



Town of Aurora Council Meeting Minutes

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

Council Members: Mayor Tom Mrakas (Chair)
Councillor Ron Weese
Councillor Rachel Gilliland*
Councillor Wendy Gaertner
Councillor Michael Thompson
Councillor John Gallo* (departed 9:09 p.m.)
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
John Firman, Manager, Business Support
Phillip Rose, Manager, Cultural Services
Alexander Wray, Manager, By-law Services*
Michael de Rond, Town Clerk
Linda Bottos, Council/Committee Coordinator

*Attended electronically

1. Call to Order

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

2. Land Acknowledgement

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 Weese

That the revised 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. Community Presentations

5.1 Julie Stephenson, Youth and Community Development Coordinator; Re: John West Memorial "Leaders of Tomorrow" Scholarship Award - Presentation of 2023 Recipients

Julie Stephenson presented an overview of the achievements and community involvement of the John West Memorial "Leaders of Tomorrow" Scholarship Award 2023 recipients: Rizwan Kazi, graduate of Aurora High School; and Anthea Peta-Dragos, graduate of St. Maximilian Kolbe Catholic High School. Rizwan and Anthea were presented with their

awards and congratulated by the Mayor, Members of Council, and Robin McDougall, Director of Community Services.

Moved by Councillor Weese

Seconded by Councillor Gaertner

That the presentation be received for information.

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

Carried (7 to 0)

5.2 Gregory Peri, Accessibility Advisor; Re: AccessNow Assessment Update

Gregory Peri presented an overview of the recent accessibility assessment of eight Town facilities by AccessNow including: background; AccessNow mobile platform; partnering with AccessNow; assessment process and results; verified business listing and benefits; and next steps toward barrier removal in all Town facilities, parks, and trails.

Moved by Councillor Thompson

Seconded by Councillor Weese

That the presentation be received for information.

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

Carried (7 to 0)

6. Delegations

6.1 Jason J.K. Scott, York North Basketball Association (YNBA); Re: Motion 10.1 - Councillor Weese and Councillor Gilliland; Re: Air-Supported Courts Dome in Aurora

Jason Scott spoke in support of the proposed air-supported courts dome.

Moved by Councillor Thompson

Seconded by Councillor Gaertner

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

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

Carried (7 to 0)

6.2 Bruce Stafford, Storm Volleyball (written delegation); Re: Motion 10.1 - Councillor Weese and Councillor Gilliland; Re: Air-Supported Courts Dome in Aurora

Bruce Stafford submitted a written delegation in support of the proposed air-supported courts dome.

Moved by Councillor Weese

Seconded by Councillor Gaertner

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

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

Carried (7 to 0)

7. Consent Agenda

Moved by Councillor Kim

Seconded by Councillor Thompson

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

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

Carried (7 to 0)

7.1 Council Meeting Minutes of June 27, 2023

1. That the Council meeting minutes of June 27, 2023, be adopted as circulated.

Carried

7.2 Council Closed Session Minutes of June 20, 2023

1. That the Council Closed Session minutes of June 20, 2023, be adopted as circulated.

Carried

7.3 Council Closed Session Public Meeting Minutes of June 20, 2023

1. That the Council Closed Session Public meeting minutes of June 20, 2023, be adopted as circulated.

Carried

7.4 Council Closed Session Minutes of July 4, 2023

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

Carried

7.5 Council Closed Session Public Meeting Minutes of July 4, 2023

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

Carried

8. Standing Committee Reports

Moved by Councillor Thompson

Seconded by Councillor Weese

That the Standing Committee Reports item 8.1 be received and the recommendations carried by the Committee approved, with the exception of sub-items 8.1.5, 8.1.6, and 8.1.7, which were discussed and voted on separately as recorded below.

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

Carried (7 to 0)

8.1 General Committee Meeting Report of July 4, 2023

8.1.1 Memorandum from Councillor Thompson; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of May 26, 2023

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of May 26, 2023, be received for information.

Carried

8.1.2 Accessibility Advisory Committee Meeting Minutes of June 7, 2023

1. That the Accessibility Advisory Committee meeting minutes of June 7, 2023, be received for information.

Carried

8.1.3 Finance Advisory Committee Meeting Minutes of June 13, 2023

1. That the Finance Advisory Committee meeting minutes of June 13, 2023, be received for information.

Carried

8.1.4 Parks and Recreation Advisory Committee Meeting Minutes of June 15, 2023

1. That the Parks and Recreation Advisory Committee meeting minutes of June 15, 2023, be received for information.

Carried

8.1.5 CMS23-031 - Aurora Town Square Update

Main motion

Moved by Councillor Gilliland

Seconded by Councillor Thompson

1. That Report No. CMS23-031 be received; and
2. That Council approve in advance of the 2024 operating budget a new full-time IT Support/Technical Production position in support of Town Square's operations to be funded through operational budget savings to be achieved through a planned reduction to the Aurora Public Library's ongoing funding requirements.

Amendment

Moved by Councillor Gilliland

Seconded by Councillor Weese

That the main motion be amended by adding the following clauses:

“That the recommended operating plan financial strategy for Town Square be included in the proposed 2024 Budget for Council’s review and consideration of approval; and

That the Aurora Town Square operating plan be brought before Council prior to budget 2024 deliberations, including the Aurora Cultural Centre’s programming and staffing plan.”

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

Carried (7 to 0)

Main motion as amended

Moved by Councillor Gilliland

Seconded by Councillor Thompson

1. That Report No. CMS23-031 be received; and
2. That Council approve in advance of the 2024 operating budget a new full-time IT Support/Technical Production position in support of Town Square’s operations to be funded through operational budget savings to be achieved through a planned reduction to the Aurora Public Library’s ongoing funding requirements; **and**
3. **That the recommended operating plan financial strategy for Town Square be included in the proposed 2024 Budget for Council’s review and consideration of approval; and**
4. **That the Aurora Town Square operating plan be brought before Council prior to budget 2024 deliberations, including the Aurora Cultural Centre’s programming and staffing plan.**

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

Carried (7 to 0)

8.1.6 CMS23-030 - Aurora Barbarians' Proposal for Sheppard's Bush

Moved by Councillor Thompson

Seconded by Councillor Kim

1. That Report No. CMS23-030 be received; and
2. That staff be directed to further investigate Option 2 for the development of a second artificial turf sports field at Sheppard's Bush; and
3. That staff prepare a Capital Project for Council consideration as part of the 2024 Capital Budget.

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

Carried (7 to 0)

8.1.7 CS23-044 - Modernized Property Standards By-law

Moved by Councillor Gilliland

Seconded by Councillor Gaertner

1. That Report No. CS23-044 be received; and
2. That a new Property Standards By-law be brought forward to a future Council meeting for enactment to repeal and replace the current Property Standards By-law No. 4044-99.P; and
3. That a new Vital Services By-law be brought forward to a future Council meeting for enactment to repeal and replace the current Heating in Rental Units By-law No. 4737-05.P.

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

Carried (7 to 0)

8.1.8 CS23-043 - 2022 Municipal Election Wrap-Up

1. That Report No. CS23-043 be received for information.

Carried

8.1.9 FIN23-028 - Capital Project 14106 - Cybersecurity Awareness Training

1. That Report No. FIN23-028 be received; and
2. That the condition on the approval of Capital Project No. 14106 – Cybersecurity Awareness Training, in the revised amount of \$20,000, be lifted and the project proceed.

Carried

8.1.10 FIN23-030 - Interim Forecast Update - As of April 30, 2023

1. That Report No. FIN23-030 be received for information.

Carried

9. Consideration of Items Requiring Discussion (Regular Agenda)

9.1 PDS23-075 - Request for a Parking By-law Amendment Benville Crescent – Update

Council consented to vote separately on each clause of the amendment.
Council consented to vote separately on the second clause of the main motion as amended.

Main motion

Moved by Councillor Thompson

Seconded by Councillor Kim

1. That Report No. PDS23-075 be received for information.

Amendment

Moved by Councillor Thompson

Seconded by Councillor Gaertner

That the main motion be amended by adding the following clauses:

“That a by-law to amend Parking By-law No. 4574-04.T be enacted to prohibit parking at any time on the northeast side of Benville Crescent from Bayview Avenue to a point nine metres north of the end of curb return adjacent to #87 Benville Crescent; and

That the refresh planned for the Benville Crescent park be included in the 2024 capital budget discussions for consideration of approval."

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

Nays (1): Councillor Gilliland

**First clause
Carried (6 to 1)**

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

**Second clause
Carried (7 to 0)**

Main motion as amended

Moved by Councillor Thompson

Seconded by Councillor Kim

1. That Report No. PDS23-075 be received; and
2. That a by-law to amend Parking By-law No. 4574-04.T be enacted to prohibit parking at any time on the northeast side of Benville Crescent from Bayview Avenue to a point nine metres north of the end of curb return adjacent to #87 Benville Crescent; and
3. That the refresh planned for the Benville Crescent park be included in the 2024 capital budget discussions for consideration of approval.

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

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

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

Nays (1): Councillor Gilliland

**Second clause
Carried (6 to 1)**

10. Motions

10.1 Councillor Weese and Councillor Gilliland; Re: Air-Supported Courts Dome in Aurora

Moved by Councillor Weese

Seconded by Councillor Gilliland

Whereas the Draft Parks and Recreation Master Plan shows an inventory of one under-sized municipal gymnasium at the Aurora Family Leisure Complex with a single, full-sized gymnasium planned for the Stronach Aurora Recreation Centre in 2024; and

Whereas according to the Draft Parks and Recreation Master Plan, the current per capita provision of gymnasium space is 1:64,100 with future per capita provision of such gymnasium space suggested to be 1:36,500; and

Whereas both the Town and Local Sport Organizations (LSOs) permit selected school gymnasiums, but access to schools has been increasingly challenging as schools expand their programming and restrict access; and

Whereas the existing inventory of indoor gymnasiums owned and operated by local School Boards is insufficient to meet the needs of growing indoor courts/gymnasium training; and

Whereas municipalities are increasingly including gymnasiums within new recreation centres to accommodate many growing sports and recreation activities that require indoor gymnasium space; and

Whereas the Draft Parks and Recreation Master Plan states that existing Town-owned gymnasium time is well utilized, however, 'little time is available for Community use'; and

Whereas land inventory is low, and the Town would benefit by investing in the feasibility of utilizing a multi-use design approach to gain highest, best use of additional recreation gymnasium space; and

Whereas Local Sport Organizations are increasingly required to permit appropriate training facilities outside of Town to operate programs for Aurora residents because of the lack of availability of indoor gymnasium space; and

Whereas there is no central, Town-owned facility with sufficient capacity to offer multi-gym competition space to meet the needs of the Town's Sport Tourism Strategy; and

Whereas air-supported sport domes devoted to indoor courts training are feasible to build and maintain and cost efficiencies continue to improve; and

Whereas a multi-use air-supported gym facility offering multiple courts would attract high level tournament events, benefiting our local economy, athletic growth, and overall community programming needs; and

Whereas the Town has successfully implemented public-private partnerships for the development and operation of sports facilities;

1. Now Therefore Be It Hereby Resolved That staff be directed to report back with the feasibility to provide a multi-gymnasium, air-supported structure that will provide sufficient additional indoor gymnasium space to meet present and future needs; and
2. Be It Further Resolved That staff be directed to explore options for location, funding, and operation of the structure, including public-private partnerships in keeping with the Town's public-public and public-private partnership strategy; and
3. Be It Further Resolved That staff be directed to consult with Local Sport Organizations to identify specific needs for the courts dome that will meet training and competition needs as well as sport tourism opportunities; and
4. Be It Further Resolved That staff be directed to include location and partnership options for an indoor sports court facility within the current sports field review; and
5. Be It Further Resolved That staff be directed to include funds in 2024 and 2025 for Council's consideration as part of the 2024 Budget and 10-Year Capital Plan.

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

Carried (7 to 0)

10.2 Councillor Thompson; Re: Parkland Acquisition

Moved by Councillor Thompson

Seconded by Councillor Gaertner

Whereas parks are essential public infrastructure and are vital to improving and sustaining the health of individuals, the community, environment, and economy; and

Whereas Aurora residents place a high value on the Town's park system—92% of survey respondents for the 2023 Parks and Recreation Master Plan indicated that parks for casual use are important to them; and

Whereas the Town's 2023 Draft Official Plan identifies the establishment of a diverse parkland and recreation area system as a fundamental principle of the Plan; and

Whereas playgrounds are neighbourhood-level amenities that support childhood development and foster cognitive development and social skills, and encourage physical activity; and

Whereas playgrounds should be provided in new and existing residential areas where geographical gaps exist, generally calculated through application of a 500-metre service radius that is unobstructed by major pedestrian barriers; and

Whereas the OPA 34 Secondary Plan Area (Yonge Street South) is underserved for both parkland and playgrounds; and

Whereas in the past 20 years, 550 homes have been built within the OPA 34 Secondary Plan area and \$9.2 million has been collected in cash-in-lieu of parkland;

1. Now Therefore Be It Hereby Resolved That staff identify and investigate properties of interest within the OPA 34 Secondary Plan area and report back to Council.

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

Carried (7 to 0)

10.3 Mayor Mrakas; Re: Eliminating Minimum Parking Requirements for New Residential Developments

Moved by Councillor Gaertner

Seconded by Councillor Gilliland

Whereas the Aurora GO Station MTSA (Major Transit Station Area) is planned to accommodate a proposed minimum density of 150 people and jobs per hectare as part of creating housing opportunities in close proximity to higher order transit; and

Whereas the Town of Aurora Official Plan already contains policies that encourage the use of alternative and reduced parking requirements specifically in the MTSA; and

Whereas according to the Residential Construction Council of Ontario (RESCON) the cost of constructing below-grade parking in residential condominiums and apartments has increased significantly over the past decade, with these costs being passed onto unit owners and in turn negatively impacting housing affordability; and

Whereas the construction of underground parking adds more time to the already lengthy and complex process of constructing higher density buildings; and

Whereas an emerging trend across the Greater Toronto Area is that new condo projects are being left with parking spaces being unsold, and that there is a pattern of overbuilding parking in new higher density residential developments due to outdated zoning requirements; and

Whereas reducing parking requirements will improve the livability of the Town overall by creating healthier communities, reducing greenhouse gas emissions, and creating space to improve conditions for transit, walking and cycling; and

Whereas the sustainability and complete community policies of the Provincial Policy Statement, Growth Plan, York Region Official Plan, and the Town are strengthened by being able to reduce parking requirements; and

Whereas the Ontario Housing Affordability Task Force recommends removing minimum parking requirements as they are outdated municipal

requirements that increase the cost of housing and are increasingly less relevant with public transit and ride share services;

1. Now Therefore Be It Hereby Resolved That staff be directed to evaluate options for eliminating minimum parking requirements for new residential developments within the GO Major Transit Station Area; and
2. Be It Further Resolved That any new residential development within the GO Major Transit Station Area require auto share and/or bike share programs; and
3. Be It Further Resolved That staff report back to Council with the appropriate actions to implement these directions, including the necessary updates to the Town's Comprehensive Zoning By-law Number 6000-17.

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

Carried (7 to 0)

11. Regional Report

11.1 York Regional Council Highlights of June 29, 2023

Moved by Councillor Thompson

Seconded by Councillor Kim

1. That the York Regional Council Highlights of June 29, 2023, be received for information.

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

Carried (7 to 0)

12. New Business

Councillor Weese advised that residents have identified needles and unsafe conditions in the vicinity of Town Park and the playground area. The Councillor expressed appreciation to Town staff for their increased vigilance in this matter and noted that local residents have formed a neighbourhood watch group.

Councillor Gaertner put forward the following motion:

New Business Motion No. 1

Moved by Councillor Gaertner

Seconded by Councillor Kim

That the Town of Aurora supports the comments and report from York Region with regard to the proposed Provincial Planning Statement, 2023.

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

Absent (1): Councillor Gallo

Carried (6 to 0)

Councillor Thompson advised that residents around Hartman Public School, in the vicinity of River Ridge Boulevard and Conover Avenue, have reported seeing more than one fox in the area and have pet safety concerns. Staff confirmed that the Town's Animal Services staff are aware and addressing the matter.

Councillor Gilliland also noted receiving an inquiry about foxes in the area, that Animal Services staff shared information with residents about co-existing with wildlife, and suggested that perhaps further education be provided to residents.

13. By-laws

- 13.1 By-law Number 6530-23 - Being a By-law to amend By-law Number 6471-23, to establish a schedule of fees and charges for municipal services, activities, and the use of property within the Town of Aurora (Fees and Charges By-law).**
- 13.2 By-law Number 6531-23 - Being a By-law to amend By-law Number 6228-19, as amended, to govern the proceedings of Council and Committee meetings of the Town of Aurora.**
- 13.3 By-law Number 6532-23 - Being a By-law to declare as surplus and sell municipal lands (Archerhill Court).**
- 13.4 By-law Number 6533-23 - Being a By-law to permanently close highways in the Town of Aurora (Archerhill Court).**

Moved by Councillor Weese
Seconded by Councillor Thompson

That the By-laws, items 13.1 to 13.4 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)

- 13.5 By-law Number 6534-23 - Being a By-law to require the conveyance of parkland or the payment in lieu of parkland pursuant to the *Planning Act*.**

Moved by Councillor Thompson
Seconded by Councillor Gilliland

That the By-laws item 13.5 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)

14. Closed Session

None.

15. Confirming By-law

- 15.1 By-law Number 6535-23 - Being a By-law to confirm actions by Council resulting from a Council meeting on July 11, 2023**

Moved by Councillor Gaertner
Seconded by Councillor Weese

That the confirming by-law be enacted.

Carried

16. Adjournment

Moved by Councillor Kim

Seconded by Councillor Gaertner

That the meeting be adjourned at 9:21 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk