



**Town of Aurora
Council
Meeting Minutes**

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

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

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

1. Call to Order

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

2. Land Acknowledgement

Mayor Mrakas acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this

territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

3. Approval of the Agenda

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. Community Presentations

5.1 Azeema Husain, Administrative Assistant (Prevention), Central York Fire Services; Re: CYFS Youth Volunteer Program - Trailblazers

Lorianne Zwicker, Deputy Fire Chief, Community Risk and Public Education introduced Azeema Husain, Administrative Assistant (Prevention), both with Central York Fire Services (CYFS) to present Trailblazers, CYFS Youth Volunteer Fire Services Program. Azeema explained that Trailblazers is a volunteer initiative aimed at providing high school students and community groups with an early introduction to fire service, providing mentorship and empowering them to pursue a future career within fire service. It was reported that from its inception in 2024, the first cohort is now beginning training and orientation.

Moved by Councillor Gaertner

Seconded by Councillor Kim

That the presentation be received for information.

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

Carried (7 to 0)

6. Delegations

6.1 Shawn Deane, Resident; Re: Item 9.1 - Member Motion - Mayor Mrakas; Re: Development Charge Rebate Program for First-Time Homebuyers

Shawn Deane expressed concerns regarding the use of taxpayer dollars to fund housing, and emphasized that development infrastructure should be funded solely through development charges. He further referred to the number of abandoned developments and the growing budget gap which could negatively impact property taxes. It was emphasized that better negotiations with other levels of government is necessary to alleviate these pressures.

Moved by Councillor Thompson

Seconded by Councillor Gilliland

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

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

Carried (7 to 0)

7. Consent Agenda

Moved by Councillor Gallo

Seconded by Councillor Thompson

That the Consent Agenda, items 7.1 to 7.7 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 March 25, 2025

1. That the Council Meeting Minutes of March 25, 2025, be adopted as circulated.

Carried

7.2 Council Closed Session Minutes of March 25, 2025

1. That the Council Closed Session Minutes of March 25, 2025, be adopted as circulated.

Carried

7.3 Council Closed Session Public Meeting Minutes of March 25, 2025

1. That the Council Closed Session Public Meeting Minutes of March 25, 2025, be adopted as circulated.

Carried

7.4 Special Meeting of Council Minutes of April 8, 2025

1. That the Special Meeting of Council Minutes of April 8, 2025, be adopted as circulated.

Carried

7.5 Council Closed Session Minutes of April 8, 2025

1. That the Council Closed Session Minutes of April 8, 2025, be adopted as circulated.

Carried

7.6 Council Closed Session Public Meeting Minutes of April 8, 2025

1. That the Council Closed Session Public Meeting Minutes of April 8, 2025, be adopted as circulated.

Carried

7.7 Council Public Planning Meeting Minutes of April 15, 2025

1. That the Council Public Planning Meeting Minutes of April 15, 2025, be adopted as circulated.

Carried

8. Committee of the Whole Meeting Report of April 8, 2025

Moved by Councillor Thompson

Seconded by Councillor Kim

That the Committee of the Whole Meeting Report of April 8, 2025, items 8.1 to 8.9 inclusive, be approved, with the exception of sub-items 8.1.1, 8.3.1, 8.4.2,

8.4.3, 8.7.2, 8.8.1, 8.8.2 and 8.9.1, which were discussed and voted on separately as recorded below.

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

Carried (7 to 0)

8.1 Advisory Committee Meeting Minutes

8.1.1 Parks and Recreation Advisory Committee Meeting Minutes of March 20, 2025

Moved by Councillor Weese

Seconded by Councillor Gilliland

1. That the Parks and Recreation Advisory Committee Meeting Minutes of March 20, 2025, be received for information.

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

Carried (7 to 0)

8.1.2 Mayor's Golf Classic Funds Committee Meeting Minutes of April 2, 2025

1. That the Mayor's Golf Classic Funds Committee Meeting Minutes of April 2, 2025, be received for information.

Carried

8.2 Community Services Committee Agenda

8.2.1 CMS25-008 - War Memorial 100th Anniversary - Budget and Work Plan

1. That Report No. CMS25-008 be received; and
2. That Council approve the updated project scope and budget for the Aurora War Memorial 100th Anniversary; and
3. That a new capital project with budget authority of \$214,400 be approved.

Carried

8.3 Corporate Services Committee Agenda

Items 8.3.1 and 9.2 were considered together.

8.3.1 CS25-006 - 2026 Municipal Election - Methods of Voting

Moved by Councillor Thompson

Seconded by Councillor Gallo

1. That Report No. CS25-006 and No. CS25-007 be received; and
2. That the hybrid voting method, consisting of internet voting and traditional paper ballot counted by optical scan voting tabulators, be used for the 2026 municipal election; and
3. That a by-law to approve alternative forms of voting be brought forward for enactment.

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

Carried (7 to 0)

8.4 Finance and Information Technology Committee Agenda

8.4.1 FIN25-020 - 2025 Technology Strategic Plan Update

1. That Report No. FIN25-020 be received for information.

Carried

8.4.2 FIN25-022 - 2026 Budget Timeline and Process

Moved by Councillor Gilliland

Seconded by Councillor Kim

1. That Report No. FIN25-022 be received; and
2. That the proposed budget timeline as detailed in Table 1 be approved.

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

Carried (7 to 0)

**8.4.3 FIN25-024 - Regional Rental Housing Incentive Program Participation
- 120 Metcalfe Street and 26-38 Berczy Street Follow-up**

Moved by Councillor Gilliland

Seconded by Councillor Weese

1. That Report No. FIN25-024 be received; and
2. That Council approve an up to 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.

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

Nays (1): Councillor Gaertner

Carried (6 to 1)

8.5 Administration Committee Agenda

None.

8.6 Operational Services Committee Agenda

None.

8.7 Planning and Development Services Committee Agenda

8.7.1 PDS25-039 - Adoption of the Heritage Grant Program

1. That Report No. PDS25-039 be received; and
2. That Council adopt the Heritage Grant Program as attached to this report.

Carried

8.7.2 PDS25-038 - Application for Official Plan Amendment and Zoning By-law Amendment, 1000265154 Ontario Inc., 180 Wellington Street East, Part Lot 106, Plan 246, Parts 1, 2 and 3, Plan 65R 39371, File Number: OPA-2024-02; ZBA-2024-02

Moved by Councillor Gilliland
Seconded by Councillor Weese

1. That Report No. PDS25-038 be received; and
2. That Official Plan Amendment application OPA-2024-02 be approved to amend the Site Specific Policy Area Fifty-Eight (58) to a new Site Specific Policy Area Sixty-Eight (68), as outlined in Appendix 'A'; and
3. That Zoning By-law Amendment application ZBA-2024-02 be approved to amend the "Second Density Apartment Residential (RA2) Exception Zone (537)" to a new "Second Density Apartment Residential (RA2-566(H)) Exception Zone with a Holding Symbol, as outlined in Appendix 'B'; and
4. That the implementing by-laws for the Official Plan and Zoning By-law Amendments be brought forward to a future Council meeting for enactment.

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

Nays (1): Councillor Gaertner

Carried (6 to 1)

8.7.3 PDS25-037 - Application for Draft Plan of Condominium, 2352107 Ontario Inc., 175 Melvin Robson Avenue, Blocks 5 and 6 on Plan 65M-4790, File Number: CDM-2024-02, Related File Numbers: ZBA-2015-05, SUB-2015-02, SP-2020-08, and MV-2022-45

1. That Report No. PDS25-037 be received; and
2. That the Draft Plan of Condominium File No. CDM-2024-02 to establish a standard condominium consisting of a total of 24 industrial units be approved, subject to the conditions attached hereto as Appendix 'A' of this report.

Carried

8.8 Member Motions

8.8.1 Councillor Gallo; Re: Amendment to the Procedure By-law

Moved by Councillor Weese
Seconded by Councillor Gallo

Whereas the current procedural bylaw is silent in section 48, Point of Personal Privilege, regarding the chair being the subject of a Breach of Rules or where the chair is the subject of a Point of Personal Privilege; and,

Whereas no member of council or committee is above the rules or immune from them when they are contravened; and,

Whereas at the March 25, 2025 Council meeting, Mayor Tom Mrakas refused to call a vote when a challenge arose regarding a Point of Personal Privilege; and

Whereas the current procedural bylaw does not take into account specifically when the chair is called on a Point of Personal Privilege; and

Whereas as a result of the March 25th 2025 meeting when Mayor Mrakas refused to call a vote when a challenge arose on a Point of Personal Privilege and the current Procedure Bylaw is silent when the chair is the subject of a Point of Personal Privilege;

1. Now Therefore Be It Hereby Resolved That a bylaw to amend Bylaw No. 6228-19 being govern the proceedings of Council and Committee meetings of the Town of Aurora, be brought forward to amend Section 48 to the following;
 - a. A Member may rise at any time on a Point of Personal Privilege where such Member feels that the health, safety, rights, or integrity of their own person, the Council, a Committee Member, Staff, the Chair, or anyone present at the Meeting has been called into question by another Member or by anyone present at the Meeting; and
 - b. Upon hearing a Point of Personal Privilege, the Chair decides and states their ruling on the matter, except where the Chair is the subject of the Point of Personal Privilege; and
 - c. Where the Chair is the subject of the Point of Personal Privilege, the Deputy Mayor or a Member chosen by the

Members present, assumes the role of ruling on the matter;
and

- d. Where a ruling is made that a breach of privilege has taken place, the individual presiding (Deputy Mayor, or chosen Member) demands that the offending Member or individual apologize. Failing such an apology, the individual is required to vacate the Meeting room for the duration of the Meeting;
and
- e. With the exception of providing an apology, a Member may address the presiding individual to appeal the ruling of a breach of privilege to the Council or a Committee; and
- f. If no Member appeals, the decision of the presiding individual is final; and
- g. If a Member appeals the ruling to the Council or a Committee, the Member has the right to state their case, the presiding individual has the right to reply, and the majority of Council or Committee decides the question of whether the decision of the presiding individual be sustained without further debate. The decision of a majority of the Members who are present at the Meeting is final.

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

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

Carried (4 to 3)

8.8.2 Councillor Gallo; Re: Release of Closed Session Reports Related to the Purchase of 15157, 15165, 15171 Yonge Street

Moved by Councillor Gaertner

Seconded by Councillor Gallo

Whereas on May 26, 2020 Aurora Council passed the following resolution “A proposed or pending acquisition or disposition of land by the municipality or local board (Section 239(2)(c) of the Municipal Act, 2001); Re: Closed Session Report No. PDS20-046 – Potential Property Acquisition – Library Square”; and,

Whereas on July 30, 2020 the Town completed the purchase of 15157, 15165, 15171 Yonge Street for \$7,500,000 plus \$146,475.00 in land transfer fees; and,

Whereas it is in the interest of all Taxpayers to understand the full details of the purchase and all information that lead to the purchase, which council relied on;

1. Now Therefore Be It Hereby Resolved that the Town of Aurora release all reports pertaining to the purchase of 15157, 15165, 15171 Yonge Street and include them on the agenda of the next meeting Committee of the Whole.

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

Carried (7 to 0)

8.8.3 Mayor Mrakas; Re: Development Charge Rebate Program for First-Time Homebuyers

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

8.9 Regional Report

8.9.1 York Regional Council Highlights of March 20, 2025

1. That the York Regional Council Highlights of March 20, 2025, be received for information.

Carried

9. Consideration of Items Requiring Discussion (Regular Agenda)

9.1 Member Motion - Mayor Mrakas; Re: Development Charge Rebate Program for First-Time Homebuyers

Moved by Councillor Kim

Seconded by Councillor Thompson

Whereas the Town of Aurora is committed to supporting housing affordability and increasing homeownership opportunities for residents; and

Whereas a Development Charge (DC) rebate for first-time homebuyers is a meaningful way to reduce upfront costs and improve affordability; and

Whereas first-time home buyers often face significant financial barriers to entering the housing market, and a targeted DC rebate would provide immediate relief to those looking to purchase their first home in Aurora.

1. Now Therefore Be It Hereby Resolved That staff to investigate and develop a framework for a Development Charge (DC) rebate program specifically for first-time homebuyers in the Town of Aurora; and
2. Be It Further Resolved That staff explore eligibility criteria, funding mechanisms, and potential financial impacts of such a program; and
3. Be It Further Resolved That staff report back to Council with recommendations and implementation options, including timelines and potential partnerships with other levels of government; and
4. Be It Further Resolved That the program include a clawback provision, requiring homeowners to repay all or a portion of the rebate if the home is sold within a specified period (e.g., five years), to ensure the program supports long-term homeownership rather than short-term speculation; and
5. Be It Further Resolved That this initiative be aligned with the Town's ongoing efforts to increase housing affordability and support sustainable community growth.

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

Nays (1): Councillor Gilliland

Carried (6 to 1)

9.2 CS25-007 - Additional Information Regarding Internet Voting

(See item 8.3 Corporate Services Committee Agenda sub-item 8.3.1)

10. New Business

Councillor Kim inquired about the status of re-surfacing of the Wellington Street bike path between Bayview Avenue and Leslie Street, and staff provided a response.

11. By-laws

11.1 By-law Number 6693-25 - Being a By-law to amend By-Law Number 6656-24, 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).

11.2 By-law Number 6694-25 - Being a By-law to amend By-law Number 5285-10, as amended, to adopt Official Plan Amendment No. 35 (File No. OPA-2024-02).

11.3 By-law Number 6695-25 - Being a By-law to amend By-law Number 6579-24, as amended, to adopt Official Plan Amendment No. 5 (File No. OPA-2024-02).

11.4 By-law Number 6696-25 - Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 180 Wellington Street East (ZBA-2024-02).

Moved by Councillor Kim

Seconded by Councillor Weese

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

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

Carried (7 to 0)

12. Closed Session

None.

13. Confirming By-law

13.1 By-law Number 6697-25 Being a By-law to confirm actions by Council resulting from a Council meeting on April 22, 2025

Moved by Councillor Weese
Seconded by Councillor Gallo

That the confirming by-law be enacted.

Carried

14. Adjournment

Moved by Councillor Thompson
Seconded by Councillor Kim

That the meeting be adjourned at 8:16 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk