



**Town of Aurora
Council
Meeting Minutes**

Date: Tuesday, January 27, 2026
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,
Deputy Clerk
Marco Ramunno, Director, Planning and Development Services
Sara Tienkamp, Director, Operational Services
Rachel Wainwright-van Kessel, Director, Finance
Carley Smith, Manager, Corporate Communications
Phillip Rose, Manager, Cultural Services
Linda Bottos, Council/Committee Coordinator

1. Call to Order

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

Council consented to consider items in the following order: 9.1, 8.8.1, 8.8.2, 8.9.1, and 9.2.

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 Gaertner

Seconded by Councillor Thompson

That the 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 Mary Ann McConkey, President, and Morry Patoka, Vice President, Aurora Cultural Centre Board; Re: Aurora Cultural Centre 2026-2030 Strategic Plan

Mary Ann McConkey provided an introduction and expressed appreciation for Morry Patoka's leadership. Morry Patoka presented an overview of the Aurora Cultural Centre 2026-2030 Strategic Plan including their mission, core values, and goals, and expressed appreciation for the Town's partnership and continued support and collaboration.

Moved by Councillor Weese

Seconded by Councillor Thompson

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

None.

7. Consent Agenda

Moved by Councillor Gilliland

Seconded by Councillor Thompson

That the Consent Agenda, items 7.1 to 7.4 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 December 9, 2025

1. That the Council Meeting Minutes of December 9, 2025, be adopted as circulated.

Carried

7.2 Council Closed Session Minutes of January 13, 2026

1. That the Council Closed Session Minutes of January 13, 2026, be adopted as circulated.

Carried

7.3 Council Closed Session Public Meeting Minutes of January 13, 2026

1. That the Council Closed Session Public Meeting Minutes of January 13, 2026, be adopted as circulated.

Carried

7.4 Memorandum from Councillor Thompson; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 19, 2025

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 19, 2025, be received for information.

Carried

8. Committee of the Whole Meeting Report of January 13, 2026

Moved by Councillor Weese

Seconded by Councillor Gilliland

That the Committee of the Whole Meeting Report of January 13, 2026, be received and the recommendations carried by the Committee approved, with the exception of sub-items 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 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

8.1.2 Heritage Advisory Committee Meeting Minutes of December 8, 2025

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

Carried

8.1.3 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

8.2 Consent Agenda

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

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

Carried

8.3 Community Services Committee Agenda

8.3.1 CMS26-001 - York Region Food Charter Information Report

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

Carried

8.4 Corporate Services Committee Agenda

None.

8.5 Finance and Information Technology Committee Agenda

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

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

8.6 Administration Committee Agenda

None.

8.7 Operational Services Committee Agenda

None.

8.8 Planning and Development Services Committee Agenda

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

Main motion

Moved by Councillor Gilliland

Seconded by Councillor Weese

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.

Motion to defer

Moved by Councillor Gaertner

Seconded by Councillor Gallo

That Report No. PDS26-001 be deferred for two months to allow further public communications.

Yeas (3): Councillor Weese, Councillor Gaertner, and Councillor Gallo

Nays (4): Mayor Mrakas, Councillor Gilliland, Councillor Thompson, and Councillor Kim

**Motion to defer
Defeated (3 to 4)**

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

Nays (2): Councillor Gaertner and Councillor Gallo

**Main motion
Carried (5 to 2)**

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

Moved by Councillor Gallo

Seconded by Councillor Gilliland

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.

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

Carried (7 to 0)

8.8.3 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

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

8.9 Member Motions

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

Moved by Councillor Kim

Seconded by Councillor Gaertner

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).

Yeas (2): Councillor Weese and Councillor Gallo

Nays (5): Mayor Mrakas, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, and Councillor Kim

Defeated (2 to 5)

8.10 Regional Report

8.10.1 York Regional Council Highlights of December 11, 2025

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

Carried

9. Consideration of Items Requiring Discussion (Regular Agenda)

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

Council consented to vote on the first clause separately from the second and third clauses of the motion.

Moved by Councillor Thompson
Seconded by Councillor Kim

Whereas Council has established the Yonge Street Regional Corridor in the Town's updated Official Plan, permitting increased building heights along Yonge Street but without defined density or unit permissions for this area; and

Whereas OPA 34 is a highly unique part of Town, featuring environmental and Oak Ridges Moraine (ORM) sensitivities, approved historically as a low density, cluster residential neighbourhood; and

Whereas Council wishes to ensure that development in this area proceeds in a planned, orderly, and community-appropriate manner that reflects the intent of both the Official Plan and OPA 34;

1. Now Therefore Be It Hereby Resolved That staff be directed to prepare and bring forward an Interim Control By-law for the Yonge Street Regional Corridor within the OPA 34 Secondary Plan area (south of the CN rail tracks) in order to temporarily prohibit or restrict new development while further planning work is undertaken; and
2. Be It Further Resolved That staff be directed to undertake a focused planning study of this portion of the Yonge Street Regional Corridor, including its relationship to OPA 34, to clearly define:
 - Size of the corridor
 - Density and unit permissions;
 - Appropriate building heights;
 - Built form and massing;
 - Transitions to adjacent low-density neighbourhoods; and
3. Be It Further Resolved That the results of this study be brought back to Council with recommendations to establish clear development parameters and any required Official Plan Amendments for this area.

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

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

**First clause
Defeated (3 to 4)**

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

Second and third clauses

Carried (7 to 0)

9.2 Memorandum from Mayor Mrakas; Re: Committee Appointments 2026

Moved by Councillor Gilliland

Seconded by Councillor Weese

1. That Members of Council be appointed to the following Task Force effective February 1, 2026:

- Cannabis Retail Review Task Force - Councillors Ron Weese and John Gallo

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

Carried (7 to 0)

10. New Business

Councillor Weese requested an update on the issues involving Metrolinx and the grade separation, and the St. John's exchange. The Mayor provided a response.

Councillor Gilliland requested an update on the snowbanks downtown on Yonge Street and any relief that can be provided to improve access for businesses and the public. Staff provided a response.

Councillor Gilliland inquired about the expected timing of a report back to Council on the former George Street School property, and staff provided a response.

Councillor Gaertner advised that January 27, 2026, is International Holocaust Remembrance Day, and stated that antisemitism or any form of racism should not be tolerated or ignored.

Councillor Gaertner inquired about the status of the former LCBO property, and the Mayor advised that York Region owns the property, which is designated for a paramedic services station.

Councillor Thompson inquired about the status of a servicing allocation update report to Council, and staff provided a response.

11. By-laws

- 11.1 By-law Number 6756-26 - Being a By-law to assume highways on Plan 65M-4614 for public use and maintenance by The Corporation of the Town of Aurora.**

Moved by Councillor Weese

Seconded by Councillor Gilliland

That the By-laws item 11.1 be enacted.

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

Carried (7 to 0)

- 11.2 By-law Number 6757-26 - Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 511, 521, 531 and 543 Wellington Street West (File No. ZBA-2024-05).**

Moved by Councillor Thompson

Seconded by Councillor Weese

That the By-laws item 11.2 be enacted.

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

Nays (2): Councillor Gaertner and Councillor Gallo

Carried (5 to 2)

- 11.3 By-law Number 6758-26 - Being a By-law to amend By-law Number 5285-10, as amended, to adopt Official Plan Amendment No. 42 (File No. OPA-2025-08).**

- 11.4 By-law Number 6759-26 - Being a By-law to amend By-law Number 6579-24, as amended, to adopt Official Plan Amendment No. 12 (File No. OPA-2025-08).**

- 11.5 By-law Number 6760-26 - Being a By-law to establish the Downtown Community Planning Permit By-law for the Corporation of the Town of Aurora.**

Moved by Councillor Gilliland
Seconded by Councillor Kim

That the By-laws, items 11.3 to 11.5 inclusive, be enacted.

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

Nays (2): Councillor Gaertner and Councillor Gallo

Carried (5 to 2)

12. Closed Session

None.

13. Confirming By-law

13.1 By-law Number 6761-26 - Being a By-law to confirm actions by Council resulting from a Council meeting on January 27, 2026

Moved by Councillor Thompson
Seconded by Councillor Weese

That the confirming by-law be enacted.

Carried

14. Adjournment

Moved by Councillor Gilliland
Seconded by Councillor Kim

That the meeting be adjourned at 9:37 p.m.

Carried

Tom Mrakas, Mayor

Patricia De Sario, Deputy Clerk