



**Town of Aurora
Committee of the Whole
Meeting Report**

Date: Tuesday, January 13, 2026
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Council Members: Mayor Tom Mrakas
Councillor Ron Weese
Councillor Wendy Gaertner*
Councillor Michael Thompson
Councillor John Gallo

Members Absent: Councillor Rachel Gilliland
Councillor Harold Kim

Other Attendees: Doug Nadorozny, Chief Administrative Officer
Patricia De Sario, Director, Corporate Services/Town Solicitor,
Deputy Clerk
Robin McDougall, Director, Community Services
Marco Ramunno, Director, Planning and Development Services
Sara Tienkamp, Director, Operational Services
Rachel Wainwright-van Kessel, Director, Finance
Carley Smith, Manager, Corporate Communications
Adam Robb, Manager, Policy Planning and Heritage
Linda Bottos, Council/Committee Coordinator

*Attended electronically

1. Call to Order

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

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

Committee of the Whole approved the revised agenda as circulated by Legislative Services on a two-thirds majority vote to include the addition of Delegations item 6.5 and Member Motions item 15.2.

4. Declarations of Pecuniary Interest and General Nature Thereof

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

5. Community Presentations

None.

6. Delegations

6.1 Morgan Sage, York Region Food Council; Re: Item 9.1 - CMS26-001 - York Region Food Charter Information Report

Morgan Sage presented an update on the final York Region Food Charter completed in December 2024, highlighting the vision, six pillars and value statements, Food Charter Action Document, impact, and working groups.

Committee of the Whole received and referred the comments of the delegation to item 9.1.

6.2 Irina Sfranciog, Resident; Re: Item 14.2 - PDS26-003 - Traffic Calming Requests on Limeridge Street and Gateway Drive

Irina Sfranciog, on behalf of their neighbours, expressed concerns regarding speeding vehicles and the safety of residents, and requested Council's support for the implementation of traffic calming measures on Limeridge Street.

Committee of the Whole received and referred the comments of the delegation to item 14.2.

6.3 Ari Hofstedter, Orchard Heights St. Andrews Inc.; Re: Water Meter Charges

Ari Hofstedter, Property Manager of St. Andrew's Plaza at 2 Orchard Heights Boulevard, and representing the tenants, expressed concerns regarding the Town's increasing fixed water meter charges, and requested Council's consideration of providing relief on the fixed charges.

Committee of the Whole received the comments of the delegation for information.

6.4 Michael Annarilli, Resident; Re: Item 14.2 - PDS26-003 - Traffic Calming Requests on Limeridge Street and Gateway Drive

Michael Annarilli expressed concerns regarding speeding vehicles and the safety of residents on Gateway Drive, and requested Council's support for implementation of speed mitigation measures including speed cushions, flexible bollards, boulevard slow-down signs, on-road slow down or maximum 40km pavement markings, and edge lines to narrow the roadway.

Committee of the Whole received and referred the comments of the delegation to item 14.2.

6.5 Shawn Deane, Resident; Re: Item 11.1 - FIN26-001 - 2026 Final Budget Reconciliation to Full-Accrual Accounting and Item 15.1 - Councillor Gallo; Re: Alternative Development Charges (DC) Collection Model

Shawn Deane made inquiries regarding several aspects of the Finance report and budget document, and expressed opposition to Councillor Gallo's member motion and the Town becoming a finance organization.

Committee of the Whole received and referred the comments of the delegation to items 11.1 and 15.1.

7. Advisory Committee Meeting Minutes

Committee of the Whole recommends:

That the Advisory Committee Meeting Minutes, items 7.1 to 7.3 inclusive, be received for information.

Carried

7.1 Active Transportation and Traffic Safety Advisory Committee Meeting Minutes of November 26, 2025

1. That the Active Transportation and Traffic Safety Advisory Committee Meeting Minutes of November 26, 2025, be received for information.

Carried

7.2 Heritage Advisory Committee Meeting Minutes of December 8, 2025

1. That the Heritage Advisory Committee Meeting Minutes of December 8, 2025, be received for information.

Carried

7.3 Accessibility Advisory Committee Meeting Minutes of December 10, 2025

1. That the Accessibility Advisory Committee Meeting Minutes of December 10, 2025, be received for information.

Carried

8. Consent Agenda

8.1 Memorandum from Councillor Thompson; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 5, 2025

Committee of the Whole recommends:

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 5, 2025, be received for information.

Carried

8.2 Agenda Items Approved on Consent

That the Agenda items of sections 8 through 16 inclusive be approved, with the exception of items 11.1, 14.1, 14.2, 15.1, and 15.2, which were discussed and voted on separately.

Carried

Committee of the Whole consented to consider items in the following order: 14.2, 11.1, 14.1, 15.1, and 15.2.

9. Community Services Committee Agenda

9.1 CMS26-001 - York Region Food Charter Information Report

Committee of the Whole recommends:

1. That Report No. CMS26-001 be received for information.

Carried

10. Corporate Services Committee Agenda

None.

11. Finance and Information Technology Committee Agenda

11.1 FIN26-001 - 2026 Final Budget Reconciliation to Full-Accrual Accounting

Committee of the Whole recommends:

1. That Report No. FIN26-001 be received; and
2. That the reconciliation of the 2026 operating budget to the full-accrual basis of accounting, as required under Ontario Regulation 284/09, as summarized in Attachment 1, be endorsed.

Carried

12. Administration Committee Agenda

None.

13. Operational Services Committee Agenda

None.

14. Planning and Development Services Committee Agenda

14.1 PDS26-001 - Community Planning Permit System and Official Plan Amendment, Downtown Community Planning Permit System, File Number: OPA-2025-08

Staff provided a brief introduction and background. Tim Smith, Principal, Urban Strategies Inc., presented an overview of the Urban Design Study and how it has informed the draft Community Planning Permit System By-law, including new renderings and a fly-through video showing the vision for downtown Aurora. Mohammed Mubarak, Urban Designer, Urban Strategies Inc., was also present.

Committee of the Whole recommends:

1. That Report No. PDS26-001 be received; and
2. That Official Plan Amendment application OPA-2025-08 be approved to enable the Downtown Community Planning Permit System; and
3. That the draft Official Plan Amendment By-law (Attachment 1) and the draft Downtown Community Planning Permit System By-law (Attachment 2) be brought forward to a future Council meeting for enactment.

Carried

14.2 PDS26-003 - Traffic Calming Requests on Limeridge Street and Gateway Drive

Committee of the Whole recommends:

1. That Report No. PDS26-003 be received; and
2. That this matter be referred back to the Active Transportation and Traffic Safety Advisory Committee for further public consultation and discussion of the traffic calming options, and that staff report back to Council.

Carried as amended

14.3 PDS26-004 - Application for Draft Plan of Condominium, 2815503 Ontario Inc., 32 Don Hillock Drive, Part Lot 2, Plan 65M-3974 being Parts 1, 4, 5, 6, 7 and 8, Plan 65R-31631, File Number: CDM-2025-01, Related File Number: SP-2021-14

Committee of the Whole recommends:

1. That Report No. PDS26-004 be received; and
2. That the Draft Plan of Condominium (File Number CDM-2025-01) to establish a standard condominium consisting of a total of 7 industrial units within 1 building, be approved, subject to the conditions attached hereto as Schedule 'A'.

Carried

15. Member Motions

15.1 Councillor Gallo; Re: Alternative Development Charges (DC) Collection Model

Committee of the Whole recommends:

Whereas residential development charges (DCs) are currently collected by the Town of Aurora from developers in full upon occupancy; and

Whereas the cost of DCs is typically embedded into the purchase price of new homes, effectively passing this cost directly to first-time and other homebuyers through higher purchase prices; and

Whereas the current practice contributes to housing affordability challenges for new homebuyers in Aurora; and

Whereas alternative models for the collection of development charges may improve transparency, enhance affordability, and provide more flexible options for new homeowners while ensuring the Town maintains the necessary revenue to fund growth related infrastructure; and

Whereas the Town does not have the capacity to issue bonds or other financing instruments to secure the full amount of DC revenues upfront, while amortizing repayment through the municipal tax system;

1. Now Therefore Be It Hereby Resolved That staff be directed to investigate and report back to Council by the end of Q2 2026 on the feasibility of implementing an alternative development charges collection model whereby:
 - a. Developers would remove the cost of DCs from the purchase price of new homes;
 - b. New homeowners would be given the option at the time of purchase to either:
 - i. Pay the full DC amount upfront as part of their home purchase price; or
 - ii. Opt into a DC repayment program, whereby the DC amount would be amortized over 25 years and appear as a separate line item on their annual property tax bill, remaining with the property until fully paid notwithstanding changes in ownership;
 - c. The Town of Aurora would obtain an appropriate financing mechanism to collect the full DC revenue upfront;
 - d. The Town of Aurora would administer the collection of the amortized DC repayments as part of the property tax system; and
2. Be It Further Resolved That the Town of Aurora recommends to the Province to amend Section 26 of the Development Charges Act, 1997 (DCA) to allow municipalities to collect DCs through property taxation mechanisms, tied to the property rather than at building permit issuance; and/or add a new enabling provision authorizing municipalities to pilot or adopt alternative collection models (e.g., amortization over time, homeowner opt-in) with provincial oversight; and
3. Be It Further Resolved That staff consult with legal, financial, and housing policy experts, as well as the development industry, to assess implementation requirements, risks, and potential impacts on affordability, market competitiveness, and long-term municipal financial sustainability; and
4. Be It Further Resolved That a copy of this motion be sent to the Hon. Doug Ford, Premier of Ontario, all MPP's in Ontario, all Ontario

municipalities, the Association of Municipalities of Ontario (AMO) and the Ontario Home Builders' Association (OHBA).

Carried

15.2 Councillor Thompson; Re: Interim Control By-law for Yonge Street South Regional Corridor (OPA 34 Area)

Committee of the Whole recommends:

That Member Motions item 15.2 be deferred to the Council meeting of January 27, 2026.

Carried

16. Regional Report

16.1 York Regional Council Highlights of December 11, 2025

Committee of the Whole recommends:

1. That the York Regional Council Highlights of December 11, 2025, be received for information.

Carried

17. New Business

Councillor Weese referred to the earlier delegation of Ari Hofstedter regarding water meter charges at St. Andrew's Plaza, and noted he would be submitting a member motion to explore how the Town could help in this circumstance.

18. Public Service Announcements

Councillor Weese announced that the Aurora Winter Blues Festival is returning with six shows during February 26 to March 1, 2026, in partnership with the Aurora Cultural Centre and Music Aurora. It was further noted that the Aurora Cultural Centre is also offering a series of four free, drop-in blues workshops.

Mayor Mrakas announced the following activities and events:

- Ontario Heritage Week will occur from February 16 to 22, 2026, and a full day of free programming is planned for Family Day on Monday, February 16 from

10 a.m. to 4 p.m. at Aurora Town Square; for more information on activities, visit aurora.ca/HeritageWeek.

- New recycling carts are now in use and old recycling bins can be dropped off at the Joint Operations Centre at 229 Industrial Parkway North or the Georgina Waste Transfer Station in Keswick; for more details on the new recycling program, visit aurora.ca/BlueBox.
- Black History Month will be celebrated during February 2026 starting with the Pan-African Flag Raising Ceremony on January 30 at 6 p.m. at Aurora Town Hall, and the Black History Month Gala on February 7 from 5 p.m. to 9 p.m. at the Royal Venetian Mansion; for gala tickets and more details on this year's events, visit aurora.ca/BlackHistoryMonth.

19. Closed Session

None.

20. Adjournment

The meeting was adjourned at 9:16 p.m.