



Town of Aurora Council Meeting Revised Agenda

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

Meetings are available to the public in person and via live stream on the [Town's YouTube channel](#). To participate, please visit aurora.ca/participation.

	Pages
1. Call to Order	
Note: Added items are marked with an asterisk (*).	
According to the Procedure By-law, the consent of a two-thirds majority vote of Members present is required to permit the addition of Delegations items 6.3 to 6.11 to the agenda.	
2. Land Acknowledgement	
3. Approval of the Agenda	
4. Declarations of Pecuniary Interest and General Nature Thereof	
5. Community Presentations	
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	1
*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	2
*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	5
*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	6

*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	7
*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	9
*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	10
*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	11
*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	12
*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	13
*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	14

7. Consent Agenda

That the Consent Agenda, items 7.1 to 7.10 inclusive, be approved.

7.1	Council Meeting Minutes of January 28, 2025	15
	1. That the Council meeting minutes of January 28, 2025, be adopted as circulated.	
7.2	Council Closed Session Minutes of January 28, 2025 (confidential attachment)	
	1. That the Council Closed Session Minutes of January 28, 2025, be adopted as circulated.	
7.3	Council Closed Session Public Meeting Minutes of January 28, 2025	25
	1. That the Council Closed Session Public Meeting Minutes of January 28, 2025, be adopted as circulated.	

7.4	Special Council Closed Session Minutes of February 11, 2025 (confidential attachment)	
	1. That the Special Council Closed Session Minutes of February 11, 2025, be adopted as circulated.	
7.5	Special Council Closed Session Public Meeting Minutes of February 11, 2025	29
	1. That the Special Council Closed Session Public Meeting Minutes of February 11, 2025, be adopted as circulated.	
7.6	Special Meeting of Council Minutes of February 11, 2025	32
	1. That the Special Meeting of Council Minutes of February 11, 2025, be adopted as circulated.	
7.7	Council Public Planning Meeting Minutes of January 21, 2025	35
	1. That the Council Public Planning meeting minutes of January 21, 2025, be adopted as circulated.	
7.8	Council Public Planning Meeting Minutes of February 18, 2025	40
	1. That the Council Public Planning Meeting Minutes of February 18, 2025, be adopted as circulated.	
7.9	Memorandum from Councillor Thompson; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of January 24, 2025	44
	1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of January 24, 2025, be received for information.	
*7.10	Correspondence from Office of the Regional Solicitor and General Counsel; Re: Proposed Motion, Aurora Men's Emergency and Transitional Housing Site	48
	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.	

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

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

8.1	Advisory Committee Meeting Minutes	
8.1.1	Finance Advisory Committee Meeting Minutes of January 21, 2025	50
	1. That the Finance Advisory Committee Meeting Minutes of January 21, 2025, be received for information.	
8.1.2	Active Transportation and Traffic Safety Advisory Committee Meeting Minutes of January 22, 2025	55
	1. That the Active Transportation and Traffic Safety Advisory Committee Meeting Minutes of January 22, 2025, be received for information.	
8.2	Consent Agenda	
8.3	Community Services Committee Agenda	
8.3.1	CMS25-004 - Sport Plan Update 2025-2029	59
	1. That Report No. CMS25-004 be received; and	
	2. That Council endorse the recommendations contained in the attached Sport Plan update.	
8.3.2	CMS25-002 - Aurora Town Square - Capital Financial Summary	134
	1. That Report No. CMS25-002 be received for information.	
8.3.3	CMS25-001 - Aurora Town Square - Grand Opening and 2025 Programming Overview	152
	1. That Report No. CMS25-001 be received for information.	
8.3.4	CMS25-003 - Community Partnership Grant - 2024 Year in Review	162
	1. That Report No. CMS25-003 be received for information.	
8.4	Corporate Services Committee Agenda	
8.5	Finance and Information Technology Committee Agenda	
8.5.1	FIN25-003 - Regional Rental Housing Incentive Program	168

Participation - 120 Metcalfe Street and 26-38 Berczy Street

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.

8.6 Administration Committee Agenda

8.7 Operational Services Committee Agenda

8.7.1 OPS25-004 - Conditional Approval - David English Park 209

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.

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-2012-06 217

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.

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-2012-04 269

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.

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 311

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

9. Consideration of Items Requiring Discussion (Regular Agenda)

9.1 Member Motion - Councillor Gallo; Re: Request that York Region Resubmit the Application for a Men's Shelter at 14452 Yonge Street 316

(Deferred from Committee of the Whole meeting of February 11, 2025)

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.

10. New Business

11. By-laws

- | | | |
|-------------|---|------------|
| 11.1 | By-law Number XXXX-25 - Being a By-law to appoint a Deputy Fire Chief for Central York Fire Services. (Daniel Waters) | 318 |
| 11.2 | By-law Number XXXX-25 - Being a By-law to appoint a Deputy Fire Chief for Central York Fire Services. (Lorianne Zwicker) | 319 |
| 11.3 | By-law Number XXXX-25 - Being a By-law to amend By-law Number 6404-22, the Town of Aurora Procurement Policy. | 320 |

(Council Report No. FIN25-009, Feb. 11, 2025)

12. Closed Session

13. Confirming By-law

- | | | |
|-------------|---|------------|
| 13.1 | By-law Number XXXX-25 - Being a By-law to confirm actions by Council resulting from a Council meeting on February 25, 2025 | 326 |
|-------------|---|------------|

14. Adjournment



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

2025-2-25



Subject *

Opposition to proposed motion re:14452 Yonge

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

Rosie Mandla

Brief Summary of Issue or Purpose of Delegation *

Strongly opposed to Councillor Gallo's proposed motion to bring back a site with no additional factual information

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



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Council or Committee (Choose One) *

Council

Council or Committee Meeting Date * 

2025-2-25



Subject *

Councillors Gallo's Motion Re; Yor Region

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

Mike Zelyony

Brief Summary of Issue or Purpose of Delegation *

To Discuss his motion and the issues I have with it.

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

Number of known encampment locations visited in 2023, by municipality and number of people observed

Municipality	# People Observed*			
	Total Locations	<= 5	6 to 10	% Total locations
Aurora	5	5	0	2.5%
East Gwillimbury	12	11	1	5.9%
Georgina	37	36	1	18.1%
King	0	0	0	0.0%
Markham	10	9	1	4.9%
Newmarket	78	77	1	38.2%
Richmond Hill	53	49	4	26.0%
Vaughan	9	9	0	4.4%
Whitchurch-Stouffville	0	0	0	0.0%
Total	204	196	8	100%

**This number reflects the highest number of people observed at the encampment location at the time of the visit*

promote, demote, discipline or terminate any Family Member.

3. No Member shall supervise a Family Member, or be placed in a position of influence over a Family Member.
4. No Member shall attempt to use a family relationship for his or her personal benefit or gain.
5. Every Member shall adhere to the Town's Staff Recruitment and Selection policy

If a Family Member of a Councillor is an applicant for employment with the Town or is a candidate for promotion or transfer, the Family Member will proceed through the usual selection process pursuant to the Town's hiring policies, with no special consideration.

Rule No. 15: Not Undermine, Work Against Council's Decisions

1. Members of Council shall not actively undermine the implementation of Council's decisions.

The role of elected officials, once a council decision is made, is to support the implementation of that decision, not to work against its implementation, publicly or behind the scenes. Council decisions are arrived at following discussion and debate, reflecting the democratic process. Members are expected to engage in debate with their fellow council members through the democratic process of government. However, once Council has made its decision, Members must recognize that decision as the duly-considered decision of the body of Council. As members of that body of Council, individual members—those who did not agree with the decision—are not to engage in activities that seek to challenge or undermine that decision.

Members can express disagreement with Council's decisions, but it is contrary to the ethical behaviour of members of Council to actively seek to undermine, challenge or work against Council's decisions.

2. Members of Council shall not engage in litigation or other legal challenges against the municipality or Council's decisions.
3. Despite this provision, Members may pursue a complaint or request for investigation under any of the oversight, transparency and accountability mechanisms provided



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Council or Committee (Choose One) *

Council

Council or Committee Meeting Date * ?

2025-2-25



Subject *

Advocacy for a Thoughtful and Sustainable Shelter Location

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

Zhiying Huang (for myself)

Brief Summary of Issue or Purpose of Delegation *

I would like to express my concerns regarding the motion to resubmit the previously rejected site at 14452 Yonge Street. In my opinion, this site has already been deemed unsuitable, and no proper steps have been taken to address the concerns that led to its initial rejection. Therefore, I would like the opportunity to share my perspective on this matter.

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



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Council or Committee (Choose One) *

Council

Council or Committee Meeting Date * 

2025-2-25



Subject *

John Gallo motion for York Region regarding Men's Transitional Shelter

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

Harbinder Thandi

Brief Summary of Issue or Purpose of Delegation *

I wish to speak about this topic about the Transitional shelter at that location.

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

Yes

No

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Agree



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Council or Committee (Choose One) *

Council

Council or Committee Meeting Date * 

2025-2-25



Subject *

Transitional Housing Proposal For Site on Yonge St.

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

Marc Faria

Brief Summary of Issue or Purpose of Delegation *

there are a number of concerns about the Yonge Street transitional housing project. I would like to address the community's concerns, and add to the present discourse on why the proposed site on Yonge St. would not be in the best interests of all stakeholders.

A. Here are potential consequences that have been raised (FOR/AGAINST):

1. property values
2. crime rates
3. safety concerns
4. Discrimination in delaying housing and services (OHRC) and going forward with the site specified on Yonge st.

B. As Proud Aurorans we MUST COMMIT TO:

1. Balance Interests -Site relocation would better meet the needs of all stakeholders involved
2. Community Engagement - actively involving community members demonstrates commitment to inclusivity and transparency. By working together we can find a mutually agreeable location that respects the rights and needs of all parties involved.

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



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Delegation Request

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Council or Committee (Choose One) *

Council

Council or Committee Meeting Date * 

2025-2-25



Subject *

Motion by Councillor Gallo

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

Kimberley McLean

Brief Summary of Issue or Purpose of Delegation *

To support motion by Councillor Gallo to invite Region to resubmit application for Regional Shelter. Due to no other locations proposed by Aurora.

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

All Councillors and Mayor by email, clerks office

Date you spoke with Town staff or a Council member

2025-2-21



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

Agree



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Council or Committee (Choose One) *

Council

Council or Committee Meeting Date * 

2025-2-25



Subject *

Men's Emergency and Transitional Shelter at 14452 Yonge Street

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

Jordan Drodge

Brief Summary of Issue or Purpose of Delegation *

Support in favour of Councillor Gallo's proposed Motion regarding 14452 Yonge Street.

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



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Delegation Request

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Council or Committee (Choose One) *

Council

Council or Committee Meeting Date * 

2025-2-25



Subject *

Motion from Councillor Gallo (Emergency and Transitional Housing)

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

Adam Mobbs, Aurora Cares, Housing for All

Brief Summary of Issue or Purpose of Delegation *

Support Members of Council moving forward to advance discussions with York Region regarding 14452 Yonge Street.

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

Aurora Cares, Housing for All has met with the Mayor and all members of council.

Date you spoke with Town staff or a Council member

2025-2-3



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

Agree



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Delegation Request

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Council or Committee (Choose One) *

Council

Council or Committee Meeting Date * 

2025-2-25



Subject *

Men's Transitional Housing Facility

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

Steve Fleck

Brief Summary of Issue or Purpose of Delegation *

I wish to address Councillor Gallo's Motion to bring the Proposal for the Mens Transitional Housing facility on Yonge Street back 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

Ron Weese

Date you spoke with Town staff or a Council member

2025-2-25



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

Agree



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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 * 

2025-2-25



Subject *

Men's transition shelter

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

Roy Cohen

Brief Summary of Issue or Purpose of Delegation *

Men's transitional shelter

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

John Gallo

Date you spoke with Town staff or a Council member

2025-2-13



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

Agree



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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 * 

2025-2-25



Subject *

Transitional Housing Project

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

Len Bulmer Personal Delegation

Brief Summary of Issue or Purpose of Delegation *

Regarding asking the Region to reapply for zoning for a Transitional Housing project in Aurora

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



**Town of Aurora
Council
Meeting Minutes**

Date: Tuesday, January 28, 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 Harold Kim

Members Absent: Councillor John Gallo

Other Attendees: Robin McDougall (Acting Chief Administrative Officer), Director, Community Services
 Marco Ramunno, Director, Planning and Development Services
 Sara Tienkamp, Director, Operational Services
 Rachel Wainwright-van Kessel, Director, Finance
 Alexander Wray, Acting Director, Corporate Services
 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 7:02 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 Thompson

Seconded by Councillor Kim

That the agenda as circulated by Legislative Services be approved.

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

Absent (1): Councillor Gallo

Carried (6 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

None.

7. Consent Agenda

Moved by Councillor Thompson

Seconded by Councillor Weese

That the Consent Agenda, items 7.1 to 7.2 inclusive, be approved.

Council Meeting Minutes
January 28, 2025

3

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

Absent (1): Councillor Gallo

Carried (6 to 0)

7.1 Council Meeting Minutes of December 10, 2024

1. That the Council Meeting Minutes of December 10, 2024, be adopted as circulated.

Carried

7.2 Memorandum from Councillor Thompson; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 20, 2024

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 20, 2024, be received for information.

Carried

8. Committee of the Whole Meeting Report of January 14, 2025

Moved by Councillor Weese

Seconded by Councillor Kim

That the Committee of the Whole Report be received and the recommendations carried by the Committee approved, with the exception of sub-items 8.8.1, 8.8.2, and 8.8.3, which were discussed and voted on separately as recorded below.

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

Absent (1): Councillor Gallo

Carried (6 to 0)

8.1 Advisory Committee Meeting Minutes

8.1.1 Active Transportation and Traffic Safety Advisory Committee Meeting Minutes of November 27, 2024

1. That the Active Transportation and Traffic Safety Advisory Committee Meeting Minutes of November 27, 2024, be received for information.

Carried

8.1.2 Heritage Advisory Committee Meeting Minutes of December 9, 2024

1. That the Heritage Advisory Committee Meeting Minutes of December 9, 2024, be received for information.

Carried

8.1.3 Mayor's Golf Classic Funds Committee Meeting Minutes of December 11, 2024

1. That the Mayor's Golf Classic Funds Committee Meeting Minutes of December 11, 2024, be received for information.

Carried

8.1.4 Environmental Advisory Committee Meeting Minutes of December 16, 2024

1. That the Environmental Advisory Committee Meeting Minutes of December 16, 2024, be received for information.

Carried

8.2 Consent Agenda

8.2.1 Memorandum from Councillor Thompson; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of November 22, 2024

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of November 22, 2024, be received for information.

Carried

8.2.2 Petition from Town of Aurora Residents of Murdock Avenue; Re: Addition of Murdock Avenue to the 2025 McLeod Drive Area Reconstruction Project

1. That the Petition from Town of Aurora Residents of Murdock Avenue regarding Addition of Murdock Avenue to the 2025 McLeod Drive Area Reconstruction Project be received for information.

Carried

8.3 Community Services Committee Agenda

None.

8.4 Corporate Services Committee Agenda

None.

8.5 Finance and Information Technology Committee Agenda

8.5.1 FIN25-001 - 2025 Final Budget Reconciliation to Full-Accrual Accounting

1. That Report No. FIN25-001 be received; and
2. That the reconciliation of the 2025 to 2026 operating budgets to the full-accrual basis of accounting, as required under Ontario Regulation 284/09, as summarized in Attachment 1 be endorsed.

Carried

8.5.2 FIN25-002 - Renewal of Rogers Communications Canada Inc. Provincial Vendor of Records Agreement

1. That Report No. FIN25-002 be received; and
2. That a Non-Standard Procurement be awarded to Rogers in the amount of \$800,000 for the purchase of cell phones and cellular plans.

Carried

8.6 Administration Committee Agenda

None.

8.7 Operational Services Committee Agenda**8.7.1 OPS25-001 - Approval of Capital Budget No. AM0342 - Town Parking Lot Maintenance**

1. That Report No. OPS25-001 be received; and
2. That the condition on the approval of and budget authority for Capital Project No. AM0342 – Town Parking Lot Maintenance in the amount of \$250,000 be lifted, resulting in total approved budget authority of \$550,000, and the project proceed, be approved.

Carried**8.8 Planning and Development Services Committee Agenda****8.8.1 PDS25-001 - Community Planning Permit System (CPPS) Project Information Report****Moved by** Councillor Gilliland**Seconded by** Councillor Thompson

1. That Report No. PDS25-001 be received for information.

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

Absent (1): Councillor Gallo

Carried (6 to 0)**8.8.2 PDS25-002 - Traffic Calming Request on Timberline Trail****Moved by** Councillor Thompson**Seconded by** Councillor Gilliland

1. That Report No. PDS25-002 be received for information.

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

Absent (1): Councillor Gallo

Carried (6 to 0)

8.8.3 PDS25-003 - Speed Limit Assessment on Stone Road

Moved by Councillor Thompson

Seconded by Councillor Weese

1. That Report No. PDS25-003 be received; and
2. That the existing posted speed limit of 50 km/h on Stone Road (north leg) from Bayview Avenue to Clift Road be changed to 40 km/h.

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

Absent (1): Councillor Gallo

Carried (6 to 0)

8.8.4 PDS25-006 - Train Whistle Cessation Program Assessment at Town Crossings

1. That Report No. PDS25-006 be received; and
2. That Council approve total budget authority of \$200,000 for the Train Whistle Cessation Safety Assessment capital project, representing a total increase of \$105,000 to be funded with \$52,500 from Roads & Related development charges and \$52,500 from the Growth & New Reserve.

Carried

8.8.5 PDS25-010 - Application for Draft Plan of Common Elements Condominium, Skale (15370 Leslie) Inc., 15370 Leslie Street, Block 1, Plan 65M-4743, File Number: CDM-2024-03, Related File Numbers: ZBA-2017-02, SP-2017-02, SUB-2019-02, PLC-2024-03

1. That Report No. PDS25-010 be received; and
2. That the Draft Plan of Common Elements Condominium Application File No. CDM-2024-03 to establish a common elements condominium road for 32 townhouses be approved, subject to the conditions attached hereto as Schedule 'A' of this report.

Carried

8.9 Member Motions

None.

8.10 Regional Report

8.10.1 York Regional Council Highlights of December 5, 2024

1. That the York Regional Council Highlights of December 5, 2024, be received for information.

Carried

9. Consideration of Items Requiring Discussion (Regular Agenda)

9.1 PDS25-017 - Pavement Rehabilitation Strategy for Murdock Avenue

Moved by Councillor Kim

Seconded by Councillor Gilliland

1. That Report No. PDS25-017 be received for information.

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

Absent (1): Councillor Gallo

Carried (6 to 0)

10. New Business

Councillor Gaertner observed that International Holocaust Remembrance Day was held on January 27, 2025, and requested that the Town recognize this day in future through a proclamation and on the Town's website. The Mayor agreed this should be done on an annual basis.

Councillor Thompson advised that the Lake Simcoe Region Conservation Authority (LSRCA) has been requested to present to Council on the restoration projects, including Devlin Place, that the LSRCA has done in Aurora during 2024.

11. By-laws

- 11.1 By-law Number 6665-25 - Being a By-law to amend By-law Number 6482-23, to establish a Committee of Adjustment and appoint members to the Committee of Adjustment.
- 11.2 By-law Number 6666-25 - Being a By-law to repeal By-law Numbers 6128-18 and 6356-21 and dissolve the Aurora Business Improvement Area.
- 11.3 By-law Number 6667-25 - Being a By-law to amend By-law Number 4574-04.T, as amended, to regulate parking and traffic in the Town of Aurora (Community Safety Zones).
- 11.4 By-law Number 6668-25 - Being a By-law to amend By-law Number 4574-04.T, as amended, to regulate parking and traffic in the Town of Aurora (Maximum Rate of Speed – Stone Road).

Moved by Councillor Weese

Seconded by Councillor Thompson

That the By-laws, items 11.1 to 11.4 inclusive, be enacted.

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

Absent (1): Councillor Gallo

Carried (6 to 0)

12. Closed Session

None.

13. Confirming By-law

- 13.1 By-law Number 6669-24 - Being a By-law to confirm actions by Council resulting from a Council meeting on January 28, 2024

Moved by Councillor Gaertner

Seconded by Councillor Kim

That the confirming by-law be enacted.

Carried

Council Meeting Minutes
January 28, 2025

10

14. Adjournment

Moved by Councillor Gilliland
Seconded by Councillor Weese

That the meeting be adjourned at 7:36 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk



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

Date: Tuesday, January 28, 2025
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 Harold Kim

Members Absent: Councillor John Gallo

Other Attendees: Robin McDougall, Acting Chief Administrative Officer
 Patricia De Sario, Director, Corporate Services/Town Solicitor*
 Marco Ramunno, Director, Planning and Development Services
 Lisa Hausz, Manager, Economic Development and Policy
 Planning

***Attended Virtually** Michael de Rond, Town Clerk

1. Call to Order

The Mayor called the meeting to order at 5:46 p.m.

Council consented to resolve into a Closed Session at 5:47 p.m.

Council reconvened into open session at 6:14 p.m.

2. Approval of the Agenda

Moved by Councillor Weese

Seconded by Councillor Gaertner

That the revised agenda as circulated by Legislative Services 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 Kim

Seconded by Councillor Thompson

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

1. PDS25-018 - Appointments to the Aurora Economic Development Corporation's Board of Directors

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

2. PDS25-021 - Property Matter - 50 Bloomington Road

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

Carried

4.1 PDS25-018 - Appointments to the Aurora Economic Development Corporation's Board of Directors

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

Moved by Councillor Weese

Seconded by Councillor Kim

1. That Council Closed Session Report No. PDS25-018 be received for information.

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

Absent (1): Councillor Gallo

Carried (6 to 0)

4.2 PDS25-021 - Property Matter - 50 Bloomington Road

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

Moved by Councillor Thompson

Seconded by Councillor Weese

1. That Council Closed Session Report No. PDS25-021 be received; and
2. That the confidential direction to staff be confirmed.

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

Absent (1): Councillor Gallo

Carried (6 to 0)

5. Confirming By-law

5.1 By-law Number 6664-25 - Being a By-law to confirm actions by Council resulting from a Council Closed Session on January 28, 2025

Moved by Councillor Kim

Seconded by Councillor Gilliland

That the confirming by-law be enacted.

Carried

6. Adjournment

Moved by Councillor Gaertner

Seconded by Councillor Gilliland

That the meeting be adjourned at 7:02 p.m.

Carried

Council Closed Session Public Meeting Minutes
January 28, 2025

4

Tom Mrakas, Mayor

Michael de Rond, Town Clerk



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

Date: Tuesday, February 11, 2025
Time: 5:30 p.m.
Location: Holland Room, Aurora Town Hall

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

Other Attendees: Doug Nadorozny, Chief Administrative Officer
 Patricia De Sario, Director, Corporate Services/Town Solicitor
 Rachel Wainwright-van Kessel, Director, Finance
 Slav Szlapczynski, Deputy Town Solicitor
 *Attended Virtually Michael de Rond, Town Clerk

1. Call to Order

The Chair called the meeting to order at 5:30 p.m.

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

Council reconvened into open session at 6:03 p.m.

Councillor Gaertner was present for the closed meeting but absent when reporting out.

2. Approval of the Agenda

Moved by Councillor Gilliland
Seconded by Councillor Weese

That the agenda as circulated by Legislative Services 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 Gallo

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

1. Verbal Legal Advice Re: February 11, 2025 Special Meeting of Council Report - FIN25-009 - Response to Potential US Tariffs Advice that is subject to solicitor-client privilege, including communications necessary for that purpose as per Section 239(2)(f) of the *Municipal Act, 2001*.

Carried

4.1 Verbal Legal Advice Re: February 11, 2025 Special Meeting of Council Report - FIN25-009 - Response to Potential US Tariffs

Advice that is subject to solicitor-client privilege, including communications necessary for that purpose as per Section 239(2)(f) of the *Municipal Act, 2001*.

Moved by Councillor Gilliland

Seconded by Councillor Weese

1. That the Verbal Legal Advice regarding Special Meeting of Council Report No. FIN25-009 be received for information.

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

Absent (1): Councillor Gaertner

Carried (6 to 0)

5. Confirming By-law

5.1 By-law Number 6670-25 - Being a By-law to confirm actions by Council resulting from a Special Council Closed Session on February 11, 2025

Moved by Councillor Gilliland

Seconded by Councillor Gallo

That the confirming by-law be enacted.

Carried

6. Adjournment

Moved by Councillor Kim

Seconded by Councillor Gallo

That the meeting be adjourned at 6:03 p.m.

Carried

Michael Thompson, Councillor

Michael de Rond, Town Clerk



**Town of Aurora
Special Meeting of Council
Minutes**

Date: Tuesday, February 11, 2025
Time: 6 p.m.
Location: Council Chambers, Aurora Town Hall

Council Members: Councillor Michael Thompson (Chair)
 Mayor Tom Mrakas*
 Councillor Ron Weese
 Councillor Rachel Gilliland
 Councillor Wendy Gaertner* (arrived 6:05 p.m.)
 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
 Sara Tienkamp, Director, Operational Services
 Rachel Wainwright-van Kessel, Director, Finance
 Daniel Bitonti, Acting Manager, Corporate Communications
 Michael de Rond, Town Clerk
 Linda Bottos, Council/Committee Coordinator

*Attended electronically

1. Call to Order

The Chair called the meeting to order at 6:03 p.m.

2. Land Acknowledgement

Council 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 Gilliland

That the agenda as circulated by Legislative Services be approved.

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

Absent (1): Councillor Gaertner

Carried (6 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. Delegations

None.

6. Consideration of Items Requiring Discussion

6.1 FIN25-009 - Response to Potential U.S. Tariffs

Moved by Mayor Mrakas

Seconded by Councillor Gilliland

1. That Report No. FIN25-009 be received; and
2. That Staff bring forward a by-law to amend the Procurement By-law to the February 25, 2025 Council meeting, which includes the amendments identified in this report, and any other amendments that may be required to implement Council's decision.

Special Meeting of Council Minutes
February 11, 2025

3

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

Carried (7 to 0)

7. Confirming By-law

7.1 By-law Number 6671-25 - Being a By-law to confirm actions by Council resulting from a Special Meeting of Council on February 11, 2025

Moved by Councillor Gilliland

Seconded by Mayor Mrakas

That the confirming by-law be enacted.

Carried

8. Adjournment

Moved by Councillor Gallo

Seconded by Councillor Kim

That the meeting be adjourned at 6:21 p.m.

Carried

Michael Thompson, Councillor

Michael de Rond, Town Clerk



**Town of Aurora
Council Public Planning
Meeting Minutes**

Date: Tuesday, January 21, 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* (departed 8:51 p.m.)
 Councillor Harold Kim

Other Attendees: Marco Ramunno, Director, Planning and Development Services
 Felix Chau, Planner
 Katherine Gatzos, Planner
 Ishita Soneji, 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 Weese

Seconded by Councillor Kim

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

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. 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 PDS25-009 - Application for Zoning By-law Amendment, Armis Holding Inc., 511, 521, 531 and 543 Wellington Street West, Part Lot 1 and Part 40 Acres, Plan 102, King, File Number: ZBA-2024-05, Related File Number: SP-2024-07

Planning Staff

Felix Chau, Planner, presented an overview of the staff report regarding the Zoning By-law Amendment application to facilitate the proposed development of 116 back-to-back stacked townhouse units on a private condominium road, 123 resident parking spaces, 23 visitor parking spaces, and right-in/right-out access off Wellington Street West with a connection to the adjacent approved development to the east. Staff noted the applicant seeks to rezone the subject lands from "Estate Residential Exception (ER-14)" to "Townhouse Dwelling Residential R8 (XX) Exception Zone" and "Environmental Protection (EP)".

Applicant

Nick Pileggi, Principal, Macaulay Shiomi Howson Ltd., on behalf of the applicant, presented an overview of the development proposal including site location and context; conformity to Official Plan; Zoning By-law amendment; site plan and connections; and traffic volume data. Prish Jain, Architect, presented an overview of the architectural features including conceptual renderings; parking; outdoor and green spaces; setback; elevations; and garbage collection.

Public Comments

Aurora residents, including Nick Barbalinardo, Nan Huang, Omid Malek, and Janice Ryan, expressed the following comments:

- Opposition to the proposed development
- Concerns regarding:
 - Proposed density for subject lands
 - Compatibility with neighbourhood and lack of gentle transition to proposed higher density
 - Height of stacked buildings
 - Lack of appropriate buffer zone
 - Parking, site access, and connections
 - Traffic and safety impact on adjacent communities
 - Reduced sense of security on Timpson Drive
 - Increased traffic congestion at Yonge and Wellington Streets
 - Impact on local property values
 - Sufficient school infrastructure
 - Quality of builder

Moved by Councillor Kim

Seconded by Councillor Thompson

1. That Report No. PDS25-009 be received; and
2. That comments presented at the statutory Public Planning meeting be addressed by Planning and Development Services in a report to a future Committee of the Whole meeting.

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

Nays (1): Councillor Gaertner

Carried (6 to 1)

**5.2 PDS25-014 - Application for Zoning By-law Amendment,
1000259515 Ontario Inc., 240 Industrial Parkway South, Lot 57, Plan 65R-
10328, File Number: ZBA-2024-06**

Planning Staff

Katherine Gatzos, Planner, presented an overview of the staff report regarding the Zoning By-law Amendment application to facilitate the proposed development of a private school (middle and senior students) in an existing multi-unit industrial building onsite to be retained and refitted. Staff noted the applicant seeks to rezone the subject property from "(E2) General Employment Zone" to "(E2-XX) General Employment Exception Zone".

Applicant

Francesco Fiorani, Senior Urban Planner and Development Project Manager, Brutto Consulting, presented an overview of the proposed development including school programming; transportation; parking; conceptual site plan; landscape plan; and conceptual renderings.

Public Comments

Aurora business owner Steve Davey expressed support for the proposal and suggested the speed limit be reduced on Industrial Parkway South.

Moved by Councillor Thompson

Seconded by Councillor Weese

1. That Report No. PDS25-014 be received; and
2. That comments presented at the statutory Public Planning meeting be addressed by Planning and Development Services in a report to a future Committee of the Whole meeting.

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

Absent (1): Councillor Gallo

Carried (6 to 0)

6. Confirming By-law

6.1 By-law Number 6663-25 - Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on January 21, 2025

Moved by Councillor Weese

Seconded by Councillor Gaertner

That the confirming by-law be enacted.

Carried

7. Adjournment

Moved by Councillor Kim

Seconded by Councillor Thompson

That the meeting be adjourned at 9:16 p.m.

Carried

Tom Mrakas, Mayor

Ishita Soneji, Deputy Town Clerk



**Town of Aurora
Council Public Planning
Meeting Minutes**

Date: Tuesday, February 18, 2025
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Council Members: Mayor Tom Mrakas (Chair)
 Councillor Ron Weese
 Councillor Rachel Gilliland (arrived 7:05 p.m.)
 Councillor Wendy Gaertner (arrived 7:01 p.m.)
 Councillor Michael Thompson*
 Councillor John Gallo
 Councillor Harold Kim

Other Attendees: Marco Ramunno, Director, Planning and Development Services
 Kenny Ng, Planner
 Ishita Soneji, 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 Weese

Seconded by Councillor Gallo

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

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

Absent (2): Councillor Gilliland, and Councillor Gaertner

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 PDS25-025 - Application for Zoning By-law Amendment, 2854756 Ontario Inc., 8 Kennedy Street East, Part Lot 162, Plan 246, File Number: ZBA-2024-08

Planning Staff

Kenny Ng, Planner, presented an overview of the staff report regarding the Zoning By-law Amendment application to facilitate the proposed development of a three-storey townhouse block comprising four freehold townhomes and to amend the development standards on lot frontage and parking requirements. Staff noted the applicant seeks to rezone the subject lands from "Special Mixed Density Residential (R7) Zone" to "Townhouse Dwelling Residential Exception (R8-XXX) Zone."

Applicant

Maggie Way, Associate Planner, Groundswell Urban Planners Inc., presented an overview of the development proposal including site location

and context, conformity with the Town's Official Plan, site and landscape plans, and conceptual renderings.

Public Comments

Aurora resident Jordan Drodge expressed support for the development design and concerns regarding the accessibility of the units.

Moved by Councillor Gallo

Seconded by Councillor Weese

1. That Report No. PDS25-025 be received; and
2. That comments presented at the statutory Public Planning meeting be addressed by Planning and Development Services in a report to a future Committee of the Whole meeting.

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

Carried (7 to 0)

6. Confirming By-law

- 6.1 By-law Number 6672-25 - Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on February 18, 2025**

Moved by Councillor Weese

Seconded by Councillor Kim

That the confirming by-law be enacted.

Carried

7. Adjournment

Moved by Councillor Kim

Seconded by Councillor Gaertner

That the meeting be adjourned at 7:30 p.m.

Carried

Council Public Planning Meeting Minutes
February 18, 2025

4

Tom Mrakas, Mayor

Ishita Soneji, Deputy Town Clerk



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

Town of Aurora
Memorandum
Councillor's Office

Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of January 24, 2025

To: Mayor and Members of Council

From: Councillor Michael Thompson

Date: February 25, 2025

Recommendation

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

Attachments

1. Lake Simcoe Region Conservation Authority Board Meeting Highlights of January 24, 2025

Board Meeting Highlights

74th Annual General Meeting

January 24, 2025

Welcome and Greetings:

Chair Riepma welcomed everyone to the 74th Annual General meeting of the Lake Simcoe Region Conservation Authority and acknowledged the Lake Simcoe watershed as traditional Indigenous territory. Chair Riepma welcomed new Board member from the Regional Municipality of York, Chairman and CEO Eric Jolliffe, who has been appointed in place of Chairman Wayne Emmerson, who retired at the end of November 2024.

2024 Year-end Presentations:

a) 2024 Year in Review

Chief Administrative Officer, Rob Baldwin, congratulated staff on their many accomplishments of 2024, noting that staff are the reason for our success and what a privilege and honour it is to lead such a talented team. CAO Baldwin shared a video that captures the many highlights and accomplishments from 2024.

To view the video, please click this link: [2024 Year in Review Video](#)

These highlights and accomplishments are also captured in the [2024 Annual Report Infographic](#)

b) 2024 Restoration Accomplishments

Manager, Restoration, Christa Sharp, provided an overview of the Restoration Department's 2024 accomplishments, noting that the Conservation Authority funded over 100 restoration projects in 2024. A variety of critical on-the-ground projects were completed, including stormwater retrofits, low impact development features, community action projects, wetland habitat creation and agricultural projects. Projects are tracked for Key Performance Indicators, and these accomplishments include over 33 hectares of land being restored, over 3,960 metres of streambank being planted/stabilized, and 75% increased biodiversity and enhanced pollinator habitat.

To view this presentation, please click this link: [2024 Restoration Accomplishments Presentation](#)

Conclusion of 2024 Business:

Chair Riepma concluded the Year 2024 business and deemed the Chair vacant.



2025 Business:

The 2025 Business portion of the meeting was called to order by CAO Rob Baldwin, who served as Chair Pro Temp during the election of the Chair and Vice Chair for 2025.

Election of Officers for 2025:

City of Barrie Councillor Clare Riepma was re-appointed to the position of Chair for 2025, and Township of Oro-Medonte Mayor Randy Greenlaw was re-appointed to the position of Vice Chair for 2025.

Year 2025 Presentations

a) 2025 Capital and Operating Budget

General Manager, Corporate and Financial Services/CFO, Mark Critch, provided an update on the 2025 Proposed Capital and Operating Budget, reminding Board members that in December 2024, they had approved the 2025 proposed Capital and Operating Budget for circulation to all participating and specified municipalities. Following which, the proposed budget was circulated to all participating and specified municipalities and was posted on the Conservation Authority's website for the required 30-day review period. With these requirements of O.Reg 402/22: Budget and Apportionment being met, CFO Critch sought the Board's approval of the 2025 Capital and Operating Budget, subject to the three required weighted votes as outlined in the regulation.

To view this presentation, please click this link: [2025 Capital and Operating Budget Presentation](#)

b) 2025 Annual Priorities

Chief Administrative Officer, Rob Baldwin, provided an overview of the Conservation Authority's 2025 Annual Priorities, noting that 10 priorities have been identified for 2025. Some are the continuation of multi-year priorities, such as the New Nature Centre at Scanlon Creek Conservation Area, the management of the Lake Simcoe Conservation Preserve in the Town of Georgina, the continuation of critical lake ecology research, finalization of watershed indicators, and the Conservation Authority's digital strategy. Other priorities, such as developing an indigenous framework, developing a talent management strategy, rebranding, conducting a flood and low water response audit, and a targeted conservation authorities advocacy strategy, are new for 2025 and some will continue into 2026.

To view this presentation, please click this link: [2025 Annual Priorities](#)

Staff Reports

2024 Restoration Accomplishments

The Board received Staff Report No. 01-25-BOD regarding the Restoration Department's 2024 accomplishments.



2025 Capital and Operating Budget

The Board received Staff Report No. 02-25-BOD regarding the Conservation Authority's 2025 Capital and Operating Budget and approved the 2025 Proposed Budget and all projects therein. The Board further authorized staff to enter into agreements and/or execute documents with private sector organizations, non-governmental organizations or governments and their agencies for the undertaking of projects for the benefit of the Conservation Authority and funded by the sponsoring organization or agency, including projects that have not been provided for in the approved budget. As required by O.Reg.402/22: Budget and Apportionment, the 2025 budget, including the schedule of Category 1 Mandatory levies, was unanimously approved by weighted votes by those in attendance.

2025 Annual Priorities

The Board received Staff Report No. 03-25-BOD regarding the Conservation Authority's 2025 Annual Priorities.

Monitoring Report – Planning and Development Applications for the Period January 1 through December 31, 2024

The Board received Staff Report No. 04-25-BOD regarding the total number of development applications for the period January 1 through December 31, 2024.

2025 Board of Directors' Meeting Schedule

The Board received Staff Report No. 05-25-BOD regarding the 2025 meeting schedule. The Board remaining 2025 Board of Director' meetings will take place at 9:00 a.m. in person at the Conservation Authority's Newmarket offices on the following dates:

Friday, March 28th

Friday, September 26th

Friday, May 23rd

Friday, November 28th

Friday, July 25th

Friday, December 19th

Confidential Legal Matter

The Board received Confidential Staff Report No. 06-25-BOD regarding a confidential legal matter.

To view the meeting's media release, please click the following link: [2025 Annual General Meeting](#)

February 25, 2025

mderond@aurora.ca

Town of Aurora
100 John West Way
Aurora, ON
L4G 6J1

Attention: Michael De Rond, Town Clerk

Dear Mr. De Rond:

RE: Proposed Motion, Aurora Men's Emergency and Transitional Housing Site

York Region staff have reviewed the proposed motion to be considered at Aurora Town Council on February 25, 2025, including a potential request for the Region to resubmit its application for a men's emergency and transitional housing facility at 14452 Yonge Street, Town of Aurora. As a result of this review, we offer the following updates and information.

The proposed motion references work by Aurora Town staff to identify three potential viable sites for this type of housing. Regional staff have been advancing a Region-wide site selection process for potential emergency and transitional housing facility sites. Results of this work will be reported to Regional Council in Q2 2025.

[York Regional Council](#) does not support any action before the Ontario Land Tribunal regarding the Region's Zoning Bylaw Amendment Application for the proposed men's emergency and transitional housing building at 14452 Yonge Street in the Town of Aurora. As a result, the Regional Municipality of York did not appeal the February 2024 decision by Aurora Town Council and is moving forward expeditiously to identify alternative emergency and transitional housing sites. Regional staff have no authority to consider the former proposed site at 14452 Yonge Street or to pursue an appeal to the Ontario Land Tribunal.

A comprehensive Region-wide site selection process is underway. Regional staff are evaluating sites that address the acknowledged critical need for emergency and transitional housing. Once these potential sites are identified, York Region will work with local municipal partners to align development of these proposed facilities with local planning policies and community input.

In summary, in Q2 2025, staff are presenting Regional Council with results of a Region-wide site selection process. This assessment will include an evaluation of Regionally owned land combined

with an analysis of privately owned properties available for acquisition that are identified as appropriate for potential emergency and transitional housing.

Best regards,



Dan Kuzmyk
Regional Solicitor and General Counsel



**Town of Aurora
Finance Advisory Committee
Meeting Minutes**

Date: Tuesday, January 21, 2025
Time: 5:45 p.m.
Location: Holland Room, Aurora Town Hall

Committee Members: Mayor Tom Mrakas (Chair)
 Councillor Harold Kim (Vice Chair)
 Councillor Michael Thompson

Other Attendees: Sara Tienkamp, Director, Operational Services
 Luigi Colangelo, Manager, Public Works
 Matthew Volpintesta, Manager, Parks and Fleet
 Rachel Wainwright-van Kessel, Director, Finance
 Jason Gaertner, Manager, Financial Management
 Elizabeth Adams-Quattrociocchi, Manager, Financial Reporting
 and Revenue
 Mohamedali Kamalia, Financial Management Advisor*
 Linda Bottos, Council/Committee Coordinator

*Attended electronically

1. Call to Order

The Council/Committee Coordinator called the meeting to order at 5:47 p.m.

Mayor Mrakas assumed the Chair at 5:48 p.m.

1.1 Appointment of Committee Chair

Moved by Councillor Thompson

Seconded by Councillor Kim

1. That Mayor Tom Mrakas be appointed as Chair of the Finance Advisory Committee for a two-year term (2025-2026) .

Carried

1.2 Appointment of Committee Vice Chair**Moved by** Councillor Thompson**Seconded by** Mayor Mrakas

1. That Councillor Harold Kim be appointed as Vice Chair of the Finance Advisory Committee for a two-year term (2025-2026) .

Carried**2. Land Acknowledgement**

The 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**Moved by** Councillor Kim**Seconded by** Councillor Thompson

That the agenda as circulated by Legislative Services be approved.

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

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

5. Receipt of the Minutes**5.1 Finance Advisory Committee Meeting Minutes of October 8, 2024****Moved by** Councillor Kim**Seconded by** Councillor Thompson

1. That the Finance Advisory Committee Meeting Minutes of October 8, 2024, be received for information.

Carried

6. Delegations

None.

7. Matters for Consideration

7.1 Memorandum from Manager, Financial Reporting and Revenue; Re: 2024 Audit Planning Report

Maria Khoushnood, Lead Audit Engagement Partner, KPMG, gave a summary of the Town's 2024 Audit Planning Report, highlighting key items of the audit plan including the new accounting and auditing standards; materiality calculation; involvement of actuarial specialist for employee future benefits; risk assessment; standard inquiries for those charged with governance; and the appendices. Andrew Grossi, Audit Senior Manager, and Muhammad Saqib, Audit Senior Manager, KPMG, were also present.

In response to Committee inquiries, Maria Khoushnood provided clarification on matters including the impact of the new PS 3400 standard with respect to changes in revenue recognition and the new PSG 8 guideline which provides guidance for purchased intangibles; the future impact of ESG (environmental, social and governance) reporting on audited financial statements; and the requirement to include management overrides and fraud risk from revenue recognition as considerations of the audit plan, noting these items were not reported as findings.

Moved by Councillor Thompson

Seconded by Councillor Kim

1. That the memorandum regarding 2024 Audit Planning Report be received; and
2. That the Finance Advisory Committee comments regarding 2024 Audit Planning Report be received and referred to staff for consideration and further action as appropriate.

Carried

7.2 Memorandum from Senior Advisor, Financial Management; Re: Line by Line Budget Review of Operational Services

Staff presented an overview of the comparison between the 2023 actuals and the October 2024 forecast for the operating budget of Operational Services, highlighting some of the external factors that have affected Operations and those that may have an impact on the 2025 budget.

Staff responded to questions regarding the process for handling unexpected asset expenditures greater than budgeted and their impact on the Asset Management Plan; multi-year averaging to budget for items such as salt, fuel, and salaries due to external factors including weather and cost fluctuations; and the increased cost of insurance and impact of events across the country.

Moved by Councillor Kim

Seconded by Councillor Thompson

1. That the memorandum regarding Line-by-Line Budget Review of Operational Services be received; and
2. That the Finance Advisory Committee comments regarding Line-by-Line Budget Review of Operational Services be received and referred to staff for consideration and further action as appropriate.

Carried

7.3 Memorandum from Manager, Financial Management; Re: 2025 Finance Advisory Committee Workplan

Staff provided a brief overview of the memorandum and workplan for 2025. The Committee suggested to include an item for review and discussion regarding the economic outlook for the year and any potential budget risks or impacts that may require proactive attention.

The Committee inquired about the Aurora Town Square partnership budget and staff noted that a related report would be included on the Committee of the Whole agenda next month, and staff would follow up regarding key performance indicators related to attendance and revenue for the Aurora Cultural Centre and Performance Hall later in the year.

Moved by Councillor Thompson

Seconded by Councillor Kim

1. That the memorandum regarding 2025 Finance Advisory Committee Workplan be received; and
2. That the Finance Advisory Committee comments regarding 2025 Finance Advisory Committee Workplan be received and referred to staff for consideration and further action as appropriate.

Carried

8. New Business

Councillor Kim requested an update on the ONE JIB (Joint Investment Board) membership, and staff advised that a number of municipalities have joined since the fall, including the Region of Durham, and the Town's Director, Finance has joined the Board for the ONE Investment Fund beginning this year.

9. Adjournment

Moved by Councillor Kim

Seconded by Councillor Thompson

That the meeting be adjourned at 6:21 p.m.

Carried



**Town of Aurora
Active Transportation and Traffic Safety Advisory Committee
Meeting Minutes**

Date: Wednesday, January 22, 2025
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Committee Members: Councillor Wendy Gaertner (Chair)
Steve Fleck
Owen Heritage (Vice Chair)
David McLaughlin
Gino Martino
Heidi Schellhorn

Members Absent: Lil Kim

Other Attendees: Michael Bat, Traffic and Transportation Analyst
Michael Ha, Traffic and Transportation Analyst
Linda Bottos, Council/Committee Coordinator

1. Call to Order

1.1 Appointment of Committee Vice Chair

Moved by Heidi Schellhorn

Seconded by David McLaughlin

1. That Owen Heritage be appointed as Vice Chair of the Active Transportation and Traffic Safety Advisory Committee for a two-year term (2025-2026).

Carried

Introductions were made around the table.

2. Land Acknowledgement

The 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

Moved by Owen Heritage
Seconded by Gino Martino

That the agenda as circulated by Legislative Services be approved.

Carried

4. Declarations of Pecuniary Interest and General Nature Thereof

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

5. Receipt of the Minutes

5.1 Active Transportation and Traffic Safety Advisory Committee Meeting Minutes of November 27, 2024

Moved by Steve Fleck
Seconded by Owen Heritage

1. That the Active Transportation and Traffic Safety Advisory Committee meeting minutes of November 27, 2024, be received for information.

Carried

6. Delegations

None.

7. Matters for Consideration

7.1 Memorandum from Transportation and Traffic Analyst; Re: Yonge Street Active Transportation Facilities Draft Design Presentation

Courtney Hough, Project Manager, Ainley Group, presented an overview of the Yonge Street Active Transportation Facility project, located on Yonge Street from Bloomington Road to Industrial Parkway South, including the project timeline, purpose, scope and status; active transportation facility types and options; design considerations and opportunities; evaluation matrix criteria per category; and next steps involving review of public feedback, collaboration with stakeholders, and selection of the preferred active transportation facility.

The Committee provided feedback on various aspects including the preference for Option 3, a multi-use pathway (MUP) on the west side of Yonge Street, noting it may be the most economical solution; the need for discussions with Metrolinx regarding the reconstruction of their railway overhead bridge to the north of Industrial Parkway South and how to connect an MUP with the existing sidewalk and beyond the bridge; the recommendation to go out to tender between late fall and early spring for best pricing; and the suggestion to explore available grant funding. The Committee suggested that an additional public open house be held with a further follow-up with the Committee once 60% detailed design has been completed.

The Committee, staff and consultant further discussed right of ways; volume of usage; signalization of intersections; options in the context of York Region's future BRT project and the Metrolinx bridge reconstruction; pedestrian and street lighting; grading next to the cemetery, and regional involvement in the project.

The Committee provided background information regarding the York Region plan for a future Bus Rapid Transit (BRT) corridor along the subject section of Yonge Street down to Richmond Hill, noting the Region is responsible for the roadway, boulevard, and utilities while the municipality is responsible for the sidewalk or MUP in place of a sidewalk.

Moved by Owen Heritage

Seconded by Gino Martino

1. That the memorandum regarding Yonge Street Active Transportation Facilities Draft Design Presentation be received; and
2. That the Active Transportation and Traffic Safety Advisory Committee comments regarding Yonge Street Active Transportation Facilities Draft Design Presentation be received and referred to staff for consideration and further action as appropriate; **and**
3. **That the Active Transportation and Traffic Safety Advisory Committee requests to explore the possibility of an additional Public Open House regarding the Yonge Street Active Transportation Facilities Draft Design and further consultation with the Committee as the project progresses.**

Carried as amended

8. Informational Items

None.

9. New Business

The Committee inquired about the feasibility of having the snow plowed on the trail between the Aurora Seniors' Centre and the Aurora Family Leisure Complex. The Chair advised that this would require Council approval of a change in service level, possibly through a Notice of Motion to Council in a future meeting cycle.

10. Adjournment

Moved by Owen Heritage

Seconded by Heidi Schellhorn

That the meeting be adjourned at 8:25 p.m.

Carried



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

Town of Aurora
Committee of the Whole Report
No. CMS25-004

Subject: Sport Plan Update 2025-2029

Prepared by: Hailey Jones, Specialist, Sport & Community Development

Department: Community Services

Date: February 11, 2025

Recommendation

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

Executive Summary

In response to the approval of the Parks and Recreation Master Plan (June 2023), Staff received Council support to update the Town's expired Sport Plan in June 2024. Optimus SBR, a Toronto based firm, was awarded the \$40,000 contract after an extensive RFP process with the goal to better serve our community through an updated Sport Plan.

- Sport Plan Update aligns scope with the current sport landscape
- Community Engagement proved to be successful and informative
- The vision for the future of sport in Aurora serves as guidance

Background

The Sport Plan traces back to 2015 when the Town of Aurora, in alignment with the development of the Parks and Recreation Master Plan, took a proactive step forward by approving a comprehensive strategy for the development of sports and recreational opportunities within the community.

In June 2023, the Town of Aurora took a further step forward with the approval of the Parks and Recreation Master Plan (PRMP) Update, signaling a recommitment to enhancing the recreational landscape for residents. Building upon this momentum, it was time to focus on updating the Sport Plan. Recognizing the dynamic nature of our community's sporting landscape, the Town acknowledged that the current Sport Plan, designed to provide guidance from 2015 to 2020, no longer adequately reflects the evolving needs of our local sporting organizations (LSOs), Community Sport Organizations (CSOs), and broader community and that this update was needed. It is important to note that this project was only an update and intended to build upon the existing sport plan. Therefore, the scope and approach of this update was scaled down in comparison to the previous sport plan.

Analysis

Sport Plan Update aligns scope with current sport landscape

The Sport Plan Update confirms the Town will continue to actively invest in sport; encourage greater collaboration with community partners and provides a framework to assist in the delivery of grassroots sport. Aurora boasts a vibrant and thriving sports system, home to over 30 Local Sport Organizations (LSOs) and more than 10 Community Sport Organizations (CSOs), which continue to grow and demonstrate resilience in the face of challenges. The Sport Plan is designed not just for the Town but for the entire Aurora community.

The Sport Plan Update will act as a guide for Staff, LSOs and CSOs for delivering quality sports programs in Aurora over the next five years. The focus is on developing community partnerships, public engagement and investments that will ultimately enhance sport delivery throughout the Town. Additionally, as a result of the limited budget and scope of this project, priority was given to hosting multiple community engagement opportunities, redefining the strategic pillars and overall alignment with previously approved Town plans.

Diversity, Equity and Inclusion (D.E.I.) was the overarching focus of the Sport Plan Update, and the following four strategic goals have emerged: leadership development & volunteer support, sport participant engagement, community sport sustainability, and sport tourism. The following points outline these strategic pillars:

1. Leadership Development & Volunteer Support:
 - Strong leadership and continuously developing volunteers and future leaders are essential steps to creating a sustainable, inclusive sports

system. Volunteers, coaches, and administrators are the backbone of LSOs and CSOs, and their leadership shapes the success, ethics, and inclusivity of community sports. By fostering leadership, the Town can ensure long-term growth and support for both the sports system and participants.

2. Sport Participant Engagement:

- Increasing sport participation ensures that all residents have the opportunity to engage in physical activity, foster healthier lifestyles and build stronger community connections. By making sports accessible to all demographics, the Town can enhance social cohesion, promote wellness, and increase the overall quality of life for residents.

3. Community Sport Sustainability:

- LSOs and CSOs are the foundation of Aurora's community sports system. Supporting the sustainability of these organizations is critical to ensuring they can continue to offer programs, recruit volunteers, and maintain facilities. Without this support, LSOs and CSOs may struggle with volunteer burnout, administrative challenges, and long-term viability.

4. Sport Tourism:

- Sport tourism has the potential to drive economic growth and enhance Aurora's profile by attracting visitors, athletes, and events to the Town. Hosting regional, provincial, and national sporting events brings direct economic benefits to local businesses and helps promote Aurora as a vibrant, inclusive destination for sports enthusiasts.

In summary, the Sport Plan Update prioritizes Diversity, Equity, and Inclusion while focusing on the four key strategic goals. These priorities aim to create a sustainable, inclusive, and vibrant sports system that enhances community connections, supports LSOs/CSOs, and positions Aurora as a leader in sport and recreation across the country.

Community Engagement proved to be successful and informative

Community engagement emerged as a significant success of the process, demonstrating the value of collaboration and gathering input from stakeholders. Engagement occurred across multiple levels, resulting in increased participation and valuable opportunities for relationship building.

The following consultation lifecycle provided multiple opportunities for public input, while increasing and building rapport, relationships and overall buy-in for the completed Sport Plan Update.

- **Phase 1: July - September 2024:** Set-up and Planning. The Town and Optimus SBR worked together to reaffirm scope, approach, and the desired final product.
- **Phase 2: September - November 2024:** Engagement and Research. Round table engagement with LSOs, CSOs, Community Partners, members of Council, and the broader Aurora community via survey discussions. Research into comparator municipalities to understand how they organize their sports landscapes to identify potential leading practices.
- **Phase 3: November - December 2024:** Findings Synthesis. Identifying core trends across all engagement and research activities and applying the Aurora lens to determine possible Sport Plan recommendations. Validation of results took place with stakeholders.
- **Phase 4: December 2024 – January 2025:** Sport Plan Development. The creation of an updated Sport Plan.
- **Phase 5: February 2025:** Sport Plan Ratification. Presentation of the Sport Plan to Council to formally confirm its content, focus, and activities.

Optimus SBR developed four discussion guides, which included:

- Discovery Interview Guide,
- Parks & Recreation Advisory Committee Guide,
- LSO/CSO Group Discussion Guide,
- Community Organization Discussion Guide

These unique and tailored guides were essential tools designed to gather valuable insights and perspectives for the Sport Plan Update. These guides aim to engage participants at all levels to ensure the updated Sport Plan reflects the community's needs, challenges, and aspirations. The guides also ensured that, while each conversation would follow its own unique path, core questions and content would be discussed. By exploring themes such as leadership development, sport participation, community sport sustainability, sport tourism, and diversity, equity, and inclusion, these discussions provided a comprehensive understanding of the current landscape while identifying opportunities for improvement. These guides can be

found in Attachment 1 of this report. The input collected served as a foundation for creating the strategic, inclusive, and sustainable framework for sport in Aurora.

Of note during consultation was the discussion of the need for a formal Sport Council in Aurora. The following question was posed to LSO's and CSO's:

How do you feel about the concept of a Sport Council? If one were to be enacted, what role/activities would you hope it would conduct?

Most respondents were indifferent to the concept of a formal Sport Council and some groups were actively opposed as they felt a Sport Council might create bureaucracy and red tape that could hinder the resolution of issues or concerns. With the creation of the Sport and Community Development staff position, the Town has been able to build strong relationships with LSO's and CSO's and much of the work that a sport council would traditionally do, is successfully achieved by staff working directly with the community.

The LSO/CSO Group Discussion Guide was used during the hosting of multiple sessions. LSOs include Aurora Men's Slo-Pitch League, Special Olympics Aurora, Aurora Skating Club, Aurora Youth Soccer Club, Aurora Lawn Bowling Club, Pickleball Seniors Association, Aurora Barbarians RFC, Aurora Diggers, Aurora Ducks Swimming, Storm Volleyball Club, Central York Girls Hockey Association, Team Ontario Baseball, York Artistic Swimming Club, Redbirds Lacrosse Club, York Curling Club, the Aurora King Baseball Association, and Sport Aurora.

The Community Organization Discussion Guide was used during the sessions with the following organizations: Aurora Sports Hall of Fame, See What She Can Do, Canadian Tire Jump Start, Aurora Black Community Association, You Can Play, Aurora Chamber of Commerce, and the Centre for Immigrant & Community Services.

Extensive efforts were made to engage all LSO's and CSO's in the community, however some were unable to participate in the consultation and may have completed a community survey.

By adopting a deliberate and focused approach with each unique group, we ensured that feedback was thoughtfully gathered and aligned with the overall scope of the project. Given the constraints of a limited budget for this project, this intentionality was crucial, allowing us to consistently prioritize and revisit the project's scope to stay on track and maximize impact.

In addition to the discovery meetings and discussions that Optimus SBR hosted, the community was also invited to participate in an anonymous survey as it relates to sport in Aurora. The written survey resulted in 268 responses. A copy of the survey questions can be found in Attachment 1.

All of the information gathered from the stakeholder consultations and community survey were combined into a strengths, weaknesses, opportunities and threats (SWOT) analysis, which was a key component of the project to ensure a clear understanding of the current state related to sport in Aurora. The strengths identified include strong community support for sports programs, a commitment to diversity and inclusion, an engaged community, and positive momentum driven by the Town's leadership in sports. However, several weaknesses were highlighted, including barriers to participation, volunteer burnout, limited leadership development opportunities, challenges with administrative support for LSOs and CSOs, and issues surrounding facility availability and access.

The analysis also revealed significant opportunities, such as increasing sport tourism, expanding inclusive programs, providing leadership and volunteer training, promoting multilingual and culturally sensitive programming, and upgrading facilities to better meet community needs. Finally, potential threats were identified, including volunteer fatigue and attrition, economic barriers to participation, competition from other municipalities seeking to host sporting events, and a lack of sustained investment in diversity, equity, and inclusion (DEI) initiatives.

The Sport Plan Update highlights the findings, insights, and recommendations gathered through comprehensive community engagement efforts (as described above) aimed at shaping the future of sports and recreation in the Town of Aurora. With a focus on diversity, equity, and inclusion, the Sport Plan Update reflects the voices and experiences of residents, LSOs, CSOs and community organizations. By identifying key priorities, challenges, and opportunities, the report serves as a foundation for developing strategies that will strengthen Aurora's sports and recreation landscape.

Through collaboration and intentional engagement, this report provides actionable insights to ensure the Town remains a leader in delivering accessible, inclusive, and high-quality sports and recreation opportunities for all.

The vision for the future of sport in Aurora serves as guidance

At the core of the Framework is our vision for the future. The vision serves as a guiding beacon, ensuring all actions align with our long-term goals and aspirations.

Aurora is a leader for inclusive, accessible sports, where all residences of all ages, abilities and backgrounds can engage in lifelong participation, supported by a resilient sports system and strong community partnerships.

This vision is important because it reflects Aurora's commitment to fostering an inclusive and accessible environment that ensures all residents, regardless of age, ability, or background, have the opportunity to participate in sports. By emphasizing lifelong participation, it supports physical and mental well-being while strengthening community bonds.

This vision is viable because Aurora already has a strong foundation of community engagement, recognized leadership in sports, and a commitment to diversity and inclusion. With strategic investments in partnerships, and capacity-building, the Town will continue to support a resilient sports system that enhances this vision, making it both achievable and impactful.

Advisory Committee Review

Parks and Recreation Advisory Committee

September 19, 2024 – consultation with Optimus SBR

At this meeting, consultants from Optimus attended and gathered feedback from the committee on the distinction between sport and recreation, current support for local sport organizations, the pillars of the sport plan update and ensuring the plan is updated with a lens on diversity, equity and inclusion.

November 21, 2024 – Sport Plan Refresh – Status Update

At this meeting, staff presented the preliminary findings of the community consultation. The committee and staff discussed the management strategies, themes and implementation of the recommendations.

Legal Considerations

None.

Financial Implications

There are no financial implications arising from this report at this time. Future financial needs will be presented to Council through the regular budget approval process for Council's consideration.

Communications Considerations

Communications updated the sport page on Engage Aurora and helped to promote the survey referenced above. The Sport Plan Update will also be posted online. As the Sport Plan Update is implemented, communications will continue to support staff on its initiatives.

Climate Change Considerations

The actions from this report do not impact greenhouse gas emissions or impact climate change adaptation.

Link to Strategic Plan

The Sport Plan Update supports the following Strategic Plan goals and key objectives: Supporting an exceptional quality of life for all in its accomplishments in satisfying requirements in the following key objectives

- Invest in sustainable infrastructure
- Celebrating and promoting our culture
- Encouraging an active and healthy lifestyle
- Strengthening the fabric of our community

Alternative(s) to the Recommendation

1. Council may provide other direction.

Conclusions

The Community Services Department provides 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. Recreational and cultural/arts facilities, sports, fitness, creative and social programs should all be facilitated with the aim of providing the greatest possible participation. The goal of the Town is to enhance and improve the Aurora citizens quality of life through participation in activities of their choosing.

The Sport Plan Update sets the stage for Aurora to continue investing in sport as a vital component of community life, fostering collaboration with partners and supporting the

delivery of grassroots programs. By providing a clear framework, this plan will guide Staff, LSOs and CSOs in delivering high-quality, inclusive sports programs over the next five years. Anchored by a commitment to Diversity, Equity, and Inclusion, the Sport Plan Update focuses on four strategic goals: Leadership Development & Volunteer Support, Sport Participant Engagement, Community Sport Sustainability, and Sport Tourism. Together, these priorities aim to build a sustainable and inclusive sports system, promote healthier lifestyles, strengthen community connections, and position Aurora as a leader in sport delivery and tourism. With this comprehensive vision, the Town is well-prepared to enhance the sports experience for all residents while driving long-term growth and development in the community.

Aurora is a leader for inclusive, accessible sports, where all residences of all ages, abilities and backgrounds can engage in lifelong participation, supported by a resilient sports system and strong community partnerships.

Attachments

Attachment 1 - Stakeholder Discussion Guides and Community Survey Questions

Attachment 2 - Sport Plan Update – 2025-2029

Previous Reports

CMS24-023, Sport Plan Update No.5, (June 4, 2024)

Pre-submission Review

Agenda Management Team review on January 23, 2025

Approvals

Approved by Robin McDougall, Director, Community Services

Approved by Doug Nadorozny, Chief Administrative Officer

Attachment 1 – Sport Plan Update 2025-2029

Stakeholder Discussion Guides and Community Survey Questions

Discovery Interview Guide was used while meeting with the Mayor, members of Council and Staff. Meetings were held between the consultant and elected officials during Phase 1 and 3 of the Sport Plan Update lifecycle.

1. What does success look like for this project?
 - a. Are there specific outcomes you are looking to achieve that would define “success”?
2. What are the key internal and external challenges facing the Town that will impact the update of the Sport Plan, or it’s implementation/long-term success?
3. What feedback have you received from constituents about Aurora’s current sports programs and facilities?
4. What are some unique expectations and needs of different stakeholders and constituents?
5. Are there any key risks we should be aware of?
6. What components or elements of the current Sport Plan, in your opinion, that absolutely must be retained going forward?
7. What new concepts must be incorporated into the updated Sport Plan going forward?
8. Is there anything else you’d like for us to know or believe is important to consider as we update the Sport Plan?

Parks & Recreation Advisory Committee Guide was used while Optimus SBR attended the committee meeting. This engagement session was held during phase 2 of the Sport Plan Update lifecycle.

1. Our engagement with the Town is focused on developing an updated Sport Plan for Aurora. From your perspective how do you define the difference between Sport and Recreation?
2. With respect to sport in Aurora and the support which the Town provides to Sport organizations:
 - a. What is working well, and what opportunities exist for future support?
3. As a consideration to the above question, consider the following themes/pillars:
 - a. Leadership & Development Opportunities
 - b. Sport Participant
 - c. Support of Community Sport Sustainability
 - d. Sport Tourism
4. What activities or mechanisms could the Town establish to increase resident participation and involvement in sport?

5. Ensuring a lens of diversity, equity, and inclusion across the Sport Plan is an important element of this project. What supports or role would you hope the Town can provide in this area?
6. Are there any other insights or details you'd like to share with us?

LSO/CSO Group Discussion Guide was used during the multiple sessions with the LSO' sand CSO's.

1. Can you provide an overview of your LSO or CSO?
2. How would you describe your current relationship with the Town?
 - a. What aspects are working well, and what challenges or issues have you encountered?
3. Is there current support from the Town for the following pillars (which are a subset of the existing pillars), and how would you evaluate that support (effective or ineffective)?
 - a. Leadership & Development Opportunities
 - b. Sport Participant
 - c. Support of Community Sport Sustainability
 - d. Sport Tourism
4. What would you like to see in terms of support or initiatives for each of the pillars?
5. What would you hope the Town would do to help you in achieving your goals, supporting your values, and supporting your delivery of sports?
6. How do you feel about the concept of a Sport Council?
 - a. If one were to be enacted, what role/activities would you hope it would conduct?
7. Is there anything else you would like to see included or considered in the Sport Plan?
8. Diversity, equity, and inclusion is now being included as an element across and within all pillars of the Sport Plan, what supports or role would you hope the Town can provide in this area?
9. Are there any other insights or details you'd like to share with us?

Community Organization Discussion Guide was used during the multiple sessions with various community organizations. Please expand on the work your organization does in the community. 1. How does your organization interact with sports and recreation in the Town?

1. How do you see the current sports and recreation landscape in Aurora?
 - a. Are there any particular challenges or strengths that stand out?
2. What role do you think sports and recreation play in fostering community engagement and inclusivity?

- a. Are there specific groups or demographics that could benefit more from sports programming?
3. What types of partnerships or collaboration opportunities do you think would benefit the Town's sport and recreation initiatives?
 - a. Are there existing programs or resources that should be expanded?
4. Are there barriers that you've noticed in terms of accessibility or inclusivity in sports and recreation in Aurora?
 - a. How do you think these barriers could be addressed?
5. How do you feel your organization could contribute to the updated Sport Plan?
 - a. Are there areas where you feel your organization's expertise could help achieve the Town's goals?
6. What are your thoughts on the balance between organized and informal (drop-in) sports activities in the community?
 - a. Do you think there is a need for more flexible, community-driven sports opportunities?
7. Are there specific resources or supports that would help improve sports and recreation participation within the community?
 - a. What would your organization need to better support sports and recreation activities?
8. How do you see the updated Sport Plan aligning with broader community priorities such as health, wellness, and economic development?
9. Is there anything else you would like to share about the future of sports and recreation in Aurora?

Online Survey was used to invite the broader Aurora community to participate in an anonymous survey as it relates to sport in Aurora with 268 participants.

1. Do you or your family participate in organized sports? (Yes/No)
 - a. If yes, who participates?
 - b. Please select all that apply:
 - i. Myself
 - ii. Significant other
 - iii. Child/Children
2. Please select all that apply:
 - a. Organized sports (e.g., league sports, teams)
 - b. Drop-in activities (e.g., community center programs)

- c. Organically organized sports (e.g., pick-up games with friends at municipally owned buildings)
 - d. Recreational outdoor activities (e.g., hiking, cycling)
 - e. Other, please describe
3. How do they participate?
- a. As a participant/player
 - b. As a coach/leader
 - c. Referee and/or official
 - d. As a volunteer
 - e. As an Administrator/Board Member
 - f. Other (please describe)
4. How do you describe your gender identity? (Open Text Box)
5. How do you describe your ethnic background? (Open Text Box)
6. Do you identify as a member of a racialized group or community? (Yes/no)
- a. If yes, and if you are comfortable, can you please identify which group(s) or community(ies) you identify with? (Open Text Box)
7. What is your age range?
- a. Select one:
 - i. Under 18
 - ii. 18-24
 - iii. 25-34
 - iv. 35-44
 - v. 45-54
 - vi. 55-64
 - vii. 65 and over

Disclaimer: The information from the first five questions will be used for registration purposes and data will be used to make informed decisions by Town staff as it relates to programs and initiatives for the Aurora community. This information will be kept secure and private and will not be used for discriminatory purposes.

Personal information collected as part of this registration form is collected pursuant to the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56 and will be used by The Corporation of the Town of Aurora for planning for future programs and initiatives. Questions about this collection should be directed to the Municipal Clerk of the Town of Aurora at 100 John West Way, Aurora, Ontario, L4G 6J1 (Telephone: 905-727-3123).

8. What sports are you involved in? (Select from the list of options)
- a. Rugby
 - b. Tennis
 - c. Softball
 - d. Swimming
 - e. Martial arts
 - f. Soccer
 - g. Baseball
 - h. Bocce
 - i. Slo-Pitch
 - j. Hockey
 - k. Skating
 - l. Sports Hall of Fame
 - m. Gymnastics
 - n. MMA
 - o. Badminton
 - p. Kids Supergym
 - q. Basketball
 - r. Cricket
 - s. Lacrosse
 - t. Special Olympics
 - u. Baton
 - v. Sport Aurora
 - w. Volleyball
 - x. Curling
 - y. Football
 - z. Artistic Swim
 - aa. Other
9. If you don't participate in sports what are the reasons?
- a. Lack of time
 - b. Lack of interest
 - c. Cost
 - d. Accessibility (e.g., transportation)
 - e. Health concerns
 - f. Other - please specify
10. Are you aware of the Town's Fair Access program, which provides financial assistance to help residents participate in sports and recreation? (Yes/No)

11. What barriers, if any, do you perceive that prevent you or others from participating in sports? (Open Text Box)
12. Do you feel the current sports and recreation landscape is accommodating for those who want to participate, fostering an environment of diversity, equity and inclusion? (Yes/No)
13. If you have any additional thoughts, please share them. (Open Text Box)
14. Have you visited the Town of Aurora/Sport Website? (Yes/No)
 - a. If yes, what information or resources did you find most useful? (Open text box)
 - b. If no, what information or resources would you like to see on the website? (Open text box)
15. What would need to change or happen for you to participate in sports? (Open Text Box)
16. How would you rank the current sports landscape in our community?
 - a. (Please use the following scale: Very Poor/Restrictive, Poor/Restrictive, Okay, Strong/Accessible, Very Strong/Accessible)
17. As it relates to the sports and recreation landscape in Aurora, have you engaged with the Town before? (Yes/No)
 - a. If yes, for what purpose, and how was your experience? (Open Text Box)
18. As it relates to the four pillars of the Plan (Leadership & Development Opportunities, Sport Participant Experience, Support for Community Sport Sustainability, Sport Tourism) are there any tools or supports that the Town offers that you are aware of?
 - a. Are there any tools, templates, workshops, or other supports you would find helpful?
19. How would you rate your experience with the tools and supports provided by the Town related to sports and recreation? For example (Sport facility booking, coaching and leadership programs, facilities and fields allocation)
 - a. (Use a matrix or ranking system, such as 1 to 5, with 1 being poor and 5 being excellent)
20. What additional supports or tools would you like to see offered by the Town? For example (Coaching or leadership development programs, additional sports programs or workshops, improved communication about sport events and programs)
 - a. (Select from the list of options and provide an "Other" option with an open-ended response box)
21. Is there anything else you would like to share? (Open Text Box)

2025— 2029

SPORT PLAN UPDATE



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1 Executive Summary

1.1 Introduction

Welcome to the Town of Aurora’s 2025 – 2029 Sport Plan. This Sport Plan is designed to focus the Town’s efforts in enhancing the creation of a more inclusive, accessible, and resilient sport community. Sport provides benefits for individuals and the broader community, and we are excited to work with our local and community sport providers to ensure they are able to offer high-quality sport programming that welcomes everyone in our community to participate, volunteer, lead, and spectate. This Sport Plan is built on a foundation of equity, diversity, and inclusion, which can be seen from our overarching Vision statement through to each Pillar and individual Initiative. We hope you will be as excited about this Plan as we are, and we look forward to beginning the implementation of this Plan with one simple phrase: Game on!



1.2 The Sport Plan

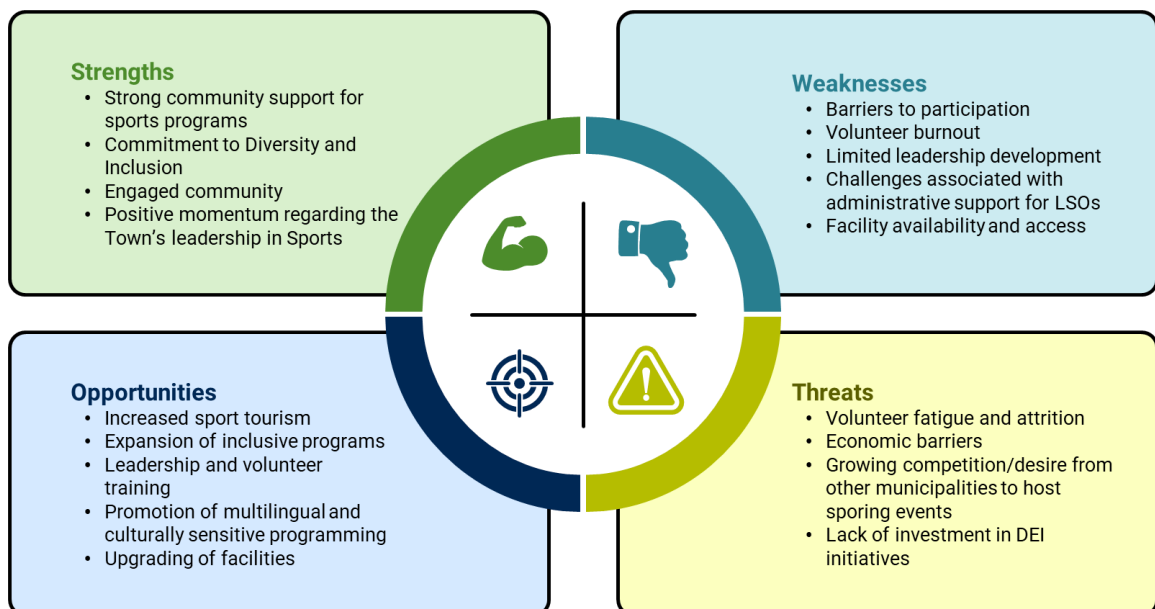
As noted in the section above, the heart of the Sport Plan is equity, diversity, and inclusion. We know that we see the best of our community and individuals when all of Aurora is welcomed and involved in sport. To this end, the Town of Aurora and our partners want to ensure this Plan is as much for someone who has just moved to Aurora as it is someone whose family has lived here for generations; this Plan is for you regardless of your age, religion, sexual preferences, gender identity, ethnic or racial identity; the languages you speak, economic status, or any other aspect of your being. We are excited to present this Sport Plan to our community, and hope you can see how you fit into the Sport Plan’s Framework, outlined in the graphic below.



This Sport Plan will help to organize our Town’s efforts when we work with Local Sport Organizations (LSOs), Community Sport Organizations (CSOs), and other community, regional, provincial, and national partners. It is designed to ensure that the Town of Aurora’s work to improve the sport landscape is focused, efficient, and drives meaningful change for our community. In short, the Sport Plan ensures that we have a clear direction and goal for how we want sport to look, feel and engage each other in Aurora, and this Plan ensures we focus on the right activities to help us achieve these goals.

The Sport Plan was developed based on the input received from a community survey, interviews and focus groups with LSO/CSO partners, Council, and engagement of Community Partners more broadly. Feedback from multiple consultation activities ensured that we heard a wide range of the Aurora sport and community landscape, and these findings were then aggregated to identify overarching themes and trends that could be used to develop the core of the Sport Plan.

While some additional detail is provided in the body of the Sport Plan, the graphic below outlines some of the headline findings from our consultation activities, organized into a Strengths, Weaknesses, Opportunities, and Threats (SWOT) assessment. A SWOT assessment allows organizations, such as the Town of Aurora, to understand the strengths they have today that should be maintained and protected, the opportunities to be developed into the future, the weaknesses that require further attention to remedy, and the threats that can negatively impact our goals.



1.3 Next Steps

This Sport Plan will be actioned over the coming five years, led by representatives from the Community Services—who will actively work with our local community to build tactical plans that will move our Initiatives forward year over year. On an annual basis we will report back to Council on our progress against the Plan, so that we can actively celebrate the progress we know we will make with our partners.

2 Acknowledgements

We wish to thank all members of the community that have contributed their time and input to the Sport Plan. Special thanks is extended to Community Services staff, who led the work, Parks and Recreation Advisory Committee, Sport Equity and Inclusion Committee and members of our Local Sports Organizations and Community Sport Organizations, and Community Partners who helped shape the focus and content of the Sport Plan.

2.1 Town of Aurora Council

Mayor Tom Mrakas

Councillor Harold Kim

Councillor John Gallo

Councillor Michael Thompson

Councillor Rachel Gilliland

Councillor Ron Weese

Councillor Wendy Gaertner

2.2 Local Sports Organizations, Community Sports Organizations, and Community Partners

The following groups had representatives offer their time to provide input into the future of the Sport Plan:

Aurora Sports Hall of Fame

Aurora Men's Slo-Pitch League

Aurora Skating Club

Aurora Lawn Bowling Club

Aurora Barbarians RFC

Ducks Swimming

Aurora Black Community Association

Central York Girls Hockey Association

York Artistic Swimming Club

Redbirds Lacrosse Club

York Curling Club

Team Ontario Baseball

See What She Can Do

Special Olympics Aurora

Aurora Soccer Club

Pickleball Seniors Association

Aurora Diggers

Jump Start Canadian Tire

Storm Volleyball Club

Centre for Immigrant & Community Services

You Can Play

Aurora Chamber of Commerce

Aurora King Baseball Association

Sport Aurora

3 Land Acknowledgement

A Land Acknowledgement is a formal statement that recognizes our relationship between Indigenous peoples and their traditional territories.

Acknowledging the land is an Indigenous practice that has been happening for thousands of years. It recognizes and respects the legal and spiritual relationship Indigenous peoples have with their territories. Today, a land acknowledgement remains a way of recognizing and expressing gratitude to the Indigenous peoples whose land we reside on.

At the Town of Aurora, we open our public meetings and events with the following Land Acknowledgement. This statement is available to all members of our community to be used as appropriate.

The Town of Aurora acknowledges that the Anishinaabe lands on which we live and work are the traditional and Treaty #20 territories 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.



4 Introduction

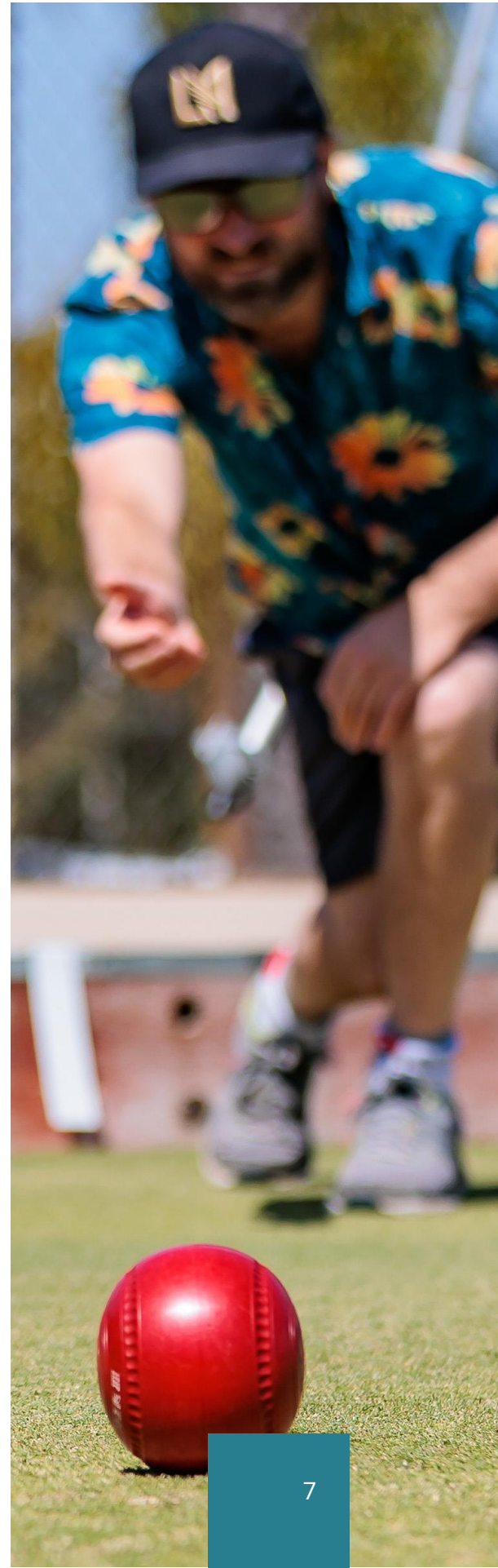
Welcome to the Town of Aurora’s 2025 – 2029 Sport Plan Update.

The Sport Plan Update will guide decision making with respect to community sport and recreation over the next five years. The plan is an update to the original Sport Plan which was a five year plan completed in 2016.

This plan provides a basis for future planning, while still considering the original Sport Plan. This plan captures updated input pertaining to local needs and priorities and recognizes that community characteristics, and trends have changed in Sport. This Sport Plan is designed to focus the Town’s efforts in enhancing the creation of a more inclusive, accessible, and resilient sport community. Sport can bring out the best in individuals and communities, and we are excited to continue to grow our sport community through focused efforts and strong community partnerships.

Sport has benefits that are applicable to everyone – it builds bridges, connects us with others, develops a sense of community, and promotes individual growth and resilience. That is why this Sport Plan emphasizes the importance of diversity, equity, and inclusion with core linkages across every pillar. We want everyone in Aurora to feel welcomed in our sport community, and to be able to see themselves in this Sport Plan.

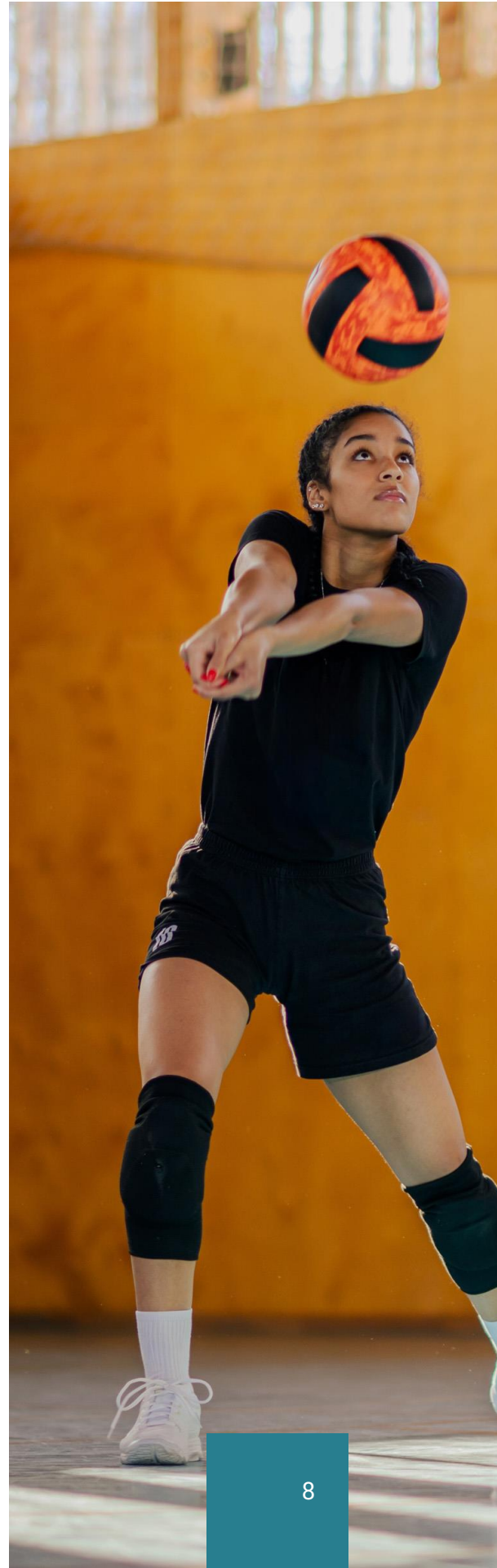
Aurora is thrilled to move this Sport Plan from theory to action, and we look forward to working with our partners across the sport landscape and beyond to realize all of the benefits that sport can bring to the Town. In this Sport Plan you will find an overview of the contextual factors that informed the Plan, as well



as a deeper dive into each facet of the Plan’s components.

The development of the Sport Plan would not be possible without the significant contributions of our community, including many Local Sport Organizations (LSOs), Community Partners, and residents who shared their thoughts and perspectives through participation in interviews, focus groups, and surveys.

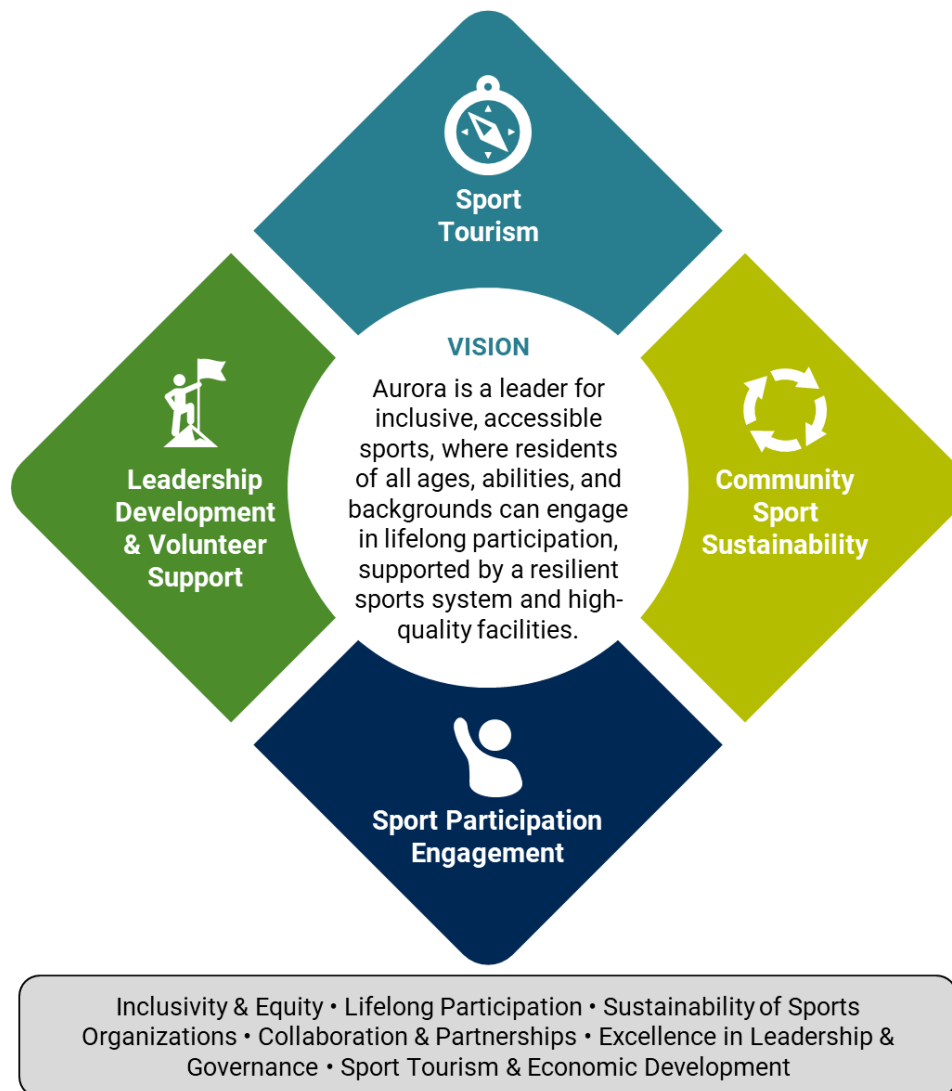
We look forward to beginning the implementation of this Plan with one simple phrase: Game on!



4.1 Sport Plan at a Glance

With an almost unlimited number of avenues that could be focused on when creating this iteration of the Sport Plan, it was imperative that we narrowed our focus and prioritized a limited number of key areas. For us to have the biggest and best impact that we can on our sport landscape and the broader Aurora community, we have identified a Vision, Guiding Principles, and four Pillars. The visual below depicts the framework of our Sport Plan.

Figure 1: The Sport Plan Framework



In the center of the Framework is our Vision for the future. This defines what we are hoping to achieve through the Sport Plan, ensuring that we are always looking forward and weighing our actions against our targets for the future.

Located around the circle are our four Pillars, which define the areas that we intend to focus on. Success across these areas will give the Town the best chance of achieving our Vision for the future.

At the bottom of the graphic is a bed of Guiding Principles that are fundamental principles needed to continue to build a sport community that welcomes everyone and best serves the Aurora community. Across every aspect of the Sport Plan is a commitment to diversity, equity, and inclusion because we know that sport is applicable to everyone, and it is only when we all come together that we get the best out of ourselves and our community.

4.2 Purpose of the Sport Plan

A common question that can be asked is, “Why does the Town of Aurora have a Sport Plan? What is the purpose of this Plan, and what is included?” To help understand the boundaries of the Sport Plan, it is important to understand where it lives within the Town of Aurora.

The Sport Plan is an initiative of the Community Services Department – the group responsible for providing recreation, sport, and facilities services to Town residents and for working with our LSOs and Community Partners to help create a sport community that we can all benefit from. The Sport Plan is specific to sports within the Town of Aurora and exists as a secondary plan under our [Parks and Recreation Master Plan](#) (2023-2027), which is designed to guide decision-making with respect to municipal parks and recreation facilities and services in the Town of Aurora. Table 1 below outlines the core differences between the Parks and Recreation Master Plan and the Sport Plan.

Table 1: Differences between the Parks and Recreation Master Plan and the Sport Plan

Parks and Recreation Master Plan	Sport Plan
<ul style="list-style-type: none"> • Has a broad scope, including programming, infrastructure (buildings, parks, fields, and trails), and service delivery models. • Sets an implementation plan for activities related to any and all of the above, guiding capital projects (i.e., facility creation or redevelopment), or service changes (e.g., new 	<ul style="list-style-type: none"> • Has a narrow scope, specifically focused on sport in Aurora. This does not include infrastructure, facilities, or recreation broadly. • Identifies key areas of focus for the Town to help achieve advancement in the sport community and landscape of Aurora. • Can have linkages to other, broader requirements/initiatives (e.g.,

Parks and Recreation Master Plan	Sport Plan
<p>programs to be provided or services to be scaled back over time).</p> <ul style="list-style-type: none"> • Has a five-year outlook with a focus on the longer-term objectives of the Town. • Identifies core activities/services the Town will take on and must own to improve the sport and recreation landscape of Aurora. 	<p>facilities, systems) of the Town, but does not focus on these aspects as part of the direct scope of the Plan.</p> <ul style="list-style-type: none"> • Has a five-year outlook to achieve enhanced sport participation and benefits from all residents in the Town of Aurora. • Has a concerted focus on diversity, equity, and inclusion within the sport landscape – from participation through to sport volunteerism and leadership. • Understands and respects that the sport landscape is a combination of the efforts of all our Local Sport Organizations, and that the Town is a supporting partner, not the sole owner or driver.

As indicated in the final points of Table 1 above, the Town of Aurora understands that while we are the stewards of the Sport Plan, we are not the owners of the sport landscape in Aurora. Rather, we are a supporting player in this game, with the MVPs being our LSOs, and CSO’s who work to provide programming, engage residents and visitors, and drive engagement in sport from the participant, volunteer, and leadership levels.

As such, the Town recognizes that, like a team sport, the ideas and initiatives introduced in this Plan will require collective effort to be successful, along with consensus that we are working towards a singular objective – advancing sport in our community and creating a more open, accessible, and inviting sport environment for all Aurorans.

For the purposes of this Sport Plan, the following definitions are given to help separate the two terms ‘sport’ and ‘recreation’, given their close linkages:

- **Sport** refers to organized, competitive, and skillful physical activities that follow specific rules and regulations. These can be either team-based (e.g., cricket, rugby, hockey), or individual (shotput, boxing, long-jump). The goal is typically to compete against and best an opponent (or opponents) to improve an overarching “record”.
- **Recreation** refers to a wide range of activities that people can engage in for enjoyment, relaxation, exercise, and leisure. These can be physical in nature (e.g., going for hikes, exercising at the gym, or playing a game of shinny at a local rink), or can be mental (e.g., sudoku) or social (e.g., group activities such as mall walks). Recreational activities are ones that people choose to participate in during their free time and can include both competitive and non-competitive activities. Some sports can be part of recreation activities, such as pick-up games of basketball.

While the two terms are similar, and recreation can encompass some elements of sport, the core difference between the two is that sport is organized, competitive, and objectives-based, while recreation does not have to abide by these requirements

4.3 Benefits of Sport and a Sport Plan

While sport will mean different things to different people, there are universal benefits for individuals and communities that underpin the reason for caring about sport and the necessity to develop a plan to grow sport within our community.

At an individual level, sport can help people maintain a physically healthy lifestyle, reducing the risk of chronic disease and injury during tasks of everyday life. Similarly, sport can promote improved mental health by providing individuals with an outlet for stress and anxiety – enhancing mental health outcomes, including improving mood and overall wellbeing. Sport can also help build resilience as individuals face and overcome obstacles, challenges, and achieve goals. Critical life skills grow when we engage in sport, including leadership capabilities, personal discipline, resilience, and time management. Lastly, sport improves physical literacy for individuals of any age and never stops providing the opportunity to build character and channel growth.



At the community level, sport fosters a sense of community by bringing groups of people together for a shared purpose. As sport reaches higher levels, this sense of community spirit can drive civic pride, allowing us to celebrate our team's wins in unity. The same goes for when local individuals succeed on national and international stages, as we saw with the success of the Canadian Women's Rugby 7's team during the Paris 2024 Olympics, which included Aurora Barbarian rugby player Chloe Daniels. Municipalities can also experience economic impacts from sport – hosting tournaments brings more individuals to our community, providing additional revenues to hotels and other local industries. Sport's infrastructure can also drive development in our communities, as we build to support our sport goals and build community for all. Sport can increase the overall health of our residents and create a healthier, safer, and more connected community that drives vibrancy at all levels. Finally, sport can break down barriers that separate us from one another, promoting inclusion and community building in a manner that emphasizes equity in our community.

One of the best parts of sport is that it can be accessible for everyone in Aurora – there are almost no restrictions on sport engagement except those we create for ourselves and allow to exist. This Sport Plan recognizes that sport is for everyone – regardless of how long you have lived in Aurora, your religion, creed, sexual orientation, age, or mother tongue.

This Sport Plan should be seen as a commitment to everyone in our community – we recognize the importance of sport, and we want to ensure that you are able to participate at the level that makes the most sense for you. We are committed to reducing barriers to participation, to increasing inclusivity with our LSO and Community Partners, and to ensuring all sports can see the Town of Aurora as an advocate for sport success in Aurora.

4.4 Approach to the Development of the Sport Plan

The development of the Sport Plan was guided by a structured and inclusive approach, designed to ensure that all relevant perspectives and insights were considered. The process was built upon engagement with key stakeholders, a comprehensive review of foundational data and documents, and an analysis of comparator municipalities.

Figure 3 illustrates the structured approach introduced above.

Figure 2: Structured Approach to Create the Sport Plan



Who we engaged:

We engaged extensively with stakeholders across the community to inform the Sport Plan:

- **Council Engagement:** Conducted interviews with 3 Council members, focusing on goals for the Plan and providing background context.
- **Local Sports Organizations (LSOs) and Community Sport Organizations (CSOs):** Conducted interviews with 19 individuals across 16 LSO and CSO bodies, exploring key topics such as facility access, volunteer support, and participant engagement.
- **Community Partners:** Held 12 meetings with community organizations to gather insights on partnerships and opportunities for collaboration.
- **Public Survey:** Received 268 responses from residents, identifying barriers to participation and demand for drop-in programs.
- **Staff Engagement Session:** Held one session to discuss internal challenges, opportunities for collaboration, and alignment with community goals.
- **Validation Meetings:** To test results with stakeholders prior to finalizing the Plan.

Comparator Analysis

We reviewed best practices from five comparator municipalities—Markham, Brantford, Windsor, London, and Mississauga. These comparator municipalities were chosen as they have similar internal resources dedicated to Sport (i.e., sport plan, staff resources). This analysis enabled us to:

- Benchmark Aurora’s performance and identify innovative practices.
- Understand strategies used by similar communities to address shared challenges.
- Incorporate lessons learned to ensure Aurora’s Sport Plan reflects both ambition and feasibility.

Data and Documents Reviewed

To supplement stakeholder engagement, we reviewed key documents and data, including:

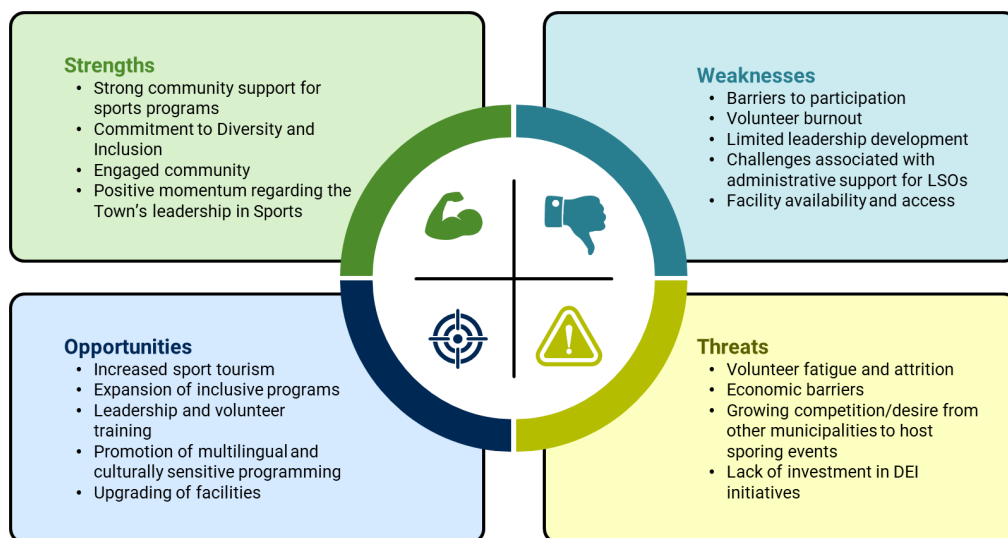
- The Town's updated Parks and Recreation Master Plan.
- Previous iterations of the Sport Plan.
- The Town's Sport Tourism Plan
- Content from previous discussions with stakeholders and partners about ideal updates to Sport Plan topics.
- Reviews of non-sport specific national values-based sport bodies, understanding the key commonalities and differences between them to ensure that the Aurora sport landscape promotes an ethical and inclusive sport environment.



4.5 The Environment Today

The Town of Aurora, along with our partners, has made significant strides since the inception of our first Sport Plan in enhancing the local sport landscape. Through strong leadership and a commitment to diversity and inclusion, the Town has built a solid foundation for sport in our community. The creation of our sport landscape is a marathon with no defined finish line, requiring continuous improvement to enhance the sport landscape in our Town. To ensure that the updated Sport Plan is grounded in reality, a strengths, weaknesses, opportunities, and threats (SWOT) analysis was conducted. The inputs for the SWOT assessment included engagement with LSOs/CSOs and Community Partners, research into other municipalities to identify leading practices, and a public survey. All this content was then aggregated and themed to present the summary in the image below:

Figure 3: SWOT Analysis of the Town's Sports Programs: Strengths, Weaknesses, Opportunities, and Threats



To help give greater context to the points raised above, a summary of the key findings which informed the structure of the Sport Plan are included below.

Strengths

- The Town benefits from strong community support for sports programs, which provides a solid foundation for further development.
- Across Aurora, there is a demonstrated commitment to diversity and inclusion whereby our LSO partners do their best to ensure that sports and recreation are accessible to all residents.
- Aurorans are an engaged community that actively participate in programs, contributing to the Town's positive momentum.
- The Town's leadership in sports has been widely recognized and provides a stable platform to build upon.

Weaknesses

- Barriers to participation persist, such as financial constraints, timing of programming, and accessibility challenges.
- Volunteer burnout remains a significant issue, with many organizations commenting that competing demands and time constraints leads to volunteer attrition, which can make maintaining programs a challenge.
- LSO leadership is often stretched from coaching and administrative work, as well as ensuring alignment with broader provincial/national body requirements for themselves and all others volunteering. This can create challenges to take on additional leadership development opportunities and can hinder long-term growth.
- Those engaged noted that facility availability and access continues to be a concern, particularly for emerging sports and during peak times. These challenges can negatively impact growth of the LSOs.



Opportunities

- While not a viable option for every sport, there is potential for increased sport tourism that could drive additional economic growth and community engagement.
- Expansion of inclusive programs and the promotion of multilingual and culturally sensitive programming can help engage underrepresented groups.
- Investing in leadership and volunteer training that is unique and focused on areas that are non-duplicative of provincial/national bodies can strengthen the capacity of LSOs.
- Aligned to the Parks and Recreation Master Plan, the careful review and upgrading of facilities can meet the needs of a growing and diverse population.

Threats

- LSO participation is a volunteer activity, and as has been demonstrated nationwide, there are waning levels of volunteerism due to fatigue and attrition, which can limit the sustainability of sports programs.
- Despite best efforts of LSOs and the Town, economic barriers persist that can negatively impact the participation of individuals in sport.
- Municipalities across Ontario are increasingly focusing on sport tourism as an economic driver, which is creating competition for Aurora, potentially reducing Aurora's share of sports tourism opportunities.
- While the Town has taken strides to enhance diversity, equity, and inclusion in sport and recreation, there continues to be a demand/need for these initiatives which requires a continued focus to ensure opportunities are not missed to engage diverse communities.

5 The Sport Plan

This section of the Sport Plan provides a deeper dive into the Plan’s various components, ensuring that our commitments and activities are understood, so that in the future we can look back at our progress and celebrate our successes, together.

5.1 Our Guiding Ethos

5.1.1 The Heart of Our Plan – Equity, Diversity, and Inclusion

At the heart of our Sport Plan is a commitment towards diversity, equity, and inclusion. We know that we see the best of our community and individuals when all of Aurora is welcomed and involved in sport. To this end, throughout the Sport Plan, its Vision, Pillars, and Guiding Principles you will see multiple references to ensuring that everyone can see themselves in sport and in this Plan.

We want to ensure this Plan is as much for someone who has just moved to Aurora as it is someone whose family has lived here for generations; this Plan is for you regardless of your age, religion, sexual preferences, gender identity, ethnic or racial identity; the languages you speak, or any other aspect of your being. You are welcome, invited, and we are excited to have you be part of our sport community in Aurora.

5.1.2 Our Guiding Principles

In creating the Sport Plan, we had six Guiding Principles that we followed, including:

- **Inclusivity and Equity** – We want to ensure we are reducing barriers to sport and facilities so that opportunities are accessible to everyone.
- **Lifelong Participation** – Sport is for everyone, regardless of age and your stage of life. We want to foster physical literacy from childhood through to older adulthood.
- **Sustainability of Sports Organizations** – In Aurora, sport is facilitated by our LSO partners, and we want to ensure that these organizations continue to be sustainable by providing resources that can support volunteers, leadership, and more.
- **Collaboration and Partnerships** – Building relationships and partnerships between Aurora, local businesses, community organizations, schools, LSOs, and regional/national sports bodies that will help make the best use of our resources and enhance the sport experience for our residents.
- **Excellence in Leadership and Governance** – Working with our LSOs, we want to promote strong, ethical, and inclusive leadership within sports organizations, ensuring responsible decision-making, transparency, and accountability.
- **Sport Tourism and Economic Development** – Leverage sport tourism to act as a driver for economic growth in Aurora by hosting events that showcase our vibrant and inclusive sport community.

These Guiding Principles have been developed based on three key facets:

- **We Know It's Right** – These Principles ensure that we are giving fair opportunities to everyone, and that we are actively creating the landscape and community we want to see in Aurora.
- **The Wants of Our Partners** – These six items were common refrains we heard as we undertook engagement activities with LSOs and Community Partners
- **Alignment with National Sports Bodies** – These Principles align with the principles and values of national sports bodies that promote sport, inclusivity, and physical literacy for all. To this end, we know that if we want to see the fullest benefits, partnering with national bodies will help to provide Aurora with another level and recognition on broader stages.



5.2 The Vision

Our Vision for this Strategic Plan is:

Aurora is a leader for inclusive, accessible sports, where residents of all ages, abilities, and backgrounds can engage in lifelong participation, supported by a resilient sports system and strong community partnerships.

This Vision is one that prioritizes our guiding ethos of diversity, equity, and inclusion, ensuring that we are explicitly stating how we want everyone to be able to see themselves in and participate in sport in our community. Furthermore, the Vision statement recognizes that sport is not just for one age group but rather is a community for people of all ages, as we know this broad approach to sport will create the most resilient system for our community. Lastly, we recognize that while we as the Town are a facilitator of the sport landscape we want to see, we are not the key players. The key players in our sport landscape are our LSO and Community Partners, and as such, we know we need to work jointly to drive the improvements we want to see.

5.3 The Pillars

This section provides a deeper dive into each of the Pillars of the Sport Plan. Each section provides an overview of the Pillar and explicitly defines our commitments as the Town of Aurora to the Pillar. Lastly, each section outlines the type of initiatives, or multi-faceted projects, that we will work on across the coming five-year period.



5.3.1 Pillar 1: Leadership Development and Volunteer Support



5.3.1.1 Overview of the Pillar

Sport in Aurora relies on volunteers to act as coaches, referees, and leaders. This time that is offered is a labour of love and creates opportunities to engage in sport that our participants enjoy. We recognize that strong leadership and development are core goals that will create a sustainable, inclusive, and fulfilling sport experience for participants and audiences alike. To this end, we know that we have to do more to support our LSOs and their volunteers.

The Leadership Development and Volunteer Support Pillar is designed to focus on supporting our LSO partners to ensure that they are able to continue to shape the success, ethics, and inclusivity of community sports in Aurora. To this end, we, as the Town of Aurora, commit to the following:

- We will support the development of strong, inclusive leadership across the Aurora sport landscape.
- We will provide training that helps grow the skills and capacity of LSO leaders, supporting the adoption of sport across all segments of the Town’s residents.
- We will provide administrative support and mentorship to LSOs to support long-term growth and appropriate decision-making.

#	Initiative Title	Description
1.	Support sport leadership training	<p>To help create a sport landscape that ensures all leaders have the necessary skills and supports to help grow their sports, the Town will help to identify the trainings that will have the most impact for leaders. We recognize we cannot do it all, and we will identify and source partners that have the specialties required to equip LSOs for success. We will ensure these are not duplicative of what LSOs already receive and will be offered in various formats to be accessible to all.</p> <p>A key focus for this work will be ensuring that we are supporting under-resourced and under-represented groups in the process. This may mean that there are additional training supports identified to support an equitable landscape for all and may involve finding training partners who better align with the needs of everyone in our community.</p>

#	Initiative Title	Description
2.	Support the creation of leadership empowerment programming	<p>Welcoming everyone into sport becomes easier when they can see themselves in the sport – from participation through to leadership. When we engaged with our LSO and CSO partners, we heard a clear desire to engage new leaders in sport, and this initiative will help achieve that goal. Specifically, this initiative will engage those groups who have not been traditionally represented in sport leadership to provide programming that empowers them to take on leadership roles in LSOs and CSOs across Aurora.</p>
3.	Provide tools and templates to support the administrative and governance work of LSOs	<p>LSO/CSO leadership is a labour of love but it is one that has multiple draws for attention and time: the sport itself, the volunteers, administrative activities, governance activities, and more. Oftentimes these leaders are doing their best with what they have available and are using templates they have been provided from others and/or that they've found online. All of this takes time away from their core goal – providing a great sport experience.</p> <p>We are going to work with LSOs and CSOs to identify the templates that are currently working well and where there are items that are lacking and will help to develop tools and templates to drive greater standardization across groups and will remove the unnecessary guesswork.</p>

5.3.2 Pillar 2: Sport Participant Engagement



5.3.2.1 Overview of the Pillar

Sport is for everyone and ensuring that those sport experiences are enjoyable and accessible is a priority for our LSOs and the Town as a whole. We want everyone in Aurora to have the ability to engage in sport, because we want everyone to benefit from the healthier lifestyles, increased social cohesion, and stronger community connections that sport provides. When everyone can engage in sport in a manner that is fun, competitive, aligned to their abilities, and inclusive, the Town of Aurora will see improvements in social quality, wellness of our neighbours, and an overall improvement in the quality of life for residents.

Knowing the benefits that sport provides our communities means we know we need to reduce barriers to participation and do our best to work with our LSO partners to ensure there are flexible, inclusive programs that encourage lifelong participation. To this end, we as the Town of Aurora commit to the following:

- We will reduce barriers to sport participation across all ages, abilities, and backgrounds.
- We will support the development of flexible and inclusive programming to increase engagement across all the Town’s residents.
- We will collaborate with our LSO partners to foster an environment attracts lifelong engagement in sport.

#	Initiative Title	Description
4.	Identify barriers to sport participation	<p>If we want to create a landscape where everyone in Aurora is able to participate in sport, we need to understand what is currently standing in the way of participation for people. This means we need to better understand the unique experiences of various resident and participant groups to identify common, cross-cutting barriers as well as those that are unique.</p> <p>This Initiative will involve the Town working with various groups across Aurora to understand their experiences and to work with others to test potential solutions. Through a continuous improvement process we hope to dismantle barriers to empower everyone to enjoy the sport of their choosing.</p>

#	Initiative Title	Description
5.	Trial new flexible programming options	<p>Building on the Initiative above, a finding that was clear from our public engagement activities was that one barrier groups experience is a lack of flexibility in programming options. This could be sport programs being offered during times that are inconvenient, costs, or accessibility. While sports may take place at Aurora-owned facilities, the reality is that the Town does not control the provision of sport. Rather, sport is offered by our network of fantastic LSOs and CSOs.</p> <p>This Initiative will see the Town working with our LSO and CSO partners to trial new flexible programming options that would increase the accessibility of sport to the public. What this will look like in practice still has to be developed, but we will trial new ways to offer programs and will evaluate their impact.</p>
6.	Develop a Comprehensive Sport Communications Strategy	<p>Aurora does a lot of great work to support those interested in sport participation, leadership, and volunteering, but we recognize that we may not be the best at communicating what we do. Furthermore, there are many events, weeks, weekends, or days that are recognized in the sport community, such as Rowan’s Law Day – a day that raises awareness about concussion safety in sports. We will develop a Comprehensive Sport Communications Strategy to ensure that we are structuring and sharing key communications that will impact the sport community in Aurora.</p>



5.3.3 Pillar 3: Community Sport Sustainability

5.3.3.1 Overview of the Pillar

This Pillar takes a different approach to supporting sport in Aurora, because we recognize that for sport to flourish and provide benefits to everyone, it also requires that the LSOs who offer sport are able to sustain themselves. LSOs are the foundation of our sports system, and as such it is critical that we provide them with the supports that they need to offer programming, recruit volunteers, and maintain the facilities that they steward. Without receiving this support, there is a risk that LSOs will falter as they battle with volunteer burnout, administrative challenges, and financial viability long-term.

Supporting our LSOs will mean that we must focus on core aspects of their operations, including helping LSOs with their governance models, including financial management. We will work with all LSOs to foster a community of resource sharing, so that groups across Aurora have a viable means to collaborate. To this end, we as the Town of Aurora commit to the following:

- We will commit to long-term sustainability of LSOs by partnering to refine and enhance governance structures and support for volunteers.
- We will continuously identify new and innovative partnerships that will provide LSOs with the support that they need to grow the sport landscape of the Town.
- We will provide resources that support the leadership of LSOs as it relates to financial and administrative requirements to reduce burden and burnout for volunteers.

#	Initiative Title	Description
7.	Develop a governance training program with LSOs	<p>Governance is a deceptively complex topic – it can seem simple at a base level, but when it is fully explored the various nuances, offshoots, and potential tripping points emerge. LSOs are often working through governance structures they’ve created for themselves, attempting to align with leading practices, required activities from provincial or national bodies, or just trying to manage their respective teams. Engagement with LSO and CSO partners highlighted the need for greater support to leadership on this topic.</p> <p>This Initiative will focus on how the Town can work with LSOs to offer tailored recommendations and guidance on governance to support leadership and offer a more consistent experience across each group in Aurora. It will be a collaborative effort that will ensure recommendations are tailored, realistic, and impactful.</p>

#	Initiative Title	Description
8.	Create an online, self-serve resource hub for LSOs and the community	<p>Templates, tools, resources, and supports currently span multiple topic areas, such as financial supports, governance, grant funding, etc. These same supports exist in multiple locations – on our website, with Town staff, with our LSO/CSO partners, etc. The Town will work with our partners and the community to help source and provide information so that those offering their time and efforts to the broader sport community can continue to effectively do so. This is a role and responsibility we are happy to play, however, having to always reach out to the Town for this information can be cumbersome, can feel inefficient, and can take time that proponents may not always have the luxury of.</p> <p>This Initiative will develop a self-serve resource hub on the Town’s website so that the public and our partners can look up known/existing supports in a single location. This will make lives easier for our partners and the community, and will help to create a more efficient and effective experience for everyone.</p>



5.3.4 Pillar 4: Sport Tourism

5.3.4.1 Overview of the Pillar

Beyond the physical, mental, and community benefits of sport are the economic benefits sport can bring to Aurora. When we attract tournaments – be it from the regional, provincial, national, or international levels – we bring visitors to our town that stay in our hotels, eat at our local restaurants, shop in our stores, and ultimately add to our local economy. When visitors to Aurora come for sporting events, we have the opportunity to drive our profile by showing the vibrancy and inclusivity we can offer. In short, bringing sport tourism events to Aurora can create a lot of benefits for our town, and it is something we are keenly interested in pursuing into the future. To this end, we as the Town of Aurora commit to the following:

- We will work with our partners to establish Aurora as a vibrant sports tourism destination that will provide economic benefits and community engagement for all of Aurora.
- We will identify opportunities to attract sporting events together with our LSOs.
- We will do our best to use our facilities to their highest and best purpose in service of residents and visitors.
- We will continue to work with our partners across the Town, including ensuring continued alignment with the Sport Tourism Plan.

#	Initiative Title	Description
9.	Build relationships and partnerships with values and ethics-based bodies that can enhance the sport experience in Aurora	<p>Beyond single-sport focused national, provincial, and local bodies exists values-based and ethics-based organizations who are either directly linked to sport or whose work can directly benefit those engaging in sport. These bodies will often aim to instill ethical and moral structures and decision-making into everyday activities and into sport which often acts as an amplifier in the sport landscape, enhancing messaging and allowing for greater visibility in the sport landscape.</p> <p>The Town of Aurora intends to consistently identify and build relationships with these organizations from the local through to the national levels. These activities will help to raise our status, perception, and reach in the sport landscape in a manner that aligns with the goals and attitude we have for sport.</p>

#	Initiative Title	Description
10.	Engage Community Partners to support sport tourism opportunities	<p>Beyond the direct LSO and CSO partners we have in Aurora, there are other bodies outside of the immediate sport landscape that want to see Aurora sport thrive. We know partnerships and activities already exist between the broader Aurora community and the sport landscape, and the Town will continue to work with Community Partners to identify new and interesting opportunities to enhance the reach of sport and the experience that we have for sport activities, particularly in realm of sport tourism. When we all work together, we know we can clearly highlight and display the vibrant, welcoming, and incredible Town that Aurora is to our visitors.</p>
11.	Develop a structured process to review and pursue sport tourism opportunities.	<p>Sport tourism can have great impacts on our community, including economic benefits, cultural benefits, and potentially enticing new residents and businesses to join Aurora. While we recognize the clear benefits that sport tourism brings, we are also acutely aware of the impact it has on those who live in our Town. Those who use certain facilities may be directed to other locations if a tournament takes over their regular space, roads may be more congested, and there may be environmental impacts in increased waste production.</p> <p>For this reason, this Initiative will serve to create a structured process in which all of the possible benefits and downsides of a sport tourism event are systematically weighed and evaluated to ensure that we are pursuing those opportunities that will bring real and positive benefits for Aurora. Not every event is equally beneficial, and we will ensure that we select and highlight those that are most impactful and meaningful to our community.</p>

6 Next Steps

This Sport Plan will be actioned over the coming five years, led by representatives from the Community Services Department who will actively work with our local community to build tactical plans that will move our Initiatives forward year over year. On an annual basis we will report back to Council on our progress against the Plan, so that we can actively celebrate the progress we make with our partners. The game is about to start for our Sport Plan, and we're ready to win big over the next few years – we are excited to play with you all and to continue to make Aurora the great sport community we know it to be!

7 Appendix

7.1 Definitions

LOCAL SPORT ORGANIZATION (LSO)

A community-based group or association that organizes and delivers competitive sports programs for residents of the Town of Aurora. LSOs foster participation, skill development, and community engagement in sports and often collaborate with municipal facilities and resources to support their activities. LSOs have a formal relationship with either a provincial or national sport body above them that instills requirements on the LSO (e.g., coach training requirements).

COMMUNITY SPORT ORGANIZATION (CSO)

A community-based group or association that organizes and delivers competitive sports programs for residents of the Town of Aurora. A core difference between a CSO and an LSO is that CSOs do not have a formal relationship with an overarching body (i.e., a provincial or national parent body).

PROVINCIAL SPORT ORGANIZATION (PSO)

A governing body that oversees the development, regulation, and promotion of a specific sport within a province or territory. PSOs provide support and resources to local and regional sport organizations, ensure alignment with national standards, and deliver programs that promote participation, athlete development, and competition at the provincial level. They serve as a critical link between National Sport Organizations and municipal-level sport initiatives.

NATIONAL SPORT ORGANIZATION (NSO)

A governing body responsible for the administration, regulation, and promotion of a specific sport across Canada. NSOs establish national standards, oversee athlete development, and support participation at all levels, from grassroots to high-performance. They work in collaboration with provincial and local sport organizations to ensure alignment and consistency in the delivery of programs and competitions.

COMMUNITY PARTNERS

Organizations, groups, or stakeholders within Aurora that collaborate with the Town on initiatives that can and often are broader than just sport or recreation. These may include schools, non-profit organizations, health and wellness groups, service clubs, or private businesses that contribute to promoting equity, active living, community engagement, and resident well-being.

SPORT

Sport refers to organized, competitive, and skillful physical activities that follow specific rules and regulations. These can be either team-based (e.g., cricket, rugby, hockey), or individual (shotput, boxing, long-jump). The goal is typically to compete against and best an opponent (or opponents) to improve an overarching “record”.

RECREATION

Recreation refers to a wide range of activities that people can engage in for enjoyment, relaxation, exercise, and leisure. These can be physical in nature (e.g., going for hikes, exercising at the gym, or playing a game of shinny at a local rink), or can be mental (e.g., sudoku) or social (e.g., group activities such as mall walks). Recreational activities are ones that people choose to participate in during their free time and can include both competitive and non-competitive activities. Some sports can be part of recreation activities, such as pick-up games of basketball.

VISION

A long-term statement that articulates the desired future goal/outcome for Aurora’s sport and recreation system, prioritizing inclusivity, accessibility, and lifelong participation. Vision statements provide a target that the rest of a strategy focuses upon and builds towards achieving.

PILLAR

A focus area that, if focused upon in a systematic manner, will support the achievement of the Vision. Pillars group key activities and help define what will and will not be a focus area for the strategy’s lifetime. In this regard, key areas are prioritized for future effort.

GUIDING PRINCIPLE

A core value or belief that shapes the priorities and actions of the Sport Plan, ensuring alignment with the Town’s goals and objectives. Guiding Principles identify and define the types of behaviours that we as a municipality want to identify, prioritize, and reward.

INITIATIVE

A multi-faceted project/piece of work aligned to one of the Pillars. Initiatives are a collection of tangible activities that will drive success within a Pillar and ultimately contribute to the successful achievement of the Sport Plan’s Vision.

VALUE BASED SPORT BODY

A governing or organizing entity that prioritizes ethical principles, inclusivity, fairness, and community well-being in its operations and programming. These organizations aim to foster environments where sport contributes to personal growth, social connection, and collective values, ensuring that decisions and activities reflect respect, equity, and integrity. These are not organizations focused on a single sport (e.g., Hockey Canada), but rather are focused on all sports and the principles and values that sport espouses.

SPORT LITERACY

The knowledge, skills, and attitudes that enable individuals to understand, participate in, and appreciate sport. Sport literacy encompasses physical competence, tactical understanding, and an awareness of the rules, values, and culture of sport, promoting lifelong engagement and enjoyment in both competitive and recreational activities.



7.2 Comparator Scan Leading Practices

The following table outlines a series of leading practices identified during the comparator scan, and then provides insights to what this may mean for Aurora as it moves into the future. This table is meant to provide an overview and understanding of the broader landscape, to help provide direction and insight for Aurora as it continues to evolve and grow its sport landscape.

Leading Practices	How Aurora can Apply these Leading Practices
<p>Athlete Development and Physical Literacy:</p> <ul style="list-style-type: none"> • Markham in Motion: A program that integrates physical literacy into all recreation and sport offerings, focusing on fundamental movement skills like throwing, swimming, and climbing to encourage lifelong activity. • Act-i-Pass (London): Provides free recreation access to Grade 5 students, promoting early engagement in physical activity and fostering healthy habits. • Physical Literacy Action Plan (Mississauga): Aligns with the Canadian Sport for Life (CS4L) model to ensure consistent and quality programming for all ages, supporting pathways from grassroots participation to elite performance. <p>In Practice:</p> <ul style="list-style-type: none"> • Markham: Implements "Markham in Motion" to embed physical literacy into all programs. • London: Offers free recreation through the "Act-i-Pass" program for Grade 5 students. • Mississauga: Aligns programming with the CS4L model to ensure consistent pathways. • Brantford: Focuses on long-term athlete development through introductory and skill-building programs. 	<p>The Town can continue to work with its LSO and CSO partners to identify opportunities to embed physical literacy as a core staple for public education. Identifying unique opportunities – either in partnership with a national values-based sport body, school boards, Town programming, or programming of LSOs/CSOs – is critical to developing a populace with strong athletic and sport fundamentals.</p> <p>Furthermore, with fundamental skillsets in place, the Town will likely benefit from an increase in sport participation at all levels and age groups. This becomes a self-sustaining cycle in which the Town will have residents excited and able to participate, foster greater community mindedness, and can support broader health benefits for residents throughout their lives.</p>



Leading Practices	How Aurora can Apply these Leading Practices
<p>Coach and Officials Development:</p> <ul style="list-style-type: none"> • Multi-Sport Workshops: Delivering National Coaching Certification Program (NCCP) workshops in partnership with the Coaches Association of Ontario. This approach simplifies access to certification for community coaches. • Retention Strategies for Officials: Addressing issues like burnout and abuse by offering training in conflict resolution, stress management, and communication. • Annual Recognition Events: Celebrating contributions during events like Coaches Week to promote pride and retention among coaches. <p>In Practice:</p> <ul style="list-style-type: none"> • Markham: Partners with CAO to deliver NCCP workshops, celebrates Coaches Week, and integrates feedback into retention strategies. • Mississauga: Identifies coaching gaps and offers tailored workshops and recruitment incentives. • Windsor: Organizes retention-focused workshops and ongoing support for coaches. 	<p>Partner with LSOs to understand if/where there is currently a need for more training to support coaches and officials, and work with provincial or national values-based sports bodies to provide these more regularly and/or in alternative formats. Continue to work with LSO and CSO partners to define and enforce the type of environment the Town wants its coaches and officials operating within to reduce negative or harmful interactions to drive long-term retention.</p> <p>Continue to work with Sport Aurora and the Aurora Sports Hall of Fame to recognize the contributions and outcomes of athletes, coaches, and other volunteers in the Town. Determine if there are broader opportunities (e.g., with others in York Region) to further recognize local sport/athlete/volunteer impacts.</p>



Leading Practices	How Aurora can Apply these Leading Practices
<p>Sport System Sustainability</p> <ul style="list-style-type: none"> • Governance and Capacity-Building Workshops: Assisting sport organizations with strategic planning, financial management, risk management, and human resources through tailored workshops. • Networking Events: Hosting regular networking events to unite sport leaders and create a collective voice for local sports. • Assistance for Compliance with Provincial Standards: Helping organizations meet Ministry expectations (e.g., Ontario Sport Recognition Policy) through governance support and training. <p>In practice:</p> <ul style="list-style-type: none"> • Markham: Hosts governance workshops and SportsLink events. • London: Builds capacity through the London Sport Council and governance support. • Mississauga: Helps organizations meet provincial compliance standards. • Brantford: Changing the structure of its meetings to ensure meetings have representatives from the same type of sport (e.g., all aquatics based leaders together) to openly discuss challenges and attempt to find joint resolutions to issues. 	<p>Aurora can collaborate with LSOs and CSOs to deliver targeted governance workshops focusing on strategic planning, financial management, and compliance with provincial standards, such as the Ontario Sport Recognition Policy. These workshops can be developed in partnership with provincial sport organizations or local leaders to ensure alignment with leading practices.</p> <p>Additionally, the Town could host annual networking events to unite sport leaders, providing opportunities for collaboration, knowledge sharing, and collective problem-solving. By prioritizing governance support and fostering a connected sport system, Aurora can enhance the long-term sustainability and effectiveness of its local sport organizations.</p>



Sport Tourism

- **Hosting Strategies:** Leveraging existing infrastructure for national and international events while promoting all available community facilities to maximize economic and social impact.
- **Grant Funding:** Proactively aligning local hosting strategies with available federal and provincial grants.
- **Event Planning and Impact Assessment:** Using models like the STEAM (Sport Tourism Economic Assessment Model) to evaluate the economic impacts of hosted events and justify further investment.
- **Strategic Partnerships:** Collaborating with local economic development departments, tourism boards, and education partners to broaden sport tourism offerings.
- **Tournament Hosting Focus:** Brantford maximizes sport tourism by aligning facilities with tournament requirements, such as adequate seating, parking, and ancillary amenities.

In Practice:

- Markham: Developed a Sport Tourism Strategy, uses STEAM model for impact evaluation.
- Brantford: Heavy focus on sport tourism as a key driver for the City's brand and image. Examples including hosting events like the Walter Gretzky Street Hockey Tournament, aligns facilities with tournament needs.
- Mississauga: Collaborates with over 100 Community and Local Sport Organizations (CSOs/LSOs) through the Community Group Support Program. The City supports these organizations by providing facility access, governance guidance, and financial assistance (e.g., Active Assist). The Mississauga Sports Council acts as a key partner, fostering collaboration and alignment between the City and sport organizations.
- London: Attracts competitions through Tourism London, balancing community and elite needs.

Aurora can develop a sport tourism strategy that leverages its existing facilities to attract regional, national, and international tournaments. By aligning hosting strategies with federal and provincial grants, the Town can secure funding to offset costs and maximize the economic and social benefits of events.

Aurora could also adopt tools like the STEAM model to assess the economic impact of tournaments and justify further investments in sport tourism infrastructure. Partnering with economic development, tourism boards, and local education institutions can enhance offerings and attract diverse events. Ensuring facilities meet tournament needs—such as seating, parking, and amenities—will position Aurora as a premier host for sport tourism.



Leading Practices	How Aurora can Apply these Leading Practices
<p>Youth and Grassroots Sport Support</p> <ul style="list-style-type: none"> • Affordable Access to Sport: The City addresses financial barriers by offering subsidized programs and equipment for youth and families in need. • Emerging Sports Development: Focused efforts are made to foster new sports, like pickleball and disc golf, in response to growing local demand. <p>In Practice:</p> <ul style="list-style-type: none"> • London: The "Play Your Way" program offers subsidies to families, enabling children and youth to participate in recreation programs. This complements London's "Act-i-Pass" initiative, which provides free recreation access to Grade 5 students. • Mississauga: The "Active Assist" program offers financial assistance to residents, promoting participation in sports and recreation. The city has also partnered with Canadian Tire's Jumpstart program and introduced the "Wal-Mart at Play" initiative, providing free or low-cost sports programs to youth. • Brantford: The "Can We Help" program offers subsidies to families in need for youth recreation programs. Additionally, the city collaborates with regional partners through "Active Grand" to promote affordable recreation access. 	<p>Aurora can enhance affordable access to sports by collaborating with both national bodies (e.g., Jumpstart, True Sport) as well as local organizations (e.g., Chamber of Commerce, local businesses) to provide subsidies, equipment, and fee assistance for youth and families facing financial barriers. This ensures equitable participation opportunities across the community.</p> <p>By investing in grassroots sport development, Aurora can foster a culture of inclusivity and lifelong participation, helping to engage youth while nurturing a pipeline of future athletes.</p>

Leading Practices	How Aurora can Apply these Leading Practices
<p>Data-Driven Planning</p> <ul style="list-style-type: none"> • Geographic Information System (GIS) Analysis: Windsor uses GIS to assess the distribution of recreational facilities, identifying gaps and areas for improvement. • Performance Metrics: Establishing measurable goals helps evaluate the success of sports initiatives and ensures continuous improvement. <p>In Practice:</p> <ul style="list-style-type: none"> • Windsor: Uses GIS tools to assess facility distribution and gaps. • London: Analyzes demographic and participation trends to guide investments. • Mississauga: Tracks performance metrics to measure program success and align with community needs. • Brantford: Actively developing a Sport Fields and Courts Strategy that explores the types and distribution of sport and recreation facilities throughout the city. 	<p>Aurora can leverage Geographic Information System (GIS) tools to analyze the distribution of sports facilities and identify gaps in accessibility or areas requiring additional resources. Furthermore, a detailed review and analysis of the types of parks and sport facilities in the Town, paired with any potential utilization data (e.g., based on permits) can help to identify priorities for future infrastructure development. This data-driven approach will help ensure equitable access to recreational spaces across the community.</p> <p>The Town can also establish performance metrics to evaluate the success of sports initiatives, such as participation rates, facility utilization, and community satisfaction. Regularly monitoring and reporting on these metrics will support continuous improvement, align investments with community needs, and provide evidence for future funding or development priorities.</p>
<p>Collaboration with Community Partners</p> <ul style="list-style-type: none"> • Leased Facility Spaces: Windsor leases facility spaces to community partners like private schools, maximizing utility and generating additional revenue. <p>In Practice</p> <ul style="list-style-type: none"> • Windsor: Leases spaces to community partners like private schools to increase utility and revenue. • Markham: Collaborates with private organizations and groups to share spaces for recreation. • London: Co-locates facilities with schools and non-profits to expand access. 	<p>Aurora can explore leasing facility spaces to community partners, such as private schools or non-profit organizations, to maximize utilization and generate additional revenue. This ensures there is a resident tenant who can use the spaces during non-peak hours. These partnerships can also support shared programming, reduce operating costs, and expand access to recreational opportunities for residents.</p>



Leading Practices	How Aurora can Apply these Leading Practices
<p>Emphasis on Multi-Sport Programming</p> <ul style="list-style-type: none"> • Sport Diversification: Windsor supports multi-sport programs to improve athlete development and reduce burnout in youth sports. <p>In Practice:</p> <ul style="list-style-type: none"> • Markham: Embeds multi-sport practices in "Markham in Motion." • London: Leverages the CS4L framework to provide diverse multi-sport opportunities. 	<p>Aurora can promote multi-sport programming by collaborating with LSOs to design programs that encourage youth to participate in multiple sports throughout the year. This approach helps improve skill development, reduce the risk of burnout, and foster long-term engagement in physical activity. The Town could also host multi-sport clinics or events to introduce youth to diverse activities, ensuring programming aligns with community interests and available facilities. Additionally, partnering with LSOs and CSOs can have them identify sports that are mutually reinforcing in off-seasons, so that there can be cross pollination and growth of local sports.</p>



7.3 National Values-Based Sport Bodies

This section provides an overview of the commonalities and differences between some of the leading national values-based sports bodies in Canada. This is designed to provide some background information that will enable the Town of Aurora to then determine if there are any specific aspects they wish to more fully embed within its own sport landscape. In particular, the Optimus SBR team reviewed three bodies: Sport for Life, True Sport, and Participaction.

Org.	Mission	Focus Area	Key Programs and initiatives	Similarities	Differences	Benefits to the Town in Adopting a Values-Based Approach to Sport
True Sport	To promote values-based and principle-driven sport to instill character in individuals and build strong communities.	Ethical competition, inclusion, community impact.	<ul style="list-style-type: none"> • True Sport Principles: A framework of seven core values (Go For It, Play Fair, Respect Others, Keep It Fun, Stay Healthy, Include Everyone, Give Back) • Jr. True Sport Champions Program: Trains and engages youth to become advocates for True Sport values in their communities. • Educational Resources: Provides coaches, parents, and athletes with tools and resources to foster a positive and values-based sport environment. 	Focus on character development and values in sport	Primarily focused on youth sport and athlete development	<p>Improved Youth Development, Reduced Pressure, Increased Participation, Enhanced Community Spirit, Improved Physical and Mental Health</p> <p>Improved Youth Development: Fosters crucial life skills such as teamwork, leadership, resilience, respect, and sportsmanship in young athletes.</p> <p>Reduced Pressure: Creates a less pressure-cooker environment for young athletes,</p>



Org.	Mission	Focus Area	Key Programs and initiatives	Similarities	Differences	Benefits to the Town in Adopting a Values-Based Approach to Sport
						<p>minimizing anxiety and burnout.</p> <p>Increased Participation: Encourages greater participation in sports and physical activity by creating a more welcoming and inclusive environment for all athletes, regardless of skill level, background, or ability.</p> <p>Enhanced Community Spirit: Promotes a sense of community and shared values among residents through shared experiences in sports. Fosters stronger bonds and a greater sense of belonging within the community. Cultivates positive role models for younger generations</p>

Org.	Mission	Focus Area	Key Programs and initiatives	Similarities	Differences	Benefits to the Town in Adopting a Values-Based Approach to Sport
						<p>through coaches and athletes who embody True Sport values.</p> <p>Improved Physical and Mental Health: Fosters a love of physical activity that can translate into healthy habits throughout life, reducing the risk of chronic diseases. Provides a healthy outlet for stress and improves mental well-being.</p>



<p>Sport for Life</p>	<p>To increase sport's contribution to Canadian society by promoting each child's healthy and logical development in a sport or physical activity.</p>	<p>Physical literacy, long-term athlete development, quality sport programming</p>	<ul style="list-style-type: none"> • Long-Term Development Framework: A multi-stage pathway guiding individuals' experience in sport and physical activity. • Physical Literacy Resources: Tools and guides to develop physical literacy across various environments. • Community Projects: Initiatives aimed at enhancing sport and physical activity at the community level 	<p>Emphasis on long-term athlete development and physical literacy</p>	<p>Broader scope, encompassing all stages of life and various levels of participation</p>	<p>Improved Youth Development: Fosters positive character traits like teamwork, leadership, resilience, and respect in young athletes.</p> <p>Enhanced Physical and Mental Health: Promotes healthy lifestyles and well-being by encouraging physical activity and skill development. Increased</p> <p>Participation: Creates a more inclusive and welcoming environment for all athletes, regardless of their skill level or background.</p> <p>Community Building: Strengthens community bonds by providing opportunities for people of all ages to participate in sport and physical activity.</p>
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Org.	Mission	Focus Area	Key Programs and initiatives	Similarities	Differences	Benefits to the Town in Adopting a Values-Based Approach to Sport
Participation	To encourage Canadians to lead active lifestyles and make physical activity a vital part of their everyday lives	Physical activity promotion, public awareness, community engagement.	<ul style="list-style-type: none"> • Community Challenge: A national competition that encourages communities to get active and improve their overall well-being. • School Programs: Programs that promote physical activity and healthy eating habits in schools. • Social Marketing Campaigns: Creative campaigns to raise awareness about the importance of physical activity and inspire Canadians to be more active. 	Broader focus on general physical activity and public health	Improved Youth Development, Reduced Pressure, Increased Participation, Enhanced Community Spirit, Improved Physical and Mental Health	<p>Improved Public Health: Contributes to a healthier population by increasing physical activity levels and reducing chronic disease risks.</p> <p>Enhanced Quality of Life: Improves the overall well-being of residents by promoting an active and healthy lifestyle.</p> <p>Economic Benefits: Can boost local economies by attracting tourism, supporting local businesses, and creating jobs in the sports and recreation sector.</p> <p>Community Development: Fosters a sense of community and social cohesion.</p>



<https://aurora.ca>



info@aurora.ca



Aurora Town Hall
100 John West Way, Box 1000
Aurora, Ontario, L4G 6J1





Sport Plan Update

Council Presentation

→ February 11, 2025





Sport Plan Update

→ Council Presentation

February 11, 2025



→ Contents

1. Project Mission & Success
2. Approach
3. Methodology
4. Sport Plan Framework
5. Strategic Pillars and Initiatives

→ Project Overview



Project Mission & Success

→ Project Mission

- To develop an updated Sport Plan for the Town of Aurora with a clearly defined vision and future direction guiding sport in the Town until 2029 while aligning with the updated Parks and Recreation Master Plan and Town operating realities.

→ Project Success

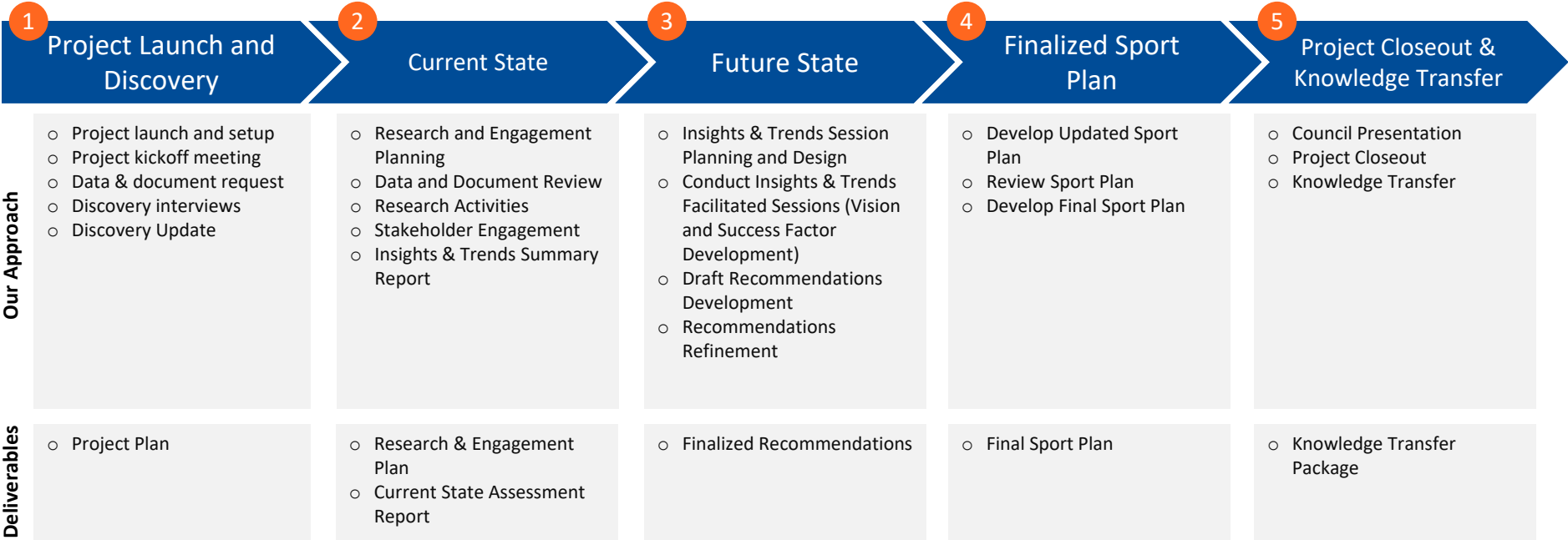
- Clear understanding of the Town's current state in developing sport across the municipality, identifying its strengths and challenges using a SWOT analysis.
- Incorporation of relevant research findings to help inform the Town's Sport Plan.
- The updated Sport Plan is aligned with the Parks and Recreation Master Plan and achieves the Town's strategic goals, supports continued investment in sport across the community, encourages greater collaboration with community partners and provides a framework to decrease overall liability for participants.
- Engagement and buy-in and confidence from the Town's Mayor, Council, Recreation leadership.

→ Project Overview



Our Approach

Optimus SBR combines deep industry expertise, evidence-based insights, and proven best practices to provide recommendations and solutions for Aurora's Sport Plan. Our high-level approach is outlined below:



→ Project Overview

Methodology

The following methodology informed the Strategy



Stakeholder Engagement – Interviews and focus group discussions with stakeholders using pre-established interview guides that are aligned to broader approved research questions. Additionally, a public survey was conducted of Town of Aurora residents.



Public Survey – An online survey was administered to gather insights on residents' experiences, preferences, and priorities regarding sports participation and recreation opportunities in Aurora



Data and Document Review – A detailed review of all data and documents provided by the Town of Aurora, including policies, planning documents, stakeholder feedback, and other relevant documentation regarding the non-infrastructure pillars of the Sport Plan.



Comparator Review – Reviewed best practices from five municipalities (Markham, Brantford, Windsor, London, Mississauga) to gather information on their approaches to sport planning, funding strategies, and benchmarks for success.

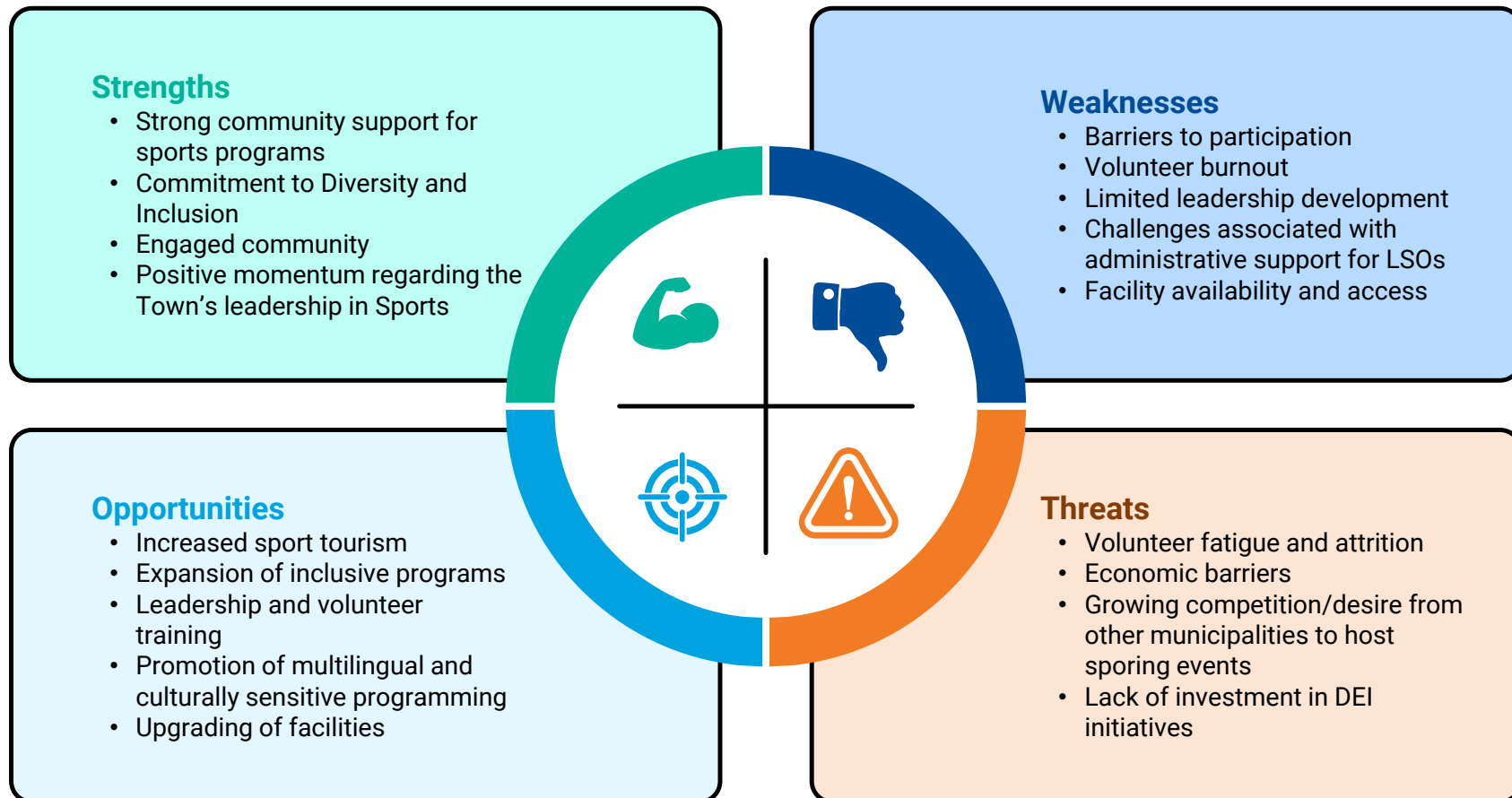


→ Project Overview



Summary of SWOT Analysis

The following strengths, weaknesses, opportunities, and threats were considered during the development of this Sport Plan. The following slides provide additional details on these considerations.



→ Sport Plan Overview



Sport Plan Framework

An Overview of Aurora's Sport Plan Framework



At the core of this Sport Plan is a commitment to diversity, equity, and inclusion, ensuring **all residents**—regardless of background—**are welcomed, valued, and have opportunities to participate in sport.**

Inclusivity & Equity • Lifelong Participation • Sustainability of Sports Organizations • Collaboration & Partnerships • Excellence in Leadership & Governance • Sport Tourism & Economic Development

→ Strategic Pillars for Aurora's Sport Plan



The Pillars

Empowering volunteers and Local Sport Organizations (LSOs) to create sustainable, inclusive, and thriving community sports in Aurora



1

Support sport leadership training

2

Support the creation of leadership empowerment programming

3

Provide tools and templates to support the administrative and governance work of LSOs

- We will support the development of strong, inclusive leadership across the Aurora sport landscape.
- We will provide training that helps grow the skills and capacity of LSO leaders, supporting the adoption of sport across all segments of the Town's residents.
- We will provide administrative support and mentorship to LSOs to support long-term growth and appropriate decision-making.

→ Strategic Pillars for Aurora's Sport Plan



The Pillars

Empowering volunteers and Local Sport Organizations (LSOs) to create sustainable, inclusive, and thriving community sports in Aurora



4

Identify barriers to sport participation

5

Trial new flexible programming options

6

Develop a Comprehensive Sport Communications Strategy

- We will reduce barriers to sport participation across all ages, abilities, and backgrounds.
- We will support the development of flexible and inclusive programming to increase engagement across all the Town's residents.
- We will collaborate with our LSO partners to foster an environment attracts lifelong engagement in sport.

→ Strategic Pillars for Aurora's Sport Plan



The Pillars

Empowering volunteers and Local Sport Organizations (LSOs) to create sustainable, inclusive, and thriving community sports in Aurora



7

Develop a governance training program with LSOs

8

Create an online, self-serve resource hub for LSOs and the community

- We will commit to long-term sustainability of LSOs by partnering to refine and enhance governance structures and support for volunteers.
- We will continuously identify new and innovative partnerships that will provide LSOs with the support that they need to grow the sport landscape of the Town.
- We will provide resources that support the leadership of LSOs as it relates to financial and administrative requirements to reduce burden and burnout for volunteers.

→ Strategic Pillars for Aurora's Sport Plan



The Pillars

Empowering volunteers and Local Sport Organizations (LSOs) to create sustainable, inclusive, and thriving community sports in Aurora



9

Build relationships and partnerships with values and ethics-based bodies that can enhance the sport experience in Aurora

10

Engage Community Partners to support sport tourism opportunities

11

Develop a structured process to review and pursue sport tourism opportunities

- We will work with our partners to establish Aurora as a vibrant sports tourism destination that will provide economic benefits and community engagement for all of Aurora.
- We will identify opportunities to attract sporting events together with our LSOs.
- We will do our best to use our facilities to their highest and best purpose in service of residents and visitors.
- We will continue to work with our partners across the Town, including ensuring continued alignment with the Sport Tourism Plan.





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

Town of Aurora
Committee of the Whole Report
No. CMS25-002

Subject: Aurora Town Square – Capital Financial Summary

Prepared by: Robin McDougall, Director of Community Services

Department: Community Services

Date: February 11, 2025

Recommendation

1. That Report No. CMS25-002 be received for information.

Executive Summary

At a total cost of \$59,733,400, the Aurora Town Square (ATS) has been the largest capital project the Town of Aurora has ever embarked on; and through the significant oversight provided by the project management firm, consultants, staff and Council, the project was delivered successfully.

- The tender award for the Aurora Town Square capital project was approved on August 25, 2020, resulting in the total project budget of \$51,939,700.
- Impacts from the COVID-19 pandemic resulted in delays, material shortages, contractor strikes, and cost increases putting pressure on the overall project.
- Capital budget authority increases of \$1,800,000 for additional consultant and contractor costs were approved by Council.
- Town staff was able to mitigate costs related to delays and other contingencies by resolving various claims with the general contractor in the amount of \$5,993,700.
- Through the successful capital fundraising campaign, over \$5 million was raised to help offset capital costs.
- Actual Town funds used for the additional costs for ATS was only \$2.7M more than the original project budget.

- The project management firm, consultants, staff, steering committee and budget control task force provided regular oversight and cost mitigation measures.
- Close out procedures included commissioning of equipment, correction of deficiencies, and management of warranties.

Background

The tender award for the Aurora Town Square capital project was approved on August 25, 2020, resulting in the total project budget of \$51,939,700

On August 25, 2020, staff brought forward report CMS20-019 Library Square Tender Award and received Council approval to award the tender to Chandos Construction resulting in the total approved project budget of \$51,939,700. The groundbreaking ceremony took place shortly after on October 8, 2020.

The ATS project was constructed by Chandos Construction (general contractor), with design control from project architects (The Planning Partnership and RAW Architects), along with overall project management by Colliers Project Leaders. The project was delivered in two phases as the Town took occupancy in September 2022 of the new spaces at the library including the new front entrance off Yonge St., a new elevator, two additional program rooms and a reading garden. The final occupancy of the remainder of the project took place in September 2024 with the Town hosting the Grand Opening Celebration September 21 – October 13, 2024.

Even though the opening of the ATS was successful, the project itself faced delays and cost pressures.

Analysis

Impacts from the COVID-19 pandemic resulted in delays, material shortages, contractor strikes, and cost increases putting pressure on the overall project.

The ATS project has opened to the public; however, it took longer to complete than expected. Even though the COVID-19 pandemic had started, it was early stages and the impact on the construction industry could not have been predicted (i.e. material shortages, delays in material delivery, spikes in material costs, shortages of available skilled labour, and construction trades strikes). With these added pressures, additional time was required to complete the project requiring an extended period of consultant oversight and additional funds to support material cost pressures.

Capital budget authority increases of \$1,800,000 for additional consultant and contractor costs were approved by Council

Originally, the construction project was expected to be completed by August 2022. However, as that date passed, staff reported to Council in February 2023 with an update on the project. At that time, based on the revised construction schedule provided by Chandos, it was expected that the project would be completed in the Fall of 2023. This delay was due to various reasons (mainly influenced by the impacts of the pandemic on the construction industry and the Russia-Ukrainian war on global material shortages and shipment delays).

Due to the extended construction time, the consultants (design team and project management) sought an extension to their respective contracts. Also, due to the added cost of change orders, additional funds were needed in the contingency reserve. In response, staff brought a report on February 21, 2023 - CMS23-007 ATS Contract Negotiations seeking approval for an additional \$1.7 million. Council approved a portion of the request increasing the project budget by \$1.2 million (\$500,000 towards construction contingency and \$700,000 towards consultants' contracts). The \$1.2 million was funded from the funds raised in the capital campaign.

As the project continued to progress, further delays were experienced. In January 2024, Chandos provided another update to their project completion date, which then forecast May 2024 as the Substantial Completion date. This extended the length of the project and the need for consultant oversight to an additional five months.

Additional funds were needed to cover the construction contingency demands. On January 16, 2024, staff brought report CMS24-003 ATS Contract Negotiations Update to Council demonstrating the need for an additional \$600,000 to be funded from the capital campaign. These additional construction contingency funds brought the contingency budget to \$4.1 million or 10 per cent of the construction cost. Council approved the additional funds bringing the total added funds to \$1.8 million and the revised total project budget to \$53,739,700.

It may be helpful to know that a project similar in size and complexity to the ATS (involving building renovations and a heritage building), might typically build in a contingency in the range of 12-15 per cent of construction costs or \$5-6 million. Even in this climate, the project team was able to manage the project change orders and complete the project within a total of \$4.1 million contingency or 10 per cent of construction cost.

The project team is confident that the project was delivered for the best possible value compared to cost increases other municipal projects faced since the COVID-19 pandemic in 2020. For example, other local municipal capital projects tendered after Town Square saw an increase of between 27-40 per cent over budget. Thus, if the Town had delayed the tender of the ATS project until 2021 or 2022, overall project costs could have been significantly higher than the price awarded. Even with the additional funds that were approved, the ATS project costs are much lower than if the work had been tendered more recently.

Town staff was able to mitigate costs related to delays and other contingencies by resolving various claims with the general contractor for an amount of \$5,993,700

With the Aurora Town Square project facing significant delays due to unforeseen circumstances, various claims were inevitable. However, through negotiations, staff presented report CA024-001 ATS – Claims Settlement prior to project completion to resolve and mitigate various claims and additional costs.

Chandos initially agreed to complete the project by August 2022, however, there were external pressures not anticipated at the commencement of the project (examples noted in previous section). Most of these pressures were a direct result of the COVID-19 pandemic and its impact on the construction industry. These pressures resulted in additional time and costs to complete the project.

The Town and Chandos agreed to resolve various claims for an amount of \$5.89 million plus unrecoverable HST, this brought the total ATS project cost to \$59.7 million.

This agreed settlement avoided a protracted and costly dispute resolution process and eliminated the ongoing liability relating to project claims, which could have resulted in considerably higher costs to the Town than what was being offered.

Through the successful capital fundraising campaign, over \$5 million was raised to help offset capital costs

Total raised in the capital fundraising campaign was just over \$5 million. \$5 million was the target amount set at the beginning of construction, through the generous donations of local developers, organizations and individuals, this campaign goal was achieved.

As noted previously, a portion of these funds has already been allocated to offset the additional \$1.8 million needed in additional consultant and contingency funds. A small portion was used for donor recognition and the remainder will be put towards the project.

Actual Town funds used for the additional costs for ATS was only \$2.7M more than the original project budget.

With the use of the \$5 million capital campaign, the cost of the project only needed an additional \$2.7 million in Town funds to cover the added costs of the project. Table 1 demonstrates the net impact on Town funds used for the project.

Table 1

Original project budget	\$51,939,700
Cost increase for consultants	\$1,800,000
Claim settlement	\$5,993,700
Subtotal	\$59,733,400
Capital Campaign offset	-\$5,000,000
Net project cost	\$54,733,400
Variance – net impact of additional Town funds needed	\$2,793,700

The project management firm, consultants, staff, steering committee and budget control task force provided regular oversight and cost mitigation measures

As Aurora's largest capital construction project to date, project management and oversight has been critical to ensuring the Town received the facility it was expecting.

Since 2017, there have been over 75 Council reports sharing information, seeking direction and approval. There were 61 ATS Steering Committee meetings (staff and project management firm), and 11 ATS Project Monitoring Task Force meetings (members of Council, staff, and project management firm) both of which were responsible for providing regular oversight on the project budget and scope.

As for the onsite construction project, there were over 105 construction site meetings and over 200 change order review meetings resulting in the approval of over 435 change orders. Prior to the approval of all change orders, the proposed changes and associated costs were thoroughly reviewed by the consultant team and staff with the general contractor. Thanks to the rigorous review sessions, approximately \$1.64 million

was saved either through an outright rejection of the change orders or through negotiation of a revised value. On a construction contingency budget of \$4.1 million, this could have amounted to an additional 40 per cent.

The project faced additional costs totalling \$7.8 million (\$1.8 million contingencies + \$5.99 million delay claim settlement). This is approximately 15 per cent over the original budget. As noted previously in this report, other municipalities have experienced 27-40 per cent increases in their project costs.

Close out procedures included commissioning of equipment, correction of deficiencies, and management of warranties

As per all construction projects, commissioning of equipment must take place which includes testing of new equipment, mandatory training of staff on all new equipment and the provision of "as built" documents/manuals and warranties to the Town. Commissioning of all equipment has been completed.

As the project nears completion there is an expectation that the contractor establishes a Substantial Performance date. This is based on a mathematical calculation of the dollar value of work remaining and the project generally being available for its intended purpose. All required signage and life safety issues must also have been addressed. A Substantial Performance date must then be advertised in a construction publication. Substantial Performance was published on October 1, 2024. A mandatory 60-day waiting period then commences which permits any subtrades the opportunity to register a lien on the project. Once the 60-day period lapses, a lien search is completed by the Town and if no liens have been registered the Town can release the 10 per cent holdback to the contractor. The clean lien search was completed at the end of November and the lien holdback was released to Chandos early December 2024.

During this time period, the contractor and consultants worked diligently to clear any deficiencies. As of writing this report, there are only a few relatively minor deficiencies remaining. The warranty holdback (HB) is well above what we would need to cover these deficiencies should the contractor not rectify the outstanding items.

As the facility has become open and operational, there are a few items that have been identified that will be completed within the project budget that will improve functionality.

The final step for the project is the warranty period and release of the mandatory one per cent warranty holdback. The warranty HB is typically used to provide assurances that the GC and the sub trades honor the one-year project warranty. This would not include extended warranties. These need to be managed by the Town and are delivered

by the individual warrantors. If the GC or the subtrades fail to respond to warranty issues within the one-year project warranty, the Town has the authority to make use of the funds being held to repair or replace any deficient components of the project. The 1 per cent warranty HB will only be released if there are no outstanding items to be completed. This is anticipated to take place in October 2025 at the earliest.

All of the costs for holdback and warranty are included in the overall project cost of \$59,733,400, no additional funds are required.

Advisory Committee Review

Not Applicable

Legal Considerations

None.

Financial Implications

A summary of the Aurora Town Square's total capital budget authority change, along with funding sources, over the duration of the project delivery are presented under Table 2.

The key funding changes over the life of this project included the allocation of \$1,800,000 in ATS donation revenue to fund capital budget authority increases for additional consultant and contractor costs. As to the funding of the negotiated delay claim settlement, the full remaining ATS donation proceeds will be firstly used with the remainder coming from the Hydro Sale Investment reserve. These amounts may be subject to change prior to the final allocation of funding to this project. The final funding change made was completed as per of the Town's short term asset management plan's funding strategy being the replacement of the debt financed tax levy component of this project's funding model with an additional contribution from the Hydro Sale Investment reserve.

Table 2
Capital Budget Authority / Funding Change Summary

	Aug. 2020	Feb. 2023	Jan. 2024	Sept. 2024
Approved Budget Authority	51,939,700	53,139,700	59,733,400	59,733,400
Funding:				
Facility asset management	1,700,000	1,700,000	1,700,000	1,700,000
Proceeds from the sale of municipal lands	2,647,665	2,647,665	2,647,665	2,647,665
Community benefits	2,633,035	2,633,035	2,633,035	2,633,035
Federal Gas Tax	3,389,000	3,389,000	3,389,000	3,389,000
Parks & Recreation DCs <i>(Debt Financed)</i>	4,000,000	4,000,000	4,000,000	4,000,000
Library DCs	4,929,900	4,929,900	4,929,900	4,929,900
Tax levy <i>(Debt Financed)</i>	7,500,000	7,500,000	7,500,000	-
Council discretionary	840,100	840,100	840,100	840,100
Hydro sale investment	24,300,000	24,300,000	27,154,482	34,654,482
ATS donations	-	1,200,000	4,939,218	4,939,218

Consistent with this project's approved debt financing strategy, the \$4,000,000 Parks & Recreation Development Charges funding will be financed through a 20-year debenture.

Communications Considerations

This report serves as a comprehensive and transparent overview of the total costs associated with the Aurora Town Square project and will be published on the Town's website as well as the Aurora Town Square website, allowing residents to review the financial breakdown of this transformative project.

Climate Change Considerations

The information contained within this report does not impact greenhouse gas emissions or impact climate change adaptation.

Link to Strategic Plan

The Aurora Town Square project 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

Alternative(s) to the Recommendation

1. Council may provide other direction.

Conclusions

As the largest capital project to date for the Town of Aurora, the Aurora Town Square facility is now complete and operational. The final close-out of the capital project is complete with the exception of the warranty period, which will happen in due course. The funding of the capital project was done in a strategic way to mitigate tax impact by way of using various funding sources. Only remaining decision is how to use the balance of the capital campaign funds.

With the conclusion of this capital project, the Aurora Town Square facility is set to be one of Aurora's premiere facilities, providing an amazing community facility for many generations to come.

Attachments

None

Previous Reports

August 25, 2020 - CMS20-019 Library Square Tender Award

February 21, 2023 – CLOSED SESSION – CMS23-007 Aurora Town Square – Contract Negotiations

February 11, 2025

10 of 10

Report No. CMS25-002

January 16, 2024 - CLOSED SESSION - CAO24-001 Aurora Town Square – Claims Negotiation

January 16, 2024 – CLOSED SESSION – CMS24-003 Aurora Town Square – Contract Negotiations Update

Pre-submission Review

Agenda Management Team review on January 23, 2025

Approvals

Approved by Robin McDougall, Director, Community Services

Approved by Doug Nadorozny, Chief Administrative Officer

AURORA TOWN SQUARE

CAPITAL FINANCIAL SUMMARY



Aurora
Town
Square



August - Oct 2020

Milestones

- Construction Budget Control Task Force was established
- Tender awarded to Chandos Construction Ltd.
- Project budget approved \$51,939,500
- Various funding sources were identified to cover the cost of the project
- Groundbreaking Ceremony took place October 8, 2020

Project impacted by COVID-19 Pandemic

- material shortages, delays in material delivery, spikes in material costs, shortages of available skilled labour, and construction trades strikes
- additional time was required to complete the project requiring an extended period of consultant oversight and additional funds to support material cost pressures
- Capital budget authority was increased by \$1,800,000 for additional consultant and contractor costs were approved by Council

Contractor Claims Settlement

- Project faced significant delays due to unforeseen circumstances, various claims were inevitable
- through negotiations, staff were able to resolve and mitigate various claims and additional costs
- Council approved a settlement of \$5,993,700
- settlement avoided a protracted and costly dispute resolution process and eliminated the ongoing liability relating to project claims, which could have resulted in considerably higher costs to the Town than what was being offered

Net impact to Town funds mitigated

Original project budget	\$51,939,700
Cost increase for consultants	\$1,800,000
Claim settlement	\$5,993,700
Subtotal	\$59,733,400
Capital Campaign offset	-\$5,000,000
Net project cost	\$54,733,400
Variance – net impact of additional Town funds needed	\$2,793,700

Cost Mitigation Measures

- project management firm, consultants, staff, steering committee and budget control task force provided regular oversight
 - 75 Council reports
 - 61 ATS Steering Committee meetings
 - 11 ATS Project Monitoring Task Force
 - 105 construction site meetings
 - 200 change order review meetings
- Through rigorous review sessions, approximately \$1.64 million was saved from rejections or revisions to change order requests

Project Close-out

- Commissioning of all equipment has been completed.
- Substantial Performance was published on October 1, 2024
- Following a mandatory 60-day waiting period, the Town released the 10 % holdback early December 2024
- contractor and consultants have worked diligently to clear any deficiencies, only a few relatively minor deficiencies remain
- At the end of one-year (October 2025), the Town has the authority to make use of a 1% warranty holdback to repair or replace any deficiencies still outstanding, otherwise the balance of the warranty holdback is released to the contractor.





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

Town of Aurora
Committee of the Whole Report
No. CMS25-001

Subject: Aurora Town Square – Grand Opening and 2025 Programming Overview

Prepared by: Phil Rose, Manager, Cultural Services

Department: Community Services

Date: February 11, 2025

Recommendation

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

Executive Summary

This report provides a summary of Aurora Town Square Grand Opening activities, and an overview of Town Square 2025 performances, special events, and programs.

- During the three-week Grand Opening, the Town hosted 13 performances, 4 special events, and 10 programs.
- The response to the Grand Opening was consistently positive from the public, local businesses and community partners.
- The Town will continue to host various performances, specials events, and programs at Town Square in 2025 that align with the Business Plan.

Background

The Aurora Town Square Grand Opening (ATSGO) took place from September 21 to October 13, 2024, and showcased a variety of performances, special events, and programs from a dynamic range of talent geared to various interests, ages, and demographics. ATSGO demonstrated the municipality's commitment to downtown revitalization and the expansion of cultural tourism opportunities by bringing together meaningful and high-quality programming that inspired community members and visitors alike.

Staff will continue to implement the Town Square Business Plan in 2025 by offering more performances, events and programs, in collaboration with the Aurora Cultural Centre, Aurora Public Library, the Town's Cultural Partners, and the wider community.

Analysis

During the three-week Grand Opening, the Town hosted 13 performances, 4 special events, and 10 programs.

With participation from over 115 artists and an attendance of approximately 7,495, ATSGO brought a sense of vitality to Aurora's downtown. The following table summarizes the performances, events and programs the Town offered during ATSGO:

Performances	Special Events	Programs
Norman Dance (x2)	Multicultural Festival and Community Ribbon Cutting	Museum tours
Marshall Dane	Culture Days	Silence Dance Party
Toronto Welsh Male Voice Choir	National Day for Truth and Reconciliation	PA Day Open House
York Chamber Ensemble	Fall Faves Festival	Alan Cross Music Salon
Aurora Community Band		Happy Woodlands Pet Cemetery film screening
George St. Kitts		WaaPaake film screening
Ysi Cattle and Louisa Barbosa		Aurora Film Circuit film screening
Exodus: Bob Marley Tribute		Future Grounds augmented reality artwork
Sloan		"Before the Land Was Broken" Indigenous mural unveiling
Rubber Tire Peep Show		Aurora Room exhibition opening
Fiddlestix		

The Beresfords		
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In addition to the Town's programming, the Aurora Cultural Centre (ACC) and Aurora Public Library (APL) offered various programs throughout ATSGO. APL saw a 32 per cent increase in traffic overall, with an additional 25,509 people coming into the Library compared to the same period in 2023.

The ACC delivered three professional programs during the grand opening: visual arts, performing arts, and arts education. These programs engaged the community through various exhibitions, performances, and educational initiatives. The gallery programming featured several exhibits, including *Camp Retrospective* (a student-art exhibit), *Expressions of Critical Thought*, and *The Living Corridor* (a temporary mural and exhibit offering engagement opportunities with artists). Additionally, the ACC collaborated with the Town's *Future Grounds*, an augmented reality exhibit showcasing works by eight emerging artists, displayed throughout interior and exterior spaces. This initiative included an artist panel featuring these artists and Oddside Arts, a mentoring organization that supported the augmented reality professional development aspect. The performing arts program presented two live events at the Davide De Simone Performance Hall: a jazz performance by Barbra Lica and Charlotte McAfee-Brunner on September 27th, and a comedy show featuring host Martha Chaves, Fiona O'Brien, Danish Anwar, and Ali Hassan on October 5th. The arts education program included 11 "Discovery Days" demo and sneak-peek education open houses from September 21-28 and 33 educational sessions in the Shining Hill Visual Arts rooms. Additional community events included a VIP Season Launch on September 25th, celebrating ACC's return to Aurora Town Square, and a Concert for Truth & Reconciliation on September 30th, featuring Dr. Cynthia Wesley-Esquimaux, an Elder from the Chippewas of Georgina Island First Nation, alongside a curated artist program by Anishinaabe/Cayuga artist Elaine Bomberry from Six Nations of the Grand River First Nation. In the months leading up and over the season, the ACC onboarded 77 new community volunteers to support Aurora Town Square operations, a program that continues to grow and foster valuable social connections. Through these initiatives, ACC demonstrated its commitment to enhancing community engagement and reinforcing its role as a cornerstone of Aurora's cultural identity.

The Town worked with various other partners to make ATSGO possible, including the Aurora Chamber of Commerce, Aurora Downtown Business Association, Marquee Theatrical Productions, Pinetree Potters Guild, Shadowpath Theatre, Aurora Sports Hall of Fame, Aurora Historical Society, Aurora Farmers' Market & Artisan Fair, Aurora Film Circuit, and others.

A total of 46 local businesses participated as Grand Opening Business Partners, demonstrating a strong interest in community involvement and the promotional opportunities that ATSGO provided the local economy.

The Armoury Café also successfully launched during ATSGO. It was well received by the community, maintaining a steady flow of customers throughout this period.

The public's response to the Grand Opening was consistently positive.

To gather feedback from Grand Opening attendees, the Town promoted an online survey across multiple channels, including onsite during the event, on social media, and through email campaigns. We received 180 survey responses, offering valuable insights into visitors' experiences.

A notable 42.9 per cent of respondents felt their experience met expectations. When asked, "How soon do you think you will return to Aurora Town Square?", 100 per cent of respondents indicated they would return, signaling strong interest and positive impressions of the new facility: 38.9 per cent planned to return within 1-2 weeks, 33.3 per cent intended to return within the next month, and 27.8 per cent are likely to return within the year.

Below is a small selection of many comments that express the positive sentiment shared by our attendees:

- "The acoustics in the performance space are excellent - I had the chance to sit in various rows and it was perfect."
- "It's beautiful. Very proud to have a venue of this caliber in Aurora. So nice to have somewhere for residents of Aurora to gather."
- "We live in Aurora and have been eagerly awaiting the project's completion. It exceeded our expectations. We've also had a chance to visit the Aurora Armoury Cafe and we'll definitely be back to enjoy coffee and treats."
- "Town Square is beautiful. We look forward to attending many events and enjoying a cup of coffee on the bridge or outside in the courtyard. Can't wait to see what other events will be coming in the future. Well done to all staff and volunteers who made the grand opening such a success."
- "Enjoyed all of the shows we have seen so far. The convenience of the theatre being so close to home is such a bonus. The staff have been amazing and the atmosphere is so inviting:)"
- "Fabulous facility and great line up of events. So many other activities also associated. Way to go! Keep expanding the programming!"

- “Aurora, today is a day we’ve all been waiting for. The doors to Aurora Town Square are finally open, and with it begins three weeks of celebration. I think back to those high school days, spending quiet hours in the Aurora Public Library, lost in books. Now, I bring my kids here, and it’s something special – a full-circle moment in a place that’s grown with us. Aurora Town Square isn’t just brick and mortar; it’s the heart of our town. It stands for our belief in culture, community, and the future.”
- “Exciting times with the grand opening of the highly anticipated Aurora Town Square! It’s a beautiful upgrade to the downtown area, and the venue looks incredible – job well done so far.”

The survey also revealed that 66.7 per cent of respondents noted they drove or carpoled to Aurora Town Square and of those who drove, 72 percent noted their walk time to Town Square from their parking spot was under nine minutes. The combination of Town Square surface parking, parking improvements to Church Street and Victoria Street, as well as street parking on the surrounding streets ensured there was adequate parking supply to accommodate visitors throughout ATSGO, even during high peak periods

Webpage Views:

From the time tickets went on sale until the end of the Grand Opening period, the Town Square website received 51,021 views, with 23,276 occurring in September alone. Our "What's On" page was the most highly visited section, reflecting strong interest in event details, tickets, and programming.

In terms of traffic acquisition, 28.6 per cent of our user traffic originated from organic search, 28.3 per cent from direct visits, and 23.3 per cent from organic social media sources. These represented the highest percentages of traffic acquisition, with additional visitors reaching the site through other channels as well. This distribution shows a balanced mix of discovery channels, with organic search and direct traffic driving the largest share, complemented by social media engagement that helped amplify awareness of the Grand Opening.

Social Media Sentiment:

In the Grand Opening survey, 33.9 per cent of respondents indicated they learned about the multi-week opening through social media, making it the most effective channel for promotion. Social media platforms received overwhelmingly positive feedback from the community about Town Square and Grand Opening experiences.

Town Square's social media channels, which launched in the spring of 2023, are still relatively new. However, our follower growth has already reached levels comparable to established venues. For example, on Instagram, Town Square ended Grand Opening with 1,841 followers, while similar venues such as Richmond Hill Centre for the Performing Arts has 2,143, Flato Markham Theatre has 3,252, Oakville Centre for Performing Arts has 2,110, and Sanderson Centre has 2,450. This indicates that Town Square is on track with organizations that have had a longer presence in the market.

On Facebook, we ended the Grand Opening campaign with 2,104 followers. In comparison, Richmond Hill Centre for the Performing Arts has 3,071 followers, and Flato Markham Theatre has 4,546. These venues have more mature and developed audiences, and Town Square's impressive growth demonstrates our strong momentum towards reaching their level of engagement.

The Town's social media and website metrics far exceeded expectations, demonstrating that our targeted marketing efforts were effective. Key performance indicators, such as impressions, engagements, and clicks, surpassed set goals, reflecting strong public interest and digital reach. This success was further validated by qualitative feedback, which consistently highlighted the appeal and clarity of our promotional efforts.

eNewsletter Following and Engagement:

At the start of 2024, the Town Square monthly newsletter had 1,356 subscribers. By June, this number had grown to 1,515, reflecting an 11.7 per cent increase. During the Grand Opening period—beginning with the announcement of event dates, followed by ticket sales, and culminating in the active opening—our subscriber list surged to 1,983, representing a 46.3 per cent growth over the year. Additionally, during the opening months, the list grew by 30.8 per cent, reflecting heightened interest in learning more about Town Square.

In 2024, the newsletter's average open rate was 62.94 per cent. According to Constant Contact (our vendor used to distribute eNewsletters), the average email open rate in 2024 typically ranged between 15 to 25 per cent for most industries, indicating that Town Square's newsletter is significantly outperforming industry averages in terms of open rate, demonstrating strong audience engagement and interest.

Advertising

The marketing campaign for Town Square's Grand Opening, launched in early summer 2024, used a dynamic mix of traditional and digital strategies to engage audiences from

Aurora, York Region, and beyond. Traditional efforts included print ads in local and regional publications like Neighbour, Canada Lifestyle Magazine, and The Globe & Mail, along with direct mailers reaching over 17,000 homes. Radio partnerships with 105.9 The Region and 107.5 Kool FM featured ad spots and giveaways, while local events such as Ribfest, Movies in the Park, and Colours of Fall amplified visibility through postcards and on-site booths.

Innovative digital tactics included Weather Network takeovers, Cineplex Aurora trailers, YRT bus ads, and geofencing campaigns, alongside robust social media efforts. Weather Network ads outperformed benchmarks, while Rogers partnerships generated 53,000 impressions and an 85.96 per cent video completion rate. High-impact placements, such as Gardiner Expressway ads, further boosted awareness. Email campaigns and social media reached tens of thousands, with audiences engaging heavily through clicks, shares, and video views. By blending traditional methods with digital strategies, the campaign achieved broad reach, raising significant awareness and excitement for Town Square's Grand Opening.

Business Community Response:

Although post-ATSGO surveying yielded a limited response from participating businesses, the feedback received was positive and revealed a unanimous interest in future partnerships with the Town.

One business expressed that the event boosted their brand visibility, stating, "I do, however, feel that the brand awareness that this advertisement has provided me with has been great! I'm all about growing my brand and my business. I would very much like to be considered for the Town's future opportunities."

This positive sentiment highlights ATSGO's success in supporting local businesses and establishing potential for future collaborative efforts.

The Town will continue to host various performances, specials events, and programs at Town Square in 2025 that align with the Town Square Business Plan.

Town Square will continue to feature a well-rounded calendar of performances, events and programs offered by the Town, ACC, APL, the Town's Cultural Partners, and the wider community. These offerings will include art exhibitions, live performances, workshops, lectures, film screenings, cultural festivals that cater to a wide range of interests, and more. Beginning in 2025, the Town will also begin to provide culture and heritage-related education programs for local and regional school groups.

Some of the Town's special events to be hosted at Town Square will include the Mayor's Levee, Black History Month, Arctic Adventure, Aurora Performing Arts Festival, National Indigenous History Month, National Indigenous Peoples Day, Emancipation Day, Doors Open, Culture Days, National Day for Truth & Reconciliation, Aurora's Christmas Market and the Menorah Lighting Ceremony.

With 2025 being the first full year of Town Square operations, the Town will update the 2023 Business Plan before the end of the year to ensure the adaptive operating structure chosen to govern Town Square continues to meet the needs of the Town, its partners and the community.

Advisory Committee Review

Not applicable.

Legal Considerations

None.

Financial Implications

The Aurora Town Square Grand Opening was delivered within its allocated budget.

Communications Considerations

In 2025, communications will build on the momentum of Town Square's Grand Opening to position it as a vibrant downtown destination blending modern amenities with small-town charm. Through a strategic mix of traditional and digital marketing, we will promote programs, performances, events, exhibitions, and rentals, ensuring widespread visibility and engagement. Key efforts will include leveraging insights from the Grand Opening to create targeted social media content, optimizing the Town Square microsite for user experience and ticket sales, and delivering timely updates through the monthly e-newsletter and targeted email campaigns.

Media relations and a range of print and digital materials, including promotional videos and ads, will further amplify awareness and community connection. By focusing on growth, engagement, and visibility, communications will ensure Town Square's continued success as a dynamic cultural hub in its first full year of programming.

Climate Change Considerations

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

Link to Strategic Plan

Aurora Town Square supports the Town's Strategic Plan, including the following 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:

- Celebrating and promoting our culture
- Strengthening the fabric of our community
- Encouraging an active and healthy lifestyle

Alternative(s) to the Recommendation

1. Council may provide further direction.

Conclusions

The Town Square Grand Opening was a significant milestone for Aurora. Spanning 23 consecutive days and nights, this once-in-a-generation celebration offered a diverse array of programming that established Town Square as a cultural destination within York Region. It supported the local economy and neighbourhood businesses, while also creating lasting memories for the many Grand Opening attendees.

As co-located organizations, the Town, ACC, APL will continue to work collaboratively in 2025 to ensure the public receives a range of complementary programs geared to various skill levels and life experiences. Town Square will also present opportunities for the Town to work with local organizations and businesses to provide exciting and enriching experiences that nurture economic development and cultural tourism.

Staff will revise the Town Square Business Plan before the end of the year to reflect any changes to the governance structure based on lessons learned from the first official year of operations.

Attachments

None.

Previous Reports

None.

Pre-submission Review

Agenda Management Team review on January 23, 2025

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
Committee of the Whole Report
No. CMS25-003

Subject: Community Partnership Grant – 2024 Year in Review

Prepared by: Lisa Warth, Manager, Recreation

Department: Community Services

Date: February 11, 2025

Recommendation

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

Executive Summary

This report provides a summary of the allocation of Community Partnership Grant funding for 2024.

- 41 applications were received from 37 different organizations and individuals for a total of \$228,616.00 in requests.
- A total of \$86,100 in funding was allocated to various projects.

Background

On April 25, 2023, Council approved the creation of a new grant program to support Recreation and Culture organizations and individuals that serve the Town of Aurora. This grant program is a merger of the former Recreation and Culture Grant and the Sponsorship of Community Events program. The total annual budget for this new program is \$89,600, funded through the annual operating budget. Of the \$89,600, \$13,000 is allocated to the Chamber of Commerce and \$2,000 is committed to the John West memorial scholarship, leaving \$74,600 to allocate to applications through the Community Partnership Grant.

Analysis

41 applications were received from 37 different organizations and individuals for a total of \$228,616.00 in requests.

Eligible organizations and individuals are permitted to apply to the program more than once per year and can receive up to a maximum of \$10,000 between all requests, annually (with the exception of the Chamber of Commerce who are pre-authorized under a previous agreement).

Of the 41 applications, 25 were funded or partially funded through the Community Partnership Grant program. One organization returned their funds as they were unable to execute the project.

Sixteen applications were not funded as they did not meet the eligibility criteria, either by the nature of the organization, the nature of the project, missing deadlines or information. The total amount of funding requested by these 16 applications was \$82,912. Several of these applications were from organizations that support the community in various ways such as services for persons with disabilities or services for those experiencing food insecurity, as examples. However, the fund currently only supports organizations in the realm of recreation and culture activities in the community. For future consideration, Mayor and Council may want to consider an additional funding opportunity for organizations that better the community but are outside of the genre of recreation and culture.

A total of \$86,100 in funding was allocated to various projects.

This table outlines the approved applications for 2024:

Applicant	Amount Requested	Amount Granted	Description of Project
Aurora Chamber of Commerce	\$13,000	\$13,000	Annual allocation
John West Memorial Scholarship	\$2,000	\$2,000	Annual allocation
Sport Aurora	\$1,000	\$1,000	Sport Celebration and Recognition Program

February 11, 2025

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Report No. CMS25-003

Applicant	Amount Requested	Amount Granted	Description of Project
Voices of Joy	\$5,000	\$3,150	New music and promotional costs
Aurorapalooza	\$10,000	\$5,000	Public music event
Aurora Black Community	\$10,000	\$10,000	Black History Month Gala
Canadian Federation of University Women -Aurora/Newmarket	\$5,000	\$2,500	Home and Garden Tour Fundraiser
Aurora Community Band	\$10,000	\$8,000	Concert and purchase of new instruments
Aurora Sports Hall of Fame	\$3,000	\$3,000	Heros of the Hall program
Grace Garlow	\$8,100	\$1,300	Anishinaabemowi and Ecological Knowledge program
Equipe Francobotique Aurora Team	\$5,000	\$1,000	Expenses related to Lego League event
Royal Canadian Air Cadets- 140 Aurora Squadron	\$5,000	\$5,000	Annual ceremonial review and banquet
Aurora Farmers Market & Artisan Fair	\$8,000	\$4,000	Market enhancements and entertainment
Danielle Orsati	\$500	\$500	Cousins Drive Street Party
Aurora Historical Society	\$500	\$500	Afternoon Tea Event
Shadowpath Theatre	\$8,600	\$4,000	Mural Motions event

February 11, 2025

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Report No. CMS25-003

Applicant	Amount Requested	Amount Granted	Description of Project
Aurora Farmers Market and Artisan Fair	\$4,000	\$2,000	Market enhancements and entertainment
HUAYAN Multicultural Association	\$10,000	\$5,000	Programs (Tai Chi, etc.)
St. Andrews Courtyard Market	\$10,000	\$3,500	Entertainment for weekly events at St. Andrew's courtyard
Aitak Sorahitalab	\$6,000	\$4,000	Art Exhibition
Pezhvak Performing Arts Club	\$500	\$500	Iranian Storytelling Event
Patrick Servideo	\$500	\$500	Hockey Ends Hunger Event
James Brown	\$10,000	\$3,850	Aurora Jazz Series
The Aurora Heritage Authority	\$4,004	\$2,800	Veteran Street Banners
Connectize – Bringing People Together	\$6,000	\$4,000	Hindu Festival (did not run, funds returned)
Totals	\$145,704	\$90,100	
Net Total (due to \$4000 grant being returned at end of year)	\$141,704	\$86,100	due to \$4,000 being returned

Over \$55,000 in eligible requests went unfunded due to the limited amount in the Community Partnership Fund budget. These unfunded requests were unique and impactful and would have further enhanced the events and activities that various organizations had applied for, helping them to build capacity and continue to contribute to the vibrancy of the Aurora community. Another opportunity for Mayor and Council to consider in the future is to increase the community partnership grant fund so that more projects can be funded or fully funded, thus having increased impact in the community.

Advisory Committee Review

Not applicable

Legal Considerations

None.

Financial Implications

A total of \$89,600 is included annually in the Town's operating budget in support of the Community Partnership Grant program. Of this amount, \$87,600 is funded from the tax levy with the remainder coming through a \$2,000 contribution from the John West memorial scholarship award reserve.

Communications Considerations

Communications assists in promoting the Community Partnership Grant program to Town of Aurora eligible organizations. Notice is provided with our enewsletter, social media, advertisements and website.

Climate Change Considerations

The actions 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 objective within these goal statements:

- Invest in sustainable infrastructure
- Celebrating and promoting our culture
- Encouraging an active and healthy lifestyle
- Strengthening the fabric of our community

Alternative(s) to the Recommendation

Not applicable

Conclusions

The Community Partnership grant continues to pick up momentum as numerous applications and inquiries are received. Staff are committed to ensuring the funds in this grant are distributed in a way that continues to build capacity and enhance the Aurora community.

Attachments

None

Previous Reports

CMS23-001 – Recreation and Culture Grant and Sponsorship of Community Events and Programs Policy Refresh, January 17, 2023

CMS23-013 – Community Partnership Grant – Policy Approval, April 18, 2023

CMS23-057 – Community Partnership Grant Update and Proposed Policy revision, December 5, 2023

Pre-submission Review

Agenda Management Team review on January 23, 2025

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
Committee of the Whole Report
No. FIN25-003

Subject: Regional Rental Housing Incentive Program Participation – 120 Metcalfe Street and 26-38 Berczy Street

Prepared by: Jason Gaertner, Manager, Financial Management

Department: Finance

Date: February 11, 2025

Recommendation

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.

Executive Summary

The developers of the proposed rental housing developments at 101-103 Mosley and 120 Metcalfe and 26–38 Berczy street have expressed a desire to access York Region’s rental building incentive program. York Region will only allow access to these incentives if the local municipality provides a similar or better incentive. As the Town does not offer any equivalent incentives of this nature through any existing bylaw or policy, Council authorization is needed. These incentives would only be offered if the development meets all York Region rental building incentive program requirements.

- Key objectives under the Town and York Region Official Plans are to increase the supply of rental housing and residential density around Major Transit Station Areas (MTSAs)
- To qualify for incentives under York Region’s rental building incentive program, developments must meet a minimum criterion

- This policy's definition of affordable differs from that of the Town's Official Plan and the DC Act
- Qualifying developments under York Region's rental building incentive program may defer the Region's development charges for up to a maximum of 20 years interest free
- For developments to access York Region's rental building incentive program, the Town must provide a similar or better incentive

Background

Key objectives under the Town and York Region Official Plans are to increase the supply of rental housing and residential density around Major Transit Station Areas (MTSAs)

York Region has the lowest supply of rental housing across the Greater Toronto and Hamilton Area (GTHA), making the increase of purpose-built rental housing a priority for both York Region and the Town of Aurora.

Also, both the Town of Aurora and York Region's Official plans include a requirement to increase residential density around Major Transit Station Areas such as the Town of Aurora's GO Station.

In support of these objectives, York Region has strived to incentivize development of this nature through multiple programs. For the most part, these programs offer development charge deferrals ranging from 3 to 20 years depending upon development eligibility.

As of the writing of this report, the Town has received a site plan application for the 101-103 Mosley and 120 Metcalfe Street development which includes the construction of two nine-storey rental buildings consisting of 600 rental units, including 11 retail spaces on the bottom floor. With respect to the 26-38 Berczy Street development, once the zoning bylaw amendment (ZBA) and Official Plan Amendment (OPA) have been approved by the Ontario Land Tribunal (OLT), this will allow for the construction of a nine-storey building consisting of 550 rental units. Both of these developments have expressed a desire to access York Region's rental building incentive program.

Analysis

To qualify for incentives under York Region's rental building incentive program, developments must meet a minimum criterion

Specifically, these two developments would like to access York Region's rental building incentive program. For a development to qualify for this incentive program, it must meet the following minimum criteria:

- Be a minimum of four storeys
- Offer affordable rents to the midrange income cohort (175 percent of average market rent for private apartments, by bedroom) for a period of 20 years
- Be located in an urban area, towns and villages, on regional centres and corridors, major transit station areas (MTSA)

The midrange income cohort generally include those earning from the 3rd income decile (approximately \$80,000/year) to the 6th decile (approximately \$150,000/year).

This policy's definition of affordable differs from that of the Town's Official Plan and the DC Act

An affordable rent is defined differently under York Region's policy, the Town's Official Plan and the DC Act. York Region's rental building incentive policy defines an affordable rent as meeting 175 percent of the average market rent for York Region. The Town of Aurora's Official Plan considers an affordable rent to be 125 percent of the average market rent for York Region. Alternatively, the DC Act's definition of an affordable rent is less than 30 percent of the 60th percentile of income for rental households or average market rent for the Town of Aurora as defined by a provincial bulletin that is released annually. Table 1 presents a comparison of what an affordable rent would be for a one-bedroom apartment under each of these.

Table 1
Comparison of Affordable Rent for a One Bedroom Apartment

	Affordable Rent
York Region Policy	\$2,644
Town of Aurora Official Plan	\$1,889
DC Act	\$ 1,371

Qualifying developments under York Region's rental building incentive program may defer the Region's development charges for up to a maximum of 20 years interest free

The duration of the deferral of development charges under this incentive program depends on how the development meets the criteria laid out in the Table 2.

Table 2
York Region Rental Building Development Charge Deferral Incentives

Duration of Development Charge Deferral	Requirements
36 Month	Purpose-built rental of 4 storeys or more, with no affordability criteria, applicable anywhere in York Region
5-Year	As above, with affordability criteria applied (175% AMR*)
10-Year	5-year deferral requirements AND Located within Regional Centre and corridor, or major transit station areas
10-Year	5-year deferral requirements AND Minimum of 100 dwelling units AND Minimum of 50 percent of the total number of dwelling units being two or more bedrooms**

Duration of Development Charge Deferral	Requirements
20-Year	5-year deferral requirements AND Located within Regional Centre and corridor, or major transit station areas AND Minimum of 200 dwelling units AND Minimum of 50 percent of the total number of dwelling units being two or more bedrooms**

* The average market rent (AMR) represents the average actual rents paid by tenants for private apartments in York Region (Region-wide rents), calculated and published annually through the Canada Mortgage and Housing Corporation (CMHC) Fall Rental Market Report.

** Units that achieve 125 percent AMR or less, by bedroom type, do not have to satisfy the unit split requirement and may be excluded from the total number of units used to calculate the unit split calculation. See the Development Charges Deferral for Affordable Rental Buildings Policy under Attachment 1 for details.

In short, a five-year deferral is provided for meeting the 175 percent average market rent (AMR), a 10-year deferral for also being located in a Regional Centre or corridor or major transit station areas (such as is the case that both of these developments), and a 20-year deferral is provided where a development meets the preceding criteria and also provides a mix of unit sizes with at least 50 percent of the units being two bedroom units.

If these developments meet all necessary criteria under York Region's rental building incentives program, they will be required to enter into development charges deferral agreements with the Town and York Region. Should a development be found to be in non-conformity with the development charges deferral agreement, the full outstanding balance will become immediately payable (including interest).

For developments to access York Region's rental building incentive program, the Town must provide a similar or better incentive

York Region's rental building incentive program requires the local municipality to provide similar or better incentives to enable a development to access the program. As the Town does not offer any equivalent incentives through an existing program, a special offering is needed.

The key incentive offered by York Region through the rental building incentive program is the 20-year interest free deferral of applicable regional development charges. Staff have confirmed that a 20-year interest free deferral with 20 equal annual repayments starting at the end of the first year, would be considered an equivalent incentive under this program.

The Town and Region would enter into individual development charge deferral agreements with each eligible developer.

Advisory Committee Review

None.

Legal Considerations

The *Development Charges Act* permits municipalities to defer development charges for rental buildings. As mentioned in this report, York Region has a rental building incentive program that requires the Town to provide similar or better incentives to enable these developments to access the program.

Financial Implications

Should both of these developments proceed as planned, the Town will defer approximately \$15.6 million in development charges to be repaid in 20 equal installments over a period of 20 years interest-free. The timing of the commencement of these deferrals would be tied to the issuance of the building permits for both developments.

The annual repayments will enable the Town to proceed with growth capital investments, during the deferral period, but they would need to be debt financed as the development charge revenues would be received in equal payments over a 20-year period.

The Region's development charges would be payable at the end of the deferral period. Staff do not recommend this method for the Town as it would require that growth capital would need to be deferred until the funds are received as a 20-year deferral, without instalments, restricts the Town's ability to debt finance growth capital projects.

Of note, the *Development Charge Act* will provide an estimated \$3.5 million in development charge savings to these two developments in the form of rental unit

bedroom discounts. These savings reduce the total amount of development charges paid to the Town. The Town is required to replace this lost development charge revenue through alternative revenue sources. Similar bedroom discounts must be applied to York Region's development charge payable as well.

Communications Considerations

There are no communications considerations as a result of this report.

Climate Change Considerations

There are no climate change considerations arising from this report.

Link to Strategic Plan

This report supports the Strategic Plan goal of Supporting an exceptional quality of life for all through the Strengthening the fabric of our community objective. Through the offer of incentives for these developments, the Town supports the creation of 1,150 new rental residential dwellings within the Town of Aurora, increasing housing opportunities that assist in achieving growth targets while providing housing opportunities for everyone.

Alternative(s) to the Recommendation

1. That Council provide direction.

Conclusions

Two proposed rental building developments within the Town of Aurora have expressed a desire to access benefits offered under York Region's rental buildings incentive program. For these developments to access this program, the Town must offer a similar or better incentive to that of the program. It is recommended that Council approve the Town's offer of a 20-year interest free development charge deferral with an annual installment to these two developments, should they qualify. York Region would consider this incentive to be in alignment with its rental building incentive program, thus enabling developer access to their provided incentives under this program.

Attachments

Attachment 1 – York Region Development Charges Deferral for Affordable Rental Buildings Policy

Previous Reports

None

Pre-submission Review

Agenda Management Team review on January 23, 2025

Approvals

Approved by Rachel Wainwright-van Kessel, CPA, CMA, Director, Finance

Approved by Doug Nadorozny, Chief Administrative Officer



Development Charges Deferral for Affordable Rental Buildings - REVISED

Approved By: Council

Approved On:

Policy Statement

A policy governing the deferral of Regional development charges and area-specific development charges for affordable, rental buildings that meet the policy criteria.

Application

Subject to the terms and conditions as set out in this policy, this policy is available for affordable rental buildings that meet the following criteria:

- A minimum of four storeys
- Affordable to the midrange income cohort (household incomes that fall between the fourth and sixth deciles of income distribution for York Region) with average rents that are less than, or equal to, 175% of Average Market Rent for private apartments, by bedroom type
- Located in the Urban Area, Towns and Villages, on Regional Centres and Corridors, Major Transit Station Areas (MTSA), or on specific Local Centres for those local municipalities without lands on Regional Centres and Corridors

For the purposes of this deferral, the development may be registered as a condominium, but it must be operated as an affordable rental property for a period of not less than 20 years.

Development Charges Deferral for Affordable Rental Buildings

Purpose

The purpose of this policy is to incentivize the development of affordable rental buildings to:

- Increased affordable rental supply in the Region
- More complete communities offering a range of housing options
- Promote live/work within the Region

Definitions

Act: The *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended, revised, re-enacted or consolidated from time to time, and any successor statute

Affordable: Rental housing that is less than, or equal to, 175% of Average Market Rent for private apartments, by bedroom type

Average Market Rent (AMR): Average actual rents paid by tenants for private apartments in York Region (Region-wide rents), calculated and published annually through the Canada Mortgage and Housing Corporation (CMHC) Fall Rental Market Report

Bedroom: A room that meets the requirements of a bedroom under the *Building Code Act, 1992*, S.O. 1992, c. 23 as amended, revised, re-enacted or consolidated from time to time, and any successor statute and/or the requirements of a bedroom under Ontario Regulation 332/12 as amended, revised, re-enacted or consolidated from time to time, and any successor statute

Development: Construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or changing the use thereof from non-residential to residential or from residential to non-residential and includes redevelopment

Development Charges: The Region's development charges, including any area-specific development charges.

Dwelling Unit: Means a room or suite of rooms used, or designed or intended for use by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons

Development Charges Deferral for Affordable Rental Buildings

Local Centres: Specific Local Centres that qualify under this policy are:

- Georgina: Glenwoods Urban Centre, Maskinonge Urban Centre, Uptown Keswick Urban Centre, as well as Mixed-Use Corridor 1 and 2
- King: Village Core and Mixed-Use areas of King City, Nobleton, and Schomberg
- Whitchurch-Stouffville: Western Approach Mixed-Use Area, Gateway Mixed Use Area, and Highway 48 Mixed-Use Corridor

Major Transit Station Areas (MTSAs): As identified in Appendix A.

Regional Centres and Corridors: As depicted on Map 1 – Regional Structure, attached as Appendix B.

- Markham Centre (Highway 7 and Warden Avenue)
- Newmarket Centre (Yonge Street and Davis Drive)
- Richmond Hill/Langstaff Gateway (Highway 7 and Yonge Street)
- Vaughan Metropolitan Centre (Highway 7 and Jane Street)

Restrictive Covenant: A covenant registered on the title of the proposed development requiring it be developed and entirely operated as an affordable rental building for a period of not less than 20 years

Schedule 'I' Bank: As referenced in subsection 14(1)(a) of the *Bank Act*, S.C. 1991, c. 46. These are domestic banks and are authorized under the *Bank Act* to accept deposits, which may be eligible for deposit insurance provided by the Canadian Deposit Insurance Corporation

Storey: A portion of a building that is above grade and is situated:

- (a) Between the top of any floor and the top of the floor next above it, or
- (b) Between the top of the floor and the ceiling above the floor, if there is no floor above it

Description

1. Development Charges Deferral Agreement

Any developer wishing to defer development charges for affordable rental buildings (minimum of four storeys) must enter into a development charges deferral agreement with the Region.

Development Charges Deferral for Affordable Rental Buildings

A development charges deferral agreement will only be executed by the Region provided that the developer can immediately upon execution of the agreement attain building permit issuance by the local municipality.

2. Covenants Included in the Development Charges Deferral Agreement

Every development charges deferral agreement will include covenants on the part of the developer.

These covenants will include, but not be limited to, a covenant by the developer(s) that:

- a) The affordable rental building will remain affordable for a period of not less than 20 years
- b) Monthly rents will not be increased at a rate that brings them above 175% of Average Market Rent for private apartments, by bedroom type
- c) For those units that achieve 125% Average Market Rent or less for private apartments, by bedroom type, and do not have to satisfy the unit split requirement identified in Term '3' of this policy, that they will be maintained at 125% Average Market Rent or less for private apartments, by bedroom type, for the duration of the development charges deferral
- d) They will notify the Region on an annual basis, at an agreed upon date, in an agreed upon manner, of the rents, by bedroom type, in the affordable rental building
- e) If they are found to be in non-conformity with clauses 'a', 'b', 'c', or 'd' of this Term ('2'), development charges will be made payable (including interest)
- f) They will enter into any additional agreement(s), as determined to be required by the Regional Solicitor, to give full force and effect to the development charges deferral agreement

3. Duration of the Deferral

a. Duration

The duration of the development charges deferral will vary based on the location, total number of units and number of units that are two or more bedrooms, in accordance with Table 1 below.

Development Charges Deferral for Affordable Rental Buildings

Table 1
Duration of Development Chart Deferral

Criteria*	Duration of Development Charges deferral
1. Affordable rental housing (located in Urban Area, Towns and Villages)	5 Year
1. Affordable rental housing 2. Located in Regional Centres and Corridors, MTSAs, or specific Local Centres	10 Year
1. Affordable rental housing (located in Urban Area, Towns and Villages) 2. Minimum of 100 Dwelling Units 3. Minimum of 50% of the total number of dwelling units in the affordable rental building must have two or more bedrooms (unit split requirement)**	10 Year
1. Affordable rental housing 2. Located in Regional Centres and Corridors, MTSAs, or specific Local Centres 3. Minimum of 200 Dwelling Units 4. Minimum of 50% of the total number of dwelling units in the affordable rental building must have two or more bedrooms (unit split requirement)**	20 Year

*Note:

- All criteria must be met to qualify for each Duration of Development Charges Deferral

**Note:

- Units that achieve 125% of Average Market Rent or less for private apartments, by bedroom type, may not have to satisfy the unit split requirement
- In addition, those units that achieve 125% of Average Market Rent or less for private apartments, by bedroom type, will be excluded from the total number of units used to calculate the unit split calculation
- Those units that have been excluded from the unit split requirement, as a result of achieving 125% of Average Market Rent or less for private apartments, by bedroom type:
 - must be maintained at 125% of Average Market Rent or less for private apartments, by bedroom type for the duration of the Development Charges deferral
 - after the Development Charges deferral they must still be less than, or equal to, 175% of Average Market Rent for private apartments, by bedroom type

Development Charges Deferral for Affordable Rental Buildings

- These units must remain less than, or equal to, 175% of Average Market Rent for private apartments, by bedroom type, for the duration of the restrictive covenant as identified under Term '7' of this policy.

b. Start date

1. Development charges are deferred until 15 days immediately following the date that is 5 years, 10 years, or 20 years (as applicable) after the date that the building permit is issued by the local municipality
 - Applications submitted for approval of a development in a site plan control area under subsection 41(4) of the *Planning Act* for an affordable rental building prior to January 1, 2020, or
 - Applications submitted for an amendment to a bylaw passed under section 34 of the *Planning Act* prior to January 1, 2020
2. Development charges are deferred until 15 days immediately following the date that is 5 years, 10 years, or 20 years (as applicable) after the earlier of the date of the issuance of a permit under the Building Code Act, 1992, authorizing occupation of the building or the date the building is first occupied
 - Applications submitted for approval of a development in a site plan control area under subsection 41(4) of the *Planning Act* for an affordable rental building including and after January 1, 2020, or
 - Applications submitted for an amendment to a by-law passed under section 34 of the *Planning Act* including and after January 1, 2020

If the occupation of the building is not authorized by a permit under the Building Code Act, 1992, the developer must notify the Region within five business days of the building first being occupied, whereupon the deferral period will begin. Failure to notify the Region within five business days of the building first being occupied will constitute a material default of the deferral agreement.

Development charges will be payable prior to the timeframe indicated in Table 1 should any of the following trigger events occur:

- Change of use from an affordable rental building
- Failure to notify the Region on an annual basis, at an agreed upon date and in an agreed upon manner of the rents in the affordable rental building
- Monthly rents exceeding 175% of Average Market Rent for private apartments, by bedroom type

Development Charges Deferral for Affordable Rental Buildings

- Monthly rents exceeding 125% of Average Market Rent for private apartments, by bedroom type, for those units that do not have to satisfy the unit split requirement identified in Term '3' of this policy. This trigger only applies for the duration of the Development Charges deferral
- Sale, or transfer of ownership, of the property unless an assumption agreement is entered into
- Any other material default as defined in the agreement(s)

Notification to the owner of the property on the tax roll will occur immediately after the trigger event. The 15 business days will begin with the mailing, by registered mail, of notice.

4. Development Charges Rates

The Regional development charges rate will be the amount determined under the applicable development charges bylaw:

- a. Day of building permit issuance
 - i. Applications submitted for approval of a development in a site plan control area under subsection 41(4) of the *Planning Act* for an affordable rental building prior to January 1, 2020, or
 - ii. Applications submitted for an amendment to a bylaw passed under section 34 of the *Planning Act* prior to January 1, 2020

- OR -

- b. Day of application
 - i. Applications submitted for approval of a development in a site plan control area under subsection 41(4) of the *Planning Act* for an affordable rental building including and after January 1, 2020, or
 - ii. Applications submitted for an amendment to a bylaw passed under section 34 of the *Planning Act* including and after January 1, 2020

For greater clarity, if clauses b(i) or b(ii) do not apply to an affordable rental building that is seeking to defer development charges including and after January 1, 2020, the development charges rate is determined on the day the development charges is payable in accordance with section 26 of the Act.

Development Charges Deferral for Affordable Rental Buildings

5. Development Charges Payable

The amount of the development charges payable to the Region, as required under the Act, will be based on the rates determined under Term '4' of this policy multiplied by the number of dwelling units, of which will be determined on the day that the developer enters into a development charges deferral agreement with the Region.

6. Interest Waiver

All interest will be calculated using the development charges payable in Term '5' to this policy until the date upon which the development charges are fully paid.

All deferred development charges will bear interest at the prime commercial lending rate charged by an agreed upon 'Schedule I' commercial bank on demand loans in Canadian funds to its most creditworthy customers plus 2% per annum. All interest will accrue and be compounded.

The time period will be calculated beginning on the date of issuance of the building permit for the proposed structure by the local municipality.

The Region will forgive all amounts due and owing on account of interest, provided that the development charges are paid in full to the Region at the time required (within 15 business days immediately following notification of a trigger event as defined in Term '3' of this policy).

If unpaid development charges are added to the tax roll (Term '9'), interest will continue to accrue and be compounded until all outstanding charges are fully paid.

For greater clarity, this term has no effect on any interest charged in accordance with Region's Development Charge Interest Policy - Under sections 26.1, 26.2 and 26.3 of the Act, as may be amended by Regional Council from time to time.

7. Restrictive Covenant

A 20 year change of use covenant will be registered on the title stipulating that the property will be developed and entirely operated as an affordable rental building for a period expiring 20 years from the date that an occupancy permit is issued for the affordable rental building.

The burden of the restrictive covenant will run with the title of the land.

Development Charges Deferral for Affordable Rental Buildings

8. Local Participation

The Region will only enter into a development charges deferral agreement if the local municipality has provided a similar, if not better, deferral, exemption, or other incentive, for the proposed development.

It will be up to the Commissioner of Finance and/or the Chief Administrative Officer, in consultation with the Commissioner, Corporate Services, to decide what constitutes “similar, if not better”, but this may be determined by looking at:

- Whether or not there is a prescribed timeframe for the deferral
- Whether or not interest is waived
- Other incentives that may be provided, be them financial or otherwise

9. Unpaid Development Charges

If any development charges (including any interest) are unpaid within 15 business days immediately following notification of a trigger event identified in Term ‘3’ of this policy, or at the end of the development charge deferral timeframe when payment has not been made, those development charges (including interest) will be added to the tax roll and collected in the same manner as taxes (in accordance with section 32 of the Act).

If unpaid development charges are added to the tax roll, interest will continue to accrue and be compounded until all outstanding total charges are fully paid (development charges + interest).

10. Security

A form of security will be taken and registered against the title to the property, at the execution of the development charges deferral agreement with the Region. The Region’s security interest will always be, at minimum, *pari passu*, or of equal footing, to that of the local municipality offering a similar, if not better, deferral of development charges.

11. Other Agreements Required

In addition to the requirements that the developer enter into a development charges deferral agreement with the Region, the developer will enter into any other agreements as required by the Regional Solicitor. Additional agreements include, but may not be limited to:

Development Charges Deferral for Affordable Rental Buildings

- Charge
- Assignment of Rents
- Restrictive Covenant
- Pari Passu Agreement
- General Security Agreement
- Other agreement(s) as deemed necessary

12. Legal and Administration Fees

All legal fees of the developer(s) and Region, including any costs incurred by the Region to prepare any other agreements required by the Regional Solicitor, and other associated administration fees, will be borne by the developer.

13. Report Back to Council

Staff will report back to Council annually on the uptake of this policy.

14. Non-Applicability – 36 month Development Charges Deferral

For greater clarity, any affordable, rental building that avails itself of the deferral under this policy is not eligible for the Region's 36 month development charges deferral for rental buildings that are a minimum of four storeys.

15. Mixed-Use Developments

This policy does apply to affordable rental buildings, or uses, in a mixed-use building or development.

For greater clarity, this policy does not apply to the non-residential development charges due for any mixed-use development, the residential portion of which is an affordable rental building.

16. Section 26.1 of the Act

For greater clarity, any rental building to which section 26.1 applies and that opts to pay development charges in instalments in accordance with section 26.1 of the Act, will not be entitled to also avail itself of the deferral under this policy.

Development Charges Deferral for Affordable Rental Buildings

17. Effective Date

This policy will take effect the day it is passed by Regional Council and may be repealed by the Region at any time.

Responsibilities

Chief Administrative Officer, Regional Municipality of York

- Responsibilities as identified under the Terms of this policy
- Signing of security agreements

Commissioner of Finance, Finance Department

- Responsibilities as identified under the Terms of this policy
- Signing of security agreements

Regional Solicitor, Legal Services

- Draft and prepare for execution the deferral agreement between Region and the developer
- Draft and prepare for execution any additional agreements required
- Maintain copies of all executed deferral agreements and other agreements as required
- Registration of security on title

Commissioner, Corporate Services

- Responsibilities as identified under the Terms of this policy

Director, Treasury Office, Finance Department

- Administer the deferral policy, including assisting stakeholders in determining if they qualify for the policy, the development charges rates to be applied, and the development charges payable
- Enforce the deferral policy
- Collect all development charges when due

Development Charges Deferral for Affordable Rental Buildings

- Monitor timing of payment to ensure compliance with Term '6' of the policy
- Notify, through the Commissioner of Finance, to the Treasurer of the local municipality if development charges are not paid/received within the prescribed timeframe and to have said charges added to the tax roll of that municipality
- Undertake any additional administrative obligations as determined through the agreements
- Maintain copies of all executed deferral agreements and other agreements as required

Director, Development Services, Corporate Services Department

- Assist in identifying structures as within Regional Centres and Corridors or MTSAs

Compliance

Immediately upon the occurrence of any of the trigger events identified in Term '3' of this policy, the **Director, Treasury Office** will notify the owner of the property on the tax roll that development charges are due within 15 business days, the timing of which will begin with the mailing, by registered mail, of notice.

The **Director, Treasury Office** will also monitor the payment of the development charges due in order to ensure interest is only forgiven (Term '6' of the policy) when the development charges are paid in full to the Region within 15 business days immediately following notification of a trigger event.

Reference

Legislative and other authorities

- [Building Code Act, 1992, S.O. 1992, c. 23](#)
- [Development Charges Act, 1997, S.O. 1997, c. 27](#)
- [Ontario Regulation 82/98](#)
- [Ontario Regulation 332/12](#)
- [Planning Act, R.S.O. 1990, c. P.13](#)
- [York Region Development Charges Bylaw No. 2022-31](#)
- Council Report, Affordable Rental Development Charges Deferral Policy Update, December 5, 2024

Development Charges Deferral for Affordable Rental Buildings

Appendices

- [Appendix A - York Region Major Transit Station Areas \(MTSAs\)](#)
- [Appendix B - Map 1 - Regional Structure](#)

Contact

- Director, Treasury Office, Finance Department

Approval

Council Date:	Committee Date:
Council Minute Item:	Committee Minute Item:

#16418465

Accessible formats or communication supports are available upon request.

Development Charges Deferral for Affordable Rental Buildings

Appendix A - York Region Major Transit Station Areas



YORK REGION MAJOR TRANSIT STATION AREAS (MTSAs)

PMTSA: PROTECTED MAJOR TRANSIT STATION AREAS

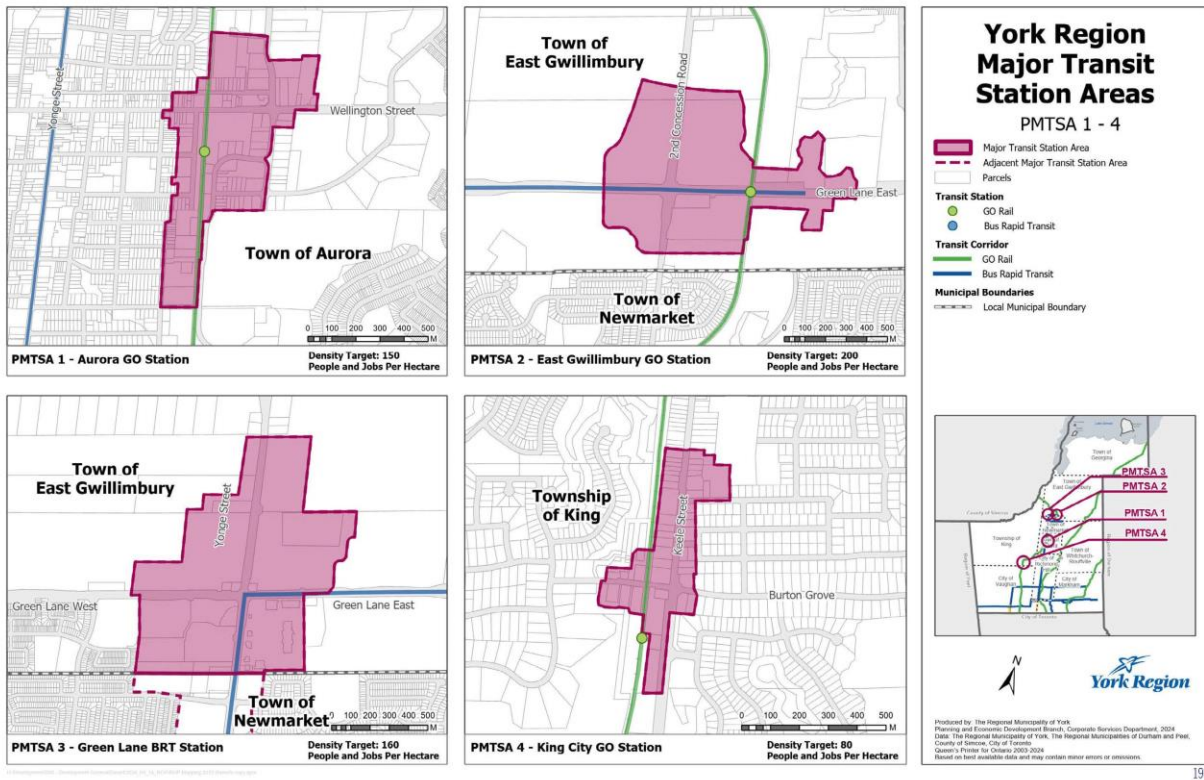
MTSA ID	STATION NAME	MUNICIPALITY	PROPOSED MINIMUM DENSITY TARGET
PMTSA 1	Aurora GO Station	Aurora	150 PEOPLE and JOBS/HA
PMTSA 2	East Gwillimbury GO Station	East Gwillimbury	200 PEOPLE and JOBS/HA
PMTSA 3	Green Lane BRT Station	East Gwillimbury	160 PEOPLE and JOBS/HA
PMTSA 4	King City GO Station	King	80 PEOPLE and JOBS/HA
PMTSA 5	Allstate Parkway BRT Station	Markham	160 PEOPLE and JOBS/HA
PMTSA 6	Andre De Grasse BRT Station	Markham	300 PEOPLE and JOBS/HA
PMTSA 7	Cedarland BRT Station	Markham	300 PEOPLE and JOBS/HA
PMTSA 8	Chalmers BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 9	Clark Subway Station	Markham	250 PEOPLE and JOBS/HA
PMTSA 10	Cornell BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 11	East Beaver Creek BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 12	Enterprise BRT Station	Markham	250 PEOPLE and JOBS/HA
PMTSA 13	Langstaff GO-Bridge Station	Markham	400 (PMTSA), 1,200 (TOC) PEOPLE and JOBS/HA
PMTSA 14	Leslie-Highway 7 BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 15	McCowan BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 16	Milliken GO Station	Markham	250 PEOPLE and JOBS/HA
PMTSA 17	Montgomery BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 18	Mount Joy GO Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 19	Royal Orchard Subway Station	Markham	250 PEOPLE and JOBS/HA
PMTSA 20	Steeles Subway Station	Markham	300 PEOPLE and JOBS/HA
PMTSA 21	Town Centre BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 22	Unionville GO Station	Markham	300 PEOPLE and JOBS/HA
PMTSA 23	Valleymede BRT Station	Markham	250 PEOPLE and JOBS/HA
PMTSA 24	Warden BRT Station	Markham	300 PEOPLE and JOBS/HA
PMTSA 25	West Beaver Creek BRT Station	Markham	250 PEOPLE and JOBS/HA
PMTSA 26	Woodbine BRT Station	Markham	160 PEOPLE and JOBS/HA
PMTSA 27	Bonshaw BRT Station	Newmarket	160 PEOPLE and JOBS/HA
PMTSA 28	Eagle BRT Station	Newmarket	200 PEOPLE and JOBS/HA
PMTSA 29	Highway 404 BRT Station	Newmarket	160 PEOPLE and JOBS/HA
PMTSA 30	Huron Heights BRT Station	Newmarket	160 PEOPLE and JOBS/HA



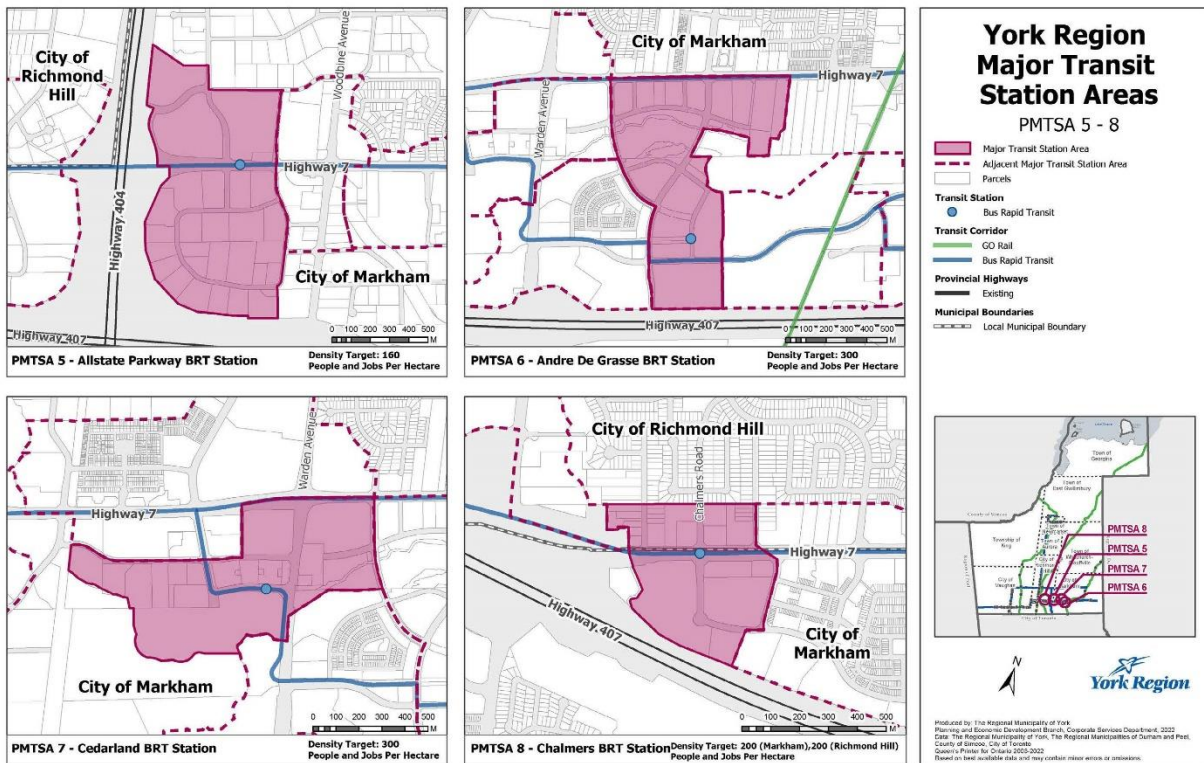
Development Charges Deferral for Affordable Rental Buildings

PMTSA 31	Leslie-Davis BRT Station	Newmarket	160 PEOPLE and JOBS/HA
PMTSA 32	Longford BRT Station	Newmarket	200 PEOPLE and JOBS/HA
PMTSA 33	Main BRT Station	Newmarket	160 PEOPLE and JOBS/HA
PMTSA 34	Mulock BRT Station	Newmarket	160 PEOPLE and JOBS/HA
Future MTSA 35	Mulock GO Station	Newmarket	
PMTSA 36	Savage-Sawmill BRT Station	Newmarket	160 PEOPLE and JOBS/HA
PMTSA 37	Southlake BRT Station	Newmarket	200 PEOPLE and JOBS/HA
PMTSA 38	Yonge-Davis BRT Station	Newmarket	250 PEOPLE and JOBS/HA
PMTSA 39	16th-Carrville BRT Station	Richmond Hill	300 PEOPLE and JOBS/HA
PMTSA 40	19th-Gamble BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 41	Bantry-Scott BRT Station	Richmond Hill	200 PEOPLE and JOBS/HA
PTMSA 42	Bathurst-Highway 7 BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 43	Bayview BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 44	Bernard BRT Station	Richmond Hill	200 PEOPLE and JOBS/HA
PMTSA 8	Chalmers BRT Station	Richmond Hill	200 PEOPLE and JOBS/HA
PMTSA 45	Crosby BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 11	East Beaver Creek BRT Station	Richmond Hill	200 PEOPLE and JOBS/HA
PMTSA 46	Elgin Mills BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 14	Leslie-Highway 7 BRT Station	Richmond Hill	200 PEOPLE and JOBS/HA
PMTSA 48	Major Mackenzie BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 49	Richmond Hill Centre Subway Station	Richmond Hill	400 (PTMSA), 1,400 (TOC) PEOPLE and JOBS/HA
PMTSA 50	Richmond Hill GO Station	Richmond Hill	150 PEOPLE and JOBS/HA
PMTSA 23	Valleymede BRT Station	Richmond Hill	250 PEOPLE and JOBS/HA
PMTSA 51	Weldrick BRT Station	Richmond Hill	200 PEOPLE and JOBS/HA
PMTSA 25	West Beaver Creek BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 52	Ansley Grove BRT Station	Vaughan	200 PEOPLE and JOBS/HA
PMTSA 53	Atkinson BRT Station	Vaughan	160 PEOPLE and JOBS/HA
PMTSA 9	Clark Subway Station	Vaughan	250 PEOPLE and JOBS/HA
PMTSA 54	Commerce BRT Station	Vaughan	350 PEOPLE and JOBS/HA
PMTSA 55	Concord Station BRT Station	Vaughan	160 PEOPLE and JOBS/HA
PMTSA 56	Creditstone BRT Station	Vaughan	300 PEOPLE and JOBS/HA
PMTSA 57	Disera-Promenade BRT Station	Vaughan	200 PEOPLE and JOBS/HA
PMTSA 58	Dufferin BRT Station	Vaughan	160 PEOPLE and JOBS/HA
PMTSA 59	Highway 407 Subway Station	Vaughan	0 PEOPLE and JOBS/HA
PMTSA 60	Keele BRT Station	Vaughan	160 PEOPLE and JOBS/HA
Future MTSA 61	Kirby GO Station	Vaughan	
PMTSA 62	Maple GO Station	Vaughan	150 PEOPLE and JOBS/HA
PMTSA 63	Pine Valley BRT Station	Vaughan	160 PEOPLE and JOBS/HA
PMTSA 64	Pioneer Village Subway Station	Vaughan	200 PEOPLE and JOBS/HA
PMTSA 19	Royal Orchard Subway Station	Vaughan	200 PEOPLE and JOBS/HA
PMTSA 65	Rutherford GO Station	Vaughan	100 PEOPLE and JOBS/HA
PMTSA 20	Steeles Subway Station	Vaughan	300 PEOPLE and JOBS/HA
PMTSA 66	Taiga BRT Station	Vaughan	160 PEOPLE and JOBS/HA
PMTSA 67	Vaughan Metropolitan Centre Subway Station	Vaughan	400 PEOPLE and JOBS/HA
PMTSA 68	Weston BRT Station	Vaughan	250 PEOPLE and JOBS/HA
PMTSA 69	Wigwoss-Helen BRT Station	Vaughan	160 PEOPLE and JOBS/HA
PMTSA 70	Old Elm GO Station	Whitchurch-Stouffville	150 PEOPLE and JOBS/HA
PMTSA 71	Stouffville GO Station	Whitchurch-Stouffville	150 PEOPLE and JOBS/HA
Future MTSA 72	Langstaff BRT Station	Vaughan	
Future MTSA 73	Major Mackenzie BRT Station	Vaughan	
Future MTSA 74	Norwood BRT Station	Vaughan	
Future MTSA 75	Pennsylvania BRT Station	Vaughan	
Future MTSA 76	Springside BRT Station	Vaughan	
Future MTSA 77	Vaughan Mills BRT Station	Vaughan	

Development Charges Deferral for Affordable Rental Buildings

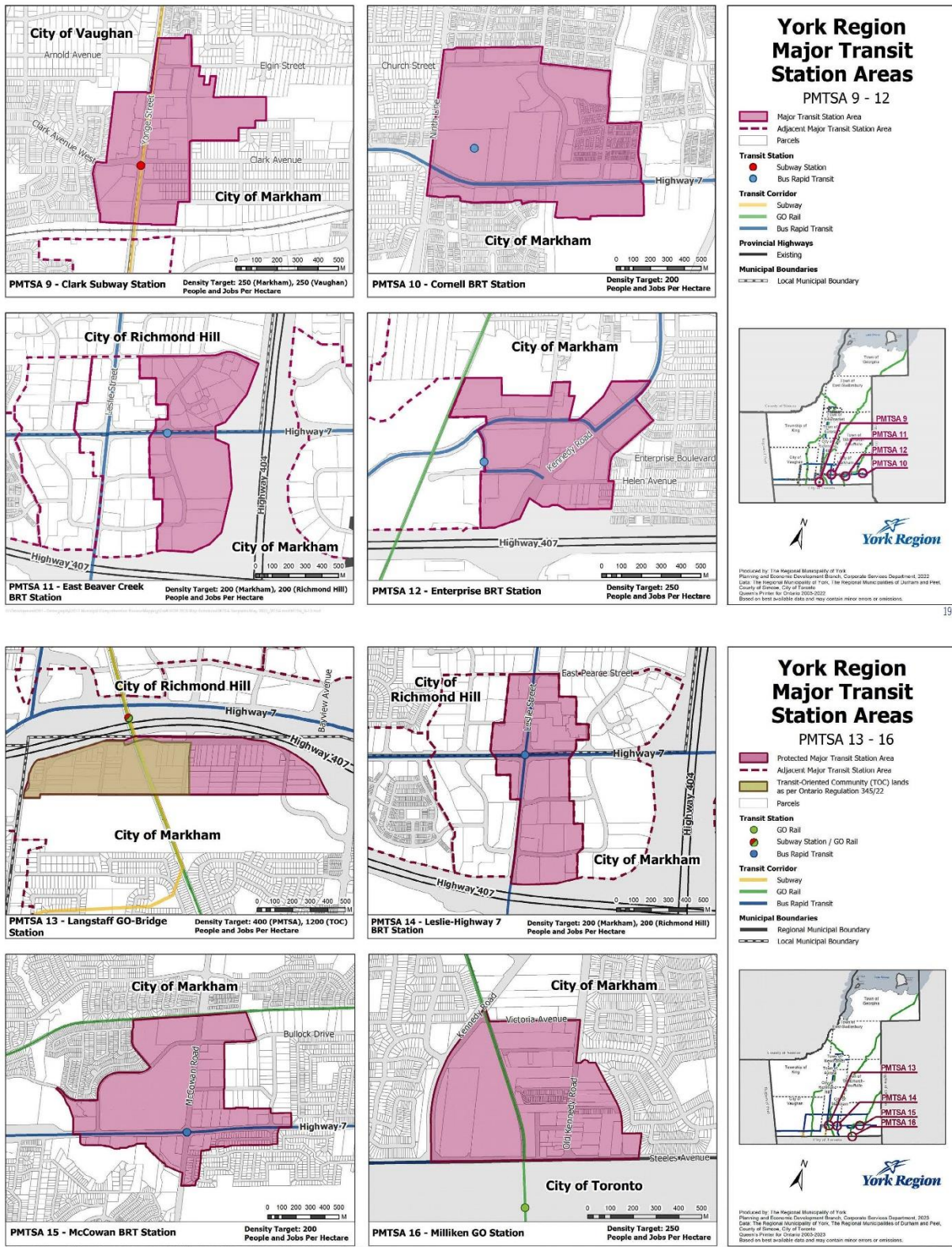


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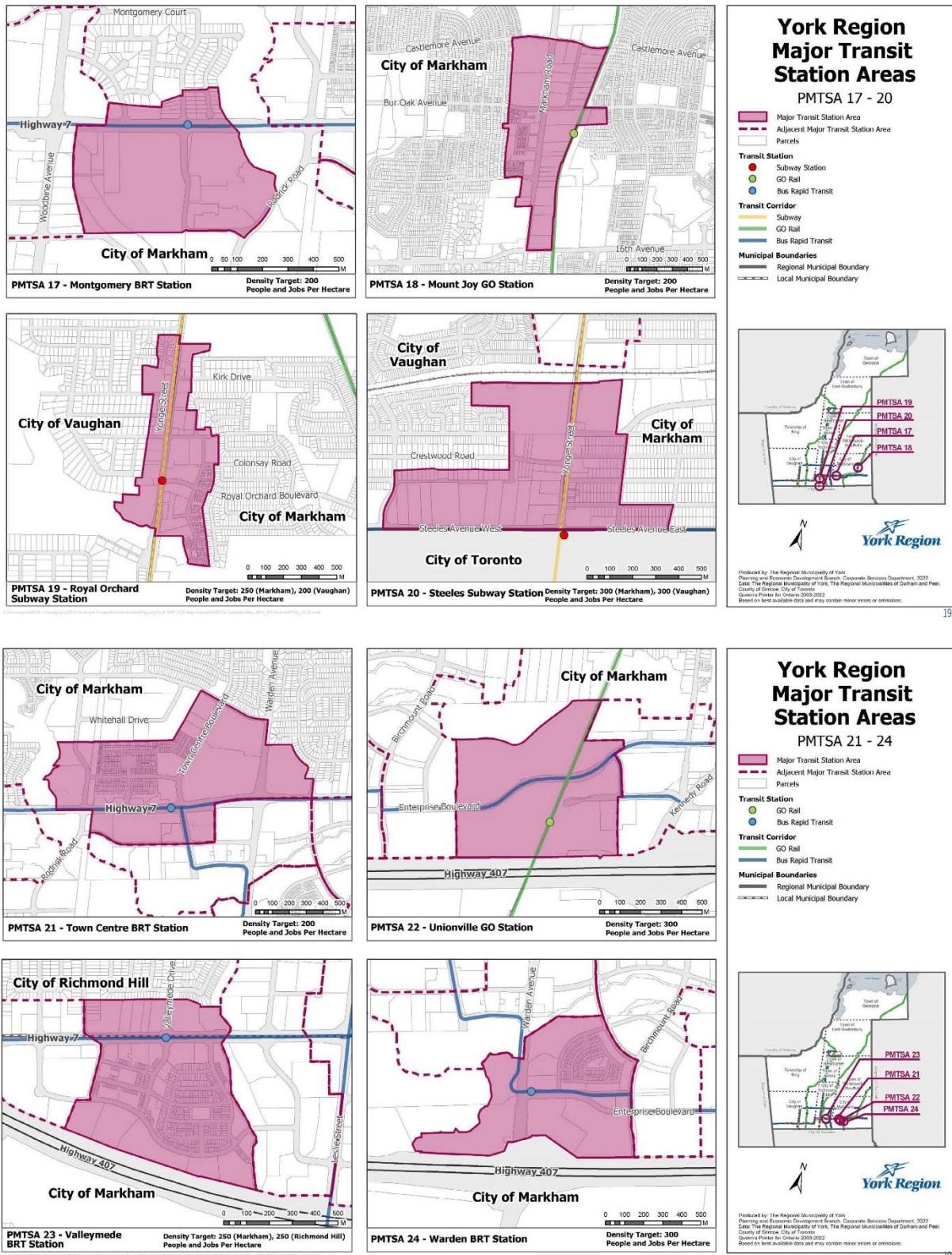
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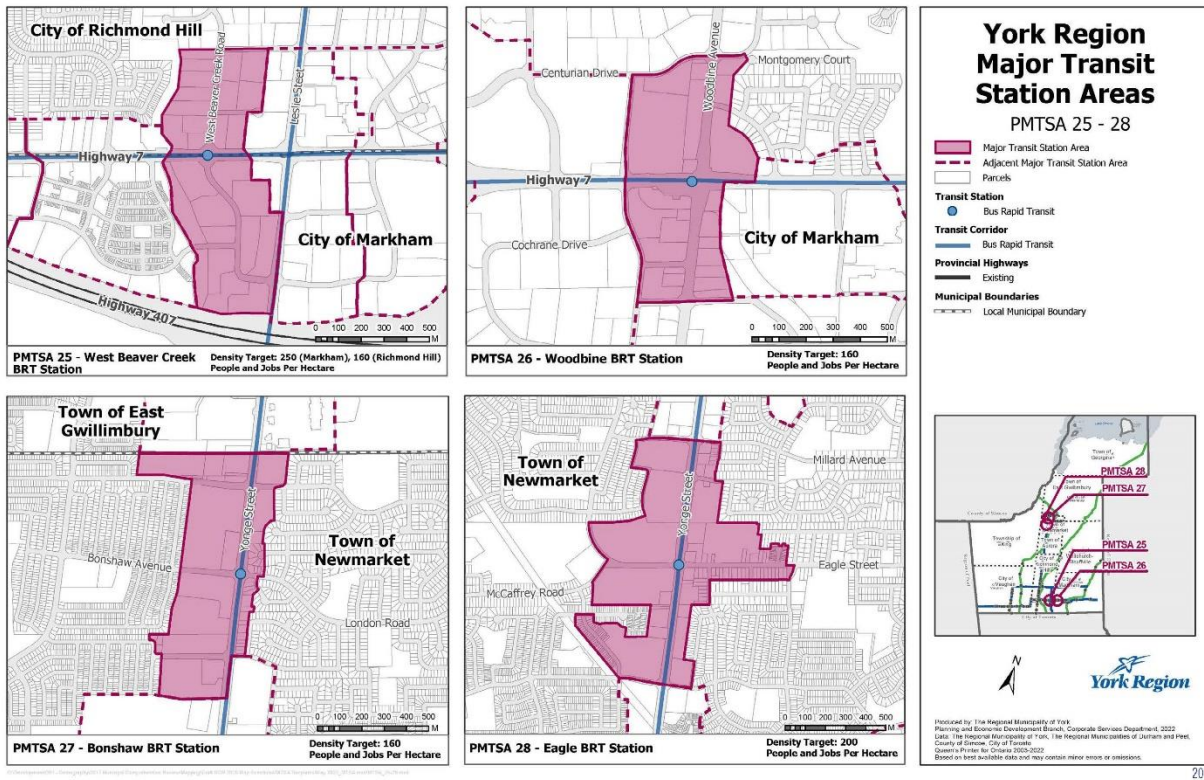
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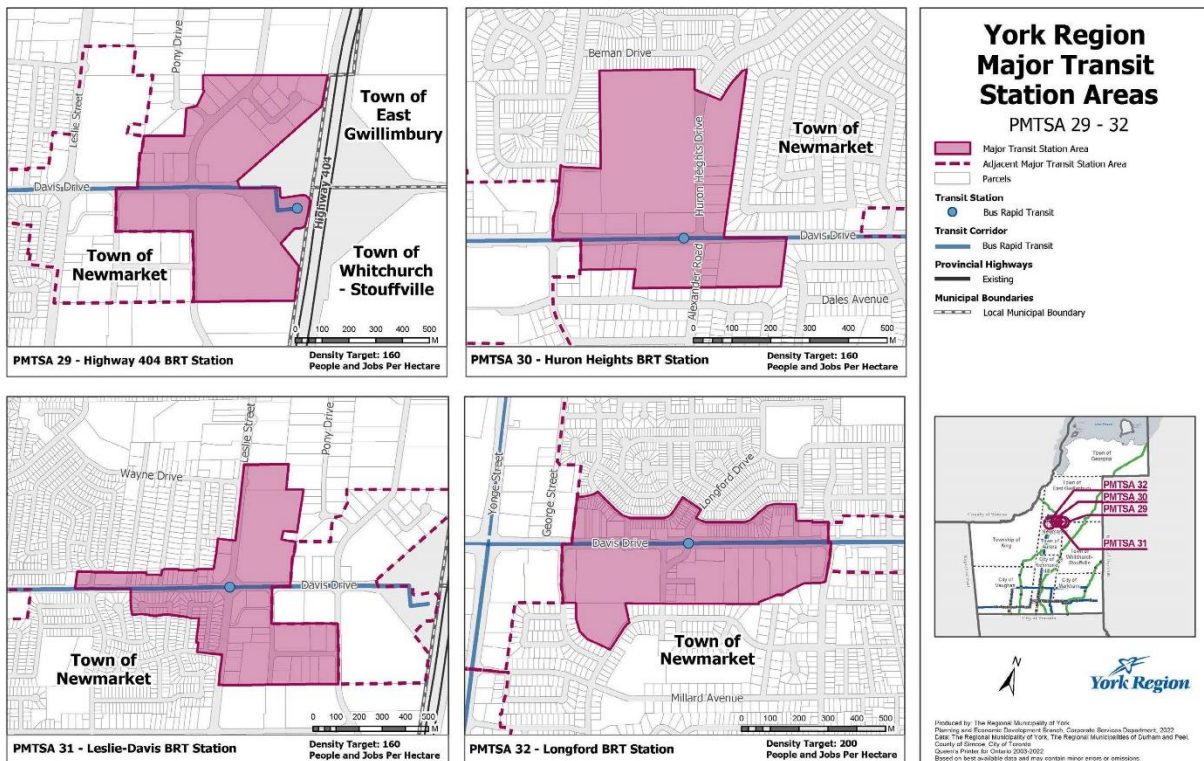
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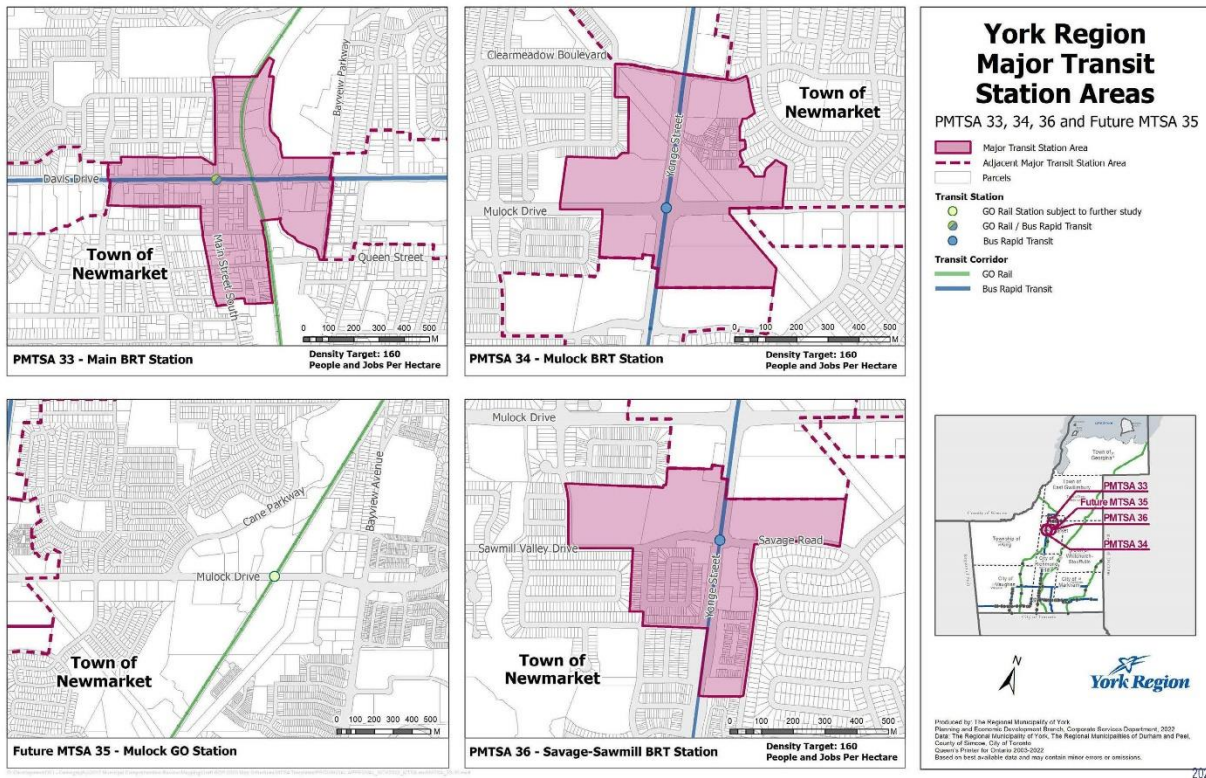


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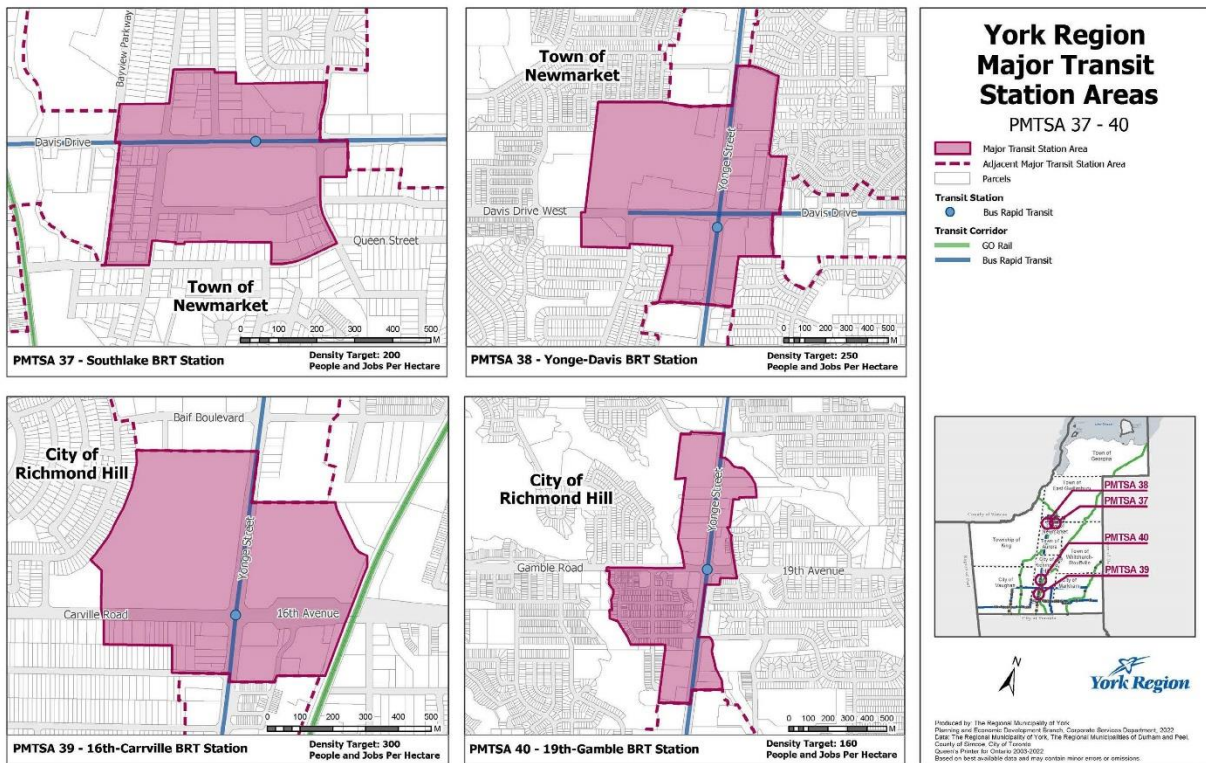


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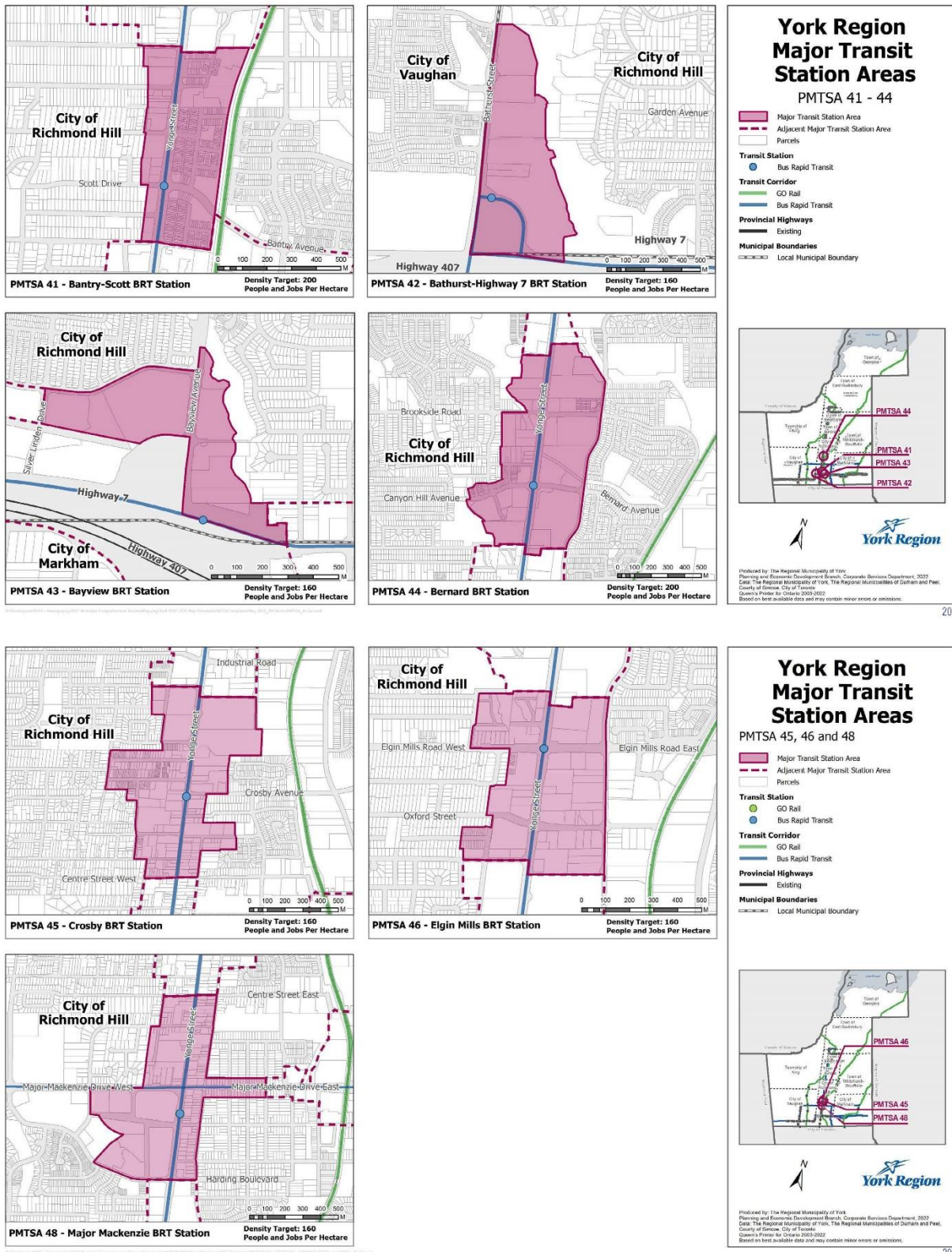


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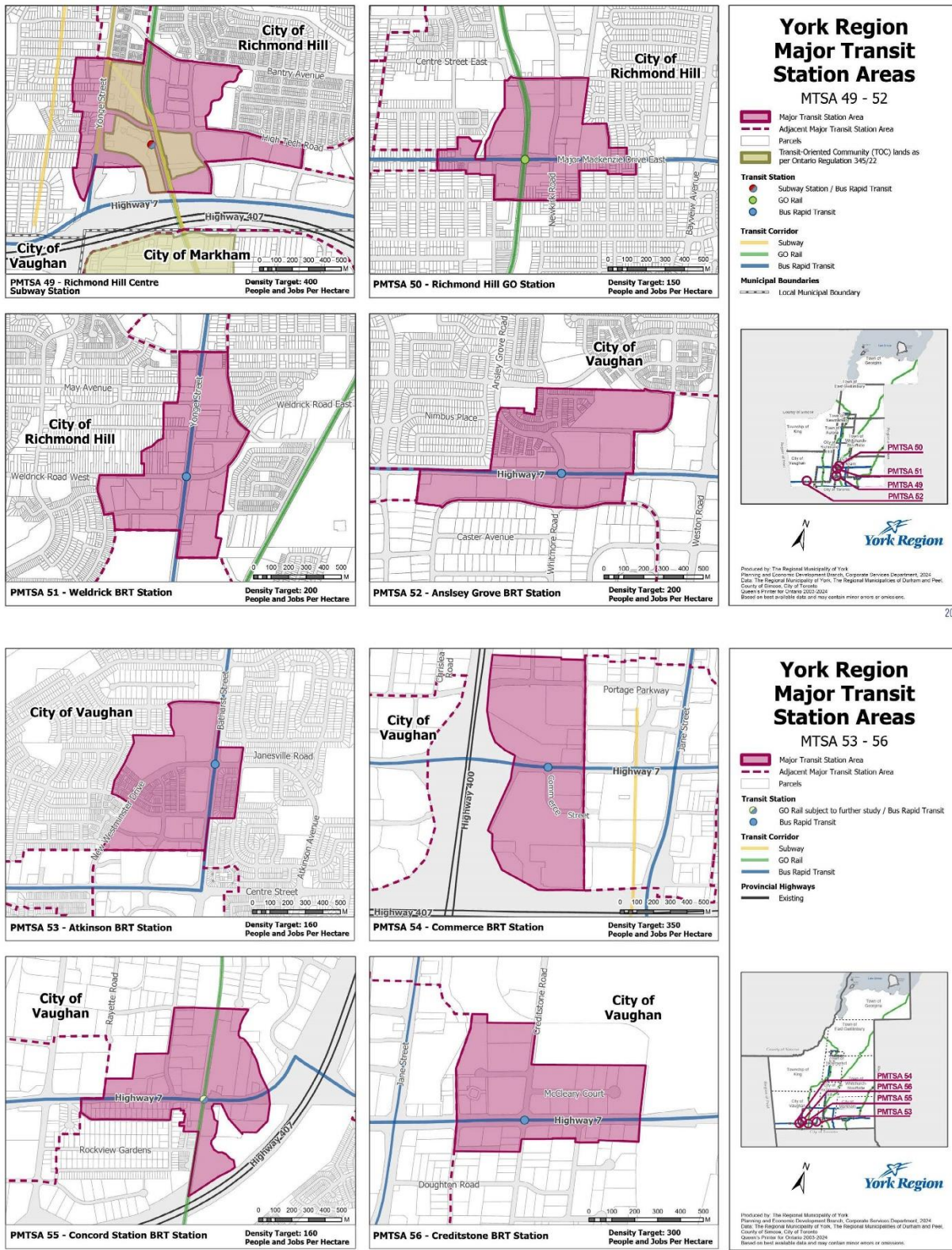
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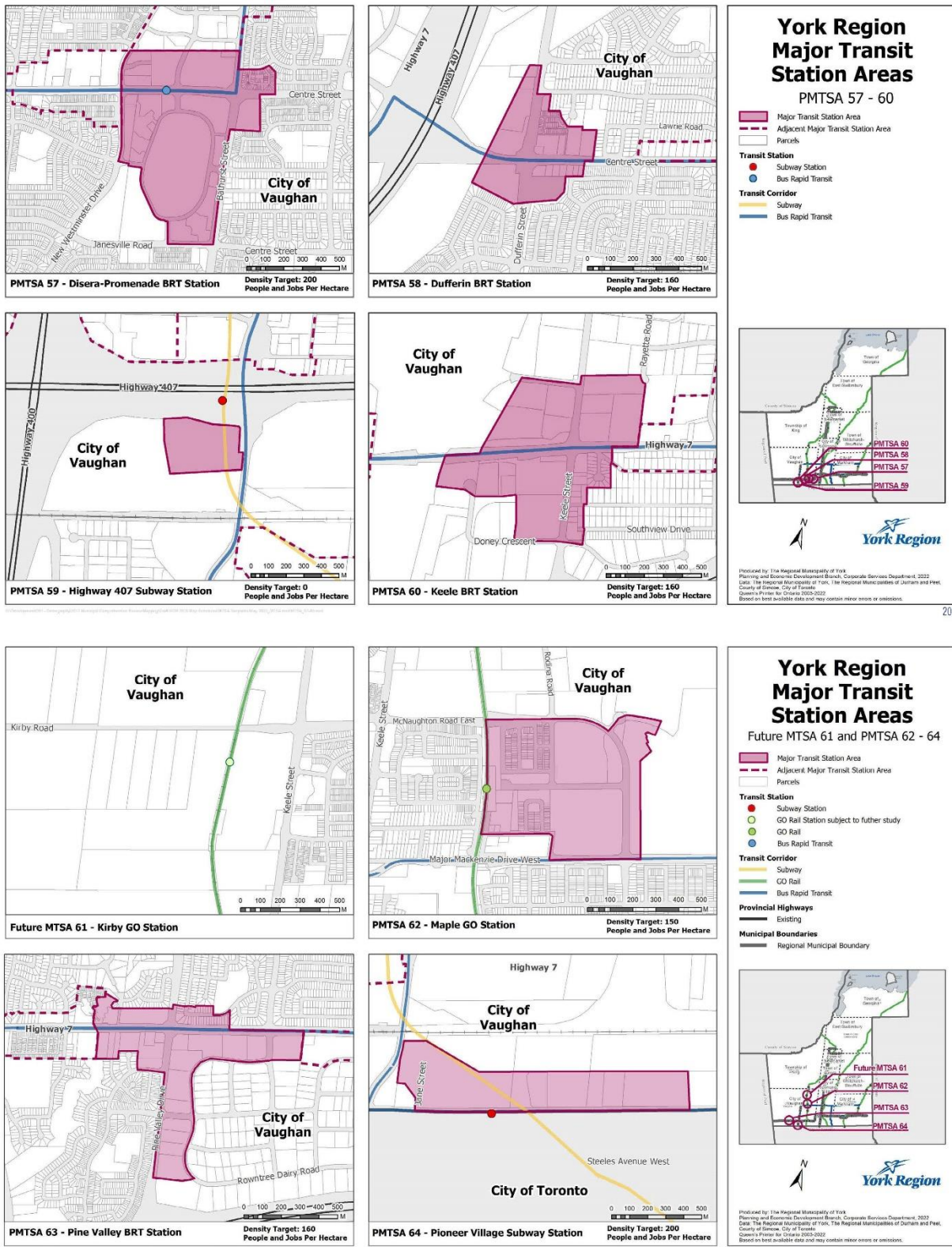
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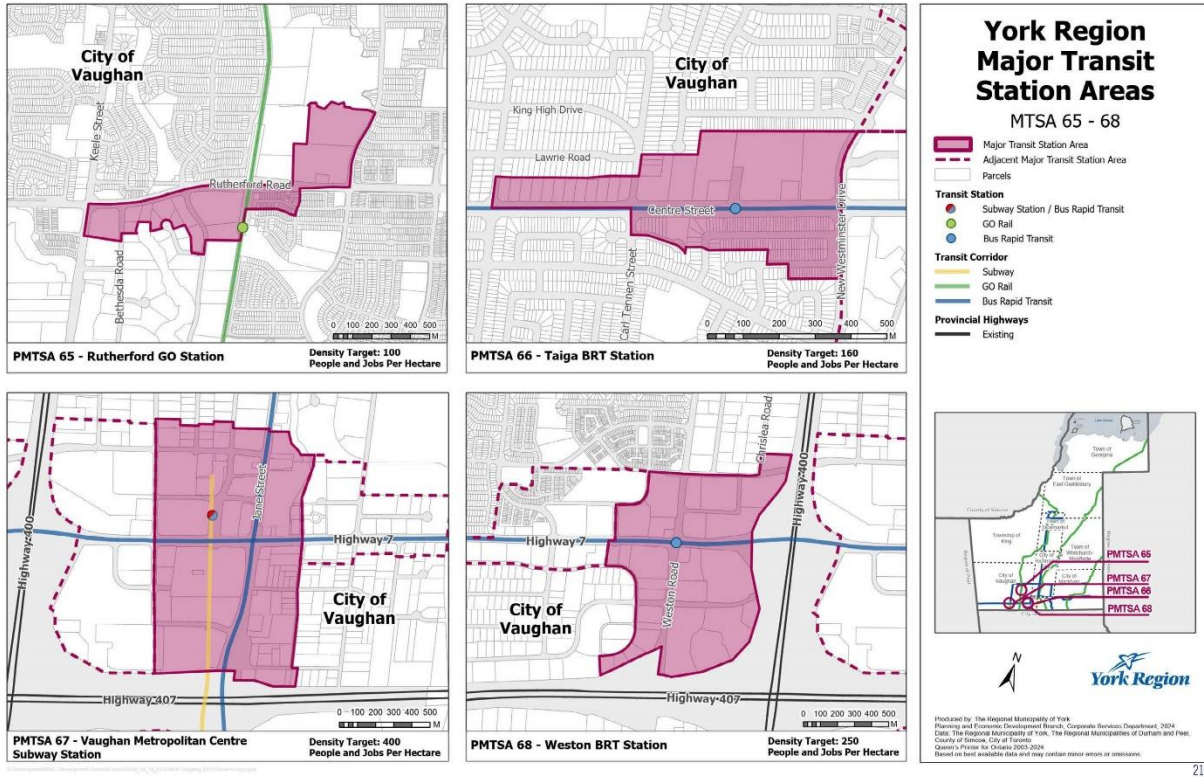
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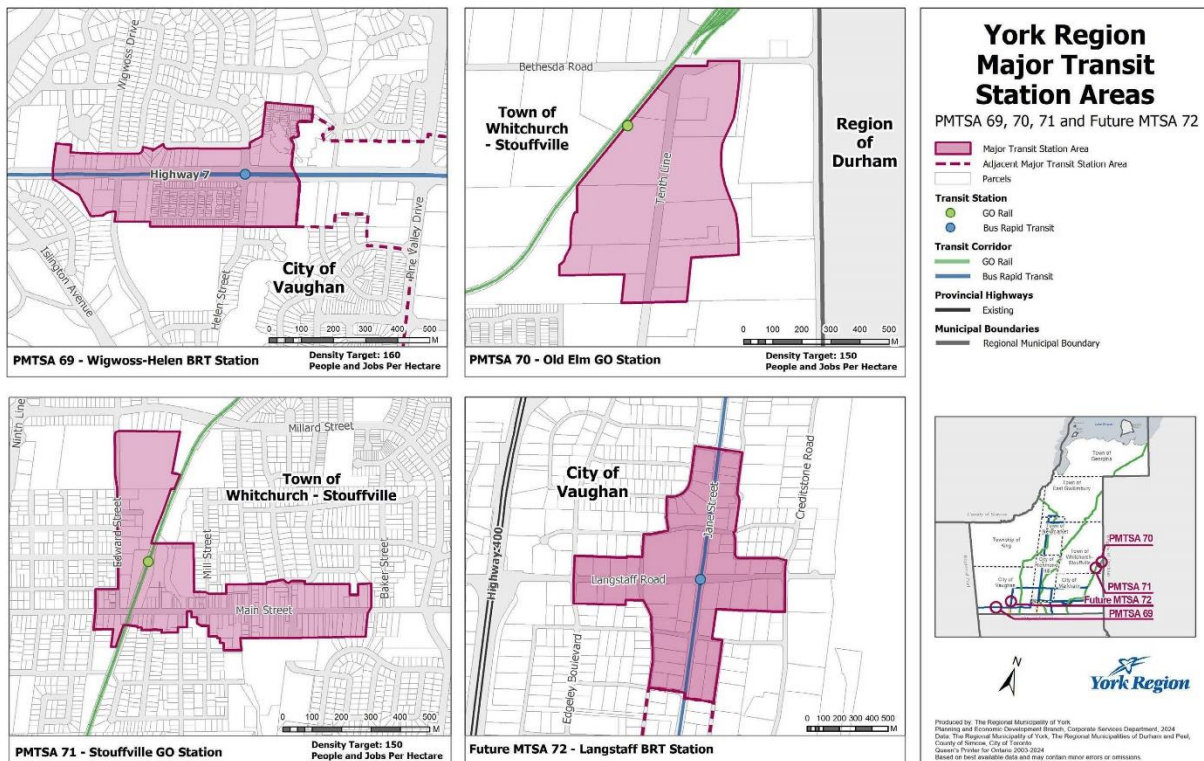
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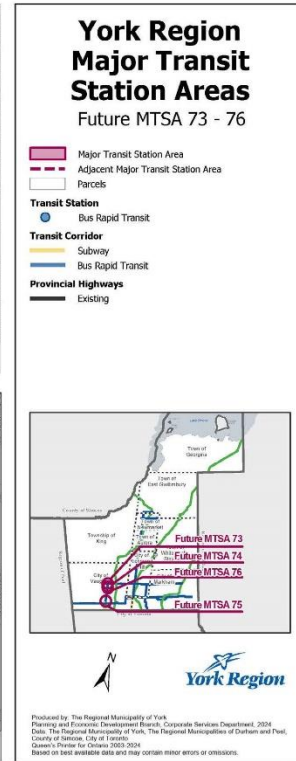
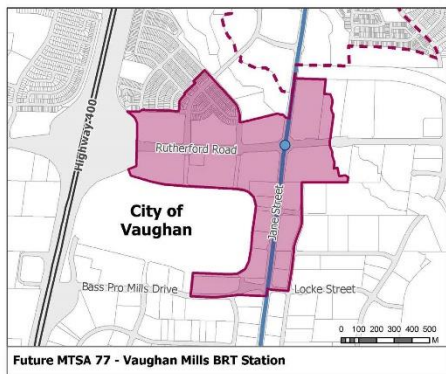
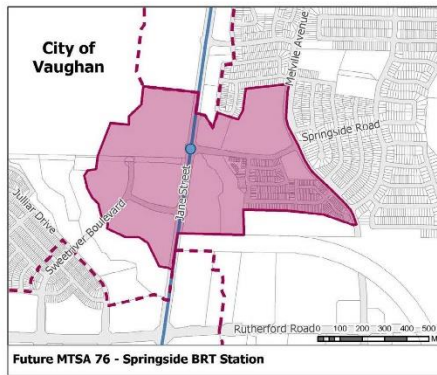
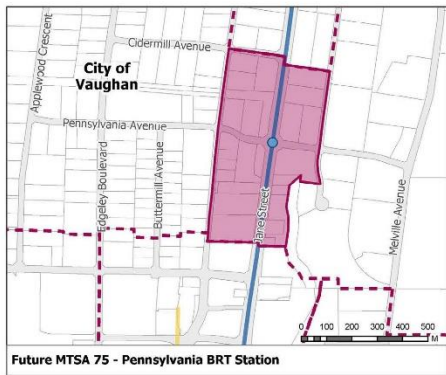
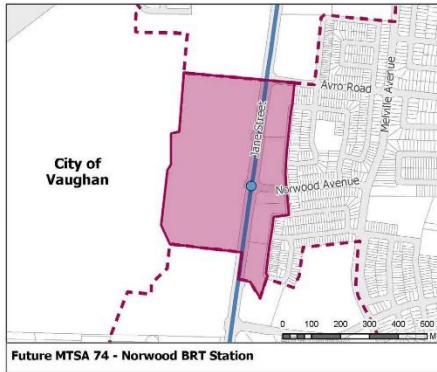
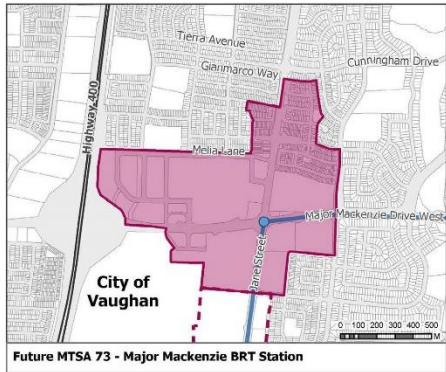


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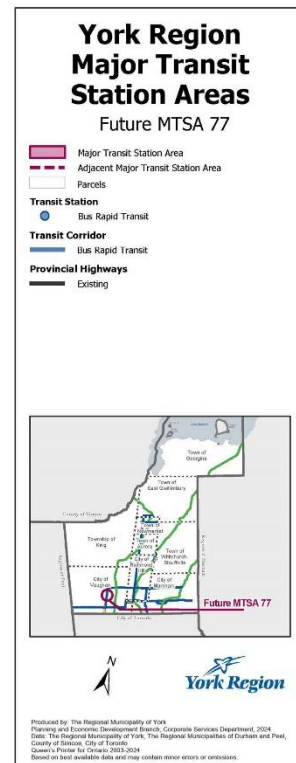


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Development Charges Deferral for Affordable Rental Buildings



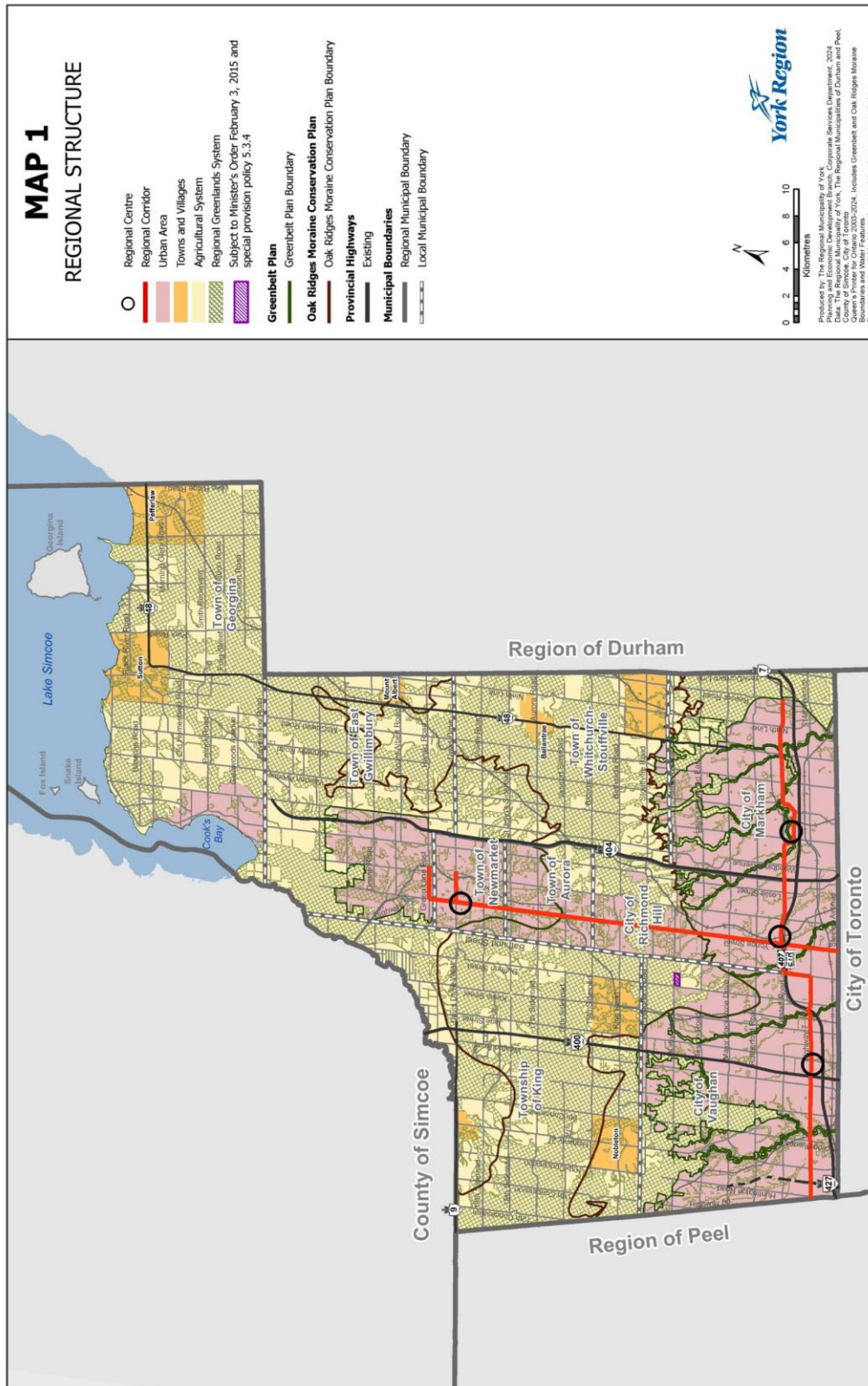
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Development Charges Deferral for Affordable Rental Buildings

Appendix B - Map 1 – Regional Structure





The Regional Municipality of York

Regional Council
Finance and Administration

December 5, 2024

FOR DECISION

Report of the Commissioner of Corporate Services

Expropriation Settlement Viva Bus Rapid Transit Corridor 20 Davis Drive Town of Newmarket

1. Recommendations

1. Council authorize the settlement of all claims pursuant to the *Expropriations Act* with the easement owner in respect of the expropriation of land from 20 Davis Drive, related to constructing the vivaNext Bus Rapid Transit corridor on Yonge Street, in the Town of Newmarket.
2. Commissioner of Corporate Services be authorized to execute the Minutes of Settlement and all necessary documentation to complete the transaction.

2. Purpose

This report seeks Council approval to complete a full and final settlement regarding expropriation claims made by the easement owner for expropriation of lands located at 20 Davis Drive in Newmarket for the vivaNext Bus Rapid Transit project. Property location is shown in Appendix A.

Private Attachment 1 to this report will be considered in private session pursuant to section 239(2)(c) of the *Municipal Act*, 2001, because it relates to the acquisition of land by the Region.

Key Points:

- 20 Davis Drive is located at the southeast corner of Yonge Street and Davis Drive
- A plaza known as “York Town Square” is located at 20 Davis Drive and 50 Davis Drive, which are owned by two separate, unrelated corporations, although the plaza appears as a single property
- The property owners of 20 Davis Drive and 50 Davis Drive have easements over the entirety of each other’s lands for access and parking

- In 2013, permanent and temporary easements along Yonge Street were expropriated from 20 Davis Drive, and the temporary easement was extended via expropriation in 2016
- The expropriations impacted the access and parking easement over 20 Davis Drive
- The Region settled the expropriation claim made by the owner of 20 Davis Drive, Loblaw Properties Limited
- An easement owner and a fee simple owner have the same rights for compensation under the *Expropriations Act*
- The owner of 50 Davis Drive (Monashee Holdings Ltd. and Timeoso Inc.) made a claim for business loss resulting from the expropriation of its easement at 20 Davis Drive
- Proposed settlement protects the Region from any additional claims by Monashee/Timeoso in respect to this expropriation

3. Background

The Region constructed dedicated bus rapid transit lanes for the vivaNext project along Yonge Street in Newmarket to facilitate public transit. York Region Rapid Transit Corporation (YRRTC), on behalf of the Region, constructed dedicated bus lanes for Viva buses with enhanced streetscaping along Yonge Street. Construction of the project on this corridor was completed in December 2018.

Requirements were identified to complete the project and steps were taken to obtain land

The Region identified land requirements from 36 property owners along Yonge Street from Sawmill Valley Drive/Savage Road to Davis Drive in Newmarket. Land required to facilitate the project was obtained through negotiated agreements, expropriation and dedication through Regional site plan approvals, with most land acquired via expropriation.

York Town Square is composed of two separately owned properties that share mutual access easements

York Town Square is a commercial and retail plaza located at the southeast corner of the intersection of Yonge Street and Davis Drive in Newmarket. The plaza is at 20 Davis Drive and 50 Davis Drive, and each address is owned by a separate owner. The property at 20 Davis Drive is owned by Loblaw Properties Limited (“Loblaw”) and is occupied by four tenants. 50 Davis Drive is owned by Monashee Holdings Ltd. and Timeoso Inc. (“Monashee/Timeoso”) and is occupied by 24 tenants, being two larger anchor units, 13 small units, and nine rear units.

Loblaw and Monashee/Timeoso have mutual easements allowing vehicular traffic to access all businesses in the plaza from both Yonge Street and Davis Drive.

Settlement with the property owner of 20 Davis has been paid in full

In 2013 and 2016, the Region expropriated easements from Loblaw to facilitate construction along Yonge Street. Monashee/Timeoso's access easement is located within the expropriated lands.

In 2018, the Region and Loblaw agreed to a full and final settlement. Monashee/Timeoso made business loss claims related to expropriation of part of its access easement on the Loblaw property.

4. Analysis

Construction impacted business between 2013 and 2018

Monashee/Timeoso claimed that during construction, lane reductions along Yonge Street and reduced access to the area resulted in lost revenue to the numerous shops and services at the site. Its primary retail unit of over 80,000 square feet was vacated before construction and was only fully occupied once construction was complete. Due to this long-term vacancy and other lost rents from the smaller tenants, Monashee/Timeoso made a claim for business loss and other costs associated with stabilizing occupancy in the plaza.

Two mediations were completed with the Ontario Land Tribunal; the first in 2019 which did not result in an agreement between the parties, and a second in September 2024 which resulted in this settlement agreement.

The proposed settlement resolves all matters associated with this expropriation.

Region will not incur additional expenses once the final settlement is completed

The negotiated full and final settlement is in the Region's best interest and will avoid continued interest accrual in accordance with the *Act*. Upon completion of this agreement, the Region will not incur any further legal and litigation expenses related to the expropriation from Monashee/Timeoso.

5. Financial Considerations

This report does not present current or anticipated financial changes to the Region's budget or fiscal position. The vivaNext project is funded by the Province via the Metrolinx Master Agreement between the Region, YRRTC and Metrolinx. The cost and funding for the settlement are included in the Property Services 2024 Capital Budget.

This settlement is subject to approval by Metrolinx, which was obtained on October 30, 2024.

6. Local Impact

Construction of dedicated bus lanes and related facilities, as well as road and intersection improvements, is critical to achieving the Region's vision for the project. Additionally, this project has improved public transit services and the streetscape on Davis Drive and Yonge Street, in Newmarket.

7. Conclusion

A full and final settlement of expropriation claims has been negotiated with the easement owner, Monashee/Timeoso, which represents good value to the Region.

It is recommended that Council authorize the proposed transaction described in this report to settle all claims with the easement owner at 20 Davis Drive.

For more information on this report, please contact Michael Shatil, Director, Property Services at 1-877-464-9675 ext. 71684. Accessible formats or communication supports are available upon request.



Recommended by:

Dino Basso

Commissioner of Corporate Services



Approved for Submission:

Erin Mahoney

Chief Administrative Officer

November 15, 2024

#16369815

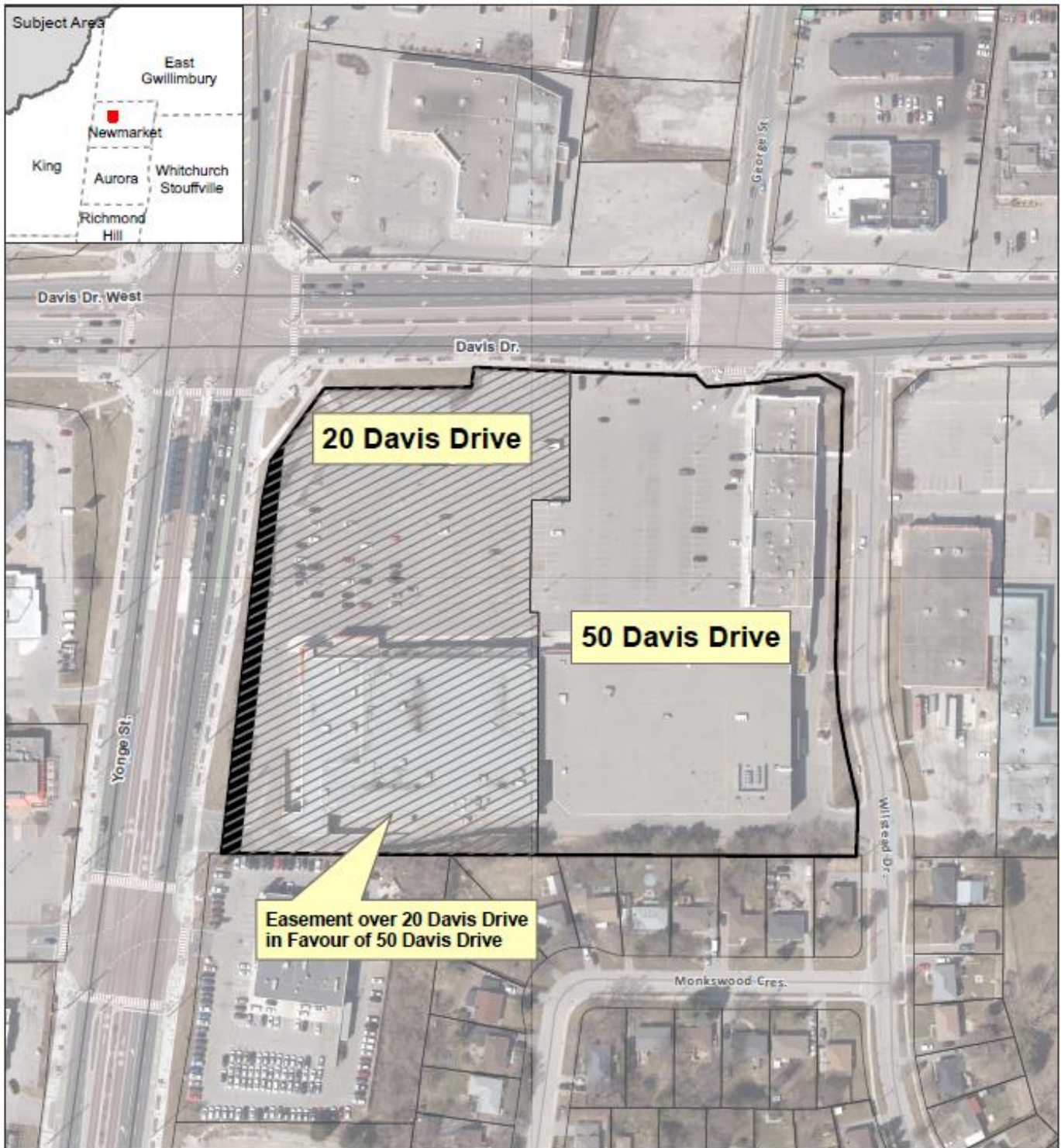
Appendix A – Property Schedule and Location Map

Private Attachment 1 – Proposed Compensation (#16369881)

**Property Schedule
Expropriation Settlement
Viva Bus Rapid Transit Corridor
20 Davis Drive
Town of Newmarket**

No.	Easement Owner	Municipal Address	Legal Description	Interest Required
1.	Monashee Holdings Ltd. and Timeoso Inc.	20 Davis Drive Newmarket	Part 1, Plan YR2071545	Permanent Easement (116.2 sq. m.)
			Part 1, 2, 3, 4, 5 Plan YR2528787	Temporary Easements (625.5 sq. m.)
			Part 2, 3, 4 Plan YR2071545	Temporary Easements (625.4 sq. m.)

LOCATION MAP



 <p>Produced by: The Regional Municipality of York Property Services, Corporate Services October 2024</p> <p>Data: King's Printer for Ontario 2003-2024</p> <p>Imagery: © First Base Solutions Inc. 2021 <small>See York.ca for disclaimer information</small></p>	<p>Location Plan Expropriation Settlement Viva Bus Rapid Transit Corridor 20 Davis Drive Town of Newmarket December 5, 2024</p> 	<ul style="list-style-type: none">  Subject Property  Interest Acquired  Easement  Parcel  Road
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100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora
Committee of the Whole Report
No. OPS25-004

Subject: Conditional Approval – David English Park

Prepared by: Matthew Volpintesta, Manager of Parks & Fleet

Department: Operational Services

Date: February 11, 2025

Recommendation

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.

Executive Summary

This report provides information to satisfy the conditional approval of Capital Project No. AM-F-0346 – Tennis Court Reconstruction – David English Park:

- Industry standards for Tennis courts recommend specific cycles of maintenance to ensure surfaces remain safe and playable for users.
- Conditional approval was lifted by Council in 2019, allowing staff to proceed with resurfacing at David English Park within the \$20,000 funding allocation.
- Staff consultation with tennis court industry experts indicated a high likelihood of severe cracking and heaving as a result of drainage issues within the subbase of the courts.
- Asset lifecycles align with estimated useful life timeframes but may be adjusted based on evaluations during routine maintenance and condition assessments.

Background

Industry standards for Tennis courts recommend specific cycles of maintenance to ensure surfaces remain safe and playable for users.

David English Park and the associated two tennis courts with lighting were originally constructed in 2012.

To ensure the Town of Aurora obtains its full expected useful life from its tennis courts, it undertakes two primary maintenance activities. These two activities being resurfacing and reconstruction.

Resurfacing courts involves addressing any hairline cracking, minor undulations and post heaving through spot repair, filling of cracks and reapplication of the plexi-pave surface with new lining. Industry experts recommend that this maintenance be performed every four to eight years under similar conditions, court quality and climatic impacts (warmer climates can endure longer time periods between maintenance cycles); however, in Aurora, our standard is typically seven years.

Reconstruction is typically scheduled to occur on average every 20 years at the end of the tennis court's expected useful life; however, this milestone can be extended based on condition assessment of the infrastructure. A court reconstruction typically involves a full re-build of the court system, including removal and replacement of the base system, new pavement, replacement of post-anchors, fencing repairs/replacement, and a new plexi-pave surface.

During the total lifecycle of a tennis court, it is typically resurfaced two to three times prior to full reconstruction based on condition assessments.

Conditional approval was lifted by Council in 2019, allowing staff to proceed with resurfacing at David English Park within the \$20,000 funding allocation.

The first maintenance milestone for the two courts at David English Park was planned as a resurfacing in 2019, which is in alignment with the typical year resurfacing target of seven years as referenced by the Town's Asset Management Plan.

In June 2019, a report was brought to Council to satisfy conditional approval of a capital project to resurface the tennis courts at David English Park (OPS10-014). Detailed within this report, it was shown that considerable surface issues existed with potential safety hazards present, including a 6 centimetre heaved post. The court deficiencies affected playability and posed serious safety concerns. Upon consultation with an industry

expert, it was noted that soft spots in the sub-base were affecting the drainage and packed base material subsequently resulting in surface cracks, significant depressions, and heaving with protruding concrete.

It was noted in the 2019 report that if resurfacing was not completed within the recommended industry timeframe, cracks would continue to expand, and pooling of water would persist. Without repair, degradation of the surface is prolonged allowing for water penetration and saturation of the base surfacing. These conditions would significantly increase risk to users.

As a result, the tennis court reconstruction would need to be completed in advance of the typical 20-year lifecycle. Costs associated with a full reconstruction of surface, including repair of base, new asphalt and surface coating based on 2019 costs would have been approximately \$100,000.

Analysis

Staff consultation with tennis court industry experts indicated a high likelihood of severe cracking and heaving as a result of drainage issues within the subbase of the courts.

Since the last resurface in 2019, significant upheaval, depressions and surface cracking are again affecting the playability and safety of the courts at David English Park tennis courts. The issues are greater than those observed on other courts and historically not what staff detect when completing condition assessments for this age of court.

As a result of the deficiencies, staff consulted the services of an industry expert in 2024 who noted similar concerns during their assessment. The consultant indicated the issues were being exasperated by either blocked and collapsed drainage tile or an insufficient drainage system design within the subbase of the courts. Also, it was considered that the runoff from the slope on the west side of the court may not have been considered in the design of the original drainage system and potentially be contributing to the issues. It was recommended that a full reconstruction be contemplated to avoid further repetition of the issues. This would include a full removal and replacement of base material, repair/replacement of drainage system including a new surface, post supports and concrete forms.

While resurfacing could be considered, it was expected that while general spot repairs, crack filling and new plexi-pave could be made to the pavement, the core issue would again repeat, with a high probability each calendar year would bring new cracks in different places, causing ad-hoc repairs, and potentially worsening in severity.

In preparing for the 2025 Capital Budget projects, staff considered the continuing repair, associated risks and geographic service level. Since David English Park fills a significant service ratio in the south-east portion of town, staff weighed the risk of continuing to make reactive repairs to the pavement cracking, versus the benefit of a full reconstruction. It was decided that a reconstruction ahead of the 2032 plan date would serve as a better return on investment due to the likeliness of cracking to repeat thus rendering the new plexi-pave surface deficient. Estimated yearly repairs to cracks when they would appear would range between \$2,000-\$3,000. These additional costs, when added up over the six to seven years, were also considered by staff in concluding reconstruction was the most viable option. Therefore, a capital project was included in the 2025 budget to install a weeping tile system to address drainage and fully reconstruct the courts with a funding request of \$150,000.

It should be noted that the cost estimate and budget required to resurface the courts is \$40,000. As indicated, if resurfacing was considered, it would not alleviate the core issue of drainage. While the resurfacing would deal with the issues in the short-term, the Town would likely see the infrastructure deteriorate ahead of the seven-year milestone of reconstruction earmarked for 2032. This does remain an option should Council not wish to proceed with funding the full reconstruction works.

Asset lifecycles align with estimated useful life timeframes but may be adjusted based on evaluations during routine maintenance and condition assessments

On September 24, 2024, Council approved an updated Asset Management Plan for the Town which was compliant with the final phase requirements of the provincial municipal asset management regulation.

This updated Asset Management Plan included the documentation of defined levels of service for all its capital asset categories, including its parks infrastructure, upon which all future asset management decisions are to be based. These tennis courts were found to be trending below acceptable service levels for useful life and in this instance, it became clear this tennis complex would not meet its intended lifecycle as its condition had fallen below acceptable levels, resulting in the courts planned reconstruction being expedited. This aligns with strategies used to inform the life of service of an asset as recently adopted within the Town's 2024 Asset Management Plan.

Advisory Committee Review

Not applicable.

Legal Considerations

The Town is responsible for ensuring proper maintenance and safety of its tennis courts. If the tennis courts fall into a condition of disrepair or poor maintenance, it will lead to a higher risk of injury, accidents and damages, which may result in an increase in claims. An increase in claims would likely negatively impact the Town's insurance costs.

Financial Implications

Capital Project No. AM-F-0346 – Tennis Court Reconstruction – David English Park was included as part of the 2025 Capital Budget that was adopted by the Town. This project included \$150,000 in budget authority that was allocated conditionally subject to a report back to Council, being funded from the Parks Asset Management Reserve.

Staff recommend that Council lift its condition on Capital Project No. AM-F-0346 – Tennis Court Reconstruction – David English Park and allow this project to proceed.

Communications Considerations

There are no communications considerations as a result of this report.

Climate Change Considerations

As climate change continues to impact the daily lives of Aurorans, whether you work, live, or play in our Town, outdoor recreation opportunities play a key role. As the Town continues to invest in resilient solutions to address climate change, outdoor amenities, parks, and playgrounds serve as space to enjoy nature in a manner that promotes eco conscious design and use.

Link to Strategic Plan

The reconstruction of the tennis courts at David English Park supports the Strategic Plan Goal of Supporting an Exceptional Quality of Life for All, by encouraging an active and healthy lifestyle.

Develop a long-term needs assessment for recreation programs, services, and operations to match the evolving needs of the growing and changing population.

Alternative(s) to the Recommendation

1. Council could decide to fund resurfacing of the courts rather than full reconstruction as recommended. Cost of resurfacing is \$40,000.
2. Council may provide alternative recommendation.

Conclusions

This report details the current conditions and proposes key maintenance milestones for the tennis courts at David English Park. As described above, staff are of the opinion that reconstruction of the courts drainage system would mitigate recurring issues. While it is explained that a traditional resurface of the plexi-pave system could temporarily mitigate the courts to a safe standard, it is expected that, without addressing the drainage issues, a resurfacing may extend playing life with almost certain likelihood of cracking and upheaving to occur before the typical seven-year lifecycle.

Attachments

Attachment 1 – Photographs of 2019 Conditions

Attachment 2 – Photographs of 2024 Conditions

Previous Reports

No. OPS19-014 Tennis Court Resurfacing, David English Park, June 4, 2019

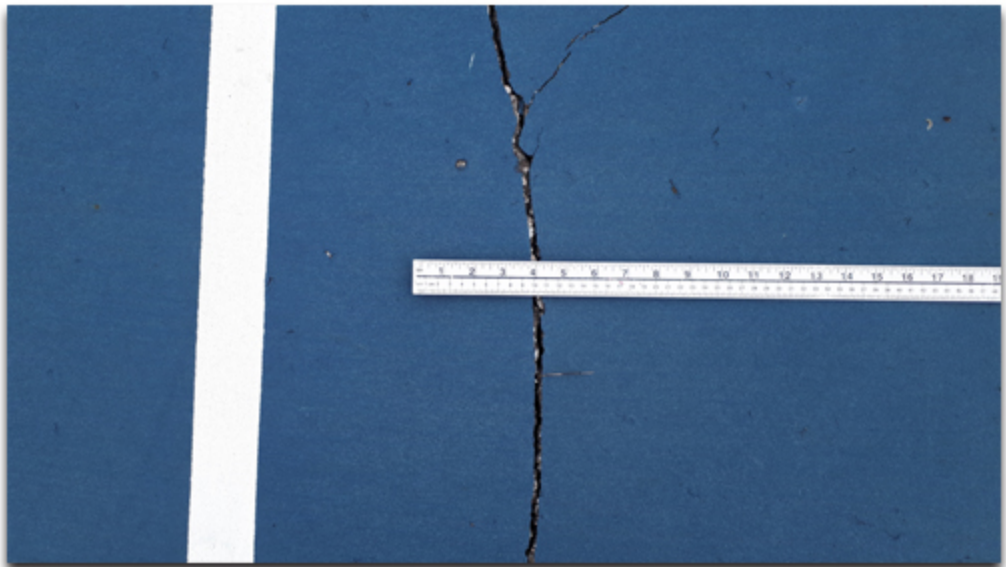
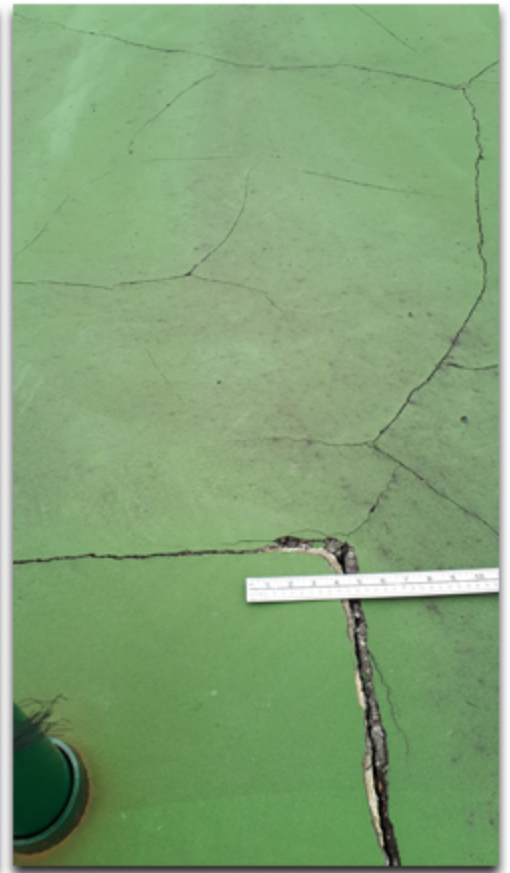
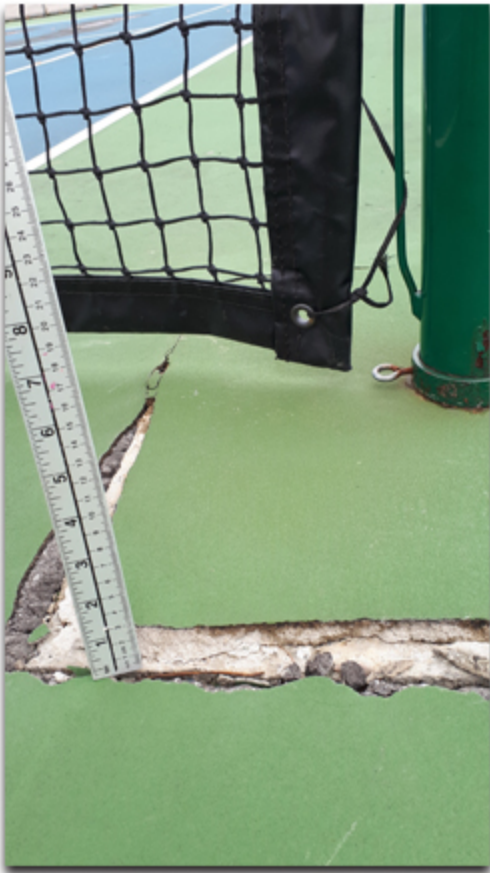
Pre-submission Review

Agenda Management Team review on January 23, 2025.

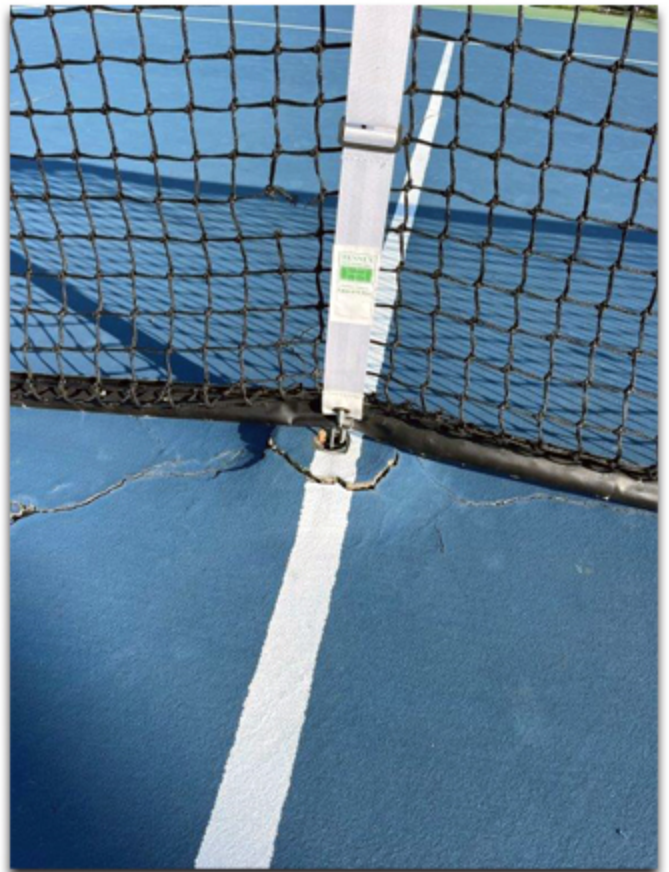
Approvals

Approved by Sara Tienkamp, Director, Operational Services

Approved by Doug Nadorozny, Chief Administrative Officer



Attachment #1 - 2019 Court Conditions



Attachment #2 - 2024 Court Conditions



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

Town of Aurora
Committee of the Whole Report
No. PDS25-022

Subject: 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

Prepared by: Kenny Ng, Planner

Department: Planning and Development Services

Date: February 11, 2025

Recommendation

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.

Executive Summary

This report seeks Council's approval of a Zoning By-law Amendment and Draft Plan of Subdivision (subject applications) for the lands located at 1001 St. John's Sideroad. Approval of the subject applications will facilitate the development of 29 single detached dwellings on a public road.

- The applicant is proposing to re-develop the subject lands to permit the creation of a future residential subdivision. The subdivision will be serviced by a proposed public road access from abutting lands to the west (SUB-2012-06)
- The Draft Plan of Subdivision contains 27 single detached lots, 2 partial lots, a filtration block, an environmental protection block, the extension of an approved municipal road and an open space block which will not be developable for urban uses
- The proposed Zoning By-law Amendment will rezone the subject lands to a site-specific "Detached Fourth Density Residential Exception (R4) Zone", "Private Open Space Exception (O2-XXX) Zone", and "Environmental Protection (EP) Zone"
- The proposed applications are consistent with the Provincial Policy Statement (PPS), and conforms to the Lake Simcoe Protection Plan (LSPP)
- The proposed applications conform to the Town of Aurora Official Plan
- The proposed Zoning By-law Amendment and Draft Plan of Subdivision implement the general direction of the Town's Official Plan for residential intensification
- All external agencies and Town staff have completed their review for the subject applications and have no objections to the approval of the subject applications

Background

Application History

Plan of Subdivision and Zoning By-law Amendment (2012)

A Draft Plan of Subdivision and Zoning By-law Amendment application were submitted to the Town in October 2012 (File SUB-2012-04 & ZBA-2012-12). The original proposed

development consisted of 30 single detached residential lots, an environmental protection block, and a block retained for future use. The proposed development has no access directly onto St. John's Sideroad and would require access through the approved residential Draft Plan of Subdivision (SUB-2012-06) located immediately west of the subject lands. The approved subdivision to the west, was previously owned by Luvian Homes (Aurora Limited, but was acquired by Edenbrook in 2021).

A statutory Public Planning Meeting was first held on March 27, 2013 to introduce the original proposed development on the subject lands. At this meeting, Council received the Staff Report No. PL13-018 and directed Staff to organize a second non-statutory Public Planning Meeting.

A Community Information Meeting was held on May 24, 2023, to allow opportunity for review and comment by interested members of the public.

A second Public Planning Meeting was subsequently held on June 13, 2023. At this meeting, Council passed a motion to receive Report No. PDS23-088 and to have comments be addressed by Planning and Development Services in a report to a future Committee of the Whole Meeting. A summary of the comments received and the associated responses are provided further in this report.

The subject applications have been revised to address Town and agency comments and the latest resubmission was submitted to the Town in September of 2024. The changes are outlined in later section of the report.

Location / Land Use

The subject lands are located south of St. John's Sideroad and east of Bayview Avenue, and municipally known as 1001 St. John's Sideroad (Figure 1). The subject lands have an area of approximately 3.69 hectares (9.12 acres) with a lot frontage of approximately 205 metres along St. John's Sideroad. The subject lands currently contain a detached dwelling with access onto St. John's Sideroad, with a mix of open meadow and treed areas with a generally rolling terrain and a valley-like feature following the creek.

Surrounding Land Uses

The surrounding land uses are as follows:

- North: St. John's Sideroad, low to medium density residential lots, Trent Park
- South: Low density residential lots, stormwater management pond

- East: Low density residential lots, stormwater management pond, environmental protection lands
- West: Proposed gas utility station (Enbridge Gas), draft approved residential plan of subdivision (SUB-2012-06) which is also owned by Edenbrook (Aurora) Inc., open space lands

Policy Context

Provincial Policies

All Planning Act development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns.

The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation. The subject lands are within an area regulated by the Lake Simcoe Region Conservation Authority (LSRCA).

Town of Aurora Official Plan

As shown in Figure 2, the subject lands is situated over two secondary plans, the Bayview Northeast Area 2B Secondary Plan and the Aurora Northeast (2C) Secondary Plan. Majority of the subject lands are designated 'Low-Medium Density Residential' and "Linear and Other Open Space" under OPA 30. The remaining portion of the subject lands are designated as "Urban Residential 1" and "Environmental Protection Area" under OPA 73.

Bayview Northeast Area 2B Secondary Plan (OPA 30)

The Secondary Plan seeks to address the need to accommodate new residential neighbourhoods providing a range and mix of primarily at-grade housing, promote a development density and form that contributes to a high quality streetscape, supports the provision and use of transit, and complements the anticipated low profile development on adjacent land.

Low-Medium Density Residential Designation is intended to promote predominantly at-grade housing forms including but not limited to single detached dwellings, semi-detached dwellings, and townhouses. The maximum density is 25 units per net

residential hectare and the maximum building height is three-storeys. The least intensive residential uses are encouraged adjacent to open spaces and environmental protection lands.

The permitted uses in the Linear and Other Open Space designation are restricted to passive recreation, including trails, and other activities that contribute to conservation and enhancement of the natural landscape and features.

Aurora 2C Secondary Plan Area (OPA 73)

OPA 73 is intended to create a complete community that protects the environment and includes well-designed residential neighbourhoods and a business park. A portion of the subject lands (Block 31) proposed to be retained with no proposed development is designated "Urban Residential 1". Urban Residential 1 is intended to promote well-designed, low density housing. A portion of the lands (Block 30) that is proposed to be conveyed to the Town is designated as Environmental Protection Area. This designation is intended to identify, protect and enhance the natural heritage features and functions that will form a strong and permanent component of the 2C Area greenlands system. Permitted uses are limited to low intensity recreational uses, conservation uses, infrastructure and utilities, and existing non-conforming uses.

Zoning By-law 6000-17, as amended

The subject lands are currently zoned "Rural (RU) Zone" by the Town of Aurora Zoning By-law 6000-17, as amended. (See Figure 3) The existing Rural permits agricultural uses, detached dwelling, Second Suite dwelling, Greenhouses, Home Occupations and Places of Worship. In order to facilitate the development of the property, an amendment to the Zoning By-law is required.

Reports and Studies

Documents submitted in support of complete application for the subject applications were listed in Public Planning Report Number PDS23-088.

Proposed Applications

Proposed Plan of Subdivision

The applicant is proposing to re-develop the subject lands to permit the creation of a future residential subdivision. The subdivision will be serviced by a proposed access from abutting lands to the west

As noted earlier in this report, the applicant has revised the Draft Plan of Subdivision to address Town staff and agencies' comments since the second public planning meeting, the changes include:

- Reduced the total lot count to 27 single detached lots and 2 partial lots, whereas the previous submission presented at the second public planning meeting had a total of 28 full lots and two partial lots
- A filtration block has been created to provide additional filtration capacity to address related engineering comment
- The environmental protection block, which captures the on-site environmental features, have been further refined to protect on site environmental features and provide appropriate setbacks to flood plain

The Draft Plan of Subdivision contains 27 single detached lots, 2 partial lots, a filtration block, an environmental protection block, the extension of an approved municipal road and an open space block which will not be developable for urban uses

The proposed 27 single-detached lots have lot frontages ranging from 11.7 m (38.6 ft) to 15 m (49.2 ft) with varying lot depth. The proposed Draft Plan of Subdivision will not have direct access onto St. John's Sideroad and will require the extension of a draft approved municipal road through the Edenbrook lands to the west (929 St. John's Sideroad) to have vehicular access. The draft approved subdivision to the West also does not have direct access onto St. John's Sideroad and was approved to gain accessed via the northerly extension of Van Allen Way. The proposed Street 'A' within the subject lands has a right of way width of 18.0 metres and includes a cul-da-sac. All of the residential lots are proposed to front onto the proposed Street 'A'.

The Environmental Protection block (Block 30) is proposed to be conveyed to the Town for environmental protection, stormwater management and future trail purpose. The Environmental Protection block would be accessed from the end of Street 'A', the existing St. John's Sideroad access can remain or be removed as per Town direction.

As a result of delineating the Environmental Protection block, Block 30 was created for private open space purposes only. The block will not be permitted to have any future urban development as proposed. The lands adjacent to Block 32 is currently being used by Enbridge Gas for a utility station.

Block 32, which is located in the northwest of Street 'A', is to also be conveyed to the Town. The block is proposed to be used as an filtration area, where a filtration chamber is proposed. The existing pond located west of the existing dwelling is proposed to be

unaltered from the development and will continue to serve minor stormwater management purpose.

The following is a breakdown of the proposed Draft Plan of Subdivision:

Proposed Land Use	Block #	Area (ha)
Single detached residential lots	Block 1 - 27	1.04
Future residential part lots	Block 28, 29	0.05
Environmental Protection Block	Block 30	2.12
Private Open space Block	Block 31	0.04
Filtration Block	Block 32	0.04
Internal road (Street 'A')		0.4
Totals		3.69

Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment will rezone the subject lands to a site-specific "Detached Fourth Density Residential Exception (R4) Zone", "Private Open Space Exception (O2-XXX) Zone", and "Environmental Protection (EP) Zone"

As shown in Figure 4, the Applicant proposes 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". Block 30 is proposed to be zoned as O2-XXX, which will have site-specific exceptions for the lot area and frontage. Block 31 is proposing to be zoned as EP.

The portion of the Draft Plan with residential lots is proposed to be zoned as the site-specific zoning R4 (439) which is the current zoning present on the residential portion of the neighbouring lands to the west (929 St. John's Sdrd). The site-specific contain two site exceptions comparing to the R4 parent zone, with reduction on lot area and rear yard setback. The site-specific zoning also contains several specific yard setback and encroachment requirements, as well as redefining daylighting triangle, and parking spaces.

The following table illustrates the difference between the site-specific zoning classification of R4 (439) with the R4 parent zone. Note: The proposed By-law exceptions are labelled with an asterisk “*”.

	Parent Zoning By-law 6000-17, as amended	Proposed Zoning
	R4 - Detached Fourth Density Residential Zone	R4 (439) - Detached Fourth Density Residential Exception 439 Zone
Permitted Uses	<ul style="list-style-type: none"> • Dwelling, Detached • Dwelling, Second Suite • Home occupation 	<ul style="list-style-type: none"> • Dwelling, Detached • Dwelling, Second Suite • Home occupation
Lot Area (minimum)	370 m ²	315 m ² *
Lot Frontage	11 m	11 m
Front Yard (minimum)	3.0 m to Main Building 5.5 m to the garage	3.0 m to Main Building 5.5 m to the garage
Rear Yard (minimum)	7.5 m	6.0 m*
Minimum Exterior Side Yard	3.0 m to Main Building 5.0 m to the garage	3.0 m to Main Building 5.0 m to the garage
Minimum Interior Side Yard	1.2 m one side 0.6 m other side	1.2 m one side 0.6 m other side
Maximum Building Height	11 m	11 m
Coverage	50%	50%

The following table illustrates the difference between the site-specific zoning classification of O2 (XXX) with the O2 parent zone

	Parent Zoning By-law 6000-17, as amended	Proposed Zoning
	02 – Private Open Space Zone	02 (XXX)– Private Open Space Exception Zone
Permitted Uses	<ul style="list-style-type: none"> • Athletic Fields • Agricultural Uses • Conservation Uses • Golf Courses • Public Park • Private Park • Woodlands • Recreation Centre 	<ul style="list-style-type: none"> • Athletic Fields • Agricultural Uses • Conservation Uses • Golf Courses • Public Park • Private Park • Woodlands • Recreation Centre
Lot Area (minimum)	2000 m ²	400 m ² *
Lot Frontage	30 m	20 m*
Front Yard (minimum)	7.5 m	n/a
Rear Yard (minimum)	7.5 m	n/a
Side Yard (minimum)	3 m	n/a
Maximum Height	10 m	n/a
Coverage	10%	n/a

The draft Zoning By-law is included under Appendix A, final zoning performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment. A three-year sunset clause provision has also been implemented into the proposed site-specific zoning to ensure the timely development of the site and delivery of housing.

Analysis

Planning Considerations

The proposed applications are consistent with the Provincial Policy Statement (PPS), and conforms to the Lake Simcoe Protection Plan (LSPP)

The subject lands are located within a Settlement Area as outlined by the PPS and Growth Plan. It is Staff's opinion that the proposed development aligns well with the criteria outlined in policy 1.1.1 of the PPS and the population growth policies within the Growth Plan. The proposed development contemplates efficient intensification of an underutilized site. As it will assist the Town in meeting population growth, housing, and intensification targets, while also promoting the wise use of municipal infrastructure and land. The proposal also provides intensification near the intersection of Arterial Roads and in proximity to a variety of social and commercial amenities to help promote community service facility effectiveness.

The Lake Simcoe Conservation Authority (LSCRA) has reviewed the proposed applications in consideration of the LSPP and has no objection to the approval of the subject applications as presented. The subject lands are located within the LSRCA regulated limits and accordingly a Regulation Permit is required prior to development or site alteration taking place on the subject lands. Appropriate conditions will also be included as part of the draft plan of subdivision approval.

The proposed applications conform to the York Region Official Plan (YROP)

The proposal implements regional policies by providing additional housing units, and represents a modest increase in density while promoting local access to transit, commerce, and community services and facilities. The proposed development is consistent with the overall densities and built form of the surrounding area and redevelops an underutilized parcel of land to assist in meeting intensification and residential housing objectives, without any negative impacts to the Natural Heritage System or Regional road. York Region has reviewed the proposed applications and have no concerns with the proposed applications.

The proposed applications conform to the Town of Aurora Official Plan

Planning Staff are of the opinion that the proposed development conforms to the land use and development policies of the Official Plan and is compatible with the surrounding land uses. The introduction of twenty-nine new single detached units will

assist the Town in achieving its residential intensification targets without disrupting areas of the natural environment through the delineation of environmental features. The proposal aligns with the Official Plan by encouraging residential units that are in close proximity to social amenities and municipal services. Further, the proposed density aligns with the relevant Official Plan policies, while the proposed heights are within the permission of the designation.

The proposal of additional residential units supports the intensification requirements as stated in the Town Official Plan, and serves to meet the needs of current and future residents of Aurora, in an appropriate and accessible location.

The proposed Zoning By-law Amendment and Draft Plan of Subdivision implement the general direction of the Town's Official Plan for residential intensification

Planning staff are of the opinion that the proposed development is appropriate and compatible with adjacent and neighbouring development, and that the by-law exceptions are appropriate to facilitate the development. The proposed site-specific zoning by-law amendment will amend the residential portion of the subject lands to have the same zoning (R4-439) which was applied to the approved residential subdivision development to the west. The extension of the residential zoning allows for consistent streetscape and building specifications across the subject development and adjacent development on 929 St. John's Sdrd.

Staff also has no concern with the site-specific exceptions as the only notable deviations that would result from the parent R4 zoning requirements are the reduced lot area and reduced rear yard. The reduced lot area from 370 m to 315 m would have no notable impact on the lot's ability to house an appropriately sized dwelling, as the lots would still have ample lot frontages and adequate lot depths that would allow the lots to have compatible sizing with adjacent existing single detached residential lots. Staff would also consider the reduction of rear yard setback from 7.5 m to 6.0 m to be acceptable as ample rear yard space would still be available for residents to have sufficient amenity area to enjoy.

Overall, the proposed applications meet the goal of achieving residential intensification as described in the Town Official Plan in an area that is appropriate to do so. Staff has no objection to the proposed lot configuration, as well as the proposed zoning exceptions in order to facilitate the development.

Department / Agency Comments

All external agencies and Town staff have completed their review and have no objections to the approval of the subject applications

Department/Agency	Comments
Building Division	No objections.
Engineering Division	No objections.
Operational Services (Parks)	No objections.
Operational Services (Public Works)	No objections.
Transportation/Traffic	No objections.
York Region	No objections.
LSRCA	No objections.

The appropriate conditions of draft plan approval have also been included, as listed in Appendix B.

Public Comments

Planning Staff have received comments from the public on the proposed planning applications. Below is a summary of key comments and the respective responses.

Compatibility of the proposed lot area: The proposed lot area of the draft plan of subdivision is not considered to be severely undersized nor considered to be non-compatible with existing lot fabric and area in the adjacent residential neighbourhood. The proposed R4 exception zoning is able to conform to all other zoning standards except for a slight reduction of lot area to accommodate for the proposed development, the slight reduction is negligible on a streetscape perspective and the lots have ample lot frontage (minimum 11.7 m) ensuring for high quality streetscape and adequate yard spaces.

Adequate construction access: The construction of the subject draft subdivision is dependent on the adjacent draft approved subdivision (929 St. John's Sideroad). A standalone, town approved construction access will be required for the construction of

both the adjacent and subject subdivision, ensuring minimal disruption to the existing residential neighbourhood to the south.

Construction nuisance: As a condition of draft subdivision approval, the Owner will be required to submit a Construction Management Plan/Report detailing the construction activities to be implemented during construction, as well as a Construction Impact Mitigation Plan, which will help mitigate potential impacts during the proposed construction and to address any unforeseen issues.

Advisory Committee Review

Not applicable.

Legal Considerations

Subsection 34 (11) of the Planning Act states that if Council refuses the zoning by-law amendment application or fails to make a decision on it within 90 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Ontario Land Tribunal (OLT).

Subsection 51(34) of the Planning Act states that if Council fails to make a decision on the subdivision application within 120 days after the receipt of the application, the applicant may appeal the application to the OLT. If Council approves or refuses the application, then the applicant, Minister, or a public body or specified person (as defined in the Planning Act) that made oral or written submissions may appeal to the OLT after receiving notice of Council's decision.

These applications were deemed as complete on October 9, 2013 and therefore, the applicant may appeal to the OLT at any time.

Financial Implications

There are no direct financial implications arising from this report.

Communications Considerations

On June 13, 2023, a non-statutory Public Meeting was held, with Notices provided through mail, to all Interested Parties, publication in the newspaper, and signage on the property.

All communication requirements as directed by the *Planning Act* have been satisfied. Notices of Council's Decision on the subject applications will also be provided accordingly.

Additionally, the Town will inform the public about this information contained in this report by posting it to the Town's website.

Climate Change Considerations

The proposal is anticipated to generate an increase in greenhouse gas (GHG) emissions due to the increase in density. As a result, the applicant will be employing Low Impact Development (LID) measures to maintain and enhance the post-development water balance. Staff has also included a draft plan condition to require the submission of a Green Development Report in accordance with Section 5 of the Official Plan for a required future development agreement.

Link to Strategic Plan

The proposed applications support the Strategic Plan goal of Supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Strengthening the fabric of our community: Through the review and approval of the Zoning By-law Amendment and Draft Plan of Subdivision applications, housing opportunities are created that assist in achieving growth targets while providing housing opportunities for everyone.

Alternative(s) to the Recommendation

1. Refusal of the application with an explanation for the refusal.

Conclusions

Planning and Development Services reviewed the proposed Zoning By-law Amendment and Draft Plan of Subdivision in accordance with the provisions of Provincial, Regional and Town policies and development standards. The proposed Zoning By-law Amendment and Draft Plan of Subdivision applications are considered to be in keeping with the development standards of the Town. The proposal represents good planning and staff recommend approval of the subject applications, subject to the fulfillment of

the related Draft Plan of Subdivision Conditions of Approval, with the implementing Zoning By-law document to be brought forward at a future Council meeting.

Attachments

Appendix A – Draft Zoning By-law Amendment

Appendix B – Draft Plan of Subdivision Conditions of Approval

Figure 1 – Location Map

Figure 2 – Existing Official Plan Designation

Figure 3 – Existing Zoning By-Law

Figure 4 – Proposed Zoning By-law

Figure 5 – Proposed Draft Plan of Subdivision

Previous Reports

Public Planning Report No. PDS23-088, dated June 13, 2023

Pre-submission Review

Agenda Management Team review on January 23, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer

Appendix A

The Corporation of the Town of Aurora**By-law Number XXXX-25****Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 1001 St. John's Sideroad (File No. ZBA-2012-12).**

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

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:

- The Zoning By-law be and is hereby amended to replace the "Rural RU" zoning category applying to the lands shown in hatching on Schedule "A" attached hereto and forming part of this By-law with "Detached Fourth Density Residential (R4-439) Exception 439 Zone", "Private Open Space (O2-XXX) Exception Zone" and "Environmental Protection (EP) Zone".
- The Zoning By-law be and is hereby amended to delete sections 24.439, and replace by the following:

Parent Zone: R4 Exception Zone: (439)	Map: Schedule 'A', Map No. 8	Previous Zone: (R2-100, RU)	Previous By-laws: 6000-17
Municipal Address: 929 St. John's Sideroad, 1001 St. John's Sideroad			
Legal Description: CON 2 Pt Lot 25 and RP 65R28793 Part 4, CON 2 PT LOT 25 (From CityView data, for information purposes only)			
24.439.1 Permitted Uses			
<ul style="list-style-type: none"> • one detached dwelling per lot • a home occupation, excluding a teaching and musical instruction studio 			

24.439.2 Zone Requirements	
24.439.2.1 Lot Specifications	
Lot Area (minimum)	315.0 square metres
Lot Frontage (minimum)	11.7 metres
24.439.2.2 Siting Specifications	
Front Yard for main building (minimum)	4.5 metres
Rear Yard (minimum)	6.0 metres
Interior Side Yard (minimum)	
One side	1.2 metres
Other side	0.6 metres
Exterior Side Yard (minimum)	
Main building	3.0 metres
Garage	6.0 metres
Garage Setback (minimum)	9.25 metres (garage accessed by single driveway intersected by a sidewalk) 6.0 metres (garage accessed by single driveway not intersected by a sidewalk) 6.0 metres (garage accessed by double driveway either intersected by a sidewalk or not intersected by a sidewalk)
Notwithstanding any other provisions to the contrary, a single driveway shall be defined as a driveway less than 5.4 metres in width, and a double driveway shall be defined as a driveway between 5.4 metres and 6.0 metres in width. The provisions of Section 5.6.1 shall also apply." Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with or project in front of the garage.	
Notwithstanding any other provisions to the contrary, on a multi-storey dwelling, that portion of the front wall of the main building located above an attached garage, for no less than 60% of the garage width, shall not be set back more than 2.5 metres from the front wall of the garage.	
Notwithstanding any other provisions to the contrary, the habitable ground floor front wall or porch face shall be either flush with or project in front of the garage.	
Notwithstanding any other provisions to the contrary, on a multi-storey dwelling, that portion of the front wall of the main building located above an attached garage, for no less than 60% of the garage width, shall not be set back more than 2.5 metres from the front wall of the garage.	

Notwithstanding any provisions to the contrary, the minimum required distance separation between the walls of any two detached dwellings shall be 1.2 metres. Where the distance between the walls of two detached dwellings is less than 3.0 metres, no window below grade or door below grade is permitted in any such wall.	
24.439.2.3 Building Specifications	
Lot coverage (maximum)	45.0 percent
Height (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres
Interior Garage Width (maximum)	6.0 metres
Floor Area (minimum)	110.0 square metres
24.439.3 Encroachments	
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundation	2.0 metres into required front and exterior side yards (provided that no part of the porch is located closer than 2.0 metres to the front lot line; steps may encroach into required front yard provided they are not closer than 1.0 metre to front and exterior lot lines).
Open-side roofed porches, balconies, uncovered terraces, patios and decks not exceeding 3.0 metres above grade with or without foundations and steps	3.5 metres (into required rear yard)
Bay, bow or box window may have maximum width of 4.5 metres with or without foundations, with following projection	0.6 metres in required front, exterior and rear yards
Exterior side yard for building and garage abutting Regional Road	6.0 metres
24.439.4 Daylighting Triangle	
Notwithstanding any other provisions to the contrary, on a corner lot where a daylighting triangle 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.	

24.439.5 Parking
a minimum of three (3) parking spaces shall be provided, of which a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of two (2) parking spaces shall be provided, either in tandem or side by side, on the driveway, including that portion of the driveway that extends beyond the lot line.

3. The Zoning By-law be and is hereby amended to add the following:

Parent Zone: O2 Exception Zone: (XXX)	Map: Schedule 'A', Map No. 8	Previous Zone: (RU)	Previous By-laws: 6000-17
Municipal Address: 1001 St. John's Sideroad			
Legal Description: CON 2 PT LOT 25 (From CityView data, for information purposes only)			
24.XXX.2 Zone Requirements			
24.XXX.2.1 Lot Specifications			
Lot Area (minimum)		40 square metres	
Lot Frontage (minimum)		20.0 metres	

4. 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.
5. 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 day of, 2025.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Explanatory Note

Re: By-law Number XXXX-25

By-law Number XXXX-25 has the following purpose and effect:

To amend By-law Number 6000-17, as amended, the Zoning By-law in effect in the Town of Aurora, to rezone the subject lands from "Rural (RU) Zone" to "Detached Fourth Density Residential (R4-439) Exception 439 Zone", "Private Open Space (O2-XXX) Exception Zone" and "Environmental Protection (EP) Zone".

The effect of this zoning amendment will rezone the subject property to allow for the creation of a residential subdivision containing single detached lots with a minimum lot area of 315 square metres and a minimum lot frontage of 11.7 metres.

A block of land to be reserved for open space use will be zoned with a site-specific exception to permit for reduced minimum lot area and frontage in the Private Open Space zone.

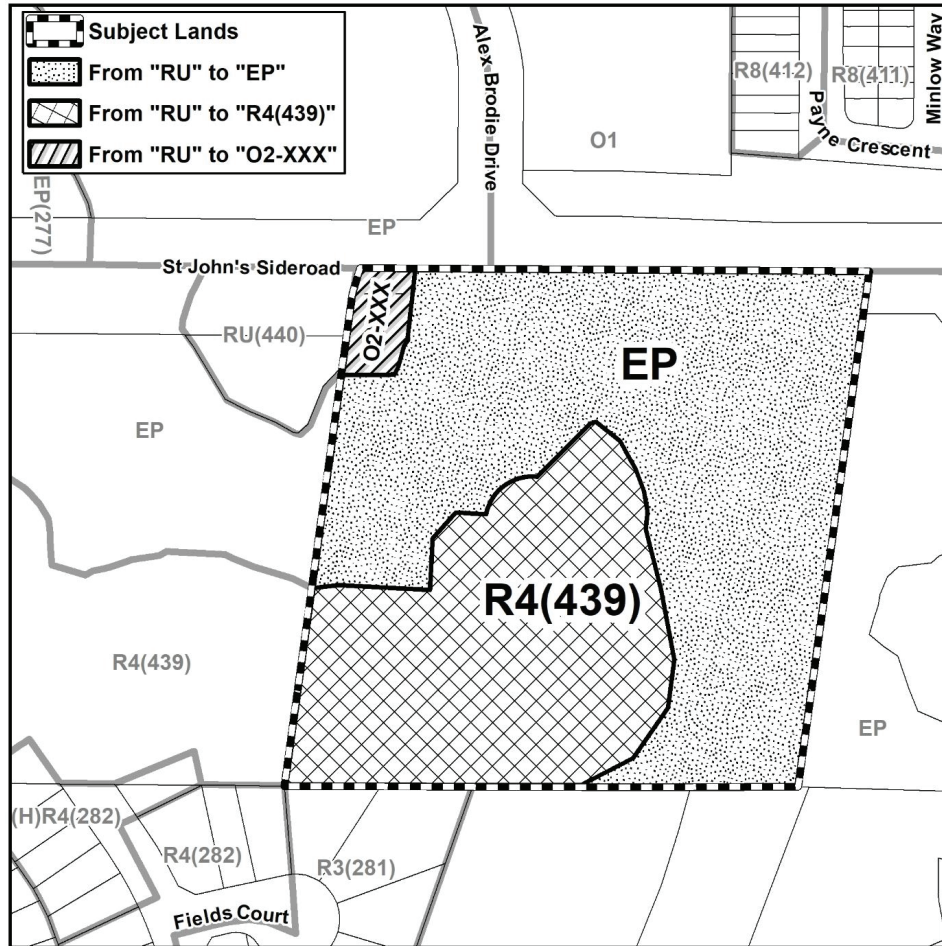
Lands that have been identified to be ecologically sensitive will be zoned as Environmental Protection to restrict any future residential development.

Schedule "A"

Location: Part of Lot 25, Concession 25, Town of Aurora, Regional Municipality of York



Subject Lands rezoned from "Rural (RU) Zone" to "Detached Fourth Density Residential (R4-439) Exception 439 Zone", "Private Open Space (O2-XXX) Exception Zone" and "Environmental Protection (EP) Zone"



Appendix B

Schedule "A"

CONDITIONS OF APPROVAL**DRAFT PLAN OF SUBDIVISION (SUB-2012-04)****Edenbrook (Aurora) Inc.****1001 St. John's Sideroad, legally described as Part of Part Lot 25, Con. 2 Whitchurch
(PIN 03642-5178) (the "Lands")**

DRAFT PLAN APPROVAL AND THE FOLLOWING DRAFT PLAN CONDITIONS LAPSE AT THE EXPIRATION OF THREE YEARS FROM _____, BEING THE DATE THAT THE DRAFT PLAN OF THE LANDS HAS BEEN APPROVED BY COUNCIL. PROVIDED THAT DRAFT PLAN APPROVAL HAS NOT LAPSED, COUNCIL MAY, AT ITS SOLE DISCRETION, EXTEND THE APPROVAL.

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 M-PLAN OF THE LANDS (THE "PLAN"), ARE AS FOLLOWS:

Planning Division Conditions

1. The final draft plan prepared by MEHI Planning Services signed by the Owner on July 18, 2022 with respect to the creation of twenty-seven (27) lots, and two (2) future development part blocks on a plan of subdivision (the "Draft Plan") and associated conditions of Draft Plan approval shall be amended to the satisfaction of the Planning Division, if revisions are required to implement or integrate any recommendations resulting from studies required 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, streets, and/or facilities on lands adjacent to the Draft Plan.
2. Prior to the release for registration of the M-Plan, the Owner shall submit, to the satisfaction of the Planning Division, the final draft M-Plan in the following form:
 - a) an electronic and hardcopy version of the signed white paper print approved by the Land Registry Office for registration;
 - b) one (1) original mylar;
 - c) two (2) mylar duplicates; and
 - d) three (3) white paper prints, one (1) of which contains an A.O.L.S form.
3. Prior to the release for registration of the M-Plan, the Owner shall submit, to the satisfaction of the Planning Division, an electronic and hardcopy version of the signed final draft Reference Plan(s) as approved by the Land Registry Office for registration.
4. Prior to the release for registration of the Plan, the Owner shall enter into and execute agreement(s) with The Corporation of the Town of Aurora agreeing to satisfy all conditions, legal, financial (including fees and securities) and otherwise of the Town (collectively the "Development Agreement"). The Development Agreement and related documents shall be registered on title against the Lands, as provided for in the *Planning Act*, and, if applicable, at the sole expense of the Owner.
5. Prior to the execution of the Development Agreement, the Lands shall be:

- a) appropriately designated in the Official Plan by a official plan by-law that has come into effect in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended (the "*Planning Act*"); and
 - b) appropriately zoned by a zoning by-law that has come into effect in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended (the "*Planning Act*"), including any terms under which the Town's Council will consider the removal of a holding "H" symbol, if applicable.
6. Prior to the execution of the Development Agreement, the Owner shall submit a Green Building and Development Report related to environmental protection, energy efficiency, solar gain, energy technologies, water conservation, green materials and waste reduction, reduction of noise pollution, indoor air quality and residential information/education package to the satisfaction of the Planning Division. A clause shall be added to the Development Agreement stating that the Owner shall carry out or cause to be carried out the recommendations of the report.
 7. Prior to the execution of the Development Agreement, the Owner shall submit a detailed environmental impact study/natural heritage evaluation to the satisfaction of the Planning Division and Lake Simcoe Region Conservation Authority and in accordance with the *Endangered Species Act*, 2007, S.O. 2007, c.6. A clause shall be added to the Development Agreement stating that the Owner shall carry out or cause to be carried out the recommendations of the study/evaluation.
 8. Prior to the execution of the Development Agreement, the Owner shall submit urban design guidelines for the design and construction of all residential dwelling units, walkways, landscaping and all other elements on the Plan to the satisfaction of the Planning Division. A clause shall be added to the Development Agreement stating that the Owner shall strictly carry out or cause to be carried out any and all the recommendations of the guidelines.
 9. A clause shall be added to the Development Agreement stating that the Owner shall satisfy any technical review comments provided by the Town's peer review consultants to the satisfaction of the Planning Division.
 10. A clause shall be added to the Development Agreement stating that the Owner shall erect and maintain signs on any vacant land within the Plan indicating the designated or proposed use of all lots and/or blocks (including temporary turning circles) on the Plan, other than those lots designated for residential purposes.
 11. Prior to the release for registration of the Plan, the Owner shall satisfy any requirements in accordance with: a) the Town's Parkland/Cash-in-lieu By-law, as amended or successor thereto and applicable policies; and b) any related Parkland Agreements imposed by the Town.
 12. The Owner shall agree in the Development Agreement that, if required by the Town, the Owner shall enter into a Cost Sharing Agreement with the other 2B Group of residential landowners, and the Owner shall pay its proportionate share for any oversized works previously constructed outside the draft plan to compensate the other 2B Group of residential landowners who installed said oversized works to accommodate the development of the draft plan lands. These oversized works may

include, but are not limited to, stormwater management facilities, ponds, sewers, and roundabouts. Compensation for the oversized works shall be determined in accordance with the subdivision agreement(s) entered into between the Town and the other 2B Group of residential landowner(s).

Legal Services Division Conditions

13. Prior to the release for registration of the Plan, the Owner shall provide, to the satisfaction of the Town Solicitor, a Solicitor's Title Opinion for the Lands together with:
 - a) the final draft M-Plan signed by the Surveyor and related Plan Document as preapproved by the Land Registry Office to be submitted for registration;
 - b) the Surveyor's Frontage and Area Certificate for the draft M-Plan;
 - c) an updated copy of the title PIN(s) for the Lands;
 - d) all electronic documents (in final draft form) required to be registered on title to the Lands in accordance with the Development Agreement; and
 - e) a Certificate of Corporate Status and Clear Writ of Execution for the Owner.
14. A clause shall be added to the Development Agreement stating that immediately following registration of the Plan, the Owner shall, at the sole cost of the Owner, free of all encumbrances and to the satisfaction of the Town Solicitor:
 - a) grant any and all easements to the Town required for municipal purposes;
 - b) convey any and all lands to the Town required for municipal purposes, including 0.3m reserves; and
 - c) dedicate to the Town as public highways on the Plan, any and all streets and road widenings required for municipal purposes.
15. A clause shall be added to the Development Agreement stating that, immediately following the registration of the Plan, the Owner shall consent to the Town's registration of an inhibiting order, if required; the Development Agreement; and any ancillary agreements required by the Town, in priority of all encumbrances and at the sole cost of the Owner to the satisfaction of the Town Solicitor.
16. The Owner shall pay to Legal Services all applicable fees for the preparation, review, and registration of documents, in accordance with the Town's Fees and Charges By-law, as amended or successor thereto.

Engineering Division Conditions

Noise Impact Study:

17. Prior to the execution of the Development Agreement, the Owner shall submit to the Town a Noise Impact Study (Environmental Noise Analysis), which assesses projected nuisances caused by noise or vibration (as necessary) within the development, prepared by a qualified noise consultant to the satisfaction of the Town. The Noise Impact Study shall provide recommended mitigation measures for noise generated by the development's internal road network; it shall demonstrate how noise levels can be made to be acceptable in accordance with current Provincial Guidelines (NPC-300) from the Ministry of the Environment guidelines, Ontario Provincial Standards,

Regional and Town policies; it shall address the long-term functionality and maintenance of any recommended mitigation measures which are deemed appropriate and acceptable to the Town; and shall further address, to the satisfaction of the Town, the maximum 55dBA limit on all Lots and/or Blocks on the Draft Plan of Subdivision. The Town does not accept the +5dBa recommended allowance above the 55dBa. All attenuation measures and mitigating measures proposed for acoustical purposes shall be approved by the Town and the York Region Transportation Services Department. Details of the noise attenuation barriers for outdoor living areas, location, dimensions, including top and bottom of barrier elevations, and construction details and notes shall be provided on the detailed engineering plans. All details shall be approved by the Town and all attenuation measures shall not be on Town lands.

18. A clause shall be added to the Development Agreement stating that Owner shall implement recommendations and measures of the approved Noise Impact Study, to the satisfaction of the Town, in consultation with the Region of York.

Stormwater Management:

19. A clause shall be added to the Development Agreement stating that the Owner shall convey Block 32 on the Draft Plan to the Town for stormwater management purposes to the satisfaction of the Town's Engineering Division.
20. Prior to the execution of the Development Agreement, the Owner shall submit a detailed stormwater management report to substantiate that the Lands meet the current stormwater balance, quantity and quality and phosphorous removal and water balance requirements in accordance with the latest Ministry of Environment guidelines and the Town's Infrastructure & Environmental Services Department Policy #68 (Stormwater Management Pond and Pond Block Design, Safety and Maintenance) and LSRCA requirements to the satisfaction of the Engineering Division. The Owner shall meet the stormwater management control targets to protect surface and ground water and other natural resources in accordance with the criteria and objectives set out in the Town's master plan for stormwater management. The Owner shall agree to the use of Low Impact Development (LID) as the preferred method of achieving targets and not ponds. In accordance with the Town's Policy, the Owner agrees to provide the Town with a cash contribution to be determined as per the recommended future operations and maintenance and monitoring requirements of the storm water management report to the satisfaction of the Town (such contribution shall be in accordance with the present value cost of 50 year maintenance). The Owner shall prepare a functional stormwater report and design and include an operations and maintenance manual with full costing based on Town requirements and approved by the Town. The Owner shall also agree that any and all LID's on private property shall not be maintained in the future by the Town and this condition shall be part of any purchase and sale agreements.
21. A clause shall be added to the Development Agreement stating that the Owner agree that phosphorous loading and water balance post development removal shall meet current LSRCA requirements and where not possible, a cash contribution shall be made for future phosphorous removal based on LSRCA policy. 6.

Roads and Municipal Services:

22. Prior to the execution of the Development Agreement, the Owner shall submit a functional servicing report with detailed engineering design drawings and reports for the layout and construction of roads and services (i.e. water, storm and sanitary) in accordance with the Town of Aurora Infrastructure and Environmental Services Design Criteria Manual (with sanitary sewers to be constructed outside of the Region of York's right-of-way) to the satisfaction of the Engineering Division. The functional servicing report shall further detail the preliminary report prepared by Schaeffers Consulting Engineers and include access for Town maintenance vehicles and persons to Block 32 on the Draft Plan as well as trail connection access. A clause shall be added to the Development Agreement stating that the Owner shall carry out or cause to be carried out any and all recommendations of the reports.
23. Prior to the execution of the Development Agreement, the Owner shall submit detailed engineering drawings which will include, but not be limited to, grading control plans (including any retaining walls and details), plan and profile drawings of all underground and above ground services, general plans (notes, above and below ground and updated to conform to current construction requirements to reduce infiltration), drainage plans, composite utility plans (to include above and non-standard below ground utilities, services, driveways and boulevard tree locations, etc. signed as approved by all related utility providers and Canada Post), stormwater management plans, detail plans, erosion and sediment control plans, construction mitigation plan, illumination (to be controlled to the sidewalk and road and being "dark sky" compliant), and signalization plans, if any, etc. to the satisfaction of the Engineering Division. The drawings shall include the details of related works on external lands, where applicable. Any proposed final grading shall eliminate retaining walls, unless approved otherwise by the Engineering Division, and if retaining walls are approved, and when there is the option, they shall be located on private property instead of public property. Construction details and notes, material descriptions, location and dimensions including top and bottom of wall elevations, heights and length of all retaining walls approved by the Engineering Division shall be provided in the detailed engineering plans stamped by a professional engineer registered in the Province of Ontario. Any approved retaining walls shall include drainage systems with positive outlets, shall not permit surface drainage to drain over the top of wall, unless otherwise certified by a professional engineer. If retaining walls are required to be constructed on private property, a clause shall be added to the Development Agreement stating that the owner(s) of private lands containing retaining wall(s) shall be solely responsible to maintain and protect the structural integrity of any retaining wall(s) constructed on their lot(s) at all times, at their sole cost and expense, and shall retain in their sole discretion, any legal advice or professional engineering advice necessary in order to maintain compliance with the Plans related to retaining walls, especially before excavating or extracting any earth for any purpose such as tree planting and landscaping, or before erecting or constructing any accessory structures on their lot, including, but not limited to garden sheds, gazebos, hot tubs or above or below ground swimming pools. A further clause shall be added stating that the Owner shall indemnify the Town from all claims related to the construction, inspection, certification, or maintenance of said retaining walls.
24. A clause shall be added to the Development Agreement stating that the Owner agree that the road and watermain shall be connected to the subdivision to the west, at the Owners cost. The Owner agrees that the Block 28 and 29 shall be joined to adjacent lots in the future subdivision to the west for grading and servicing purposes, and that

- future road A be joined to the future subdivision to the west with all service connections and any and all works necessary to reinstate the curb, drainage, sidewalk, road and any other works, to the satisfaction of the Town, all at the sole cost of the Owner.
25. Prior to the execution of the Development Agreement, the Owner shall submit a capacity study of the Town's water distribution system to the Lands in order to determine that the proposed development can be adequately serviced to the satisfaction of the Town. As part of the study, should the use of a pressure reducing valve (PRV) be required, consideration should be given to individual PRV's, as well as a review and confirmation of PRV requirements following the water meters.
 26. Prior to the execution of the Development Agreement, the Owner shall submit a detailed sanitary sewer capacity study including review of existing sewer conditions in order to determine that the proposed development can be adequately serviced to the satisfaction of the Engineering Division. A clause shall be added to the Development Agreement stating that the Owner shall upgrade or remediate any sewers that the study reports require remediation or upgrading.
 27. Prior to the execution of the Development Agreement, the Owner shall submit plans detailing any phasing of construction and development, together with the means by which construction access to the Lands will be gained during any construction or phasing to the satisfaction of the Engineering Division. Should phasing be necessary or requested, a clause shall be added to the Development Agreement stating that the Owner shall comply with the phasing plan and make all builders aware of the phasing plan.
 28. A clause shall be added to the Development Agreement stating that construction access may be limited until such time as the first occupancy of any lot or block on the Plan if determined by the Town in consultation with York Region and approved by Central York Fire Services and the Chief Building Official.
 29. Upon the Owner's submission of the detailed engineering drawings for the construction of services within the development for the Town's review, the Owner shall provide Engineering fees to the Town in accordance with the Town's Fees and Charges By-Law, as amended or successor thereto. Said Engineering fees shall be based on the estimated cost of all the servicing works necessary for the construction of the subdivision servicing including all grading, drainage and infrastructure works etc., as estimated by the consultant and approved by the Engineering Division.
 30. A clause shall be added to the Development Agreement stating that the Owner shall submit detailed engineering drawings and be required to construct or pay for the construction of roads, bicycle lanes, curbs, gutters, sidewalks (in accordance with applicable Town policy), underground and above ground services, street lights and illumination, street signs, utilities, storm water management facilities, etc., and any and all other works necessary for the development and servicing of the Lands to the satisfaction of the Engineering Division.
 31. A clause shall be added to the Development Agreement stating that the Owner shall construct and pay for the boundary water meter chambers to the satisfaction of the Engineering Division.

32. The Owner shall agree in the Development Agreement to pay to the Town a bulk water usage fee for water usage during construction, in addition to paying the prescribed rate for water that is registered on a Town water meter on the Lands, if applicable, all to the satisfaction of the Town and in accordance with the Town's Water Meter By-law and/or the Town's Municipal Waterworks Distribution By-law, each as amended or their successors.
33. A clause shall be added to the Development Agreement stating that the Owner shall reimburse the Town for snow removal and winter maintenance costs for the roads and sidewalks within the Plan based on the ratio of occupied/unoccupied units/ lots and blocks within the Plan as determined by the Engineering Division.
34. A clause shall be added to the Development Agreement stating that the Owner shall reimburse the Town for street lighting maintenance costs within the Plan based on the current level of occupancy to the satisfaction of the Engineering Division.
35. Prior to undertaking any grading within the Plan, and in connection with the Town's issuance of a Topsoil Removal Permit (if required), the Owner shall submit a lot grading and erosion control plan for any grading within the Plan, for approval by the Town and the Lake Simcoe Region Conservation Authority, which shall include a Certificate of Decommissioning for any well(s) and septic systems, and proposed methods for:
 - a) erosion and sediment control prior to and during construction including the extent of grading/filling, the access location and erosion control detail, the location of spoil pile storage and the location and nature of sediment control works; and
 - b) progressive stripping and grading to ensure minimum duration of exposed soil areas to the extent practical; and
 - c) archaeological clearance.
36. Prior to the execution of the Development Agreement, the Owner shall complete an Environmental Site Assessment in accordance with the *Environmental Protection Act*, R.S.O. 1990, c. E.19, O. Reg. 153/04 and O. Reg. 511/95, all as amended, undertaken by a qualified person registered to ensure that the land is suitable for the proposed use. If in the opinion of the qualified person, the Environmental Site Assessment indicates the land may not be suitable for the proposed uses, the qualified person shall so advise the Ministry of the Environment, Conservation and Parks and the Town. Prior to the release for registration of the Plan, the Owner shall do further investigative studies and do all work required to make the Lands suitable for the proposed use.
37. A clause shall be added to the Development Agreement stating for any land to be conveyed to the Town including roads, storm water management facilities, open space, parks, (ravines and buffer areas/natural heritage system etc.), the Owner shall undertake an environmental audit (under *Environmental Protection Act*, regulation O. Reg. 153/04) and shall, prior to the release for registration of the Plan, obtain any further investigative studies as necessary to complete all required works to clean the said lands of soil contamination to make the lands suitable for the proposed uses.

38. A clause shall be added to the Development Agreement stating that all lots and/or blocks on the Plan to be left vacant for longer than twelve (12) months, and all portions of public highways that are not paved, together with all drainage swales, shall be graded, seeded and/or sodded and maintained by the Owner to the satisfaction of the Town.
39. A clause shall be added to the Development Agreement stating that the Owner shall grant easements required by the appropriate authority for public utilities, drainage purposes, turning circles, or any other services as deemed necessary. Any off site easements and works necessary to connect watermains, storm sewers and sanitary sewers to outfall trunks and storm water management facilities on external lands shall be satisfactory to and granted to the appropriate authorities. No works off site or connections to existing infrastructure may be undertaken prior to such approvals and easements being in place.
40. Prior to the execution of the Development Agreement, the Owner shall submit an internal and external traffic management plan including internal traffic study for review and approval by the Engineering Division. A clause shall be added to the Development Agreement stating that all road work and construction shall be completed in accordance with the approved internal traffic study, which shall include works relating to road cross-sections (in accordance with the latest development standards as approved by the Town), parking controls, bike ways, pavement markings, pedestrian crossings, sidewalks, access driveways locations, traffic signage including bicycle route signage on the collector or minor collector road in accordance with the Town's Traffic Demand Management Policy, and other requirements as set out in the said internal traffic study. All traffic control devices (including temporary pavement markings) as specified in the internal traffic study shall be constructed to the satisfaction of the Engineering Division prior to the occupancy of any dwelling. Regardless of any alternative design standards, the right-of-way shall be a minimum of 22 metres.
41. Prior to the execution of the Development Agreement, the Owner shall submit detailed engineering drawings to demonstrate compliance with the Town's standard configuration with respect to all road bends on the Plan to the satisfaction of the Engineering Division.
42. Prior to the execution of the Development Agreement, the Owner shall ensure that all dead end public highways and sides of municipal road allowances requiring restricted access as designated by the Engineering Division, shall be terminated in 0.3 metre reserves to prohibit access at certain locations either temporarily or permanently in the sole discretion of the Town.
43. A clause shall be added to the Development Agreement stating that the Owner shall provide sanitary sewer and storm sewer inspection testing and acceptance in accordance with the latest standards and certifications of the National Association of Sewer Service Companies. Sanitary sewer inspection testing and acceptance shall be in accordance with York Region Sanitary Inspection, Testing and Acceptance Guideline requirements dated September 2011, as amended from time to time and the requirements of the Town. Storm sewer and manhole inspection testing and acceptance shall be in accordance with the requirements and policies of the Town.

44. A clause shall be added to the Development Agreement stating that the Owner shall retain, at its sole expense, a qualified company acceptable to the Town to provide a video (CCTV) inspection of all sanitary and storm sewers and to prepare a report of the findings and conclusions. The report shall summarize and identify sewer pipe material used in accordance with the Town's and Region of York's specifications as well as any deleterious materials to be cleaned, settlements, or deflections, if any, with qualified justification provided which are stamped by a professional Engineer registered in the Province of Ontario for possible deviation from Region of York, Town and OPS standards and specifications with recommendations to mitigate construction impacts, if any. If as a result of carrying out the video (CCTV) inspection, modifications or rectifications are required, provide for, at its own expense, such modifications or rectifications as required, the Owner shall, at its sole expense and prior to the Town's final release of securities, provide for such modifications or rectifications as required through such means as agreed to by the Town until such CCTV inspection and rectifications, if any, are completed to the satisfaction of the Engineering Division.
45. Prior to the execution of the Development Agreement, that the Owner shall submit an overall composite utility plan showing the location (shared or otherwise) of all required utilities (on-grade, or above-grade or non-standard below grade, including on-site servicing facilities and streetscaping) to the satisfaction of the Engineering Division. The plan shall consider the requirements of those utility providers (including natural gas, hydro, and telecommunications service providers) that will conduct works within the Plan and the respective standards and specification manuals, where applicable, of the utility providers. Utilities shall not be constructed on any portion of the Lands to be either conveyed to the Town or granted to the Town for easement purposes, and where possible, shall be constructed underground within the road allowances or other appropriate easements. The Owner shall advise any telecommunications service provider intending to locate within a municipal right-of-way, of the requirement to enter into a Municipal Access Agreement with the Town, and to satisfy all conditions, financial and otherwise of the Town.
46. Prior to the execution of the Development Agreement, the Owner shall submit plans..... A clause shall be added to the Development Agreement stating that the owner(s) of private lands containing infiltration devices shall be solely responsible to maintain and protect the structural integrity of any infiltration devices installed on their lot(s) at all times, at their sole cost and expense, and shall retain in their sole discretion, any legal advice or professional engineering advice necessary in order to maintain compliance with the Plans related to infiltration trenches and the related homeowner's brochure to be provided to the homeowner by the Owner. A further clause shall be added stating that the Owner shall indemnify the Town from all claims related to the construction, inspection, certification, or maintenance of said infiltration system.

Noise Attenuation Barrier Conditions:

47. Prior to the execution of the Development Agreement, the Owner shall submit a noise attenuation study in accordance with the Ministry of Environment and Climate Control, the Region of York and Town requirements (the Town's max dba is 55dba with no acceptance of the +5dba difference).

48. A clause shall be added to the Development Agreement stating that the Owner shall be responsible to construct, install, maintain, inspect, alter, remove and reconstruct any noise attenuation walls in accordance with the approved noise study to the satisfaction of the Engineering Division. Attenuation barriers must not be located on Town property and the Town will not accept or provide maintenance of attenuation barriers. Details of the noise attenuation barriers for outdoor living areas, location, dimensions, including top and bottom of barrier elevations, and construction details and notes shall be provided on the detailed engineering plans and approved by the Engineering Division.

Parks Division Conditions

Public Lands:

49. A clause shall be added to the Development Agreement stating that the Owner shall convey the following lands on the Draft Plan to the Town to the satisfaction of the Parks Division:
- a) Block 30 for environmental protection purposes.

Environmental Protection Lands:

50. A clause shall be added to the Development Agreement stating that the Owner shall, in regard to the environmental protection Block(s) on the Plan, and subject to the Town's terms respecting stormwater management and future trails:
- a) not disturb or otherwise use any portion of these lands for the storage of topsoil or fill materials;
 - b) not encroach into these lands without prior written approval of the Parks Division;
 - c) not alter grades within buffers on these lands;
 - d) provide a forest edge enhancement and management plan addressing invasive species removal, native restoration plantings, and removal of dead or hazardous trees and limbs within these lands;
 - e) install on-site temporary Paige wire protection/silt fencing along the boundaries of these lands prior to any adjacent development disturbance, and maintain in place the temporary fencing for the duration of development construction; and
 - f) restore and revegetate any proposed disturbance or grading activities within these lands with extensive plantings using native species compatible with the surrounding environment.
51. A clause shall be added to the Development Agreement stating that the Owner shall submit design plans and carry out or cause to be carried out naturalization and restoration plantings on the environmental protection Block(s) on the Plan in accordance with the environmental impact statement to be submitted to the satisfaction of the Parks Division.

Trails:

52. A clause shall be added to the Development Agreement stating that the Owner shall submit a trails plan in accordance with the standards set out in the Town of Aurora Trails Master Plan dated November 2011, and to the satisfaction of the Parks Division.

53. A clause shall be added to the Development Agreement stating that the Owner shall identify the trail system on display plans within the Sales Office.

Vegetation Management:

54. A clause shall be added to the Development Agreement stating that the Owner shall carry out or cause to be carried out and all recommendations of a vegetation management plan (the "VMP") submitted by the Owner to the satisfaction of the Parks Division, which VMP shall be prepared by a consulting landscape architect in coordination with a certified arborist or registered professional forester, or other environmental specialist, as required, and shall include, but not be limited to, the following:
- a) a detailed vegetation inventory and assessment identifying all vegetation 50mm caliper or greater for individual tree assessments and/or perimeter at canopy of woodland, groups or stands of vegetation; identifying trees and vegetation on adjacent property that may be impacted; and including inventory that identifies species, size and condition;
 - b) identification of all vegetation removals and identification of all protection measures including tree preservation zones for vegetation designated to be preserved; an at-grade impact assessment to support vegetation removals; and/or preservation measures;
 - c) a monetary vegetation appraisal in order to determine compensation planting in accordance with the Town's Tree Removal/Pruning & Compensation Policy;
 - d) provisions for compliance monitoring and protection/mitigation specifications and implementation of all arboricultural requirements for trees designated to be preserved during construction; and provisions for post construction performance monitoring and rehabilitation specifications;
 - e) the Town's minimum tree preservation standards, and for trees in close proximity to existing and proposed residential infrastructure, ensure trees designated to remain are safe, healthy, structurally sound and free of all hazard conditions, and trees in poor or declining health being removed with all Ash (*Fraxinus*) species being designated for removal due to exposure to Emerald Ash Borer;
 - f) coordination with existing homeowners for trees located on property boundaries that require removal with homeowner's approval for removals and coordination, method of removal, and replacement being obtained; and
 - g) a compensation planting plan providing plantings equal to or greater than the appraised value of vegetation designated to be removed within the Plan, which compensation planting shall be completed in addition to the Town's minimum planting standards, and where compensation plantings cannot be provided within the Plan in the full assessed value, the Owner shall pay a fee to the Town equal to the value of the balance of compensation plantings, to the satisfaction of the Parks Division.
55. A clause shall be added to the Development Agreement stating that prior to the commencement of any demolition, topsoil removal, grading or construction activities within the Plan, the Owner shall construct temporary Paige post and wire protection fencing for all vegetation and natural areas to be preserved, in accordance with the VMP; that the Owner shall maintain this fencing in good condition for the duration of development within the Plan; and provide signage panels on protection fencing

identifying the purpose of the fencing and indicating no disturbance beyond the fence to the satisfaction of the Parks Division.

56. Prior to the execution of the Development Agreement, the Owner shall only be permitted to remove trees within the Plan upon the execution of an agreement with the Town with respect to tree removal, preservation, payment of fees, and any such other related items to the satisfaction of the Parks Division.

Fencing:

57. A clause shall be added to the Development Agreement stating that the Owner shall install onsite black vinyl chain link fencing to Town standards on the municipal side of lot lines for all lots and blocks on the Plan that are adjacent to municipal lands.

Landscaping:

58. Prior to the execution of the Development Agreement, the Owner shall submit landscape design plans for approval by the Parks Division detailing landscape works for street tree planting on all road allowances within the Plan. A clause shall be added to the Development Agreement stating that the Owner shall carry out or cause to be carried out the landscape works in accordance with Town standards and to the satisfaction of the Parks Division, or as an alternative, and at sole the discretion of the Town, pay cash-in-lieu of the value of street tree plantings to the Town in accordance with the approved landscape plans to the satisfaction of the Parks Division.
59. A clause shall be added to the Development Agreement stating that the Owner shall, at the time of street tree installations, distribute to each prospective purchaser of lots within the Plan, a copy of the Town's "Boulevard Tree" information brochure. The Owner shall obtain the Brochures from the Parks Division at no cost to the Owner.
60. Prior to the execution of the Development Agreement, the Owner shall submit landscape design plans for all proposed fencing, landscape structures, Development entry features, buffer plantings, stormwater management plantings, or any other landscape features required by urban and architectural design guidelines or as required by Town standards, to the satisfaction of the Parks Division. A clause shall be added to the Development Agreement stating that the Owner carry out or cause to be carried out the landscape works.
61. A clause shall be added to the Development Agreement stating that the Owner shall provide consistent and continuous minimum 300mm depth topsoil for all areas associated with tree and shrub plantings within the Plan, to the satisfaction of the Parks Division. These areas shall include all boulevards designated for street tree plantings, storm water management facilities and landscape and grading buffers.
62. A clause shall be added to the Development Agreement stating that the Owner shall provide the Town the with a right of first refusal of surplus topsoil at no cost to the Town prior to topsoil removal within the Plan.
63. A clause shall be added to the Development Agreement stating that the Owner shall perform topsoil testing in accordance with Town standards by an approved agency to determine nutrient availability for all topsoil sources to be utilized within the Plan and

that the Owner shall implement fertilizers and soil amendments in accordance with topsoil test recommendations to the satisfaction of the Parks Division.

64. A clause shall be added to the Development Agreement stating that the Owner shall pay a one-time financial contribution for the purposes of supplementing the Town's on-going annual maintenance costs associated with landscape works on municipal lands, such works as required by the Town's standards and/or approved urban and architectural design guidelines. The amount of the contribution shall be equal to twenty-five percent (25%) of the total cost of plant material installed on municipal lands within the Plan, with the exception of naturalization and restoration plantings within the Plan.
65. Upon execution of the Development Agreement, the Owner shall pay landscape fees in accordance with the Town's Fees and Charges By-law, as amended or successor thereto based on the percentage amount of estimated landscape works provided by the consulting landscape architect and approved by the Town.

Building Division Conditions

66. Prior to the execution of the Development Agreement, the Owner shall submit a schedule certified by an Ontario Land Surveyor indicating the areas and frontages of the proposed lots, blocks and/or units within the Plan, to the satisfaction of the Chief Building Official.
67. Prior to the execution of the Development Agreement, the Owner shall submit a geotechnical report for review and approval by the Town, which deals with the relative elevations of foundations and footings, the requirements for engineered fill based on existing subsurface conditions, and the requirements for road and municipal services construction, to the satisfaction of the Building Division. A clause shall be added to the Development Agreement stating that the Owner shall carry out or cause to be carried out the recommendations of the report.
68. Prior to the execution of the Development Agreement, the Owner shall submit engineering details, specifications and recommendations from the Owner's engineer for any retaining walls to be constructed within the Draft Plan for which a building permit is required under the *Building Code Act*, 1992, S.O. 1992, c. 23, as amended, and O. Reg. 350/06 (Building Code), (the "*Building Code Act*"), indicating therein any restrictions such as setback limits for structures, in-ground or above ground pools, trees and landscaping etc. to the satisfaction of the Building Division and Engineering Division. A clause shall be added to the Development Agreement stating that the owner(s) of private lands abutting municipal lands containing retaining wall(s) shall be solely responsible to maintain and protect the structural integrity of any retaining wall(s) constructed on their lot(s) at all times, at their sole cost and expense, and shall retain in their sole discretion, any legal advice or professional engineering advice necessary in order to maintain compliance with the Plans related to retaining walls, especially before excavating or extracting any earth for any purpose such as tree planting and landscaping, or before erecting or constructing any accessory structures on their lot, including, but not limited to garden sheds, gazebos, hot tubs or above or below ground swimming pools. A further clause shall be added stating that the Owner shall indemnify the Town from all claims related to the construction, inspection, certification, or maintenance of said retaining walls.

69. A clause shall be added to the Development Agreement stating that prior to the release for registration of the Plan, the Owner shall obtain a permit under the *Building Code Act* for the decommissioning of any septic system and shall submit a consultant's certificate upon completion of the decommissioning to the satisfaction of the Town's Chief Building Official.
70. A clause shall be added to the Development Agreement stating that prior to the release for registration of the Plan, the Owner shall obtain a permit under the *Building Code Act* for the demolition of any buildings or structures prior to the demolition of said buildings or structures to the satisfaction of the Town's Chief Building Official.
71. A clause shall be added to the Development Agreement stating that prior to the Owner offering any lots or blocks on the Plan for sale, the Owner shall obtain the written approval from the Building Division of the following information with respect to the location of sales trailers, display plans and other information to be used for sales and/or marketing purposes, which information and related materials are required to be kept up-to-date to reflect the most current approvals, and/or submissions related to the Plan, and/or engineering design drawings, and other such matters as may be required by the Building Division and Engineering Division:
- a) the latest version of the approved Plan(s) or registered Plan(s), including any phasing;
 - b) the Draft Plan and adjacent lands including all sidewalks and walkways, community mail boxes, parks by type (including all recreational facilities to be provided), schools, churches, open space areas, environmental protection areas, stormwater management ponds, landscaping, entranceway features, noise attenuation measures (both internal and external to the dwelling unit), erosion control facilities, buffer areas, watercourses, and surrounding land uses;
 - c) a copy of the approved zoning by-law for the Lands together with a copy of the executed Development Agreement (as soon as it is available); and
 - d) a copy of the approved grade and utility composite plan showing the location of all community facilities (community mail boxes, bus shelter and stops, street trees, sidewalks, street light poles, hydrants, cable boxes, transformers or any other above grade facilities).

Warning Clauses:

72. A clause shall be added to the Development Agreement stating that the Owner shall include in Offer to Purchase Agreements with prospective purchasers, warning clauses, including, but not limited to the following, as required by the Town:
- a) "Purchasers are advised that the developer is required to undertake and has borne the sole cost of the following items:
 - i) street trees;
 - ii) corner lot fencing as identified on the approved engineering plans;
 - iii) rear lot fencing as identified on the approved engineering plans;

- iv) noise attenuation fencing and berms as identified in the approved noise impact study and the approved engineering plans;
 - v) fencing (if required) along school blocks, park blocks and environmental protection block(s) as identified on the approved engineering plans; and
- b) "Purchasers/tenants are advised that:
- i) there are less than three (3) on-site parking spaces on their lot;
 - ii) the construction of a catholic and public schools on a designated school block sites within the 2c west community is not guaranteed. Purchasers are advised that sufficient accommodation may not be available for students residing in this area, and you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area. The applicable school board will in its discretion designate pick-up points for students who qualify for transportation;
 - iii) any stormwater management features including infiltration devices on any lot shall not be the responsibility to the Town for future maintenance of costs;
 - iv) if sound levels are expected to exceed the noise criteria of the Municipality and the Ministry of the Environment, there may be noise warnings or noise control features associated with certain lots or blocks on the Plan required in accordance with an approved noise study;
 - v) if there are lands adjacent to their lot or block on the Plan which are intended for conservation and naturalization, although they are to remain as much as possible in their natural state, portions may be used for active recreational use, a public trail system and trail amenities, and the Town will not be responsible for pedestrian traffic, night lighting, noise or any inconvenience or nuisance which may present itself as a result of the lands and associated trail system and recreational amenities;
 - vi) fence gates and/or other means of access will not be permitted to access adjoining municipal lands (including, but not limited, to municipal lands used for parks, open space, environmental and stormwater management purposes) from residential properties; and
 - vii) it is the responsibility of the property owner to protect the ongoing structural integrity of any retaining walls constructed on their lot or block"

External Agency Conditions

73. Prior to the release of the Plan for registration, the Owner shall submit clearances in writing to the Planning Division from the following external agencies with respect to the Owner's fulfillment of their related conditions of approval:
- a) The Owner shall satisfy the conditions attached as Schedule "A.1" to the satisfaction of York Region.
 - b) The Owner shall satisfy the conditions attached as Schedule "A.2" to the satisfaction of Lake Simcoe Region Conservation Authority.
 - c) The Owner shall satisfy the conditions attached as Schedule "A.3" to the satisfaction of Central York Fire Services.
 - d) The Owner shall satisfy the conditions attached as Schedule "A.4" to the satisfaction of Bell Canada.

- e) The Owner shall satisfy the conditions attached as Schedule "A.5" to the satisfaction of Canada Post.
- f) The Owner shall satisfy the conditions attached as Schedule "A.6" to the satisfaction of Rogers Communications.

Clearances

- The Town's Planning Division shall advise that Conditions 1 to 12 inclusive, 72 and 73 have been satisfied, stating briefly how each condition has been met.
- The Town's Legal Services Division shall advise that Conditions 13 to 16 inclusive have been satisfied, stating briefly how each condition has been met.
- The Town's Engineering Division shall advise that Conditions 17 to 48 inclusive, 68 and 71 have been satisfied, stating briefly how each condition has been met.
- The Town's Parks Division shall advise that Conditions 49 to 65 inclusive and 80 have been satisfied, stating briefly how each condition has been met.
- The Town's Building Division shall advise that Conditions 66 to 71 inclusive have been satisfied, stating briefly how each condition has been met.
- York Region shall advise that Condition 73, a) has been satisfied; the clearance letter shall include a brief statement detailing how each related condition has been met.
- Lake Simcoe Region Conservation Authority shall advise that Condition 73, b) has been satisfied; the clearance letter shall include a brief statement detailing how each related condition has been met.
- Central York Fire Services shall advise that Condition 73, c) has been satisfied; the clearance letter shall include a brief statement detailing how each related condition has been met.
- Bell Canada shall advise that Condition 73, d) has been satisfied; the clearance letter shall include a brief statement detailing how each related condition has been met.
- Canada Post shall advise that Condition 73, e) has been satisfied; the clearance letter shall include a brief statement detailing how each related condition has been met.
- Rogers Communication shall advise that Condition 73, f) has been satisfied; the clearance letter shall include a brief statement detailing how each related condition has been met.

Schedule "A.1"**YORK REGION CONDITIONS OF APPROVAL**

1. The Owner shall save harmless the Town of Aurora and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall agree, at the time of occupancy, to assist the Region contacting new homeowners for the purpose of implementing a "Travel Demand Management Plan."
3. The Owner shall provide direct shared pedestrian/cycling facilities and connections from the proposed development to St John's Sideroad and (Collector/Local Roads) to support active transportation and public transit, where appropriate. A drawing showing the conceptual layout of active transportation facilities and connections internal to the site and to the Regional roads shall be provided.
4. The Owner shall agree that no direct private access is permitted onto St John's Sideroad. All accesses shall be provided through local roads.
5. The Owner shall agree where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region Right-Of-Way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
6. The Owner shall implement the noise attenuation features as recommended by the noise study to the satisfaction of Development Engineering.
7. The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
8. The following warning clause shall be included with respect to the lots or blocks affected:

"Purchasers are advised 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".
9. Where noise attenuation features will abut a York Region Right-Of-Way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:
 - a) That no part of any noise attenuation feature shall be constructed on or within the York Region Right-Of-Way;

- b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
 - c) That maintenance of the noise barriers and fences bordering on York Region Right-Of-Way's shall not be the responsibility of York Region.
10. The Owner shall agree to be responsible for determining the location of all utility plants within York Region Right-Of-Way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
 11. Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the Town of Aurora for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
 12. Prior to final approval, Engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review and record.
 13. Prior to final approval, concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
 - a) Grading and Servicing;
 - b) Construction Access Design;
 - c) Utility and underground services Location Plans;
 - d) Erosion and Siltation Control Plans;
 - e) Landscaping Plans, including tree preservation, relocation and removals;
 - f) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva
 - g) Functional Servicing Report (water, sanitary and storm services)
 - h) Engineering drawings showing plan and profile views of proposed works related to connections to or crossing of Regional watermain or sewer, including the following, as applicable:
 - Disinfection Plan
 - MOECC Form 1- Record of Watermains Authorized as a Future Alteration
 - i) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
 14. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three

- (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.
15. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
 16. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
 17. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.
 18. Prior to final approval, the Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation/ Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region Right-Of-Way to be removed, preserved or relocated. The report/ plan, submitted to Development Engineering for review and approval, shall adhere to the requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.
 19. Prior to final approval, the Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region Right-Of-Way as required by any and/or all of the following, York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.
 20. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
 21. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right-of-Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
 22. Prior to final approval, the Owner shall provide an executed copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
 23. Prior to final approval, the Owner shall provide a basic 36 metres right-of-way for this section of St. John's Sideroad. All municipal setbacks shall be referenced from a point of 18 metres from the centerline of construction on St. John's Sideroad and any lands required for additional turn lanes at the intersections will be conveyed to York Region

for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor.

24. Prior to final approval, the Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.

Schedule "A.2"**LAKE SIMCOE REGION CONSERVATION AUTHORITY CONDITIONS OF APPROVAL**

1. That this approval is applicable to the Draft Plan of Subdivision prepared by MEHI Planning Services, dated June 12, 2022 (Revision Date May 16, 2024) and may be subject to redline revisions based on the detailed technical plans and studies.
2. That prior to final plan approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and Municipality:
 - a) A detailed Stormwater Management Report in accordance with Lake Simcoe Region Conservation Authority Technical Guidelines for Stormwater Management Submissions.
 - b) A detailed erosion and sediment control plan.
 - c) A detailed grading and drainage plan.
 - d) A detailed water balance and phosphorus budget in concert with 4.8-DP of the Lake Simcoe Protection Plan and 6.40-DP of the Lake Simcoe Protection, Plan if applicable.
 - e) A Detailed Low Impact Development (LID) Evaluation demonstrating the means to maximize the use of LID measures consistent with Policy 1.6.6.7 of the Provincial Policy Statement (2020).
 - f) An Environmental Impact Study.
 - g) An Ecological Offsetting Strategy in accordance with the LSRCA Ecological Offsetting Policy.
 - h) A Planting Plan
3. That prior to final approval, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the South Georgian Bay Lake Simcoe Source Protection Plan:
 - a) Detailed Hydrogeological Report / Water Balance
 - b) Compensatory Measures, if required
4. That prior to final approval, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the Phosphorus Offsetting Policy:
 - a) Detailed Hydrogeological Report / Water Balance
 - b) Compensatory Measures, if required
5. That the owner shall agree in the Subdivision Agreement to carry out, or cause to be carried out, the recommendations and requirements contained within the plans and reports as approved by the LSRCA and the Municipality.
6. That the owner shall agree in the Subdivision Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans and reports as approved by the LSRCA and the Municipality.
7. That the owner shall agree in the Subdivision Agreement to ensure that proper erosion and sediment control measures will be in place in accordance with the approved Grading and Drainage Plan, and Erosion and Sediment Control Plan prior to any site alteration or grading.

**Edenbrook (Aurora) Inc. SUB-2012-04
Conditions of Draft Plan Approval****Page 22**

8. That the owner shall agree in the Subdivision Agreement to grant any easements required for storm water management purposes to the Municipality.
9. That prior to final plan approval, the owner shall pay all development fees to the LSRCA in accordance with the approved fees policy, under the Conservation Authorities Act.
10. That the owner shall agree in the Subdivision Agreement to maintain all existing vegetation up until a minimum of 30 days prior to any grading or construction on-site in accordance with 4.20b.-DP of the Lake Simcoe Protection Plan.
11. That prior to final approval the provisions of the Endangered Species Act shall be addressed to the satisfaction of the Ministry of Natural Resources and Forestry.
12. The Owner shall agree in the Subdivision Agreement to indemnify and save harmless the municipality and the LSRCA from all costs, losses, damages, judgements, claims, demands, suits, actions, or complaints resulting from any increased flooding or erosion to property and people as a result of the approved storm water management scheme. The Owner shall obtain and maintain in full force and effect during the term of this agreement general liability insurance with respect to the storm water management works and system

Schedule "A.3"**CENTRAL YORK FIRE SERVICES CONDITIONS OF APPROVAL**

1. A minimum of temporary street signage must be in place to assist emergency responses prior to construction of buildings.
2. Access for emergency vehicles shall be maintained at all times during construction.
3. Water supply for firefighting, including hydrants must be installed and operational prior to construction of buildings.
4. Flow rate tests of hydrants shall be conducted and hydrants colour coded with respect to flow results in accordance with NPFA Standards.
5. A schedule of firebreak lots is to be submitted to Central York Fire Services for approval prior to construction of buildings. Builders/developers will not make application for building permits for designated firebreak lots/blocks without written release of firebreak designation from Central York Fire Services.
6. No more than 6 lots in a row may be under construction at the same time without a fire break lot.

Schedule "A.4"

BELL CANADA CONDITIONS OF APPROVAL

1. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
2. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Schedule "A.5"

CANADA POST CONDITIONS OF APPROVAL

1. The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
2. The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
3. The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
4. The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
5. The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser/tenants that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners/tenants of any established easements granted to Canada Post.
6. The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off

Schedule "A.6"**ROGERS COMMUNICATION CONDITIONS OF APPROVAL**

1. The Owner shall agree in the Subdivision Agreement to (a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the "Communications Service Providers") to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose.
2. The Owner shall agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the Subdivision, and will cause the registration of all such easements on title to the property.
3. The Owner shall agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.
4. The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.



LOCATION MAP

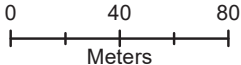
APPLICANT: EDENBROOK (AURORA) INC.

FILES: SUB-2012-04 & ZBA-2012-12

FIGURE 1



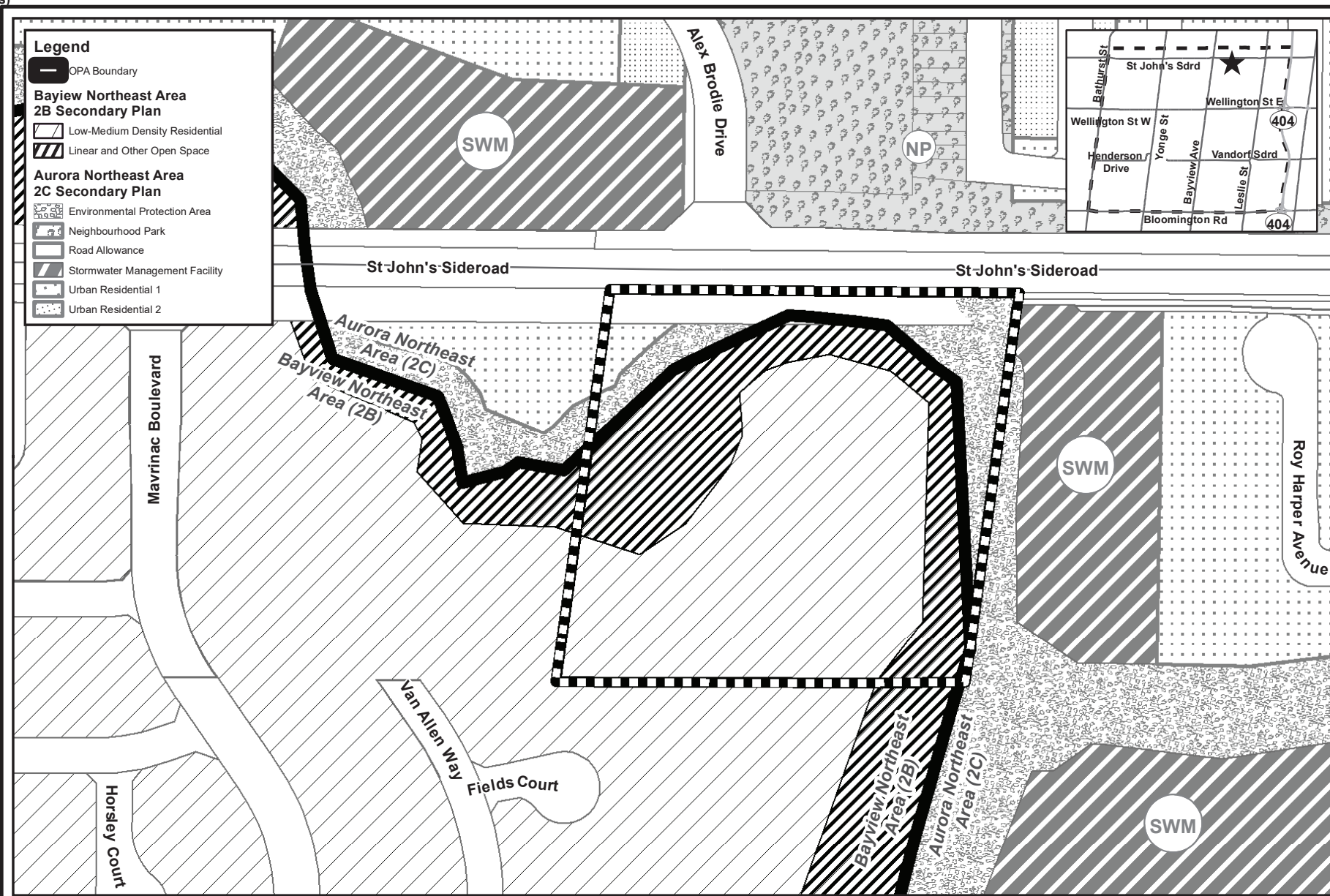
SUBJECT LANDS



Map by the Town of Aurora Financial Services Department, 2025-01-09. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2024, © First Base Solutions Inc., 2024 Orthophotography.

Document Path: J:\data\data\Planning Maps\1001 St John's Sideroad East (Edenbrook Homes Inc SUB-2012-04 & ZBA-2012-12)\CoW_January_2024\Figure_1_Location_Map.mxd

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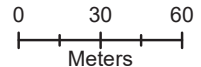
EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: EDENBROOK (AURORA) INC.
 FILES: SUB-2012-04 & ZBA-2012-12

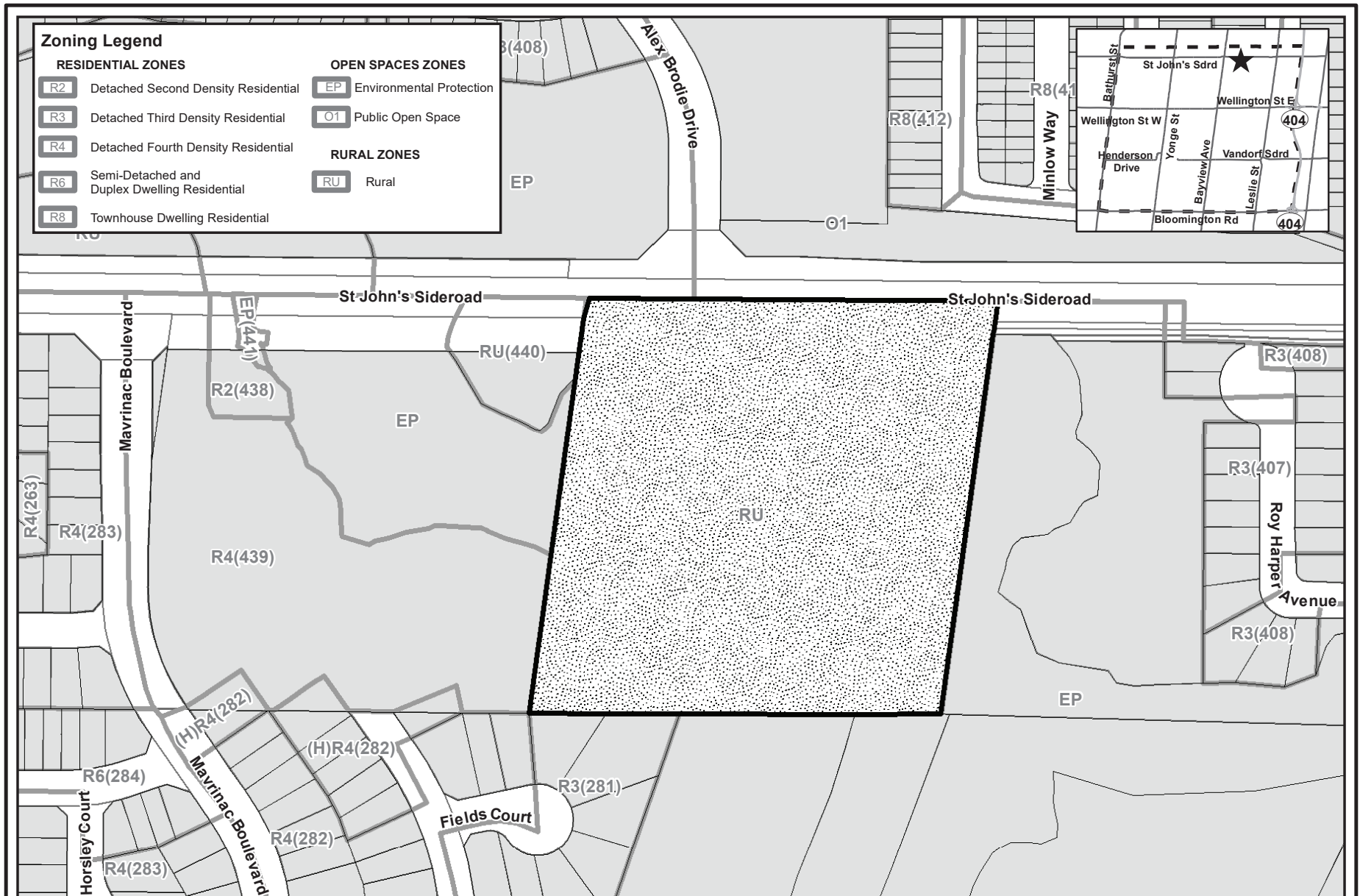
FIGURE 2



SUBJECT LANDS



Map by the Town of Aurora Financial Services Department, 2025-01-09. Base data provided by York Region & the Town of Aurora.



EXISTING ZONING BY-LAW

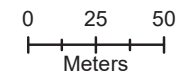
APPLICANT: EDENBROOK (AURORA) INC.

FILES: SUB-2012-04 & ZBA-2012-12

FIGURE 3

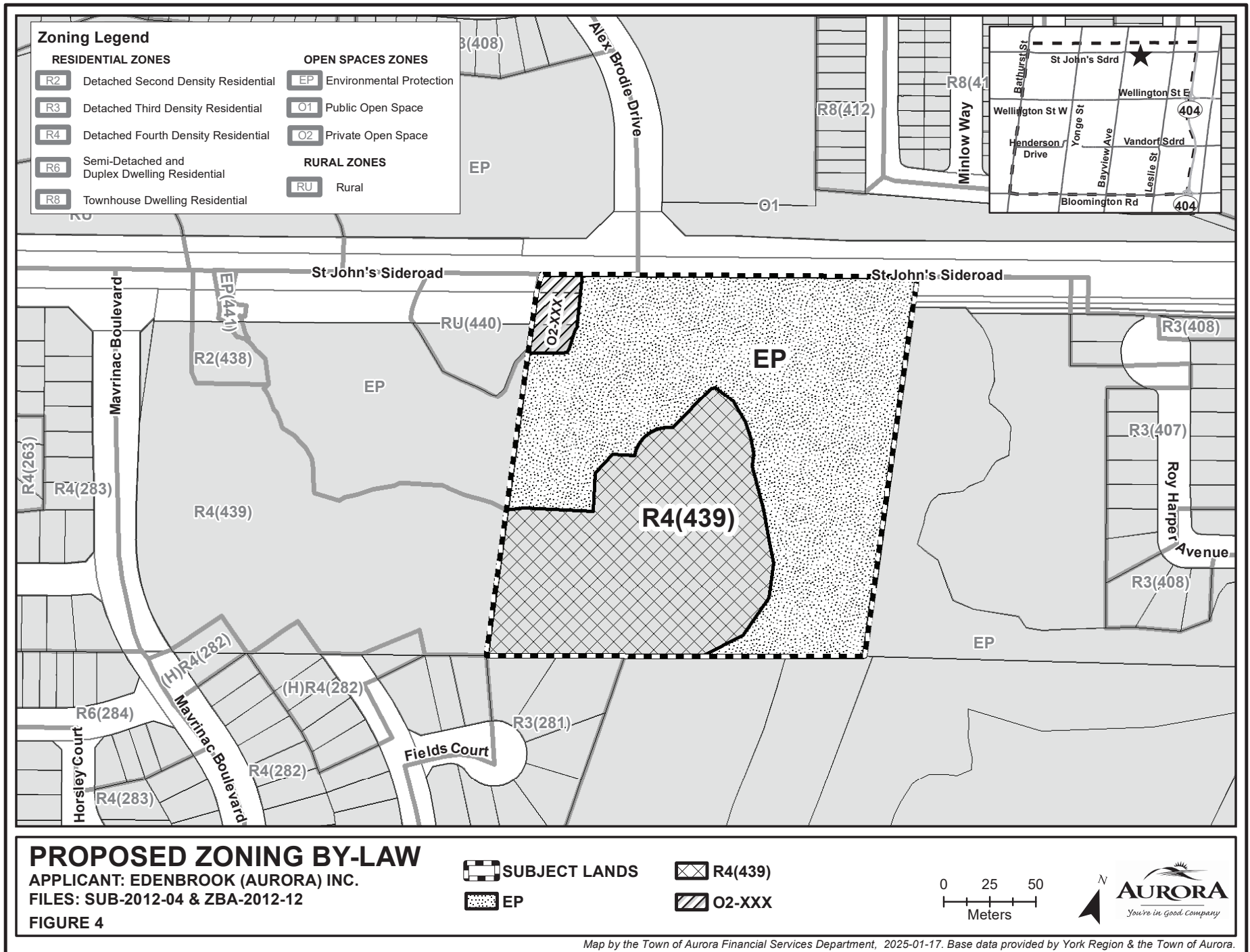


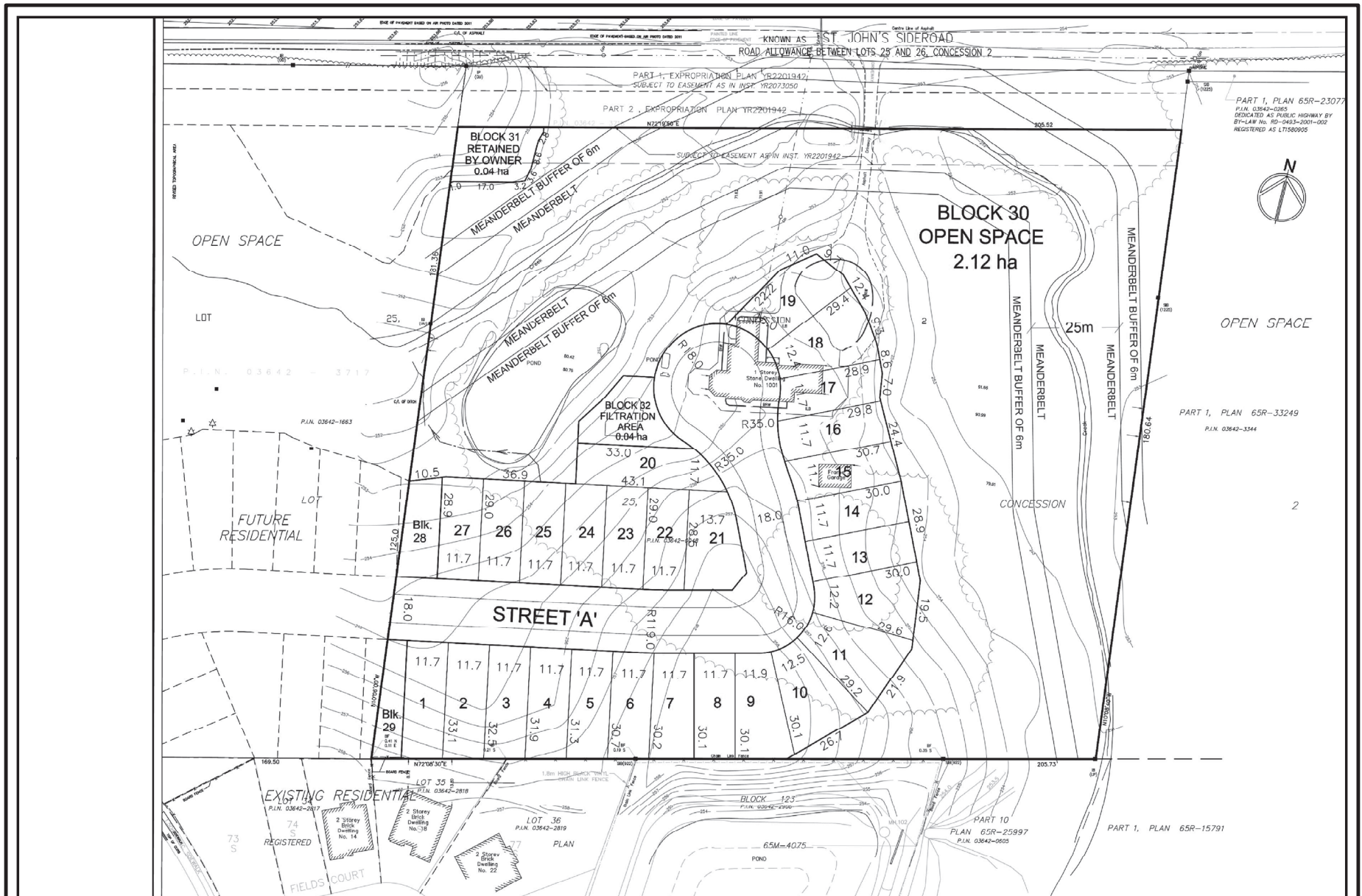
SUBJECT LANDS



Map by the Town of Aurora Financial Services Department, 2025-01-09. Base data provided by York Region & the Town of Aurora.

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PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: EDENBROOK (AURORA) INC.

FILES: SUB-2012-04 & ZBA-2012-12

FIGURE 5



Map by the Town of Aurora Financial Services Department, 2025-01-09. Drawing provided by MEHI Planning Services..

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

Town of Aurora
Committee of the Whole Report
No. PDS25-023

Subject: 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

Prepared by: Kenny Ng, Planner

Department: Planning and Development Services

Date: February 11, 2025

Recommendation

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.
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.
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.

Executive Summary

This report seeks Council's approval to revise an approved Draft Plan of Subdivision and conditions at 929 St. John's Sideroad (SUB-2012-06). The following are the proposed revisions:

- a) Include the existing residential dwelling (929 St. John's Sideroad) that fronts onto St. John's Sideroad
- b) Add one additional lot on the north side of the proposed street "B"
- c) Realign the proposed street "B" with the adjacent proposed subdivision (SUB-2012-04 – 1001 St. John's Sideroad) which resulted in two additional partial lots (Blocks 46 and 47 – Figure 5)
- d) Remove Block 44 (Future Development), and Block 46 and 47 (Road Widening) from the overall Plan of Subdivision (Figure 4)
- e) Remove the former Block 49 (0.3m reserve) on proposed street "B" (Figure 4)
- f) Administrative amendments to the approved draft plan conditions

There is no loss of environmental lands and no zoning by-law amendment is required as a result of this revision.

Background

Application History

On July 29, 2014 Council approved the subject Draft Plan of Subdivision for Edenbrook (Aurora) Inc. (SUB-2012-06, formerly D12-06-12) which included 33 full lots, 9 Future Residential blocks, 1 Open Space block, 1 Future Development block and other blocks related to walkways, road widening, 0.3 metre reserve and a minor land conveyance to a residential lot within an approved Plan of Subdivision to the south (Figure 4). At the July 2014 Council meeting, Council also assigned 42 units of water and sewage capacity allocation for the subject Plan of Subdivision.

In 2014, the applicant conveyed the 8.0 metres Road Widening (Blocks 46 and 47 on Figure 4) to York Region.

In 2021, the owner, Edenbrook (Aurora) Inc., acquired the lands immediately east of the subject lands (municipal known as 1001 St. John's Sideroad) from Luvian Homes (Aurora) Limited (SUB-2012-04).

In 2022, the Owner conveyed the future development block (Block 44 on Figure 4) to Enbridge Gas for the purposes of infrastructure improvements.

The applicant is now proposing to revise the Approved Draft Plan (SUB-2012-06) and related Conditions of Approval and develop it with the adjacent Draft Plan of Subdivision (SUB-2012-04).

Location / Land Use

The subject lands, municipally known as 929 St. John's Side Road, are located at the southeast corner of St. John's Side Road and Mavrillac Boulevard (see Figure 1). The subject lands have an approximate area of 3.4 ha (8.4 acre) with approximately 140.35 m (460.47 ft) of frontage along St. John's Side Road. The subject lands currently contain an existing detached dwelling with access onto St. John's Sideroad. Existing vegetation is located throughout the site, particularly in the northcentral portion where a watercourse is also located.

Surrounding Land Uses

The surrounding land uses are as follows:

- North: St. John's Sideroad, Low density residential lots, stormwater management ponds
- South: Low density residential lots
- East: Vacant (subject to the related Draft Plan of Subdivision and Zoning By-law Amendment applications to facilitate the development of 27 single detached residential lots and 2 partial residential blocks)
- West: West Mavrillac, Low density residential lots

Policy Context

Provincial Policies

All Planning Act development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

Town of Aurora Official Plan

As shown in Figure 2, the subject lands are situated over two secondary plans. The subject lands are designated 'Low – Medium Density Residential' and 'Linear and Other Open Space' in the Bayview Northeast Area 2B Secondary Plan (OPA 30). The northeast portion of the subject lands is designated 'Urban Residential 1' and 'Environmental Protection Area' in the Aurora Northeast Area 2C Secondary Plan (OPA 73). The proposed Draft Plan of Subdivision fronts onto St. John's Sideroad which is a Regional Road.

Zoning By-law 6000-17, as amended

Council approved the site-specific zoning By-law 5659-14 on September 9, 2014 to implement the approved Draft Plan of Subdivision on the subject lands. Figure 3 shows the zone categories applicable to the subject lands.

Reports and Studies

The applicant has submitted an updated functional servicing and stormwater management report and revised draft plan in support of the proposed revision to the draft approved plan.

Proposed Applications

Revised Draft Approved Plan of Subdivision

The applicant is proposing to revise the approved Draft Plan of Subdivision (see Figure 5) as follows:

- a) Include the existing residential dwelling that fronts onto St. John's Sideroad (Lot 35)
- b) Add one additional lot on the north side of the proposed street "B"
- c) Realign the proposed street "B" which resulted in two additional partial blocks (Blocks 46 and 47) to be merged with the adjacent proposed subdivision (SUB-2012-04 – 1001 St. John's Sideroad)
- d) Removed the former Block 44 (Future Development) because it was conveyed to Enbridge gas for infrastructure
- e) Removed the former Blocks 46 and 47 (Road Widening) from the overall Plan of Subdivision as the lands has been conveyed to York Region
- f) Removed the former Block 49 (0.3m reserve) on proposed street "B"

As a result of the modification, the revised Draft Plan will result in a total of 35 full lots and 12 partial blocks. As shown in Figure 5, Blocks 36-39 will be developed with the adjoining lands to the west (Block 25 on Plan 65M-4037) owned by Mattamy Homes. Blocks 40-45 will be developed with the adjoining lands to the south (Blocks 124, 125 and 126 on Plan 65M-4075 (Metrus Properties)). Block 46 and 47 are proposed to be developed with the adjoining lands to the east, being Blocks 28 and 29 on the related proposed Draft Plan of Subdivision (SUB-2012-04).

The following is a breakdown of the proposed revised Draft Plan of Subdivision:

Proposed Land Use	Block #	Area (ha)
Single detached residential lots	Blocks 1 - 35	1.59
Future residential part lots	Blocks 36 - 47	0.25
Environmental Protection Block	Block 48	1.06
6.0 Walkway	Block 49	0.04
Internal road		0.46
Totals		3.40

Analysis

Planning Considerations

In general, the applicant seeks to revise the previously approved Draft Plan of Subdivision to incorporate an additional two lots. A majority of the proposed development is located within R2 (438) and R4 (439) which permits low density residential development. A review of the site-specific zoning by-laws confirms that the additional lots are permissible within the current zoning framework, and in compliance with relevant development standards, including lot size, frontage, and setbacks.

Compatibility with Surrounding Land Uses

The revised subdivision plan is in keeping with the character of the surrounding area. The proposed lots align with the existing development patterns of the neighborhood, ensuring that the additional 2 lots will not create any adverse impacts on the surrounding properties. It is Planning Staff's opinion that the additional 2 lots is considered as a minor revision to the approved Draft Plan of Subdivision.

Infrastructure and Services

Staff circulated the proposed revisions to York Region and the Town's development Engineer. Staff has no concerns that the current infrastructure is sufficient to accommodate the additional two lots. In terms of servicing allocation, Staff recommends allocating 6 additional persons worth of allocation to complete this Draft Plan of Subdivision. Allocation for the 2 partial blocks (46 and 47) will be assigned as part of the adjacent draft plan of subdivision (SUB-2012-04). Given that the proposed

road access has not changed, York Region completed a comprehensive review of the road access and have no concerns. York Region is recognizing the existing dwelling's vehicular access of St. John's Sideroad and municipal servicing for the existing dwelling will have to go through the proposed lot 19 to proposed Street "A".

Environmental Considerations

The additional 2 lots do not impact or alter the approved Environmental Protection block. As a result, the 1.06 ha of Environmental Protection block will remain the same. The proposed revision does not negatively impact the environmental features in the approved Draft Plan of Subdivision.

Traffic Impact and Parking

The Town's Traffic Analyst has reviewed the proposed revisions and concluded that there are no concerns with the vehicular traffic resulting from the addition of two lots. The existing road network's capacity can accommodate the traffic flows and remain safe and efficient. Parking provisions for the additional lots will be able to comply with the municipal parking requirements.

Overall, it is Planning Staff's opinion that the proposed revised draft approved plan of subdivision is considered to be a minor alteration to the previously draft approved plan. The proposed revision to the subdivision plan, including the addition of two lots, is considered appropriate in light of the existing zoning, surrounding land uses, and infrastructure capacity. The delineated environmental protection boundary has been maintained, ensuring the protection of adjacent environmental integrity. Town traffic analyst and York Region Transportation staff have reviewed the revised draft plan and concluded that there is no additional traffic impact resulting from the additional units within the subdivision. Servicing capacity is also readily available to provide the additional two units worth of servicing allocation.

It is recommended that the revised draft plan be approved, subject to the proposed revised conditions to reflect infrastructure upgrades, environmental protection, and final design adjustments to ensure the development is in line with both local planning policies and community expectations.

Department / Agency Comments

All external agencies and Town staff have completed their review and have no objections to the approval of the subject application

Department/Agency	Comments
Building Division	No objections.
Engineering Division	No objections.
Operational Services (Parks)	No objections.
Operational Services (Public Works)	No objections.
Transportation/Traffic	No objections.
York Region	No objections.
LSRCA	No objections.

The appropriate conditions of draft plan approval have also been included, as listed in Appendix B.

Public Comments

Staff has not received any public comments on the proposed revision to the Draft Approved Plan of Subdivision and Draft Approved Plan of Subdivision Conditions.

Advisory Committee Review

Not applicable.

Legal Considerations

Subsection 51(44) of the Planning Act, allows a municipality to revise draft plan of subdivision conditions at any time prior to the registration of a plan of subdivision. Subsection 51 (47) of the Planning Act states that the municipality is not required to give written notice of the revised conditions if, in the opinion of the municipality, the change to the conditions are considered minor. In this case, staff are of the opinion that the changes are minor. Even if deemed minor, any of the revisions to the draft approved conditions may be appealed by the applicant.

Financial Implications

There are no direct financial implications arising from this report.

Communications Considerations

No Communication required.

Climate Change Considerations

The application supports the climate change objectives from the Community Energy Plan and Town Official Plan through actions conducted during the application process, such as conducting a peer-reviewed Natural Heritage Evaluation to ensure protection of local features, employing Low Impact Development (LID) measures and high efficiency, low-flow fixtures, as well as providing new and enhanced native landscape plantings.

Link to Strategic Plan

The draft approved plan of subdivision 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 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. Refusal of the application with an explanation for the refusal.

Conclusions

Planning and Development Services reviewed the proposed Revised Draft Plan of Subdivision for Edenbrook (Aurora) Inc. at 929 St. John's Side Road in accordance with the provisions of Provincial, Regional and Town policies and development standards. The revised Draft Plan of Subdivision is considered to be in keeping with the development standards of the Town. The proposal represents good planning and staff recommend approval of the revised approved Draft Plan of Subdivision and Conditions of Approval.

Attachments

Appendix A – Red-lined Draft Plan of Subdivision Conditions of Approval

Figure 1 – Location Map

Figure 2 – Existing Official Plan Designation

Figure 3 – Existing Zoning By-Law

Figure 4 – Draft approved Plan of Subdivision

Figure 5 – Revised Draft Plan of Subdivision

Previous Reports

Council Report No. PL-14-055, July 29, 2014

Pre-submission Review

Agenda Management Team review on January 23, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer

Schedule “A”

THE CORPORATION OF THE TOWN OF AURORA SCHEDULE OF CONDITIONS OF APPROVAL SUB-2012-06

EDENBROOK (AURORA) INC.

929 St. John’s Sideroad, legally described as Part of Part Lot 25, Concession 2
(PIN 03642-5971) (the “Lands”)

1. Approval shall relate to Draft Plan of Subdivision SUB-2012-06 prepared by Evans Planning dated June 3, 2014, and redlined by MEHI Planning Services on July 12, 2022 (collectively, the “Draft Plan”).
2. The Draft Plan and associated conditions of draft 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 approval. Further, minor redline revisions to the Draft Plan of Subdivision to ensure property alignment with existing or proposed lots, blocks, streets, and/or facilities on lands adjacent to this Draft Plan of Subdivision may also be required.

Planning Division Requirements

3. The lands within this Draft Plan of Subdivision shall be appropriately zoned by a Zoning By-law that has come into effect in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended (the “*Planning Act*”). The Holding provisions of Section 36 of the Planning Act may be used in conjunction with any zone category to be applied to the subject lands in order to ensure that development does not occur until such time as the Holding “H” symbol is removed in accordance with the provisions of the *Planning Act*. The Zoning By-law Amendment shall specify the terms under which Council will consider the removal of the Holding “H” symbol. The terms may include:
 - (i) confirmation that there is adequate water, sanitary, storm and/or transportation services and facilities available to accommodate the Draft Plan or any phase thereof; and
 - (ii) the removal of the “H” represents a logical and orderly progression of development.
4. The Owner shall enter into and execute agreement(s) with The Corporation of the Town of Aurora, including but not limited to a Subdivision Agreement, agreeing to satisfy all conditions, legal, financial and otherwise of the Town. The Subdivision Agreement and related documents shall be registered on title against the lands to which it applies, as provided for in the *Planning Act*, at the sole expense of the Owner.
5. The Owner shall agree in the Subdivision Agreement to implement any and all recommendations of the Environmental Impact Study (EIS) as prepared by

Beacon Environmental dated September 2012 and the Addendum dated July 10, 2013.

6. The Owner shall agree in the Subdivision Agreement to implement the recommendations and measures contained within The Bayview Northeast Neighbourhoods Architectural Design Guidelines prepared by Planning Partnership dated October 2, 2002 for the design and construction of all residential dwelling units, walkways, landscaping and all other elements within the Plan. Strict compliance with these approved urban design guidelines shall be undertaken unless otherwise approved by the Town's Director of Planning & Development Services.
7. The Owner shall agree in the Subdivision Agreement to satisfy any cash-in-lieu of parkland requirements to the satisfaction of the Town's Director of Planning & Development Services and in accordance with: a) the Town's By-law Number 6534-23, as amended or successor thereto, and all applicable policies; and b) any related Parkland Agreements imposed by the Town.
8. The Owner shall agree in the Subdivision Agreement that, if required by the Town, the Owner shall enter into a Cost Sharing Agreement with the other 2B Group of residential landowners, and the Owner shall pay its proportionate share for any oversized works previously constructed outside the draft plan to compensate the other 2B Group of residential landowners who installed said oversized works to accommodate the development of the draft plan lands. These oversized works may include, but are not limited to, stormwater management facilities, ponds, sewers, and roundabouts. Compensation for the oversized works shall be determined in accordance with the subdivision agreement(s) entered into between the Town and the other 2B Group of residential landowner(s).

Legal Services Division Conditions

9. Prior to the release for registration of the Plan, the Owner provide, to the satisfaction of the Town Solicitor, a Solicitor's Title Opinion for the Lands, together with:
 - a) the final draft M-Plan signed by the Surveyor and related Plan Document as preapproved by the Land Registry Office to be submitted for registration;
 - b) the Surveyor's Frontage and Area Certificate for the draft M-Plan;
 - c) an updated copy of the title PIN(s) for the Lands;
 - d) all electronic documents (in final draft form) required to be registered on title to the Lands in accordance with the Subdivision Agreement; and
 - e) a Certificate of Corporate Status and Clear Writ of Execution for the Owner.

10. A clause shall be added to the Subdivision Agreement stating that immediately following registration of the Plan, the Owner shall, at the sole cost of the Owner, free of all encumbrances and to the satisfaction of the Town Solicitor:
 - a) grant any and all easements to the Town required for municipal purposes;
 - b) convey any and all lands to the Town required for municipal purposes, including 0.3m reserves; and
 - c) dedicate to the Town as public highways on the Plan, any and all streets and road widenings required for municipal purposes.
11. A clause shall be added to the Subdivision Agreement stating that, immediately following the registration of the Plan, the Owner shall consent to the Town's registration of an inhibiting order, if required; the Subdivision Agreement; and any ancillary agreements required by the Town, in priority of all encumbrances and at the sole cost of the Owner and to the satisfaction of the Town Solicitor.
12. The Owner shall pay to Legal Services all applicable fees for the preparation, review, and registration of documents, in accordance with the Town's Fees and Charges By-law, as amended or successor thereto.

Noise Impact Study

13. Prior to the execution of the Subdivision Agreement, the Owner shall submit a Noise Impact Study (Environmental Noise Analysis), which assesses projected nuisances caused by noise or vibration (as necessary), within the development, prepared by a qualified noise consultant. The Noise Impact Study shall provide recommended mitigation measures for noise generated by road traffic, including on St John's Sideroad and Mavrinac Boulevard, or by any other identified noise sources, to the satisfaction of the Town's Engineering Division, in consultation with the Region of York.
14. The Owner shall make any revisions to the Draft Plan of Subdivision that may be required to achieve the recommendations of the Noise Impact Study. The Noise Impact Study shall demonstrate how noise levels can be made to be acceptable in accordance with current Provincial standards and Town policies, and address the long-term functionality and maintenance of any recommended mitigation measures which are deemed appropriate and acceptable to the Town's Engineering Division.
15. The Owner shall agree in the Subdivision Agreement to implement the recommendations and measures of the approved Noise Impact Study. The recommendations of the aforementioned Noise Impact Study shall address to the satisfaction of the Town's Engineering Division, the 55dBA limit on all Lots and/or Blocks on the Draft Plan of Subdivision. All attenuation measures and mitigating measures proposed for acoustical purposes shall be approved by the Town's Engineering Division, Parks Division, Chief Building Official, and the York Region Transportation Services Department.

16. The Owner shall agree in the Subdivision Agreement to implement noise control measures and warning clauses as recommended by the approved Noise Impact Study, to the satisfaction of the Town's Engineering Division, in consultation with the Region of York.
17. Details of the noise attenuation measures shall be clearly indicated on the detailed engineering plans and include location, elevations of top and bottom of wall and details of any berming. All details shall be approved by the Town's Engineering Division.

Stormwater Management

18. The Owner shall submit a detailed Stormwater Management Report to the satisfaction of the Town's Engineering Division to substantiate that the Draft Plan of Subdivision lands meet the current stormwater quantity and quality requirements in accordance with the latest Ministry of Environment guidelines, the Town's Design, Safety and Maintenance requirements, and LSRCA requirements. The Owner shall also meet the erosion control criteria established in the latest modeling for Marsh Creek in accordance with the requirements of the LSRCA. In accordance with the Town's Policy # 68, the Owner shall agree to provide the Town with a cash contribution to be determined based on the contributing area to the existing Stormwater Management facility as per the recommended maintenance and monitoring requirements, to the satisfaction of the Town's Engineering Division.
19. Owner shall recognize the recommendations contained in the Functional Servicing and Stormwater Management Report by EMC Group Limited dated August 2013, as amended June 2014.

Roads and Municipal Services

20. The Owner shall prepare and submit detailed engineering design drawings and reports for the layout and construction of roads and services (i.e. water, storm and sanitary) in accordance with the Town of Aurora Public Works Design Criteria Manual to the satisfaction of the Town's Engineering Division.
21. The Owner shall provide detailed engineering drawings which will include but not limited to grading control plans (including any retaining walls and details), plan and profile drawings of all underground and above ground services, general plans (notes, above and below ground), drainage plans, composite utility plans (to include above and non-standard below ground utilities, services, driveways and boulevard tree locations etc), stormwater management plans, detail plans, erosion and sediment control plans, illumination and signalization plans etc. to the satisfaction of the Town's Engineering Division. If infiltration devices are required to be constructed on private property(s), a clause shall be

- added to the Development Agreement stating that the owner(s) of private lands containing infiltration devices shall be solely responsible to maintain and protect the structural integrity of any infiltration devices installed on their lot(s) at all times, at their sole cost and expense, and shall retain in their sole discretion, any legal advice or professional engineering advice necessary in order to maintain compliance with the Plans related to infiltration trenches and the related homeowner's brochure to be provided to the homeowner by the Owner. A further clause shall be added stating that the Owner shall indemnify the Town from all claims related to the construction, inspection, certification, or maintenance of said infiltration system.
22. The Owner shall submit a capacity study of the Town's water distribution system to the lands in order to determine that the proposed development can be adequately serviced to the satisfaction of the Town's Engineering Division.
 23. The Owner shall submit plans acceptable to the Town's Engineering Division, detailing any phasing of construction and development, together with the means by which construction access to the site will be gained during any construction or phasing. Should phasing be necessary or requested, the Owner shall agree in the Subdivision Agreement to comply with the phasing plan and make all builders aware of the phasing plan.
 24. The Owner shall agree that all construction access to the completion of house construction may be limited to one access point as may be determined in consultation with the Town's Engineering Division and the Region to the satisfaction of the Town and approved by Central York Fire Services until such time as the first occupancy (as approved by the Town's Chief Building Official) of the subdivision.
 25. The Owner shall provide engineering fees to the Town at the time of submission for the review of the detailed engineering drawings for the construction of services within the development. Said engineering fees shall be based on the estimated cost of all the works, to the satisfactory approval of the Town, as necessary for the construction of the subdivision servicing including all grading, drainage and infrastructure works etc., as estimated by the consultant and in accordance with the Town's Fees and Charges By-Law Number 6656-24, as amended or successor thereto. The fee is to be provided prior to final approval of the Subdivision Agreement and to the satisfaction of the Town.
 26. The Owner shall agree in the Subdivision Agreement to provide servicing securities to the Town, in a form acceptable to the Town and in an amount approved by the Town.
 27. The Owner shall agree in the Subdivision Agreement to construct or pay for the construction of roads, bicycle lanes, curbs, gutters, sidewalks (in accordance with applicable Town policy), underground and above ground services, street

- lights and illumination, street signs, utilities, storm water management facilities, etc., and any and all other works necessary for the development and servicing of the subdivision to the satisfaction of the Town.
28. The Owner shall agree in the Subdivision Agreement to construct services on a portion of Lot 19 on the Draft Plan to the existing house located on Block 35 and all Lots and Blocks within the Draft Plan for storm, sanitary and water to the satisfaction of the Town's Director of Infrastructure & Environmental Services. The Owner shall also agree in the Subdivision Agreement to provide the Town with easements in favour of the Town with respect to any services so constructed under any Lot or Block on the Draft Plan, to the satisfaction of the Town. The Owner shall also agree in the Subdivision Agreement to provide the Town with easements in favour of the Town with respect to any services so constructed under any Lot or Block on the Draft Plan, to the satisfaction of the Town.
29. The Owner shall agree in the Subdivision Agreement to compensate the Town for snow removal and winter maintenance costs for the roads and sidewalks within the subdivision based on the ratio of occupied/unoccupied units and/or Lots and Blocks within the M-Plan as determined by the Town
30. The Owner shall agree in the Subdivision Agreement to compensate the Town for street lighting maintenance costs within the subdivision based on the current level of occupancy, with such cost to be determined to the satisfaction of the Town.
31. The Owner shall agree in the Subdivision Agreement to construct a temporary turning circle on Street B and on the lots and Blocks adjacent to the westerly terminus of Street B, and enter into a temporary turning circle agreement with the Town, to the satisfaction of the Town, should the adjacent future development noted as Luvian Homes not construct its roads and services concurrently with the Draft Plan.
32. Prior to undertaking any grading on the site, and in connection with the Town's issuance of a Topsoil Removal Permit (if required), the Owner shall prior to final approval of the M-Plan submit a Lot Grading and Erosion Control Plan for any grading within the Draft Plan of Subdivision for approval by the Town and Lake Simcoe Region Conservation Authority that shall include proposed methods for:
- a) erosion and sediment control prior to and during construction including the extent of grading/filling, the access location and erosion control detail, the location of spoil pile storage and the location and nature of sediment control works;
 - b) progressive stripping and grading to ensure minimum duration of exposed soil areas to the extent practical; and

- c) Certificate of Decommissioning for any well(s) and septic systems.
33. The Owner shall acknowledge that the suitability of the land for the proposed use is the responsibility of the landowner, and that prior to the registration of the M-Plan, the Owner shall have an Environmental Site Assessment (under O. Reg. 153/04 as amended O. Reg. 511/09) undertaken by a qualified person registered to ensure that the land is suitable for the proposed use. If in the opinion of the qualified person, the Environmental Site Assessment indicates the land may not be suitable for the proposed uses, the qualified person shall so advise the Ministry of the Environment and the Town. The Owner undertakes to do further investigative studies and to do all work required to make the lands suitable for the proposed use.
34. The Owner shall agree in the Subdivision Agreement that all Lots and/or Blocks on the M-Plan to be left vacant for longer than six (6) months, and all portions of public highways that are not paved, together with all drainage swales, shall be graded, seeded and/or sodded, and maintained to the satisfaction of the Town.
35. The Owner shall grant required easements to the appropriate authority for public utilities, drainage purposes, turning circles, or any other services as deemed necessary. Any off site easements and works necessary to connect water mains, storm sewers and sanitary sewers to outfall trunks and storm water management facilities on external lands shall be satisfactory to and granted to the appropriate authorities. No works off site or connections to existing infrastructure may be undertaken prior to execution of the Subdivision Agreement.
36. The Owner shall agree in the Subdivision Agreement to construct, or pay for the construction, or provide cash-in-lieu for the costs of the proposed and/or future construction of, a concrete pedestrian sidewalk to Town and Region requirements, along the frontage of the Draft Plan lands along St. John's Sideroad to the satisfaction of the Town. Any cash or payment may be subject to any inclusions or requirements set forth under the Town's Development Charge By-Law Number 6592-24, as amended, including by By-Law Numbers 6614-24 and 6644-24, or successor thereto, prior to execution of the Subdivision Agreement.
37. The Owner shall satisfy York Region Transportation and Works Department that the services to be installed within, and in conjunction with the Draft Plan of Subdivision will provide for sidewalks which meet the local municipality's standards along the subject lands' frontage onto roadways that have/will have transit services.
38. The Owner shall satisfy York Region Transportation and Works Department that the services include illumination in accordance with the local municipality's

- design standards along all streets which have or will have transit services, sidewalks, pedestrian access and bus stop locations.
39. The Owner shall agree in the Subdivision Agreement that all exterior side yards of lots that require wood fencing shall have solid wood fences with 150mmx150mm posts with house returns of a design approved by the Town (unless specified otherwise).
40. The Owner shall submit a geotechnical report for review and approval by the Town, which deals with the relative elevations of foundations and footings, the requirements for engineered fill based on existing subsurface conditions, and the requirements for road and municipal services construction, to the satisfaction of the Town's Chief Building Official.
41. The Owner shall agree that any proposed final grading shall eliminate retaining walls. Where retaining walls are to be included in the plans (subject to the approval of the Town), construction details including height (TW/BW), length and materials shall be detailed on the engineering plans and approved by the Town. Retaining walls shall only be constructed on private property and are not allowed within the SWM facility. Armor stone may be considered for use as a landscape feature and grade changes subject to the limitation of height and approval of the Town. All retaining walls are to include drainage systems and outlets. Surface drainage shall not be permitted to drain over the top of wall. If retaining walls are required to be constructed on private property, a clause shall be added to the Subdivision Agreement stating that the owner(s) of private lands containing retaining wall(s) shall be solely responsible to maintain and protect the structural integrity of any retaining wall(s) constructed on their lot(s) at all times, at their sole cost and expense, and shall retain, in their sole discretion, any legal advice or professional engineering advice necessary in order to maintain compliance with the Plans related to retaining walls, especially before excavating or extracting any earth for any purpose such as tree planting and landscaping, or before erecting or constructing any accessory structures on their lot, including, but not limited to garden sheds, gazebos, hot tubs or above or below ground swimming pools. A further clause shall be added stating that the Owner shall indemnify the Town from all claims related to the construction, inspection, certification, or maintenance of said retaining walls.
42. The Owner shall, prior to final approval of the M-Plan, submit Internal and External Traffic Studies for review and approval by the Town. The Owner shall agree in the Subdivision Agreement that all road work and construction shall be in accordance with the approved Internal Traffic Study, which shall include works relating to road cross-sections (in accordance with the latest ADS or Alternative Development Standards as approved by the Town), parking controls, bike ways, pavement markings, pedestrian crossings, sidewalks, access driveways locations, traffic signage including bicycle route signage and other requirements as set out in the said Internal Traffic Study.

43. The Owner shall demonstrate compliance with the Town's standard configuration with respect to all road bends on the M-Plan, to the satisfaction of the Town.
44. The Owner shall agree in the Subdivision Agreement to design, pay for and construct all traffic control devices (including temporary pavement markings) as specified in the approved Internal Traffic Study prior to the occupancy of any dwelling, to the satisfaction of the Town.
45. The Owner shall ensure that all dead end streets, sides of road allowances requiring restricted access, and exterior side yard and rear yard flankages of the Lots or Blocks on the M-Plan requiring restricted access as designated by the Town shall be terminated in 0.3 metre reserves to prohibit access at certain locations. The 0.3 metre reserves shall be established as public highways by the Town at such times as determined by the Town.
46. The Owner shall submit reference plans, engineering details and specifications and recommendations for any retaining walls to be constructed on the lands for which a building permit is required under the *Building Code Act*, 1992, S.O. 1992, c. 23, as amended, and O. Reg. 350/06 and O. Reg. 163/24 (Building Code), (the "*Building Code Act*"), indicating therein any restrictions such as setback limits for structures, in-ground or above ground pools, trees and landscaping etc. to the satisfaction of the Town's Chief Building Official. A clause shall be added to the Subdivision Agreement stating that the owner(s) of private lands abutting municipal lands containing retaining wall(s) shall be solely responsible to maintain and protect the structural integrity of any retaining wall(s) constructed on their lot(s) at all times, at their sole cost and expense, and shall retain, in their sole discretion, any legal advice or professional engineering advice necessary in order to maintain compliance with the Plans related to retaining walls, especially before excavating or extracting any earth for any purpose such as tree planting and landscaping, or before erecting or constructing any accessory structures on their lot, including, but not limited to garden sheds, gazebos, hot tubs or above or below ground swimming pools. A further clause shall be added stating that the Owner shall indemnify the Town from all claims related to the construction, inspection, certification, or maintenance of said retaining walls.
47. The Owner shall agree in the Subdivision Agreement to provide sanitary sewer and storm sewer inspection testing and acceptance. Sanitary sewer inspection testing and acceptance shall be in accordance with the York Region Sanitary Inspection, Testing and Acceptance Guideline requirements dated September 2011 and as amended from time to time and Town of Aurora Design Criteria Manual dated April 2014 or latest edition. Storm sewer and manhole inspection testing and acceptance to follow the requirements and policies as determined by the Town.

48. The Owner shall agree in the Subdivision Agreement to retain and pay for a qualified company acceptable to the Town to provide a video (CCTV) inspection of all sanitary and storm sewers and prepare a letter report of the findings and conclusions within 6 months prior to the Owner requesting assumption of the subdivision by the Town.

The report shall summarize and identify sewer pipe material used in accordance to Town and Region Specification and any deleterious materials to be cleaned, settlements or deflections, if any, and provide qualified justification stamped by a Professional Engineer registered in the Province of Ontario, for possible deviation from required Region, Town and OPS standards and specifications with recommendations to mitigate construction impacts if any.

The Owner shall agree that if as a result of carrying out the video (CCTV) inspection and modifications or rectifications are required, the Owner shall at its own expense provide for such rectifications through such means as agreed to by the Town.

The Owner shall further agree that final release of securities and assumption of the works by the Town will not be requested by the Owner nor provided by the Town until such CCTV inspection and rectifications, if any, are complete and accepted by the Town.

49. The Owner shall submit a revised Stormwater Management and Hydrogeological Reports addressing water balance. Such report shall also demonstrate that the post development water balance is acceptable and provide any recommendations required for mitigation. The Owner shall agree in the Subdivision Agreement to carry-out said recommendations/mitigation measures to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority.
50. The Owner shall agree in the Subdivision Agreement to prepare and submit an overall utility distribution plan showing the location (shared or otherwise) and installation, timing and phasing of all required utilities (on-grade, above-grade or non-standard below grade, including on-site drainage and servicing facilities and streetscaping). This utility distribution plan shall be to the satisfaction of the Town, having considered the requirements of those utility providers (including natural gas, hydro, and telecommunications service providers) that will conduct works within the subdivision. Further, the utility distribution plan shall consider the respective standards and specification manuals, where applicable, of the utility providers. Street light designs shall use a pedestal and base UP2022 style base with insert so that all street light (SL) pedestals shall be meter ready, all to the satisfaction of the Town.
51. The Owner shall agree in the Subdivision Agreement that natural gas, telecommunication service providers and cable television services, including other street hardware, where possible, shall be constructed underground within

- the road allowances or other appropriate easements to the satisfaction of the Town.
52. The Owner shall agree in the Subdivision Agreement to grant access, on reasonable terms and conditions, to any telecommunications service providers indicating an interest to locate within a municipal right-of-way. The Owner shall further agree to advise any telecommunications service provider intending to locate within a municipal right-of-way, of the requirement to enter into a Municipal Access Agreement with The Corporation of the Town of Aurora, and to satisfy all conditions, financial and otherwise of the Town.
53. The Owner shall agree in the Development Agreement to pay to the Town a bulk water usage fee for water usage during construction, in addition to paying the prescribed rate for water that is registered on a Town water meter on the Lands, if applicable, all to the satisfaction of the Town and in accordance with the Town's Fees and Charges By-law and the Municipal Waterworks Distribution By-law, each as amended or their successors.

Public Lands

54. The Owner shall agree in the Subdivision Agreement to convey Block 48 on the Draft Plan to the Town for open space purposes, at no cost and free of all encumbrances, to the satisfaction of the Town.
55. The Owner shall agree in the Subdivision Agreement to convey Block 49 on the Draft Plan to the Town for public walkway purposes, at no cost and free of all encumbrances, to the satisfaction of the Town's Parks Division. The Owner shall also agree in the Subdivision Agreement to construct adequate privacy fencing on the Lots adjacent to Block 49 in accordance with Town standards and all to the satisfaction of the Town's Parks Division.
56. The Owner shall agree in the Subdivision Agreement not to disturb or otherwise use any portion of Block 48 on the Draft Plan for the storage of topsoil or fill materials. The Owner shall further agree in the Subdivision Agreement to provide temporary Paige wire protection fencing along the boundaries of Block 48 on the Draft Plan, and not to encroach thereon without prior written approval of the Town's Parks Division.
57. The Owner shall agree in the Subdivision Agreement to install 1.2 metre black vinyl chain link fencing on the municipal side of lot lines for all Lots and Future Development Blocks abutting Block 48 on the Draft Plan, all in accordance with Town standards, to the satisfaction of the Town's Parks Division. Further, the Owner shall agree to include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers of Lots and Future Development Blocks adjacent to Block 48 on the Draft Plan, in a manner satisfactory to the Town's Parks Division, advising that fence gates and/or other means of access

will not be permitted to access Block 48 on the Draft Plan from residential properties.

58. The Owner shall agree in the Subdivision Agreement to include in all Offers or Purchase and Sale Agreements with purchasers of Lots and Future Development Blocks adjacent to Block 48 on the Draft Plan, a notice clearly advising that: (a) the open space lands adjacent to their lot or Block is intended for conservation and naturalization, and portions may be used for a public trail system; (b) the lands are to remain as much as possible in their natural state; and (c) the Town of Aurora will not be responsible for any inconvenience or nuisance which may present itself as a result of the environmental protection lands and associated trail system.
59. The Owner shall provide identification of the trail system on display plans within the Sales Office.

Vegetation Management

60. The Owner shall agree in the Subdivision Agreement to provide and implement on-site a Vegetation Management Plan to the satisfaction of the Town's Parks Division which shall include the following:
- a) a detailed vegetation inventory and assessment including species, size and condition and identifying all vegetation greater than 80mm DBH for individual tree assessments and/or identifying perimeter at canopy of woodlands, groups or stands or vegetation, and identifying vegetation on adjacent property that may be impacted;;
 - b) identification of all vegetation removals and all protection measures for vegetation designated to be preserved, and an at-grade impact assessment to support vegetation removals and/or preservation measures;
 - c) an International Society of Arboriculture (or approved equal) monetary evaluation for all vegetation identified to be damaged or removed;
 - d) provision of compliance monitoring and protection/mitigation specifications including all arboricultural requirements for trees designated to be preserved during construction; provision of post construction performance monitoring and rehabilitation specifications. Include the Town's minimum tree preservation standards;
 - e) a compensation planting plan providing plantings equal to or greater than the assessed value of vegetation designated to be damaged or removed from the site, which compensation planting shall be in addition to the Town's minimum planting standards; and

- f) coordination of vegetation related recommendations from environmental reports, as applicable.
61. Other than as permitted pursuant to the Town's By-law Number 5850-16, as amended or successor thereto (the "Tree By-law"), the Owner shall only be permitted to remove trees on any Lots or Blocks within the proposed Draft Plan in accordance with the Tree By-law and upon meeting the following conditions with respect to tree removal, preservation, payment of fees, and any other such related items, all to the satisfaction of the Town's Parks Division: (a) the submission of a Vegetation Management Plan and the execution of the Subdivision Agreement; or (b) prior to the execution of the Subdivision Agreement, the submission of a Vegetation Management Plan and the execution of a Vegetation Management Agreement.
62. The Owner shall agree in the Subdivision Agreement to construct temporary Paige post and wire protection fencing for all vegetation and natural areas to be preserved, in accordance with the Vegetation Management Plan. Protection fencing to Town standards shall be installed prior to commencement of any demolition, topsoil removal, grading or construction activities on the lands, and shall be maintained in good condition for the duration of development on the lands.

General Landscaping Conditions

63. The Owner shall agree in the Subdivision Agreement to provide landscape design plans and implement landscape works on-site for street tree planting on all road allowances within the Draft Plan in accordance with Town standards and to the satisfaction of the Town's Parks Division. As an alternative, the Town may consider through the Subdivision Agreement, requesting cash-in-lieu of the value of street tree plantings, in accordance with the approved landscape plans, to the satisfaction of the Town's Parks Division.
64. The Owner shall agree in the Subdivision Agreement at the time of street tree installations to distribute to each prospective purchaser of lands within the Draft Plan, a copy of the Town's "Boulevard Tree" Information Brochure. The Owner will obtain the Brochures from the Town's Parks Division at no cost to the Owner.
65. The Owner shall agree in the Subdivision Agreement to provide landscape design plans and implement landscape works on-site for all proposed fencing, landscape structures, subdivision entry features, or any other landscape features required by urban design guidelines, to the satisfaction of the Town's Parks Division.
66. The Owner shall agree in the Subdivision Agreement to provide a consistent and continuous 300mm depth topsoil for all areas associated tree and shrub plantings within the M-Plan, to the satisfaction of the Town's Parks Division.

- These areas shall include all boulevards designated for street tree plantings and grading buffers, where applicable.
67. The Owner shall agree in the Subdivision Agreement to provide the Town the first right of refusal of surplus topsoil and shall provide the Town with prior notification of topsoil removal from the M-Plan.
68. The Owner shall agree in the Subdivision Agreement to perform topsoil testing by an approved agency to determine nutrient availability for all topsoil sources to be utilized within the M-Plan. The Owner shall further agree to implement fertilizers and soil amendments in accordance with topsoil test recommendations, to the satisfaction of the Town's Parks Division.
69. The Owner shall agree in the Subdivision Agreement to include in all Offers or Purchase and Sale Agreements with purchasers of Lots and Future Development Blocks within the Plan, a notice clearly setting out the details of any fencing or urban design feature that is to be installed on the lot or Block being purchased. Such notice shall clearly identify specifications relating to location, timing of installation, colour, materials, height and other design details of the fencing or urban design features. Further, the Owner shall agree in the Subdivision Agreement that any fencing that is required by the Town and/or York Region shall be included in the purchase price of the Lot or Block. The Owner shall be required to demonstrate compliance with this condition for any sales that occur prior to the execution of the Subdivision Agreement.

Landscape Securities and Fees

70. The Owner shall agree in the Subdivision Agreement to provide a one-time financial contribution for the purposes of supplementing the Town's on-going annual maintenance costs associated with Landscape Works on municipal lands, such Works as required by the Town's standards and/or approved urban design guidelines. The amount of the contribution shall be equal to twenty-five percent (25%) of the total cost of all plant material installations on municipal lands within the M-Plan, with the exception of plantings on Block 48 on the Draft Plan.
71. The Owner shall agree in the Subdivision Agreement to provide landscape securities in a manner satisfactory to the Town and in the amount of one hundred percent (100%) of the estimated costs of the Landscape Works as estimated by the consulting landscape architect and approved by the Town, to ensure performance and compliance of the works to the satisfaction of the Town's Parks Division.
72. The Owner shall covenant and agree in the Subdivision Agreement to provide landscape fees, in a manner satisfactory to the Town, based on the percentage amount of estimated landscape works as set out in the Parks & Recreation Services schedule of the Town's current Fees and Charges By-law. The

estimated cost of the Landscape Works shall be provided by the consulting landscape architect and approved by the Town. Landscape fees are required for the review of landscape plans and the administration of implementation of the Landscape Works to the satisfaction of the Town's Parks Division.

Building Division Requirements

73. The Owner shall register on title to the satisfaction of the Town's Chief Building Official and the Town Solicitor such application(s) to effectively merge Blocks 36 to 47 inclusive on the Draft Plan with the adjacent lots and blocks thereto on adjoining lands as indicated on the Draft Plan.
74. The Owner shall submit a schedule certified by an Ontario Land Surveyor indicating the areas and frontages of the Lots or Blocks within the Draft Plan, to the satisfaction of the Town's Chief Building Official.
75. The Owner shall engage the services of a qualified noise consultant to complete a Noise Study which assesses projected nuisances caused by noise or vibration within the development. The Study shall demonstrate how noise levels can be made to be acceptable in accordance with current Provincial standards and Town of Aurora policies, and address the long-term functionality and maintenance of any recommended mitigation measures, which are deemed appropriate and acceptable to the Town. The Owner shall agree in the Subdivision Agreement to implement the recommendations and measures of the approved Noise Study to the satisfaction of the Town's Chief Building Official.
76. The Owner shall submit a geotechnical report for review and approval by the Town, which deals with the relative elevations of foundations and footings, the requirements for engineered fill based on existing subsurface conditions, and the requirements for road and municipal service construction, to the satisfaction of the Town's Chief Building Official and Engineering Division.

Miscellaneous

77. The Owner shall agree in the Subdivision Agreement that, prior to the issuance of building permits for sales trailers for the purposes of marketing residential units on the M-Plan, the Owner shall submit and obtain the written approval from the Town's Director of Planning & Development Services with respect to the location of sales trailers and with respect to the display plans and other information to be used for sales and/or marketing purposes. Such information shall include the following:
 - a) the latest version of the approved M-Plan or registered M-Plan, including any phasing;

- b) a plan showing the entire Draft Plan and adjacent lands including all sidewalks and walkways, community mail boxes, parks by type (including all recreational facilities to be provided), schools, churches, open space areas, environmental protection areas, stormwater management ponds, landscaping, entranceway features, noise attenuation measures (both internal and external to the dwelling unit), erosion control facilities, buffer areas, watercourses, and surrounding land uses;
- c) a copy of the approved zoning by-law for the lands together with a copy of the executed Subdivision Agreement (as soon as it is available); and
- d) a grade and utility composite plan showing the location of all community facilities (community mail boxes, bus shelter and stops, street trees, sidewalks, street light poles, hydrants, cable boxes, transformers or any other above grade facilities) to the satisfaction of the Town.

The Owner shall further agree to keep all of the above materials up-to-date, to reflect the most current approvals, and/or submissions regarding the M-Plan, and/or engineering design drawings, and other such matters as may be required by the Town's Director of Planning & Development Services, and Chief Building Official.

- 78. The Owner shall agree in the Subdivision Agreement that no grading or other soil disturbances shall take place on the M-Plan lands prior to the Ministry of Tourism, Culture and Sport confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
- 79. The Owner shall agree in the Subdivision Agreement to erect and maintain signs on any vacant land within the M-Plan indicating the designated or proposed use of all Lots and/or Blocks (including temporary turning circles) on the M-Plan, other than those lots designated for residential purposes.
- 80. The Owner shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale Agreements for residential lots within the M-Plan the following warning clause:

"Purchasers are advised that conditions of approval of the subdivision within which this lot is located, the town of aurora has required the developer to undertake and bear the cost of the following items:

- a) Street trees (trees planted in the town boulevards);
- b) Corner lot fencing as directed on the approved engineering plans;
- c) Rear lot fencing as directed on the approved engineering plans;
- d) Noise attenuation fencing and berms as identified in the approved noise impact study and the approved engineering plans;

- e) Fencing (if required) along school blocks, park blocks and environmental protection area lands on the approved engineering plans; and
- f) Subdivision entry features and fencing (if any approved) as identified on the landscape plans approved by the town.

The developer has borne the cost of these items and the home purchaser is not required to pay this expense.”

81. The Owner shall agree in the Subdivision Agreement to include in all Offers of Purchase and Sale Agreements for residential lots within the M-Plan the following warning clause:
- a) There are less than three (3) on-site parking spaces on their lot; and
 - b) The construction of catholic and public schools on designated school block sites within the 2c community is not guaranteed. Purchasers are advised that sufficient accommodation may not be available for students residing in this area, and you are notified that students may be accommodated in temporary facilities and/or bused to existing facilities outside the area. The applicable school board will in its discretion designate pick-up points for students who qualify for transportation.
82. The Owner shall agree in the Subdivision Agreement to include in the Offers of Purchase and Sale Agreements for residential lots within the M-Plan that back onto or are adjacent to walkways or trail blocks, stormwater management blocks, or commercial blocks, any other warning clauses required to the satisfaction of the Town.

External Agency Conditions

York Region

83. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the area municipality and York Region.
84. Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the Town of Aurora for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
85. The Owner shall agree in the subdivision agreement that the Owner shall save harmless the Town of Aurora and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
86. Prior to final approval, the Preliminary Functional Servicing Report prepared by EMC Group Limited dated October 2012 shall be finalized to the satisfaction of York Region’s Capital Planning and Delivery Branch.

87. For all lands, the Holding (H) provisions of Section 36 of the Ontario Planning Act shall be used in conjunction with all residential zone categories in order to ensure that final plan approval and development of these lands does not occur until such time as the Holding (H) symbol is removed in accordance with the provisions of the Ontario Planning Act. The Zoning Bylaw shall specify the terms under which Council may consider the removal of the Holding (H) symbol. Said terms shall include a minimum of the following:
- the Town of Aurora approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
 - York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 6 months depending on the complexity of the development) to permit the plan registration; or,
 - the Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the Town of Aurora allocates the capacity to this development.
88. Given the proximity of the subject site to York Region municipal production wells, prior to final approval, the Owner shall conduct a subsurface investigation to identify any need for dewatering and/or groundwater depressurization, and where applicable, submit a detailed dewatering plan prepared by a qualified professional to the Region for approval
89. Prior to final approval, the Owner shall agree to provide direct walking connections to St. John's Sideroad and adjacent land uses to promote the usage of non-auto travel modes.
90. Prior to final approval, the Owner shall agree to provide on-street cycling connections to the boundary regional roadways in accordance with the Region and Town's cycling network plans.
91. Prior to final approval, the Owner shall submit detailed engineering drawings, to the Transportation and Community Planning Department for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by the Transportation and Community Planning Department. Additionally, the engineering drawings shall include the subdivision storm drainage system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection

- signalization and illumination design, traffic control/construction staging plans and landscape plans.
92. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to the Environmental Services Engineer of the Transportation and Community Planning Department.
93. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Transportation and Community Planning Department and illustrated on the Engineering Drawings.
94. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
95. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department that elevations along the streetline shall be 0.3 metres above the centreline elevations of the York Region roadway, unless otherwise specified by the Transportation and Community Planning Department.
96. Prior to final approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region staff:
- a) All existing woody vegetation within the York Region road right of way,
 - b) Tree protection measures to be implemented on and off the York Region road right of way to protect right of way vegetation to be preserved,
 - c) Any woody vegetation within the York Region road right of way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region road right's of way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
 - d) A planting plan for all new and relocated vegetation to be planted within the York Region road right of way, based on the following general guideline:

Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the York Region Street Tree Planting List. These documents may be

obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are proposed and included in the Subdivision Agreement, they will require the approval of the Town and be supported by a Maintenance Agreement between the Town and the Region for Town maintenance of these features; any such Maintenance Agreement should indicate that where the area municipality does not maintain the feature to York Region's satisfaction, the area municipality will be responsible for the cost of maintenance or removal undertaken by the Region.

97. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of the Transportation and Community Planning Department recommending noise attenuation features.
98. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation and Community Planning Department, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of the Transportation and Community Planning Department.
99. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation and Community Planning Department, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
100. The following warning clause shall be included in a registered portion of the subdivision agreement with respect to the lots or blocks affected:

"Purchasers are advised 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".
101. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in the subdivision agreement, in wording satisfactory to York Region's Transportation and Community Planning Department, as follows:
 - a) that no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way;
 - b) that noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;

- c) that maintenance of the noise barriers and fences bordering on York Region right-of-ways shall not be the responsibility of York Region; and
 - d) that any landscaping provided on York Region right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by the Transportation and Community Planning Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
102. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
- a) a widening across the full frontage of the site where it abuts St. John's Sideroad of sufficient width to provide a minimum of 18 metres from the centreline of construction of St. John's Sideroad, and
 - b) a 15 metre by 15 metre daylight triangle at the southeast corner of St. John's Sideroad and Mavrillac Boulevard, and
 - c) a 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts St. John's Sideroad and adjacent to the above noted widening(s).
103. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
104. Prior to final approval, York Region requires the Owner to submit to it, in accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 *Records of Site Condition Part XV.1 of the Act* (as amended), a Phase I environmental site assessment prepared and signed by a qualified professional, of the Owner's lands and more specifically of the lands to be conveyed to York Region (the "Assessment"). Based on the findings and results of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands to be conveyed must to be addressed to York Region, contain wording to the effect that York Region shall be entitled to rely on such reports or documentation in their entirety, and such reports or documentation shall be satisfactory to York Region.

Prior to final approval, the Owner shall certify, in wording satisfactory to the Transportation and Community Planning Department, that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance,

- dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the *Environmental Protection Act* O. Reg. 153/04 full depth generic site condition standards applicable to the intended use that such lands will be put by York Region at the time of conveyance or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or emanating from such lands in such a way, that would result in liability under applicable environmental laws. The Assessment, any subsequent environmental reports or other documentation and the Owner's certification shall be done at no cost to York Region.
105. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation and Community Planning Department, to be responsible to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
 106. The Owner shall agree, prior to the development approval of Block 36, that direct vehicle access from Blocks 36 to St. John's Sideroad will not be permitted. Access must be obtained through the internal road network.
 107. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right of Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
 108. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Transportation and Community Planning Department that the Owner will be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
 109. Prior to final approval, the Owner shall submit engineering plans for York Region's approval that identify on the plans the Transit requirements.

110. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Transportation and Community Planning Department, outlining all requirements of the Transportation and Community Planning Department.
111. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with By-law Number 2022-31, as amended or successor thereto.

Lake Simcoe Region Conservation Authority

112. That prior to final approval and any major site alterations, the following shall be prepared to the satisfaction of the Region, Town, and the Lake Simcoe Region Conservation Authority (LSRCA):
 - a) A detailed Stormwater Management Report in conformity with the designated stormwater management policies of the Lake Simcoe Protection Plan (LSPP) (DP-4.8 – 4.11) and LSRCA Technical Guidelines for Stormwater Management submissions;
 - b) A detailed Erosion/Sedimentation Control Plan;
 - c) A detailed Grading and Drainage Plan;
 - d) A detailed Geotechnical Analysis for the Cut/Fill Areas; and
 - e) A detailed Water Balance as per Designated Policy 4.8 of the LSPP.
113. That prior to final approval, an Edge Management Plan and Landscape Restoration Plan be prepared to the satisfaction of the Town and the LSRCA demonstrating no net loss of forest cover as per the recommendation of the Environmental Impact Study prepared by Beacon Environmental dated September 2012.
114. That the Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and requirements contained within the plans, reports, and studies as approved by the LSRCA.
115. That the Owner shall agree in the Subdivision Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports, and studies as approved by the LSRCA.
116. That the Owner shall agree in the Subdivision Agreement that prior to any major site alteration or grading, proper erosion and sediment control measures must be put in place in accordance with the approved Erosion and Sedimentation Control Plan and Grading Plan.

117. That the Owner shall agree in the Subdivision Agreement that prior to the creation of any impervious surface such as roads and buildings, stormwater management facilities must be put in place in accordance with the approved plans.
118. That prior to final approval a qualified professional shall provide certification to the LSRCA demonstrating the grading has been undertaken in accordance with the approved cut/fill drawings and calculations prepared by EMC Group, dated May 2014.
119. That the Owner shall agree in the Subdivision Agreement to ensure the following measures are implemented in accordance with 4.20-DP of the Lake Simcoe Protection Plan:
 - a) Keep the removal of vegetation, grading and soil compaction to the minimum necessary to carry out development activity;
 - b) Removal of vegetation shall not occur more than 30 days prior to grading and construction;
 - c) Put in place structures to control and convey run-off;
 - d) Minimize sediment that is eroded offsite during construction;
 - e) Seed exposed soils once constructed is complete and seasonal conditions permit; and
 - f) Ensure erosion and sediment controls are implemented effectively.
120. That the Owner shall agree in the Subdivision Agreement to monitor, inspect and maintain the stormwater management works on a periodic basis in accordance with 4.10 & 4.11 – DP of the LSPP.
121. That the Owner shall agree in the Subdivision Agreement to grant any easements required for stormwater management purposes to the Town.
122. That the Owner shall agree in the Subdivision Agreement to dedicate and convey Block 48 (Open Space) to the Town.
123. That the Owner successfully amend the Town of Aurora Zoning By-law, as amended, by rezoning Block 48 (Open Space) to a site specific Environmental Protection (EP-VV) Zone.
124. That the Owner shall agree in the Subdivision Agreement to demarcate Lots 19, 20, 23, 24, 25, 26, 27, 29, 35 and 47 with fencing to prevent multiple accesses to Block 48 (Open Space).

125. That prior to final plan approval and any site alteration works commencing, the Owner shall obtain a permit from the LSRCA for any works within an area subject to Ontario Regulation 179/06 under the *Conservation Authorities Act*.
126. That prior to final plan approval, the Owner shall pay all the required development fees to the Conservation Authority in accordance with the LSRCA's Fees Policy under the *Conservation Authorities Act*.

Central York Fire Services

127. The Owner shall agree to provide a secondary means of emergency access/egress from Street A acceptable to CYFS and Aurora Engineering.
128. Prior to building construction adequate street signage shall be installed.
129. Roads must be complete to a minimum base coat of asphalt prior to construction of houses.
130. Access for emergency vehicles shall be maintained at all times during construction.
131. Fire hydrants shall be installed in accordance with the applicable Municipal Design Standards and Criteria.
132. Site servicing plans shall detail all water supply mains and fire lines with sizes that ensure an adequate water supply for fire fighting.
133. Plans shall include provisions for emergency vehicle access to be maintained during construction.
134. Concrete and grass pavers used as part of the Fire Department access must meet the same requirements for location, design and maintenance. Provisions must be included to make any such access routes clearly visible and kept clear of any obstructions, including snow.
135. A schedule of Firebreak lots/blocks shall be submitted to Central York Fire Services, Fire Prevention Division for approval.

Canada Post

136. The owner/developer will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
137. The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily

available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.

138. The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
139. The owner/developer agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:
- a) A Community Mailbox concrete base pad per Canada Post specifications;
 - b) Any required walkway across the boulevard, as per municipal standards;
 - c) Any required curb depressions for wheelchair access; and
 - d) The owner/developer will confirm to Canada Post that the final secured locations of the Community Mailbox sites will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
140. The owner/developer further agrees to determine, provide and maintain a suitable and safe temporary Community Mailbox location(s) to be “fit up” prior to first occupancy. This temporary site will be utilized by Canada Post until the above mentioned criteria is completed at the permanent CMB site locations. This is will enable Canada Post to provide mail service to new residences as soon as homes are occupied.

PowerStream Inc.

141. It is the responsibility of the Owner or his agent to contact our office and discuss all aspects of the project above. The Owner or his agent is responsible to maintain proper clearances from the building to PowerStream’s plant (refer to appropriate specification(s) by various authorities). We will require draft M-Plans, legal plans, site plan, and architectural design drawings. We also require information about the number of units/lots in the subdivision and type of subdivision (i.e., single family residential, town homes, condominium town homes, industrial, etc.) nine months prior to the construction. Based on this information, we can then determine the estimated cost and type of installation required to supply this project.

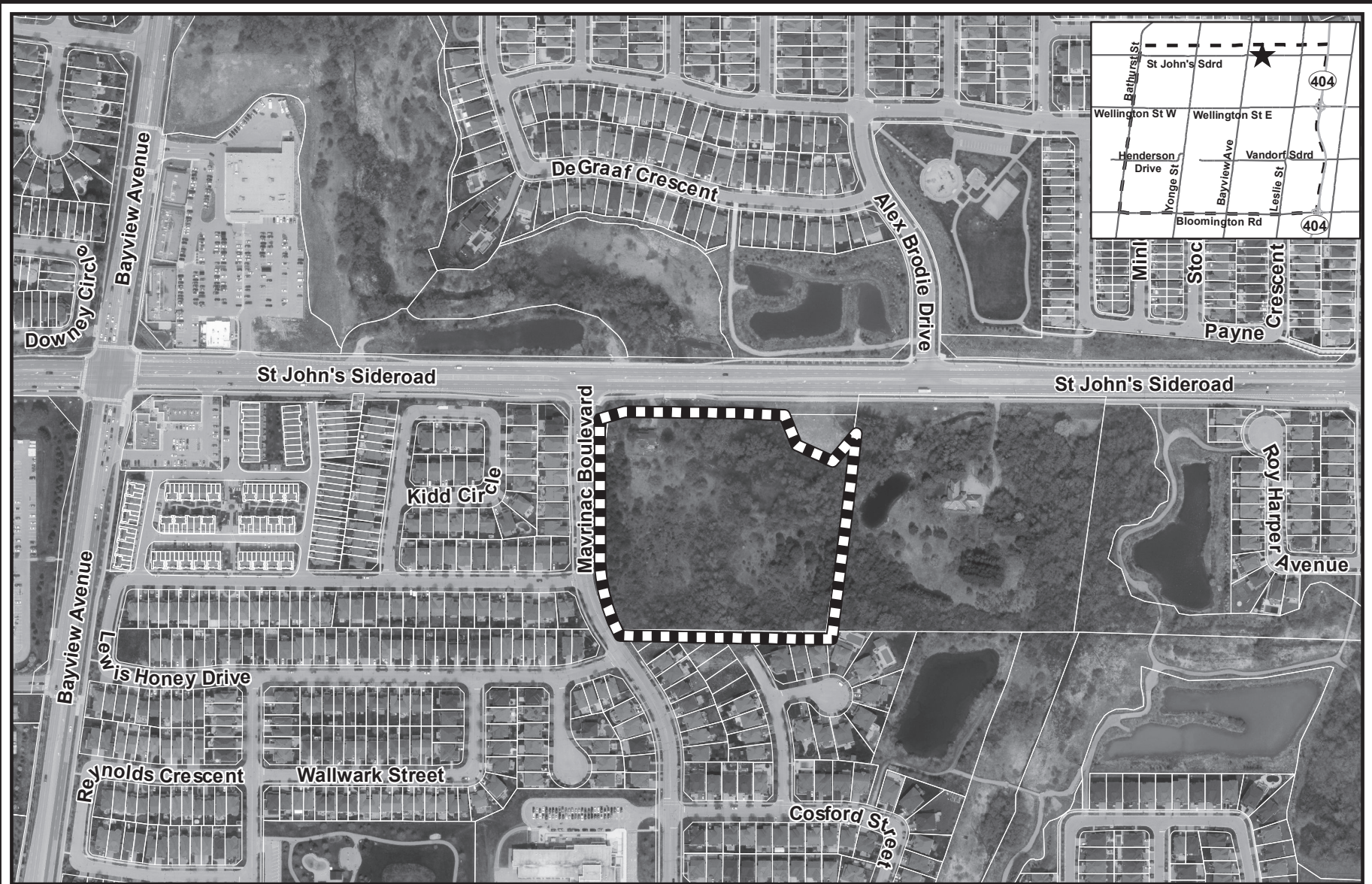
Enbridge Gas Distribution Inc.

142. The developer is responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities.
143. Streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities.
144. The developer shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines.
145. The developer shall provide current Town approved road cross-sections showing all Utilities in the configuration proposed for all of the street widths within the development. The gas location must be a minimum of 0.6 metres from the street line.

Clearances

146. The Town's Planning Division shall advise that Conditions 1-8 inclusive, and 77, 79-82 inclusive, have been satisfied, stating briefly how each condition has been met.
147. The Town's Engineering Division shall advise that Conditions 12-53 inclusive and 74 have been satisfied, stating briefly how each condition has been met.
148. The Town's Parks Division shall advise that Conditions 15 and 54-72 inclusive have been satisfied, stating briefly how each condition has been met.
149. The Building Division shall advise that Conditions 15, 46 and 73-76 inclusive have been satisfied, stating briefly how each condition has been met.
150. The Town's Legal Services Division shall advise that Conditions 9-12 inclusive and 73 have been satisfied, stating briefly how each condition has been met.
151. The Ministry of Tourism, Culture and Sport shall advise that Condition 78 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.
152. York Region shall advise that Conditions 15, 16, 83-111 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
153. The Lake Simcoe Region Conservation Authority shall advise that Conditions 112-126 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

154. Central York Fire Services shall advise that Conditions 127-135 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.
155. Canada Post shall advise that Conditions 136-140 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
156. PowerStream Inc. shall advise that Condition 141 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.
157. Enbridge Gas Distribution Inc. shall advise that Conditions 142-145 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

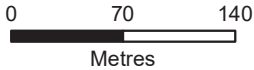


LOCATION MAP

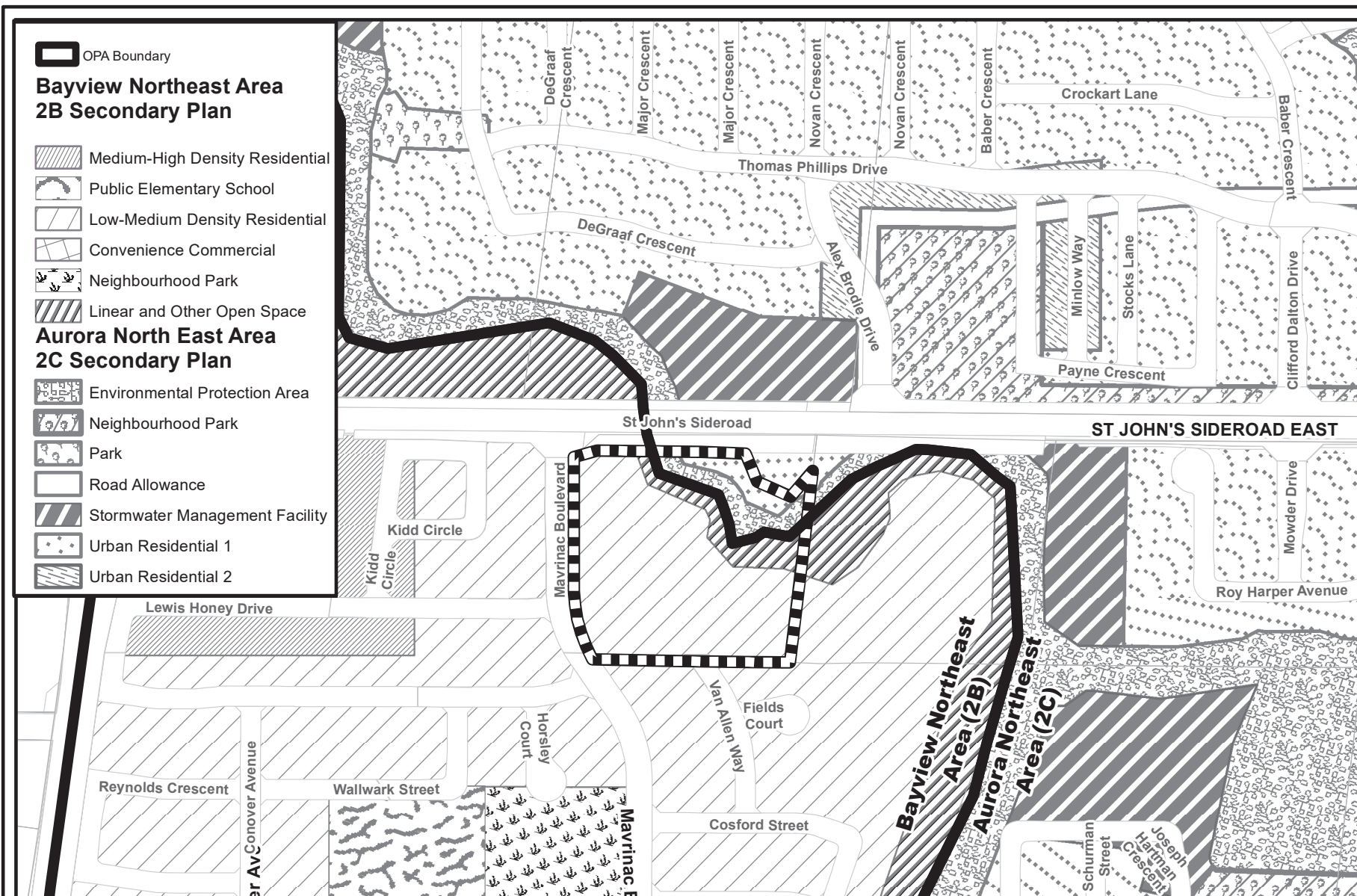
APPLICANT: Edenbrook (Aurora) Inc
FILE: SUB-2012-06

FIGURE 1

 Subject Lands



Map created by the Town of Aurora Financial Services Department, January 10, 2025. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.

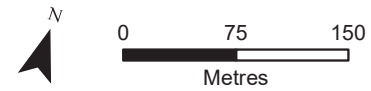


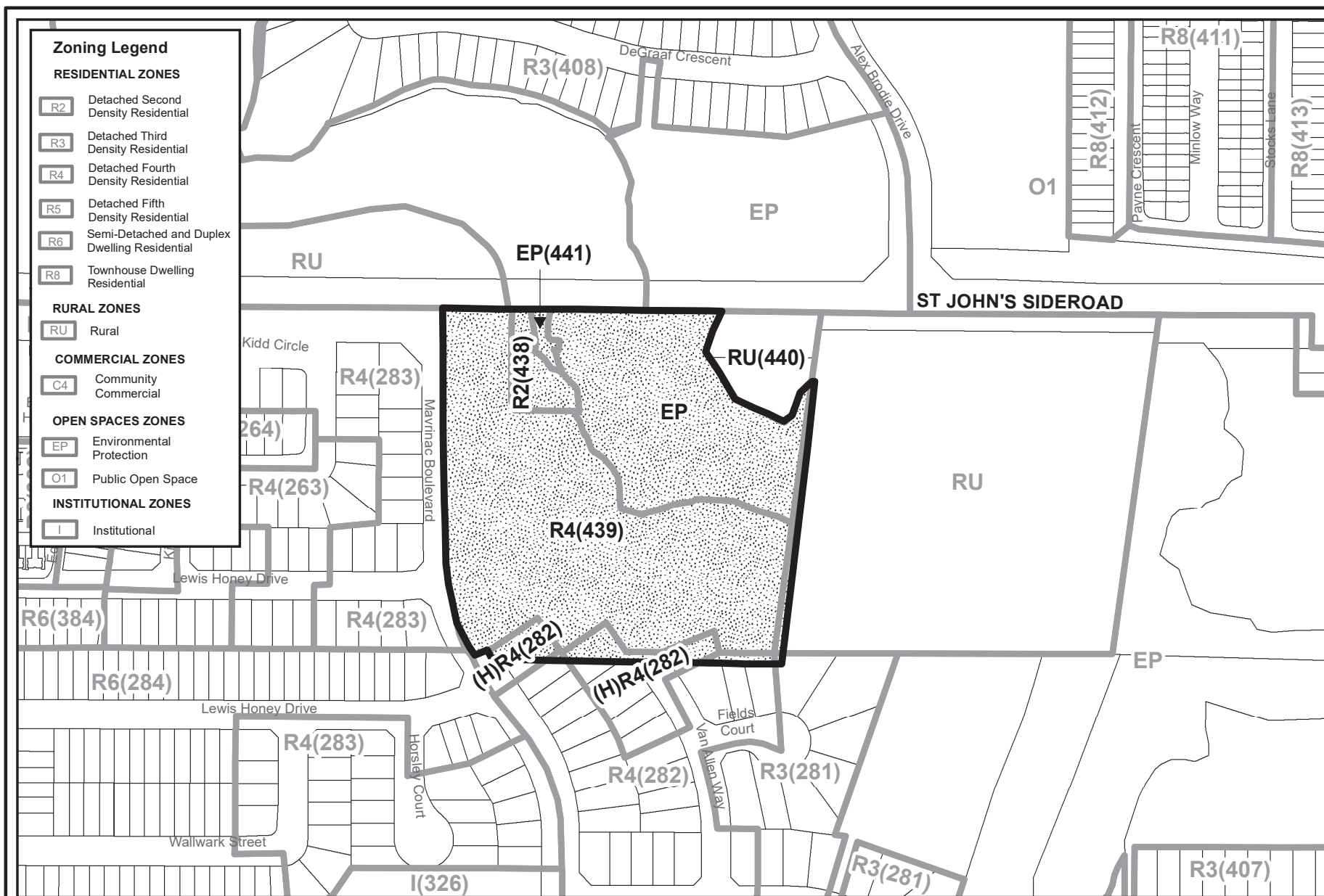
EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: Edenbrook (Aurora) Inc
 FILE: SUB-2012-06

FIGURE 2

 Subject Lands





Zoning Legend

RESIDENTIAL ZONES

- R2 Detached Second Density Residential
- R3 Detached Third Density Residential
- R4 Detached Fourth Density Residential
- R5 Detached Fifth Density Residential
- R6 Semi-Detached and Duplex Dwelling Residential
- R8 Townhouse Dwelling Residential

RURAL ZONES

- RU Rural

COMMERCIAL ZONES

- C4 Community Commercial

OPEN SPACES ZONES

- EP Environmental Protection
- O1 Public Open Space

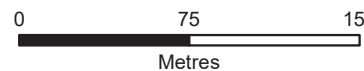
INSTITUTIONAL ZONES

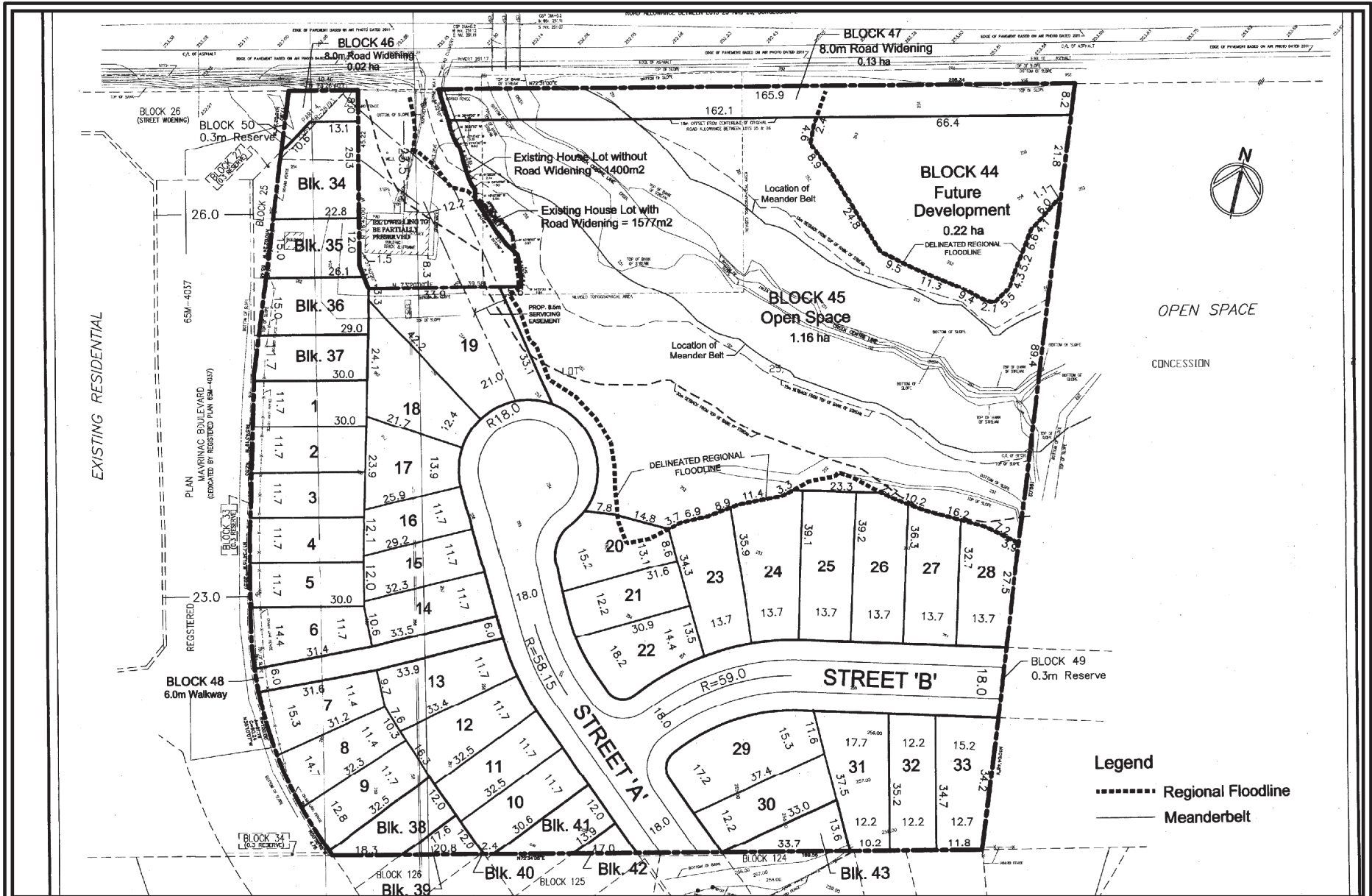
- I Institutional

EXISTING ZONING BYLAW

APPLICANT: Edenbrook (Aurora) Inc
 FILE: SUB-2012-06
 FIGURE 3

SUBJECT LANDS



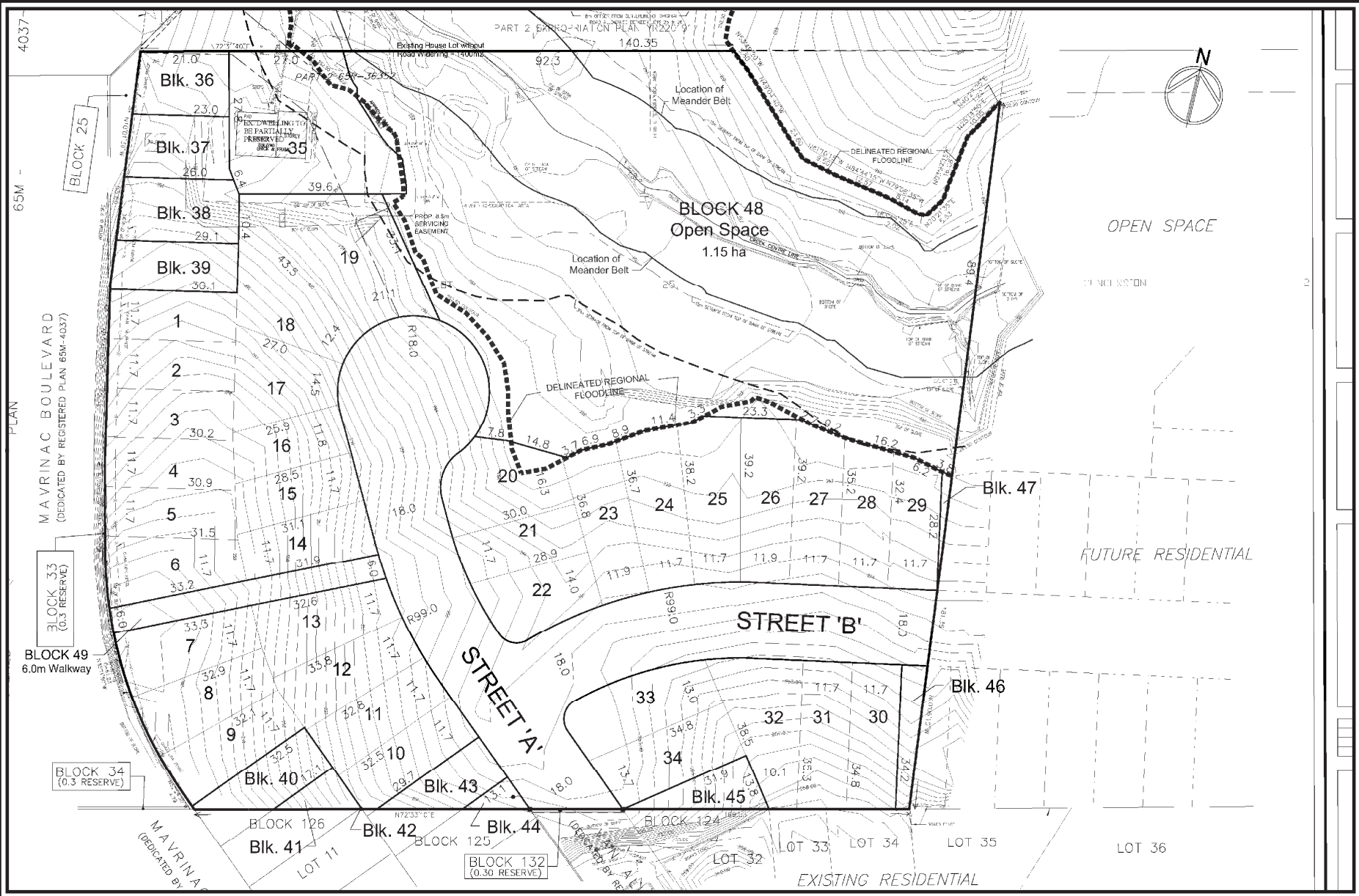


DRAFT APPROVED PLAN OF SUBDIVISION

APPLICANT: Edenbrook (Aurora) Inc
 FILES: SUB-2012-06

FIGURE 4





PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: Edenbrook (Aurora) Inc
FILES: SUB-2012-06

FIGURE 5





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

Town of Aurora
Memorandum
Mayor's Office

Re: York Regional Council Highlights of January 30, 2025
To: Members of Council
From: Mayor Mrakas
Date: February 11, 2025

Recommendation

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

COUNCIL HIGHLIGHTS

FOR IMMEDIATE RELEASE



Thursday, February 6, 2025

York Regional Council – Thursday, January 30, 2025

Livestreaming of the public session of Council and Committee of the Whole meetings is available on the day of the meeting from 9 a.m. until the close of the meeting. Past sessions are available at [York.ca/councilandcommittee](https://york.ca/councilandcommittee)

York Region welcomes new Regional Chair Eric Jolliffe

York Regional Council officially [welcomed Eric Jolliffe as the new Chairman and CEO for The Regional Municipality of York](#), effective January 1, 2025.

Appointed by the provincial government, Chairman Jolliffe brings a distinguished career in public service, including 40 years with York Regional Police, 10 of which he served as Chief of Police.

At his [first meeting as head of Council](#), Chairman Jolliffe expressed his gratitude for the opportunity to serve and emphasized his commitment to collaboration, fiscal responsibility and advancing key priorities such as housing, infrastructure and economic development. Recognizing York Region's reputation for innovation and strong community partnerships, he reaffirmed his dedication to fostering trust and collaborating with Council to support the Region's continued success.

As Chairman Jolliffe takes on this new role, Regional Council looks forward to working together to build vibrant communities and enhance the quality of life for all residents.

York Region receives Federal and Provincial funding to support homelessness

Regional Council [received an update](#) on federal and provincial government funding to support housing and homelessness.

[On January 27, 2025](#), the Provincial Government announced \$75.5 million in Provincial Encampment Response Initiative and Last Mile funding. York Region will receive \$1.4 million between November 1, 2024, and March 21, 2025, for Encampment Response Initiative actions and \$3.98 million for the same period in Last Mile Funding.

[On January 22, 2025](#), the Honourable Nathaniel Erskine-Smith, Minister of Housing, Infrastructure and Communities, announced the federal government would provide \$91.5 million in Unsheltered Homelessness Encampment Initiative funding to Ontario 10 municipalities. York Region will receive \$10.8 million over a two-year period, and as part of the federal funding agreement, the Region will match the investment.

This much-needed funding will help create new emergency and transitional housing spaces, renovate existing spaces, increase drop-in programs and boost homelessness prevention activities.

For more information on housing, [visit york.ca/Housing](https://york.ca/Housing)

Speed limit revisions in the Town of Georgina to improve safety

York Region is [revising speed limits at Ravenshoe Road, Victoria Road and Kennedy Road in the Town of Georgina](#) to enhance public safety.

Speed limit reductions include:

- **Victoria Road** from:
 - North limit of Minonen Road to 30 metres northeast of Old Shiloh Road - 60 km/h to 50km/h
 - 30 metres northeast of Old Shiloh Road to 230 metres northeast of Old Shiloh Road - 80 km/h to 50 km/h
 - 230 metres northeast of Old Shiloh Road to Lake Ridge Road - 80 km/h to 70 km/h
- **Ravenshoe Road** from:
 - 100 metres west of Concession 5 to 100 metres west of Concession 6 - 80 km/h to 70 km/h
 - 100 metres west of Concession 6 to Victoria Road/Concession 7 - 60 km/h to 50 km/h
- **Weir's Sideroad** from Ravenshoe Road to 400 metres north of Ravenshoe Road - 60 km/h to 50 km/h
- **Kennedy Road** from Baseline Road to 1,100 metres north of Baseline Road - 80 km/h to 70 km/h

Speeding and aggressive driving contribute to 45% of severe collisions on Regional roads, according to [York Region's Vision Zero Traveller Safety Plan](#). Safety measures already implemented in the Town of Georgina's community of Udora include an all-way stop at Ravenshoe Road and Victoria Road and reducing collisions since 2017 from 22 to one. Speed feedback boards and pavement markings have also helped lower speeds by 5 km/h.

Following resident request for additional safety measures, York Region conducted this review leading to the current speed reductions.

To notify travellers, new speed limit signs will be posted, with "NEW" labels for the first 60 to 90 days.

Learn more about traffic safety measures to protect the most vulnerable road users at york.ca/TrafficSafety

Update on York Region Development Chares Bylaw Review

York Regional Council [received an update](#) on process, engagement and timelines for the 2026 Development Charges Bylaw and 2022 Water and Wastewater Master Plan amendment. Timeline includes:

February 2025: Regional Council is scheduled to receive an amendment to [Water and Wastewater Master Plan](#). The amendment reflects impacts of the provincially mandated York Region Sewage Works Project and expansion to the York Durham Sewage System to support further development across the Region.

April 2025: A detailed discussion will take place at Special Council Meeting to discuss the impacts of development charge reductions, including options to help increase affordable housing in York Region.

May 2025: The current Development Charges Bylaw is being reviewed, and a report will be presented to Regional Council in May 2025. Recommendations are expected to include updated policies and approaches as well as findings from collaboration with industry partners and local municipalities to ensure a mix range of housing options are supported in York Region, meeting the needs of our growing communities.

Visit york.ca for information on current development incentives.

2025 Interim Tax Levy

York Region is requesting \$704.7 million in [interim tax payments](#) from its nine local cities and towns to support day-to-day operations of the Region until the 2025 final tax rating bylaw has been approved later this year.

Under the [Municipal Act, 2001](#), the Region can collect up to 50% of the previous year's tax levy while final tax rates are being determined. For 2024, [York Region's operating budget](#) was \$1.414 billion, funded primarily through property taxes.

The 2025 interim tax levy, equal to half of last year's tax levy, will be paid in two installments – one in April and one in June. Final tax rates for 2025 will be set once York Region receives updated property assessment data from the Municipal Property Assessment Corporation (MPAC). At that time, the remaining tax payments will be calculated to meet the Region's full budget needs.

Leveraging Canada Mortgage and Housing Corporation Affordable Housing Fund to increase supply of community housing

Regional Council has [approved](#) applying for and entering into external loan agreements with the Canada Mortgage and Housing Corporation. This allows the Region to maximize forgivable loans through the Affordable Housing Fund, increasing senior government funding to support community housing development across all nine local municipalities.

Addressing Rural Homelessness at ROMA Conference

Regional Council extended thanks and appreciation to Town of Georgina Mayor Margaret Quirk for her insightful contributions to the recent [Rural Ontario Municipal Association \(ROMA\)](#) panel on rural homelessness. During the panel, she highlighted challenges such as hidden homelessness, encampments and the need for more social services and affordable housing. Mayor Quirk emphasized the strong partnership between the Town of Georgina and York Region's Outreach team and called for increased provincial and federal funding to address these urgent issues.

Ontario General Election called for February 27, 2025

With the Ontario General Election set for [Thursday, February 27, 2025](#), York Region remains focused on ensuring key priorities, including infrastructure, housing and social services, are front and centre in discussions with all political parties. In acknowledging the upcoming provincial election, Regional Council reiterated its commitment to working with the next provincial government to continue advancing shared goals and delivering the best outcomes for York Region residents.

Rebecca Shields Named IABC Communicators of the Year

Regional Council congratulated Rebecca Shields, Chief Administrative Officer of the Canadian Mental Health Association, York Region and South Simcoe, for being named [Communicator of the Year by the International Association of Business Communicators Toronto](#). This well-deserved recognition highlights her exceptional leadership and dedication to supporting mental health and well-being in our communities.

National Day of Remembrance for Victims of Air Disasters

Regional Council recognized Wednesday, January 8, 2025, as [National Day of Remembrance for Victims of Air Disasters](#) and honoured the many lives lost in these tragedies, including the victims of Ethiopian Airlines Flight 302, Air India Flight 280, Air Ontario Flight 1362 and other smaller incidents.

York Region also marked the fifth anniversary of the tragic and unnecessary downing of Ukraine International Airlines Flight 752, which claimed 176 innocent lives, including 57 Canadians, 26 York Region residents and a York Region staff member, Bahareh Karami.

December Observances

Regional Council recognized the following observances in January 2025:

- [Alzheimer's Awareness Month](#)
 - [Tamil Heritage Month](#)
 - [Crime Stoppers Awareness Month](#)
 - [International Holocaust Remembrance Day](#) – January 27, 2025
 - [Lunar New Year](#) – January 29, 2025
 - [National Day of Remembrance for the Quebec City Mosque Attack](#) – January 29, 2025
-

Next meeting of York Regional Council

York Regional Council will meet on Thursday, February 27, 2025, at 9 a.m. in the York Region Administrative Centre Council Chambers, located at 17250 Yonge Street in the Town of Newmarket. The meeting will be streamed on york.ca/live

The Regional Municipality of York consists of nine local cities and towns and provides a variety of programs and services to over 1.25 million residents and 57,000 businesses with more than 629,000 employees. More information about York Region's key service areas is available at york.ca/RegionalServices

-30-

Media Contact: Kylie-Anne Doerner, Corporate Communications, The Regional Municipality of York
Cell: 905-806-7138 kylie-anne.doerner@york.ca



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

Town of Aurora

Member Motion

Councillor Gallo

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

To: Members of Council

From: Councillor John Gallo

Date: February 11, 2025

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

Request that York Region Resubmit the Application for a Men's Shelter at 14452 Yonge Street

February 11, 2025

Page 2 of 2

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 CAO24-005 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.

The Corporation of the Town of Aurora

By-law Number XXXX-25

Being a By-law to appoint a Deputy Fire Chief for Central York Fire Services.

Whereas the Corporation of the Town of Newmarket (“Newmarket”) and The Corporation of the Town Aurora (“Aurora”) have approved the establishment of one fire and emergency services department to service both municipalities;

And whereas under subsection 6(1) of the *Fire Protection and Prevention Act, 1997, S.O. 1997, c. 4*, as amended (the “Act”), if a fire department is established for the whole or a part of a municipality or for more than one municipality, the council of the municipality or the councils of the municipalities, as the case may be, shall appoint a fire chief for the fire department;

And whereas under subsection 6(6) of the Act, a fire chief may delegate his or her powers or duties under sections 14, 19 and 20 of the Act and such other powers and duties as may be prescribed to any firefighter or class of firefighters, subject to such limitations, restrictions or conditions as may be prescribed or set out in the delegation;

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

1. Daniel Waters be and is hereby appointed as Deputy Fire Chief for Central York Fire Services.
2. The responsibilities of the Deputy Fire Chief shall include exercising:
 - (a) all of the powers and duties of the Deputy Fire Chief under the Act;
 - (b) all of the powers and duties of the Deputy Fire Chief under any other statutes;
 - (c) all of the powers and duties of Deputy Fire Chief under Aurora and Newmarket by-laws; and
 - (d) all of the powers and duties as specified or delegated to the Deputy Fire Chief.
3. The appointment be retroactive to the date the role was assumed.
4. By-law Numbers 4317-01.H and 5073-08.H be and are hereby repealed.

Enacted by Town of Aurora Council this 25th day of February, 2025.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

The Corporation of the Town of Aurora**By-law Number XXXX-25****Being a By-law to appoint a Deputy Fire Chief for Central York Fire Services.**

Whereas the Corporation of the Town of Newmarket (“Newmarket”) and The Corporation of the Town Aurora (“Aurora”) have approved the establishment of one fire and emergency services department to service both municipalities;

And whereas under subsection 6(1) of the *Fire Protection and Prevention Act, 1997, S.O. 1997, c. 4*, as amended (the “Act”), if a fire department is established for the whole or a part of a municipality or for more than one municipality, the council of the municipality or the councils of the municipalities, as the case may be, shall appoint a fire chief for the fire department;

And whereas under subsection 6(6) of the Act, a fire chief may delegate his or her powers or duties under sections 14, 19 and 20 of the Act and such other powers and duties as may be prescribed to any firefighter or class of firefighters, subject to such limitations, restrictions or conditions as may be prescribed or set out in the delegation;

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

1. Lorianne Zwicker be and is hereby appointed as Deputy Fire Chief for Central York Fire Services.
2. The responsibilities of the Deputy Fire Chief shall include exercising:
 - (a) all of the powers and duties of the Deputy Fire Chief under the Act;
 - (b) all of the powers and duties of the Deputy Fire Chief under any other statutes;
 - (c) all of the powers and duties of Deputy Fire Chief under Aurora and Newmarket by-laws; and
 - (d) all of the powers and duties as specified or delegated to the Deputy Fire Chief.
3. The appointment be retroactive to the date the role was assumed.

Enacted by Town of Aurora Council this 25th day of February, 2025.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

The Corporation of the Town of Aurora

By-law Number XXXX-25

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

Whereas on February 22, 2022, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 6404-22, to adopt the Town of Aurora Procurement Policy;

And whereas on February 25, 2025, the Council of the Town passed a resolution pursuant to Council Report No. FIN25-009, to amend By-law Number 6404-22, as outlined in the report;

And whereas the Council of the Town deem it necessary and expedient to amend By-law Number 6404-22;

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

1. In Appendix "A" to By-law Number 6404-22, the third bullet in Section 1.2 Principles is hereby deleted and replaced with the following:
 - reciprocal non-discrimination and geographic neutrality with respect to its trading partners in accordance with trade treaty obligations, so long as treaty partners are Acting in Good Faith of Trade Treaties;"
2. In Appendix "A" to By-law Number 6404-22, Section 4.3 Procurement Government Committee is hereby amended by adding the following paragraphs:
 - "(e) the definition in Schedule "A" – Glossary of Terms to determine whether a country is Acting in Good Faith of Trade Treaties pursuant to the definition;
 - (f) Section 6.7.4 of this policy to determine whether a Bid from a Supplier that is located in a country that is not Acting in Good Faith of Trade Treaties can be awarded as being essential for the operations of the Town or in a circumstance where it is determined to be the only viable submitted Bid."
3. In Appendix "A" to By-law Number 6404-22, the first paragraph in Section 6.7.2 Low-Value Procurement is hereby deleted and replaced with the following:

"Where the Procurement Value is below the Low-Value Purchase Threshold and the Deliverables are not covered under an existing Standing Offer or Qualified Supplier Roster, Departments may make Low-Value Procurements without the involvement of Procurement Services. Preference should be given to Canadian Suppliers that use Canadian-made products or Canadian-based services, where possible."
4. In Appendix "A" to By-law Number 6404-22, the first paragraph in Section 6.7.3 Mid-Value Procurement (Invitational Competition) is hereby deleted and replaced with the following:

"A Mid-Value Procurement uses an Invitational Competition, in which Bids are solicited from a minimum of three Suppliers and is the standard method of Procurement when the Procurement Value is between the Low-Value Purchase Threshold and the Open Competition Threshold. Preference should be given to Canadian Suppliers that use Canadian-made products or Canadian-based services, where possible. For Mid-Value Procurements, the Department may acquire the Deliverables by submitting a Purchase Order requisition to be approved by the Manager or Department Head based on the individual's Financial Authority."

5. In Appendix "A" to By-law Number 6404-22, Section 6.7.4 Open Competition is hereby amended by adding the following to end of the section:

"Bids submitted by Suppliers that are located outside of Canada and in countries not Acting in Good Faith of Trade Treaties will not be considered, unless deemed in the discretion of the PGC to be essential for the operation of the Town or if no other viable Bids, as determined in the discretion of the PGC, are submitted."

6. In Appendix "A" to By-law Number 6404-22, the fourth (or last) paragraph in Section 6.8 Non-Standard Procurement is hereby deleted and replaced with the following:

"Under no circumstances will a Non-Standard Procurement be used for the purpose of avoiding competition among Suppliers."

7. In Appendix "A" to By-law Number 6404-22, Schedule "A" – Glossary of Terms is hereby amended by adding the following, in alphabetic order with other terms:

"**"Acting in Good Faith of Trade Treaties"** means that the respective country is honouring the terms of their trade treaty and not applying additional tariffs, as determined in the discretion of the PGC."

8. In Appendix "A" to By-law Number 6404-22, Section 1 (i) in Schedule "B" – Exclusions is hereby deleted and replaced with the following:

"This policy does not apply with respect to competitive Procurement requirements when the Procurement is otherwise exempt from Open Competition requirements under all applicable trade agreements, so long as the Supplier's country is Acting in Good Faith of Trade Treaties, and it is in the best interests of the Town to proceed with a Non-Standard Procurement. In such cases, the Procurement may be conducted as a Non-Standard Procurement. Note: The Department Lead must indicate the specific section(s) of the applicable trade agreements that provide for the exemption and clearly explain why it is in the Town's best interest to proceed with a Non-Standard Procurement rather than an Open Competition."

9. In Appendix "A" to By-law Number 6404-22, Schedule "C" – Procurement Thresholds is hereby deleted and replaced with Schedule "C" – Procurement Thresholds, attached and forming part of this by-law as Schedule "C".

10. In Appendix "A" to By-law Number 6404-22, Table 1 – Table of Authority under Part A. Standard Procurement in Schedule "D" – Threshold and Authorization Schedule is hereby deleted and replaced with Table 1 – Table of Authority as set

out in Schedule "D" – Threshold and Authorization Schedule, attached and forming part of this by-law.

11. In Appendix "A" to By-law Number 6404-22, Table 2 – Table of Authority under Part B. Non-Standard Procurement in Schedule "D" – Threshold and Authorization Schedule is hereby deleted and replaced with Table 2 – Table of Authority as set out in Schedule "D" – Threshold and Authorization Schedule, attached and forming part of this by-law.
12. In Appendix "A" to By-law Number 6404-22, in Schedule "D" – Threshold and Authorization Schedule, Part B. Non-Standard Procurement, Section 1 is hereby amended by deleting paragraph d).

Enacted by Town of Aurora Council this 25th day of February, 2025.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Schedule "C" – Procurement Thresholds**Table 1 – Procurement Thresholds**

Low-Value Procurements	Below \$50,000
Mid-Value Procurements (Invitational Competition)	\$50,000 to less than \$100,000
Open Competition	\$100,000 and over

Schedule "D" – Threshold and Authorization Schedule

A. Standard Procurement

Table 1 – Table of Authority

Procurement Method and Threshold	Authorize to Initiate Procurement	Delegated Authority to Award*	Contract Requirement
Order from Existing Standing Offer	Department Head	Division Manager	Use existing contract from standing offer if available Contract approved based on Financial Authority
Roster Competition Less than \$50,000	Department Head	Division Manager	Use existing contract from roster if available Contract approved based on Financial Authority
Roster Competition \$50,000 and over	Department Head	Division Manager and Procurement Manager	Use existing contract from roster if available Contract approved based on Financial Authority
Low-Value Procurement Below \$50,000	Department Head or designate	Division Manager	None required
Mid-Value Procurement (Invitational Competition) \$50,000 to <\$100,000	Department Head	Division Manager	Required for all procurements in a form approved by Legal Services Contract approved based on Financial Authority
Open Competition <\$1M	Department Head	Division Manager and Procurement Manager	Required for all procurements in a form approved by Legal Services Contract approved by Department Head or delegate, in accordance with Financial Authority
Open Competition ≥\$1M	Department Head	Division Manager and Procurement Manager	Required for all procurements in a form approved by Legal Services Contract approved by CAO

B. Non-Standard Procurement**Table 2 – Table of Authority**

Procurement Value		Authorize Procurement	Delegated Authority to Procure
< Open Competition Threshold		Department Head	Department Lead
\$100K < \$250K		PGC	Department Head
\$250K and over	for software licenses, maintenance, and related fees (excluding implementation costs) for contracts of up to five years	PGC	Department Head
	for all other procurements	Council	

The Corporation of The Town of Aurora

By-law Number XXXX-25

**Being a By-law to confirm actions by Council
resulting from a Council meeting
on February 25, 2025.**

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 February 25, 2025, 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 February, 2025.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk