  - tennis and pickleball could share more courts but this is not ideal for either sport, offering dedicated courts is the preference.
  - reallocate tennis courts as pickleball courts – although this benefits pickleball, it would reduce tennis service level.
- Indoor options – review current schedule, find ways to increase opportunities.

During the evaluation of each immediate option, all the above were considered to provide the most favourable approach. However, there isn't one perfect solution without building a new pickleball facility where each of these criteria could be considered effectively through the design process. Therefore, in some cases, a decision of Council is needed to either adjust a service level or add funding.



**There are pickleball opportunities that can be immediately implemented and managed within the operating budget for summer 2023**

The Recreation Services team quickly reviewed programming options while creatively using existing facilities during their 'downtime'. All these options can be implemented immediately without requiring Council direction.

- Additional program hours are being added to the Aurora Family Leisure Complex drop-in schedule.
- During 'ice-out' phase at the SARC and ACC, staff are adding pickleball courts to the concrete pads.
- A full schedule of availability will be issued and commence shortly.
- These additional indoor pickleball opportunities will be subject to the approved drop-in fees for such activities.
- Equipment is portable for ease of set up/takedown by staff

Where	Existing	New Additions
Town – AFLC* (3 courts)		
Beginner	24hrs/wk	
Intermediate	12hrs/wk	
Learn to Play	9hrs/wk	
Drop In (18+ or Family)	7.5hrs/wk	10.5hrs/wk
Aurora Seniors - ASC		
West McKenzie (1 court)	13hrs/wk	
AFLC (3 courts)	18hrs/wk	4.5hrs/wk
SARC* – Arena Floor - April 19-May 12 (4 courts)		
Drop In - Beginner		18hrs/wk
Drop In - Intermediate		18hrs/wk
Drop In – Advanced		18hrs/wk



April 18, 2023

5 of 11

Report No. CMS23-016

ACC* – Arena Floor - May 24-July 28 (4 courts)		
Drop In - Beginner		12hrs/wk
Drop In - Intermediate		12hrs/wk
Drop In - Advanced		12hrs/wk

\*AFLC – Aurora Family Leisure Complex, ASC – Aurora Seniors Centre, ACC – Aurora Community Centre

Also, staff are organizing a pickleball tournament in July at the ACC which will include three divisions (Men's/Women's/Mixed) resulting in 32 players per division. Details to be issued soon. There will be an entry fee per person as well as prizes for 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> place. This initiative aligns with our Sport Tourism Strategy.

These additional opportunities will result in minimal operating costs for equipment which will be partially covered through the Seniors Living Centre Grant and existing operating budgets.

**There are pickleball opportunities that can be implemented for summer 2023 but require Council direction due to a change in service level or additional funding.**

#### **REALLOCATE existing Courts by way of various Options**

Upon review of all existing pickleball courts and tennis courts, staff considered the priorities and criteria noted above and determined that the options below are the most favourable for implementation this summer of 2023. In all cases, they require Council direction as there is a service level change and funding allocation required to complete the project.

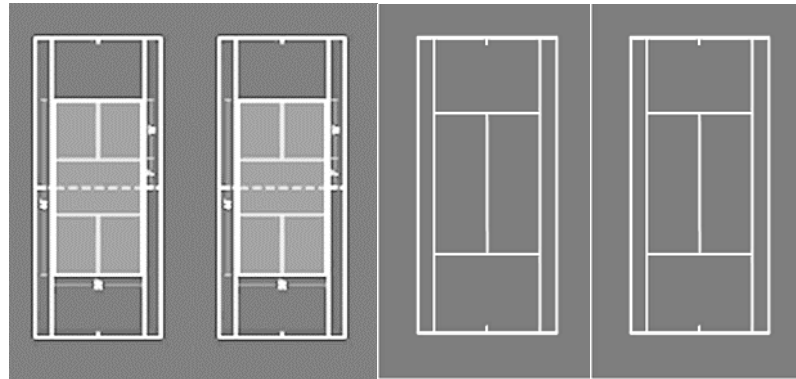
**OPTION 1A – Fleury Park** – Add pickleball lines to 2 tennis courts enabling pickleball to be played at this location. Approximate cost is \$1,500 to install painted lines.

PROS > site has parking, washrooms, lights, centrally located near Aurora's core, this would be a quick solution by adding 2 pickleball courts to the overall supply of pickleball. Increases pickleball court service level by 2 courts, while maintaining tennis court service level. With 2 of the courts regularly permitted by a Tennis provider, the 2 remaining courts will offer the least disruption to regular play for pickleball



CONS > Sharing courts is not ideal for either sport as they will need to compete for court time, tennis net height is not accurate for the game of pickleball and located near residential homes (sound of pickleball could be an issue).

Figure 1: demonstrates the addition of pickleball on 2 of the 4 courts

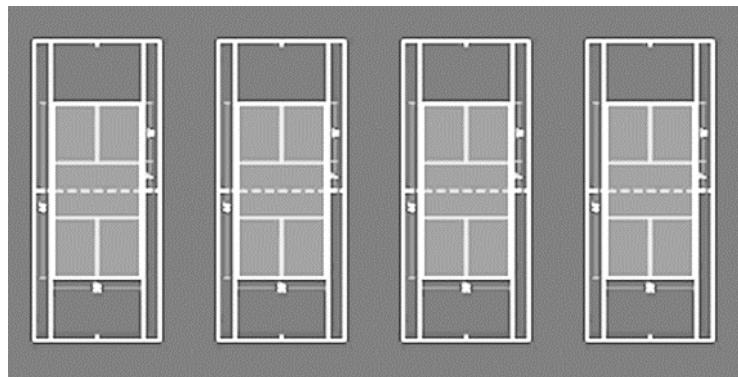


**OPTION 1B – Fleury Park** – Add pickleball lines to all 4 tennis courts enabling pickleball to be played at this location. Approximate cost is \$ 3,000 to install painted lines.

PROS > site has parking, washrooms, lights, centrally located near Aurora’s core, this would be a quick solution by adding up to 4 pickleball courts to the overall supply of pickleball. Larger groups could gather at one site. Increases pickleball court service level by 4 courts.

CONS > Sharing courts is not ideal for either sport as they will need to compete for court time, tennis net height is not accurate for the game of pickleball and located near residential homes (sound of pickleball could be an issue). With 2 of the courts regularly permitted by a Tennis provider, access for pickleball will be primarily on 2 of the 4 courts even though the lines are on 4 of the courts.

Figure 2: demonstrates the addition of pickleball on all 4 courts





**OPTION 2 - DEDICATE COURT TIME on Norm Weller and Fleury (if Option 1A or 1B are approved to add pickleball lines).**

Consider dedicated court times on shared courts (April – October):

PROS > no cost to implement other than minor cost for signage, promoting a schedule for use may help manage the competing interests assuming patrons adhere to the posted schedule. On the hour rotation could stay in place during tennis use and the paddle rack method could be in place during pickleball use.

CONS > difficult to find a schedule that suits all participants, most would want prime time and weekend spots. Therefore, promoted schedule may not always work with the participants availability.

Staff are concerned with how successful this would be as this would strictly be based on the honour system. However, it is worth implementing on a trial basis for summer 2023. Staff would recommend this revamped schedule (dedicated court times) is implemented on Fleury and Norm Weller only as a pilot for this summer.

If at any time, this becomes unmanageable or results in significant complaints, we could revert to first-come-first and remove the dedicated court times.

At this point, staff have drafted a possible schedule assuming Council approves Option 1A or 1B taking into consideration a set of 3-hour blocks alternating between Tennis and Pickleball with a mix of evenings and mornings at both locations and to avoid Norm Weller during school days due to lack of parking. Once a decision is made, staff will firm up a schedule to post at each site and initiate public communication to share the information.

All other shared tennis/pickleball courts will be on a first come-first service basis.

**AMEND Sports Field and Park Use Policy**

Amend section 7.19 of the Sports Field and Park Use Policy which currently states that *“Drop-in play at all tennis and/or pickleball courts shall be on a first-come-first-serve basis, with a mandatory requirement that the court(s) be vacated every hour, on the hour to allow the next person(s) in line to play.”* This format does not suit the rotation for pickleball. An amendment to this section could be:

- AMEND - “Drop-in play at all dedicated tennis ~~and/or pickle ball~~ courts shall be on a first-come-first-serve basis, with a mandatory requirement that the court(s) be vacated every hour, on the hour to allow the next person(s) in line to play.”



- ADD NEW - "Drop-in play at all dedicated pickleball courts shall be on a first-come-first-serve basis, with a mandatory requirement that the paddle method is used to allow the next player(s) in line to play."
- ADD NEW - "Drop-in play at all shared tennis/pickleball courts shall be on a first-come-first-serve basis, utilizing the paddle method for pickleball and on the hour for tennis."

As for the dedicated pickleball courts or courts with dedicated court time (proposed in OPTION 2), the recommended rotation includes the use of a 'paddle rack' method for pickleball players whereby players simply add their paddle to a rack (mounted on the fence) signifying their next in line to play. When the game is complete (usually 11 rounds), they will be rotated in to play. This paddle rack method can be added to all pickleball locations. For all tennis locations, on-the-hour method can be used.

Staff are in support of this amendment and recommend approval to implement for summer 2023. Cost of signage will be covered through operating.

**Parking lot use for temporary pickleball courts is not ideal due to either a lack of vacant sites and cost to prepare site for safe and functional use.**

Municipal parking lots were taken into consideration for a temporary use, however, upon review, staff have determined that there is not enough or consistent vacant municipal lots that could be removed for an entire season to accommodate pickleball courts. Often the municipal lots are required to support field and/or recreation centre uses during peak periods, suggesting that any removal of parking spaces would have a negative impact on the regular users of the facilities the parking lot serves.

It was also determined that most parking lots have been designed with a natural slope for water run-off and therefore it would be difficult to find a suitably level playing surface without significant capital investment to level the parking lot. All the Town's parking lots are at different stages of lifespan and may not provide suitable surface conditions even if they are more level; maintenance or surface treatment is likely required at a minimum to ensure safe play.

In addition, the site would need to be lined, nets installed and for proper security/safety of the court area, perimeter fencing would need to be installed.

For these reasons, staff would not recommend using municipal parking lots for temporary pickleball courts.



If private/commercial parking lots are to be considered, this would require direction from Council for staff to investigate the options due to the nature of cost and liability.

**Future and long-range planning has already begun and will be brought forward to Council in time for 2024 Capital budget.**

During the discussions and evaluation of short-term options, staff have begun to identify long-range options. Much more work is needed to fully assess opportunities, determine implementation plan, confirm cost estimates, and have opportunities for additional consultation with user groups. Throughout the discussions and planning, the results of the Parks and Recreation Master Plan will help guide the best solutions for both tennis and pickleball. Considerations for both sports are necessary, and a balancing of resources is also important to achieve the best results. It will be important to consult with tennis participants, especially if there are any potential permanent retrofits to existing tennis courts.

Based on the previous master plan, Parks division has already included a placeholder in the 10-year capital plan scheduled for 2024 for \$200,000 for multi-use court improvements/upgrades. This could include surface upgrades/fencing and/or repurposing.

Also, within the current 10-year capital plan, Thomas Coates pickleball courts are due for resurfacing in 2025, this will address surface/water concerns expressed by participants.

These placeholders and the long-range plan will be considered as staff work through options for the 2024 budget process.

### **Advisory Committee Review**

Council determined that the 2023 pickleball opportunities did not need to go to the Parks and Recreation Advisory Committee, however, the long-term plans will be shared with the Committee for their input.

### **Legal Considerations**

None.



## **Financial Implications**

As the above Pickleball proposals represent a nominal cost to enhance existing facilities, these costs will be covered through operating budget. Long term plans which have a financial investment will be presented at an upcoming budget for consideration.

## **Communications Considerations**

The Town will inform the public of new pickleball opportunities in 2023, as well as future opportunities, through the Town's normal communications channels. If recommendations are approved, communication will be issued to local residents directly abutting the properties informing them of the change in service level at Norm Weller Park and Fleury Park.

## **Climate Change Considerations**

The recommendations from this report do not impact greenhouse gas emissions or impact climate change adaptation.

## **Link to Strategic Plan**

The proposed pickleball opportunities supports the following Strategic Plan goals and key objectives:

Supporting an exceptional quality of life for all in its accomplishment in satisfying requirements in the following key objectives within these goal statements:

- Invest in sustainable infrastructure
- Celebrating and promoting our culture
- Encourage an active and healthy lifestyle
- Strengthening the fabric of our community

## **Alternative(s) to the Recommendation**

1. Council may provide further direction on Option 1B and 2.
2. Council may direct staff to consider other options.



## Conclusions

With the growth of pickleball reaching incredible numbers, it is important for Aurora to work with our residents to meet the growing demand. There will certainly be long-term recommendations to support future growth but there is an immediate need to address the current state of the sport. The recommendation in this report moves the bar forward in supporting the pickleball community but there is still more work to be done.

Staff are confident that any of the Options outlined above can be implemented by the May 30, 2023, or before.

## Attachments

None

## Previous Reports

None

## Pre-submission Review

Agenda Management Team review on March 30, 2023

## Approvals

Approved by Robin McDougall, Director, Community Services

Approved by Doug Nadorozny, Chief Administrative Officer





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

Town of Aurora

## General Committee Report

No. CMS23-013

---

**Subject:** Community Partnership Grant Program - Policy Approval

**Prepared by:** Lisa Warth, Manager of Recreation Services and Phil Rose, Manager of Cultural Services

**Department:** Community Services

**Date:** April 18, 2023

---

### Recommendations

1. That Report No. CMS23-013 be received; and
2. That the Community Partnership Grant Policy (attachment 1) be approved; and
3. That the Town's existing Corporate Sponsorship Policy be repealed.

### Executive Summary

This report provides a status update on the merger of the Recreation and Culture Grant and the Sponsorship of Community Events and Programs into a single grant program and seeks Council approval on the policy required to launch the new grant program.

- Staff have developed the Community Grant Partnership Policy and corresponding documents based on feedback received by Council, experience with previous Town grant programs, and best practice.
- The policy and supporting documents provide transparency and structure for the impactful use of the funds.
- The policy and supporting documents strive to provide a fair and flexible procedure for organizations and individuals to apply for and access the funds with the goal of assisting them in becoming stronger community partners and bettering the Aurora community as a whole.



## Background

On January 17, 2023, Council approved the merger of the Recreation and Culture Grant and the Sponsorship of Community Events and Programs into a single grant program. Council also directed staff to finalize all documents necessary to launch the refreshed grant program, to be called the Community Partnership Grant, including an administrative policy and procedures, evaluation rubric, application form, and final report form.

## Analysis

**Staff have developed the Community Grant Partnership Policy based on feedback received by Council, experience with previous Town grant programs, and best practice.**

Key Elements of the grant program include:

- Staff recommend having four deadlines as detailed in the January 17 report (January, March, June and September). To ensure the community is aware of the grant program, staff will proactively promote the four deadlines. Grant applications requesting less than \$500 will be accepted on a continuous basis with no specific deadlines.
- Eligible grant recipients should be Aurora based community groups, and not-for-profit and charitable community groups or individuals who serve the Aurora community primarily.
- Eligible expenses to be funded include program or event supplies, rental of items or facilities related to the project being applied for, catering or food for events, and entertainment for the project being applied for
- Ineligible expenses to be funded include staff wages, salaries or benefits, ongoing operating costs of the applicant such as office rent, utilities, office supplies, travel costs, donations and consultative services.
- Staff recommend the maximum grant amount to be set at \$10,000. The rubric will assist the Grant Review Committee in ensuring that funding higher amounts up to \$10,000 will be impactful and reasonable based on the project the applicant is proposing. The Grant Review Committee will have the discretion to fund applications in an amount that is less than what is asked for on the application based on how the project scores on the rubric
- Grant applications will be evaluated using a rubric that will measure several criteria including scale, inclusivity, direct and indirect benefits, the importance of the Town's contribution, how the project will support the Town's vision and strategic plan, and how the success of the project will be determined.



- Organizations can apply more than once per year, but the overall funding that any one organization can receive in a calendar year is not to exceed \$10,000.
- The policy proposes that staff will prepare a semi-annual report to Council identifying who was funded (and not funded), use of funds, the amount of funding and any suggestions for changes to the policy.
- The John West Memorial grant will continue to be administered under the umbrella of this new grant program and the process for that specific grant will not change. Funds have been allocated within the Community Partnership grant for the John West Memorial grant.

**The policy and supporting documents provide transparency and structure for the impactful use of the funds.**

The application form and rubric will ensure that a potential applicant is capable of undertaking the proposed project, has experience and/or has other partners to help execute the project. They will be expected to have a full understanding of what is required to execute the project (including funding) and should show alignment or support of the Corporate Strategic Plan.

**The policy and supporting documents strive to ensure a fair and flexible procedure for organizations and individuals to apply for and access the funds with the goal of assisting them in becoming stronger community partners and bettering the Aurora community as whole.**

This new grant program would enhance the Town's ability to invest in the important work of various community groups, individuals and other organizations and partner with them to achieve and work towards some of the goals in the Town's strategic plan.

A new web page will be created to include all the information an applicant would need to know when applying for this grant.

The page would include:

- Application form – This would include 2 versions, one for applications for grants \$500 and under and one for applications over \$500.
- Documents and information required as part of the application.
- Intake deadlines and when applicants can expect to hear a decision on the application (approved or not approved)
- Link to Corporate strategic plan



Staff will also host information sessions to assist applicants in preparing their project and request for funding.

A widespread promotional plan will also be launched to ensure community awareness of the new program.

### **Advisory Committee Review**

In the interest of time sensitivity, staff are recommending this new grant program be launched as soon as possible, as potential applicants are inquiring about the policy and procedure to apply for grants for upcoming projects. Given that advisory committees and meeting schedules have just been created, presenting this policy to the Parks and Recreation Advisory committee would delay launching the program.

### **Legal Considerations**

Organizations or individuals that receive a grant from the Town will be required to enter into an agreement with the Town that outlines various provisions, including outlining the intended purpose for the use of the Grant, reporting requirements, and usage of the Town's name and logos.

### **Financial Implications**

The approved 2023 operating budget includes \$30,000 in support of the existing Culture and Recreation grant program. A further \$2,000 was approved in support of the John West Memorial Scholarship program, funded from the John West Memorial Scholarship Award reserve.

Upon Council approval of the proposed policy, \$57,500 in Corporate Sponsorship of Community Programs and Events funding currently located under Corporate Communications will be consolidated with the above noted existing funding under Community Services to form a single budget totalling \$89,600 to be governed by this policy (the Community Partnership Grant).

### **Communications Considerations**

Communications will work with Community Services to inform community groups, organizations and residents about the Community Partnership Grant Program through the Town's regular communications channels.



## Climate Change Considerations

The recommendations from this report do not impact greenhouse gas emissions or impact climate change adaptation.

## Link to Strategic Plan

The Community Partnership Grant supports the following Strategic Plan goals and key objectives:

**Supporting an exceptional quality of life for all** in its accomplishment in satisfying requirements in the following key objectives within these goal statements:

- Invest in sustainable infrastructure
- Celebrating and promoting our culture
- Encourage an active and healthy lifestyle
- Strengthening the fabric of our community

## Alternative(s) to the Recommendation

1. Council may provide further direction.

## Conclusions

This report provides a summary of the new Community Partnership Grant Policy required to launch the grant program. Staff believe the new grant program can have considerable community impact and enable community organizations to build capacity, thus strengthening the community as a whole.

## Attachments

Community Partnership Grant Policy

## Previous Reports

PR11-021, Community and Cultural Grant, May 31, 2011

CAO19-001, Requests for Sponsorship Policy, January 22, 2019

CMS23-001, Recreation and Culture Grant and Sponsorship of Community Events and Programs Policy Refresh, January 17, 2023



April 18, 2023

6 of 6

Report No. CMS23-013

---

**Pre-submission Review**

Agenda Management Team review on March 30, 2023

**Approvals**

Approved by Robin McDougall, Director, Community Services Department

Approved by Doug Nadorozny, Chief Administrative Officer





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

Town of Aurora

## Community Partnership Grant

Community Services

Contact: Community Services Department

Approval Authority: Council

Effective: April 25, 2023

---

### Purpose

The Community Partnership Grant (“the Grant”) provides temporary financial assistance to community groups and individuals within the Town of Aurora, (“The Town”) or those who provide services within The Town, with respect to the delivery or implementation of cultural and/or recreation-based initiatives that serve and benefit the Aurora community. The Town’s funding contribution is intended to assist groups or individuals to build capacity and sustainability within their organization and further their mandate/mission, while supporting the Town’s strategic plan. This Policy ensures that the funds provided by the Town are allocated in a fair, transparent and impactful manner.

### Scope

This Policy applies to not-for-profit organizations, charitable community groups, and individuals applying for grant funding. All applicants must primarily service the Aurora community to be eligible for the Grant.

### Definitions

#### Criteria:

A standard established by the Town that will be used to evaluate Grant applications and to make decisions on Grant eligibility and approval based on how the Grant will be used to benefit the Aurora community.

#### Grant Review Committee:

A committee made up of Town staff who are required to use a Rubric tool to objectively score each Grant application and make recommendations to the Director of Community Services for a final decision on the approval of the issuance of a Grant.

#### Rubric:

An evaluation tool established by the Town to evaluate the Criteria to ensure the consistent, fair and transparent measurement of Grant applications.



**Semi Annual Report:**

A semi annual report submitted to Council, identifying all applicants, their application status and the amount of any approved Grant.

**Policy****Funding Framework:**

The Grant funding framework as set out below, describes Criteria and the process for the allocation of Grant funding.

- Base Grant funding is allocated by Town Council through the Town's annual Operating Budget deliberation process.
- Town staff will develop a Grant Application and a Rubric to evaluate grants objectively.
- Town staff will establish a Grant Review Committee
- Grant applications may be made by the following categories of applicants who provide services within the Town with respect to the delivery or implementation of cultural and/or recreation-based initiatives that serve and benefit the Aurora community:
  - Organized community groups
  - Not for profit organizations
  - Charitable community groups, and
  - Individuals who provide cultural and/or recreation-based services primarily in the Aurora community.
- Four (4) grant application intake due dates will be defined annually, and Town Staff will host information sessions for interested/prospective Grant applicants prior to each intake due date.
- For Grant applications under five hundred dollars (\$500), intake dates will be continuous throughout the year, unless funds are no longer available.
- The maximum amount of a Grant to an eligible organization or individuals will be no more than ten thousand dollars (\$10,000) annually as determined by the Grant Review Committee. Funding in this category is subject to the final approval of the Director of Community Services.
- Grant applications will be evaluated by the Grant Review Committee using a rubric based on the following Criteria:
  - Scale, inclusivity, direct and indirect benefits;
  - Strength of the concept including resources and other funds;
  - The importance of the Town's contribution;
  - How the project will support the Town's vision and strategic plan; and



- How the success of the project will be determined
- If the Town's Grant funding becomes exhausted in the calendar year prior to year end, applications will no longer be accepted.
- All Grant recipients shall enter into an agreement with the Town that outlines various provisions, including but not limited to the expectations for payment, reporting on expenditures of all Grant funds provided by the Town and usage of the Town's name and logos.
- Town staff will prepare a semi-annual report.
- The John West Memorial grant will continue to be administered under the umbrella of this new grant program and the process for that specific grant will not change. Funds have been allocated within the Community Partnership grant for the John West Memorial grant.

## **Responsibilities**

### **Community Services Department**

- To promote the Grant in coordination with the Town's Communications Division
- To ensure sufficient funds are available to administer the Grant from the Town's Operating Budget and are included in the Operating Budget submission for consideration during the Town's annual Operating budget deliberations.
- Approve or deny Grant applications, based on the recommendations of the Grant Review Committee.

### **Grant Review Committee**

- Develop a Grant application and Rubric
- Review Grant applications and provide recommendations for approval to the Director of Community Services based on the Community Partnership Grant Guidelines and the approved Policy. All decisions made by the Director of Community Services will be final.
- Prepare a semi-annual report.

### **Applicants**

- Comply with the terms and conditions set out in the Policy and Community Partnership Grant Guidelines.

## **Monitoring and Compliance**

In accordance with the Town of Aurora policies, collective agreement and applicable legislation and policies any employee found to be demonstrating actions / behaviours that are not consistent with the terms of this policy will result in an investigation. Any employee found to be disrespecting the terms of this policy other than under exceptional circumstances, emergencies or operational requirement is subject to possible discipline up to and including termination. CAO / Director / Managers /



supervisors and employees should work collaboratively to resolve issues related to this policy. Employees can escalate issues to Human Resources where difficulties continue.

## **References**

- Community Partnership Grant Guidelines (Procedure)
- Town's Strategic Plan

## **Review Timeline**

This Policy will be reviewed two (2) years after the initial approval date.





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

Town of Aurora

## General Committee Report

No. CMS23-012

---

**Subject:** Approval of Capital Project No. 72478 - Sports Dome - Air Conditioning

**Prepared by:** Doug Bertrand, Manager of Facilities Management

**Department:** Community Services

**Date:** April 18, 2023

---

### Recommendation

1. That Report No. CMS23-012 be received; and
2. That the condition on the approval of a total of \$155,000 in capital budget authority for Capital Project No. 72478 – Sports Dome Air Conditioning be lifted, and the project proceed; and
3. That \$40,000 in previously approved budget authority and its associated funding be transferred from Project No. 72460 – Aurora Sports Dome Retrofit to Project No. 72478 – Sports Dome Air Conditioning.

### Executive Summary

This report seeks Council approval to proceed with Capital Project No. 72478- Sports Dome Air Conditioning. Council requested additional information to clarify the increased budget request.

- Pre-purchase – Letter of Opinion provided general recommendations.
- The initial estimate (project 72460) was developed with the best information available at the time.
- Equipment at the time of purchase was later determined to be not suitable for installation.
- Community use and Town programming would benefit from the addition of air conditioning in the summer months.



## Background

In anticipation of capital work needed for the Dome (prior to Town ownership), a placeholder was created in the 10yr capital plan to replace the Dome Turf. Even though the Dome was operated by a third party, the Town remained responsible for certain capital repairs. This project was set as a placeholder to take place in 2026.

The Town purchased and took possession of the Dome assets on March 31, 2021.

On April 20, 2021, staff brought forward report No. CMS21-016 outlining a few operational matters and recommended to bring forward the capital project to utilize the funds set aside in Capital Project No. 72460 – Aurora Sports Dome Retrofit. This project had various components including the replacement of artificial turf (\$500,000) and mechanical upgrades (\$100,000), for a total capital budget authority of \$600,000.

As part of this approval, required capital work was identified:

- Replacement of Artificial Turf
- Club House HVAC Exhaust Fans
- Air Conditioning for Air Bubble
- Club House HVAC Roof Top Units
- Hot Water heater

To allow this work to proceed at the most opportune time in the dome's operation, staff requested that Council approve funding for this work in April 2021. This proposed project was funded through the issuance of long-term debt financing which will be repaid through future dome operating revenues.

All work identified in project #72460 has been completed or is in progress except for the Air Conditioning. The artificial turf and hot water tank have been replaced. The remaining HVAC work has been awarded to a contractor and waiting for delivery of the equipment; work is estimated to be completed in April. The only outstanding item within the original budget is the Air Conditioning.

A portion of the mechanical work included installation of used air conditioning equipment included with the acquisition of the sports dome. A report prepared prior to the purchase indicated the air conditioning equipment could be reinstalled, and some additional components would need to be purchased/ installed to provide the dome with air conditioning. However, upon further investigation, the manufacturer of the unit confirmed the existing coil was not suitable for reuse.



## Analysis

### **Pre-purchase – Letter of Opinion provided general recommendations.**

Prior to purchasing the Dome, Town staff arranged to have a preliminary review completed by an Engineer. The purpose of the review was to ascertain an understanding of the existing space's mechanical systems. Engineering also provided general comments on the equipment condition, capacities, life expectancy of equipment, expected replacement timelines and any code related issues which would have to be addressed.

Based on the review, the Town received a Letter of Opinion that provided some general recommendations. It should be noted that the letter contained a disclaimer as there was little information available at the time of the site review.

### **The initial estimate (project 72460) was developed with the best information available at the time**

Based on the above information available prior to purchase, Staff needed to develop the budget to the best of their ability. The budget for the HVAC and Turf replacement was based upon the best information available at the time including, verbal information provided by the previous owner, Letter of Opinion, and consultation with a consultant on the turf replacement.

### **Equipment at the time of purchase was later determined to be not suitable for installation**

The supply air unit was originally equipped with a cooling coil. The coil was removed at some point in its operation to reduce the pressure loss at the fan inlet. The coil was stored on site by the previous owner, and their intentions were to reinstall at some point to air condition the dome in the summer months. The facility has operated since new without air conditioning. Town staff felt air conditioning would allow for improved indoor conditions and increased summer programming. The dome is underutilized during the summer months, primarily due to the heat. During the day the heat builds up in the dome and by late afternoon and into the evening it is typically hotter inside the dome than it is outside.

A report prepared prior to the purchase indicated the coil could be reinstalled and the associated cooling equipment purchased/ installed to provide the dome with air conditioning. A portion of Project # 72460 (\$40K) was to reinstall the coil, however upon further investigation, the manufacturer of the unit confirmed the existing coil was not suitable for reuse as it was designed to be used in conjunction with a chilled water



system rather than a direct expansion (gas) system. A chilled water system cannot be used as the building Electrical service is insufficient. This budget estimate includes engineering services required to assist with design specifications, supply and installation of new coil, condenser, controls, and electrical provisions.

Upon learning that the existing coil was not compatible, staff utilized the services of second engineer to develop a detailed budget. The results of this were outlined in the 2023 request for additional funding (Attachment 1).

This budget estimate includes engineering services required to assist with design specifications, supply and installation of new coil, condenser, controls, and electrical provisions.

**Community use and Town programming would benefit from the addition of air conditioning in the summer months.**

Current community user groups and potential new permit holders have expressed a desire to permit the dome during summer months, especially for competitive programs, tournaments, and specialized training/clinics so that they do not risk cancellation due to inclement weather. However, these same groups identify the heat as a significant deterrent and most do not proceed with renting the dome. The Sports Field Development Strategy (2020), supported and again in the Draft (2023) Parks and Recreation Master Plan, recommends that the Town “investigate the potential to add air conditioning to maximize usage during the summer months”.

The dome is also utilized by Town recreation summer camp programs, and the provision of air conditioning would provide a more comfortable indoor environment for camp participants.

---

**Advisory Committee Review**

None

**Legal Considerations**

None.



## Financial Implications

Based upon the above presented additional information, it is recommended that the condition on the approval of a total of \$155,000 in capital budget authority for Capital Project No. 72478 – Sports Dome Air Conditioning be lifted, and the project proceed.

As noted above, the approved budget authority for Project No. 72460 – Aurora Sports Dome Retrofit includes \$40,000 in support of the dome's air conditioning system. It is recommended that this previously approved budget authority and its associated funding be transferred to Project No. 72478.

Project No. 72478 will be fully funded from the Sport Dome's reserve. The Sport Dome reserve is solely funded from its annual net operating revenues. This reserve also received a one-time cash injection through a recent debenture issue. As this reserve does not rely upon the tax levy as a funding source, this project will not have an impact on the Town's taxpayers.

## Communications Considerations

The Town will inform the public of the information contained in this report by posting it to the Town's website.

## Climate Change Considerations

Adding air conditioning to the sports dome will increase utility cost and add the Town's greenhouse gas emissions

## Link to Strategic Plan

Proceeding with the Capital Project No. 72478 supports the Strategic Plan's goal of:

***Supporting an exceptional quality of life, for all*** in its accomplishments in satisfying requirements in the following key objectives within these goal statements:

- ***Encourage an active and healthy lifestyle.***

## Alternative(s) to the Recommendation

1. Council may choose not to approve Capital Project No. 72478
2. Council may provide further direction



## **Conclusions**

The purpose of the Capital Project – Sports Dome Air Conditioning installation is to support community user groups and potential new permit holders desire to permit the dome during summer months, especially for competitive programs, tournaments, and specialized training/clinics so that they do not risk cancellation due to inclement weather. The sports dome is also utilized by Town recreation summer camp programs, and the provision of air conditioning would provide a more comfortable indoor environment for camp participants. Installation of air conditioning will temper the air to maximize usage during the summer months.

## **Attachments**

Capital Project No. 72478 - Sports Dome - Air Conditioning

## **Previous Reports**

CMS21-016 - Aurora Sports Dome Financing, Permit Fees, Reserve Account, and Capital Works, April 20, 2021

## **Pre-submission Review**

Agenda Management Team review on March 30, 2023

## **Approvals**

Approved by Robin McDougall, Director, Community Services

Approved by Doug Nadorozny, Chief Administrative Officer



## Capital Projects

<b>Project</b>	72478 Sports Dome - Air Conditioning		
<b>Department</b>	Community Services		
<b>Version</b>	Draft 2	<b>Year</b>	2023

Financial Information								
	Budget		10-Year Plan					
	Previously Approved Budget	Capital Budget Authority	Budget Change	Actuals to Dec 31/2021	2022 Forecast	2023	2024	2025-2032
<b>Expenditures</b>								
<b>Estimated Expenditures</b>								
CONTRACTS		155,000	155,000			155,000		
		155,000	155,000			155,000		
<b>Expenditures Total</b>		<b>155,000</b>	<b>155,000</b>			<b>155,000</b>		
<b>Funding</b>								
<b>Infrastructure Sustainability Reserves</b>								
BLDG, FURN & FIX R&R RESERVE						155,000		
						155,000		
<b>Funding Total</b>						<b>155,000</b>		

**TARGET START DATE AND END DATE: Use format Q4 2017 - Q1 2018**

Q2 2023 - Q4 2023

**Provide a brief overview of the project and include the key goals, objectives and performance measures.**

Installation of an Air Conditioning system in the Sports Dome.

**Provide the reasons the project should be approved and what will be the impact of the project to service levels.**

The dome has one main supply air unit that is the primary source of air to pressurize the dome, this keeps the dome inflated. The unit also provides heat in the dome in the winter months. The office and change rooms are heated and air conditioned via small rooftop units. The actual sports dome is not air conditioned.

The supply air unit was originally equipped with a cooling coil. The coil was removed at some point in its operation to reduce the pressure loss at the fan inlet. A report prepared prior to the purchase indicated the coil could be reinstalled and the associated cooling equipment purchased/ installed to provide the dome with air conditioning. A portion of Project # 72460 (\$40K) was to reinstall the coil, however upon further investigation, the manufacturer of the unit confirmed the existing coil was not suitable for reuse as it was designed to be used in conjunction with a chilled water system rather than a direct expansion (gas) system. A chilled water system cannot be used as the building Electrical service is insufficient. This budget estimate includes engineering services required to assist with design specifications, supply and installation of new coil, condenser, controls, and electrical provisions

**Explain the benefits of the project which could include Citizen/Client, compliance, financial, internal, learning & growth or utility benefits.**

The air temperature in the dome during the hot summer months would be tempered to reduce the heat and humidity inside the dome. It should be noted that due the size of the dome, the amount of air, no insulation and environmental factors the system will help to reduce the overall temperatures but does have limitations.



Capital Projects

Project	72478 Sports Dome - Air Conditioning		
Department	Community Services		
Version	Draft 2	Year	2023

<b>Please provide an explanation of what the outcomes would be if the project was not approved.</b>
Temperatures inside of the dome could make the space unusable during extreme weather. This would result in a loss of revenue and impact to programs





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

Town of Aurora

## General Committee Report

No. CS23-027

---

**Subject:** Aurora Appeal Tribunal and Property Standards Committee  
Remuneration

**Prepared by:** Jaclyn Grossi, Deputy Town Clerk

**Department:** Corporate Services

**Date:** April 18, 2023

---

### Recommendation

1. That Report No. CS23-027 be received; and
2. That the Aurora Appeal Tribunal and Property Standards Committee Members be provided remuneration in the amount of \$80 per meeting; and
3. That the attached Terms of References for the Aurora Appeal Tribunal and Property Standards Committee be approved.

### Executive Summary

This report seeks the adoption of modified Terms of References for the Aurora Appeal Tribunal and Property Standards Committee to include remuneration for the 2022-2026 term;

- Most York Region municipalities who have a body that hears appeals for Town's by-laws provide remuneration to the Members
- Staff recommend that the Town's Appeal and Property Standards bodies receive remuneration for the 2022-2026 term

### Background

At their meeting on January 31, 2023, Council approved the separation of the Committee of Adjustment (COA) from the Aurora Appeal Tribunal (AAT) and Property Standards Committee (PSC) to create a balanced meeting cycle and align mandates with staff supporting roles.



In the 2018-2022 term, the Committee of Adjustment Chair was compensated at a rate of \$125.00 per meeting and members were compensated at a rate of \$120.00 per meeting. Members were not provided any remuneration for meetings of the Aurora Appeal Tribunal and Property Standards Committee.

## Analysis

### Most York Region municipalities who have a body that hears appeals for Town's by-laws provide remuneration to the Members

As the Committee of Adjustment, Aurora Appeal Tribunal and Property Standards Committee are all adjudicative boards, it is a municipal best practice to provide remuneration to the members of each of these bodies for their time spent in meetings. The table below provides an overview of the amounts provided by each York Region municipality to their members, as of February 2023:

Municipality	COA	AAT (or equivalent)	PSC (or equivalent)
Town of Aurora (currently)	<ul style="list-style-type: none"> <li>Chair - \$125/mtg</li> <li>Member - \$120/mtg</li> </ul>	<ul style="list-style-type: none"> <li>\$0</li> </ul>	<ul style="list-style-type: none"> <li>\$0</li> </ul>
Town of Aurora (proposed)	<ul style="list-style-type: none"> <li>Chair - \$125/mtg</li> <li>Member - \$120/mtg</li> </ul>	<ul style="list-style-type: none"> <li>\$80/mtg</li> </ul>	<ul style="list-style-type: none"> <li>\$80/mtg</li> </ul>
Town of Georgina	<ul style="list-style-type: none"> <li>\$81/mtg, not to exceed 24 paid meetings per year plus mileage (at the corporate rate) for site visits</li> </ul>	<ul style="list-style-type: none"> <li>\$40/mtg</li> </ul>	<ul style="list-style-type: none"> <li>\$40/mtg</li> </ul>
Town of East Gwillimbury	<ul style="list-style-type: none"> <li>\$80/mtg</li> </ul>	<ul style="list-style-type: none"> <li>\$80/mtg</li> </ul>	<ul style="list-style-type: none"> <li>Combined with Appeals Committee</li> </ul>
Town of Newmarket	<ul style="list-style-type: none"> <li>Chair - \$110/mtg</li> <li>Member - \$100/mtg</li> </ul>	<ul style="list-style-type: none"> <li>\$80/mtg</li> </ul>	<ul style="list-style-type: none"> <li>\$80/mtg</li> </ul>
King Township	<ul style="list-style-type: none"> <li>\$80/mtg, and mileage at 0.58 cents/per KM</li> </ul>	<ul style="list-style-type: none"> <li>\$0</li> </ul>	<ul style="list-style-type: none"> <li>Combined with COA</li> </ul>
Town of Whitchurch-Stouffville	<ul style="list-style-type: none"> <li>\$80/mtg</li> </ul>	<ul style="list-style-type: none"> <li>\$80/mtg</li> </ul>	<ul style="list-style-type: none"> <li>Combined with Appeals Committee</li> </ul>
City of Richmond Hill	<ul style="list-style-type: none"> <li>Chair - \$175/mtg</li> <li>Member - \$150/mtg</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>\$50/mtg</li> </ul>



April 18, 2023

3 of 5

Report No. CS23-027

Municipality	COA	AAT (or equivalent)	PSC (or equivalent)
City of Markham	<ul style="list-style-type: none"> <li>• Chair - \$3,000 for per annum</li> <li>• Member - \$2,500 per annum</li> <li>• An additional \$100 to each member and the Chair, for every meeting attended</li> </ul>	• N/A	• \$0
City of Vaughan	<ul style="list-style-type: none"> <li>• Chair - \$234/mtg</li> <li>• Member - \$200/mtg</li> </ul>	• N/A	<ul style="list-style-type: none"> <li>• Chair - \$60/mtg</li> <li>• Member - \$50/mtg</li> </ul>
Average (of those who provide remuneration)		\$70/mtg	\$66/mtg

**Staff recommend that the Town's Appeal and Property Standards bodies receive remuneration for the 2022-2026 term**

Based on the information collected, staff are recommending that the Town of Aurora provide compensation to all members of the Aurora Appeal Tribunal and Property Standards Committees in the amount of \$80 per meeting. This remuneration amount is consistent with comparable York Region municipalities and offers a comparative experience to residents participating in quasi judicial and adjudicative bodies across the region.

### **Advisory Committee Review**

None.

### **Legal Considerations**

None.



## **Financial Implications**

Based on the last five years, the Aurora Appeal Tribunal meets on an average of twice per year and the Property Standards Committee meets on an average of once per year. Due to the low meeting frequency historically, this is not expected to be a substantial cost for the Town but due to meetings being scheduled on an as needed basis when an appeal is filed, meeting frequency could fluctuate with an increased number of appeals received by the Town Clerk. The total estimated average compensation costs for AAT and PSC members is \$4,000 per annum to be funded from the Legislative Services' division operating budget.

## **Communications Considerations**

Legislative Services staff will ensure that an updated Terms of Reference is distributed to the Members and posted publicly on the Town's website at [aurora.ca/committees](http://aurora.ca/committees).

## **Climate Change Considerations**

The recommendations from this report do not impact greenhouse gas emissions or impact climate change adaptation.

## **Link to Strategic Plan**

The proposed remuneration supports progressive corporate excellence and continuous improvement by implementing policies and processes that reflect sound and accountable governance.

## **Alternative(s) to the Recommendation**

1. Council not approve remuneration for the Aurora Appeal Tribunal and Property Standards Committee members.
2. Council approve an alternate remuneration amount for the Aurora Appeal Tribunal and Property Standards Committee members
3. Council provide direction.



## **Conclusions**

Staff believe that the recommendations in this report help achieve good governance in Aurora by creating a consistent remuneration across York Region, and encouraging citizen participation in Council's appointed Committees and Boards.

## **Attachments**

Attachment 1 – Proposed Revised 2022-2026 Aurora Appeal Tribunal Terms of Reference

Attachment 2 – Proposed Revised 2022-2026 Property Standards Committee Terms of Reference

## **Previous Reports**

CS23-001 - Committee Structure Review and Updated Policy for Ad Hoc/Advisory Committees and Local Boards (January 17, 2023)

## **Pre-submission Review**

Agenda Management Team review on March 30, 2023

## **Approvals**

Approved by Techa van Leeuwen, Director, Corporate Services

Approved by Doug Nadorozny, Chief Administrative Officer





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

Town of Aurora  
**Aurora Appeal Tribunal**  
Terms of Reference

## **Purpose**

The Aurora Appeal Tribunal is appointed by Council to conduct quasi-judicial hearings in respect to appeals pertaining to the Town's Licensing By-law, Short-Term Rental By-law and Animal Control By-law.

## **Membership**

The Tribunal shall be comprised of five (5) members of the public who are also Members of the Property Standards Committee.

Members will be appointed for a two-year term.

Members will remain in office until a new Committee has been appointed by Council.

## **Term**

These Terms of Reference shall be for the 2022-2026 Term of Council and apply until new Terms of Reference are approved by Council.

## **Remuneration**

Members - \$80.00 per meeting

## **Duties and Functions**

To conduct hearings and perform the duties assigned to the Aurora Appeal Tribunal under the Aurora Appeal Tribunal By-law, as amended, being a By-law to create the Aurora Appeal Tribunal and establish its Rules of Procedure.

## **Reporting**

None.

## **Meeting Time and Location**

The Tribunal will meet on an as-required basis, as appeals are received, in accordance with the Aurora Appeal Tribunal By-law, as amended.

## **Staff Support**

Legislative Services staff provides administrative support services to the Committee.





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

Town of Aurora  
**Property Standards Committee**  
Terms of Reference

## **Purpose**

The Property Standards Committee is appointed by Council to sit and hear appeals of any Orders issued by staff under the Town's Property Standards By-law relating to the conditions of properties in Town.

## **Membership**

The Property Standards Committee shall be comprised of five (5) members of the public who are also Members of the Aurora Appeal Tribunal.

Members will be appointed for a two-year term.

Members will remain in office until a new Committee has been appointed by Council.

## **Term**

These Terms of Reference shall be for the 2022-2026 Term of Council and apply until new Terms of Reference are approved by Council.

## **Remuneration**

Members - \$80.00 per meeting

## **Duties and Functions**

To review and make recommendations relating to any appeals that may be filed in relationship to the Property Standards By-law, as amended, and associated orders.

## **Reporting**

None.

## **Meeting Time and Location**

The Committee will meet on an as-required basis, as appeals are received, in accordance with the Property Standards By-law as amended.

## **Staff Support**

Legislative Services staff provides administrative support services to the Committee.





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

Town of Aurora  
**Council Report**  
No. PDS23-054

---

**Subject:** Aurora Business Improvement Area Annual Report 2022

**Prepared by:** Lisa Hausz, Manager, Economic Development & Policy

**Department:** Planning and Development Services

**Date:** April 25, 2023

---

## Recommendation

1. That Report No. PDS23-054 be received;
2. That the Aurora Business Improvement Association's (BIA) 2022 audited financial statements attached hereto as Attachment 2 be received;
3. That the 2023 Aurora BIA Budget attached hereto as Attachment 3 be approved; and
4. That the Aurora BIA retain the grant funds from the Town in the amount of \$25,000; and
5. That a by-law be enacted to levy a Special Charge upon Rateable Property in the Aurora Business Improvement Area, in the amount of \$18,825.

## Executive Summary

This report seeks Council's approval of the proposed 2023 Business Plan and Budget of the Aurora BIA as presented by the BIA's Board of Management, and recommends that Council enact a by-law to levy a special charge in support of the plan.

- The BIA has an audited surplus in 2022 of \$46,575, including a grant from the Town of \$25,000.
- The remaining audited surplus, less the grant, is \$21,575, as a result of carryover from the 2022 audited financial statements and will reduce the necessary 2023 levy in the same amount.



## Background

Prior to submitting an annual budget to Council for consideration, the Business Improvement Association (BIA) Board of Management is required to hold one or meetings of its members to discuss the proposed budget. On April 24, 2023, the Aurora BIA held its Annual General Meeting for members within the BIA Boundary (see Attachments 1). In accordance with the Town's amendments to the Procedure By-law in 2020 that allow for electronic participation at meetings, the Annual General Meeting was held at Town Hall with a hybrid option for maximum member participation. The Board of Management presented the BIA's 2022 audited financial statements, the 2023 business plan and budget to the BIA members. The financial statements, budget and plan are presented to Council for approval of 2023 activities.

## Analysis

**The BIA has an audited surplus in 2022 of \$46,575, including a grant from the Town of \$25,000.**

The audited financials identify a surplus in 2022 of \$46,575. This amount includes a grant from the Town in the amount of \$25,000 representing a partial contribution to assist the BIA in securing a BIA Coordinator. In 2022, the BIA committed \$10,000 from their budget in addition to the Town's contribution in support of a BIA Coordinator. The Board requests that Council permit the BIA to retain the grant to continue to enlist contracted services for membership coordination and engagement.

**The remaining audited surplus, less the grant, is \$21,575 as a result of carryover from the 2022 audited financial statements and will reduce the necessary 2023 levy in the same amount.**

The BIA Board of Management presented its audited 2022 financial statements at its Annual General Meeting held on April 24, 2023 which reported a year end surplus of \$46,575 (see Attachment 2). The audit was conducted by BDO Canada LLP. The surplus, less the grant from the Town is \$21,575.

The BIA Board of Management's proposed 2023 budget includes a requirement for a \$40,400 special tax levy in support of the activities prescribed in their business plan (see Attachment 3). In consideration of the noted 2022 surplus carryover of \$21,575, the requested net special tax levy requirement for 2023 becomes \$18,825.



## Advisory Committee Review

None.

## Legal Considerations

The BIA is governed by the *Municipal Act, 2001* (the “Act”) and the Town’s By-Law No. 6128-18. Pursuant to the Act, Council has the power to approve the BIA budget, in whole or in part, but may not add expenditures to it. Further, pursuant to the Act and Section 7.6 of the BIA By-Law, the Board of Management of the BIA is required to prepare and submit to Council an annual report for the preceding year that shall include audited financial statements.

Council may establish a special charge levy on business properties within the business improvement area by enacting a bylaw to raise funds for the BIA. Any charges levied would have priority lien status and shall be added to the tax roll of applicable business class properties.

## Financial Implications

As presented in its audited financial statements in Attachment #2, the BIA has concluded 2022 with a total surplus of \$46,575 once all outstanding liabilities are considered. Upon removal of the Town’s \$25,000 grant contribution from this amount, the remaining surplus of \$21,575 is available for the BIA’s future plans.

As per its presented 2023 budget, the BIA identifies a total tax levy requirement of \$40,400 for 2023. As noted previously, the BIA will partially fund its total 2023 levy requirement with the available \$21,575 of 2022 surplus carry over, resulting in net levy requirement of \$18,825 (\$40,400 - \$21,575).

Commencing in the fall, the BIA will present its 2024 proposed plan to the Town’s Budget Committee along with the Town’s other community partners as part of the annual budget process.

## Communications Considerations

The BIA will communicate the approved budget to its members.



## **Link to Strategic Plan**

Support for the BIA business plan and budget supports the Strategic Plan goal of supporting small business and encouraging a more sustainable business environment by working with community partners to promote local employment practices/opportunities for local businesses and residents.

The BIA business plan and budget also supports the Strategic Plan goal of Establishing Downtown Aurora as a Destination & Focal Point for the Community by continuing to support and work closely with the newly formed Aurora Business Improvement Association and examining opportunities for the Town to actively promote downtown revitalization.

## **Alternative(s) to the Recommendation**

1. That Council provide direction.

## **Conclusions**

On April 24, 2023, the BIA held its Annual General Meeting and presented the 2022 audited financial statements, as well as the Board of Management's 2023 business plan and budget. Staff are recommending that the 2022 audited financials be received and the BIA's 2023 budget be approved.

## **Attachments**

Attachment 1 – BIA Boundary Map

Attachment 2 – Final Audited Financial Statements - Aurora BIA 2022

Attachment 3 – 2023 Aurora BIA Budget

## **Previous Reports**

Council Report No. PDS21-48, dated April 20, 2021

## **Pre-submission Review**

Agenda Management Team review on April 13, 2023

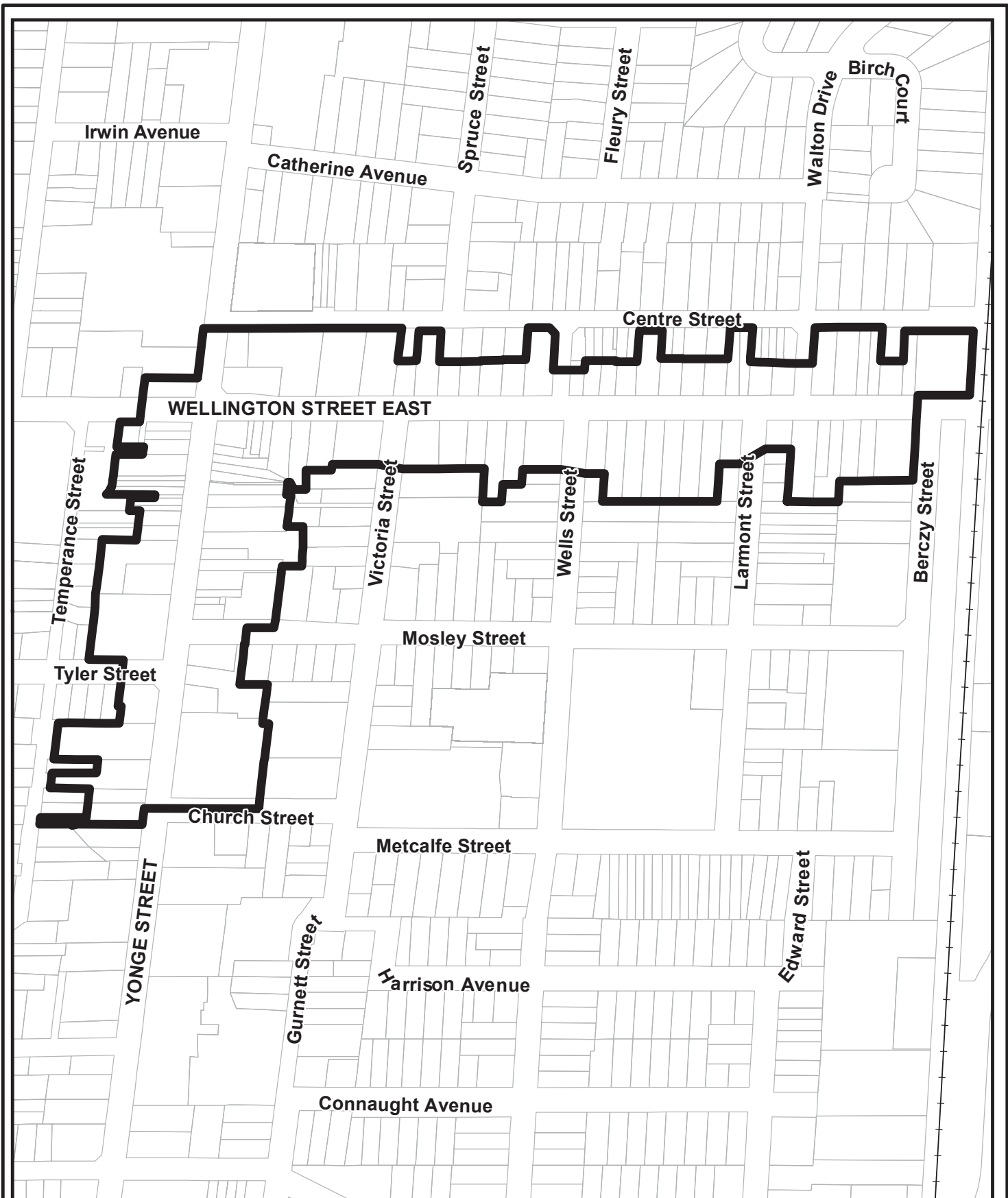


## **Approvals**

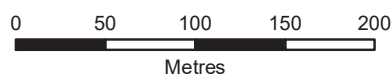
**Approved by Marco Ramunno, Director, Planning & Development Services**

**Approved by Doug Nadorozny, Chief Administrative Officer**





## AURORA BUSINESS IMPROVEMENT AREA



Aurora Business Improvement Area







Tel: 705-726-6331  
Fax: 705-722-6588  
[www.bdo.ca](http://www.bdo.ca)

BDO Canada LLP  
300 Lakeshore Drive, Suite 300  
Barrie, ON L4N 0B4

March 1, 2023

Aurora Business Improvement Association  
c/o Russo Corp.  
78 Wellington Street E.  
Aurora, ON L4G 1H8

Dear Mr. Laurion

During the course of our audit of the financial statements of Aurora Business Improvement Association for the year ended December 31, 2022, we identified matters which may be of interest to management. The objective of an audit is to obtain reasonable assurance whether the financial statements are free of any material misstatement and it is not designed to identify matters that may be of interest to management in discharging its responsibilities. Accordingly an audit would not usually identify all such matters.

The responsibility for producing financial statements and ensuring adequate internal controls and sound business practices is the responsibility of the Board of Directors through management and is a part of management's overall responsibility for the ongoing activities of the organization. Policies and procedures developed by the organization to safeguard its assets and to provide reasonable assurance that errors and irregularities or illegal acts are promptly identified, must be properly monitored to ensure that all staff are complying with the guidelines provided. Where we determined, from our testing, that there exists a need for improvement in existing systems of internal control or if we detected that the organization's staff are not complying with the critical accounting policies and procedures provided by management, we increased our year-end testing of account balances to ensure that audit risk was kept to an appropriately low level.

The comments and concerns expressed herein did not have a material effect on the organization's financial statements and, as such, our opinion thereon was without reservation. However, in order for the organization to ensure the safeguarding of its assets and the accuracy of its records, we believe our comments and concerns should be taken into consideration by management. Our comments are not intended to reflect upon the honesty or competence of the organization's employees.

The matters we have identified are discussed in Appendix 1.

This communication is prepared solely for the information of management and is not intended for any other purposes. We accept no responsibility to a third party who uses this communication.





We shall be pleased to discuss with you further any matters mentioned in this report at your convenience.

Yours truly,

*Giselle Bodkin*

Giselle Bodkin, CPA, CA  
Partner through a corporation  
BDO Canada LLP  
Chartered Professional Accountants, Licensed Public Accountants





## *Appendix 1*

### **Board of Management Meeting Minutes**

During the course of our audit, we reviewed the minutes of the meetings of the Board. As noted in the prior year, the minutes did not document the following:

- Approval of the minutes of the previous meeting.
- Appointment of the auditor.

We recommend that both of the above be formally documented in the minutes going forward.

In addition, we recommend that financial results be provided to the Board members for discussion on at least a quarterly basis and that this discussion be documented in the minutes.

### **HST Rebate**

As noted in the prior year, as a not-for-profit organization in the public sector, the Association is eligible to apply to CRA to be designated as for eligibility to claim a government rebate on HST input tax credits paid on its expenses. Alternatively, the Town of Aurora could claim this rebate on behalf of the Association. We recommend contacting the Town of Aurora for further assistance.



**Aurora Business Improvement Association**  
**Financial Statements**  
For the year ended December 31, 2022

---

**Contents**

<b>Independent Auditor's Report</b>	<b>2 - 3</b>
<b>Financial Statements</b>	
Statement of Financial Position	4
Statement of Operations and Accumulated Surplus	5
Statement of Changes in Net Financial Assets	6
Statement of Cash Flows	7
Notes to Financial Statements	8





Tel: 705 726 6331  
Fax: 705 722 6588  
www.bdo.ca

BDO Canada LLP  
300 Lakeshore Drive, Suite 300  
Barrie, ON, Canada, L4N 0B4

---

## Independent Auditor's Report

---

To the Directors of the Aurora Business Improvement Association

### Opinion

We have audited the financial statements of the Aurora Business Improvement Association ("the Association"), which comprise the statement of financial position as at December 31, 2022, and the statement of operations and accumulated surplus, statement of changes in net financial assets and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Association as at December 31, 2022, and its results of operations, its change in net financial assets, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Association's financial reporting process.





#### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Association to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*BDO Canada LLP*

Chartered Professional Accountants, Licensed Public Accountants

Barrie, Ontario

March 1, 2023



## Aurora Business Improvement Association Statement of Financial Position

December 31	2022	2021
<b>Financial assets</b>		
Cash (Note 2)	\$ 51,110	\$ 21,466
<b>Liabilities</b>		
Accounts payable and accrued liabilities	4,535	3,024
<b>Net financial assets</b>	46,575	18,442
<b>Non-financial assets</b>		
Prepaid expenses	2,763	7,921
<b>Accumulated surplus</b>	\$ 49,338	\$ 26,363

Uncertainty due to COVID-19 (Note 3)

On behalf of the Board:

\_\_\_\_\_, Director

\_\_\_\_\_, Director

The accompanying notes are an integral part of these financial statements.



### Aurora Business Improvement Association Statement of Operations and Accumulated Surplus

For the year ended December 31	2022 Budget	2022 Actual	2021 Actual
<b>Revenues</b>			
Town of Aurora contribution	\$ 40,400	\$ 62,270	\$ 37,553
<b>Expenses</b>			
Advertising	10,000	4,040	1,327
Bank charges	200	10	32
BIA coordinator	10,000	5,513	-
Contact and member support	-	-	509
Events	20,000	9,936	7,219
Insurance	3,000	3,722	1,699
Materials and printing	1,400	102	499
Memberships	500	457	186
Professional fees	3,500	4,534	3,053
Website design	5,311	10,622	-
Website hosting	1,800	359	42
	<u>55,711</u>	<u>39,295</u>	<u>14,566</u>
<b>Annual surplus (deficit)</b>	<b>(15,311)</b>	<b>22,975</b>	<b>22,987</b>
<b>Accumulated surplus, beginning of the year</b>	<b>26,363</b>	<b>26,363</b>	<b>3,376</b>
<b>Accumulated surplus, end of the year</b>	<b>\$ 11,052</b>	<b>\$ 49,338</b>	<b>\$ 26,363</b>

The accompanying notes are an integral part of these financial statements.



## Aurora Business Improvement Association Statement of Changes in Net Financial Assets

For the year ended December 31	2022 Actual	2021 Actual
Annual surplus	\$ 22,975	\$ 22,987
Change in prepaid expenses	<u>5,158</u>	<u>(7,392)</u>
Change in net financial assets	28,133	15,595
Net financial assets, beginning of year	<u>18,442</u>	<u>2,847</u>
Net financial assets, end of year	<u>\$ 46,575</u>	<u>\$ 18,442</u>

The accompanying notes are an integral part of these financial statements.



## Aurora Business Improvement Association Statement of Cash Flows

For the year ended December 31	2022	2021
Cash provided by (used in)		
Operating transactions		
Annual surplus	\$ 22,975	\$ 22,987
Changes in non-cash working capital balances		
Accounts payable and accrued liabilities	1,511	657
Prepaid expenses	5,158	(7,392)
Increase in cash during the year	29,644	16,252
Cash, beginning of year	21,466	5,214
Cash, end of year	\$ 51,110	\$ 21,466

The accompanying notes are an integral part of these financial statements.



---

## Aurora Business Improvement Association Notes to Financial Statements

December 31, 2022

---

### 1. Significant Accounting Policies

#### Nature and Purpose of the Organization

The Aurora Business Improvement Association is a not-for-profit organization committed to improving and promoting the Aurora Historical Business District through investment and advocacy to build and maintain its position as Aurora's premier shopping, business and entertainment destination.

#### Management Responsibility

The financial statements of the Association are the representations of management. They have been prepared in accordance with Canadian public sector accounting standards.

#### Revenue Recognition

Municipal contributions are recognized in the year they are received or receivable at amounts negotiated with the participating municipality.

---

### 2. Cash

The Association's cash is held with one chartered bank.

---

### 3. Uncertainty due to COVID-19

The impact of COVID-19 in Canada and on the global economy has been significant. The global pandemic has disrupted economic activities and supply chains. The Association is primarily funded by the Town of Aurora and did not receive funding for the year ended December 31, 2020. Funding was re-instated for the year ended December 31, 2021 and has continued for the year ended December 31, 2022. Although the disruption from the virus is expected to be temporary, given the dynamic nature of these circumstances, the duration of business disruption and the related financial impact cannot be reasonably estimated at this time.

---



# Aurora Business Improvement Association

Audit report to the Board of Directors for the  
year ended December 31, 2022

START

**|BDO**



For the year ended December 31, 2022



# To the Board of Directors of Aurora Business Improvement Association

We are pleased to provide you with this report to highlight and explain key issues which we believe to be relevant to the audit of Aurora Business Improvement Association (the "Association") financial statements for the year ended December 31, 2022.

The enclosed report includes our approach to your audit, including: significant risks identified, the nature, extent, timing, and results of our audit work, and the terms of our engagement. We will also report any significant internal control deficiencies identified during our audit and confirm our independence.

During the course of our audit, management made certain representations to us—in discussions and in writing. We documented these representations in the audit working papers.

The business environment has changed for us all during the time of COVID-19. Cash flow, strategy, operations: each has received a rethink. As your auditors, we have relied on our digital audit suite to stay connected—among ourselves, with management, and with you.

We look forward to discussing our report with you. In the meantime, please feel free to contact us if you have any questions or concerns.

Yours truly, *BDO Canada LLP*

BDO Canada LLP  
March 1, 2023





# Table of Contents

1	Your dedicated BDO audit team	4
2	Auditor's responsibilities	5
3	Audit at a glance	8
4	Status of the audit	9
5	Audit findings	10
6	Internal control matters	11
7	Unadjusted differences	12
8	How we audit financial statements	13
9	Our audit approach: Responsiveness in action	15
10	BDO's digital audit suite	16
11	Recommended resources	18
12	Appendix A	21

For the year ended December 31, 2022



BDO'S DIGITAL AUDIT SUITE

## APT Next Gen

We use our APT Next Gen software and documentation tool to save time, streamline processes, and go paperless with your audit.

LEARN MORE

DISCOVER THE DIGITAL DIFFERENCE



For the year ended December 31, 2022



## Audit at a glance

Your dedicated BDO audit team:

Giselle Bodkin, CPA, CA

E: [gbodkin@bdo.ca](mailto:gbodkin@bdo.ca)

Andrea Nauss, CPA, CA

E: [anauss@bdo.ca](mailto:anauss@bdo.ca)





## Auditor's responsibilities: financial statements

We are responsible for forming and expressing an opinion on the financial statements that have been prepared by management, with oversight by those charged with governance. The audit of the financial statements does not relieve management or those charged with governance of their responsibilities. The scope of our work, as confirmed in our engagement letter, is set out below:

- ▶ Present significant findings to the Board of Directors including key audit and accounting issues, any significant deficiencies in internal control and any other significant matters arising from our work.
- ▶ Provide timely and constructive management letters. This includes deficiencies in internal control identified during our audit.
- ▶ Consult regarding accounting, income taxes, and reporting matters as requested throughout the year.
- ▶ Identify and assess the risks of material misstatement due to fraud.
- ▶ Obtain sufficient and appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses.
- ▶ Respond appropriately to fraud or suspected fraud identified during the audit.

For the year ended December 31, 2022





## Auditor's responsibilities: fraud risks

We are responsible for planning and performing the audit to obtain reasonable assurance that the financial statements are free of material misstatements, whether caused by error or fraud, by:

- ▶ Identifying and assessing the risks of material misstatement due to fraud;
- ▶ Obtaining sufficient and appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses; and
- ▶ Responding appropriately to fraud or suspected fraud identified during the audit.

The likelihood of not detecting a material misstatement resulting from fraud is higher than the likelihood of not detecting a material misstatement resulting from error because fraud may involve collusion as well as sophisticated and carefully organized schemes designed to conceal it.

For the year ended December 31, 2022

### Behind the audit report



Learn how we audit your financial statements

[SEE OUR PROCESS](#)



[Back to contents](#)

## Auditor's responsibilities: fraud risks

During the audit, we performed risk assessment procedures and related activities to obtain an understanding of the entity and its environment, including the Association's internal control, to obtain information for use in identifying the risks of material misstatement due to fraud and made inquiries regarding:

- ▶ Management's assessment of the risk that the financial statements may be materially misstated due to fraud, including the nature, extent and frequency of such assessments;
- ▶ Management's process for identifying and responding to the risks of fraud in the Association, including any specific risks of fraud that management has identified or that have been brought to its attention, or classes of transactions, account balances, or disclosures for which a risk of fraud is likely to exist;
- ▶ Management's communication, if any, to those charged with governance regarding its processes for identifying and responding to the risks of fraud in Aurora Business Improvement Association; and
- ▶ Management's communication, if any, to employees regarding its view on business practices and ethical behavior.

We are not aware of any fraud affecting the Association. If you are aware of any instances of actual, suspected, or alleged fraud, please let us know.

For the year ended December 31, 2022



[Back to contents](#)

For the year ended December 31, 2022



## Audit at a glance

### Materiality

We determined materiality to be \$1,800 for the year ended December 31, 2022.

Misstatements are considered to be material if they could reasonably be expected to influence the decisions of users based on the financial statements.

Judgments about materiality are made in light of surrounding circumstances and include an assessment of both quantitative and qualitative factors and can be affected by the size or nature of a misstatement, or a combination of both.

We communicated all corrected and uncorrected misstatements identified during our audit to the Board of Directors, other than those which we determined to be "clearly trivial."

We encouraged management to correct any misstatements identified throughout the audit process.

### Our independence



We have complied with relevant ethical requirements and are not aware of any relationships between Aurora Business Improvement Association and our Firm that may reasonably be thought to bear on our independence.



[Back to contents](#)

## Status of the audit

We have substantially completed our audit of the year ended December 31, 2022 financial statements.

We conducted our audit in accordance with Canadian generally accepted auditing standards. The objective of our audit was to obtain reasonable, not absolute, assurance about whether the financial statements are free from material misstatement.

For the year ended December 31, 2022

The logo for IBDO, consisting of the letters 'IBDO' in a bold, white, sans-serif font, positioned in the bottom right corner of the image.



[Back to contents](#)

## Audit findings

As part of our ongoing communications with you, we are required to have a discussion on our views about significant qualitative aspects of the Association's accounting practices, including accounting policies, accounting estimates and financial statements disclosures. We look forward to exploring these topics in depth and answering your questions.

For the year ended December 31, 2022



BDO'S DIGITAL AUDIT SUITE

### BDO Portal

We use BDO Portal to help you collaborate with your audit team in a seamless way—placing everything you need in one accessible, secure place.

[LEARN MORE](#)

DISCOVER THE  
DIGITAL DIFFERENCE

**IBDO**



[Back to contents](#)

For the year ended December 31, 2022



## Internal control matters

During the audit, we performed the following procedures regarding the Association's internal control environment:

- ▶ Documented operating systems to assess the design and implementation of control activities that were relevant to the audit.
- ▶ Discussed and considered potential audit risks with management.

We considered the results of these procedures in determining the extent and nature of audit testing required.



We are required to report to you in writing about any significant deficiencies in internal control that we have identified during the audit.

A significant deficiency is defined as a deficiency or combination of deficiencies in internal control that merits the attention of those charged with governance.

The audit expresses an opinion on the Association's financial statements. As a result, it does not cover every aspect of internal controls—only those relevant to preparing the financial statements and designing appropriate audit procedures. This work was not for the purpose of expressing an opinion on the effectiveness of internal control.

No control deficiencies were noted that, in our opinion, are of significant importance to discuss.





## Unadjusted differences

For the year ended December 31, 2022

### Summary of unadjusted differences

There were no unadjusted differences noted during the course of our audit engagement. A summary is included in Appendix A.



For the year ended December 31, 2022



# How we audit financial statements: Our audit process

## IDENTIFY AND ASSESS RISK

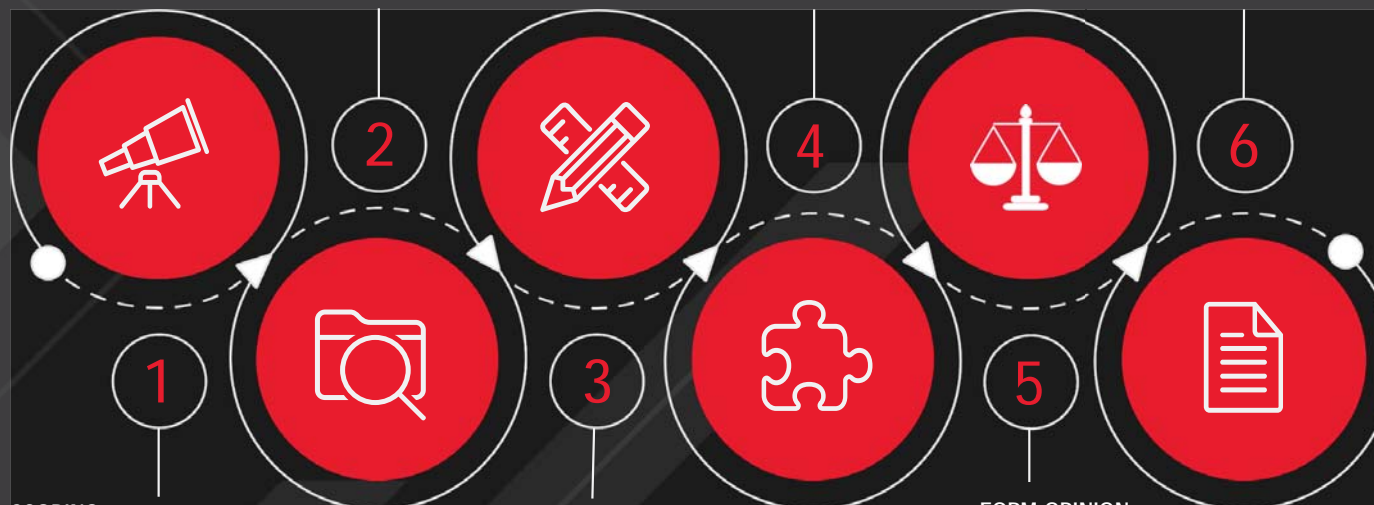
Focus on those areas of financial statements that contain potential material misstatements as a consequence of the risks you face

## OBTAIN AUDIT EVIDENCE

Perform audit procedures while maintaining appropriate degree of professional skepticism, to conclude whether or not the financial statements are presented fairly

## REPORT

Communicate our opinion and details of matters on which we are required to report



## SCOPING

Complete a preliminary review to plan the audit, determine the materiality level, and define the audit scope

## DESIGN AUDIT PROCESS

Design an appropriate audit strategy to obtain sufficient assurance and enable us to report on the financial statements

## FORM OPINION

Evaluate whether we have enough evidence to conclude that the financial statements are free from material misstatement, and consider the effect of any potential misstatements found

## New Standard for Audit Quality



## ISQM 1

The quality of an audit depends not only on the people conducting it—but also on the systems underpinning it. These new rules up the ante for your audit quality.

[SEE THE STANDARD](#)

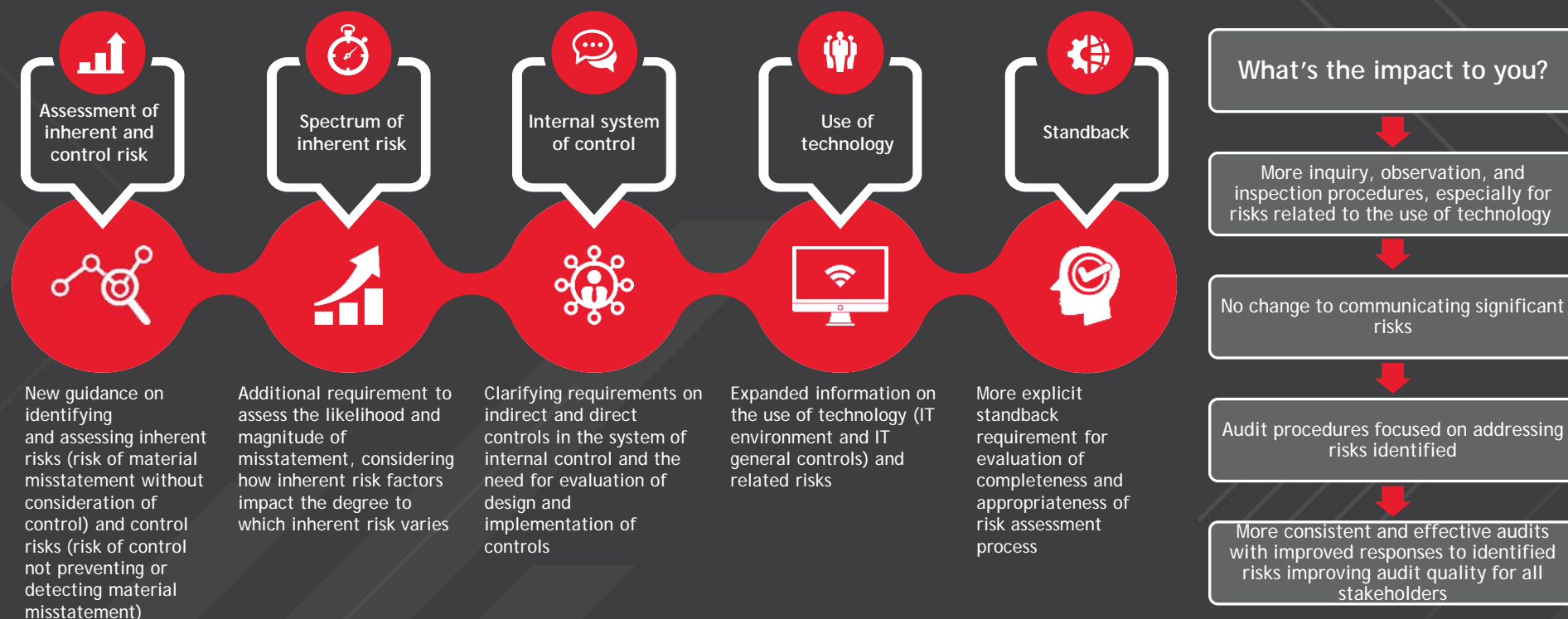


For the year ended December 31, 2022



## Updates to our audit process

Canadian Auditing Standard 315, *Identifying and Assessing the Risks of Material Misstatement*, was significantly revised with a greater focus on more robust risk identification, assessment and response procedures. The standard is effective for periods beginning on or after December 15, 2021. Key enhancements include:





For the year ended December 31, 2022



## Our audit approach: Responsiveness in action

Our firm is deliberately structured to allow one partner to every six staff members. This means easy access to senior staff and the lead partner throughout your audit. It also helps our team gain a better understanding of your organization.

Our audit process differs from the typical audit in our use of in-field reviews, subject to COVID-19 safety protocols. The benefit of these in-field reviews is that final decision-makers are on site ensuring issues are resolved and files closed quickly.

We offer clients the full-service expertise of a national firm. Yet we maintain a local community focus. The comprehensive range of services we deliver is complemented by a deep industry knowledge gained from over 100 years of working within local communities.



### CONSISTENCY

Drives consistency and quality in audit execution throughout BDO, enabling us to be responsive to your size and location needs

### A DIGITAL APPROACH

We promote a paperless audit where we perform and document our audit and exchange information with you and your team using technology

### EXCEPTIONAL DELIVERY

Using our highly trained teams, underpinned by an exceptionally intuitive audit methodology, to enable timely and efficient delivery of your audit

Discover how we're accelerating audit quality



## Audit Quality Report

We collected our core beliefs around audit quality, the very practical steps we take to sustain it, and the progress we have made to accelerate its quest.

[Follow our progress](#)



For the year ended December 31, 2022

# BDO's digital audit suite

Our digital audit suite of technologies enables our engagement teams to conduct consistent risk-based audits, both domestically and internationally, with maximum efficiency and minimal disruption to our clients' operations and people.



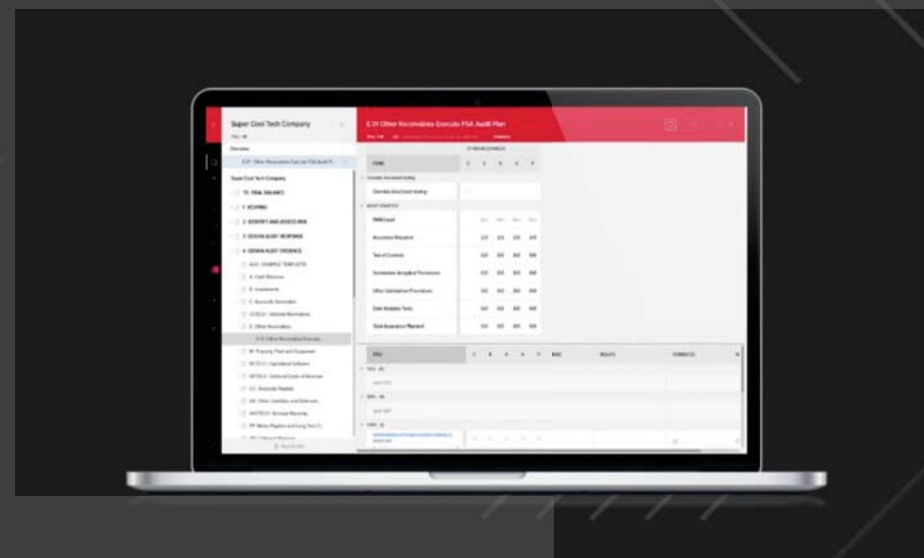
## APT Next Gen

Our audit software and documentation tool, APT, is an integral part of our audit methodology. Our professionals engage APT to devise and perform appropriate, risk-based audit procedures and testing based on applicable Canadian Auditing Standards (CASs), as well as to factor in engagement and industry-specific objectives and circumstances.

APT enables us to deliver an audit that fits your organization—whether large or small; complex or basic.

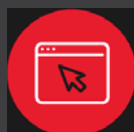
This sophisticated tool also amplifies two key attributes of our audits: consistency and quality. The quality framework that we developed measures our audit performance with hard quality indicators and reflects our indispensable culture for quality. To see our audit quality and consistency in action, look no further than how our teams share best audit practices for continuous improvement.

Through a strategic alliance with Microsoft and the introduction of new technology, this global, cloud-based application can now streamline and focus the audit process in even more ways for BDO professionals and their clients.



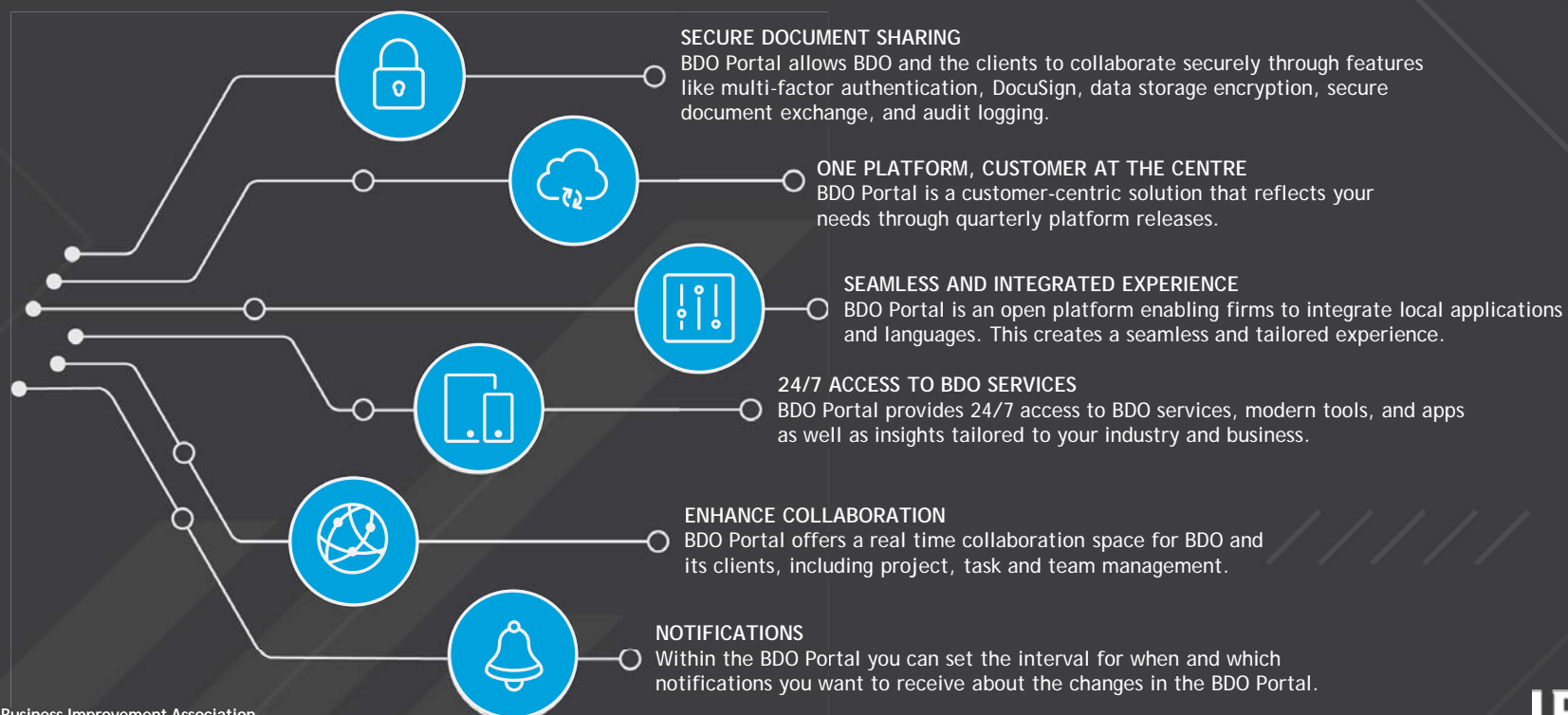


For the year ended December 31, 2022



## BDO Portal

BDO Portal transforms and enhances your digital experience with your BDO advisors. Available at any time, Portal enables you to access all services, tools, apps, and information and to collaborate with your advisors in a seamless way through a flexible, appealing, and secure environment.





For the year ended December 31, 2022



## Recommended resources

### Key changes to financial reporting



When the rules of reporting change, you may need to fine-tune how to present financial statements and govern the organization.

**ACCESS OUR  
KNOWLEDGE CENTRE**

### 2022 Federal Budget



Understand the key elements of the 2022 Federal Budget and how it will impact you and your business

**STAY ON TOP OF TAXES**

### 7 powerful steps to financial audit readiness



Getting and staying prepared for an audit simplifies the process, cuts turnaround time, and improves your chances of overall success. Learn how you can be audit ready.

**7 STEPS**

### A resource handpicked by your auditor



We think you'll find this resource valuable for your organization.

**READ ARTICLE**



For the year ended December 31, 2022

## Spotlight on sustainability

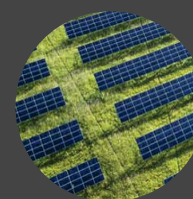
Fast-moving world events are pushing sustainability up the agenda of Canadian organizations. Now organizational leaders, investors, and customers are responding on three fronts: environmental, social, and governance (ESG).

Regulators and issuers of standards are doing their part by supporting sustainability in the reporting ecosystem. Increasingly, organizations will need to go beyond the financials—and demonstrate sustainability with non-financial metrics.

### 5 reasons why businesses should care about ESG


[SEE 5 REASONS](#)

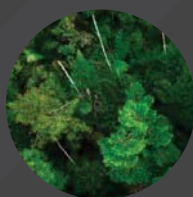
### How climate change became a business issue worth reporting


[READ ARTICLE](#)

### 10 Questions about sustainability reporting


[EXPLORE QUESTIONS](#)

### Accounting for going green


[LEARN MORE](#)

### Why CFOs should make sustainability a part of their financial reporting today


[BUILD BACK SUSTAINABLY](#)

### Rethinking sustainability: the ESG roadmap


[SEE ROADMAP](#)





## Spotlight on not-for-profit

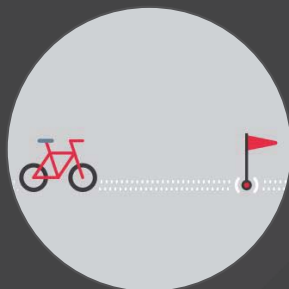
For the year ended December 31, 2022

### Sector insights to shape your organization

Our not-for-profit leaders are thinking about the big questions facing the sector—from fulfilling your mission with limited resources to staying compliant with regulation. Our team combines sector-leading assurance, advisory, and tax expertise to bring you key insights.

For more on these and other key issues facing your business, please reach out to your engagement partner. They will be happy to put you in touch with the BDO professional who can best help you.

#### Navigating your non-profit



Your strategic roadmap to success

[READ REPORT](#)

#### Board guide to strategic planning



Building a roadmap for your non-profit

[READ REPORT](#)

#### The BDO Not-for-Profit Resource Centre



Sector insights at your convenience

[EXPLORE NOW](#)



For the year ended December 31, 2022



## Appendix A: Schedule of Unadjusted Differences



**Aurora Business Improvement Association**  
**Summary of Unadjusted Misstatements**  
December 31, 2022

Description of Misstatement	Identified Misstatements	Projections of Identified Misstatements	Estimates	Proposed Adjustments			
				Assets Dr(Cr)	Liabilities Dr(Cr)	Opening R/E Dr(Cr)	Income Dr(Cr)
Likely Aggregate Misstatements Before Effect of Previous Year's Errors and Estimates	-	-	-	-	-	-	-
Effect of Previous Year's Errors				-	-	-	-
Likely Aggregate Misstatements				-	-	-	-

Details of why no adjustment has been made to the financial statements for the above items:

No items noted above.



## 2023 Budget Details – for Council approval April 25, 2023

Description	Budget 2022	Budget 2023	Notes
Administration	\$9,000	<b>\$11,300</b>	Insurance, membership fees, website hosting, cheque & bank fees, year end accounting fees. Insurance and audit are the drivers. New for 2023 is a CRM tool for BIAs through the OBIAA membership.
Marketing, Social, Web	\$10,000	<b>\$10,000</b>	Marketing, promotion and website enhancements, includes communication with members (various forms)
Member Engagement/Support	\$10,000 \$25,000*	<b>\$10,000</b> <b>\$25,000</b>	Ambassador/Coordinator contribution for part-time person for admin/member support.*Additional funding by Town (requested)
Materials and Printing	\$1,400	Incl. in marketing	Materials printing for BIA member's window/doors decals; welcome kits; other printing/signage as needed
Summer Events	\$14,000	<b>\$9,100</b>	Contribution to partnering in Town/Chamber events; BIA-run events/activations; (see proposed event calendar)
Wellington Event	\$6,000		Porch event – artist walk, music, food, wrap-up event in area
<b>TOTAL</b>	<b>\$50,400</b>	<b>\$65,400</b>	\$40,400 budget, plus \$25,000 grant retained
<b>Carry-over from 2021/2022</b>	(\$10,000*)	<b>(\$21,575)</b>	*Carryover from prior year. 2021 held for coordinator, 2022 unspent funds to carryover to reduce 2023 levy.
<b>TOTAL 2022/2023 REQUESTED FUNDS</b>	<b>\$40,400*</b> <b>\$25,000*</b>	<b>\$18,825**</b> <b>\$25,000**</b>	*Less Carryover (2021 to 2022, plus grant for coordinator) **2023 levy request, less carryover, less \$25,000 grant retained towards member engagement/support.





Annual  
Presentation to  
Council





# Agenda

**2022 Financials & Accomplishments**

---

**2023 Budget**

---

**2023 Plan**

---



# 2022 Audited Financials

**Andrea Nauss, CPA, CA**  
Senior Manager, A&A  
BDO Canada LLP



# 2022 Accomplishments

## Member outreach and events to drive traffic and awareness to the Downtown

- Animated Machell's Alley with live music every Thursday evening 7-9pm May through end of September
- Hosted pumpkin decorating with Royal Rose Art Gallery
- Participated in the Town's '**Saturday Night Fever on Yonge Street**' event – Elvis theme
- Built a new BIA website
- New Board appointed by Council





# 2023 Budget



## 2023 Budget Details – for Council approval April 25, 2023

Description	Budget 2022	Budget 2023	Notes
Administration	\$9,000	<b>\$11,300</b>	Insurance, membership fees, website hosting, cheque & bank fees, year end accounting fees. Insurance and audit are the drivers. New for 2023 is a CRM tool for BIAs through the OBIAA membership.
Marketing, Social, Web	\$10,000	<b>\$10,000</b>	Marketing, promotion and website enhancements, includes communication with members (various forms)
Member Engagement/Support	\$10,000 \$25,000*	<b>\$10,000</b> <b>\$25,000</b>	Ambassador/Coordinator contribution for part-time person for admin/member support.*Additional funding by Town (requested)
Materials and Printing	\$1,400	Incl. in marketing	Materials printing for BIA member's window/doors decals; welcome kits; other printing/signage as needed
Summer Events	\$14,000	<b>\$9,100</b>	Contribution to partnering in Town/Chamber events; BIA-run events/activations;
Wellington Event	\$6,000		Porch event – artist walk, music, food, wrap-up event in area
<b>TOTAL</b>	<b>\$50,400</b>	<b>\$65,400</b>	\$40,400 budget, plus \$25,000 grant retained
<b>Carry-over from 2021/2022</b>	(\$10,000*)	<b>(\$21,575)</b>	*Carryover from prior year. 2021 held for coordinator, 2022 unspent funds to carryover to reduce 2023 levy.
<b>TOTAL 2022/2023 REQUESTED FUNDS</b>	<b>\$40,400*</b> <b>\$25,000*</b>	<b>\$18,825**</b> <b>\$25,000**</b>	*Less Carryover (2021 to 2022, plus grant for coordinator) **2023 levy request, less carryover, less \$25,000 grant retained towards member engagement/support.



# 2023 Plans





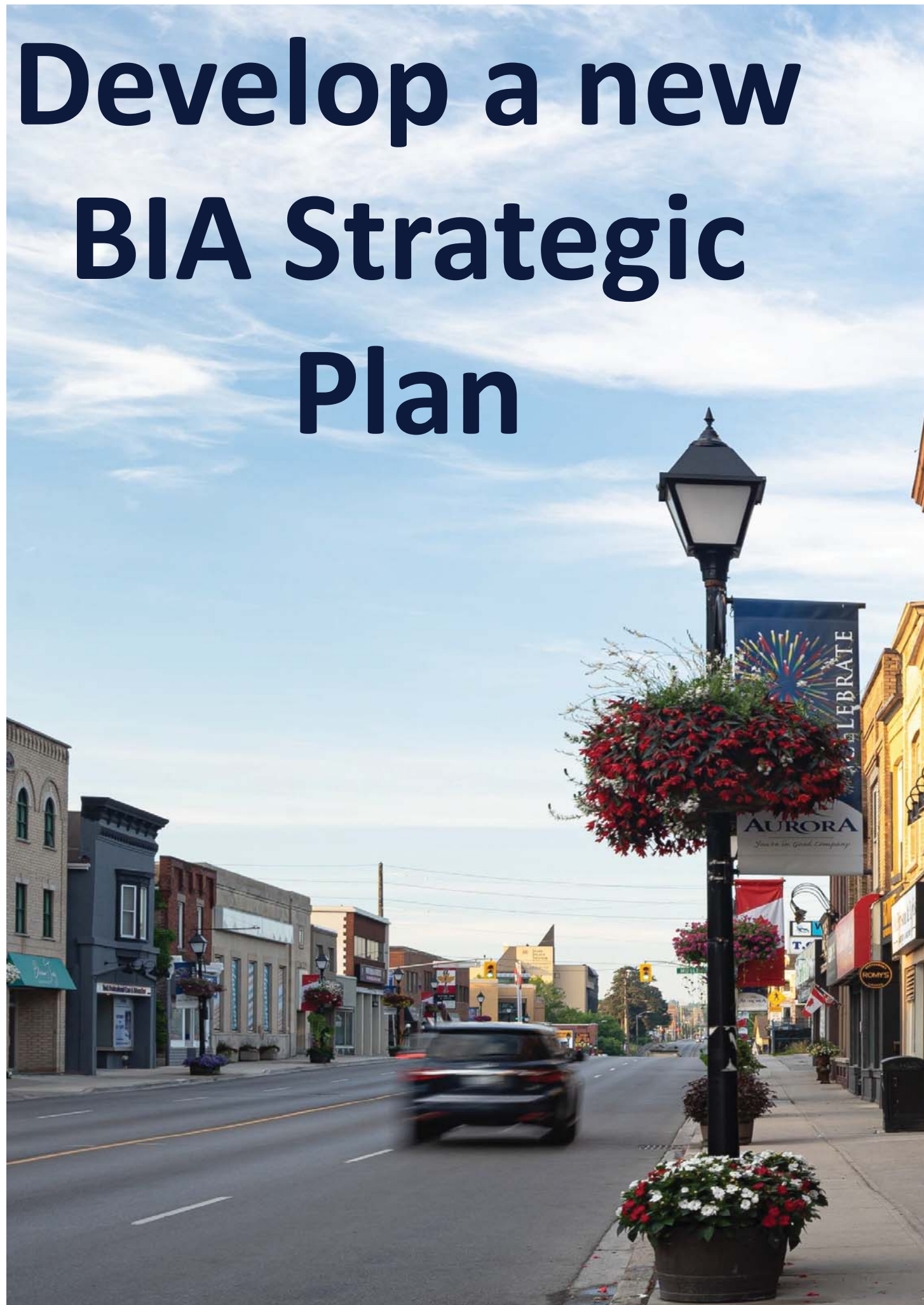
# BIA Member Engagement & Support

- Connect and engage with each member
- Send out communication and information
- Assist members with BIA and ExploreAurora websites
- Update website with information for members
- **Host member engagement events**





# Develop a new BIA Strategic Plan



With a solid Purpose, Mission, Vision Beliefs statement built with various leaders (on and off the Board) a strategy will:

- create operational objectives that would keep us focused year-over-year
- keep our priorities front and centre and gives priority and accountability to the BIA members
- keep the desired outcomes clear with target dates so progress occurs, regardless of who comes on or off the Board
- provides clear opportunities for member engagement and volunteering



**Thank you!**







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

Town of Aurora  
**Memorandum**  
Office of the Mayor

---

**Subject:** Community Recognition Review Advisory Committee Composition

**To:** Members of Council

**From:** Mayor Mrakas

**Date:** April 25, 2023

---

### Recommendation

1. That Councillor Ron Weese be appointed to replace Mayor Tom Mrakas on the Community Recognition Review Advisory Committee effective immediately.





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

Town of Aurora

## Motion

Notice given April 4, 2023

---

**Re:** Feasibility of Building New Town Hall

**To:** Members of Council

**From:** Mayor Tom Mrakas

**Date:** April 25, 2023

---

Whereas the Town purchased the lands at Yonge St. and Mosley St. with the intent to encourage redevelopment in support of Downtown Revitalization, and in support of Town Square; and

Whereas the redevelopment of the Town owned site at the southeast corner of Yonge St. and Mosley St. as a home of the new Town Hall would assist in achieving downtown revitalization objectives; and

Whereas the redevelopment of the Yonge St. and Mosley site as the new Town Hall would contribute to the overall enhancement of the Aurora Town Square as an attractive, vibrant, people-focused local community hub in the Yonge Street Corridor; and

Whereas the redevelopment of the Yonge St. and Mosley site as the new Town Hall in Downtown Aurora would regenerate a destination, creating necessary foot traffic for a revitalized downtown area; and

Whereas the pandemic has led to alternative work arrangements in many office environments, including staff in municipal administrative buildings, resulting in an opportunity to build a more efficient, effective, and sustainable model for use of space on existing Town-owned lands; and

Whereas the sale of the existing Town Hall property at 100 John West Way would provide available land for a range and mix of housing opportunities for the Town, as encouraged in the Official Plan and the Aurora Promenade Plan; and

Whereas the sale of the 100 John West Way property could generate the funds necessary to construct the new Town Hall;



1. Now Therefore Be it Hereby Resolved That staff be directed to investigate the potential for a new Town Hall at the Yonge St. and Mosley St. Town-owned site, along with the selling of the existing Town Hall property at 100 John West Way; and
2. Be It Further Resolved That the Aurora Economic Development Corporation Board be consulted prior to the report coming back to Council.





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

Town of Aurora

## Motion

Notice given April 18, 2023

---

**Re:** Extend specific committees through Council term

**To:** Members of Council

**From:** Councillor Rachel Gilliland

**Date:** April 25, 2023

---

Whereas the Town of Aurora designated a special Heritage Conservation District, that the town and community take great pride in preserving; and

Whereas municipalities may establish a Heritage Advisory Committee and are required to establish an Accessibility Advisory Committee; and

Whereas each new term of Council, new committees are established, however, this has historically caused long gapping between meetings due to the Council change over resulting in applications without this review; and

Whereas other municipalities have chosen to continue some committee meetings until a new committee is appointed to avoid this gapping;

1. Now Therefore Be it Hereby Resolved That staff take the necessary steps to ensure that the Heritage Advisory Committee and Accessibility Advisory Committee continue on past the end of the Council term until a new committee is appointed.





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

Town of Aurora

## Motion

Notice given April 18, 2023

---

**Re: Pilot Mobile Food and Licensed Beverage Consumption at Concerts in the Parks**

**To:** Members of Council

**From:** Councillor Rachel Gilliland

**Date:** April 25, 2023

---

Whereas this pilot is intended to offer equitable opportunity for others to enjoy a licensed beverage in an outdoor setting, much like the Armoury experience, during the August 23 and August 30 Concert in the park; and

Whereas this short-term pilot is intended to collect data, gather community feedback and measure its success for any future implementation; and

Whereas staff may investigate a sustainable and equitable plan for establishing support for local restaurants and food vendors allowing them to showcase their cuisine at the Concerts in the Park series for 2024, establishing a plan in 2023, which contributes to our town's economic recovery, helps businesses build new customers, and diversifies choices the public may otherwise not try; and

Whereas our municipal 2014 licensing bylaw that relates to mobile food and refreshment vendors may benefit from a review, to accommodate a modern seamless approach and more economically viable for pop up food and refreshment service; and

Whereas this pilot and plan needs to focus on municipal and regional public health guidelines and appropriate facilities including access to washrooms and waste receptacles.

1. Now Therefore Be it Hereby Resolved That staff investigate the feasibility of implementing a pilot project for the summer 2023 Concerts in the Park to allow the consumption of licensed beverages by sales only on August 23 and August 30 including beer and wine for purchase only and report back to Council for direction; and
2. That staff investigate a sustainable and equitable plan for establishing support for local restaurants and food vendors cuisine at the Concerts in the Park series for



2024 bringing a report to Council in time for the consideration in the 2024 budget;  
and

3. That staff review our licensing bylaw that relates to mobile food and refreshment vendors and report back to Council with any recommended changes.



## The Corporation of the Town of Aurora

### By-law Number XXXX-23

#### Being a By-law to permanently close highways in the Town of Aurora (Barrie Rail Corridor properties).

**Whereas** on September 18, 2018, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 6127-18 to declare as surplus and sell municipal lands (Barrie Rail Corridor properties);

**And whereas** on February 22, 2022, the Council of the Town enacted By-law Number 6403-22 to declare additional lands as surplus and to sell such lands (Barrie Rail Corridor properties);

**And whereas** the Barrie Rail Corridor properties are scheduled to be transferred to Metrolinx and three of such properties form parts of highways municipally known as Yonge Street and Henderson Drive, which highways are lands described in By-law Numbers 6127-18 and 6403-22;

**And whereas** the Town has given public notice of its intention to sell the Barrie Rail Corridor properties subject to By-laws 6127-18 and 6403-22, and parts of such lands comprise of small strips of unused highway lands that now need to be permanently closed;

**And whereas** under subsection 34(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, a by-law permanently closing a highway does not take effect until a certified copy of the by-law is registered in the proper land registry office;

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

1. The following parts of highways forming part of Yonge Street be and are hereby permanently closed:
  - (a) Part of Lot 76, Concession 1, designated as Part 2 on Plan 65R-38123, being part of PIN 03644-0001 (LT); and
  - (b) Part of Block C on Registered Plan M-51, designated as Part 1 on Plan 65R-38293, being part of PIN 03644-0003 (LT).
2. The following parts of highways forming part of Henderson Drive be and are hereby permanently closed:
  - (a) Part of the Road Allowance between Lots 75 and 76, Concession 1, designated as Parts 1 and 2 on Plan 65R-38201, being part of PIN 03670-0722 (LT).
3. That no further notice is required to be provided with respect to the permanent closing of the aforementioned properties.



4. This by-law shall come into force and take effect upon registration of a certified copy of this by-law on title in the proper land registry office.

**Enacted by Town of Aurora Council this 25th day of April, 2023.**

---

**Tom Mrakas, Mayor**

---

**Michael de Rond, Town Clerk**



## The Corporation of the Town of Aurora

### By-law Number XXXX-23

#### Being a By-Law to amend By-law Number 5630-14, as amended, to regulate licensing of business establishments.

**Whereas** section 151 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipality may license, regulate and govern any business, wholly or partly carried on within the municipality, even if the business is being carried on from a location outside the municipality;

**And whereas** Council for The Corporation of the Town of Aurora (the "Town") considers it desirable and necessary to license, regulate and govern certain types of businesses;

**And whereas** the Council of the Town enacted By-law Number 5630-14, to regulate licensing of business establishments, on May 27, 2014, which was subsequently amended pursuant to by-laws 5857-16, 5994-17 and 6191-19;

**And whereas** Council for the Town deems it necessary and expedient to further amend By-law Number 5630-14 to eliminate the taxicab fare schedule and to permit taxicab operators to set their fees;

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

1. Paragraph (bbb) of Subsection 1.1 of By-law Number 5630-14, as amended, be and is hereby deleted and replaced it with the following:  
  

“(bbb) “Tariff Card” means the notice of Taxicab Fare as set forth in this by-law, as approved by the Licensing Officer;”
2. Subparagraph (b)(iii)(1) of Section 9 of Schedule 13 of By-law Number 5630-14, as amended, be and is hereby deleted and replaced with the following:  
  

“(1) the current approved Tariff Card;”
3. Section 9 of Schedule 13 of By-law Number 5630-14, as amended, be and is hereby amended by adding the following:  
  

“(g) Provide a copy of current Fares for the Taxicab to the Licensing Officer annually, or as requested.”
4. Section 10 of Schedule 13 of By-law Number 5630-14, as amended, be and is hereby amended by adding the following:  
  

“(m) Permit a Fare to be charged for the Taxicab that is not in accordance with current Tariff Card, as approved by the Licensing Officer.”

“(n) Change the Fares for the Taxicab without first notifying the Licensing Officer, at least thirty (30) calendar days prior to the change, and providing a copy of the new rates to the Licensing Officer.”
5. Paragraph (i) of Section 14 of Schedule 13 of By-law Number 5630-14, as amended, be and is hereby deleted and replaced with the following:



- “(i) use any Tariff Card, other than one approved by the Licensing Officer;”
6. Paragraph (dd) of Section 14 of Schedule 13 of By-law Number 5630-14, as amended, be and is hereby deleted and replaced with the following:
- “(dd) charge a Fare that is not in accordance with the current Tariff Card, as approved by the Licensing Officer, for the Taxicab they are operating.”
7. Section 16 of Schedule 13 of By-law Number 5630-14, as amended, be and is hereby amended by adding the following:
- “(n) Provide a copy of current Fares to the Licensing Officer annually, or as requested, for all the Taxicabs operated under the brokerage.”
8. Paragraph (i) of Section 17 of Schedule 13 of By-law Number 5630-14, as amended, be and is hereby deleted and replaced with the following:
- “(i) change, or permit the change of, the Fares for any Taxicabs under their brokerage without first notifying the Licensing Officer, at least thirty (30) calendar days prior to the change, and providing a copy of the new rates to the Licensing Officer.”
9. Section 26 of Schedule 13 of By-law Number 5630-14, as amended, be and is hereby deleted and replaced with the following:
- “26. (a) The Fares to be charged by the Owners and drivers of Taxicabs for the conveyance of passengers in the municipal boundaries of the Town shall be determined by the Owner, or the Owner and Broker in cases where the Taxicab is operated under a brokerage.
- (b) The Fares shall be set by providing written notice to the Licensing Officer and become effective thirty (30) days after the provision of the notice, unless the Licensing Officer provides approval of the Fares earlier or the Licensing Officer rejects the proposed Fares in writing within thirty (30) days of provision of such notice. If a proposed Fare is rejected by the Licensing Officer, the proposed Fare shall not be effective and not be approved until such time as otherwise approved by the Licensing Officer in writing. If no rejection is provided by the Licensing Officer in response to a notice of Fares within thirty (30) days after provision of such notice, the Fares set out in such notice shall be deemed to be approved.
- (c) Notices and other correspondence provided under this section shall be deemed to have been served in accordance with the rules of service established under the Aurora Appeal Tribunal By-law.”
10. Section 28 of Schedule 13 of By-law Number 5630-14, as amended, be and is hereby repealed.
11. Paragraph (d) of Section 55 of Schedule 13 of By-law Number 5630-14, as amended, be and is hereby deleted and replaced with the following:
- “(d) be set and sealed in accordance with the Fares approved by the Town’s Licensing Officer;”



12. Appendix A to Schedule 13 of By-law Number 5630-14, as amended, be and is hereby repealed.
13. The name of category "I.D. Card and Tariff Card Fee" under Column 1 Taxicabs of Schedule "A" of By-law Number 5630-14, as amended, be and is hereby deleted and replaced with "I.D. Card Fee".

**Enacted by Town of Aurora Council this 25th day of April, 2023.**

---

**Tom Mrakas, Mayor**

---

**Michael de Rond, Town Clerk**



**The Corporation of the Town of Aurora**

**By-law Number XXXX-23**

**Being a By-law to amend By-law Number 5285-10, as amended, to adopt  
Official Plan Amendment No. 26 (File No. OPA-2021-02).**

**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. 26 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 25th day of April, 2023.**

---

**Tom Mrakas, Mayor**

---

**Michael de Rond, Town Clerk**



**Amendment No. 26**  
**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. 26 (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 change the land use designation from “Existing Major Institutional”, “Suburban Residential”, “Supporting Area Open Space” and “Core Area Open Space” to “Suburban Residential”, “Stable Neighbourhood”, “Environmental Protection”, “Public Parkland” and “Supporting Area Open Space”. The provision of this Amendment will facilitate the future development of 108 dwelling units (87 Single detached and 21 townhouses), Neighbourhood Park, School Block, Natural Heritage/ Open Space area, Public Roads.

### **3. Location**

The lands affected by this Amendment are located on the north side of St. John’s Sideroad, west of Yonge Street and east of Bathurst Street, municipally known as 162, 306, 370, 434 & 488 St. John’s Sideroad West; having a lot area of approximately 31.79 hectares (78.55 acres); and are legally described as Part of Lot 86, Concession 1 (King), Part 1, PL 65R-26049 Aurora, Part of Lot 86, Concession 1 (King), Part 2, PL 65R-37588 Aurora, Part of Lot 86, Concession 1 (King), Part 2, PL 65R-36724 Township of King, Part of Lot 86, Concession 1 (King), Part 1, PL 65R-37588 Aurora, Part of Lot 86, Concession 1 (King), Part 1, PL 65R-36724 Township of King (the “Subject Lands”).

### **4. Basis of the Amendment**

The basis of the Amendment is as follows:

- 4.1 Official Plan Amendment 37 designates a portion of the subject lands as “Suburban Residential”, “Supporting Area Open Space” and “Core Area Open Space”. The Subject Lands also include “Existing Major Institutional” under Schedule “A” of the Town’s Official Plan. In addition, a Site- Specific Policy Area #14 in Schedule “H” of the Town’s Official Plan applies to the easterly portion of the Subject Lands.
- 4.2 Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were submitted to the Town of Aurora for review in 2021, to facilitate the development of a total of 108 dwelling units (87 Single detached and 21 townhouses), Neighbourhood Park, School Block, Natural Heritage/ Open Space area, Public Roads.
- 4.3 The Official Plan Amendment was submitted to redesignate the Subject Lands from “Existing Major Institutional”, “Suburban Residential”, “Supporting Area Open Space” and “Core Area Open Space” to “Suburban Residential”, “Stable Neighbourhood”, “Environmental Protection”, “Public Parkland” and “Supporting Area Open Space”. The boundaries of Site-Specific Policy Area #14 will be amended to the eastern limits of the Subject Lands and create a new site specific policy area #58 to reflect the stable neighbourhood policies.



- 4.4 The Statutory Public Planning Meeting was held on June 8, 2021. A second public planning meeting was held on September 14, 2021, to present additional information and obtain input from the public and Council.
- 4.5 The proposed land uses are compatible and appropriate with the existing surrounding land uses and will contribute to a complete community.
- 4.6 The Amendment is consistent with Provincial and Regional Policies and Plans.
- 4.7 The Town of Aurora is the approval authority for the Amendment.

## **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”, Schedule “B” and Schedule “C” constitutes Amendment No. 26 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 and is hereby amended by changing the existing land use designation for the Subject Lands municipally described as 162 St. John’s Sideroad West, Town of Aurora, in the Regional Municipality of York, from “Existing Major Institutional” to “Suburban Residential”, “Stable Neighbourhoods”, “Environmental Protection” and “Public Parkland”, as shown on Schedule “A”, attached hereto and forming part of this Amendment.
- Item (2): Schedule “A-A” – Land use Plan, being part of the Town of Aurora Northwest Aurora Area Secondary Plan - Official Plan Amendment No. 37 be and is hereby amended by changing the existing land use designation for the Subject Lands municipally described as 162, 306, 370, 434 & 488 St. John’s Sideroad West, Town of Aurora, in the Regional Municipality of York, from “Suburban Residential”, “Supporting Area Open Space” and “Core Area Open Space” to “Suburban Residential” and “Supporting Area Open Space”, as shown on Schedule “B”, attached hereto and forming part of this Amendment.
- Item (3): Schedule “H” – Site Specific Policy Areas, being part of the Official Plan be and is hereby amended by adjusting the boundaries as shown on Schedule “C” – Site Specific Policy Areas, attached hereto and forming part of this Amendment.
- Item (4): A new site-specific policies be added with the following:
  - The following special policies shall apply to the Subject Lands designated as “Stable Neighbourhood” located at the north-west quadrant of St. John’s Sideroad West and Yonge Street:
    - a) Single detached dwellings are permitted to a maximum height of three (3) storeys or eleven (11) metres; and



- b) Street townhouse dwellings are permitted to a maximum height of thirteen (13) metres.

### 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” – Amendment to Official Plan Schedule “A” - Structure Plan

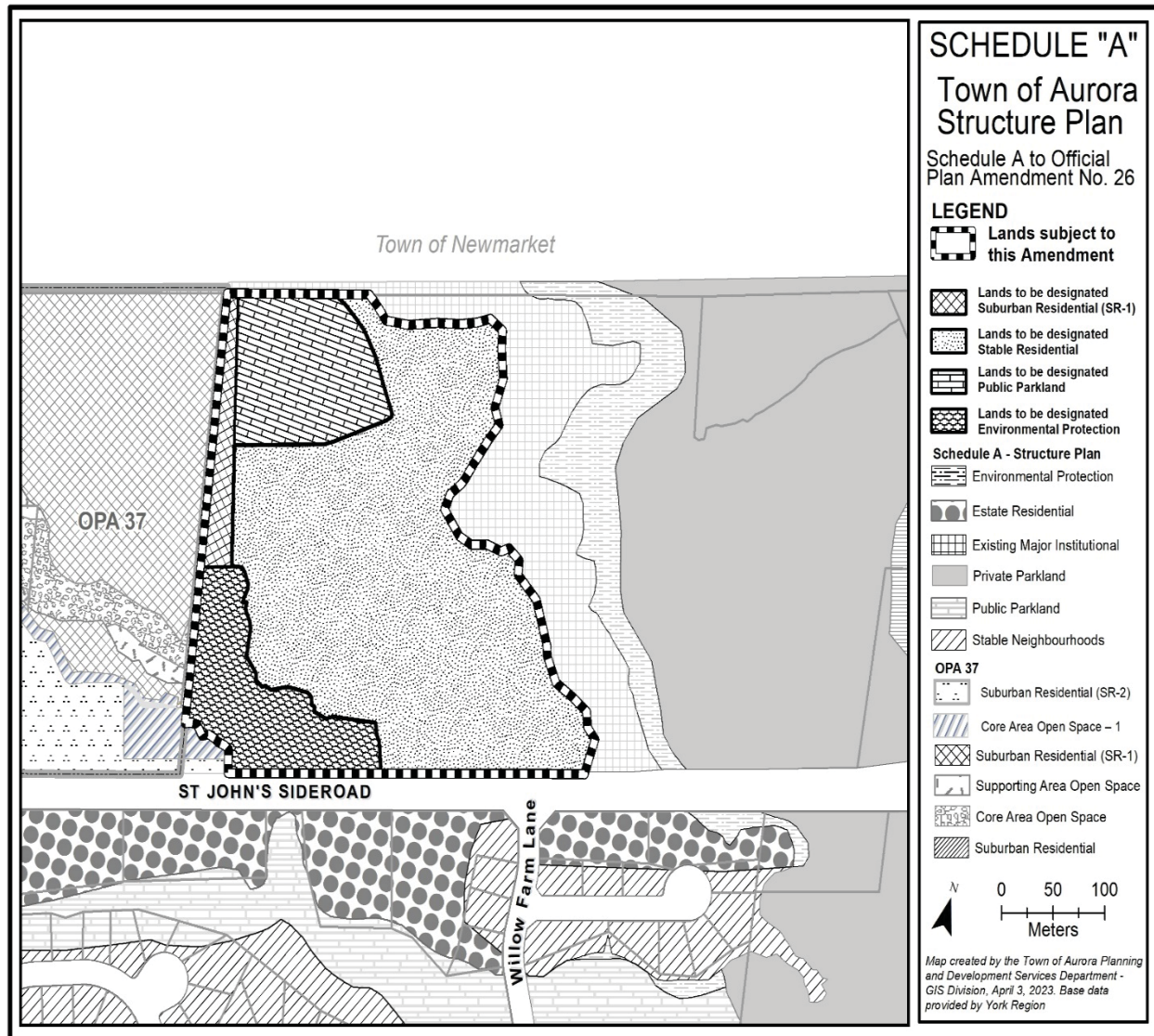
Schedule “B” – Amendment to OPA 37 - Schedule “A-A” Land Use Plan

Schedule “C” – Amendment to Official Plan Schedule “H” - Site Specific Policy Areas



## Schedule "A"

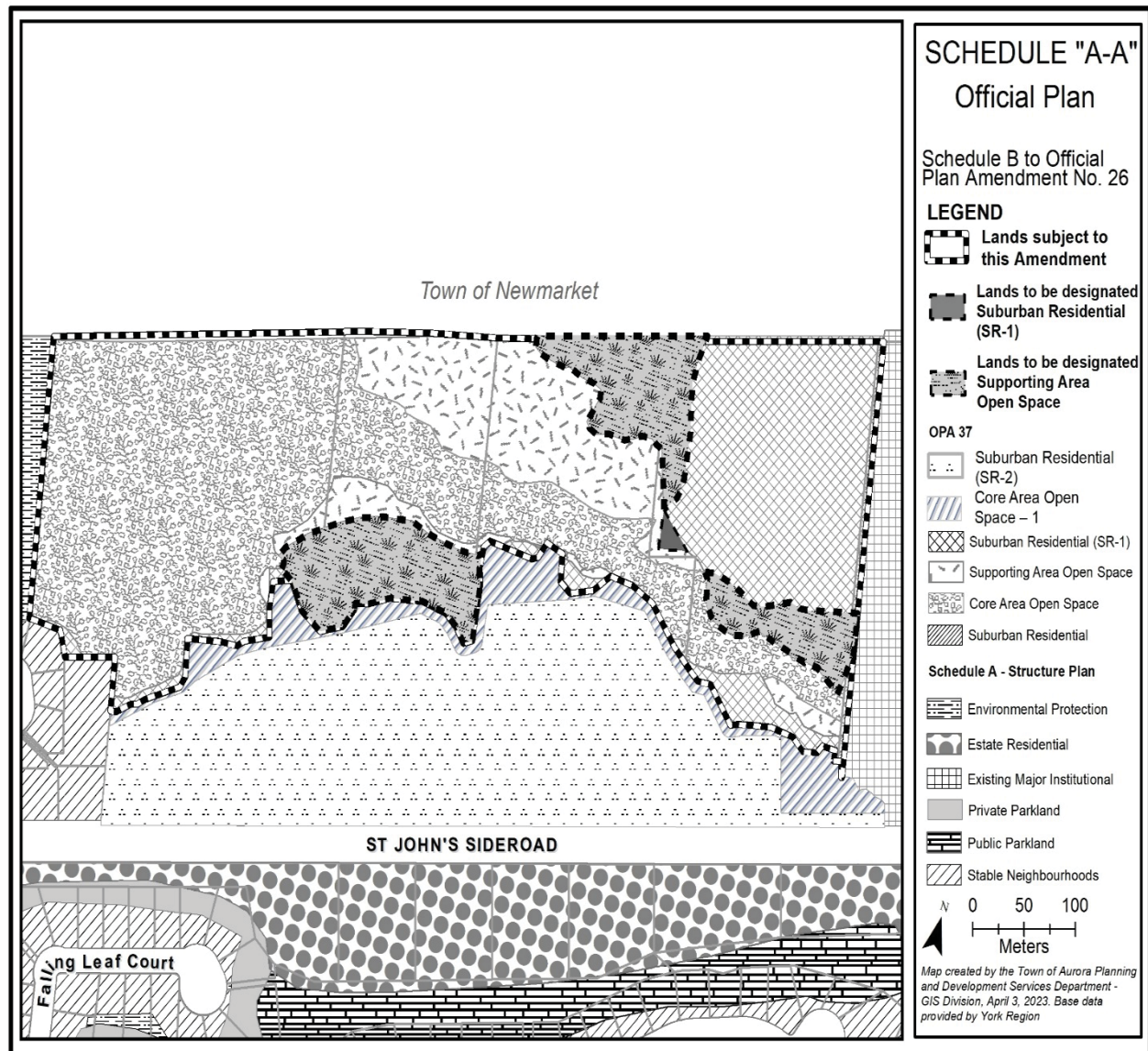
## Amendment to Official Plan Schedule "A" - Structure Plan





## Schedule "B"

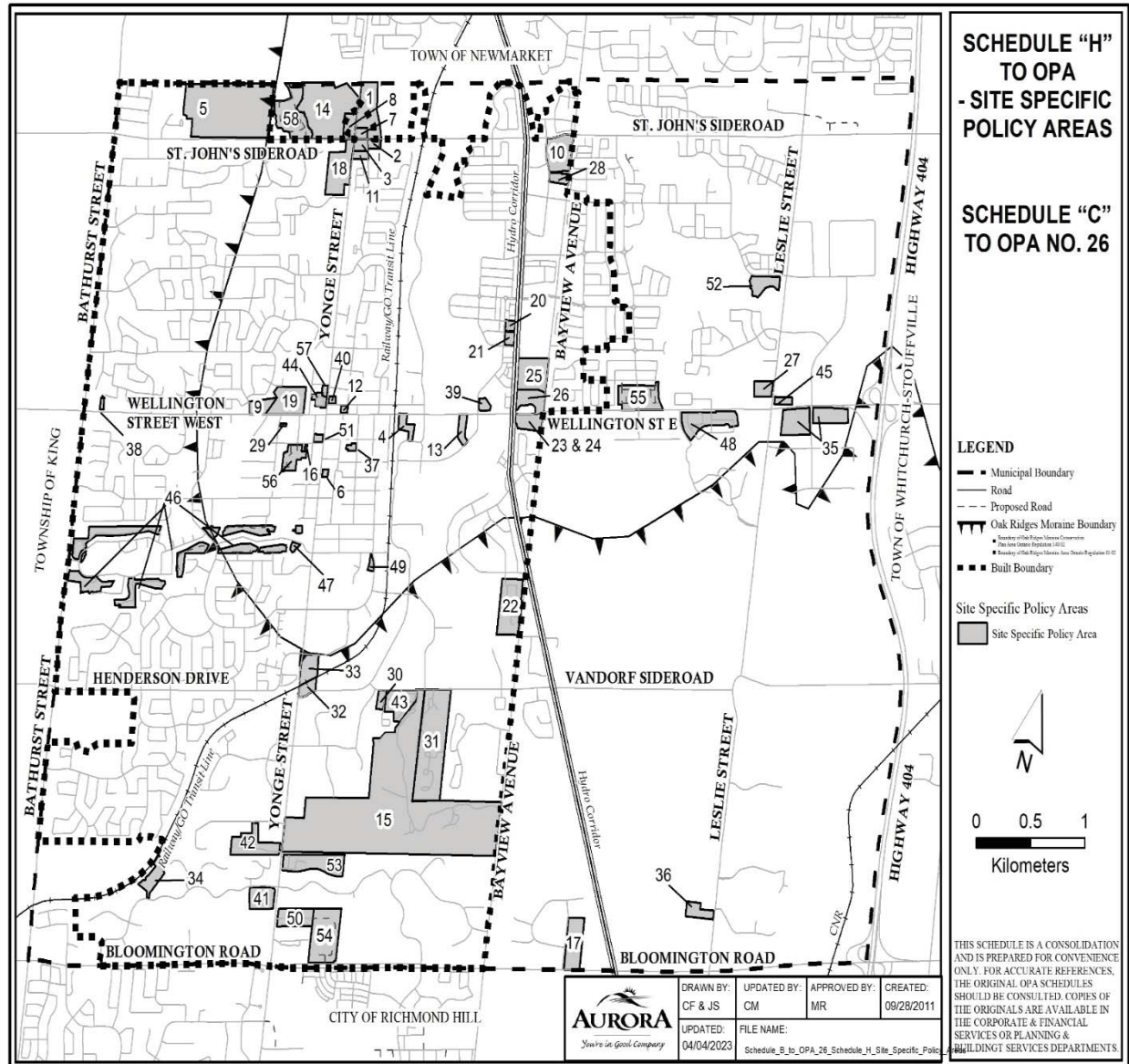
## Amendment to OPA 37 - Schedule "A-A" Land Use Plan





## Schedule "C"

## Amendment to Official Plan Schedule "H" - Site Specific Policy Areas



Document Path: J:\data\data\Aurora Official Plan Consolidation 2010\Official Plan Amendment and Schedule H Maps\182, 308, 370, 434 & 488 St. John's Sideroad West\Schedule\_B\_to\_OPA\_26\_Schedule\_H\_Site\_Specific\_Policy\_Areas.mxd



The Corporation of the Town of Aurora

By-law Number XXXX-23

Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 162, 306, 370, 434 & 488 St. Johns Sideroad (File No. ZBA-2021-02).

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 “Oak Ridges Moraine - Rural (RU-ORM)”, “Institutional” (I) and “Rural” (RU) zoning categories applying to the lands shown on Schedule “A” attached hereto and forming part of this By-law with the following categories:
- a) “Detached Third Density Residential Exception Zone” (R3-543);

b) “Detached Fourth Density Residential Exception Zone” (R4-544);

c) “Townhouse Dwelling Residential Exception Zone” (R8-545);

d) “Oak Ridges Moraine Environmental Protection Zone” (EP-ORM);

e) “Environmental Protection Zone” (EP);

f) “Public Open Space Zone” (O1); and

g) “Private Open Space Zone” (O2).
2. The Zoning By-law be and is hereby amended to add the following to Section 24 – List of Exceptions:

Parent Zone: R3 Exception No. (543)	Map: Schedule “A” Map No. 2	Previous Zone: RU / I	
--	--------------------------------	--------------------------	--



<b>Municipal Address:</b> 162, 306, 370, 434 & 488 St. Johns Sideroad
<b>Legal Description:</b> Part of Lot 86, Concession 1

<b>24.543.1 Permitted Uses</b>	
<ul style="list-style-type: none"><li>Dwelling, Detached</li><li>Dwelling, Second Suite <sup>(1)</sup></li><li>Home Occupation <sup>(2)</sup></li></ul>	
<b>24.543.1.1 Notes</b>	
(1) A maximum of one (1) second suite dwelling unit shall be permitted per Lot and shall be in accordance with Section 7.5.4 of this By-law.	
(2) Subject to Section 4.6 of this By-law	
<b>24.543.2 Zone Requirements</b>	
Minimum Lot Area	430m <sup>2</sup>
Minimum Lot Frontage	15m
Minimum Front Yard <ul style="list-style-type: none"><li>To Main Building</li><li>To Garage Face</li></ul>	4.5m 6.0m
Minimum Rear Yard	7.5m
Minimum Interior Side Yard	1.2m <sup>(3)</sup> 0.6m <sup>(4)</sup>
Minimum Exterior Side Yard	3.0m
Maximum Building Height	11.0m
Maximum Building Coverage	n/a
<b>24.543.2.1 Notes</b>	
(3) One side	
(4) Other side	

<b>24.543.3 Encroachments</b>	
Maximum projection for Open-sided roofed porches, uncovered terraces, porticos, patios and decks not exceeding 3 metres above grade with or without foundation and steps	3.5 metres (into any required yards)
Bay, bow, or box window maximum width	4.5 metres
Bay, bow or box window or fireplace maximum projection	0.6 metres (required front, exterior and rear yards)
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies maximum projection	0.6 metres (all required yards)

<b>24.543.4 Daylighting Triangle</b>
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point



of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

3. The Zoning By-law be and is hereby amended to add the following to Section 24 – List of Exceptions:

Parent Zone: R4 Exception No. (544)	Map: Schedule “A” Map No. 2	Previous Zone: RU- / I	
Municipal Address: 162, 306, 370, 434 & 488 St. Johns Sideroad			
Legal Description: Part of Lot 86, Concession 1			

24.544.1 Permitted Uses
<ul style="list-style-type: none"><li>Dwelling, Detached</li><li>Dwelling, Second Suite <sup>(1)</sup></li><li>Home Occupation <sup>(2)</sup></li></ul>
24.544.1.1 Notes
(1) A maximum of one (1) second suite dwelling unit shall be permitted per Lot and shall be in accordance with Section 7.5.4 of this By-law.
(2) Subject to Section 4.6 of this By-law

24.544.2 Zone Requirements	
Minimum Lot Area	340m <sup>2</sup>
Minimum Lot Frontage	11m
Minimum Front Yard <ul style="list-style-type: none"><li>To Main Building</li><li>To Garage Face</li></ul>	3.0m 6.0m
Minimum Rear Yard	7.5m
Minimum Interior Side Yard	1.2m <sup>(3)</sup> 0.6m <sup>(4)</sup>
Minimum Exterior Side Yard	3.0m
Maximum Building Height	11.0m
Maximum Building Coverage	n/a
24.544.2.1 Notes	
(3) One side	
(4) Other side	

24.544.3 Encroachments	
Maximum projection for Open-sided roofed porches, uncovered terraces, porticos, patios and decks not exceeding 3 metres above grade with or without foundation and steps	3.5 metres (into any required yards)
Bay, bow, or box window maximum width	4.5 metres
Bay, bow or box window or fireplace maximum projection	0.6 metres (required front, exterior and rear yards)



Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies maximum projection	0.6 metres (all required yards)
---	---------------------------------

<b>24.544.4 Daylighting Triangle</b>
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

4. The Zoning By-law be and is hereby amended to add the following to Section 24 – List of Exceptions:

Parent Zone: R8 Exception No. (545)	Map: Schedule “A” Map No. 2	Previous Zone: I	
Municipal Address: 162, 306, 370, 434 & 488 St. Johns Sideroad			
Legal Description: Part of Lot 86, Concession 1			

<b>24.545.1 Permitted Uses</b>
<ul style="list-style-type: none"><li>Dwelling, Townhouse</li><li>Dwelling, Second Suite <sup>(1)</sup></li><li>Home Occupation <sup>(2)</sup></li><li>Back-to-back, Townhouse</li><li>Stacked, Townhouse</li><li>Dwelling, Quadruplex <sup>(2)</sup></li><li>Dwelling, Link</li></ul>
<b>24.545.1.1 Notes</b>
A maximum of one (1) second suite dwelling unit shall be permitted per Lot and shall be in accordance with Section 7.5.4 of this By-law.
Subject to Section 4.6 of this By-law

<b>24.545.2 Zone Requirements</b>	
Minimum Lot Area	160m <sup>2</sup>
Minimum Lot Frontage	6m
Minimum Front Yard <ul style="list-style-type: none"><li>To Main Building</li></ul>	3.0m
<ul style="list-style-type: none"><li>To Garage Face</li></ul>	6.0m
Minimum Rear Yard	7.0m
Minimum Interior Side Yard	0.0m <sup>(1)</sup> 1.5m (end unit)
Minimum Exterior Side Yard	2.4m
Maximum Building Coverage	n/a
Maximum Building Height	13.0m



Interior Garage Length/Width	n/a
<b>24.545.2.1 Notes</b>	
(1) For a common lot line	

<b>24.545.3 Parking Requirements</b>
Notwithstanding the parking standards in Section 5.4, the parking standards for townhouse dwellings is 1.5 spaces per dwelling unit.

<b>24.545.4 Encroachments</b>	
Maximum projection for Open-sided roofed porches, uncovered terraces, porticos, patios and decks not exceeding 3 metres above grade with or without foundation and steps	3.5 metres (into any required yards)
Bay, bow, or box window maximum width	4.5 metres
Bay, bow or box window or fireplace maximum projection	0.6 metres (required front, exterior and rear yards)
Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies maximum projection	0.6 metres (all required yards)

<b>24.545.5 Daylighting Triangle</b>
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle or corner rounding has been conveyed to a public authority, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding.

5. 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.
6. If a building permit that is appropriate for the development has not been issued under the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended, for any building or structure so authorized within three (3) years from enactment of this By-law, then this By-law shall automatically repeal and if so repealed, the zoning of the lands will revert to the original zoning.

Enacted by Town of Aurora Council this 25th day of April, 2023.

\_\_\_\_\_  
Tom Mrakas, Mayor

\_\_\_\_\_  
Michael de Rond, Town Clerk



**Explanatory Note**

Re: Zoning By-law Number XXXX-23

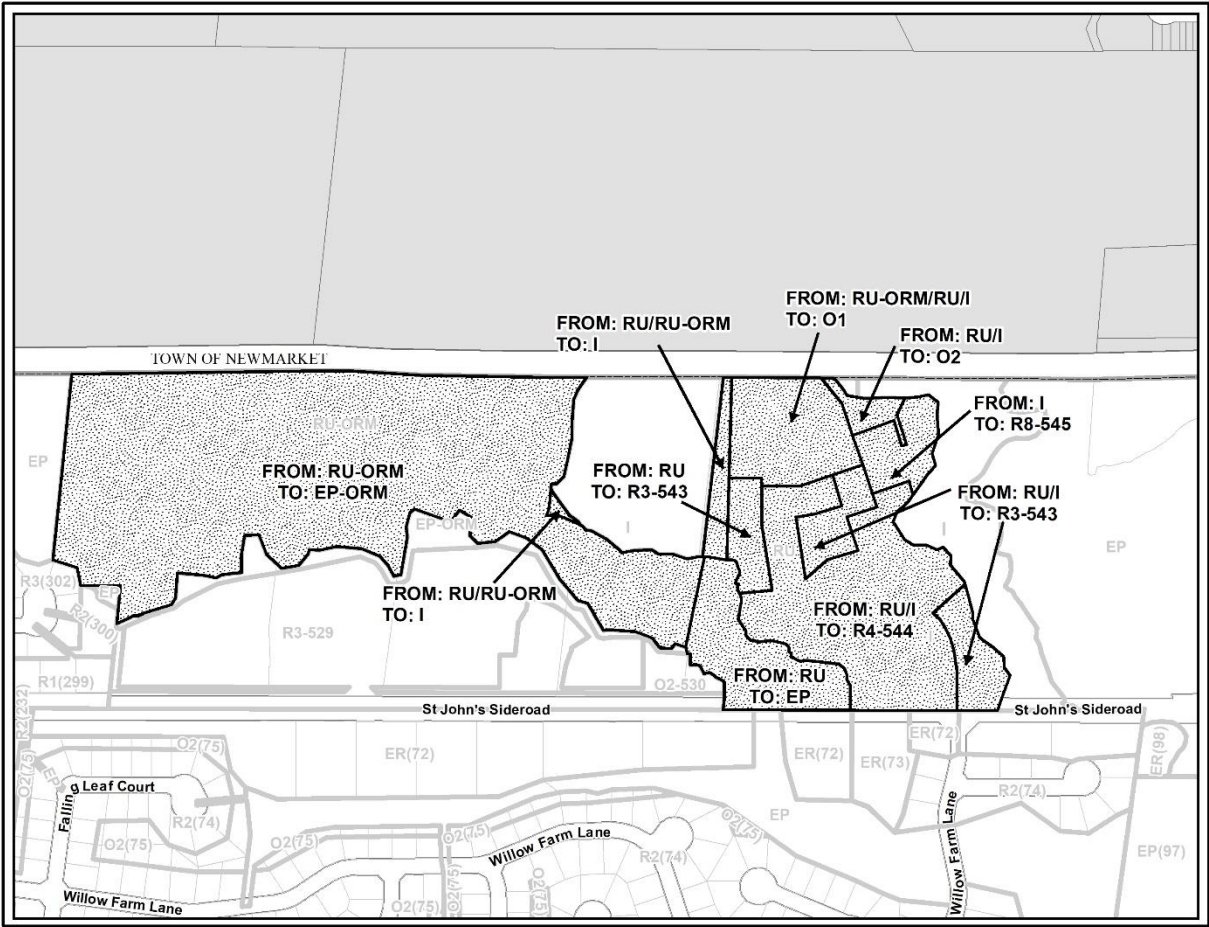
By-law Number XXXX-23 has the following purpose and effect:

To amend By-law Number 6000-17, as amended, being the Zoning By-law in effect in the Town of Aurora, to rezone the subject site from “Oak Ridges Moraine - Rural (RU-ORM)”, “Rural (RU)” and “Institutional (I)” to “Detached Third Density Exception 543” (R3-543), “Detached Fourth Density Exception 544” (R4-544), “Townhouse Dwelling Residential Exception 545” (R8-545), “Oak Ridges Moraine Environmental Protection Zone” (EP-ORM) “Environmental Protection” (EP), “Public Open Space” (O1) and “Private Open Space” (O2) to permit the development of a 108 unit residential development, neighbourhood park, and private school.



Schedule "A"

Location: Part of Lot 86, Concession 1, Town of Aurora, Regional Municipality of York





**The Corporation of The Town of Aurora**

**By-law Number XXXX-23**

**Being a By-law to confirm actions by Council  
resulting from a Council meeting  
on April 25, 2023.**

**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 April 25, 2023, 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 25th day of April, 2023.**

---

**Tom Mrakas, Mayor**

---

**Michael de Rond, Town Clerk**