



**Town of Aurora
Council
Meeting Minutes**

Date: Tuesday, February 25, 2025
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

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

Other Attendees: Doug Nadorozny, Chief Administrative Officer
Patricia De Sario, Director, Corporate Services/Town Solicitor
Robin McDougall, Director, Community Services
Marco Ramunno, Director, Planning and Development Services
Matthew Volpintesta, Acting Director, Operational Services
Rachel Wainwright-van Kessel, Director, Finance
Carley Smith, Manager, Corporate Communications
Michael de Rond, Town Clerk
Linda Bottos, Council/Committee Coordinator

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

Main motion

Moved by Councillor Kim

Seconded by Councillor Gallo

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

Amendment

Moved by Councillor Gilliland

Seconded by Councillor Weese

That the revised agenda be amended by the addition of Delegations items 6.3 to 6.11.

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)**

Main motion as amended

Moved by Councillor Kim

Seconded by Councillor Gallo

That the revised agenda as circulated by Legislative Services be approved including the addition of Delegations items 6.3 to 6.11.

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

Carried (7 to 0)

4. Declarations of Pecuniary Interest and General Nature Thereof

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

5. **Community Presentations**

None.

6. **Delegations**

6.1 **Rosie Mandla, Resident; Re: Item 9.1 - Member Motion - Councillor Gallo; Re: Request that York Region Resubmit the Application for a Men's Shelter at 14452 Yonge Street**

Rosie Mandla spoke in opposition to the Member Motion.

Moved by Councillor Thompson

Seconded by Councillor Weese

That the comments of the delegation be received and referred to item 9.1.

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

Carried (7 to 0)

6.2 **Mike Zelyony, Resident; Re: Item 9.1 - Member Motion - Councillor Gallo; Re: Request that York Region Resubmit the Application for a Men's Shelter at 14452 Yonge Street**

Mike Zelyony spoke in opposition to the Member Motion.

Moved by Councillor Gallo

Seconded by Councillor Kim

That the comments of the delegation be received and referred to item 9.1.

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

Carried (7 to 0)

6.3 **Zhiying Huang, Resident; Re: Item 9.1 - Member Motion - Councillor Gallo; Re: Request that York Region Resubmit the Application for a Men's Shelter at 14452 Yonge Street**

Zhiying Huang spoke in opposition to the Member Motion.

Moved by Councillor Thompson
Seconded by Councillor Kim

That the comments of the delegation be received and referred to item 9.1.

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

Carried (7 to 0)

6.4 Harbinder Thandi, Resident; Re: Item 9.1 - Member Motion - Councillor Gallo; Re: Request that York Region Resubmit the Application for a Men's Shelter at 14452 Yonge Street

Harbinder Thandi spoke in opposition to the Member Motion.

Moved by Councillor Gallo
Seconded by Councillor Kim

That the comments of the delegation be received and referred to item 9.1.

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

Nays (1): Councillor Gilliland

Carried (6 to 1)

6.5 Marc Faria, Resident; Re: Item 9.1 - Member Motion - Councillor Gallo; Re: Request that York Region Resubmit the Application for a Men's Shelter at 14452 Yonge Street

The delegation was not present.

6.6 Kimberley McLean, Resident; Re: Item 9.1 - Member Motion - Councillor Gallo; Re: Request that York Region Resubmit the Application for a Men's Shelter at 14452 Yonge Street

Kimberley McLean spoke in support of the Member Motion.

Moved by Councillor Gallo
Seconded by Councillor Thompson

That the comments of the delegation be received and referred to item 9.1.

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

Carried (7 to 0)

6.7 Jordan Drodge, Resident; Re: Item 9.1 - Member Motion - Councillor Gallo; Re: Request that York Region Resubmit the Application for a Men's Shelter at 14452 Yonge Street

Jordan Drodge spoke in support of the Member Motion.

Moved by Councillor Weese

Seconded by Councillor Gaertner

That the comments of the delegation be received and referred to item 9.1.

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

Carried (7 to 0)

6.8 Adam Mobbs, Aurora Cares, Housing for All; Re: Item 9.1 - Member Motion - Councillor Gallo; Re: Request that York Region Resubmit the Application for a Men's Shelter at 14452 Yonge Street

Adam Mobbs spoke in support of the Member Motion.

Moved by Councillor Kim

Seconded by Councillor Thompson

That the comments of the delegation be received and referred to item 9.1.

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

Nays (2): Councillor Gaertner and Councillor Gallo

Carried (5 to 2)

6.9 Steve Fleck, Resident; Re: Item 9.1 - Member Motion - Councillor Gallo; Re: Request that York Region Resubmit the Application for a Men's Shelter at 14452 Yonge Street

Steve Fleck spoke in support of the Member Motion.

Moved by Councillor Thompson

Seconded by Councillor Weese

That the comments of the delegation be received and referred to item 9.1.

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

Carried (7 to 0)

6.10 Roy Cohen, Resident; Re: Item 9.1 - Member Motion - Councillor Gallo; Re: Request that York Region Resubmit the Application for a Men's Shelter at 14452 Yonge Street

Roy Cohen spoke in opposition to the Member Motion.

Moved by Councillor Gallo

Seconded by Councillor Thompson

That the comments of the delegation be received and referred to item 9.1.

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

Carried (7 to 0)

6.11 Len Bulmer, Resident; Re: Item 9.1 - Member Motion - Councillor Gallo; Re: Request that York Region Resubmit the Application for a Men's Shelter at 14452 Yonge Street

Len Bulmer spoke in support of the Member Motion.

Moved by Councillor Weese

Seconded by Councillor Thompson

That the comments of the delegation be received and referred to item 9.1.

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 Weese

Seconded by Councillor Kim

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 January 28, 2025

1. That the Council meeting minutes of January 28, 2025, be adopted as circulated.

Carried

7.2 Council Closed Session Minutes of January 28, 2025

1. That the Council Closed Session Minutes of January 28, 2025, be adopted as circulated.

Carried

7.3 Council Closed Session Public Meeting Minutes of January 28, 2025

1. That the Council Closed Session Public Meeting Minutes of January 28, 2025, be adopted as circulated.

Carried

7.4 Special Council Closed Session Minutes of February 11, 2025

1. That the Special Council Closed Session Minutes of February 11, 2025, be adopted as circulated.

Carried

7.5 Special Council Closed Session Public Meeting Minutes of February 11, 2025

1. That the Special Council Closed Session Public Meeting Minutes of February 11, 2025, be adopted as circulated.

Carried

7.6 Special Meeting of Council Minutes of February 11, 2025

1. That the Special Meeting of Council Minutes of February 11, 2025, be adopted as circulated.

Carried

7.7 Council Public Planning Meeting Minutes of January 21, 2025

1. That the Council Public Planning meeting minutes of January 21, 2025, be adopted as circulated.

Carried

7.8 Council Public Planning Meeting Minutes of February 18, 2025

1. That the Council Public Planning Meeting Minutes of February 18, 2025, be adopted as circulated.

Carried

7.9 Memorandum from Councillor Thompson; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of January 24, 2025

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of January 24, 2025, be received for information.

Carried

7.10 Correspondence from Office of the Regional Solicitor and General Counsel; Re: Proposed Motion, Aurora Men's Emergency and Transitional Housing Site

Moved by Councillor Thompson

Seconded by Councillor Gilliland

1. That the correspondence from Office of the Regional Solicitor and General Counsel regarding Proposed Motion, Aurora Men's Emergency and Transitional Housing Site, 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)

8. Committee of the Whole Meeting Report of February 11, 2025

Moved by Councillor Kim

Seconded by Councillor Thompson

That the Committee of the Whole Meeting Report of February 11, 2025, be received and the recommendations carried by the Committee approved, with the

exception of sub-items 8.3.1, 8.3.2, and 8.5.1, which were discussed and voted on separately as recorded below.

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

Carried (7 to 0)

8.1 Advisory Committee Meeting Minutes

8.1.1 Finance Advisory Committee Meeting Minutes of January 21, 2025

1. That the Finance Advisory Committee Meeting Minutes of January 21, 2025, be received for information.

Carried

8.1.2 Active Transportation and Traffic Safety Advisory Committee Meeting Minutes of January 22, 2025

1. That the Active Transportation and Traffic Safety Advisory Committee Meeting Minutes of January 22, 2025, be received for information.

Carried

8.2 Consent Agenda

None.

8.3 Community Services Committee Agenda

8.3.1 CMS25-004 - Sport Plan Update 2025-2029

Moved by Councillor Weese

Seconded by Councillor Thompson

1. That Report No. CMS25-004 be received; and
2. That Council endorse the recommendations contained in the attached Sport Plan update.

Motion to refer

Moved by Councillor Weese

Seconded by Councillor Gallo

That Report No. CMS25-004 be referred back to staff.

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

Motion to refer
Carried (7 to 0)

8.3.2 CMS25-002 - Aurora Town Square - Capital Financial Summary

Moved by Councillor Gallo
Seconded by Councillor Gilliland

1. That Report No. CMS25-002 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)

8.3.3 CMS25-001 - Aurora Town Square - Grand Opening and 2025 Programming Overview

1. That Report No. CMS25-001 be received for information.

Carried

8.3.4 CMS25-003 - Community Partnership Grant - 2024 Year in Review

1. That Report No. CMS25-003 be received for information.

Carried

8.4 Corporate Services Committee Agenda

None.

8.5 Finance and Information Technology Committee Agenda

8.5.1 FIN25-003 - Regional Rental Housing Incentive Program Participation - 120 Metcalfe Street and 26-38 Berczy Street

Moved by Councillor Weese
Seconded by Councillor Thompson

1. That Report No. FIN25-003 be received; and
2. That Council approve a 20-year interest free deferral with annual repayments starting at the end of the first year to meet the requirements of York Region's rental buildings incentive program for the 101-103 Mosley Street and 120 Metcalfe Street and 26-38 Berczy Street developments enabling the developer to access York Region's program offerings.

Motion to refer

Moved by Councillor Gilliland

Seconded by Councillor Kim

That Report No. FIN25-003 be referred back to staff.

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

**Motion to refer
Carried (7 to 0)**

8.6 Administration Committee Agenda

None.

8.7 Operational Services Committee Agenda

8.7.1 OPS25-004 - Conditional Approval - David English Park

1. That Report No. OPS25-004 be received; and
2. That the condition on the approval of Capital Project No. AM-F-0346 – Tennis Court Reconstruction – David English Park, in the amount of \$150,000, be lifted and the project proceed, be approved.

Carried

8.8 Planning and Development Services Committee Agenda

8.8.1 PDS25-022 - Application for Zoning By-law Amendment and Draft Plan of Subdivision, Edenbrook (Aurora) Inc., 1001 St. John's Sideroad, Part of Lot 25, Concession 2, File Number: ZBA-2012-12, SUB-2012-04, Related File number: SUB-2012-06

1. That Report No. PDS25-022 be received; and
2. That Zoning By-law Amendment application, File ZBA-2012-12 be approved to rezone the subject lands from "Rural (RU) Zone" to "Detached Fourth Density Residential Exception (R4-439) Zone", "Private Open Space Exception (O2-XXX) Zone", and "Environmental Protection (EP) Zone", as outlined in Appendix 'A'; and
3. That Draft Plan of Subdivision application, File SUB-2012-04 be approved as shown in Figure 5, subject to the conditions outlined in Appendix 'B'; and
4. That the implementing By-law for the Zoning By-law Amendment be brought forward to a future Council meeting for enactment; and
5. That a total of 96 persons worth of servicing allocation be granted to facilitate the proposed development of 29 single detached units.

Carried

8.8.2 PDS25-023 - Revised Draft Approved Plan of Subdivision, Edenbrook (Aurora) Inc., 929 St. John's Sideroad, Part of Lot 25, Concession 2, File Number: SUB-2012-06, Related File Number: SUB-2012-04

1. That Report No. PDS25-023 be received; and
2. That the revised Draft Approved Plan of Subdivision, File SUB-2012-06 submitted by MEHI Planning Services as shown in Figure 5, be approved subject to the revised draft plan conditions contained in Appendix A; and
3. That a total of six additional persons worth of servicing allocation be granted to facilitate the proposed two additional full lots in the Draft Plan of Subdivision; and

4. That the revisions to the Draft Approved Plan of Subdivision conditions be deemed to be minor and therefore not require notice in accordance with Subsection 51(47) of the Planning Act, R.S.O. 1990, c. P.13.

Carried

8.9 Member Motions

8.9.1 Councillor Gallo; Re: Request that York Region Resubmit the Application for a Men's Shelter at 14452 Yonge Street

(See section 9. Consideration of Items Requiring Discussion (Regular Agenda) item 9.1)

8.10 Regional Report

8.10.1 York Regional Council Highlights of January 30, 2025

1. That the York Regional Council Highlights of January 30, 2025, be received for information.

Carried

9. Consideration of Items Requiring Discussion (Regular Agenda)

Council consented to consider item 9.1 prior to consideration of item 8.3.1.

9.1 Member Motion - Councillor Gallo; Re: Request that York Region Resubmit the Application for a Men's Shelter at 14452 Yonge Street

Moved by Councillor Gallo

Seconded by Councillor Weese

Whereas the Regional Municipality of York made an application for a Zoning By-Law Amendment to the Town of Aurora for a 55-unit (65 Bed) Men's Emergency and Transitional Housing facility at 14452 Yonge Street in Aurora; and

Whereas the Town's Policy Planning Division of the Planning and Development Services Department confirmed in their comments dated November 25, 2022, that the proposed development 'is a type of Special Needs Housing' and conforms with and implements policies of the Town

of Aurora's Official Plan, and is allowed in any designated area that permits residential uses, including cluster residential; and

Whereas there is sufficient water and wastewater allocation for this type of housing; and

Whereas a Community Information Meeting was held in Aurora on January 9, 2024, hosted by the Regional Municipality of York to address resident concerns; and

Whereas a statutory Public Planning Meeting was initially held for the subject application on January 24, 2023; and

Whereas a second Town of Aurora Public Planning Meeting on February 13, 2024, was conducted to address resident concerns and to provide additional opportunity for the applicant to receive public input; and

Whereas at the second Public Planning Meeting held in Aurora on February 13, 2024, the application was refused by Council and not referred to a further Council Meeting; and

Whereas a Motion by Councillor Gilliland on February 27, 2024, was approved to require Town staff to proactively work with York Region staff to identify three potential viable sites for this type of housing in Aurora and report back to Council before the end of 2024; and

Whereas report CA024-005 tabled at the December 10, 2024 Council Meeting confirmed that no viable alternatives to the proposed location have been identified by Town Staff; and

Whereas Aurora Council refused the application on February 13, 2024, and subsequently staff issued a formal refusal letter where the Regional Municipality of York did not appeal the decision; and

Whereas in order for Aurora Council to reconsider and approve the Zoning by-law Amendment, the Regional Municipality of York would have to resubmit the application;

1. Now Therefore Be It Hereby Resolved That Aurora Town Council requests the Regional Municipality of York to resubmit the Zoning by-law Amendment application for a Men's Emergency and Transitional Facility located at 14452 Yonge Street in Aurora.

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

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

Carried (4 to 3)

Note: This motion was vetoed by [Mayoral Decision No. 2025-006](#).

10. New Business

Councillor Gilliland advised that a Town Hall with York Region Police regarding Crime Prevention will be held in Council Chambers at Aurora Town Hall on Monday, March 3, 2025, from 7 p.m. to 9 p.m.

11. By-laws

11.1 By-law Number 6674-25 - Being a By-law to appoint a Deputy Fire Chief for Central York Fire Services. (Daniel Waters)

11.2 By-law Number 6675-25 - Being a By-law to appoint a Deputy Fire Chief for Central York Fire Services. (Lorianne Zwicker)

11.3 By-law Number 6676-25 - Being a By-law to amend By-law Number 6404-22, the Town of Aurora Procurement Policy.

Moved by Councillor Thompson

Seconded by Councillor Gilliland

That the By-laws, items 11.1 to 11.3 inclusive, be enacted.

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

Carried (7 to 0)

12. Closed Session

None.

13. Confirming By-law

13.1 By-law Number 6677-25 - Being a By-law to confirm actions by Council resulting from a Council meeting on February 25, 2025

Moved by Councillor Weese

Seconded by Councillor Gaertner

That the confirming by-law be enacted.

Carried

14. Adjournment

Moved by Councillor Gallo

Seconded by Councillor Thompson

That the meeting be adjourned at 9:34 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk