Town of Aurora
Council Meeting Revised Agenda

Date: Tuesday, November 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 (*).

2. Land Acknowledgement

3. Approval of the Agenda

4. Declarations of Pecuniary Interest and General Nature Thereof

5. Community Presentations

6. Delegations

*6.1 Nada Ismail, Resident; Re: Item 8.9.1 - Councillor Weese; Re: Renoviction in the Town of Aurora — *1*

*6.2 Shawn Deane, Resident; Re: Item 8.9.4 - Councillor Gilliland; Re: Budget Cost Transparency and Public Trust — *7*

7. Consent Agenda

That the Consent Agenda, items 7.1 to 7.9 inclusive, be approved.

7.1 Council Meeting Minutes of October 28, 2025 — 8

1. That the Council Meeting Minutes of October 28, 2025, be adopted as circulated.

7.2 Special Council Public Planning Meeting Minutes of October 29, 2025 — 27

1. That the Special Council Public Planning Meeting Minutes of October 29, 2025, be adopted as circulated.

7.3 Council Closed Session Minutes of November 11, 2025 (confidential attachment)

1. That the Council Closed Session Minutes of November 11, 2025, be adopted as circulated.

7.4 Council Closed Session Public Meeting Minutes of November 11, 2025 31

1. That the Council Closed Session Public Meeting Minutes of November 11, 2025, be adopted as circulated.

7.5 Budget Committee Meeting Report of November 3, 2025 34

1. That the Budget Committee Meeting Report of November 3, 2025, be received for information.

7.6 Budget Committee Meeting Report of November 10, 2025 39

1. That the Budget Committee Meeting Report of November 10, 2025, be received for information.

7.7 Special Meeting of Council Minutes of November 17, 2025 45

1. That the Special Meeting of Council Minutes of November 17, 2025, be adopted as circulated.

7.8 Central York Fire Services Joint Council Committee Meeting Minutes of June 3, 2025 53

1. That the Central York Fire Services Joint Council Committee Meeting Minutes of June 3, 2025, be received for information.

*7.9 Council Public Planning Meeting Minutes of November 18, 2025 *59*

1. That the Council Public Planning Meeting Minutes of November 18, 2025, be adopted as circulated.

8. Committee of the Whole Meeting Report of November 11, 2025 64

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

8.1 Advisory Committee Meeting Minutes

8.1.1 Heritage Advisory Committee Meeting Minutes of October 6, 2025 78

1. That the Heritage Advisory Committee Meeting Minutes

of October 6, 2025, be received for information.

8.1.2 **Environmental Advisory Committee Meeting Minutes of October 20, 2025** 84

1. That the Environmental Advisory Committee Meeting Minutes of October 20, 2025, be received for information.

8.2 Consent Agenda

8.2.1 **Correspondence from Mayor Elizabeth Roy, Town of Whitby; Re: Extended Producer Responsibility for Blue Box Recycling Collection and Impacts to Small Businesses Located in Mixed-Use Properties** 89

1. That the Correspondence from Mayor Elizabeth Roy, Town of Whitby, regarding Extended Producer Responsibility for Blue Box Recycling Collection and Impacts to Small Businesses Located in Mixed-Use Properties be received; and
2. That Aurora Town Council supports the resolution adopted by the Town of Whitby Council regarding Extended Producer Responsibility for Blue Box Recycling Collection and Impacts to Small Businesses located in Mixed-Use Properties; and
3. That this motion of support be sent to the Town of Whitby, Minister of Environment, Conservation and Parks, Ontario Big City Mayors (OBCM), the Association of Municipalities of Ontario (AMO), and the Ontario Business Improvement Area Association (OBIAA).

8.2.2 **Memorandum from Councillor Thompson; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of September 26, 2025** 92

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of September 26, 2025, be received for information.

8.3 Community Services Committee Agenda

8.3.1 **CMS25-032 - Aurora Town Square Business Plan Update** 96

1. That Report No. CMS25-032 be received; and

2. That the Aurora Town Square Business Plan, 2026-2027 be approved.

8.4 Corporate Services Committee Agenda

8.4.1 CS25-022 - Fence By-law Variance Request - 18 Sirona's Lane 140

1. That Report No. CS25-022 be received; and
2. That Council approve the applicant’s request for a Fence variance at 18 Sirona’s Lane, until such time that the fence requires replacement.

8.4.2 CS25-021 - Use of Corporate Resources for Election Campaign Purposes Policy 149

1. That Report No. CS25-021 be received; and
2. That the Use of Corporate Resources for Election Campaign Purposes policy (attachment 1) be approved.

8.4.3 CS25-023 - Cannabis Retail Review Task Force Terms of Reference 165

1. That Report No. CS25-023 be received; and
2. That the Terms of Reference (Attachment 1) for the Cannabis Retail Review Task Force be approved.

8.5 Finance and Information Technology Committee Agenda

8.5.1 FIN25-053 - 2025 Interim Forecast Update - as of August 31, 2025 170

1. That Report No. FIN25-053 be received for information.

8.5.2 FIN25-057 - York Region Development Incentives Collaboration and Other Development Charge Policies 199

1. That Report No. FIN25-057 be received; and
2. That the York Region Development Incentives Collaboration Policy (Attachment #1) be approved; and
3. That the Development Charges Credit and Reimbursement Policy (Attachment #2) be approved; and
4. That the Development Charges Refund Policy

(Attachment #3) be approved.

8.6 Administration Committee Agenda

8.7 Operational Services Committee Agenda

8.7.1 OPS25-023 - Waste Collection Downtown Core Businesses (former BIA) 221

1. That Report No. OPS25-023 be received; and
2. That the December 2, 2024 Council direction to stop the collection of recycling, solid waste, and compost from non-eligible source Downtown Core businesses (former BIA) be rescinded; and
3. That the collection of solid waste and compost materials from non-eligible source Downtown Core businesses (former BIA) continue as a temporary measure during the detailed design for the Yonge Street Promenade; and
4. That the Town of Aurora (the "Town") provide the Downtown Core businesses (former BIA) a location to dispose of recycling materials as a temporary measure as of January 1, 2026, as they will not be eligible for collection though the Blue Box Extended Producer Responsibility Program.

8.8 Planning and Development Services Committee Agenda

8.8.1 PDS25-109 - 2026-2030 Town of Aurora Visitor Growth Plan 231

1. That Report No. PDS25-109 be received; and
2. That the 2026 – 2030 Town of Aurora Visitor Growth Plan be adopted; and
3. That staff proceed with the development of a wayfinding strategy, in accordance with the Town-wide Parking strategy and downtown redevelopment priorities, and report back to Council.

8.8.2 PDS25-104 - Doors Open 2025 Summary 271

1. That Report No. PDS25-104 be received; and
2. That Council authorize staff to register and host

another in-person Doors Open event in 2026.

8.8.3 **PDS25-105 - Request to Remove a Listed Property from the Town's Heritage Register - 15 Tyler Street** 276

1. That Report No. PDS25-105 be received; and
2. That the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest on the basis that the owner provides appropriate commemoration and/or a contribution to the Heritage Reserve Fund, to the satisfaction of the Director of Planning and Development Services.

8.8.4 **PDS25-107 - Application for Official Plan Amendment and Zoning By-law Amendment, P.A.R.C.E.L. Inc., 14070 Yonge Street, Part Blocks A, B and G, Plan M42, Part 3, 65R-5870, and Parts 3, 6, 7 and 8, 65R-33710, File Number: OPA-2024-03; ZBA-2024-03** 312

1. That Report No. PDS25-107 be received; and
2. That Official Plan Amendment application OPA-2024-03 be approved to amend Schedule 'B' and Schedule 'H' of the Town of Aurora Official Plan to expand the "Environmental Protection" designation and to add Site Specific Policy Area #72 for the subject lands; and
3. That Zoning By-law Amendment application ZBA-2024-03 be approved to rezone the subject lands to "Townhouse Dwelling Residential Exception Zone with Holding Provision (H)R8-576" and "Environmental Protection (EP)"; 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.

8.8.5 **PDS25-108 - Applications for Official Plan Amendment and Zoning By-law Amendment, Aurora Mavrinac Retirement Developments Limited and Aurora Mavrinac Retirement Developments Limited Partnership, 25 Mavrinac Boulevard** 336

Block 38, Plan 65M-4731, File Numbers: OPA-2025-01 and ZBA-2025-02, Related File Numbers: OPA-2017-01, ZBA-2017-03, SP-2022-07

1. That Report No. PDS25-108 be received; and

2. That Official Plan Amendment application OPA-2025-01 be approved to amend the Site-Specific Policy Area (55) to increase the maximum building height to 7 storeys; and

3. That Zoning By-law Amendment application ZBA-2025-02 be approved to amend the “Second Density Apartment Residential Exception RA2(540) Zone” to increase the maximum number of residential units and height and reduce amenity area and parking requirements; 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.

8.9 Member Motions

8.9.1 Councillor Weese; Re: Renoviction in the Town of Aurora 355

1. Now Therefore Be It Hereby Resolved That Town staff be directed to investigate the feasibility of implementing a renoviction or similar by-law and provide this report to Council in Q1 of 2026.

8.9.2 Councillor Gallo; Re: Review of Vehicular Hazards for Daycare Facilities and Playgrounds Adjacent to Roads 357

1. Now Therefore Be It Hereby Resolved That staff be directed to review existing and new daycare facilities and playgrounds located adjacent to or near public roads, parking areas, or driveways to assess potential vehicular hazards and risks of vehicle intrusion into outdoor play areas or building spaces; and

2. Be It Further Resolved That staff be requested to prepare a report to Council outlining:

    a. A summary of existing Town policies, by-laws, and site plan standards related to traffic safety and physical protection measures around daycare and playground sites;

    b. Best practices and design standards from other municipalities for mitigating vehicular hazards near child-oriented facilities;

    c. Potential measures or amendments to Town

policies, design standards, or the site plan review process to improve child safety; and

3. Be It Further Resolved That staff consult with York Regional Police, York Region Public Health, and York Region's Transportation Services Department, as appropriate, in the preparation of the report; and

4. Be It Further Resolved That the findings of the report be presented to Council for consideration at the June 2026 Committee of the Whole.

8.9.3 Councillor Gilliland; Re: Update By-law Number 4752-05.P (Parks and Public Places) 359

1. Now Therefore Be It Hereby Resolved That staff be directed to review By-law Number 4752-05.P and report back to Council with recommendations on whether or not to permit various classes of e-bikes on Aurora's trail system, and to update the by-law as necessary to align with current provincial e-bike classifications and standards.

8.9.4 Councillor Gilliland; Re: Budget Cost Transparency and Public Trust 360

1. Now Therefore Be It Hereby Resolved That the confidential cost estimates for the Town's 2025 and 2026 Operating and Capital budgets be released online once provided to Council; and

2. Be it Further Resolved That Council recommends to the Mayor that future budgets revert to the previous standard of fully disclosing all budget figures, ensuring ongoing transparency for our community.

8.10 Regional Report

8.10.1 York Regional Council Highlights of October 23, 2025 361

1. That the York Regional Council Highlights of October 23, 2025, be received for information.

9. Consideration of Items Requiring Discussion (Regular Agenda)

9.1 Member Motion - Mayor Mrakas; Re: Implementation of a First-Time Leak Forgiveness Program 366

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

1. Now Therefore Be It Hereby Resolved That the Town of Aurora Council direct staff to develop a program and policy for providing one-time high water consumption credits to coincide with the rollout of the automated meter read technology; and
2. Be It Further Resolved That staff report back on the status of the automated water meter read project implementation and provide details on how this system can be used to prevent large leaks from occurring in the future.

*9.2 CAO25-001 - Blue Bin Program Communications Summary *367*

1. That Report No. CAO25-001 be received for information.

10. New Business

11. By-laws

11.1 By-law Number XXXX-25 - Being a By-law 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). 371

(Committee of the Whole Report No. FIN25-049, Oct. 14, 2025)

11.2 By-law Number XXXX-25 - Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 14 and 18 Wellington Street East (File No. ZBA-2024-09). 402

(Committee of the Whole Report No. PDS25-099, Oct. 14, 2025)

11.3 By-law Number XXXX-25 - Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 25 George Street and 29 George Street (File No. ZBA-2020-06). 407

(Committee of the Whole Report No. PDS25-100, Oct. 14, 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 November 25, 2025 412

14. Adjournment

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

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 *

2025-11-25

Subject *

Petition Review – 14 & 18 Wellington Street East, Aurora

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

Nada Ismail

Brief Summary of Issue or Purpose of Delegation *

Tenant Petition
Opposition to Renoviction at 14 & 18 Wellington Street East, Aurora
To the Town of Aurora Councilors,
We, the undersigned tenants of 14 & 18 Wellington Street East, Aurora, stand united in opposition to the renoviction plans proposed by our landlord. These plans threaten to displace long-standing residents, many of whom have lived here for years or decades under rent control--and force us into a rental market we cannot afford. This is not just a housing issue; it is a matter of dignity, stability, and community.
We respectfully urge the Town of Aurora Council to deny any building permits associated with this project until meaningful tenant protections and relocation guarantees are in place. Our landlord has not provided any consideration for the lives and well-being of the people who call these buildings home.
We demand a guaranteed first right of refusal to return to our homes at a pre-negotiated rent that reflects our current rent-controlled rates. Without this protection, many of us face the risk of homelessness and displacement from the community we've helped build.

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

2025-11-18

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

☑ Agree

I acknowledge that I understand and accept the delegate conduct expectations as outlined in Section 32(b) of the Procedure By-law 6228-19, as amended (link below) *

☑ Agree

Click to view Procedure By-law 6228-19, as amended.

PETITION AGAINST RENOVICTION

14 & 18 Wellington Street East, Aurora, Ontario

Date: Nov 5th, 2025

To: The Mayor and Members of Council, Town of Aurora

Subject: Opposition to Renoviction at 14 and 18 Wellington Street East

WHEREAS:

1. The tenants residing at **14 and 18 Wellington Street East** are facing eviction under the pretext of "major renovations" (commonly referred to as a renoviction), as permitted under the **Residential Tenancies Act, 2006 (RTA);**
2. Renovictions are increasingly used by landlords to remove long-term tenants paying affordable rents, in order to re-rent units at significantly higher rates once renovations are complete;
3. Many tenants displaced by renovictions are **seniors, families, low-income individuals, and persons with disabilities**, for whom suitable and affordable alternative housing is scarce;
4. The **RTA** requires that **tenants be given the right of first refusal to return to their units** at the **same rent after renovations** (s. 53(2)), but this right is often unenforced or undermined in practice;
5. Municipalities across Ontario (including Toronto, Hamilton, and Mississauga) have begun exploring or adopting **anti-renoviction bylaws** and **tenant protection measures** to curb this practice;
6. The loss of affordable rental housing contributes to **housing insecurity** and **homelessness**, both of which are contrary to the municipality's commitment to maintaining a livable and inclusive community.

THEREFORE, WE THE UNDERSIGNED, CALL UPON:

1. The **Municipality of Aurora** to enact and enforce **a Renoviction Prevention By-law**, requiring landlords to:
    - Obtain a **municipal renovation permit** before issuing eviction notices for renovation purposes;
    - Demonstrate that renovations are **necessary and cannot be done safely with tenants in place;**
    - Guarantee the **right of return** at **the same rent for all affected tenants;** and
    - Provide **temporary relocation assistance** and **compensation for moving expenses and displacement**, etc., during the renovation period.
2. The **Landlord and Tenant Board (LTB)** and **Ontario Ministry of Municipal Affairs and Housing** to strengthen oversight and enforcement of tenant rights during renovations.
3. The **Municipal Council** to support policies and advocacy efforts aimed at protecting existing affordable housing stock from displacement through renovictions.

We, the undersigned residents of 14 and 18 Wellington Street East, stand in solidarity and oppose any renoviction that would displace us from our homes.

Signatures: 14 Wellington Street East – North Side

Unit #	Tenant Full Name (First, Last) 18+	Age (Optional)	Signature	Telephone	Date	# Of Occupants
208	MIKE G KEITA	TO		[redacted]	NOV. 06 2025	1 25 YRS
408	Nathan Bialy	43			11/7/25	4
408	Peachy Martin				11/7/25	4
308	JOSEPHINE PAMMO	51			11/7/2025	2
410	Shane Rafferty				Nov 7 25	1
308	Kalipersad Jaglal				NOV 7th 2025	2
207	Yuliana Petrova				Nov 8th 2025	2
407	EKATERINA VAIHENBERG				NOV 11.25	5
407	[illegible]				Nov 11. 2025	5
309	AGNES CSERHATI				NOV 11 2025	1
307	Febe Aguirre				Nov. 11, 2025	2
307	Sheila Marie Aguirre Gonzales				Nov. 11 2025	2

Signatures: 14 Wellington Street East – South Side

Unit #	Tenant Full Name (First, Last) 18+	Age (Optional)	Signature	Telephone	Date	# Of Occupants
204	Nada Ismail	39		[redacted]	Nov 5 2025	2
204	VISH JOSHI	53			Nov 6 2025	2
203	William C Bilkes	68			Nov 11	2
202	Chris McNaughton	52	C McNaughton		Nov 11 2025	3
202	Debra Antone	45			Nov 11 2025	3

Signatures: 18 Wellington Street East – South Side

Unit #	Tenant Full Name (First, Last) 18+	Age (Optional)	Signature	Telephone	Date	# Of Occupants
unit ①	Jean Noel	75		[redacted]	08	2
Unit 2	Helen Lam	49			10 08	1
	Sean Izzard	55	Sean Izzard		11-11-25	
~~5~~	~~Chris Risdale~~	~~5~~	~~Chris Risdale~~			
5	Chris Risdale	45	Chris Risdale		11-11-25	1
6	Wilma Rivera	57	Wilma Rivera 6		11/11 2025	1
B	E Andersen	over 60	E Andersen		11/11/25	
C	Lily Tatpiec				11/12	4
C	Luis Cabrera	67			11/12/25	4
4	Jackson Long	18			11/12	2
H	Logan Northcott	18			11/12	2

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

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 *

2025-11-25

Subject *

I wish to comment on agenda item 8.9.4 Re: Budget Cost Transparency and Public trust

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

Shawn Deane

Brief Summary of Issue or Purpose of Delegation *

I wish to comment on agenda item 8.9.4 Re: Budget Cost Transparency and Public trust

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

I acknowledge that I understand and accept the delegate conduct expectations as outlined in Section 32(b) of the Procedure By-law 6228-19, as amended (link below) *

- ☑ Agree

Click to view Procedure By-law 6228-19, as amended.

Town of Aurora
Council
Meeting Minutes

Date:	**Tuesday, October 28, 2025**
Time:	**7 p.m.**
Location:	**Council Chambers, Aurora Town Hall**

Council Members:
Mayor Tom Mrakas (Chair)
Councillor Ron Weese
Councillor Rachel Gilliland (arrived at 7:02 p.m.)
Councillor Wendy Gaertner (arrived at 7:01 p.m.)
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
Sara Tienkamp, Director, Operational Services
Rachel Wainwright-van Kessel, Director, Finance
Carley Smith, Manager, Corporate Communications
Michael de Rond, Town Clerk
Julia Shipcott, Council/Committee Coordinator
Lisa Warth, Manager, Recreation

---

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 Thompson
Seconded by Councillor Weese

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 Deputy Chief Lorianne Zwicker, Central York Fire Services (CYFS); Re: Call2Recycle - Community Partnership with CYFS

Deputy Chief Lorianne Zwicker, Central York Fire Services (CYFS) presented the CYFS's annual Battery Safety Awareness campaign in partnership with Call2Recycle to educate Canadians on safe handling, storage and recycling of used batteries.

Moved by Councillor Kim
Seconded by Councillor Gallo

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 Dave Lembcke and Don Goodyear, Lake Simcoe Region Conservation Authority; Re: Chloride in the Lake Simcoe Watershed

Dave Lembcke, Director, Watershed Science and Monitoring, and Don Goodyear, General Manager, Integrated Watershed Management, Lake Simcoe Region Conservation Authority presented an overview of results of water samples taken from Lake Simcoe watershed tributaries reflecting a trend of increased chloride levels due to the overapplication of winter salt. It was noted that the adoption of best practices with regards to contractors' liability and improvements to road and walkway snow/ice management could work to mitigate the trend.

Moved by Councillor Thompson
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)

6. Delegations

6.1 Ian and Juli Smith, Residents; Re: Item 8.9.5 - Councillor Gallo-Cannabis Retail Review Task Force

Juli and Ian Smith, residents and Frank Marchese, Frankie Panini's owner, expressed concerns surrounding an increase in illegal parking, loitering, accosting, property desecration and property value reductions due to behaviour of the clientele of the neighbouring cannabis business.

Moved by Councillor Gallo
Seconded by Councillor Gaertner

That the comments of the delegation be received and referred to item 8.9.5.

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

Carried (7 to 0)

7. Consent Agenda

7.1 Council Meeting Minutes of September 23, 2025

Moved by Councillor Kim
Seconded by Councillor Gilliland

1. That the Council Meeting Minutes of September 23 2025, be adopted as circulated.

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

Carried (7 to 0)

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

Moved by Councillor Gilliland
Seconded by Councillor Thompson

That the Committee of the Whole Meeting Report of October 14, 2025, be received and the recommendations carried by the Committee approved, with the exception of sub-items 8.3.2, 8.7.1 and 8.8.1 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 Accessibility Advisory Committee Meeting Minutes of September 10, 2025

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

Carried

8.1.2 Finance Advisory Committee Meeting Minutes of September 16, 2025

1. That the Financial Advisory Committee Meeting Minutes of September 16, 2025, be received for information.

Carried

8.1.3 Parks and Recreation Advisory Committee Meeting Minutes of September 18, 2025

1. That the Parks and Recreation Advisory Committee Meeting Minutes of September 18, 2025, be received for information.

Carried

8.1.4 Mayor's Golf Classic Funds Committee Meeting Minutes of September 24, 2025

1. That the Mayor's Golf Classic Funds Committee Meeting Minutes of September 24, 2025, be received for information.

Carried

8.1.5 Active Transportation and Traffic Safety Advisory Committee Meeting Minutes of September 24, 2025

1. That the Active Transportation and Traffic Safety Advisory Committee Meeting Minutes of September 24, 2025, be received for information.

Carried

8.2 Consent Agenda

8.2.1 FIN25-047 - 2025 Q2 Procurement Report

1. That Report No. FIN25-047 be received for information.

Carried

8.3 Community Services Committee Agenda

8.3.1 CMS25-026 - Public Art Policy

1. That Report No. CMS25-026 be received; and
2. That Council shall retain the final authority to determine applicability, suitability and placement of public art in any of the eight categories with the assistance of staff; and
3. That the Art Selection Panel shall consist of five (5) voting members and one (1) non-voting staff liaison as follows;
    - Two (2) arts professionals (such as visual artists, curators, or art educators); and

- One (1) design professional (such as an architect, landscape architect, or urban designer); and
- Two (2) community representatives from the Town of Aurora, reflecting the diversity of the neighbourhoods; and
- One (1) non-voting Town staff liaison from the Cultural Services Division to provide technical or administrative support; and
- Additional subject-matter experts and committees as needed, depending on the scope and nature of the project; and

4. That members of the Art Selection Panel shall be appointed through a transparent application and/or nomination process managed by Town staff, with final approval by Council; and

5. That the Panel will be established on a project-by-project basis and will operate in accordance with terms of reference approved by Council; and

6. That the Public Art Policy (Attachment 1) be approved as amended.

Carried

8.3.2 CMS25-031 - Sport Plan Update - No. 6

Moved by Councillor Weese
Seconded by Councillor Thompson

1. That Report No. CMS25-031 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)

8.3.3 CMS25-030 - 24-Hour Warming Emergency Centre - Pilot Project Follow-up

1. That Report No. CMS25-030 be received for information.

Carried

8.4 Corporate Services Committee Agenda

8.4.1 CS25-018 - Town of Aurora Risk Management Policy

1. That Report No. CS25-018 be received; and
2. That the Risk Management Policy, as attached to this report, be approved; and
3. That the Risk Appetite, as set out in Table 1 of this report, be approved and the attached Risk Appetite Statement, as attached to this report, be established.

Carried

8.4.2 CS25-019 - 2026 Council and Committee Meeting Schedule

1. That Report No. CS25-019 be received; and
2. That the 2026 Meeting Schedule (Attachment No. 1) be approved; and
3. That the Town Clerk be authorized to make amendments to the Council and Committee Meeting Schedule as required.

Carried

8.5 Finance and Information Technology Committee Agenda

8.5.1 FIN25-040 - End-User Computing Products and Related Services

1. That Report No. FIN25-040 be received; and
2. That a Non-Standard Procurement be awarded to Dell Canada in the amount of $1,225,000 over a term of eight years for the purchase of laptop and desktops computers, and associated peripherals.

Carried

8.5.2 FIN25-049 - 2026 Fees and Charges Update with By-law

1. That Report No. FIN25-049 be received; and
2. That a by-law be enacted to set the 2026 Fees and Charges for applications, permits, use of Town property, the sale of documents and for the prescribed service charges for administrative matters itemized on the attached schedules.

Carried

8.5.3 FIN25-050 - Tax Sale Process Update

1. That Report No. FIN25-050 be received for information.

Carried

8.6 Administration Committee Agenda

8.7 Operational Services Committee Agenda

8.7.1 OPS25-019 - Aurora Water System Financial Plan as Required by Ontario Regulation 453/07

Moved by Councillor Weese
Seconded by Councillor Gilliland

1. That Report No. OPS25-019 be received; and
2. That the Six-Year Financial Plan for the Town of Aurora Water System be approved; and
3. That the Financial Plan be submitted to the Ministry of Municipal Affairs & Housing; and the Ministry of Environment, Conservation and Parks before December 15, 2025; and
4. That the Financial Plan be posted to the Town of Aurora internet site.

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

Carried (7 to 0)

8.8 Planning and Development Services Committee Agenda

8.8.1 PDS25-099 - Application for Zoning By-law Amendment, Totera Meats Limited, 14 and 18 Wellington Street East, Lots 130 and 131, and Part of Lot 128, as in R650109 Plan 246, File Number: ZBA-2024-09

Moved by Councillor Gallo
Seconded by Councillor Gilliland

1. That Report No. PDS25-099 be received; and

2. That Zoning By-law Amendment Application ZBA-2024-09 be approved to rezone the subject lands from “Promenade Downtown (PD1) Exception Zone (59)” to “Promenade Downtown (PD1) Exception Zone (571)”; and

3. That the implementing By-law for the Zoning By-law Amendment be brought forward to a future Council meeting for enactment.

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

Carried (7 to 0)

8.8.2 PDS25-100 - Application for Zoning By-law Amendment and Site Plan Control, 2300485 Ontario Inc. and 2333564 Ontario Limited, 25 and 29 George Street, Part Lot 27, Plan 246, File Numbers: ZBA-2020-06 and SP-2021-11

1. That Report No. PDS25-100 be received; and

2. That Zoning By-law Amendment Application ZBA-2020-06 be approved to rezone the subject lands to “First Density Apartment Residential (RA1-573(H)) Exception Zone” with a Holding Symbol; and

3. That the implementing By-law for the Zoning By-law Amendment be brought forward to a future Council meeting for enactment; and

4. That Site Plan Application File SP-2021-11 to permit the development of a 25-unit, four-storey apartment building at 29 George Street that integrates with the existing three-storey apartment building with 8 units at 25 George Street be approved, subject to conditions of site plan approval outlined in Appendix “A”.

Carried

8.9 Member Motions

8.9.1 Councillor Kim; Re: Amend the Clean Communities By-law - Regulation of Newspaper Delivery

Whereas residents in the Town of Aurora have raised concerns regarding the delivery of unsolicited newspapers and flyers that are left on driveways, lawns, sidewalks, or boulevards; and

Whereas this method of delivery:

- contributes to litter and nuisance conditions when materials are dispersed by wind, rain, or snow; and
- presents obstacles and safety concerns for seniors and individuals with mobility challenges; and
- may obstruct municipal operations such as snow clearing or maintenance; and
- can indicate vacancy at a residence and raise concerns about community safety; and

Whereas residents often experience difficulty in opting out of these deliveries, and there is currently no regulation in place under the Town's Clean Communities By-law to address delivery methods for printed materials;

1. Now Therefore Be It Hereby Resolved That staff be directed to provide a report to Council with a proposed amendment to the Clean Communities By-law to require that newspapers, flyers, and other unaddressed printed materials be delivered only:
    - to a mailbox, mail slot, newspaper box, or another appropriate receptacle on the property; or
    - if such receptacles are unavailable, to the front porch or in front of the dwelling's main entrance that does not obstruct sidewalks, driveways, walkways, or pose a nuisance; and
2. Be If Further Resolved That staff consider in the report:
    - recommended enforcement options, such as fines or compliance notices; and
    - measures to allow residents to decline delivery (e.g., signage, opt-out registry); and
    - examples of best practices from other municipalities; and

3. Be It Further Resolved That a copy of this resolution be provided to local publishers and newspaper distributors operating within the Town of Aurora.

Defeated

8.9.2 Councillor Gilliland; Re: Rollerskating Opportunities

Whereas rollerskating service providers operate throughout Southern Ontario, offering pop-up rinks, lessons, and events for people of all ages in communities such as Stouffville, Oakville, and Caledon; and

Whereas the Town of Aurora seeks to activate community spaces, such as the new Town Square and underutilized ice rinks in the summer months, to provide inclusive recreational opportunities aligned with the Town's Sport Tourism Strategy and Parks and Recreation Master Plan; and

Whereas introducing rollerskating could encourage residents of all ages to participate in screen-free physical activity while fostering social interaction and family-friendly programming; and

Whereas pilot programs or temporary activations can help evaluate community interest and identify opportunities for regular events or expanded recreational offerings;

1. Now Therefore Be It Hereby Resolved That staff be directed to consult with rollerskating service providers and report back to Council on potential partnerships, programming options, and operational considerations for introducing rollerskating activities in Aurora for the 2026 season.

Carried

8.9.3 Councillor Kim; Re: Silica Dust Awareness and Education Initiative

Whereas the cutting of stones and concrete pavers for interlock patios, driveways, and other landscaping projects can release respirable crystalline silica into the air; and

Whereas prolonged or repeated exposure to silica dust is known to pose serious health risks to workers and the general public,

including respiratory illnesses such as silicosis and chronic obstructive pulmonary disease (COPD); and

Whereas the Town of Aurora, while not a regulatory authority or subject matter expert on silica dust mitigation, recognizes its responsibility to promote public health and safety through education and awareness; and

Whereas the Town's By-law Services team has acknowledged the importance of informing tradespeople, contractors, and residents about the risks associated with silica dust and the availability of safer cutting practices and protective equipment;

1. Now Therefore Be It Hereby Resolved That staff develop and implement a public awareness campaign focused on the health risks of silica dust exposure and the importance of adopting best practices when cutting stones and pavers; and
2. Be It Further Resolved That Communications staff collaborate with organizations and agencies knowledgeable in silica dust mitigation such as public health authorities, safety associations and occupational health experts to ensure accurate and effective messaging; and
3. Be It Further Resolved That the education campaign include;
    - Educational materials distributed through the Town's website, social media channels, and permit application processes; and
    - Collaboration with local building supply retailers and trade associations to share information on dust suppression techniques and protective equipment; and
    - Signage or notices at relevant public works or construction sites, where appropriate; and
    - Outreach to residents undertaking DIY landscaping projects to encourage safe practices; and
4. Be It Further Resolved That staff review our Clean Communities By-law and report back to Council with a proposed amendment regarding dust mitigation.

Carried

8.9.4 Councillor Gallo; Re: Third Party Consultants Contractual Release

Whereas the Town of Aurora regularly commissions studies, analyses, and other reports from outside consultants and experts to inform decision making on matters of public interest; and

Whereas transparency, accountability, and access to information are foundational principles of good governance; and

Whereas members of the public have a right to access information that informs public policy and expenditures, subject only to the narrow limits prescribed by legislation, including the Municipal Act and the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA); and

Whereas some third-party reports are currently withheld from public release, particularly when considered in closed session, even when the original reasons for confidentiality no longer apply;

1. Now Therefore Be It Hereby Resolved That staff be directed to ensure that all future reports, studies, and analyses commissioned from third-party consultants on behalf of the Town of Aurora include a contractual provision or written release permitting their public disclosure, in whole or in part, at the discretion of the Town; and
2. Be It Further Resolved That staff be further directed to make publicly available any third-party reports or portions thereof that are not subject to legal, privacy, security or contractual restrictions, including those originally considered in closed session, once the reason for confidentiality no longer applies; and
3. Be It Further Resolved That staff report back to Council through a public agenda, at the February 2026 agenda cycle with a proposed implementation framework, including recommended updates to procurement documents, standard contract language, and a process for identifying and releasing eligible reports from prior closed sessions; and
4. Be It Further Resolved That this policy applies to all new reports commissioned after the date of this motion and be incorporated

into all relevant procurement and contract management practices going forward.

Carried

8.9.5 Councillor Gallo; Re: Cannabis Retail Review Task Force

Whereas the Town of Aurora opted in to the licensing and operation of retail cannabis stores within the municipality following the introduction of the provincial cannabis retail framework; and

Whereas several retail cannabis locations have since opened within the Town, providing legal access to cannabis products for residents and contributing to local economic activity; and

Whereas Council has received feedback from residents expressing both support and concern regarding the number, location, and community impacts of cannabis retail stores; and

Whereas municipalities currently have limited authority under the provincial regulatory framework to influence the siting and density of cannabis retail stores, but continue to play an important role in community engagement, by-law enforcement, public education, and advocacy to higher levels of government; and

Whereas it is in the Town's interest to review the local impacts of retail cannabis stores social, economic, and community, since opting in, and to identify potential strategies or advocacy opportunities to address any issues that have arisen;

1. Now Therefore Be It Hereby Resolved That a Cannabis Retail Review Task Force be established to:
    a. Review the experience of the Town of Aurora since opting in to retail cannabis stores; and
    b. Identify issues that have arisen related to public safety, land use, business clustering, signage, community perception, and economic development; and
    c. Explore best practices from other municipalities regarding cannabis retail management and community engagement; and

d. Provide recommendations to Council on potential actions or advocacy initiatives to address identified challenges and support balanced community outcomes; and

2. Be It Further Resolved That the Task Force shall include:

- Two (2) Members of Council, appointed by Council; and
- Up to seven (7) Resident Representatives, selected through an open call for applications, appointed by Council; and
- Two (2) Members of Town Staff, including representatives from Planning and By-law Services; and
- A member of York Regional Police; and

3. Be It Further Resolved That the Task Force shall be supported by Town staff for administrative and technical assistance; and

4. Be It Further Resolved That the Task Force will be established and start February 2026; and

5. Be It Further Resolved That the Task Force shall report back to Council with findings and recommendations within six (6) months of its first meeting; and

6. Be It Further Resolved That Council direct staff to prepare Terms of Reference for the Cannabis Retail Review Task Force, for approval at a subsequent Council meeting.

Carried

8.10 Regional Report

8.10.1 York Regional Council Highlights of September 25, 2025

1. That the York Regional Council Highlights of September 25, 2025, be received for information.

Carried

9. Consideration of Items Requiring Discussion (Regular Agenda)

9.1 Member Motion - Councillor Kim; Re: Protection of the Trail System from Motorized Vehicles

Moved by Councillor Kim
Seconded by Councillor Thompson

Whereas the Town of Aurora's Parks and Public Spaces By-law prohibits the operation of vehicles—including e-scooters, e-bikes, and other motorized or power-assisted conveyances—within parks and trails unless authorized by permit; and

Whereas the definition of "vehicle" under the Highway Traffic Act and the Town's Bylaw includes any conveyance propelled by muscular or motorized power, thereby encompassing e-scooters, e-bikes, and similar devices; and

Whereas the increasing use of motorized personal transportation devices on the trail system poses safety risks to pedestrians and diminishes the natural experience intended for these spaces; and

Whereas enforcement of these provisions presents operational challenges, and proactive education and signage are necessary to promote compliance and protect trail users;

1. Now Therefore Be It Hereby Resolved That staff be directed to develop and implement an educational campaign to inform residents and visitors of the existing prohibition of motorized vehicles on the trail system including e-scooters and ebikes; and
2. Be It Further Resolved That staff install clear and visible signage at key trail access points indicating that motorized vehicles are prohibited, referencing the relevant sections of the Parks and Public Spaces By-law; and
3. Be It Further Resolved That staff determine appropriate signage locations, design and timing of the education campaign; and
4. Be It Further Resolved That staff provide details regarding the education campaign including but not limited to advertising, social media, signage and targeted posts; and
5. Be It Further Resolved That staff identify any associated costs for signage, locations, and installation.

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

Nays (2): Councillor Gilliland, and Councillor Gallo

Carried (5 to 2)

9.2 FIN25-054 - 2026 Budget and 10-Year Capital Plan

Mayor Tom Mrakas and Rachel Wainwright-van-Kessel, Director, Finance presented an overview of the 2026 Operating and Capital Budgets and 10-Year Capital Plan.

Moved by Councillor Thompson
Seconded by Councillor Kim

1. That Report No. FIN25-054 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)

9.3 FIN25-053 - 2025 Interim Forecast Update - as of August 31, 2025

Moved by Councillor Gallo
Seconded by Councillor Thompson

1. That item 9.3 be deferred to the Committee of the Whole Meeting on November 11, 2025

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 reported he will meet with residents potentially impacted by Item 8.8.1 - PDS25-099 Zoning By-law Application Amendment, Totera Meats Limited, 14 and 18 Wellington Street East, and bring forth a Member Motion to the November 11, 2025 Committee of the Whole meeting.

Councillor Gilliland inquired about the status of pavement painting to delineate parking on Yonge Street, and staff provided a response.

Councillor Gallo requested installation of crosswalk pavement painting at Earl Stewart Drive east of McMaster Avenue, as the roadway abruptly turns from an east/west route to a north/south direction and requires sidewalk users to cross from the south sidewalk to the west sidewalk. Staff provided a response noting it would be looked into.

Councillor Gaertner inquired about whether staff could identify areas of improvement along the sidewalk northbound on Yonge Street from Del Manor, and staff provided a response.

11. Public Service Announcements

Councillor Gallo announced that Jewish Families Connected will hold their Hannukah Bash on December 21, 2025 from 4 to 6 p.m., at 189 Earl Stewart Drive.

Mayor Mrakas encouraged residents to participate in making trick-or-treating fully accessible and advised that free lawn signs are available via **aurora.ca/TreatAccessibly.**

Mayor Mrakas announced the following activities and events:

- applications are being accepted until Friday, November 7, 2025 for floats and walking groups to participate in the Aurora's Santa Under the Stars Parade. Details are available at **aurora.ca/SantaParade**.
- The Town is looking for vendors to join the Aurora Christmas Market on the weekends of November 28 and December 5, 2025 at Aurora Town Square. Application details can be found at **aurora.ca/ChristmasMarket**.

12. By-laws

12.1 By-law Number 6729-25 - Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 8 Kennedy Street East (File No. ZBA-2024-08)

12.2 By-law Number 6730-25 - Being a By-law to assume highways on Plan 65M-4542 for public use and maintenance by The Corporation of the Town of Aurora (File No. D12-02-11/SUB-2011-02)

12.3 By-law Number 6731-25 - Being a By-law to establish lands on Plan 65M-4461 as a highway (File No. D12-02-11/SUB-2011-02)

Moved by Councillor Weese
Seconded by Councillor Kim

That the By-laws, items 12.1 to 12.3 inclusive, be enacted.

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

Carried (7 to 0)

13. Closed Session

None.

14. Confirming By-law

14.1 By-law Number 6732-25 - Being a By-law to confirm actions by Council resulting from a Council meeting on October 28, 2025

Moved by Councillor Thompson
Seconded by Councillor Gallo

That the confirming by-law be enacted.

Carried

15. Adjournment

Moved by Councillor Kim
Seconded by Councillor Thompson

That the meeting be adjourned at 9:24 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Town of Aurora
Special Council Public Planning
Meeting Minutes

Date:	**Wednesday, October 29, 2025**
Time:	**7 p.m.**
Location:	**Council Chambers, Aurora Town Hall**
Council Members:	Councillor Michael Thompson (Chair) Councillor Ron Weese Councillor Wendy Gaertner Councillor John Gallo Councillor Harold Kim
Members Absent:	Mayor Tom Mrakas Councillor Rachel Gilliland
Other Attendees:	Marco Ramunno, Director, Planning and Development Services Adam Robb, Manager, Policy Planning and Heritage Dania Asahi Ogie, Policy Planner Ishita Soneji, Deputy Town Clerk Linda Bottos, Council/Committee Coordinator

---

1. Call to Order

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

2. Land Acknowledgement

The Chair 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 Gallo
Seconded by Councillor Weese

That the agenda as circulated by Legislative Services be approved.

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

Absent (2): Mayor Mrakas, and Councillor Gilliland

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 Chair 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 PDS25-103 - Official Plan Amendment and Community Planning Permit System, Downtown Community Planning Permit By-law, File Number: OPA-2025-08

Planning Staff

Dania Asahi Ogie, Policy Planner, presented an overview of the staff report regarding the proposed Community Planning Permit By-law and Town-initiated Official Plan Amendment toward implementation of a Community Permit Planning System (CPPS) to streamline the development application process and set development standards for the historical downtown area.

Consultant

Warren Price, Urban Strategies Inc., presented an overview of the Urban Design Study report including background and existing conditions of the downtown area, opportunities, study objectives, framework for change, a comparison of development concept options, and recommendations.

Public Comments

Aurora residents, including Angela Daust, Shawn Deane, David Heard, and Rocco Morsillo, expressed the following comments:

- Support for:
  - Proposed Community Planning Permit System (CPPS)
  - Proposed Alternative Development Concept
  - Protection of historical building facades
  - Increased heights for the area, given greater stepbacks
  - Needed increased density toward a safer and more vibrant community
- Concerns and questions regarding:
  - Financial impacts and infrastructure funding responsibilities
  - Current weaker buying market
  - Availability of public parking and increases in traffic
  - Soil conditions
  - Impact of construction vibration on area historical homes
  - Shadowing and tunnel effects of proposed development on existing homes

Moved by Councillor Weese
Seconded by Councillor Kim

1. That Report No. PDS25-103 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 (5): Councillor Weese, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Absent (2): Mayor Mrakas and Councillor Gilliland

Carried (5 to 0)

6. Confirming By-law

6.1 By-law Number 6733-25 - Being a By-law to confirm actions by Council resulting from a Special Council Public Planning meeting on October 29, 2025

Moved by Councillor Gallo
Seconded by Councillor Gaertner

That the confirming by-law be enacted.

Carried

7. Adjournment

Moved by Councillor Gallo
Seconded by Councillor Kim

That the meeting be adjourned at 8:42 p.m.

Carried

Michael Thompson, Councillor

Ishita Soneji, Deputy Town Clerk

Town of Aurora
Council Closed Session Public Meeting Minutes

Date: Tuesday, November 11, 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 John Gallo
Councillor Harold Kim

Members Absent: Councillor Wendy Gaertner
Councillor Michael Thompson

Other Attendees: Doug Nadorozny, Chief Administrative Officer
Patricia De Sario, Director, Corporate Services/Town Solicitor
Rachel Wainwright van-Kessel, Director, Finance
Sarah Gill, Paralegal, Insurance Claims and Litigation
Michael de Rond, Town Clerk

---

1. Call to Order

The Mayor called the meeting to order at 5:50 p.m.

Council consented to resolve into a Closed Session at 5:50 p.m.

Council reconvened into open session at 6:00 p.m.

2. Approval of the Agenda

Moved by Councillor Gallo
Seconded by Councillor Gilliland

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 Kim
Seconded by Councillor Gallo

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

1. Closed Session Report No. CS25-020 - Participation in the York Region Insurance Pool

   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*.

   A trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value as per Section 239(2)(j) of the *Municipal Act, 2001*.

   A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board as per Section 239(2)(k) of the *Municipal Act, 2001*.

Carried

4.1 Closed Session Report No. CS25-020 - Participation in the York Region Insurance Pool

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*.

A trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value as per Section 239(2)(j) of the *Municipal Act, 2001*.

A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the

municipality or local board as per Section 239(2)(k) of the *Municipal Act, 2001*.

Moved by Councillor Gallo
Seconded by Councillor Gilliland

1. That Council Closed Session Report No. CS25-020 be received for information.

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

Absent (2): Councillor Gaertner and Councillor Thompson

Carried (5 to 0)

5. Confirming By-law

5.1 By-law Number 6734-25 - Being a By-law to confirm actions by Council resulting from a Council Closed Session on November 11, 2025

Moved by Councillor Weese
Seconded by Councillor Gallo

That the confirming by-law be enacted.

Carried

6. Adjournment

Moved by Councillor Kim
Seconded by Councillor Gilliland

That the meeting be adjourned at 7:01 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Town of Aurora
Budget Committee
Meeting Report

Date:	**Monday, November 3, 2025**
Time:	**6 p.m.**
Location:	**Council Chambers, Aurora Town Hall**

Council Members:
Mayor Tom Mrakas (Chair)
Councillor Ron Weese
Councillor Rachel Gilliland (arrived 6:04 p.m.)
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 of Community Services
Marco Ramunno, Director of Planning and Development Services
Sara Tienkamp, Director, Operational Services
Rachel Wainwright-van Kessel, Director of Finance
Carley Smith, Manager, Corporate Communications
Nancy Fleming, Manager, Engineering and Capital Delivery
Michael de Rond, Town Clerk
Julia Shipcott, Council/Committee Coordinator

---

1. Call to Order

The Mayor called the meeting to order at 6:02 p.m.

Budget Committee consented to recess the meeting at 7:57 p.m. and reconvened the meeting at 8:07 p.m.

The Mayor relinquished the chair to Councillor Thompson at 8:23 p.m. during consideration of item 6.2.5 Operational Services and reassumed the chair at 8:32 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

Budget Committee approved the revised agenda as circulated by Legislative Services.

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

5.1 Shawn Deane, Resident; Re: Items 6.1 and 6.2.5

Shawn Deane spoke to concerns surrounding the Town's use of reserves, the previous year's surplus not being applied to the tax levy in order to provide relief for taxpayers, and the current process of approving funding requests beyond the current Council's four-year term.

Budget Committee received and referred the comments of the delegation to items 6.1 and 6.2.5.

6. Consideration of Items

6.1 2026 Budget Survey Feedback

Budget Committee recommends:

1. That Report No. FIN25-056 be received for information.

Carried

6.2 2026 Departmental Budget Presentations

6.2.1 Mayor and Council, and Office of the Chief Administrative Officer

(Binder Tab 6 and Tab 7)

Doug Nadorozny, Chief Administrative Officer presented an overview of the 2026 operating budget and 10-year capital plan for both Mayor and Council and the Office of the Chief Administrative Officer (CAO), including the budget change summary and changes to the budget outlook. Additionally noted were the Office of the CAO's 2025 accomplishments, key 2026 objectives, proposed capital budget and key capital projects.

Budget Committee recommends:

1. That the 2026 Mayor and Council, and Office of the Chief Administrative Officer Budget presentation be received for information.

Carried

6.2.2 Community Services

(Binder Tab 8)

Robin McDougall, Director, Community Services presented an overview of the 2026 operating budget and 10-year capital plan for Community Services, including 2025 accomplishments, key 2026 objectives, budget change summary, changes to the budget outlook, 2026 proposed capital budget items and key capital projects.

Budget Committee recommends:

1. That the 2026 Community Services Budget presentation be received for information.

Carried

6.2.3 Corporate Services

(Binder Tab 9)

Patricia De Sario, Director, Corporate Services/Town Solicitor presented an overview of the 2026 operating budget and 10-year

capital plan for Corporate Services, including 2025 accomplishments, key 2026 objectives, budget change summary, changes to the budget outlook, 2026 proposed capital budget items and key capital projects.

Budget Committee recommends:

1. That the 2026 Corporate Services Budget presentation be received for information.

Carried

6.2.4 Finance

(Binder Tab 10)

Rachel Wainwright-van Kessel, Director, Finance presented an overview of the 2026 operating budget and 10-year capital plan for Finance, including 2025 accomplishments, key 2026 objectives, budget change summary, changes to the budget outlook, 2026 proposed capital budget items and key capital projects.

Budget Committee recommends:

1. That the 2026 Finance Budget presentation be received for information.

Carried

6.2.5 Operational Services

(Binder Tab 11)

Sara Tienkamp, Director, Operational Services presented an overview of the 2026 operating budget and 10-year capital plan for Operational Services, including 2025 accomplishments, key 2026 objectives, budget change summary, changes to the budget outlook, proposed budget rates, 2026 proposed capital budget items and key capital projects.

Budget Committee recommends:

1. That the 2026 Operational Services Budget presentation be received for information.

Carried

6.2.6 Planning and Development Services

(Binder Tab 12)

Marco Ramunno, Director, Planning and Development Services presented an overview of the 2026 operating budget and 10-year capital plan for Planning and Development Services, including 2025 accomplishments, key 2026 objectives, budget change summary, changes to the budget outlook, 2026 proposed capital budget items and key capital projects.

Nancy Fleming, Manager, Engineering and Capital Delivery provided status updates of particular projects currently in progress.

Budget Committee recommends:

1. That the 2026 Planning and Development Services Budget presentation be received for information.

Carried

6.2.7 Corporate Items

(Binder Tab 13)

Rachel Wainwright-van Kessel presented an overview of the 2026 operating budget and 10-year capital plan for Corporate Items, including budget change summary and changes to the budget outlook.

Budget Committee recommends:

1. That the 2026 Corporate Items Budget presentation be received for information.

Carried

7. Adjournment

The meeting was adjourned at 9:12 p.m.

Town of Aurora
Budget Committee
Meeting Report

Date:	**Monday, November 10, 2025**
Time:	**6 p.m.**
Location:	**Council Chambers, Aurora Town Hall**

Council Members:
Mayor Tom Mrakas (Chair)
Councillor Ron Weese
Councillor Rachel Gilliland (arrived at 6:09 p.m.)
Councillor Wendy Gaertner
Councillor Michael Thompson (arrived at 6:16 p.m.)
Councillor John Gallo
Councillor Harold Kim

Other Attendees:
Doug Nadorozny, Chief Administrative Officer
Robin McDougall, Director of Community Services
Rachel Wainwright-van Kessel, Director of Finance
Jason Gaertner, Manager, Financial Management
Michael de Rond, Town Clerk
Julia Shipcott, Council/Committee Coordinator

---

1. Call to Order

The Chair called the meeting to order at 6:01 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

Budget Committee approved the revised agenda as circulated by Legislative Services.

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

5.1 Cathy Williams, Chair and Lynne Logan, Treasurer, Aurora Farmers' Market (AFM); Re: Funding Assistance

Budget Committee consented to permit additional time for the delegation.

Cathy Williams, Chair, Aurora Farmers' Market (AFM) presented a brief overview of their funding request, providing current statistics on vendors, volunteers, attendees, sponsors and special events. A plan to change the board's structure from staffing to governance was outlined, as was the suggestion to hire a Market Coordinator, Seasonal Support Assistant and Operations Coordinator to resolve current staffing and logistics shortfalls. Lynne Logan, Treasurer was also in attendance.

Budget Committee received the comments of the delegation for information.

5.2 Phiona Durrant, Aurora Black Community Association (ABC); Re: Annual Update on ABC and Black History Celebration

Phiona Durrant, President, and Jodi-Ann Morrison, Acting Vice President, Aurora Black Community Association presented an overview of the association's funding request, including highlights of 2025 programs, events and partnerships that facilitated investments with local vendors, artists and young entrepreneurs. Also outlined were 2025 revenues and expenditures and 2026 budget figures.

Budget Committee received the comments of the delegation for information.

5.3 Shawn Deane, Resident; Re: Items 6.1.1, 6.1.2 and 6.1.5

Budget Committee consented to permit additional time for the delegation.

Shawn Deane spoke to concerns with the proposed 2026 departmental operating budget including surplus not being applied to the tax levy, similar purchasing requests that were outlined in both 2025 and 2026 budgets, and project deferrals.

Budget Committee received and referred the comments of the delegation to items 6.1.1, 6.1.2 and 6.1.5.

6. Consideration of Items

6.1 2026 Operating Budget - Community Partner Business Plans and Presentations

6.1.1 Central York Fire Services

(Binder Tab 14)

Rocco Volpe, Fire Chief, Central York Fire Services presented an overview of the Fire Services 2026 Budget submission including the operating budget and 2026-2027 capital budget. Andrea Tang, Director, Financial Services, Town of Newmarket was also present.

Budget Committee recommends:

1. That the Central York Fire Services presentation be received for information.

Carried

6.1.2 Aurora Historical Society

(Binder Tab 15)

Budget Committee consented to permit additional time for the delegation.

Geoffrey Dawe, Co-Chair, Kathleen Vahey, Curator/Manager, and Daniel McGeown, Treasurer, Aurora Historical Society presented an

overview of the board's funding request including programs and events, visitors, partnerships, exhibitions, key performance indicators, and fundraising avenues successfully realized in 2025. Ongoing funding, volunteer and restoration challenges were outlined, as were audited financial figures from 2021-2024, projected 2025 expenses and revenues, 2026 goals and financial forecasts through to 2028. Also noted was a capital funding request for urgent remediation to the foundation of Hillary House. Tim McCutcheon, Director was also in attendance.

Budget Committee recommends:

1. That the Aurora Historical Society presentation be received for information.

Carried

6.1.3 Aurora Sports Hall of Fame

(Binder Tab 15)

Javed S. Khan, President and Director, and Brian Roberts, Treasurer, Aurora Sports Hall of Fame (ASHoF) presented an overview of the board's funding request including their vision and mission, 2025 community outreach initiatives and programs, key performance indicators, expenditures and revenue streams. Also outlined were 2026 objectives and budget forecast, planned launches of the board's annual mental health initiative and Call to Action 87 campaigns, and expansion of ASHoF office space.

Budget Committee recommends:

1. That the Aurora Sports Hall of Fame presentation be received for information.

Carried

6.1.4 Aurora Public Library

(Binder Tab 15)

Lauren Hanna, Board Chair, provided an introduction and Jodi Marr, Chief Executive Officer, Aurora Public Library (APL) presented an overview of the board's funding request and provided measured social returns on investment of the value of programs, services,

technology and space access provided by APL. 2025 highlights were outlined including the Stronach Aurora Recreation Complex's Browse and Borrow book kiosk, Library of Things and Discovery Pass collections, circulation of physical and digital resources, in-person and virtual programming, use of the creative studio, partnerships with local community and cultural organizations, educational supports and study room usage, newcomer assistance, library visits and membership and APL programming in Aurora Town Square. Budget pressures were shared, as was the 2026 operating budget. Julie Rocca, Business Manager, was also present.

Budget Committee recommends:

1. That the Aurora Public Library presentation be received for information.

Carried

6.1.5 Aurora Cultural Centre

(Binder Tab 15)

Mary Ann McConkey, Board President, provided an introduction and Suzanne Haines, Executive Director, Aurora Cultural Centre presented the board's funding request, introduced their new vision, mission and core values, and outlined their 2025 program overview which included new professional development programs, social and educational events, outreach activities, audited administrative versus programming expenses, key performance indicators, and a 2025 financial summary. Additionally noted were the 2026 operating budget and objectives.

Budget Committee recommends:

1. That the Aurora Cultural Centre presentation be received for information.

Carried

7. Other Business

Councillor Gilliland inquired about the location of consultant fees within the Budget Binder that are associated with a re-evaluation of Council's compensation occurring in 2026 for the next term of office, and staff provided a response.

Councillor Gallo inquired about the process and timing of budget amendments occurring at the Special Meeting of Council on November 17, 2025, and the Mayor provided a response.

8. Adjournment

That the meeting be adjourned at 8:27 p.m.

Town of Aurora

Special Meeting of Council

Minutes

Date:	**Monday, November 17, 2025**
Time:	**6 p.m.**
Location:	**Council Chambers, Aurora Town Hall**
Council Members:	Mayor Tom Mrakas (Chair) Councillor Ron Weese Councillor Rachel Gilliland Councillor Wendy Gaertner Councillor John Gallo Councillor Harold Kim
Members Absent:	Councillor Michael Thompson
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 Carley Smith, Manager, Corporate Communications Michael de Rond, Town Clerk Ishita Soneji, Deputy Town Clerk

---

1. Call to Order

The Mayor called the meeting to order at 6 p.m.

Mayor Mrakas relinquished the Chair to Councillor Kim at 7:57 p.m. and resumed the Chair at 7:59 p.m.

Council consented to recess the meeting at 8:02 p.m. and reconvened the meeting at 8:13 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 Gallo
Seconded by Councillor Weese

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

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

Absent (1): Councillor Thompson

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

5.1 Javed S. Khan, President & Chair, Aurora Sports Hall of Fame; Re: Item 7.3 - Councillor Weese; Amendment 003 - Budget Contribution for Aurora Sports Hall of Fame

Javed Khan expressed concerns regarding the proposed amendment to pause the budget contribution for the Aurora Sports Hall of Fame.

Moved by Councillor Gaertner
Seconded by Councillor Kim

That the comments of the delegation be received and referred to item 7.3.

Yeas (5): Mayor Mrakas, Councillor Gilliland, Councillor Gaertner, Councillor Gallo, and Councillor Kim

Nays (1): Councillor Weese

Absent (1): Councillor Thompson

Carried (5 to 1)

6. Consideration of Items Requiring Discussion

None.

7. Proposed Budget Amendments

7.1 Councillor Weese; Re: Amendment 001 - Funding for Pilot Project with Aurora Farmers' Market

Moved by Councillor Weese
Seconded by Councillor Gilliland

1. That the Community Services Department operating budget be increased by $23,922 to permit a pilot project with the Aurora Farmers' Market to be funded from the Tax Rate Stabilization Reserve.

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

Nays (1): Councillor Gaertner

Absent (1): Councillor Thompson

Carried (5 to 1)

7.2 Councillor Kim; Re: Amendment 002 - Budget Contribution for Aurora Public Library, Aurora Cultural Centre, Aurora Historical Society, and Aurora Sports Hall of Fame

The amendment did not receive a seconder and therefore could not be discussed or voted on.

7.3 Councillor Weese; Re: Amendment 003 - Budget Contribution for Aurora Sports Hall of Fame

Moved by Councillor Weese
Seconded by Councillor Gaertner

1. That the budget contribution for the Aurora Sports Hall of Fame be paused until 2025 audited financial statements for this organization are received and approved by Council.

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

Nays (2): Mayor Mrakas, and Councillor Kim

Absent (1): Councillor Thompson

Carried (4 to 2)

7.4 Councillor Weese; Re: Amendment 004 - Ratepayers Associations Annual Meeting Expenses

Moved by Councillor Weese
Seconded by Councillor Gilliland

1. That the Council Budget be increased by $4,500.00 to permit each of the nine registered Ratepayers Associations to pay meeting expenses annually up to $500.00 per Association.

Nays (6): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Gallo, and Councillor Kim

Absent (1): Councillor Thompson

Defeated (0 to 6)

7.5 Councillor Gilliland; Re: Amendment 005 - Special Events LED Screen

Moved by Councillor Gilliland
Seconded by Councillor Gallo

1. That Project GN-F-0108: Special Events LED Screen in the 2026 budget be paused pending further analysis; and
2. That staff be directed to report back to Council with:

- A comprehensive business case evaluating operational need, rental vs. purchase options, lifecycle, storage, technical staffing and maintenance requirements, and identified community benefits; and
- Options for supporting event programming through rentals, sponsorships, partnerships, or collaborations that enhance community participation without negatively affecting local business activity.

Yeas (2): Councillor Gilliland, and Councillor Gaertner

Nays (4): Mayor Mrakas, Councillor Weese, Councillor Gallo, and Councillor Kim

Absent (1): Councillor Thompson

Defeated (2 to 4)

7.6 Councillor Gilliland; Re: Amendment 006 - Aurora Town Square Sail Shade Structures

Moved by Councillor Gilliland
Seconded by Councillor Weese

1. That Project GN-F-0106: Aurora Town Square Sail Shade Structures be paused for further analysis; and
2. That staff report back with more information for Council to consider:
    - Alternative shade solutions, including portable, modular, or temporary structures; and
    - A comparison of capital cost, lifecycle cost, seasonal labour, storage needs, and functional effectiveness.

Yeas (5): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, and Councillor Gallo

Nays (1): Councillor Kim

Absent (1): Councillor Thompson

Carried (5 to 1)

7.7 Councillor Gilliland; Re: Amendment 007 - West Aurora Off-Leash Canine Amenity Space

Moved by Councillor Gilliland
Seconded by Councillor Gaertner

1. That the 2026 Capital Budget be amended to include a new capital project for the planning, design, and construction of a West Aurora Off-Leash Canine Amenity space; and
2. That the project be funded through the Growth and New reserve with a placeholder allocation in an amount advised by staff as appropriate to support site selection, public engagement, design, and initial construction; and
3. That staff report back with west-side location options, site requirements, cost estimates, and an implementation timeline.

Yeas (1): Councillor Gilliland

Nays (5): Mayor Mrakas, Councillor Weese, Councillor Gaertner, Councillor Gallo, and Councillor Kim

Absent (1): Councillor Thompson

Defeated (1 to 5)

7.8 Councillor Gilliland; Re: Amendment 008 - $47,000 Part-time Contracted Student Position

Moved by Councillor Gilliland
Seconded by Councillor Gaertner

1. That the proposed $47,000 part-time contracted student position be removed from the Tax Stabilization Fund presented in the 2026 Operating Budget.

Yeas (3): Councillor Weese, Councillor Gilliland, and Councillor Kim

Nays (3): Mayor Mrakas, Councillor Gaertner, and Councillor Gallo

Absent (1): Councillor Thompson

On a tie-vote, the motion
Defeated (3 to 3)

7.9 Councillor Gilliland; Re: Amendment 009 - External Consultant Required Under Mayoral Decision 2023-03 for Review of Council Compensation

The amendment was withdrawn.

7.10 Councillor Gallo; Re: Amendment 010 - Adherence to Council-approved 0% Budget Direction

Moved by Councillor Gallo
Seconded by Councillor Weese

1. That The 2026 draft operating and capital budgets be reviewed and adjusted to “align fully with the 0% municipal property tax increase request” adopted by Council on June 24, 2025; and
2. That no reductions to service levels or Community Partner funding allocations shall be made as a result of achieving the 0% tax increase target; and
3. That the Community Partner budget requests for 2026 shall be considered and funded through identified savings, efficiencies, or reallocations within the existing budget framework, rather than through any increase to the overall budget
4. That staff provide a detailed summary demonstrating how the 2026 budget reflects the measures outlined in the June 24, 2025 motion, including:
    - Cost-containment initiatives undertaken;
    - Deferred or phased capital projects;
    - Grants or cost-sharing opportunities leveraged;
    - Operational efficiencies achieved; and
    - Reserve and reserve fund strategies used to maintain financial stability.

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

Nays (2): Mayor Mrakas, and Councillor Kim

Absent (1): Councillor Thompson

Clauses 1, 2, and 4
Carried (4 to 2)

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

Nays (2): Mayor Mrakas, and Councillor Kim

Absent (1): Councillor Thompson

Clause 3
Carried (4 to 2)

8. Confirming By-law

8.1 By-law Number 6735-25 - Being a By-law to confirm actions by Council resulting from a Special Meeting of Council on November 17, 2025

Moved by Councillor Weese
Seconded by Councillor Gallo

That the confirming by-law be enacted.

Carried

9. Adjournment

Moved by Councillor Kim
Seconded by Councillor Gaertner

That the meeting be adjourned at 8:30 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Central York Fire Services

Minutes

Joint Council Committee

Date:	Tuesday, June 3, 2025
Time:	9:30 AM
Location:	Streamed live from the Municipal Offices 395 Mulock Drive Newmarket, ON L3Y 4X7

Members Present:	Councillor Broome, Town of Newmarket, Chair Councillor Gilliland, Town of Aurora, Vice Chair Councillor Morrison, Town of Newmarket Councillor Simon, Town of Newmarket Councillor Kim, Town of Aurora
Staff Present:	I. McDougall, Chief Administrative Officer R. Volpe, Fire Chief, Central York Fire Services D. Waters, Deputy Fire Chief, Central York Fire Services L. Zwicker, Deputy Fire Chief, Central York Fire Services A. Tang, Director of Financial Services/Treasurer Town of Newmarket A. Gibson, Senior Financial Analyst, Town of Newmarket S. Granat, Legislative Coordinator

The meeting was called to order at 9:30 AM.
Councillor Broome in the Chair

1. Notice

The Legislative Coordinator advised that the Municipal Offices were open to the public, and that members of the public could attend this meeting in person or view the live stream available at newmarket.ca/meetings.

2. Additions & Corrections to the Agenda

None.

3. Conflict of Interest Declarations

None.

4. Presentations

4.1 Good News!

Deputy Chief Zwicker provided a presentation regarding Good News regarding recent community events, as well as a grant and cheque presentation from Fire House Subs.

Members of the Joint Council Committee thanked Fire House Subs.

Moved by: Councillor Morrison

Seconded by: Councillor Simon

1. That the presentation provided by Deputy Chief Zwicker regarding Good News! be received.

Carried

4.2 2024 Annual Report Central York Fire Services

Fire Chief Volpe, Deputy Chiefs Zwicker and Waters, and Assistant Deputy Fire Chief Duval provided a presentation regarding the 2024 Annual Report Central York Fire Services including mission, vision, values; station locations; primary response area; organization structure; budget data; three lines of defense; public education programs; prevention highlights; vulnerable occupancies; Fire Code and Ontario Building Code inspections; emergency response trend, type, and data comparison; response performance; cost recovery program; fire protection agreements; training highlights; emergency management; and skills development type.

Members of the Joint Council Committee queried staff regarding education to reduce false alarms, response data comparison classification, false fire calls, cost recovery, emergency response data comparison; training including offices and training division, cost recovery and facility use; contracted services and response time to King and Whitchurch-Stouffville; the three lines of defense; community event outreach; and emergency response time.

Moved by: Councillor Kim

Seconded by: Councillor Morrison

1. That the presentation provided by Fire Chief Rocco Volpe, Deputy Fire Chiefs Lorianne Zwicker and Dan Waters, and Assistant Deputy Fire Chief Claude Duval regarding the 2024 Annual Report Central York Fire Services be received.

Carried

4.3 The Smoke Alarm Program

Deputy Chief Zwicker provided an introduction. Fire Chief Prevention Officer Ryan Schell provided a presentation regarding The Smoke Alarm Program including verbal remarks regarding the Smoke Alarm Program including an overview of resident behaviour, public safety, Project Zero, and Stay Fire Smart surveys.

Members of the Joint Council Committee queried staff regarding the number of students and door-to-door canvassing.

Moved by: Councillor Kim

Seconded by: Councillor Simon

1. That the presentation provided by Chief Fire Prevention Officer Ryan Schell regarding the Smoke Alarm Campaign be received.

Carried

4.4 Department Health and Wellness Program

Fire Chief Volpe provided verbal remarks regarding the Department Health and Wellness Program including a proactive approach, participation in a future assessment, background on health and wellness, and investments in health and wellness, and items of interest.

Members of the Joint Council Committee queried staff regarding how to help, health and wellness in other Fire Departments in Ontario.

Members of the Joint council committee discussed the program success, and behavioural health.

Moved by: Councillor Morrison

Seconded by:

1. That the presentation from Acting Captains Amber Bowman and TJ Johnston regarding the Department Health and Wellness program be received.

Carried

5. Deputations

None.

6. Approval of Minutes

6.1 Central York Fire Services Joint council Committee meeting minutes of March 4, 2025

Moved by: Councillor Morrison

Seconded by: Councillor Kim

1. That the Central York Fire Services Joint council Committee meeting minutes of March 4, 2025

Carried

7. Items

7.1 Stay Fire Smart Smoke Alarm Program

Moved by: Councillor Kim

Seconded by: Councillor Simon

1. That Fire Services Report CL-JCC-2025-06 dated June 3, 2025, entitled Stay Fire Smart – Smoke Alarm Campaign be received for information purposes.

Carried

7.2 First Quarter Central York Fire Services (CYFS) Financial Update

Members of the Joint Council queried staff regarding electric vehicles, vehicle replacement, dispatch service, favourable variance, and bad debt expense.

Moved by: Councillor Simon

Seconded by: Councillor Kim

1. That Fire Services Report JCC-2025-07 First Quarter 2025 Central York Fire Services (CYFS) Financial Update dated June 3, 2025, be received; and,
2. That the Joint Council Committee (JCC) approve the new capital request of $240,000 for the replacement of three Fire vehicles.

Carried

7.3 Emergency Management Program Annual Report

Moved by: Councillor Morrison

Seconded by: Councillor Gilliland

1. That the Emergency Management Program Annual Review outlining Aurora and Newmarket requirements of the Emergency Management and Civil Protection Act and Ontario Regulation 380/04 be received.

Carried

7.4 Community Events – Central York Fire Services

Moved by: Councillor Kim

Seconded by: Councillor Simon

1. That the memorandum entitled Community Events – Central York Fire Services dated June 3, 2025 be received.

Carried

8. New Business

None.

9. Closed Session (if required)

The Central York Fire Services Joint Council Committee did not resolve into Closed Session.

10. Adjournment

Moved by: Councillor Simon

Seconded by: Councillor Morrison

1. That the meeting be adjourned at 11:43 AM.

Carried

_____

Councillor Broome, Chair

_____

Date

Town of Aurora
Council Public Planning
Meeting Minutes

Date: Tuesday, November 18, 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 John Gallo
Councillor Harold Kim

Members Absent: Councillor Michael Thompson

Other Attendees: Marco Ramunno, Director, Planning and Development Services
Antonio Greco, Senior Planner
Ishita Soneji, Deputy Town Clerk
Julia Shipcott, 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 Gallo
Seconded by Councillor Weese

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

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

Absent (1): Councillor Thompson

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. 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 PDS25-110 - Application for Official Plan Amendment and Zoning By-law Amendment, 6768148 Canada Ltd., 16003 Yonge Street and 219 - 257 Old Yonge Street, Pt Lots 1, 2, 3 and 4, Plan 461, File Number: OPA-2025-03; ZBA-2025-04

Planning Staff

Antonio Greco, Senior Planner, presented an overview of the staff report regarding the proposed Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) to relocate a heritage structure from 16003 Yonge Street to 255 Old Yonge Street, and to facilitate the development of the subject lands including 219 Old Yonge Street into a 5-storey, 2-level underground parking, stepped-back apartment building consisting of 148 dwelling units with right-in/right-out access off Yonge Street and emergency access off Old Yonge Street. Staff noted the OPA proposal seeks to redesignate the subject lands from “Stable Neighbourhoods” and “Community Commercial Centre” to “Medium-High Urban Residential” and

"Environmental Protection (EP)" with a Site-Specific Policy Area. The proposed ZBA seeks to rezone the subject lands from "Rural (RU) Zone," "Special Mixed Density Residential (R7) Exception Zone (374)," "Community Commercial (C4) Exception Zone (295)," and "Environmental Protection (EP) Zone," to "Second Density Apartment Residential (RA2) Exception Zone," "Detached First Density Residential (R1) Exception Zone," and "Environmental Protection (EP) Zone".

Staff noted that as all three parcels are within the Regional Corridor, the proposal seeks to bring all subject lands into conformity with the Town's Official Plan to provide residential intensification along central transportation areas.

Applicant

Oz Kemal, President, MHBC Planning, presented an overview of the development proposal including site context, planned relocation of the heritage building, environmental constraint mapping, transit and surrounding uses context, Official Plan and Zoning By-law designations, a revised site plan based on feedback received from a Community Information Meeting, conceptual photos, project timeline and next steps. Kyrylo Rewa, Transportation Engineer, BA Group spoke to traffic studies conducted in the neighbourhood.

Public Comments

Aurora residents, including Anna Strungar, Jim Jackson, Corey Jackson, Kim Currie, Leta Dayfoot, Conan Lear, Jordan Drodge, Victoria Scott and Sonja Rebus, expressed the following comments:

- Opposition to the proposed 5-storey development being located on the highest elevation of the subject lands
- Emphasis on conformity to "Stable Neighbourhood"
- Suggestion on revising the development design to incorporate townhomes along south boundary of subject lands
- Concerns regarding:
  - Compatibility with surrounding neighbourhood
  - Lack of privacy for existing homeowners due to overlooking balconies

- Impact of increased traffic, street parking and noise on adjacent communities
- Pedestrian safety, lack of sidewalk access along Yonge Street driveway, and lack of safe access to neighbourhood parks and trails
- Increased traffic congestion at Yonge Street and St. Johns Sideroad
- Viability of right-in/right-out access off Yonge Street, and potential increase of traffic into existing neighbourhood for southbound travelers
- Impact on local property values
- Potential stress on old growth trees, buffering cedar tree lines and wetland on subject lands

Moved by Councillor Gallo
Seconded by Councillor Weese

1. That Report No. PDS25-110 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 Gallo, and Councillor Kim

Absent (1): Councillor Thompson

Carried (6 to 0)

6. Confirming By-law

6.1 By-law Number 6736-25 - Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on November 18, 2025

Moved by Councillor Weese
Seconded by Councillor Kim

That the confirming by-law be enacted.

Carried

7. Adjournment

Moved by Councillor Weese
Seconded by Councillor Kim

That the meeting be adjourned at 8:51 p.m.

Carried

Tom Mrakas, Mayor

Ishita Soneji, Deputy Town Clerk

Town of Aurora
Committee of the Whole
Meeting Report

Date: Tuesday, November 11, 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
Sara Tienkamp, Director, Operational Services
Rachel Wainwright-van Kessel, Director, Finance
Carley Smith, Manager, Corporate Communications
Angela Haynes, Senior Economic Development Officer
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 7:01 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.

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 Sean Slater, President and CEO, Excellence Canada; Re: Excellence Canada Platinum Presentation

Sean Slater congratulated and recognized the Town of Aurora for its organizational excellence at the Platinum level, being the first and only municipality to achieve this level of recognition.

Committee of the Whole received the presentation for information.

6. Delegations

6.1 Matthew Romeo, Resident; Re: Pedestrian safety and accessibility surrounding the new Dr. G. W. Williams Secondary School

Matthew Romeo expressed safety concerns regarding the crossing at Earl Stewart Drive into the Shoppers Drug Mart plaza and access to the plazas at Bayview Avenue and Pederson Drive, and made recommendations for improved pedestrian accessibility.

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

6.2 Shawn Deane, Resident; Re: Items 8.1 - Correspondence from Mayor Elizabeth Roy, Town of Whitby; 11.1 - FIN25-053; 11.2 - FIN25-057; and 13.1 - OPS25-023

Shawn Deane expressed concerns regarding the new waste collection program and the new development charge exemptions.

Committee of the Whole received and referred the comments of the delegation to items 8.1, 11.1, 11.2, and 13.1.

6.3 David Heard, Resident; Re: Item 14.1 - PDS25-109 - 2026-2030 Town of Aurora Visitor Growth Plan

David heard spoke to the strategies of leveraging core assets and attractions, high potential tourism draws, and storytelling, and highlighted the history and potential of roller skating in Aurora, Aurora's Pet Cemetery, and Dave's Vinyl Party.

Committee of the Whole received and referred the comments of the delegation to item 14.1.

7. Advisory Committee Meeting Minutes

Committee of the Whole recommends:

That the Advisory Committee Meeting Minutes, items 7.1 to 7.2 inclusive, be received for information.

Carried

7.1 Heritage Advisory Committee Meeting Minutes of October 6, 2025

1. That the Heritage Advisory Committee Meeting Minutes of October 6, 2025, be received for information.

Carried

7.2 Environmental Advisory Committee Meeting Minutes of October 20, 2025

1. That the Environmental Advisory Committee Meeting Minutes of October 20, 2025, be received for information.

Carried

8. Consent Agenda

8.1 Correspondence from Mayor Elizabeth Roy, Town of Whitby; Re: Extended Producer Responsibility for Blue Box Recycling Collection and Impacts to Small Businesses Located in Mixed-Use Properties

Committee of the Whole recommends:

1. That the Correspondence from Mayor Elizabeth Roy, Town of Whitby, regarding Extended Producer Responsibility for Blue Box Recycling Collection and Impacts to Small Businesses Located in Mixed-Use Properties be received; **and**
2. **That Aurora Town Council supports the resolution adopted by the Town of Whitby Council regarding Extended Producer Responsibility for Blue Box Recycling Collection and Impacts to Small Businesses located in Mixed-Use Properties; and**
3. **That this motion of support be sent to the Town of Whitby, Minister of Environment, Conservation and Parks, Ontario Big City Mayors (OBCM), the Association of Municipalities of Ontario (AMO), and the Ontario Business Improvement Area Association (OBIAA).**

Carried as amended

8.2 Memorandum from Councillor Thompson; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of September 26, 2025

Committee of the Whole recommends:

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of September 26, 2025, be received for information.

Carried

8.3 Agenda Items Approved on Consent

Committee of the Whole recommends:

That the Agenda items of sections 9 through 16 inclusive be approved, with the exception of items 9.1, 10.1, 11.2, 13.1, 14.1, 15.1, 15.2, 15.4, and 15.5, which were discussed and voted on separately.

Carried

9. Community Services Committee Agenda

9.1 CMS25-032 - Aurora Town Square Business Plan Update

Committee of the Whole recommends:

1. That Report No. CMS25-032 be received; and
2. That the Aurora Town Square Business Plan, 2026-2027 be approved.

Carried

10. Corporate Services Committee Agenda

10.1 CS25-022 - Fence By-law Variance Request - 18 Sirona's Lane

Committee of the Whole recommends:

1. That Report No. CS25-022 be received; and
2. **That Council approve the applicant's request for a Fence variance at 18 Sirona's Lane, until such time that the fence requires replacement**.

Carried as amended

10.2 CS25-021 - Use of Corporate Resources for Election Campaign Purposes Policy

Committee of the Whole recommends:

1. That Report No. CS25-021 be received; and
2. That the Use of Corporate Resources for Election Campaign Purposes policy (Attachment 1) be approved.

Carried

10.3 CS25-023 - Cannabis Retail Review Task Force Terms of Reference

Committee of the Whole recommends:

1. That Report No. CS25-023 be received; and
2. That the Terms of Reference (Attachment 1) for the Cannabis Retail Review Task Force be approved.

Carried

11. Finance and Information Technology Committee Agenda

11.1 FIN25-053 - 2025 Interim Forecast Update - as of August 31, 2025

Committee of the Whole recommends:

1. That Report No. FIN25-053 be received for information.

Carried

11.2 FIN25-057 - York Region Development Incentives Collaboration and Other Development Charge Policies

Committee of the Whole recommends:

1. That Report No. FIN25-057 be received; and
2. That the York Region Development Incentives Collaboration Policy (Attachment #1) be approved; and
3. That the Development Charges Credit and Reimbursement Policy (Attachment #2) be approved; and
4. That the Development Charges Refund Policy (Attachment #3) be approved.

Carried

12. Administration Committee Agenda

None.

13. Operational Services Committee Agenda

13.1 OPS25-023 - Waste Collection Downtown Core Businesses (former BIA)

Committee of the Whole recommends:

1. That Report No. OPS25-023 be received; and
2. That the December 2, 2024 Council direction to stop the collection of recycling, solid waste, and compost from non-eligible source Downtown Core businesses (former BIA) be rescinded; and
3. That the collection of solid waste and compost materials from non-eligible source Downtown Core businesses (former BIA) continue as a

temporary measure during the detailed design for the Yonge Street Promenade; and

4. That the Town of Aurora (the "Town") provide the Downtown Core businesses (former BIA) a location to dispose of recycling materials as a temporary measure as of January 1, 2026, as they will not be eligible for collection though the Blue Box Extended Producer Responsibility Program.

Carried

14. Planning and Development Services Committee Agenda

14.1 PDS25-109 - 2026-2030 Town of Aurora Visitor Growth Plan

Angela Haynes, Senior Economic Development Officer, presented an overview of the development of the Town's Visitor Growth Plan, including collaboration with Central Counties Tourism; input from the volunteer Steering Committee; visitation statistics in Aurora; the strategic goals of the Plan's five pillars; and the mission and vision.

Committee of the Whole recommends:

1. That Report No. PDS25-109 be received; and
2. That the 2026-2030 Town of Aurora Visitor Growth Plan be adopted; and
3. That staff proceed with the development of a wayfinding strategy, in accordance with the Town-wide Parking strategy and downtown redevelopment priorities, and report back to Council.

Carried

14.2 PDS25-104 - Doors Open 2025 Summary

Committee of the Whole recommends:

1. That Report No. PDS25-104 be received; and
2. That Council authorize staff to register and host another in-person Doors Open event in 2026.

Carried

14.3 PDS25-105 - Request to Remove a Listed Property from the Town's Heritage Register - 15 Tyler Street

Committee of the Whole recommends:

1. That Report No. PDS25-105 be received; and
2. That the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest on the basis that the owner provides appropriate commemoration and/or a contribution to the Heritage Reserve Fund, to the satisfaction of the Director of Planning and Development Services.

Carried

14.4 PDS25-107 - Application for Official Plan Amendment and Zoning By-law Amendment, P.A.R.C.E.L. Inc., 14070 Yonge Street, Part Blocks A, B and G, Plan M42, Part 3, 65R-5870, and Parts 3, 6, 7 and 8, 65R-33710, File Number: OPA-2024-03; ZBA-2024-03

Committee of the Whole recommends:

1. That Report No. PDS25-107 be received; and
2. That Official Plan Amendment application OPA-2024-03 be approved to amend Schedule 'B' and Schedule 'H' of the Town of Aurora Official Plan to expand the "Environmental Protection" designation and to add Site Specific Policy Area #72 for the subject lands; and
3. That Zoning By-law Amendment application ZBA-2024-03 be approved to rezone the subject lands to "Townhouse Dwelling Residential Exception Zone with Holding Provision (H)R8-576" and "Environmental Protection (EP)"; 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.

Carried

14.5 PDS25-108 - Applications for Official Plan Amendment and Zoning By-law Amendment, Aurora Mavrinac Retirement Developments Limited and Aurora Mavrinac Retirement Developments Limited Partnership, 25 Mavrinac Boulevard, Block 38, Plan 65M-4731, File Numbers: OPA-2025-01 and ZBA-2025-02, Related File Numbers: OPA-2017-01, ZBA-2017-03, SP-2022-07

Committee of the Whole recommends:

1. That Report No. PDS25-108 be received; and
2. That Official Plan Amendment application OPA-2025-01 be approved to amend the Site-Specific Policy Area (55) to increase the maximum building height to 7 storeys; and
3. That Zoning By-law Amendment application ZBA-2025-02 be approved to amend the “Second Density Apartment Residential Exception RA2(540) Zone” to increase the maximum number of residential units and height and reduce amenity area and parking requirements; 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.

Carried

15. Member Motions

15.1 Councillor Weese; Re: Renoviction in the Town of Aurora

Committee of the Whole recommends:

Whereas the *Municipal Act, 2001*, S.O. 2001, c. 25 authorizes municipalities to pass by-laws for the protection of persons and the regulation of residential property standards; and

Whereas the Town of Aurora recognizes the importance of protecting tenants from unlawful or unnecessary evictions due to renovations, repairs, or demolitions, while balancing the rights of landlords to maintain safe, healthy, and habitable housing; and

Whereas affordable housing is of great concern to the residents of Aurora; and

Whereas rental housing is a major component of the affordable housing stock; and

Whereas, based on the 2024 Aurora Affordable Housing Action Plan, approximately 19% of private households are rented; and

Whereas eviction by renovation (sometimes termed “renoviction”) is used by landlords to evict tenants under the guise of major renovations but, in reality, are used to remove low-rent-paying tenants to be able to do some cosmetic renovations with the goal of renting out the space at a higher level; and

Whereas this process of “renoviction” has a negative effect on affordable housing stock; and

Whereas the provincial government allows annual rent increases presently at 2.1%; and

Whereas government regulations allow “Above Guideline Rent Increases” (AGI’s) to be charged to tenants; and
Whereas AGI applications in Ontario have tripled since 2012; and

Whereas Aurora Town Council deems it desirable to establish requirements for landlords undertaking renovations to ensure that tenants are not unfairly displaced; and

Whereas several Ontario municipalities have approved a “Renovation License and Relocation By-law” to bring greater oversight into this practice;

1. Now Therefore Be It Hereby Resolved That Town staff be directed to investigate the feasibility of implementing a renoviction or similar by-law and provide this report to Council in Q1 of 2026.

Carried

15.2 Mayor Mrakas; Re: Implementation of a First-Time Leak Forgiveness Program

Committee of the Whole recommends:

1. That Member Motions item 15.2 be deferred to the Council meeting of November 25, 2025.

Motion to defer
Carried

15.3 Councillor Gallo; Re: Review of Vehicular Hazards for Daycare Facilities and Playgrounds Adjacent to Roads

Committee of the Whole recommends:

Whereas the safety of children attending daycare facilities and using playgrounds is a matter of utmost importance to the Town of Aurora; and

Whereas several daycare facilities and playgrounds in Aurora are located adjacent to or in close proximity to public roads, parking lots, and vehicle driveways; and

Whereas vehicular collisions involving buildings and outdoor spaces can have severe and tragic consequences, particularly where vulnerable users such as children are present; and

Whereas the Town currently reviews site plans and development applications for traffic circulation and pedestrian safety, but there is no dedicated process to evaluate the potential risks of vehicular intrusion (such as cars accidentally entering play areas or building perimeters); and

Whereas other municipalities have begun implementing protective design features such as bollards, raised planters, fencing, and setbacks to reduce risks of vehicle-structure collisions near childcare facilities and playgrounds; and

Whereas the Town recognizes that many daycare facilities are small, privately operated businesses with limited financial capacity to absorb additional regulatory or capital costs;

1. Now Therefore Be It Hereby Resolved That staff be directed to review existing and new daycare facilities and playgrounds located adjacent to or near public roads, parking areas, or driveways to assess potential vehicular hazards and risks of vehicle intrusion into outdoor play areas or building spaces; and

2. Be It Further Resolved That staff be requested to prepare a report to Council outlining:

    a. A summary of existing Town policies, by-laws, and site plan standards related to traffic safety and physical protection measures around daycare and playground sites;

    b. Best practices and design standards from other municipalities for mitigating vehicular hazards near child-oriented facilities;

    c. Potential measures or amendments to Town policies, design standards, or the site plan review process to improve child safety; and

3. Be It Further Resolved That staff consult with York Regional Police, York Region Public Health, and York Region's Transportation Services Department, as appropriate, in the preparation of the report; and

4. Be It Further Resolved That the findings of the report be presented to Council for consideration at the June 2026 Committee of the Whole.

Carried

15.4 Councillor Gilliland; Re: Update By-law Number 4752-05.P (Parks and Public Places)

Committee of the Whole recommends:

Whereas By-law Number 4752-05.P, which regulates the use of Aurora's parks, trails, and public spaces, was enacted in 2005 and has not been substantively updated since; and

Whereas the by-law predates modern mobility technologies such as electric bicycles, pedal-assist systems, and powered mobility devices; and

Whereas provincial regulations now distinguish between three classes of e-bikes—Class 1 (pedal-assist), Class 2 (throttle-assist), and Class 3 (speed-limited pedal-assist)—and municipalities are encouraged to align local by-laws accordingly; and

Whereas clarity is needed to differentiate between recreational motorized devices and mobility-assistive devices to ensure consistent and fair enforcement;

1. Now Therefore Be It Hereby Resolved That staff be directed to review By-law Number 4752-05.P and report back to Council with recommendations on whether or not to permit various classes of e-bikes on Aurora's trail system, and to update the by-law as necessary to align with current provincial e-bike classifications and standards.

Carried

15.5 Councillor Gilliland; Re: Budget Cost Transparency and Public Trust

Committee of the Whole recommends:

Whereas the Town of Aurora is committed to fostering public trust through transparent budget practices; and

Whereas transparency in presenting cost estimates helps residents make informed judgments about the necessity and priority of proposed expenditures; and

Whereas municipalities such as the Town of Newmarket publicly release detailed draft budget documents, including project cost estimates, departmental allocations, and funding sources, within their Council agendas, presentations, and staff reports; and

Whereas this practice promotes transparency and accountability in the budgeting process, while maintaining procurement integrity, as the figures presented represent preliminary budget estimates rather than formal tender values; and

Whereas the public disclosure of these estimates provides residents with meaningful context to engage in informed discussions and contribute to an open, democratic budget process; and

Whereas staff have historically provided Council and the public with estimated maximum budgets for items under consideration, with the exception of the presented 2025 and 2026 Operating and Capital Budget cycles;

1. Now Therefore Be It Hereby Resolved That the confidential cost estimates for the Town's 2025 and 2026 Operating and Capital budgets be released online once provided to Council; and

2. Be it Further Resolved That Council recommends to the Mayor that future budgets revert to the previous standard of fully disclosing all budget figures, ensuring ongoing transparency for our community.

Carried

16. Regional Report

16.1 York Regional Council Highlights of October 23, 2025

Committee of the Whole recommends:

1. That the York Regional Council Highlights of October 23, 2025, be received for information.

Carried

17. New Business

Councillor Thompson requested that reports on development issues put forward by York Region be circulated to Council, and the Mayor agreed to do so.

Mayor Mrakas provided an update on the recent N6 Mayors meeting regarding the upcoming new recycling collection program for residents and waste collection services for business properties.

18. Public Service Announcements

None.

19. Closed Session

None.

20. Adjournment

The meeting was adjourned at 9:04 p.m.

Town of Aurora
Heritage Advisory Committee
Meeting Minutes

Date:	**Monday, October 6, 2025**
Time:	**7 p.m.**
Location:	**Holland Room, Aurora Town Hall**
Committee Members:	Councillor Wendy Gaertner (Chair) Cynthia Bettio* Linda Duringer Bob McRoberts, Honourary Member Rocco Morsillo
Members Absent:	John Green, Aurora Historical Society Rep. (Vice Chair) Chris Polsinelli
Other Attendees:	Councillor Ron Weese* Adam Robb, Manager, Policy Planning and Heritage Linda Bottos, Council/Committee Coordinator

*Attended electronically

---

1. Call to Order

The Chair called the meeting to order at 7:05 p.m.

The Committee consented to recess the meeting at 8:30 p.m. and reconvened the meeting at 8:38 p.m.

The Committee consented to extend the hour past 9 p.m. to 9:30 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

Moved by Linda Duringer
Seconded by Bob McRoberts

That the revised 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 Heritage Advisory Committee Meeting Minutes of June 9, 2025

Moved by Linda Duringer
Seconded by Rocco Morsillo

1. That the Heritage Advisory Committee meeting minutes of June 9, 2025, be received for information.

Carried

6. Delegations

6.1 David Heard, Resident; Re: Item 7.4 - Memorandum from Manager of Policy Planning and Heritage; Re: Downtown Community Planning Permit System

The Committee consented to consider Delegations item 6.1 following consideration of item 7.4.

David Heard spoke about the challenges of advocating for heritage building and culture preservation and expressed support for the proposed Community Planning Permit System and increased density toward a more

vibrant downtown core. David further expressed the need for continued protection of the heritage building facades and suggested that the Fleury Foundry property is worthy of designation and should be an anchor piece.

Moved by Linda Duringer
Seconded by Rocco Morsillo

That the comments of the delegation be received and referred to item 7.4.

Carried

7. Matters for Consideration

7.1 Memorandum from Manager of Policy Planning and Heritage; Re: Heritage Permit Application HPA-2025-05 - 49 Fleury Street

Staff provided an overview of the memorandum and proposed alterations on the designated property at 49 Fleury Street located in the Northeast Old Aurora Heritage Conservation District.

The Committee expressed support for the application and agreed that the approval process should be streamlined for this type of improvement project, and staff confirmed that delegated approval under the Director would be appropriate.

Moved by Bob McRoberts
Seconded by Linda Duringer

1. That the memorandum regarding Heritage Permit Application HPA-2025-05 - 49 Fleury Street be received; and
2. That the Heritage Advisory Committee comments regarding Heritage Permit Application HPA-2025-05 be received and referred to staff for consideration and further action as appropriate.

Carried

7.2 Memorandum from Manager of Policy Planning and Heritage; Re: Request to Remove a Listed Property from the Heritage Register - 15 Tyler Street

Staff provided an overview of the memorandum and proposed five-storey development on the listed, non-designated property at 15 Tyler Street located in the Aurora Promenade area.

Paul Oberst, Heritage Consultant and Architect, presented an overview of the cultural heritage evaluation report and assessment of the subject property, including property description and zoning, Town heritage information, floor plans, photos, heritage criteria, and conclusions.

The Committee expressed no opposition to the proposed delisting of the property and suggested that a plaque be installed on the property to commemorate the historical significance of the builder John Bowser. The Committee and staff discussed the need to establish a set of criteria and metrics for the Committee to determine the commemorative value of a property toward preserving and celebrating local history.

Moved by Bob McRoberts
Seconded by Linda Duringer

1. That the memorandum regarding Request to Remove a Listed Property from the Heritage Register - 15 Tyler Street be received; and
2. That the Heritage Advisory Committee comments regarding Request to Remove a Listed Property from the Heritage Register - 15 Tyler Street be received and referred to staff for consideration and further action as appropriate.

Carried

7.3 Memorandum from Manager of Policy Planning and Heritage; Re: Heritage Permit Application HPA-2025-04 - 16003 Yonge Street

Staff provided an overview of the memorandum, including the proposed relocation of the existing dwelling and alterations, and the proposed development of a five-storey residential apartment building on the designated heritage property at 16003 Yonge Street and adjacent lands.

Emma Cohlmeyer, Associate, ERA Architects, presented an overview of the proposal, including site history, heritage status, conservation design parameters, relocation of existing dwelling and rear addition, and conservation strategy.

The Committee and staff discussed various aspects including the prominence and street view of the proposed relocation site, the potential to salvage any material and red bricks from the rear section, minimizing tree removal, the possible installation of a plaque to honour the property's

heritage as the "Red House," restoration and conservation management plans for the Red House, Ministry requirements for a heritage property archaeological assessment, and potential traffic lights. The Committee was generally supportive of the proposal but agreed that the exterior of the new rear addition should blend with the existing red brick and character of the building, and have a pitched roof instead of a flat roof.

Moved by Linda Duringer
Seconded by Bob McRoberts

1. That the memorandum regarding Heritage Permit Application HPA-2025-04 - 16003 Yonge Street be received; and

2. That the Heritage Advisory Committee comments regarding Heritage Permit Application HPA-2025-04 be received and referred to staff for consideration and further action as appropriate.

Carried

7.4 Memorandum from Manager of Policy Planning and Heritage; Re: Downtown Community Planning Permit System

Staff provided an overview of the memorandum and proposed Community Planning Permit System (CPPS), a land-use planning tool to streamline the development application and approval process and pro-actively manage growth in a sympathetic manner with a focus on the protection of heritage buildings and facades in the downtown area.

The Committee and staff discussed various aspects including control over design and materiality, open house feedback, the protection of heritage buildings and facades, and implementation of the CPPS through a Community Planning Permit By-law, effectively a zoning by-law for the downtown area. The Committee expressed support for the CPPS and proposed increased heights, and also suggested extending the subject area to Mill Street to incorporate the Fleury Mill Works property. Staff advised that more details will be provided at the Special Public Planning meeting to be held on October 29, 2025.

Moved by Bob McRoberts
Seconded by Linda Duringer

1. That the memorandum regarding Downtown Community Planning Permit System be received; and
2. That the Heritage Advisory Committee comments regarding Downtown Community Planning Permit System be received and referred to staff for consideration and further action as appropriate.

Carried

8. Informational Items

None.

9. New Business

The Committee provided an update on the planning of the Town's first Heritage Week event, starting with the kickoff at 10 a.m. on Family Day, February 16, 2026.

The Committee commented on the issues with signage and graffiti on heritage buildings in the downtown core. Staff provided a response noting any concerns and the enforcement of issues can continue to be addressed by By-law Services.

The Committee inquired about the possibility of a collaboration between the Aurora Economic Development Corporation (AEDC) and the Heritage Advisory Committee to attract more business to the downtown core area. Staff provided a response noting that Planning and Economic Development staff work closely together and can continue to relay future opportunities back to the Committee.

The Committee inquired about whether a plaque should be installed at 32 Wellington Street East (the "David W. Doan House"), and staff agreed to follow up.

The Committee observed that the Northeast Old Aurora Heritage Conservation District currently has only a few sidewalk markers identifying the district and inquired about the possibility of adding street signage. Staff agreed to follow up.

10. Adjournment

Moved by Bob McRoberts
Seconded by Linda Duringer

That the meeting be adjourned at 9:34 p.m.

Carried

Town of Aurora
Environmental Advisory Committee
Meeting Minutes

Date: Monday, October 20, 2025
Time: 7 p.m.
Location: Holland Room, Aurora Town Hall

Committee Members: Ron Weese (Chair)
Shun Chen*
Jason Cheng*
Angela Daust
Leta Dayfoot
Denis Heng
Ken Turriff (Vice Chair)

Members Absent: Victor Carvalho
Alain Godin

Other Attendees: Natalie Kehle, Program Manager, Energy and Environment
Will Stover, Analyst, Energy and Climate Change
Linda Bottos, Council/Committee Coordinator

*Attended electronically

---

1. Call to Order

The Chair called the meeting to order at 7:01 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

Moved by Ken Turriff
Seconded by Leta Dayfoot

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 Environmental Advisory Committee Meeting Minutes of June 16, 2025

Moved by Angela Daust
Seconded by Leta Dayfoot

1. That the Environmental Advisory Committee meeting minutes of June 16, 2025, be received for information.

Carried

6. Delegations

None.

7. Matters for Consideration

7.1 Memorandum from Analyst, Energy and Climate Change; Re: 2024 Energy and Environment Progress Update

Will Stover, Analyst, Energy and Climate Change, presented an overview of the 2024 Energy and Environment Progress Update with a focus on the five main environmental themes of water conservation, waste reduction and diversion, natural capital and biodiversity, energy and greenhouse gas

emissions, and climate resiliency, including sustainable design measures implemented at Aurora Town Square.

The Committee expressed appreciation for the presentation and inquired about the availability of more year-over-year comparison data, including thresholds, to provide context around the Town's progress and remaining work. Staff provided a response, including clarification on rain barrel sales and urban tree replacements, noting more data will be available in future.

The Committee expressed concerns regarding the Town's rehabilitation plan for streams abutting public lands only, and the need to approach stream rehabilitation holistically, including on private lands. Staff agreed to share the concerns with the appropriate staff.

The Committee expressed concerns regarding maintenance of the urban tree canopy and the ability to meet future coverage targets in relation to new developments, and suggested that developers should be deterred from removing mature trees and use native species for replacement trees. Staff noted that developers must meet the requirements of the Town's Green Development Standards and Tree Compensation By-law, currently under review, as well as landscape design and stormwater management expectations. Staff provided clarification on the Green Development Standards applications received in 2024. It was further noted that staff have been requested to investigate and create an inventory of culturally significant trees with potential heritage value.

The Committee requested information on the Town's funding request to the Green Municipal Fund for support of tree canopy growth, and suggested that boulevard trees should be mandatory throughout the Town, noting that some older neighbourhoods have no boulevard trees.

The Committee inquired about whether the Town has considered the concept of micro or mini forests, known to contribute to the overall tree canopy and biodiversity, and staff agreed to follow up.

The Committee suggested an increased focus on providing residents with education on the tree canopy, water conservation, planting native species, gardening, landscaping, and managing invasive species. The Committee inquired about a possible brainstorming opportunity to discuss ideas on

how to increase awareness and education, and to recognize community members for championing environmental goals.

The Committee discussed the need to integrate climate projections into building design for energy efficiency, urban forest canopy, and stormwater management.

The Committee further suggested that the Town's by-laws regulating front gardens and lawns be relaxed to allow for alternatives such as native and pollinator-friendly plantings, and xeriscaping.

The Committee referred to the Town's upcoming transition to a new blue box recycling program and requested that more details on curbside waste be provided at the next meeting, and that informing residents of the changes be prioritized.

The Committee referred to the presented trails-per-residents ratio and suggested that data metrics from comparator communities would be useful in future reporting.

Moved by Ken Turriff
Seconded by Leta Dayfoot

1. That the memorandum regarding 2024 Energy and Environment Progress Update be received; and
2. That the Environmental Advisory Committee comments regarding 2024 Energy and Environment Progress Update be received and referred to staff for consideration and further action as appropriate.

Carried

8. Informational Items

None.

9. New Business

None.

10. Adjournment

Moved by Ken Turriff
Seconded by Angela Daust

That the meeting be adjourned at 8:20 p.m.

Carried



Elizabeth Roy
Mayor
T 905.430.4300 x2203
mayor@whitby.ca

Whitby

October 17, 2025

The Honorable Todd McCarthy, MPP (Durham)
Minister of the Environment, Conservation and Parks
Via email: minister.mecp@ontario.ca

Re: Extended Producer Responsibility for Blue Box Recycling Collection and Impacts to Small Businesses located in Mixed-Use Properties

Dear Minister McCarthy,

Please be advised that at its meeting held on October 6, 2025, the Council of the Town of Whitby adopted the following as Resolution # 191-25:

Whereas in 2016 the Waste-Free Ontario Act was enacted, which also enacted the Resource Recovery and Circular Economy Act (RRCEA) and the Waste Diversion Transition Act; and,

Whereas the RRCEA and its associated regulations focus on strengthening Extended Producer Responsibility for materials like used tires and blue box recycling; and,

Whereas on November 23, 2020, Town Staff submitted comments to the Environmental Registry of Ontario on the proposed blue box regulation, which highlighted concerns about the lack of a requirement for blue box recycling collection for certain “non-eligible” sources like small businesses located in mixed-use properties which are prevalent in Business Improvement Areas; and,

Whereas in the Town of Whitby there are approximately 200 small businesses in mixed-use properties who currently receive blue box collection and are impacted by the blue box regulation and will potentially lose blue box collection services; and,

Whereas in June 2021 the Province of Ontario released Blue Box Regulation O. Reg. 391/21, under the RRCEA which transitions the financial and operational responsibility of recycling from municipalities to the producers of packaging and paper products; and,

Whereas Circular Materials Ontario (CM) was named the Producer Responsibility Organization taking on all blue box recycling responsibilities in Ontario over a three-year transition period; and,

Whereas the Region of Durham has indicated that the estimated costs to continue to provide blue box recycling for small businesses after the 2026 transition date to CM was exorbitant and no longer a core responsibility of the Region pursuant to Provincial legislation; and,

Whereas on July 1, 2024, the Town of Whitby and all local area municipalities in Durham Region transitioned from the Regional blue box program to the CM blue box program; and,

Whereas the Region of Durham and CM negotiated a temporary agreement to continue providing blue box collection services to small businesses in mixed-use properties during the blue box transition period from June 30, 2024 to December 31, 2025, however, CM will not service these small businesses or any non-residential properties effective January 1, 2026, as they are not included as “eligible sources” under Blue Box Regulation 391/21; and,

Whereas on October 17, 2024, Mayor Roy sent a letter to the Honourable Andrea Khanjin, who was at that time the Minister of Environment, Conservation and Parks, advocating for changes to the blue box regulation as it related to blue box collection for small businesses; and,

Whereas on June 4, 2025, the Ministry of Environment, Conservation and Parks proposed amendments to the RRCEA through the Environmental Registry of Ontario and staff comments were submitted jointly to the Municipal Waste Association and Regional Public Works Commissioners of Ontario on June 13, 2025 highlighting concerns with the blue box regulation and impacts to small businesses located in mixed-use properties; and,

Whereas on August 15, 2025, CM hosted a municipal engagement session with members of a Municipal Working Group, reviewing a proposal for blue box recycling for non-eligible sources; and,

Whereas it is not clear how the recycling collector will differentiate commercial recycling from residential recycling at mixed-residential locations as they are typically set out together; and,

Whereas the proposal submitted by CM must be agreed to by all three Producer Organizations before it will be considered by the Ministry of Environment, Conservation and Parks; and,

Whereas on October 1, 2025, all three Producer Organizations, which includes CM, Ryse Solutions, and Landbell Canada, provided a letter to Mayor Roy outlining their decision to not proceed with blue box collections for small IC&I locations, citing, “system capacity limitations, current regulatory obligations, and time constraints that make it impractical for CCS to provide (blue box) collections from IC&I locations”; and,

Whereas on October 1, 2025, the Honourable Todd McCarthy, Minister of the Environment, Conservation, and Parks provided a letter to the Town of Whitby advising that the Producers will not voluntarily continue to offer blue box services to municipalities for small business locations.

Now therefore, be it resolved:

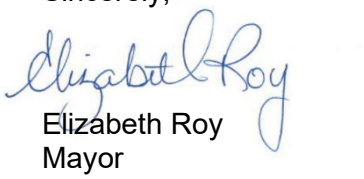
1. That the Council of the Town of Whitby requests that the Ministry of Environment, Conservation and Parks amend Blue Box Regulation 391/21 to require Producers to provide blue box collection services to businesses located in mixed-use properties;

and,

2. That the Mayor be requested to author a letter to the Minister of Environment, Conservation and Parks advocating for changes to Blue Box Regulation 391/21, and that a copy of this letter be forwarded to all Ontario Municipalities, Ontario Big City Mayors (OBCM), the Association of Municipalities of Ontario (AMO), and the Ontario Business Improvement Area Association (OBIAA).

Should you require further information, please do not hesitate to contact mayor@whitby.ca.

Sincerely,



Elizabeth Roy
Mayor

Town of Whitby
Office of the Mayor
575 Rossland Road East
Whitby, ON L1N 2M8
whitby.ca

cc Mayor Marianne Meed Ward, Chair Ontario's Big City Mayors - chair@obcm.ca
Ontario's Big City Mayors – info@obcm.ca
Ontario Business Improvement Area Association - info@obiaa.com
Association of Municipalities of Ontario - resolutions@amo.on.ca
All Ontario Municipalities
Karey Anne Large, CEO, Whitby Chamber of Commerce – Karey@whitbychamber.org
info@whitbychamber.org
Downtown Whitby BIA – info@whitbybia.org
Lorne Coe, MPP, Whitby - lorne.coe@pc.ola.org
Matthew Gaskell, CAO, Town of Whitby – gaskellm@whitby.ca

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

Town of Aurora

Memorandum

Councillor Thompson

Re: **Lake Simcoe Region Conservation Authority Board Meeting Highlights of September 26, 2025**

To: Mayor and Members of Council

From: Councillor Michael Thompson

Date: November 11, 2025

Recommendation

1. **That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of September 26, 2025, be received for information.**

Attachments

1. Lake Simcoe Region Conservation Authority Board Meeting Highlights of September 26, 2025

Lake Simcoe Region conservation authority

Board Meeting Highlights

September 26, 2025

Presentations:

a) Status Update on the North York Durham Sewage System Expansion Project

The Regional Municipality of York's Manager of Engineering, Shu He, provided a status update on the North York Durham Sewage System Expansion Project. For some background, Mr. He advised that from 2009 to 2014 York Region completed the Upper York Sewage Solutions Individual Environmental assessment project to accommodate the growth in the Upper York area including East Gwillimbuy, Newmarket and Aurora. The environmental assessment recommended a Lake Simcoe based wastewater servicing solution including a Water Reclamation Center and upgrades to the existing York Durham Sewage System. While the Province was satisfied with the studies and the consultation processes, no decision was made until the Province enacted the *York Region Wastewater Act* in October 2021, with the purpose of putting the Upper York Sewage Solutions environmental assessment project on hold to allow the Province to propose an alternative solution to service the Upper York area.

In November 2022, the Province enacted the *Supporting Growth and Housing in York and Durham Regions Act* and with that cancelled the Upper York Sewage Solutions environmental assessment project and directed the York and Durham Regions to deliver a Lake Ontario based wastewater servicing solution. Mr. He reviewed the project's milestones, noting that substantial completion is expected for the fourth quarter of 2030.

To view this presentation, please click this link: North York Durham Sewage Solutions Expansion Project Update

b) Blue-green Algal Blooms on Lake Simcoe

Limnologist, Dr. Brian Ginn, presented an update on blue-green algae on Lake Simcoe. Since the presentation of late summer 2024, the Conservation Authority's Science team has been investigating possible non-nutrient causes behind the 2024 algal bloom, as well as the presence of an algal layer in July and September 2025. In addition, staff have been working on a pilot project for sharing blue-green information from the lake with regional and municipal partners to develop an early-warning system that conditions favourable to blue-green algal bloom development may be occurring.

To view this presentation, please click this link: Blue-green Algal Blooms on Lake Simcoe

c) Scanlon Creek Nature Centre Building Progress

Director, Conservation Lands Phil Davies, provided an overview of the progress made to date on the new Nature Centre being built at Scanlon Creek Conservation Area, noting the building will be fully accessible, barrier-free, inclusive and welcoming to all. This new building will replace the Conservation Authority's existing outdoor education facility and will be used for school-aged children programming, as well as community partner meetings and professional development. The official opening is planned for September 2026.

To view this presentation, please click this link: Scanlon Creek Nature Centre Progress Update

d) Leveraging nature-based solutions to build climate resilience in the Lake Simcoe watershed

Manager, Watershed Plans and Strategies, Bill Thompson, provided a presentation on the use of nature-based solutions to build climate resilience in the Lake Simcoe watershed, noting that climate change is emerging as a significant driver of the health of Lake Simcoe and its watershed. Conservation Authority staff participate in several municipal working groups and roundtables, where information and resources are shared related to climate change and its effects on flooding, stormwater management, and urban heat. Through this work and the ongoing implementation of climate resilience strategies, staff have been building expertise in nature-based approaches to climate action.

Nature-based approaches represent an extension of the work already being done by the Conservation Authority in the areas of owning and managing natural areas, commenting on municipal policy and planning applications to protect natural features, as well as in restoration and afforestation programs that aim to increase natural cover in the Lake Simcoe watershed.

As this expertise develops, staff have been sharing it with municipal colleagues through a combination of case studies and workshops, hoping to strengthen the understanding of how nature-based solutions can contribute to climate resilience locally.

To view this presentation, please click this link: Nature-Based Climate Resilience Solutions.

For more information on nature-based climate resilience solutions, please contact Bill Thompson at b.thompson@lsrca.on.ca

e) Administrative Offices - Permeable Parking Lot Upgrade

Manager, Restoration, Christa Sharp, provided an overview of the new permeable pavement area at the Conservation Authority's Mabel Davis offices, noting that the Conservation Authority continues to implement projects through offsetting policies that address loss of natural heritage features (ecological offsetting), groundwater recharge deficit (water balance recharge offsetting), and post development phosphorus loads (phosphorus offsetting). This project to upgrade an existing 245 square metre section of permeable parking lot which needed

replacement addresses infiltration of water and filtration of contaminants. The previous installation of interlocking blocks was deteriorating and was no longer functioning as required.

The product used was Dream Pave, a resin-bound permeable paving product, that is expected to resist salts, is easily maintained and will allow for infiltration. Dream Pave supplied and installed the product at no cost to the Conservation Authority as a demonstration site. This was valued at $58,000. In lieu of a donation receipt, Dream Pave requested an educational sign to highlight the product, as well as a one-year monitoring report. The site preparation work funded through the Conservation Authority's offsetting programs was approximately $30,000.

To view this presentation, please click this link: Administrative Offices Permeable Parking Area Upgrade 2025

For more information on this project, please contact Christa Sharp at c.sharp@lsrca.on.ca

Correspondence and Staff Reports:

Correspondence

The Board received a copy of the September 10, 2025 letter from some Lake Simcoe watershed Members of Parliament to the Federal Minister of Environment and Climate Change regarding funding and assistance.

Leveraging nature-based solutions to build climate resilience in the Lake Simcoe watershed

The Board received Staff Report No. 31-25-BOD regarding the use of nature-based solutions to build climate resilience in the Lake Simcoe watershed.

Administrative Offices - Permeable Parking Lot Upgrade

The Board received Staff Report No. 32-25-BOD regarding the Conservation Authority's Administrative Offices Permeable Parking Lot Upgrade.

Auditor Selection

The Board received Staff Report No. 33-25-BOD regarding the Request for Proposal for External Audit Services. The Board further approved the appointment of BDO Canada LLP to provide external audit services for a five-year term starting with fiscal year ending 2025.

Confidential Human Resources Matter

The Board received Confidential Staff Report No. 34-25-BOD regarding a confidential human resources matter and further endorsed the recommendations contained within the confidential staff report.

For more information or to see the full agenda package, visit LSRCA's Board of Directors' webpage.

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

Town of Aurora

Committee of the Whole Report

No. CMS25-032

Subject:	**Aurora Town Square Business Plan Update**
Prepared by:	**Phil Rose, Manager, Cultural Services**
Department:	Community Services
Date:	November 11, 2025

Recommendation

1. **That Report No. CMS25-032 be received; and**

2. **That the Aurora Town Square Business Plan, 2026-2027 be approved.**

Executive Summary

This report provides an overview of the Aurora Town Square Business (ATS) Plan, 2026-2027.

- The Business Plan outlines how this dynamic community space will operate over its initial years of operation and reflects Aurora's commitment to fostering a vibrant, resilient, and connected community through the strategic development and stewardship of ATS.
- Section 1 provides an overview of ATS's Vision, Mission, Strategic Context, and the need for ATS.
- Section 2 examines Aurora's changing demographics, culture-related Census data, and identifies ATS's target audience and competitors.
- Section 3 summarizes Town staff roles and responsibilities.
- Section 4 provides information about programs and services the Town offers at ATS.
- Section 5 includes information about the ATS Marketing Plan, which guides the execution of marketing and communications activities that demonstrate ATS's long-term value for arts and cultural experiences, as well as community connection in Aurora.
- Section 6 outlines the key strategies and activities necessary for the successful day-to-day functioning of ATS.

- Section 7 provides financial projections for 2026 and 2027.
- Section 8 pinpoints several potential risks that may negatively impact ATS and how these risks can be mitigated.
- Section 9 highlights evaluation and benchmarking metrics that will be used to sustain or improve ATS's performance.

Background

On July 11, 2023, Council passed a resolution stating, "that the Aurora Town Square operating plan be brought before Council prior to budget 2024 deliberations, including the Aurora Cultural Centre's (ACC) programming and staffing plan."

On September 25, 2023, staff presented the 2024-2026 ATS Business Plan during a Special Meeting of Council. The Business Plan was received by Council.

ATS officially opened to the public on September 21, 2024. Staff have updated the ATS Business Plan to reflect the reality of operating this vibrant community facility over the last year. Given that ATS is still in the ramp-up period, during which time additional programming and revenue opportunities are being maximized, the latest ATS Business Plan focuses on 2026 and 2027. The plan will be updated again for 2028 and will provide a longer-term, 5-year, focus for ATS operations.

Analysis

The Business Plan outlines how this dynamic community space will operate over its initial years of operation and reflects Aurora's commitment to fostering a vibrant, resilient, and connected community through the strategic development and stewardship of ATS.

Key objectives of the ATS Business Plan include:

- **Community Impact**: Reinforcing ATS's role as a cornerstone of community engagement, inclusion, and cultural vitality. The facility is positioned to meet diverse community needs through accessible, inclusive programming and spaces.

- **Space Utilization**: Detailing the intended uses of each space within ATS, including cultural venues, gathering areas, and flexible programming zones. The plan identifies target user groups ranging from residents and local organizations to regional visitors.

- **Operational Management**: Solidifying the governance and staffing model to ensure efficient day-to-day operations, fiscal responsibility, and alignment with municipal priorities. Financial projections and resource allocations are included to support long-term viability.
- **Risk Mitigation**: Identifying potential operational, financial, and reputational risks, along with proactive strategies to mitigate each. This includes contingency planning and adaptive management practices.
- **Performance Measurement**: Defining success metrics and evaluation tools to monitor progress, assess impact, and inform future decision-making. Regular reporting will ensure transparency and accountability to stakeholders.

Section 1 provides an overview of ATS's Vision, Mission, Strategic Context, and the need for ATS.

ATS is a visionary project that is transforming the landscape of our community by bringing together arts, culture, heritage, economic development, innovation, and creativity to actively support downtown revitalization, build a strong cultural sector, and expand strategic partnerships that contribute to a greater quality of life.

Vision

ATS is not just a building - it is a cultural nexus where creativity, talent, and innovation converge to create unforgettable experiences. Our vision is to establish ATS as a leading destination where artists, educators, researchers, audiences, and enthusiasts come together to celebrate the magic of arts, culture, and community. We will cultivate an environment that transcends boundaries and genres, evokes emotions, inspires change, and promotes learning.

Mission

Within a well-managed, high integrity environment that is fiscally responsible, ATS supports the community to:

- Create meaningful, quality experiences that inspire the community
- Inspire community connection through shared experiences and cultural exchange to create a place of belonging
- Encourage community reflective/grassroots participation that embraces the tapestry of voices, lived experience, histories, and stories to foster diverse opportunities

Strategic Context

ATS supports the Town's Strategic Plan, Economic Development Strategic Plan, and Cultural Plan by contributing to an exceptional quality of life for residents and visitors alike. As a strategic investment in sustainable infrastructure, ATS celebrates and promotes culture, encourages an active healthy lifestyle, strengthens the fabric of our communities by building on established partnerships, and promotes economic opportunities and resiliency while positioning Aurora as a desirable place to do business.

Demand for ATS

As Aurora's population continues to grow, so too has interest and participation in arts and cultural events. Recent national indicators show that while the GDP of Canada's culture sector grew modestly by 0.2% in early 2025, there is a notable increase in engagement with visual and applied arts, reflecting a shift toward more immersive and relevant cultural experiences.

Locally, Aurora has seen a steady expansion in cultural and community programming. ATS presents a timely and strategic opportunity to meet the diversifying cultural interests of Aurora and the broader York Region. It is well-positioned to leverage the public's favourable perception of culture and the evolving philanthropic landscape to drive meaningful community impact.

Section 2 examines Aurora's changing demographics, culture-related Census data, and identifies ATS's target audience and competitors.

Aurora is home to a diverse and growing population of 62,057, based on the most recent census data. This represents an 11.9% increase from 2016, significantly outpacing both the provincial (5.8%) and national (5.2%) growth rates. The Town spans 50 square kilometers, with a population density of 1,241 people per square kilometer. As of 2025, Aurora has 22,253 private dwellings, with 21,506 occupied by residents.

Aurora's cultural sector continues to thrive. While specific per capita cultural spending data for 2025 is pending, Ontario's culture sector contributed $26 billion to the provincial GDP in 2022, supporting 270,000 jobs, with nearly half of Canada's cultural economy centered in Ontario. Aurora, as part of York Region, benefits from this robust cultural infrastructure and is well-positioned to expand its local cultural workforce and offerings.

ATS represents a strategic investment in community and cultural infrastructure, aligning with Aurora's demographic trends, economic strengths, and growing demand for inclusive, relevant cultural and community programming.

Section 3 summarizes Town staff roles and responsibilities.

ATS continues to require an adaptive operating structure that reflects its multi-functional capacity, diverse programming roster, and allows for the expansion of performing arts, visual arts, recreation and heritage services offered by the Town and its partners, including the Aurora Cultural Centre (ACC) and Aurora Public Library (APL). During the start-up period, spanning the first 3-5 years of operations, the Town will be strategic in determining which staff positions are needed in the short term and which ones can be onboarded as external demand for space and programming continues to increase in year two and beyond.

The following Town staff currently work out of ATS:

Cultural Services Division:

- Manager, Cultural Services
- Cultural Services Coordinator
- Collections and Exhibitions Coordinator
- Collections Technician

Cultural Services staff lead the development and implementation of Town programs at ATS.

Recreation Services:

- Contract and seasonal staff/instructors to run various programs, including summer camps.

Business Support Services:

- Customer Service Representative (2)
- Customer Service Representatives (PT)

In addition to the CSR positions, a Facility Bookings Administrator is dedicated to ATS and is responsible for booking ATS for use by internal and external user groups.

Facilities:

- Crew Leader
- Maintenance Person (4)
- Maintenance Persons (PT)

Based on proven need, business cases for the following additional staff may be brought forward in future years:

- Venue Manager
- Program Instructors
- Cultural Services Program Assistant
- Contract and seasonal support staff

In addition to the staff listed above, the Town also relies on volunteers for various programs and event.

Section 4 provides information about programs and services the Town offers at ATS.

ATS features a well-rounded calendar of cultural, heritage and recreation programs and events, including art exhibitions, live performances, workshops, lectures, film screenings, cultural festivals, and more, that cater to a wide range of interests.

In 2025, the Town delivered over 50 cultural, heritage and recreation experiences from ATS, including 7 film screenings, 10 concerts, 16 programs, 8 events, 5 rotating exhibits, and more.

The following Town Special Events have or will be hosted at ATS in 2025:

- Mayor’s Levee – January
- Arctic Adventure – Hybrid with Town Park – Family Day Weekend, February
- Aurora Performing Arts Festival – June
- Multicultural Festival – Hybrid with Town Park, September
- Aurora’s Christmas Market – December
- Menorah Lighting Ceremony – Hanukkah – December/January
- Family First Night – December

Programming also includes the ongoing development of education programs for local school groups that will be supported by the Museum.

As co-located organizations, the Town, ACC and APL have formed a Collaborative Programming Working Group that meets monthly, or as required, to ensure the public

receives a range of complementary programs geared to various skill levels and life experiences.

ATS has presented opportunities for the Town to work more closely with its Cultural Partners and other local organizations and businesses to provide exciting and enriching experiences. These programs have included: Black History Month Paint Night with Aurora Black Community Association; Aurora Pride Festival with the Aurora Community Band, Borealis Brass Band, and York Pride; Great Canadian Songbook on Vinyl with Dave's Vinyl Party; Emancipation Day with Aurora Black Caucus; Doors Open Aurora with numerous local partners; Rocky Horror Picture Show 50th anniversary screening with Marquee Theatrical Productions; We Lend a Hand film screening with Aurora Film Circuit, and more.

Section 5 includes information about the ATS Marketing Plan, which guides the execution of marketing and communications activities that demonstrate ATS's long-term value for arts and cultural experiences, as well as community connection in Aurora.

ATS's Marketing and Communications Strategy continues to evolve from its initial focus on launch and awareness to a sustained, data-driven approach that builds long-term community connection, audience loyalty, and destination visibility. Following a successful grand opening and first year of operations, the strategy now focuses on audience retention, program participation, and measurable engagement growth across digital and in-person channels.

The 2026–2027 Marketing and Communications Strategy reflects shifting trends and audience expectations, ensuring authentic, inclusive, and impactful outreach. Short-form video, social storytelling, and user-generated content will continue to drive engagement and community pride, while hyperlocal and geotargeted campaigns convert awareness into attendance and extend reach regionally.

Accessibility and inclusivity remain central, with marketing materials reflecting Aurora's diversity and encouraging broad participation. Data-driven insights from the 2025 audience survey and digital analytics will refine key messages, content formats, and promotional timing to strengthen engagement and maintain relevance.

All activities align with the ATS brand identity introduced in 2021, integrating social media, e-newsletters, website content, media relations, and storytelling initiatives. Collaboration with the ACC, Aurora Museum & Archives, and APL will continue to expand promotional reach and reinforce ATS's role as a shared civic and cultural hub.

2026 – 2027 Strategic Focus

- Strengthen awareness and attendance across all program areas
- Enhance digital engagement through platform-specific strategies
- Leverage analytics and audience insights to optimize messaging and timing
- Support Aurora's economic and cultural vitality by positioning ATS as the heart of downtown

As ATS enters its next phase of growth, marketing and communications will balance creativity with analytics—driving participation, sustaining momentum, and deepening community connection.

Section 6 outlines the key strategies and activities necessary for the successful day-to-day functioning of ATS.

The following areas of expertise are required to operate ATS successfully:

- Facility Maintenance
- IT Services
- Programming and Event Planning
- Collections and Exhibitions Management
- Customer and Visitor Services
- Marketing and Communications
- Technical Production Services
- Audience Management

The Town is responsible for facility maintenance, IT service delivery, customer service, bookings and rentals, box office administration, program registration, heritage services and museum management, and programming, including community events.

Production Services and Audience Management, including Front of House responsibilities, have been contracted to the ACC. ACC invoices the Town periodically throughout the year for providing these services to the Town and third party user groups.

Section 7 provides financial projections for 2026 and 2027.

The 2024-2026 Aurora Town Square Business Plan identified an additional required increase of $350,000 which will be fully phased onto the tax levy as part of the recently tabled 2026 operating budget. The updated 2026-27 Aurora Town Square Business plan's financial projections continue to assume an approximate ramp-up period of three to five years over which the Town will maximize the opportunities that exist for

additional revenue generation and added cultural and community activities within the expanded facility. The updated financial projections do not identify any further incremental budget requirements beyond what has previously been phased onto the tax levy.

Section 8 pinpoints several potential risks that may negatively impact ATS and how these risks can be mitigated.

The Risk Analysis section identifies several potential risks related to Marketing and Community, Market Trends and Community Demand, Technology, Health and Safety, Reputation, the Economy, and Long-term Sustainability. This section also identifies mitigation strategies for each risk.

Section 9 highlights evaluation and benchmarking metrics that will be used to sustain or improve ATS's performance.

Measurement and evaluation play a pivotal role in executing effective marketing strategies. Detailed data on target audiences, their preferences, and engagement patterns will continue to inform our tactics and marketing channels to maximize our impact and ultimately increase ATS brand visibility and community participation. Measuring ROI for marketing expenditures ensures that resources are allocated to initiatives that deliver tangible results.

Based on post-event surveys, the Town has received an average rating of 4.8 out of 5 for programs at ATS. These surveys ask respondents to gauge their satisfaction with the quality of ATS programs, the diversity of program offerings, the customer service and box office experience and facility impressions.

Advisory Committee Review

Not applicable

Legal Considerations

None.

Financial Implications

As of the tabling of the 2026 operating budget, a total of $1,070,000 in incremental funding requirements have been phased onto the tax levy in support of the ATS' ongoing

operations. $720,000 of this amount was phased in over the period of 2020-2023; the remaining $350,000 in identified incremental funding was phased in over 2024-2026.

The 2026-2027 ATS Business Plan does not identify any further incremental funding needs for the Aurora Town Square.

Communications Considerations

The ATS Marketing and Communications Strategy is the foundation upon which all current and future marketing efforts will be built. It leverages ATS branding that was established in 2021, ensures alignment across Town of Aurora and ATS communications, and creates long-lasting recognition amongst target audiences. Through the Marketing and Communications Strategy – which includes a variety of communications tools, channels and tactics – the Town will inform the public about its own special events, rental opportunities, and the various the initiatives of our cultural partners.

Climate Change Considerations

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

Link to Strategic Plan

Aurora Town Square supports the following Strategic Plan goals and key objectives:

- Supporting an exceptional quality of life
- Investing in sustainable infrastructure
- Celebrating and promoting our culture
- Encouraging an active and healthy lifestyle
- Strengthening the fabric of our community
- Enabling a diverse, creative, and resilient economy
- Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business

Alternative(s) to the Recommendation

1. Council can provide further direction.

Conclusions

This report summarizes each section of the updated 2026-2027 ATS Business Plan.

Attachments

Attachment 1 – Aurora Town Square Business Plan Draft, 2026-2027

Previous Reports

CMS23-038, Aurora Town Square Business Plan, September 25, 2023

Pre-submission Review

Agenda Management Team review on October 23, 2025

Approvals

Approved by Robin McDougall, Director, Community Services

Approved by Doug Nadorozny, Chief Administrative Officer

Aurora Town Square Business Plan, 2026-2027

Table of Contents

Land Acknowledgement
1. Executive Summary
1.1 Overview of Aurora Town Square's Mission and Vision
    1.1.1 Shared Vision
    1.1.2 Shared Mission
    1.1.3 Shared Core Values and Guiding Principles
1.2 Strategic Context
    1.2.1 Economic Development Strategic Plan
    1.2.2 Aurora Promenade Concept Plan
    1.2.3 Cultural Plan
1.3 Demand for Aurora Town Square
2. Market Analysis
2.1 Audience Demographics
2.2 Target Audiences
2.3 Competitor Analysis
2.4 Measurement
3. Overview of Roles and Responsibilities
4. Program and Service Descriptions
4.1 Heritage Services
4.2 Programs & Performances
4.3 Special Events
4.4 Pricing and Fee Structure
5. Marketing and Communications
5.1 Marketing and Communications Strategy
5.2 Strategic Focus (2026–2027)
5.3 Social Media Strategy
5.4 Partnerships and Collaborations
5.5 Community Engagement Initiatives
6. Operational Plan
6.1 Facility Maintenance
6.2 Information Technology (IT)
6.3 Collections and Exhibitions Management
6.4 Customer and Visitor Services
6.5 Marketing and Communications
6.6 Technical Production Services
6.7 Audience Management

7.0 Financial Projections
7.1 Economic Benefits
8. Risk Analysis and Mitigation Strategies
9. Impact and Evaluation
9.1 Measurement of Success and Impact
9.2 Continuous Improvement Strategies
10. Conclusion

Land Acknowledgement

The Town of Aurora acknowledges that the Anishinaabe lands on which we live and work are the traditional and treaty 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.

1. Executive Summary

Aurora Town Square (ATS) is a transformative community hub designed to enrich the cultural, social, economic, and civic life of Aurora. This Business Plan outlines the operational framework for ATS over the next two years, providing a strategic roadmap for its success and sustainability.

Key objectives of the plan include:

- **Community Impact**: Reinforcing ATS's role as a cornerstone of community engagement, inclusion, and cultural vitality. The facility is positioned to meet diverse community needs through accessible, inclusive programming and spaces.
- **Space Utilization**: Detailing the intended uses of each space within ATS, including cultural venues, gathering areas, and flexible programming zones. The plan identifies target user groups ranging from residents and local organizations to regional visitors.
- **Operational Management**: Solidifying the governance and staffing model to ensure efficient day-to-day operations, fiscal responsibility, and alignment with municipal priorities. Financial projections and resource allocations are included to support long-term viability.
- **Risk Mitigation**: Identifying potential operational, financial, and reputational risks, along with proactive strategies to mitigate each. This includes contingency planning and adaptive management practices.
- **Performance Measurement**: Defining success metrics and evaluation tools to monitor progress, assess impact, and inform future decision-making. Regular reporting will ensure transparency and accountability to stakeholders.

1.1 Overview of Aurora Town Square's Mission and Vision

ATS is a visionary project that is transforming the landscape of our community by bringing together arts, culture, heritage, economic development, innovation, and creativity to actively support downtown revitalization, build a strong cultural sector, and expand strategic partnerships that contribute to a greater quality of life.

1.1.1 Shared Vision

ATS is not just a building - it is a cultural nexus where creativity, talent, and innovation converge to create unforgettable experiences. Our vision is to establish ATS as a leading destination where artists, educators, researchers, audiences, and enthusiasts come together to celebrate the magic of arts, culture, and community. We will cultivate

an environment that transcends boundaries and genres, evokes emotions, inspires change, and promotes learning.

1.1.2 Shared Mission

Within a well-managed, high integrity environment that is fiscally responsible, ATS supports:

- Meaningful, quality experiences that inspire the community
- Community connection through shared experiences and cultural exchange to create a place of belonging
- Community participation that embraces the tapestry of voices, lived experience, histories, and stories to foster diverse opportunities

1.1.3 Shared Core Values and Guiding Principles

Our top values are:

- Excellence
- Collaboration
- Embracing Diversity and Equity
- Respect
- Accountability

These five core values will be used to build an operational strategy to work together and better serve the public. We will expect current and new team members to live these values at ATS.

Excellence means:

- Performances are on time, to the best of the artist's ability, supported by quality customer service, production and audience management
- Arts programming strives to be powerful and moving
- Educational programs provide learning that is deep and resonates with the consumer
- There are authentic and sustainable partnerships between partners in the Hybrid Governance Model

Measuring success:

- The community recognizes the value of what they experience through survey results, showing sustained/long-term excitement and return visits
- The venues are booked and busy
- Programming is well attended and consistently successful
- Rental clients are satisfied
- Conflicts are minimal between partners, solved with all interests being considered

Collaboration means:

- Working with others to achieve a shared goal and vision
- Recognizing and utilizing the differing skills, knowledge, specializations, and lived experience from members of the collaborative team
- A successful collaboration results in a cohesive vision, story, and expression of the project

Measuring success:

- Expectations and roles are clear, and results are achieved
- Collaborators feel heard, respected and are proud of the results
- Community stakeholders are satisfied with the outcomes

Embracing Diversity and Equity means:

- The physical space is accessible for a diversity of abilities
- A variety of programming options and offerings are available
- Programming reflects the diversity of the communities we serve

Measuring success:

- The community reflects that ATS is a safe, welcoming, and inclusive space
- Societal issues are welcome, reflected, and discussed in programming
- Representation is welcome and obvious
- All those who enter the facility feel safe and welcome

Respect means:

- Creating an environment that builds a deep sense of belonging for clients, participants and staff

- Sensitivity to cultural appropriation

Measuring success:

- Cohesive working environment with few misunderstandings
- Clients report feeling a sense of belonging in the space
- Participants return for additional programming
- Staff are satisfied and engaged

Accountability means:

- Fiscal responsibility
- Maintaining integrity and being transparent
- Responding to environmental needs

Measuring success:

- Stakeholders feel satisfied with reporting frequency, results, and transparency
- External bodies recognize the integrity of the organizations collaborating at ATS
- Efficiency is monitored, reassessed, and adjusted as needed
- Financial accountability through reporting to stakeholders

1.2 Strategic Context

ATS supports the Town's Strategic Plan by contributing to an exceptional quality of life for residents and visitors alike. As a strategic investment in sustainable infrastructure, ATS celebrates and promotes culture, encourages an active healthy lifestyle, strengthens the fabric of our communities by building on established partnerships, and promotes economic opportunities and resiliency while positioning Aurora as a desirable place to do business.

ATS also supports the following corporate strategic documents:

1.2.1 Economic Development Strategic Plan

- Section 4.3., Theme # 3 – Downtown Aurora as a Destination & Focal Point for the Community
- Section 4.4., Theme # 4 – Improving the Quality of Life through Heritage, Arts, Culture, Tourism and Community Engagement

1.2.2 Aurora Promenade Concept Plan

- Strategy 3 - Strengthen the Cultural Precinct by leveraging the concentration of cultural assets and by creating additional facilities and enhanced public spaces.

1.2.3 Cultural Plan

- Strategic Direction 2: Expand Culture's Role in Economic Development
- Strategic Direction 3: Build a Strong and Vital Cultural Sector

1.3 Demand for Aurora Town Square

As Aurora's population continues to grow, so too has interest and participation in arts and cultural events. Recent national indicators show that while the GDP of Canada's culture sector grew modestly by 0.2% in early 2025, there is a notable increase in engagement with visual and applied arts, reflecting a shift toward more immersive and relevant cultural experiences. [worldpopulationreview.com] [www150.statcan.gc.ca]

The 2025 Giving Report reveals evolving patterns in charitable giving. While the overall number of donors has declined, multicultural Canadians are increasingly generous, with nearly 80% having donated to charitable causes in the past year, and 60% expressing a desire to give more. This trend underscores a growing commitment to support cultural initiatives that align with personal values and community identity. [imaginecanada.ca]

Locally, Aurora has seen a steady expansion in cultural programming. ATS presents a timely and strategic opportunity to meet the diversifying cultural interests of Aurora and the broader York Region. It is well-positioned to leverage the public's favourable perception of culture and the evolving philanthropic landscape to drive meaningful community impact.

2. Market Analysis

The following section assesses ATS's target market and audience in relation to local and regional competitors.

2.1 Audience Demographics

Aurora is home to a diverse and growing population of 62,057, based on the most recent census data. This represents an 11.9% increase from 2016, significantly outpacing both the provincial (5.8%) and national (5.2%) growth rates. The Town spans 50 square kilometers, with a population density of 1,241 people per square kilometer. As of 2025, Aurora has 22,253 private dwellings, with 21,506 occupied by usual residents. [capopulation.com] [thedatainsider.com]

The median age in Aurora is 42.0, with a notable proportion of residents aged 45–64, reflecting a community with a significant number of older adults. The 45–54 age group alone accounts for 15.6% of the population. [point2homes.com]

Aurora's population is culturally diverse: 61.5% are non-immigrants, while 36.8% are immigrants, and 1.7% are non-permanent residents. While English remains the predominant language, Mandarin, Cantonese, Persian, Russian, and Spanish are among the most commonly spoken non-official languages at home. [point2homes.com]

Aurora residents are highly educated: 65% of adults aged 25–64 hold a postsecondary certificate, degree, or diploma, significantly above the provincial and national averages. This educational attainment contributes to the town's strong economic profile. [point2homes.com]

In terms of income, Aurora ranks among the most affluent communities in Canada. The average household income is approximately $161,800, with a median employment income of $107,400 for full-time workers. This is well above both provincial and national averages. [careerbeacon.com]

Aurora's cultural sector continues to thrive. While specific per capita cultural spending data for 2025 is pending, Ontario's culture sector contributed $26 billion to the provincial GDP in 2022, supporting 270,000 jobs, with nearly half of Canada's cultural economy centered in Ontario. Aurora, as part of York Region, benefits from this robust cultural infrastructure and is well-positioned to expand its local cultural workforce and offerings. [occ.ca]

ATS represents a strategic investment in cultural infrastructure, aligning with Aurora's demographic trends, economic strengths, and growing demand for inclusive, relevant cultural programming.

2.2 Target Audiences

Marketing and communications efforts at ATS foster two-way engagement and maximize visibility among the following target audiences.

2.2.1 Primary:

- **Residents**
    - **Active Retirees (55+ years old)** – Survey data from 2025 performances indicate that the majority of attendees were within the 65+ and 55–64 age groups. This reflects Aurora's growing population of active retirees who seek opportunities to stay engaged, socially connected, and meaningfully

involved in local programs and events. Prioritizing outreach to this demographic not only aligns with their interests but also strengthens intergenerational connections across the community.

  - **Families (age ranges 25-34 and 35-44)** – the average age in Aurora is 40.9, with an average household size of 2.9. This segment represents a cornerstone of the community and holds enormous potential for long-term engagement when it comes to education, arts, culture, and community connection.

- **Downtown Aurora Businesses** – on Yonge St. between Wellington and Golf Links.
- **Partners** – Aurora Cultural Centre, Aurora Museum & Archives, and Aurora Public Library.
- **Cultural Partners** – Aurora Farmers' Market, Aurora Historical Society, Aurora Seniors Association, Aurora Sports Hall of Fame, Pine Tree Potters Guild, Society of York Region Artists, and Theatre Aurora.
- **Arts, Culture, and Heritage Groups** – Aurora Community Band, Borealis Big Band, Aurora Film Circuit, Marquee Theatrical Productions, Aurora Black Community, Aurora Black Caucus, York Pride, and more.
- **Mayor and Town Council**

2.2.2 Secondary:

- **York Region Communities** – residents from neighbouring municipalities – Newmarket, East Gwillimbury, Georgina, King City, Markham, Richmond Hill, and Stouffville.
- **Aurora Businesses** – particularly local businesses in the performing arts, fine arts, literary arts, food, and entertainment industries.
- **Event Organizers and Facility Renters** – Prospective renters of ATS's Performance Hall, Multi-Purpose Rooms, and Outdoor Square represent an important audience segment for generating revenue and expanding community programming. These users include arts and cultural organizations, community groups, educators, and private clients seeking venues for concerts, theatre productions, lectures, conferences, screenings, dance recitals, ceremonies, meetings, workshops, rehearsals, classes, and public gatherings.
- **Town of Aurora Staff** – creating engaged and informed employee ambassadors with a deeper understanding of the long-term vision for ATS.

2.2.3 Tertiary:

- **Residents** – younger residents between the ages of 18-24 with interests in entertainment, music and art.

- **Local Schools** – Several elementary and secondary schools are located within walking distance of ATS, presenting strong opportunities for group visits, educational programming, and youth engagement initiatives. These institutions represent a valuable audience for curriculum-linked learning experiences, arts, and culture, and heritage programs.
- **Nearby and Niche** – arts and culture enthusiasts that live approximately 1 hour or less from ATS (Toronto, Simcoe County, etc.).
- **Other Cultural Organizations and Groups** – faith-based, music, dance, and theatre from Aurora and York Region.

2.3 Competitor Analysis

For 2026–2027, it is important to evaluate ATS's marketing and communications performance both internally and relative to comparable organizations. Monitoring engagement, reach, and impact against peer and competitor benchmarks provides critical context for understanding market position, identifying opportunities, and setting realistic growth milestones.

2.3.1 Nearby Municipalities

The Regional Municipality of York consists of nine municipalities, including the Town of Aurora.

- **City of Richmond Hill** – the City of Richmond Hill is in York Region and is home to more than 200,000 residents. Their Mission is, "The City of Richmond Hill Council and staff are committed to providing exceptional public service to our community."[1]
- **City of Markham** – more than 340,000 people call Markham home. So do hundreds of corporate head offices and more than one thousand high tech and life science companies.[2]
- **Town of Stouffville** – Stouffville is a vibrant town on the outskirts of Canada's largest city, Toronto, with beautiful landscapes, bustling communities and friendly neighbours.[3]
- **King Township** – King City is home to the Municipal Centre, and has an exceptional education sector, which includes Seneca College King Campus, Country Day School, Villanova College and the Kingsbridge Hotel and Conference Centre.[4]
- **Town of Newmarket** – a Provincial Urban Growth Centre, located in York Region, just north of Toronto. With a population of approximately 91,000 people, Newmarket is home to over 41,000 local jobs, dozens of great restaurants, and a

regional healthcare facility that make it an attractive place to live, work and visit.[5]

- **Town of East Gwillimbury** – located in the northern part of York Region, the municipality is a balanced community made up of several growing urban areas and villages including Holland Landing, Queensville, Mount Albert, River Drive Park, and Sharon.[6]

[1] City of Richmond Hill website
[2] City of Markham website
[3] Town of Stouffville website
[4] King City website
[5] Town of Newmarket website
[6] East Gwillimbury website

2.3.2 Performing Arts, Culture, and Heritage

- Flato Markham Theatre – one of Canada's premier theatre houses serving the GTA and Markham residents. With over 300 live performances each year, the Theatre presents a performance calendar that showcases the cultural diversity of the community.
- Main Street Newmarket – in 2016, Newmarket's Historic Downtown Newmarket was named the “people's choice” best street in Canada in the Great Places in Canada contest held by the Canadian Planners Institute.
- Main Street Unionville - Main Street Unionville is home to a variety of boutique shops, local food, and historic buildings.
- New Roads Performing Arts Centre (Town of Newmarket)
- Peel Art Gallery Museum & Archives (PAMA) – PAMA is an accessible, safe space for the diverse communities of the Region of Peel (Brampton, Caledon and Mississauga) to come together and celebrate arts and culture.
- Richmond Hill Centre for the Performing Arts (RHCPA) – located in the heart of the historic downtown, (RHCPA) is a 4,000 square metre, 631 seat, cultural facility that offers a full season of professional entertainment celebrating the many cultures of York Region.
- Nineteen on the Park – located in Stouffville, Nineteen on the Park is a multi-purpose municipal venue that hosts concerts, live theatre shows, fundraisers, programming, weddings and private events.
- SaugaLIVE – a place to connect you to live events, entertainment and experiences happening at five venues in Mississauga.

- King Heritage and Cultural Centre - home to the King Township Historical Society, the Township of King's museum and archival collections, a long-term museum exhibition, and four historic buildings.
- Whitchurch-Stouffville Museum & Community Centre - home to over 18,000 artifacts; provides programs and services related to local history, culture and heritage.

2.4 Measurement

For 2026–2027, comparing survey data with 2025 will reveal trends to better engage target audiences and align with their preferences and behaviors. Tracking attendance, feedback, and campaign performance provides actionable insights for strategic marketing decisions and resource allocation. Data-driven evaluation enables trend identification, strengthens community connections, optimizes engagement, and supports informed, long-term planning for ATS's marketing growth and success.

3. Overview of Roles and Responsibilities

ATS requires an adaptive operating structure that reflects its multi-functional capacity, diverse programming roster, and allows for the expansion of performing arts, visual arts, recreation and heritage services offered by the Town and its partners, including the Aurora Cultural Centre and Aurora Public Library. During the start-up period, spanning the first 3-5 years of operations, the Town will be strategic in determining which staff positions are needed in the short term and which ones can be onboarded as external demand for space and programming continues to increase in year two and beyond.

The following Town staff currently work out of ATS:

Cultural Services Division:

- Manager, Cultural Services
- Cultural Services Coordinator
- Collections and Exhibitions Coordinator
- Collections Technician

Cultural Services staff are responsible for delivering cultural, community and heritage programs and services from ATS.

Business Support Services:

- Customer Service Representative (2)
- Customer Service Representatives (PT)

In addition to the CSR positions, a Facility Bookings Administrator is dedicated to ATS and is responsible for booking ATS for use by internal and external user groups.

Facilities:

- Crew Leader
- Maintenance Person (4)
- Maintenance Person (PT)

In addition to the staff listed above, business cases for the following additional staff may be brought forward in future years as demand grows:

- Venue Manager
- Program Instructors
- Cultural Services Program Assistant
- Contract and seasonal support staff

The Town also relies on volunteers for various programs and event.

4. Program and Service Descriptions

4.1 Heritage Services

ATS has become the headquarters for heritage services offered by the Town, through the Aurora Museum & Archives (the Museum). The Museum is guided by the strategic plan, The Next Level: Growing a Robust and Relevant Community Museum, which was endorsed in principle by Council on March 30, 2021, and which will be updated in 2026.

The Museum collection consists of over 30,000 items, a number that grows each year as members of the public reach out to find a safe place for their cherished items that connect to Aurora's history. Heritage services offered by the Museum include research and image requests, donation inquiries, collections care, ongoing documentation, educational programs, and curatorial activities.

4.1.1 Services Initiated by the Public

Research and image requests, and donation inquiries are heritage services initiated by members of the public, which have increased significantly since re-opening at ATS. The topic of research and image requests varies, and can include inquiries related to genealogy, property, businesses, object context, landscape use, Indigenous presence, historic business owners, and much more. The Museum maintains extensive research files; however, rarely are two inquiries the exact same and each requires dedicated staff time.

Image requests are made by residents, business owners, political figures, researchers, family descendants, and other institutions. Whether the purpose is to enhance household décor, design a calendar, or feature a historic Aurora scene in a local business, there is increasing demand for access to the Museum's archival photographs.

The Museum is frequently approached by members of the public with donation inquiries and actively accepts items that tell the story of Aurora. Since re-opening, the Museum has accepted several meaningful donations, including photographs from Aurora Orchards, a silver cloche used aboard the train that transported the Price of Wales through Aurora in 1860, the bass drum used by the old Town Band, and a small desk that was used by a succession of Aurora Reeves. The community has come to trust that the Museum as a safe place for their cherished items related to Aurora's history.

4.1.2 Services Initiated by Museum Staff

Collections care, ongoing documentation, community and education programs, and curatorial activities are heritage services that are primarily initiated by Museum staff. In the new Jim and Joyce McAlpine Collection Storage Area, collection care activities are more visible to the public due to the visible storage feature, which highlights the important collection care work that is taking place.

Staff regularly meet with members of the community to document memories and stories related to Aurora. This engagement allows for nuanced reflections to make their way into the historic record. While this activity is often included as part of producing a larger exhibition or project, there are times when it is a stand-alone occurrence. Staff also conduct ongoing internal research to ensure our reference files are up to date.

ATS heritage programming consists of community and education programs, which are facilitated by Cultural Services staff. Examples include Museum Mondays, Making a Museum, P.A. Day at the Museum, and various workshops that are offered along with special events. Education programs have curriculum connections and focus on students and youth groups (e.g., Girl Guides/Cubs). Staff have found that programs that provide behind-the-scenes access have been successful and is an area of growth.

Additional education program subject matter will include diversity, public art, and modern-day issues relevant to students. With the addition of the Performance Hall and Performing Arts Dance Studio, students can explore learning opportunities through theatre and music. Further, with ATS located in the downtown core, there are rich historical and cultural features accessible as content for education programs. Students will have the opportunity to embark on a public art walking tour to view the Community

Builds Community Diversity and Inclusion Mural by Moonlight Murals Collective, the “Lean on Me” Downtown Street Mural by Vicki Carruthers, the Little Free Art Gallery, and the Bee and Firefly sculptures by Indigenous artist, Donald Chrétien, located at Town Park. Tours will be reinforced with lessons on public art and its ability to connect a community.

Education programs present the opportunity to partner with local community organizations to provide fulsome and enriched programming while also providing opportunities to those organizations to showcase their knowledge, skills, and programming possibilities.

ATS presents exciting exhibition opportunities that are featured in the Aurora Room and the newly constructed exhibition infrastructure in ATS. The activation of these spaces is made possible through curatorial services and collections care activities completed by Museum staff.

The Aurora Room is home to a long-term exhibition titled Echoes of Aurora: Bridging the Past & Present, which explores the evolving yet enduring aspects of Aurora’s history. Themes such as architecture, health and healing, local business, and popular pastimes are woven together to reflect both change and continuity.

A highlight of this space is the striking mural by Indigenous artist, August Swinson, inviting reflection on living in harmony with the land and all living beings. Throughout the museum, the presence of Indigenous knowledge is further honoured with several items from Ancestral Knowledge Keeper, Kim Wheatley, offering deeper insights into Indigenous traditions and culture.

Throughout ATS are four display cases and a gallery rail system. This infrastructure, referred to as the Town Square Galleries, is used to showcase archival materials, objects, textiles, photographs, and stories connected to Aurora.

Staff continue to focus on broadening their understanding of the historical record while completing exhibition and interpretive plans for the available spaces mentioned above.

4.2 Programs & Performances

ATS features a well-rounded calendar of cultural, heritage and recreation programs and events, including art exhibitions, live performances, workshops, lectures, film screenings, and cultural festivals that cater to a wide range of interests. The Town’s Cultural Development Coordinator and Collections and Exhibitions Coordinator lead the development and implementation of the Town’s culture, heritage and community

programs. The Town's Recreation Division also offers various programs at ATS, including summer camps.

As co-located organizations, the Town, ACC and APL have formed a Collaborative Programming Working Group that meets monthly, or as required, to ensure the public receives a range of complementary programs geared to various skill levels and life experiences.

ACC provides the following types of programs:

- Performing Arts (Music, Theatre, etc.)
- Visual/Fine Arts (Gallery Exhibitions/Tours, Painting & Drawing and Photography Classes, etc.)
- Curriculum-based/Curriculum-enhanced arts programming
- Crafts (Textiles, Glass, Jewelry Classes)
- Camps
- Community Events

The ACC develops accessible and community-focused programs geared to beginners, right up to pre-professionals and professionals, serving an audience from 18 months to adults. ACC has extensive experience hosting professional live performances and professional visual arts programs and exhibitions and develops year-round education programs that complement their performing arts and visual arts streams.

APL offers nearly 1,900 programs annually that provide individuals with skills to navigate everyday life. APL's goal is to enhance the experience of residents of all ages in a way that is complementary/adjunct to more advanced programs offered by other partners. Many of these programs are not designed for a specific skill level but are meant to be more experiential in nature and open to people of all skill levels and life experiences.

APL continues to provide the following types of programs in their home space:

- Adult Learning
- Literary Arts (Fiction, Non-fiction, Poetry, Storytelling)
- Electronic Arts (New Media, Digital & Animation)
- STEAM (Science, Technology, Engineering, Arts and Math)
- Crafts
- Community Events

Some programs may expand into ATS when partnership opportunities present themselves. One recent example of this is the Steve Paikin and Bruce Dowbiggin discussion that was co-hosted by the Town and APL in the Performance Hall, and which included a meet and greet and book signing.

In addition to the Town, ACC and APL, numerous other service providers, including the Town's Cultural Partners, have provided a range of programs in the new spaces. ATS has presented opportunities for the Town to work with these local organizations and businesses to provide exciting and enriching experiences. Some successful examples include the Black History Month Paint Night with Aurora Black Community Association, Aurora Pride Festival with Aurora Community Band and York Pride, Great Canadian Songbook on Vinyl with Dave's Vinyl Party, Emancipation Day with Aurora Black Caucus, Doors Open Aurora with numerous local partners, Rocky Horror Picture Show 50th anniversary interactive screening with Marquee Theatrical Productions, We Lend a Hand film screening with Aurora Film Circuit, and more.

Additional Town workshops are in the works that will connect the community to fun and exciting arts and culture activities that will also touch on important global factors such as sustainability and environmentally friendly practices.

4.3 Special Events

A variety of Town Special Events have been hosted at ATS since opening, including the following:

- Mayor's Levee – January
- Arctic Adventure – Hybrid with Town Park – Family Day Weekend, February
- Aurora Performing Arts Festival – June
- National Indigenous History Month – June
- National Indigenous Peoples Day – June
- Culture Days – September to October
- Multicultural Festival – September
- Doors Open – September
- National Day for Truth & Reconciliation – September
- Aurora's Christmas Market – December
- Menorah Lighting Ceremony – Hanukkah – December/January
- Family First Night – December

These special events will become a mainstay of the ATS programming schedule and will expand as resources and partnerships become available.

4.4 Pricing and Fee Structure

The Town's goal for each program and performance at ATS is to balance cost recovery through earned revenue generation with accessibility and affordability. The ATS Fees and Charges Schedule has been approved by Council and was developed in consultation with internal staff and external partners, such as the ACC. It ensures that a range of user groups can access each of the spaces that comprise ATS without negatively impacting their capacity to deliver services to the community.

5. Marketing and Communications

ATS, the largest capital project ever undertaken by the Town of Aurora, has now completed its first full year of operations following a successful grand opening in fall 2024. This cultural hub continues to play a transformative role in the Town's downtown revitalization—enhancing Aurora's small-town charm with big-city amenities, driving local economic activity, and strengthening Aurora's identity as a destination for residents and visitors alike.

Building on the momentum of the grand opening and first year of programming, the 2026–2027 Marketing Strategy focuses on sustaining and growing community engagement through creative, data-informed outreach. Our 2025 audience survey results provide valuable insights that guide content development, event promotion, and communication channels—ensuring that marketing efforts are inclusive, responsive, and aligned with evolving community interests.

In today's rapidly changing marketing landscape, trends such as short-form video, authentic storytelling, collaboration, and targeted digital advertising have become essential tools for public-sector engagement. By leveraging these approaches, the Town can better reach residents where they are—on social platforms, mobile devices, and community networks—inviting them to connect meaningfully with their local culture, heritage, and shared spaces.

Marketing ATS is not just about promoting events, programs, and performances—it's about fostering a sense of belonging. Our communications approach continues to highlight the vibrant mix of experiences at ATS, from live performances and festivals to museum exhibits and creative workshops. Through consistent, audience-driven messaging, marketing plays a key role in connecting people to their community and positioning ATS as the heart of Aurora's cultural and social life.

5.1 Marketing and Communications Strategy

ATS's Marketing and Communications Strategy continues to evolve from its initial focus on launch and awareness to a sustained, data-driven approach that builds long-term community connection, audience loyalty, and destination visibility. Following a successful Grand Opening and first year of operations, the strategy now focuses on audience retention, program participation, and measurable engagement growth across digital and in-person channels.

The 2026–2027 Strategy reflects shifting trends and audience expectations, ensuring authentic, inclusive, and impactful outreach. Short-form video, social storytelling, and user-generated content will continue to drive engagement and community pride, while hyperlocal and geotargeted campaigns convert awareness into attendance and extend reach regionally.

Accessibility and inclusivity remain central, with marketing materials reflecting Aurora's diversity and encouraging broad participation. Data-driven insights from the 2025 audience survey and digital analytics will refine key messages, content formats, and promotional timing to strengthen engagement and maintain relevance.

All activities align with the ATS brand identity introduced in 2021, integrating social media, e-newsletters, website content, media relations, and storytelling initiatives. Collaboration with the Aurora Cultural Centre, Aurora Museum & Archives, and Aurora Public Library will continue to expand promotional reach and reinforce ATS's role as a shared civic and cultural hub.

5.2 Strategic Focus (2026–2027)

- Strengthen awareness and attendance across all program areas.
- Enhance digital engagement through platform-specific strategies.
- Leverage analytics and audience insights to optimize messaging and timing. Support Aurora's economic and cultural vitality by positioning ATS as the heart of downtown.

As ATS enters its next phase of growth, marketing and communications will balance creativity with analytics—driving participation, sustaining momentum, and deepening community connection.

5.3 Social Media Strategy

The Social Media Strategy, developed as part of ATS's broader Marketing and Communications Strategy, guides the implementation and growth of our Facebook and Instagram channels. ATS's social media plays a critical role in connecting with audiences, sharing cultural offerings, and amplifying engagement through compelling content. In 2025, social media emerged as one of the most effective channels for audience awareness of performances, highlighting its value as a primary marketing tool. In an environment of evolving algorithms and increasingly saturated platforms, understanding audience behaviors and platform dynamics is essential to maintain relevance, visibility, and measurable impact. The Social Media Strategy balances paid and organic content to ensure a comprehensive approach: organic posts foster community and authentic engagement, while targeted paid campaigns extend reach and connect with key demographics.

5.4 Partnerships and Collaborations

Fostering partnerships and collaborations yield results that are mutually beneficial and often exceed individual marketing and communications efforts and capacities. They amplify reach, connect resources, and enhance credibility, ultimately cultivating a stronger, more engaged community for all.

5.4.1 Advantages:

- Reach and Exposure – by partnering, individual networks and audiences are expanded. This synergy enhances brand visibility and attracts diverse audiences for each partner. Additionally, partnering with organizations that share target audiences can lead to highly targeted efforts with greater engagement rates.
- Expertise and Resources – marketing tactics are strengthened by new perspectives and specialized skills of partners and collaborators.
- Shared Costs and Efficiencies – joint efforts can lead to shared expenses, extending the reach of each partner's budget, in addition to increasing efficiency across partnering teams.
- Credibility – reputable partners enhance credibility, which can expedite audience participation and shifts to neutral, and ideally positive, sentiment.
- Community – partnerships and collaboration reinforce a commitment to the community and local growth.
- Sustainability – collaborative relationships set the foundation for mutually sustained success.

5.4.2 Partners:

- **Partners** – ATS's partners – the Aurora Cultural Centre, Aurora Museum & Archives, and Aurora Public Library – operate independently from ATS. Each partner has a wealth of expertise and experience that collaboratively enhances opportunities for arts and culture in Aurora. As partners, we support one another and build on our individual capacities, by drawing upon each other's internal competencies. Together, we will provide the community with greater opportunities for arts, culture, and connection for generations to come.
- **Celebrating Culture through Partnerships** – foster collaboration with the Town's Cultural Partners to amplify impact and deepen community engagement resulting in mutually beneficial results.
- **Downtown Revitalization** – bolster the Town's downtown revitalization efforts through an action-oriented and community focused approach. Building relationships with local business owners in downtown Aurora encourages cross-promotion and future collaborations as opportunities arise. These relationships are the foundation of converting contacts to local ambassadors of ATS.
- **Local Ambassadors** – collaboration that nurtures a network of diverse, local ambassadors.

5.5 Community Engagement Initiatives

Robust community engagement efforts play a vital role in driving awareness, building excitement, and ensuring long-term sustainability. By consistently attending Town-led and Town-supported community events, we establish deeper connections with residents and members of the broader community, ultimately fostering excitement, transparency, and on-going credible communication.

- **Creating Excitement and Anticipation** – with ATS now open and established as a cultural and social hub, community events continue to play a vital role in maintaining excitement and deepening public connection. Branded activations at community events continue to serve as high-impact touchpoints. Giveaways, on-site engagement opportunities, and consistent brand visuals reinforce ATS's identity while building positive associations and repeat visitation. Combined with data-driven digital marketing and community partnerships, these efforts ensure sustained visibility and meaningful connection with residents, fostering pride and participation in Aurora's downtown and cultural growth.
- **Two-way Communication** – our engagement efforts present a unique opportunity for residents to ask questions, provide feedback, and voice concerns in-person. This open dialogue fosters transparency and trust between the project team and

Aurora community. By actively listening and responding to comments, questions, and challenges, we demonstrate our commitment to creating a facility that meets the needs and desires of the residents it serves.

- **Long-term Sustainability** – community initiatives set the tone for ongoing community engagement for years to come, propelling ATS into a thriving community hub. Sustained interest translates into consistent patronage and generates revenue streams.

6. Operational Plan

The following areas of expertise are required to operate ATS successfully:

- Facility Maintenance
- IT Services
- Programming and Event Planning
- Collections and Exhibitions Management
- Customer and Visitor Services
- Marketing and Communications
- Technical Production Services
- Audience Management

Of these areas of expertise, the Town is responsible for facility maintenance, IT service delivery, customer service, bookings and rentals, box office administration, program registration, heritage services and museum management, and programming, including community special events.

Technical production and audience services is provided by the ACC.

6.1.1 Facility Maintenance

The Facilities Division supports the APL, Victoria Hall, ATS, the Armoury and the commercial properties on Yonge Street.

ATS operating hours require seven days a week coverage. The staff complement includes a fulltime Crew Leader, 4 additional fulltime Facility Maintenance staff, complemented by part time maintenance support as needed.

The goal is to operate ATS in an environmentally responsible manner by adopting sustainable practices wherever possible. As part of the asset management program, staff will continuously assess the facility's state of repair to ensure its long-term sustainability.

Facility maintenance staff are responsible for the following duties:

- Ensure the building is clean and maintained in good repair, including interior and exterior architectural and structural features, parking area, skating loop, water features, the Amphitheatre, storm water drainage systems, plumbing, electrical, roofing, Heating Ventilation and Air Conditioning (HVAC), fire suppression and fire alarm equipment, elevating systems, and security systems.

- Establish clear procedures and protocols for handling emergencies and evacuations, including fire drills.

- Provide labour support for the setup and strike of furniture and equipment required for all user groups throughout ATS.

Note: Some exterior grounds maintenance, including landscaping and snow removal, is provided by the Town's Parks Division and contracted services respectively.

6.1.2 Information Technology (IT)

The Town's IT Division supports all Town and ACC staff working out of ATS, and their portfolio includes:

- Maintenance and life-cycling of hardware/software
- Technical help desk support for hardware/connectivity issues
- Technical help desk support for software in Town's IT Business Unit
- Telephony equipment and support
- Cellular equipment and support (where required)
- Domain hosting for the ATS microsite and e-commerce
- Architecting, installing, and administering both the wired and wireless networks
- Cybersecurity services and Active Directory account administration
- A/V equipment and support

6.1.3 Collections and Exhibitions Management

ATS is home to the Aurora Collection and serves as the primary venue for exhibitions. Collections management activities include accessioning, cataloguing, ongoing documentation, digitization, preventative conservation, and item specific storage and mounting solutions. The process of creating exhibitions includes creating an interpretive plan, research, developing didactics, writing, artifact selection, and exhibit installation. The Collections & Exhibitions Coordinator and Museum Collections Technician are responsible for providing these services.

6.1.4 Customer and Visitor Services

Customer Service Representatives (CSRs) provide day-to-day support for public inquiries, program registrations, facility rental information, and all data entry for programs and events that take place at ATS. This includes promotion and sales of third-party bookings such as ACC performances. CSRs also manage box office transactions, in person and online.

Two fulltime CSRs, supplemented by parttime staff is required to cover all operating hours. Additional parttime support may also be required for events and activities outside of normal customer service desk operating hours.

Town CSRs are responsible for:

- Box office administration using the Town's ticketing software
- Program registration using the Town's booking administration software
- Customer and referral services for the ACC's programs and services

6.1.5 Marketing and Communications

The Marketing and Communications Specialist leads all ATS marketing and communications initiatives, supported by the Communications Division and Cultural Services Division.

ATS's marketing and communications efforts foster collaboration that enhances the collective capacity and supports the success of each partner in meeting their objectives. Marketing and communications activities align partner goals, target audiences, and key messaging, to enhance community recognition, awareness, and value proposition.

Partner Marketing and Communications Initiatives:

- **Community-Driven Events and Cross-Promotion** – in organizing and promoting shared community events, we will showcase the synergy between ATS and its partners. Cross-promotion at community events that ATS participates in maximizes exposure for our partners and emphasizes a sense of unity and shared purpose within the community.
- **Marketing Collateral** – to enhance community engagement and awareness, partner marketing collateral will serve as tangible reminders of the unique experiences and opportunities to learn and immerse in arts, culture, and heritage at ATS.

- **Microsite** – the ATS website hosts information about our partners. By integrating this partner information into ATS's online presence, we ensure that the partnership remains at the forefront of communications efforts.
- **Social Media** – monthly partner spotlight posts provide in-depth insights into their unique offerings and current initiatives, further strengthening the connection between ATs and its partners.
- **Newsletter** – to amplify each partner's reach, we dedicate a recurring section in our monthly ATS newsletter to highlight their current news, events, and initiatives.

6.1.6 Technical Production Services

Technical Production are provided by ACC staff. Technical Production costs are partially offset by earned revenue from recoveries incurred by Performance Hall user groups. Technical Production staff:

- Manage the technical needs for each client in ATS including advance quoting and production consultation, recruiting for and staffing events
- Facilitating equipment needs, reporting, and backstage health and safety
- Providing audio and lighting requirements that meet the client’s expectations for each event

6.1.7 Audience Management

Audience management is also provided by the ACC and include the activities that support a safe, welcoming and professional audience experience including ticketing issues, seating, emergency evacuation, health concerns, latecomer entry, reception needs, special concession requests, and hearing-assist support. Audience management also supports a robust volunteer program to recruit, train, schedule and manage community participation in ATS.

Audience Management staff are responsible for:

- Volunteer recruitment, training, scheduling, and management during events
- Facilitating front of house client needs
- Ensuring audience health and safety

These services are also partially offset by earned revenue from recoveries incurred by Performance Hall user groups.

7. Financial Projections

The total net operating budget for ATS in 2026 and 2027 is approximately $990,000 and $997,000, respectively. The 2026-2027 projections take into consideration that it will take approximately five years to ramp up and maximize the opportunities that exist for additional revenue generation and added cultural and community activities within the expanded facility.

The Town's net operating requirement allows the Town to provide the following services at ATS:

- Facility Maintenance
- IT Service Delivery
- Customer Service
- Bookings and Rentals
- Box Office Administration
- Program Registration
- Heritage Services and Museum Management
- Café and Concession Services
- Programming, including community events
- Audience Services (contracted to ACC)
- Technical Production Services (contracted to ACC)

A multiyear funding strategy is being utilized (i.e., phased into the operating budget over a three-year period), so that the new pressure is fully funded by the tax levy by 2026. In the interim, any budget shortfalls are to be funded from past unused ATS operating funding that is being held within the tax rate stabilization reserve.

7.1 Economic Benefits

Vibrant spaces such as ATS exert a noticeable economic influence on their communities. They foster job creation, invigorate tourism, and yield revenue for local enterprises. The information presented below was prepared using the Ontario Tourism Regional Economic Impact Model (TREIM), which is a regional economic impact model that helps to determine the economic impact of tourism-related activities on the local and provincial economies.

Aurora Town Square Economic Benefits in York Region
Direct Economic Impact of Capital Investment in a Tourism Facility*
Based on $53,000,000 Capital Investment in Arts, Entertainment, and Recreation

GDP	Labour Income	Full-time Job Equivalents	Tax Revenue (Federal, Provincial, Municipal combined)
$18.75M	$15.4M	157	$4.2M

*2025 Dollars

Aurora Town Square Direct Economic Benefits in York, Durham and Hills of Headwaters
Based on $3,250,000 Combined Annual Revenue from Cultural Performances*

GDP	Labour Income	Full-time Job Equivalents	Tax Revenue (Federal, Provincial, Municipal combined)
$1.655M	$2.74M	25	$1.13M

*2025 Dollars

Notes:

Direct impact: refers to the impact generated in businesses or sectors that produce or provide goods and services directly to travelers, e.g., accommodations, restaurants, recreations, travel agents, transportation and retail enterprises etc. Direct impact on GDP, employment and tax revenues is also called tourism GDP, tourism employment and tourism tax revenues.

Employment: refers to number of jobs; it includes full-time, part-time, seasonal and temporary employment (based on the share of the year worked), for both employed and self-employed workers.

8. Risk Analysis and Mitigation Strategies

The Risk Analysis below identifies several potential risks and analyses the appropriate ways in which they can mitigated.

8.1.1 Marketing and Promotion

- **Risk:** Lack of awareness of ATS, leading to an underutilized facility and reduced ROI on marketing spend.
- **Mitigation Strategy:**
  - Develop a multi-channel marketing and communications plan (social media, local media, email newsletters, community boards).
  - Use storytelling and behind-the-scenes content to build excitement.
  - Partner with local community leaders for authentic promotion.

8.1.2 Market and Demand

- **Risk:** Low audience turnout and program participation due to misjudged community interest or duplication of services from other arts and cultural institutions.
- **Mitigation Strategy:**
    - Develop a comprehensive programming and performance schedule that includes an ongoing plan of action to ensure meaningful and appropriate programming at ATS.
    - Work with project partners and local cultural organizations to understand the community's preferences and interests.
    - Ensure the programming schedule includes a variety of events and programs that cater to different demographics.
    - Ensure the performance schedule includes a diverse and appealing lineup of local and regional talent that appeals to Aurora and York Region residents.
    - Seek community feedback on an ongoing basis to ensure programming is meeting community needs.
    - Ensure staff are provided with the necessary networking and professional development opportunities to remain on top of industry trends.

8.1.3 Operational Considerations

- **Risk:** Inadequate staff training, staff coverage and infrastructure for smooth facility operation.
- **Mitigation Strategy:** Develop a comprehensive training program for all staff members and volunteers that includes ongoing training sessions and a process for regular feedback and communication. Implement regular maintenance schedules for equipment and facilities and ensure it is followed thoroughly. Invest in appropriate technology systems to streamline ticketing, scheduling, and resource allocation and provide appropriate training for staff accordingly.
- **Risk**: Damage to and/or theft of Museum collection.
- **Mitigation Strategy**: Follow established operational security plan and preventative measures.

8.1.4 Technological Considerations

- **Risk:** Technical glitches during performances, impacting audience experience.

- **Mitigation Strategy:** Perform thorough testing of all technical systems before events. Have backup equipment readily available. Employ skilled technicians to manage and troubleshoot technical setups during performances. Ensure appropriate customer service strategies are in place and staff are prepared to employ them when necessary.

8.1.5 Health and Safety

- **Risk:** Accidents, injuries, or health emergencies during programs, performances and events or within the facility.
- **Mitigation Strategy:** Develop and communicate comprehensive health and safety and emergency protocols to staff and visitors. Install safety equipment, such as fire alarms, first aid stations, automated external defibrillator, and emergency exits, in compliance with regulations. Ensure all on site staff members are up to date in Standard First Aid and CPR level C certifications.

8.1.6 Reputation and Public Relations

- **Risk:** Negative publicity, public backlash, or controversy surrounding programming choices.
- **Mitigation Strategy:** Engage with diverse perspectives throughout the community to address concerns and feedback. Have a strong and responsive marketing and communications team to manage communications and address any issues promptly. Develop standardized and thorough messaging in response to such concerns.

8.1.7 Environmental and Sustainability

- **Risk:** Inadequate sustainability measures leading to negative environmental impact.
- **Mitigation Strategy:** Incorporate sustainable design elements into the facility's construction, such as energy-efficient systems and waste reduction initiatives. Implement waste diversion programs. Educate staff and visitors about the facility's sustainability goals. Develop an ongoing sustainability model with all programs, supplies and equipment.
- **Risk**: Environmental damage to the Museum collection.
- **Mitigation Strategy:** Follow a regular schedule on environmental monitoring and insect/pest monitoring. Ensure HVAC system is regularly serviced so that an optimal storage climate is maintained.

8.1.8 Economic and Financial

- **Risk:** Economic downturn affecting program registration, performance attendance and sponsorships.
- **Mitigation Strategy:** Develop flexible pricing strategies to accommodate a range of economic conditions. Diversify revenue streams beyond ticket sales, such as offering memberships or exclusive packages. Maintain flexibility and creativity with programming options to allow for a programming pivot accordingly. Maintain strong relationships with partners.

8.1.9 Partner Relations

- **Risk:** Failure to engage with local organizations and Cultural Partners to develop relevant exhibitions, programs and collaborations.
- **Mitigation Strategy:** Continue to meet monthly with Aurora Arts, Culture & Heritage Network and Collaborative Programming Working Group. Ensure ongoing communication with invested parties is maintained and a collaborative approach to programs and exhibitions is utilized. Dedicate staff time on an ongoing basis to ensure thorough consultation and collaboration.

9. Impact and Evaluation

9.1 Measurement of Success and Impact

Robust measurement practices provide valuable insights into the long-term growth and success of ATS. Monitoring and analyzing attendance data, participant feedback, and utilization rates supports strategic decision-making for resource allocation, along with meeting evolving community needs. Data-driven evaluation highlights trend identification and provides a comprehensive framework for informed decision-making.

Table 14. ATS Measurement and Tracking Methods

Measurement	Tracking Method
Customer satisfaction with the quality of ATS programs	Annual and Program Survey % of satisfaction in each program area
Customer satisfaction with the diversity of program offerings	Annual Survey % of satisfaction
Customer satisfaction with Box Office, Facility Maintenance, Customer Service, Programming, Heritage Services	Survey of User Groups % of satisfaction in each area

Community satisfaction with donation inquiries and Museum research requests	Survey donors and researchers Brief testimonials
# of participants in Town programs at ATS	Reports from Red61 and ActiveNet
Community engagement (volunteering)	Track number of volunteer hours earned at ATS
Earned Revenue (programs and rentals)	Shown as a figure

9.2 Continuous Improvement Strategies

By consistently implementing improvement strategies based on thorough evaluation, ATS will continue to deliver quality and dynamic programs and events that cater to the community and provide a vibrant and creative experience to attendees and participants.

Staff will continue to benchmark ATS performances with similar venues to analyze their programming, audience engagement strategies and overall management practices to help to ensure ATS is following industry best practices and identifying methods for improvement.

Ticket sales and program registration records will assist in analyzing audience and participant demographics. This will help to provide insight into the popularity of genres, dates and times for programming and the types of audiences being engaged, therefore also identifying any gaps.

As part of the comprehensive staff training program, staff and volunteers will participate in ongoing training and development opportunities, as well as performance appraisals to identify areas for learning and growth. This will enhance the overall visitor experience at ATS.

Staff will continue to collaborate with Cultural Partners and local organizations to gather insight and address feedback and recommendations from vested parties.

10. Conclusion

ATS represents a bold investment in Aurora’s cultural and civic future, designed to serve as a dynamic hub for creativity, connection, and community pride. This Business Plan provides a clear roadmap for operational excellence, financial sustainability, and inclusive programming that reflects the diverse voices of our community. By aligning governance, staffing, and resource allocation with municipal priorities, ATS is positioned

to deliver meaningful cultural experiences while fostering economic vitality and downtown revitalization.

Through a commitment to excellence, collaboration, diversity, respect, and accountability, ATS will create an environment where arts, culture, and innovation thrive. The strategies outlined—ranging from risk mitigation and performance measurement to community engagement—ensure that ATS remains adaptable, resilient, and responsive to evolving needs. Ultimately, ATS is more than a facility; it is a shared vision brought to life—a place where residents and visitors alike can gather, learn, and celebrate the richness of our collective heritage. With this plan as a foundation, ATS is poised to become a cornerstone of Aurora's identity and a catalyst for cultural growth for years to come.

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

Town of Aurora

Committee of the Whole Report

No. CS25-022

Subject:	**Fence By-law Variance Request – 18 Sirona's Lane**
Prepared by:	**Alexander Wray, Manager of Bylaw Services**
Department:	Corporate Services
Date:	November 11, 2025

Recommendation

1. **That Report No. CS25-022 be received; and**
2. **That a variance to Fence By-law No. 6429-22 to permit the construction of a non-compliant fence in the front yard of 18 Sirona's Lane be denied.**

Executive Summary

The purpose of this report is to consider a request from the property owner of 18 Sirona's Lane to construct a front fence in the form of a porcelain cladded mason wall and laminated safety glass with a finished height between 1.67 to 2.59 meters. The permitted height in the Town's Fence and Pool Enclosure By-law No. 6429-22 (the "By-law") is 1.2 meters. The proposed fence is intended to serve as an added security feature due to an increase in burglaries and security incidents in the community. If approved, the fence will exceed the permitted height of a front yard fence by 0.47 to 1.39 meters.

- If a variance to the Town's existing By-law is granted, it is likely to set a community precedent.
- Historical data indicates that the town has received four formal requests for a fence variance or exemption in the past.
- The applicant has received support from the Condominium Corporation for the Fence variance.

Background

The subject property is single detached home situated within the York Region Vacant Land Condominium Corporation 1010 (YRVLCC) in the Wellington Street East and Leslie Street neighbourhood of Ward 4. The dwelling is situated in a gated community with carded and security access and is located at the end of a court on a street with approximately 6 detached dwellings. At the rear of the dwelling, there is a private golf course and storm water pond.

The Fence and Pool Enclosure By-law No. 6429-22, being a By-law to regulate and prescribe the standards for fences and pool enclosures (the “By-law”), permits the height of 1.2 meters for a fence in a front yard of a residential neighbourhood. The By-law further stipulates that front yard fences shall be constructed using Open-Fence Construction. The proposed fence will measure a maximum height of 1.67 meters with the supporting stone pillars containing a proposed height of 2.59 meters and will not contain Open-Fence Construction.

The property owner has proactively contracted Bylaw Services Division to seek approval for the proposed fence. As part of their application, the property owner has submitted four letters of support from adjacent property owners and the condominium board. Bylaw Services has provided notice to all abutting property owners advising them of the variance request and how they can delegate to Council.

Analysis

If a variance to the Town’s existing By-law is granted, it is likely to set a community precedent.

Fencing is a common solution to address privacy, security, and aesthetics. A variance to the By-law would set a precedent within the community and may permit other properties to go through the same process. By permitting the variance both current and future decisions may be viewed as subjective and would strongly diminish the integrity of the Town’s By-law.

Historical data indicates that the town has received four formal requests for a fence variance or exemption in the past.

Available historical data indicates that the Town has received five formal fence variance requests. The history of these requests and subsequent Council decisions are illustrated in the below chart. It should be noted that the approved variance for 15516 Leslie Street has since been removed as the lands have been redeveloped.

	Year of Request	Report Number	Property Address	Reason for Variance Request	Council Decision
1.	2004	BA04-16	15516 Leslie Street	Dust and Noise mitigation	Approved
2.	2019	CS19-011	203 St. John's Sideroad West	Privacy	Denied
3.	2021	CS21-059	32 Knowles Crescent	Privacy	Denied
4	2024	CS24-021	241 Holladay Drive	Privacy	Approved
5.	2025	CS25-008	39 Hackwood Crescent	Privacy	Approved

The applicant has received support from the Condominium Corporation for the Fence variance.

The location of the proposed fence variance is within a gated community that forms part of a condominium corporation. For the safety and security of the condominium residents, the neighbourhood has controlled access points with swing arms/gates and staffed gate houses. As part of the applicants application for a fence variance to enhance their property security, they have submitted letters of support from the property management company and some adjacent properties.

Advisory Committee Review

Not applicable.

Legal Considerations

In accordance with Section 9 of the By-law, where a proposed fence does not comply with the By-law, the owner may request a variance from any of the applicable provisions of the By-law, including height. Council is the approval authority for all variance requests. Any decision of Council is deemed to be final without any further right of appeal.

If Council approves the variance request, any variance granted is effective and valid until such time as the fence to which the variance applies is substantially replaced or removed entirely, unless otherwise specified by Council as part of its decision.

Financial Implications

There are no financial implications to the Town as a result of this report.

Communications Considerations

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

Climate Change Considerations

The items for consideration in this report do not impact climate change.

Link to Strategic Plan

N/A

Alternative(s) to the Recommendation

1. Council approve the applicant’s request for a Fence variance at 18 Sirona’s Lane, until such time that the fence requires replacement.

Conclusions

For reasons outlined in this report, staff are recommending the provisions of the By-law be upheld and the variance request refused.

Attachments

Attachment 1 – Aerial Photographs of Neighbourhood

Attachment 2 – Fence Variance Design Drawings

Previous Reports

N/A

Pre-submission Review

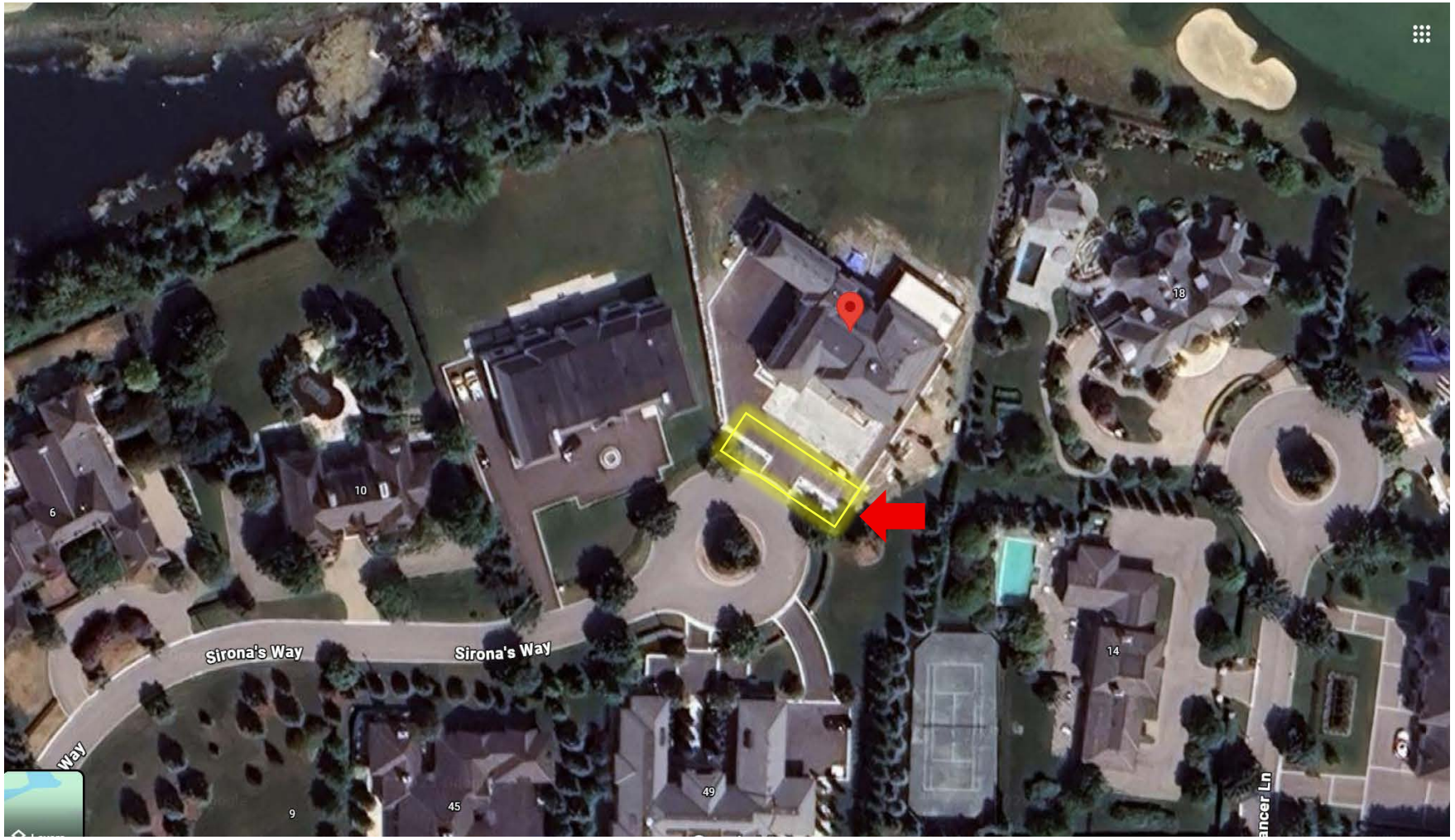
Agenda Management Team review on October 23, 2025

Approvals

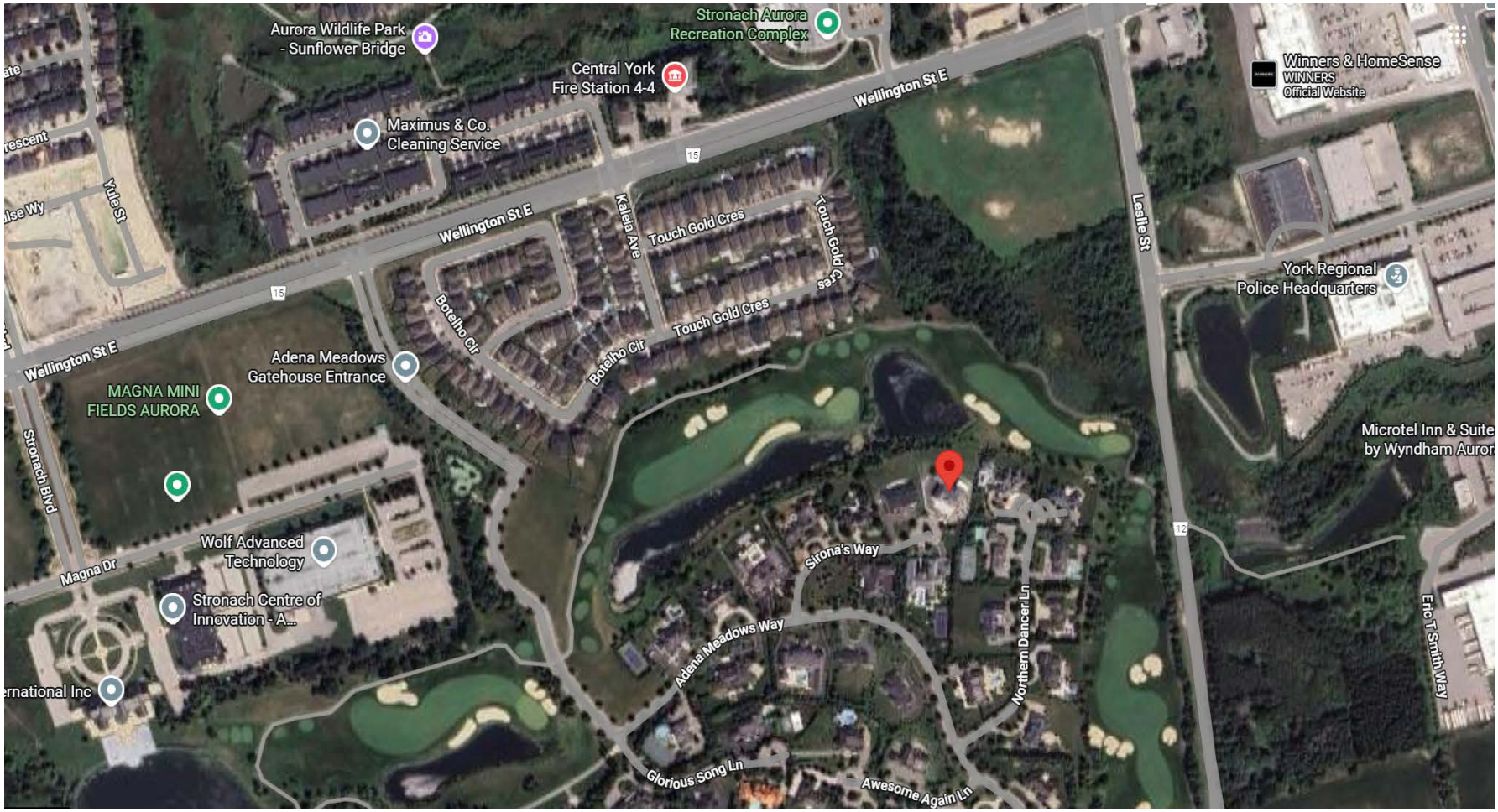
Approved by Patricia De Sario, Director, Corporate Services/Town Solicitor

Approved by Doug Nadorozny, Chief Administrative Officer

Attachment 1

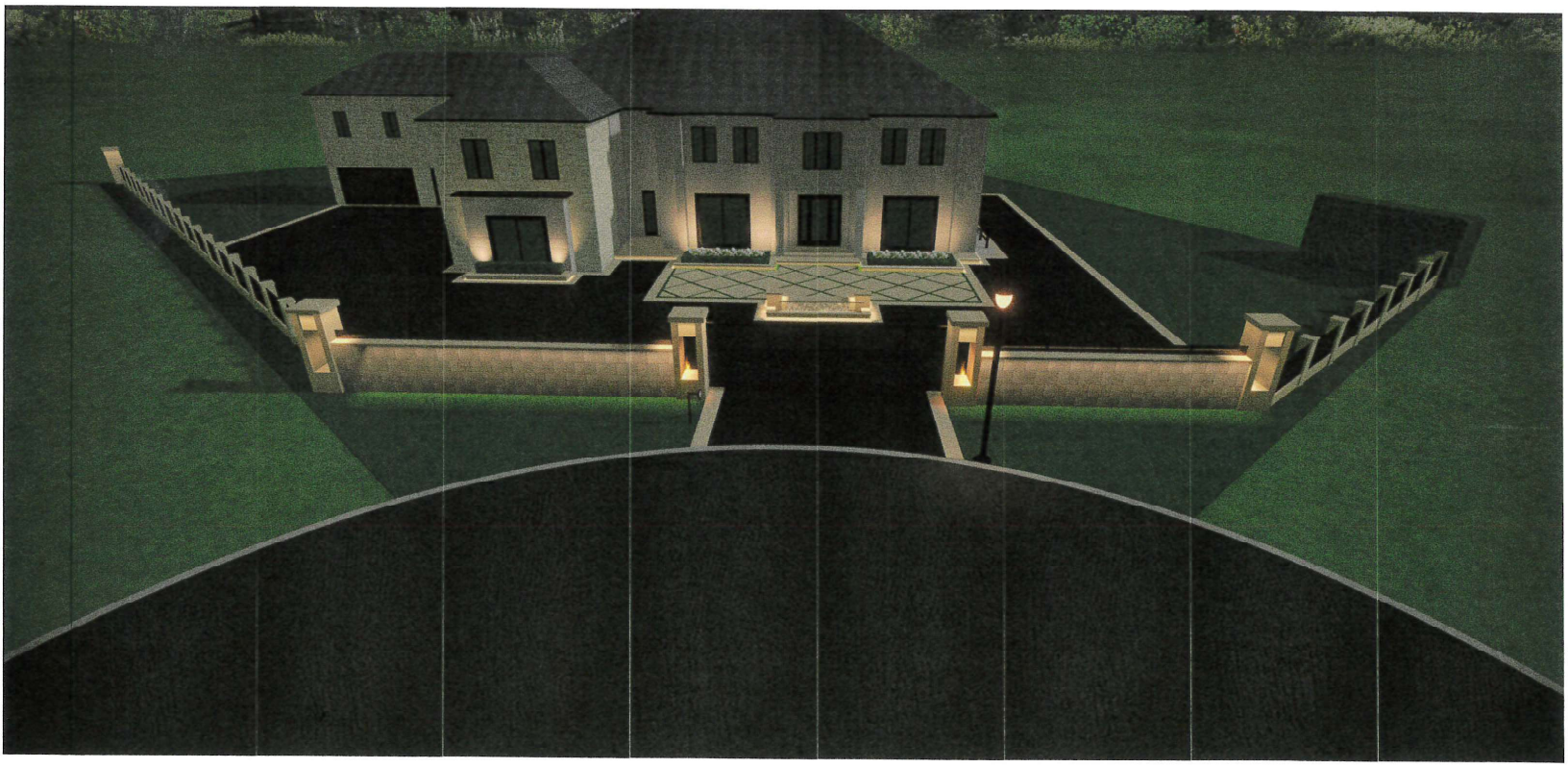


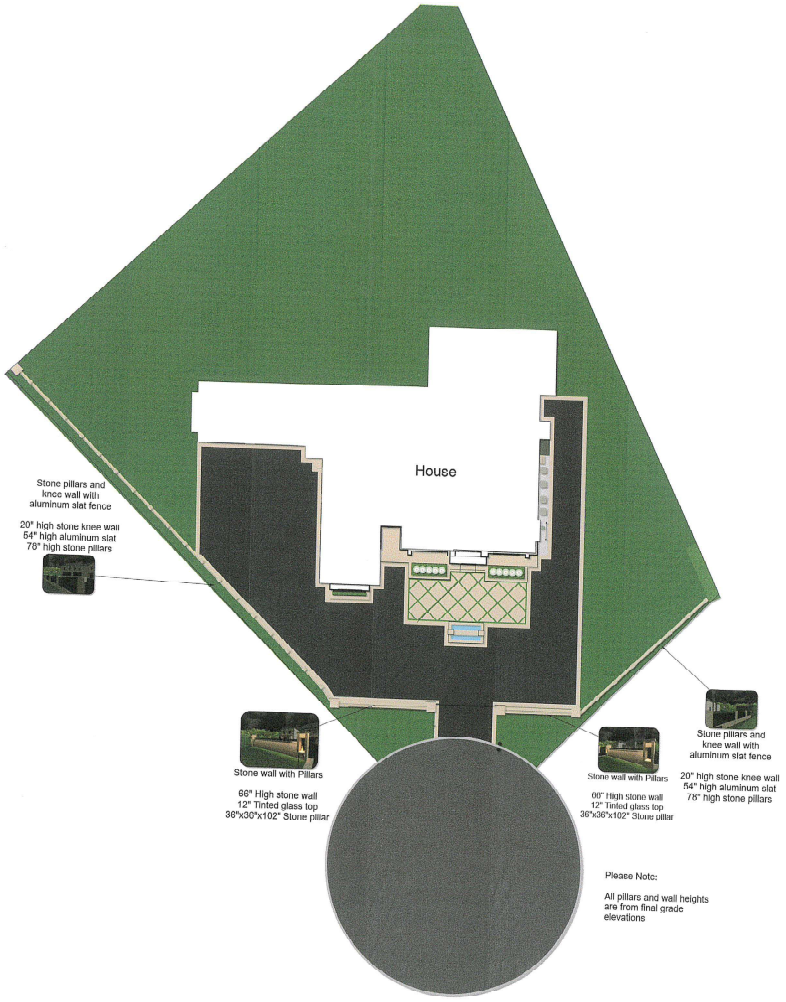
Aerial photograph which indicates the location of the proposed fence requiring a by-law variance.



Aerial photograph highlighting the property location within the broader community.

Attachment 2




House
Stone pillars and knee wall with aluminum slat fence
20" high stone knee wall
54" high aluminum slat
78" high stone pillars
Stone wall with Pillars
68" High stone wall
12" Tinted glass top
36"x36"x102" Stone pillar
Stone wall with Pillars
00" High stone wall
12" Tinted glass top
36"x36"x102" Stone pillar
Stone pillars and knee wall with aluminum slat fence
20" high stone knee wall
54" high aluminum slat
78" high stone pillars
Please Note:
All pillars and wall heights are from final grade elevations

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

Town of Aurora

Committee of the Whole Report

No. CS25-021

Subject:	**Use of Corporate Resources for Election Campaign Purposes Policy**
Prepared by:	**Michael de Rond, Town Clerk**
Department:	Corporate Services
Date:	November 11, 2025

Recommendation

1. **That Report No. CS25-021 be received; and**
2. **That the Use of Corporate Resources for Election Campaign Purposes policy (attachment 1) be approved.**

Executive Summary

This report seeks adoption of the Use of Corporate Resources for Election Campaign Purposes Policy for the 2026 Municipal and School Board Election;

- The Use of Corporate Resources for Election Campaign Purposes Policy is reviewed before every municipal election
- Staff are proposing only minor changes to the policy that was in place for the 2022 Municipal Election

Background

Section 88.18 of the *Municipal Elections Act, 1996,* as amended, requires The Town of Aurora to establish rules and procedures with respect to the use of municipal resources during the election campaign period.

The Use of Corporate Resources for Election Campaign Purposes Policy is reviewed before every municipal election

The Use of Corporate Resources for Election Campaign Purposes Policy ("Policy") provides a consistent approach regarding the use of Corporate Resources in a

campaign period in accordance with the Municipal Elections Act, the Council Code of Conduct, and other applicable policies and legislation. This Policy is brought forward for Council review and endorsement prior to every municipal election. All proposed changes are noted in the attached track changed policy (attachment 2).

Analysis

Staff are proposing only minor changes to the policy that was in place for the 2022 Municipal Election

Prior to the 2022 Municipal Election, the Use of Corporate Resources for Election Campaign Purposes Policy underwent significant changes due to the increase of social media use as well as substantial amendments to provincial legislation governing municipal elections. These considerable changes are not necessary for this review and staff are recommending only minor, clarifying amendments to the policy.

Attachment 2 to this report contains the track changed recommendations to the policy. Only content changes have been noted in this attachment. Some minor grammatical / language changes have been made but not noted.

Advisory Committee Review

None

Legal Considerations

The administration of the Policy will be at the discretion of the Clerk or its designate. In the event that there is a contravention of the Policy, the Clerk or its designate will have the authority to investigate and resolve the complaint. Contravention of this Policy by an existing member of Council may also be a contravention under the Council Code of Conduct and any such contraventions will be directed to the Integrity Commissioner.

Financial Implications

There are no direct financial implications as a result of this report.

Communications Considerations

This Policy will be available on the Town’s Election webpage and provided to all candidates and third parties who register for the 2026 Municipal Election.

Climate Change Considerations

None

Link to Strategic Plan

This Policy update promotes progressive corporate excellence and continuous improvement by implementing policy and processes that reflect sound and accountable governance

Alternative(s) to the Recommendation

1. Council provide direction

Conclusions

This report recommends the adoption of an updated Use of Corporate Resources for Election Campaign Purposes Policy

Attachments

Attachment 1 - Use of Corporate Resources for Election Campaign Purposes Policy (clean)

Attachment 2 - Use of Corporate Resources for Election Campaign Purposes Policy (track changed)

Previous Reports

CS22-002 - Updates to the Use of Corporate Resources for Election Campaign Purposes Policy – February 1, 2022

Pre-submission Review

Agenda Management Team review on October 23, 2025

Approvals

Approved by Patricia De Sario, Director, Corporate Services/Town Solicitor

Approved by Doug Nadorozny, Chief Administrative Officer

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

Town of Aurora
Policy
Legislative Services

Attachment 1

Contact: Town Clerk

Approval Authority: Aurora Town Council

Effective: April 8, 2014

Revised: November 23, 2025

Use of Corporate Resources for Election Campaign Purposes

Purpose

- Ensure compliance of Town of Aurora staff, municipal election candidates, third party advertisers, and Members of Council with the *Municipal Elections Act*, 1996, S.O. 1996, c. 32, Sched.
- Ensure that municipal election candidates, third party advertisers, and Members of Council are treated fairly and consistently within the municipality
- Ensure integrity, transparency, and accountability of election processes / practices
- Ensure that Town operations, events, and facilities are used for non-partisan purposes and not for election campaign related purposes / activities

Scope

This policy applies to all Town staff, all municipal election candidates (whether for Council or for school board trustee), third party advertisers, any acclaimed candidate, and Members of Council (including a Member not seeking re-election).

Definitions

Act

The *Municipal Elections Act*, 1996, S.O. 1996, c. 32, as amended.

Campaigning

A municipal election-related activity for the purpose of supporting or opposing the election of a candidate or a question on the ballot, and includes, without limiting the generality of the foregoing, the distribution of materials, advertising, display of signage, etc.

Candidate

Any person who has filed the prescribed nomination form to run in a municipal, regional, school board, provincial or federal election or by-election or for a position in a political party.

Clerk
The Town Clerk or their designate.

Council
The Council of the Town

Member
A member of Council and includes the Mayor of the Town.

Nomination Day
The date in a regular election or a by-election (as defined in municipal, provincial, or federal legislation) where nominations close.

Staff
All full-time and part-time persons hired by the Town, including but not limited to the Chief Administrative Officer (C.A.O.), directors, managers, supervisors, coordinators, salaried employees, union employees, administrative staff, and contract, temporary, student, secondment, and co-operative placement staff.

Third Party Advertisers
Those that incur a cost to support, promote or oppose a candidate, or support, promote or oppose a “yes” or “no” question on the ballot.

Town
The Corporation of the Town of Aurora.

Town Resources
Real property, goods and / or services owned, controlled, leased, acquired, or operated by the Town including but not limited to facilities, parks, materials, equipment, monetary funds, technology, Town I.T. systems and resources, databases, intellectual property, and supplies. This also includes services in Town facilities owned and / or operated by a third party.

Voting Day
In the case of a regular election, the fourth Monday in October in the year of the election, or, in the case of a by-election, the 45th day after Nomination Day, as noted in the Act.

Policy

Background

In order to preserve the public trust and comply with the provisions of the Act as amended it is essential that Members of Council, all election candidates, and all Town

employees maintain the highest standards of ethical conduct. This policy reflects both provincial legislation and the conduct necessary to set a leading example in meeting the objectives of the Town's Strategic Plan for being well equipped and managed through decision-making processes that reflect sound governance and accountability.

Campaigning – General

1) No person shall use Town resources for campaigning
2) Notwithstanding subsection (1) and (6), "All-Candidates" meetings may be held in a Town facility at the discretion of the Clerk, subject to the usual rental charges and permit procedures for such use and provided that subsection (4) is adhered to
3) Notwithstanding subsection (1), campaigning on public walkways, thoroughfares, and rights-of-way are permitted, provided that all campaigning is in compliance with Town by-laws
4) No campaigning signs or material may be displayed in any Town owned or operated facilities
5) Campaigning shall not be permitted at any Town-operated events, e.g., Concerts in the Park, Ribfest, Canada Day celebrations, etc.
6) Candidates and third parties may not rent any Town facilities for campaigning purposes
7) No person shall use the services of staff for campaigning during normal working hours of such staff, unless such staff are on a leave of absence without pay, lieu time, float day, maternity / parental leave, or vacation leave
8) In any material printed, distributed, or paid for by the Town, a candidate is not permitted to:
    i. illustrate that an individual is a candidate
    ii. identify where they or any other individual will be running for office
    iii. profile or make reference to a candidate
9) Websites or domain names that are funded, owned, or operated by the Town shall not include any campaigning, other than non-partisan election information material that is required for the proper administration of the election under the Act and basic contact information for candidates
10) The Town's voicemail system shall not be used to record campaigning messages, and the Town resources comprising the computer network, e- mail, and related I.T. systems and software subscriptions shall not be used for campaigning
11) The Town's logo, crest, coat of arms, slogan, brand, other marks, chain of office, etc. shall not be used in any campaigning or included on any campaigning related website, social media, or electronic publication
12) Photographs and videos produced for and owned by the Town may not be used for campaigning

13) Candidates are permitted to use Council, General Committee, Committee of the Whole or Advisory Committee meeting videos from the Town's YouTube Channel in their campaign material
14) As provided for in the Act, the Clerk is responsible for conducting elections within the Town. Accordingly, any decision regarding the conduct of an election, including the interpretation and application of this policy, shall fall under the authority of the Clerk.

Limitations

Nothing in this policy shall prohibit a Member of Council from performing their job as a Member of Council, nor impede them from representing the interests of their constituents.

Nothing in this policy shall preclude Town staff from exercising their civic right and duty to participate in the municipal election process as a private citizen.

Nothing in this policy shall prevent staff from conducting an election in accordance with the Act, or providing non-partisan election information material on behalf of the Town so as to inform the public about the election and the election process.

Responsibilities / Requirements of the Policy

All Staff

- Staff shall not use any Town resources for Campaigning purposes
- Staff shall neither canvass nor actively work in support of a candidate during normal working hours, unless such staff is on a leave of absence without pay, lieu time, float day, maternity / parental leave, or vacation leave
- Staff shall neither canvass nor actively work in support of a candidate while wearing a Town uniform, badge, crest or other item identifying them as a member of Town Staff, or while using a Town owned or leased vehicle
- Staff working directly for a Member of Council (i.e., executive and administrative assistants), shall not be assigned to work as voting clerks, returning officers, deputy returning officers, or in any part of the voting process
- Staff who are also relatives of any Member of Council or candidate shall not be assigned to work as voting clerks, returning officers, deputy returning officers, or in any part of the voting process.
- Staff shall declare whether they are related to any Member of Council or candidate during the recruitment process.
- Staff shall not use their official authority or influence for the purpose of interfering with or affecting the result of a municipal election or a question on the ballot, nor use their official title while participating in otherwise permissible political activities

- Staff shall be especially mindful of public perception during municipal elections, and to ensure that their activities neither conflict with nor adversely affect their duties as members of Town staff.
- , Staff shall ensure that public resources are not used for campaigning by any person.
- Any member of staff who considers being a candidate in a municipal election should familiarize themselves with the rules set out in the Act and the *Education Act*, R.S.O. 1990, c. E.2, as amended.

Legislative Services
The Town Clerk or their designate shall communicate this policy to staff, candidates, third party advertisers, and Members of Town Council.

Requirements for Members of Council and Candidates

- A Member of Council shall ensure that the content of any communication material that is printed, sponsored, hosted, or distributed by the Town at the request of such Member of Council is not for campaigning purposes
- A Member of Council shall not print or distribute campaigning material using Town resources and / or paid for by Town funds
- Office furnishings, office / desk locations, stationary, and other supplies normally provided for Members of Council will remain status quo from Nomination Day until the end of the Council term. However, none of these Town resources may be used for campaigning.
- Social media accounts hosted by members of Council are not sponsored by the Town. In addition, any website activity such as a blog account for a member of Council will be deactivated and their page will be removed. Any election related social media activity using Town resources, other than non-partisan election information material that is required for the proper administration of the election is prohibited.
- In an election period, Mayor and Council biographies will remain static, and no changes to these pages will be allowed.
- Candidates, third party advertisers and Members of Council shall not use corporate resources, for any election-related purposes, including computers, cell / smart phones, tablets, printers, scanners, corporate Zoom and Microsoft Teams accounts, or other services such as email, internet, and file storage
- A Member of Council, who is also a candidate, shall continue to comply with the provisions in the Council Code of Conduct throughout the campaign period, including but not limited to Rule No. 6: Election Campaigns

Monitoring and Maintenance

Administration of the policy will be at the discretion of the Clerk or their designate. Procedures may be defined, and amended from time to time, by the Clerk to address specific implementation of this policy. Legislative requirements, business practices, and changing Town needs may also merit a review.

Should a complaint arise regarding the alleged use of corporate resources in contravention of this policy, the Clerk or their designate shall have the authority to investigate and resolve the complaint. All complaints shall be submitted to the Clerk in writing.

Complaints against a Member of Council alleging contravention of Rule 6: Election Campaigns of the Council Code of Conduct will be directed to the Integrity Commissioner.

This policy will be updated and placed on a Council agenda for adoption prior to each regular municipal and school board election.

References

- Canada Elections Act (S.C. 2000, c. 9)
- Education Act, R.S.O. 1990, c. E.2,
- Election Finances Act, R.S.O. 1990, c. E.7
- Municipal Elections Act, 1996, S.O. 1996, c. 32, Sched.
- By-law – Elections Signs
- Policy – Council Staff Relations
- Policy – Employee Code of Conduct
- Council Code of Conduct
- Town of Aurora's Strategic Plan

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

Town of Aurora
Policy
Legislative Services

Attachment 2

Contact: Town Clerk

Approval Authority: Aurora Town Council

Effective: April 8, 2014

Revised: November 23, 2025

Use of Corporate Resources for Election Campaign ~~Resources~~Purposes

Purpose

- Ensure compliance of Town of Aurora staff, municipal election candidates, third party advertisers, and Members of Council with the *Municipal Elections Act*, 1996, S.O. 1996, c. 32, Sched.
- Ensure that municipal election candidates, third party advertisers, and Members of Council are treated fairly and consistently within the municipality
- Ensure integrity, transparency, and accountability of election processes / practices
- Ensure that Town operations, events, and facilities are used for non-partisan purposes and not for election campaign related purposes / activities

Scope

This policy applies to all Town staff, all municipal election candidates (whether for Council or for school board trustee), third party advertisers, any acclaimed candidate, and Members of Council (including a Member not seeking re-election).

Definitions

Act

The *Municipal Elections Act*, 1996, S.O. 1996, c. 32, as amended.

Campaigning

A municipal election-related activity for the purpose of supporting or opposing the election of a candidate or a question on the ballot, and includes, without limiting the generality of the foregoing, the distribution of materials, advertising, display of signage, etc.

Candidate

Any person who has filed the prescribed nomination form to run in a municipal, regional, school board, provincial or federal election or by-election or for a position in a political party.

Clerk
The Town Clerk or their designate.

Council
~~Aurora Town Council.~~The Council of the Town

Member
A member of ~~Aurora Town~~ Council and includes the Mayor of the Town.

Nomination Day
The date in a regular election or a by-election (as defined in municipal, provincial, or federal legislation) where nominations close.

Staff
All full-time and part-time persons hired by the Town, including but not limited to the Chief Administrative Officer (C.A.O.), directors, managers, supervisors, coordinators, salaried employees, union employees, administrative staff, and contract, temporary, student, secondment, and co-operative placement staff.

Third Party Advertisers
Those that incur a cost to support, promote or oppose a candidate, or support, promote or oppose a “yes” or “no” question on the ballot.

Town
The Corporation of the Town of Aurora.

Town Resources
Real property, goods and / or services owned, controlled, leased, acquired, or operated by the Town including but not limited to facilities, parks, materials, equipment, monetary funds, technology, Town I.T. systems and resources, databases, intellectual property, and supplies. This also includes services in Town facilities owned and / or operated by a third party.

Voting Day
In the case of a regular election, the fourth Monday in October in the year of the election, or, in the case of a by-election, the 45th day after Nomination Day, as noted in the Act.

Policy

Background

In order to preserve the public trust and comply with the provisions of the ~~*Municipal Elections Act, 1996,*~~Act as amended it is essential that Members of Council, all election

candidates, and all Town employees maintain the highest standards of ethical conduct. This policy reflects both provincial legislation and the conduct necessary to set a leading example in meeting the objectives of the Town's Strategic Plan for being well equipped and managed through decision-making processes that reflect sound governance and accountability.

Campaigning – General

1) No person shall use Town resources for campaigning
2) Notwithstanding subsection (1) and (6), "All-Candidates" meetings may be held in a Town facility at the discretion of the Clerk, subject to the usual rental charges and permit procedures for such use and provided that subsection (4) is adhered to
3) Notwithstanding subsection (1), campaigning on public walkways, thoroughfares, and rights-of-way are permitted, provided that all campaigning is in compliance with Town by-laws
4) No campaigning signs or material may be displayed in any Town owned or operated facilities
5) Campaigning shall not be permitted at any Town-operated events, e.g., Concerts in the Park, Ribfest, Canada Day celebrations, etc.
6) Candidates and third parties may not rent any Town facilities for campaigning purposes
7) No person shall use the services of staff for campaigning during normal working hours of such staff, unless such staff are on a leave of absence without pay, lieu time, float day, maternity / parental leave, or vacation leave
8) In any material printed, distributed, or paid for by the Town, a candidate is not permitted to:
    i. illustrate that an individual is a candidate
    ii. identify where they or any other individual will be running for office
    iii. profile or make reference to a candidate
9) Websites or domain names that are funded, owned, or operated by the Town shall not include any campaigning, other than non-partisan election information material that is required for the proper administration of the election under the Act and basic contact information for candidates
10) The Town's voicemail system shall not be used to record campaigning messages, and the Town resources comprising the computer network, e- mail, and related I.T. systems and software subscriptions shall not be used for campaigning
11) The Town's logo, crest, coat of arms, slogan, brand, other marks, chain of office, etc. shall not be used in any campaigning or included on any campaigning related website, social media, or electronic publication

12) Photographs and videos produced for and owned by the Town may not be used for campaigning
13) Candidates are permitted to use Council, General Committee, Committee of the Whole or Advisory Committee meeting videos from the Town's YouTube Channel in their campaign material
14) As provided for in the Act, the Clerk is responsible for conducting elections within the Town. Accordingly, any decision regarding the conduct of an election, including the interpretation and application of this policy, shall fall under the authority of the Clerk.

Limitations

Nothing in this policy shall prohibit a Member of Council from performing their job as a Member of Council, nor impede them from representing the interests of their constituents.

Nothing in this policy shall preclude ~~a~~ Town staff ~~member~~ from exercising their civic right and duty to participate in the municipal election process as a private citizen.

Nothing in this policy shall prevent staff from conducting an election in accordance with the Act, or providing non-partisan election information material on behalf of the Town so as to inform the public about the election and the election process.

Responsibilities / Requirements of the Policy

All Staff

- Staff shall not use any Town resources for Campaigning purposes
- Staff shall neither canvass nor actively work in support of a candidate during normal working hours, unless such staff is on a leave of absence without pay, lieu time, float day, maternity / parental leave, or vacation leave~~.~~
- Staff shall neither canvass nor actively work in support of a candidate while wearing a Town uniform, badge, crest or other item identifying them as a member of Town Staff, or while using a Town owned or leased vehicle
- Staff working directly for a Member of Council (i.e., executive and administrative assistants), shall not be assigned to work as voting clerks, returning officers, deputy returning officers, or in any part of the voting process
- Staff who are also relatives of any Member of Council or candidate shall not be assigned to work as voting clerks, returning officers, deputy returning officers, or in any part of the voting process.
- Staff ~~will be required to~~shall declare ~~that~~ whether they are ~~not relatives~~related to any Member of Council or candidate during the recruitment process.
- Staff shall not use their official authority or influence for the purpose of interfering with or affecting the result of a municipal election or a question on the

ballot, nor use their official title while participating in otherwise permissible political activities

- Staff shall~~are advised to~~ be especially mindful of public perception during municipal elections, and to ensure that their activities neither conflict with nor adversely affect their duties as members of Town staff.
- ~~Moreover~~, S~~s~~taff ~~have a responsibility to~~shall ensure that public resources are not used for campaigning by any person.
- Any member of staff who considers being a candidate in a municipal election should familiarize themselves with the rules set out in the Act and the *Education Act*, R.S.O. 1990, c. E.2, as amended.

Legislative Services

The Town Clerk or their designate shall communicate this policy to staff, candidates, third party advertisers, and Members of Town Council.

Requirements for Members of Council and Candidates

- A Member of Council ~~is responsible for ensuring~~shall ensure that the content of any communication material that is printed, sponsored, hosted, or distributed by the Town at the request of such Member of Council is not for campaigning purposes
- A Member of Council shall not print or distribute campaigning material using Town resources and / or paid for by Town funds
- Office furnishings, office / desk locations, stationary, and other supplies normally provided for Members of Council will remain status quo from Nomination Day until the end of the Council term. However, none of these Town resources may be used for campaigning.
- Social media accounts hosted by members of Council are not sponsored by the Town. In addition, any website activity such as a blog account for a member of Council will be deactivated and their page will be removed. Any election related social media activity using Town resources, ~~-~~other than non-partisan election information material that is required for the proper administration of the election is prohibited.
- In an election period, Mayor and Council biographies will remain static, and no changes to these pages will be allowed.
- Candidates, third party advertisers and Members of Council shall not use corporate resources, for any election-related purposes, including computers, cell / smart phones, tablets, printers, scanners, corporate Zoom and Microsoft Teams accounts, or other services such as email, internet, and file storage
- A Member of Council, who is also a candidate, shall continue to comply with the provisions in the Council Code of Conduct throughout the campaign period, including but not limited to Rule No. 6: Election Campaigns

Monitoring and Maintenance

Administration of the policy will be at the discretion of the Clerk or their designate. Procedures may be defined, and amended from time to time, by the Clerk to address specific implementation of this policy. Legislative requirements, business practices, and changing Town needs may also merit a review.

Should a complaint arise regarding the alleged use of corporate resources in contravention of this policy, the Clerk or their designate shall have the authority to investigate and resolve the complaint. All complaints shall be submitted to the Clerk in writing.

Complaints against a Member of Council alleging contravention of Rule 6: Election Campaigns of the Council Code of Conduct will be directed to the Integrity Commissioner.

This policy will be updated and placed on a Council agenda for adoption prior to each regular municipal and school board election.

References

- Canada Elections Act (S.C. 2000, c. 9)
- Education Act, R.S.O. 1990, c. E.2,
- Election Finances Act, R.S.O. 1990, c. E.7
- Municipal Elections Act, 1996, S.O. 1996, c. 32, Sched.
- By-law – Elections Signs
- Policy – Council Staff Relations
- Policy – Employee Code of Conduct
- Council Code of Conduct
- Town of Aurora's Strategic Plan

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

Town of Aurora

Committee of the Whole Report

No. CS25-023

Subject:	**Cannabis Retail Review Task Force Terms of Reference**
Prepared by:	**Ishita Soneji, Deputy Town Clerk**
Department:	Corporate Services
Date:	November 11, 2025

Recommendation

1. **That Report No. CS25-023 be received; and**
2. **That the Terms of Reference (Attachment 1) for the Cannabis Retail Review Task Force be approved.**

Executive Summary

This report seeks the adoption of the Terms of Reference for the Cannabis Retail Review Task Force.

- The draft Terms of Reference have been created to capture a clear mandate for the Task Force
- Citizen Member recruitment will take place in December 2025 for the Task Force

Background

On October 28, 2025, Council established a Cannabis Retail Review Task Force to review the experience of the Town since opting in to retail cannabis stores.

Analysis

The draft Terms of Reference have been created to capture a clear mandate for the Task Force

The draft Terms of Reference for the Cannabis Retail Review Task Force were developed using the motion adopted by Council and through consultation with Planning and Development Services and Bylaw Services.

Citizen Member recruitment will take place in December 2025 for the Task Force

Following Council's approval of the Terms of Reference, staff will begin recruitment of the citizen members in December 2025. Staff will prepare the applications received for Council to complete appointments in January 2026. Additionally, staff will reach out to York Region Police to confirm their representative who will serve on the Task Force.

As set out in the motion, following the recruitment of members, the Task Force will hold its first meeting and report back to Council with findings and recommendations within six (6) months.

Advisory Committee Review

None.

Legal Considerations

None.

Financial Implications

There are no direct financial implications from the recommendations in this report.

Communications Considerations

Legislative Services staff will continue to work with Communications staff to ensure that the advertisement for Task Force citizen membership is posted in all locations including print media and Town's social media platforms and website.

Climate Change Considerations

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

Link to Strategic Plan

The approval of the Terms of Reference for the Cannabis Retail Review Task Force promotes **progressive corporate excellence and continuous improvement by implementing policy and processes** that reflect sound and accountable governance. As well as supporting **broad community outreach and engagement with partners, businesses, newcomers, and community groups to ensure inclusiveness** by affording residents the opportunity to provide insight to Council.

Alternative(s) to the Recommendation

1. Council provide direction.

Conclusions

The approval of the Terms of Reference will provide the Cannabis Retail Review Task Force with a strong sense of their mandate.

Attachments

Attachment 1 – Draft Cannabis Retail Review Task Force Terms of Reference

Previous Reports

None

Pre-submission Review

Agenda Management Team review via email on October 29, 2025

Approvals

Approved by Patricia De Sario, Director, Corporate Services/Town Solicitor

Approved by Doug Nadorozny, Chief Administrative Officer

Attachment 1

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

Town of Aurora

Cannabis Retail Review Task Force

Terms of Reference

Purpose

The Cannabis Retail Review Task Force is established to review and provide recommendations regarding the experience of the Town since permitting retail cannabis stores within the Town of Aurora.

Membership

The Task Force will be composed of up to ten (10) members, as follows:

- Two (2) members of Council;
- Up to seven (7) citizen members selected by Council; and
- A representative from York Region Police

Term

The Task Force shall terminate upon the acceptance of the Task Force's final report to Council.

Remuneration

None.

Duties and Functions

- Identify issues that have arisen related to public safety, land use, business clustering, signage, community perception, and economic development
- Explore best practices from other municipalities regarding cannabis retail management and community engagement
- Provide recommendations on potential actions or advocacy initiatives to address identified challenges and support balanced community outcomes

The Task Force shall take into consideration the applicable legislation, including but not limited to *Cannabis License Act, 2018*, *Cannabis Control Act, 2017*, *Planning Act*, and *Provincial Offences Act*.

Reporting

The Managers of Economic Development and/or Bylaw Services will provide the recommendations of the Task Force through a report to Committee of the Whole.

Meeting Time and Location

The Task Force will meet on an ad hoc basis with the specific dates and times for meetings to be determined by the Task Force, in consultation with the Town Clerk.

Staff Support

Staff Liaisons will consist of staff from the Planning and Development Services department and Bylaw Services division, depending on which items are on a given agenda.

The Legislative Services division will provide administrative support services to the Task Force.

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

Town of Aurora

Council Report

No. FIN25-053

Subject: **2025 Interim Forecast Update – as of August 31, 2025**

Prepared by: Tracy Evans, Financial Management Advisor

Department: Finance

Date: October 28, 2025

Recommendation

1. **That Report No. FIN25-053 be received for information.**

Executive Summary

This report presents to Council the information to effectively monitor the financial performance of the Town's operating and capital budget as of August 31, 2025.

- Overall, the tax levy funded operating budget is forecasted to conclude the year with a surplus of $180,500 by year end
- The Town's water, wastewater and stormwater operations is forecasting a surplus of $285,200 by fiscal year end
- The forecasted capital spend of $33.2M as of August 31, 2025 is $17.5M lower than the Town's forecasted capital spend of $50.7M as of April 30, 2024
- The Town has spent $73K on unplanned capital emergency repairs to facility assets to date

These forecasted variances will continue to be subject to change for the remainder of the fiscal year. Future Council decisions may also impact the final financial results. Any operational budget short-falls or surpluses remaining at year end will require an offsetting adjustment from/to the tax rate stabilization reserve as defined in the Town's 2025 Surplus / Deficit Management By-law which was approved by Council on March 25, 2025.

Background

To assist Council in fulfilling their role and responsibilities with respect to Town finances and accountability, Finance has worked with all departments to review the corporation's operations financial performance to date. Each Director has reviewed their department's operating and capital budget versus the results to date and remaining outstanding plans and forecasted an expected year end position. Finance staff have reviewed each submission and performed the necessary consolidation.

Analysis

Overall, the tax levy funded operating budget is forecasted to conclude the year with a surplus of $180,500 by year end

As of August 31, 2025 the Town's tax levy funded operations are forecasted to finish the fiscal year in a surplus position of $180,500.

The budget includes $200,000 for salary gapping savings which is distributed across the departments. This recognizes that during the year there will be some staff turnover and periodic vacancies.

A detailed break-down of the Town's current forecasted variance by division can be found in Attachment 1. This report has been simplified to show only the net budget amount, the forecasted ending position for each item, and the variance to budget. Overall, the Town's approved tax levy funded budget for 2025 includes $88,462,400 in approved expenditures, funded by $25,528,400 in revenues consisting of user fees, charges and investment income and a total tax levy of $62,934,000.

Table 1 presents a departmental summary of the forecasted tax levy funded operating budget variances.

Table 1
2025 Operating Forecast to Year end

$000s	Budget	Forecast	Variance Surplus/(Deficit)
Council	703.1	702.1	1.0
CAO	1,758.2	1,746.7	11.5
Corporate Services	6,499.0	6,147.4	351.6
Finance	7,655.3	7,378.1	277.2
Fire	13,384.5	13,384.5	-

$000s	Budget	Forecast	Variance Surplus/(Deficit)
Operational Services	13,060.5	13,098.9	(38.4)
Community Services	13,352.8	13,262.7	90.1
Planning & Development Services	(362.7)	790.5	(1,153.2)
Corporate Revenue & Expenses	6,883.3	6,242.6	640.7
Tax Levy	(62,934.0)	(62,934.0)	-
Total Operating			**180.5**

A summary of the Town's key forecasted variances by department follows.

CAO and Council

Council and the Office of the CAO are forecasting to conclude the fiscal year with a surplus of $12,500 on a net operating budget of $2,461,300. This surplus relates mostly to forecasted savings in consulting and conferences.

Corporate Services

Corporate Services is forecasting a surplus of $351,600 on a total net operating budget of $6,499,000. This surplus is mostly attributable to savings in salaries due to temporary position vacancies and lower than anticipated insurance costs.

Finance

Finance is forecasting a surplus of $277,200 on a net operating budget of $7,655,300. This surplus is mostly attributable to savings in salaries due to a temporary position vacancy and lower than anticipated software license costs. This is offset by higher than anticipated telecommunication costs.

Fire Services

The total approved 2025 operating budget for Central York Fire Services (CYFS) is $32,104,740. Aurora's share of this total budget is $13,384,500. As per normal practice, should a CYFS surplus or deficit arise by fiscal year end, it will be offset by an equal contribution to/from the shared CYFS Reserve, thus leaving the Town's forecasted Fire Services requirements as budgeted.

Operational Services

Operational Services, excluding water, wastewater and stormwater services is forecasting an overall deficit of $38,400 on a net operating budget of $13,060,500. Key contributors to this deficit are higher than anticipated costs in Fleet & Equipment due to the increased price of parts and unplanned repairs, as well as emergency repairs in Park lighting. This deficit is offset by waste collection savings and higher than anticipated revenue. Overall, Winter Management is tracking on budget; it's forecasted surplus of $251,200 reflects a greater proportion of staff time allocated to Road Network Operations. As per the Town's winter control reserve policy, should an overall surplus result by year end the surplus will be contributed to the Winter Management reserve. If a winter management deficit were to be experienced and the overall Town operating budget is unable to accommodate the full reported deficit, any funding shortfall can be drawn from this reserve.

Further, Operational Services' salaries and wages are split between tax levy and rate (water, wastewater and stormwater services) funded programs. In any given year, the operational service staff support of tax levy or rate funded programs can vary, as such costs may shift between these programs based on the operational needs.

Community Services

Community Services is forecasting a $90,100 surplus on a net operating budget of $13,352,800. The key contributor to this surplus relates to higher than budgeted community program fitness membership and camp revenues, as well as heating fuel savings. This surplus is offset by higher than anticipated facility repair and maintenance expenses and postage costs.

Planning and Development Services

Planning and Development Services is forecasting a deficit of $1,153,200 on a net operating budget of $362,700. This deficit is mostly attributable to lower than anticipated development revenue because of a slow down in developmental activity.

Not included in this variance is a projected Building Services' surplus of $121,700 as it is a self-funded per provincial legislation. Any variance in Building Services is offset through an equal contribution to/from its dedicated reserve as appropriate. This forecasted surplus is mostly attributable to savings in salaries due to temporary position vacancies which are partially offset by lower-than-expected building permit revenue.

Corporate Revenues and Expenses

Corporate Revenues and Expenses is forecasting a surplus of $640,700 on a net operating budget of $6,883,300. This surplus primarily relates to larger than anticipated tax penalty revenues.

Aurora Public Library Contribution

The Aurora Public Library anticipates that it will end the 2025 fiscal year on budget.

Total Tax Levy

The Town is forecasting to collect $62,934,000 of the budgeted total tax levy. The Tax Levy Funded Net Operating Forecast Update can be found in Attachment #1.

The Town's water, wastewater and stormwater operations is forecasting a surplus of $285,200 by fiscal year end

The Town's user rate funded operations are currently projected to close the year with a surplus of $285,200. This surplus mostly relates to anticipated contract savings, that are partially offset by lower than anticipated net retail revenues. Table 2 presents a summary of the Town's rate funded operations forecast to year end. More detail can be found in Attachment 2.

Table 2
2025 Rate Forecast to Year-end

$000s	Forecast Surplus/(Deficit)
Water Services	(107.2)
Wastewater Services	522.7
Storm Water Services	(130.3)
Total User Rate Surplus (Deficit)	**285.2**

The summer months tend to have the most significant impact on water and wastewater operations budget performance. The revenues collected for these two services are directly impacted by weather patterns as residents use more or less water outside their homes. The storm water services deficit is the result of lower than anticipated retail revenues, mostly relating to slower than expected new development.

User rate funded operations budgets include fixed operational costs, funded by the net proceeds from the sale of water, wastewater and stormwater services. These fixed operational costs include staff and service maintenance costs related to maintaining the infrastructure systems, water quality testing, and the billing and customer service functions. These costs are not directly impacted by the volume of water flowing through the system.

The fixed costs relating to water and wastewater services are funded from the net revenues earned by these services which are variable in nature as they are based upon metered water consumption volumes. Stormwater revenues are not subject to the same volatility as it is billed as a flat fee. A reliance upon a volatile revenue source to fund fixed costs subjects the town to an increased risk of being unable to pay for these costs that do not change with water consumption.

The Town's forecasted capital spend of $33.2M as of August 31, 2025 is $17.5M lower than the Town's forecasted capital spend of $50.7M as of April 30, 2025

The presented capital project forecast focuses on planned spending for 2025. As many projects have budgets that span multiple years, any amount of their budget that is forecasted to not be spent this year may be rolled forward, if needed, to future years through the capital budget process.

The Town's projected capital spending for the year as of August 31, 2025, is $17.5 million (34.5 per cent) lower than the previously forecasted 2025 capital spend of $50.7

million. A detailed breakdown of the Town's current forecasted capital spend by individual capital project can be found in Attachment 3. A summary of the updated 2025 capital spend forecast is presented under Table 3.

Table 3
Planned 2025 Capital Spending

$000s	Apr. 30 Forecast	Aug. 31 Forecast	Variance
Growth & New	20,407.5	16,142.6	4,264.9
Asset Management	28,182.1	16,071.7	12,110.4
Studies & Other	2,163.4	1,038.4	1,125.0
Total	**50,753.0**	**33,252.7**	**17,500.3**

This report presents the variance between the forecasted active capital project spend as of August 31 compared to the forecasted spend as of April 30 and provides a brief explanation for each identified material variance. The 2025 forecasted capital spend does not include any projects that were proposed for closure prior to April 30, 2025.

The following is a summary of the Town's key forecasted variances by department for active capital projects.

CAO

The office of the CAO does not have any material variances of note.

Fire Services

Fire Services does not have any materials variances of note.

Operational Services

Operational Services is projecting planned capital spending of $18M as of August 31, 2025, which is $5.7M lower than what was forecasted on April 30, 2025. Of this variance, $4M is being deferred to 2026 due to construction delays in numerous parks projects including Mattamy Phase 4/5 Trail, David Tomlinson Nature Reserve and playground, picnic shelter & courts replacement at Fleury Park. In addition, report delays from the CCTV contractor associated with the structural lining of sani sewermains &

laterals project has resulted in $1.3M in planned capital work being pushed forward into 2026.

Community Services

Community Services is projecting planned capital spending of $2.4M as of August 31, 2025, which is $4M lower than the $6.4M that was forecasted on April 30, 2025. The SARC Gymnasium project will likely be completed under budget, which has resulted in $1.1M lower planned spending in 2025. A portion of this spend will now occur at the project's completion in early 2026. An additional $1.7M in planned facility capital spending was deferred to 2026 due to construction delays for multiple roofing projects and the refurbishment of Victoria Hall.

Planning and Development Services

Planning and Development Services is projecting planned capital spending of $10.7M, which is $5.6M lower than what was forecasted on April 30, 2025. This variance is heavily driven by construction delays in various water, stormwater, sani sewer and roads projects which will result in an estimated $3.8M in planned payments being deferred to 2026.

Finance

Finance is projecting planned capital spending of $1.9M, which is $2.1M lower than what was forecasted on April 30, 2025. The key contributor of this variance is $1M in planned spending being deferred to 2026 for the Advanced Metering Infrastructure and Financial System projects. Delays to multiple IT projects will also result in $1M in funds being spent in 2026.

Corporate Services

Corporate Services is projecting planned capital spending of $190K, which is $149K lower than what was forecasted on April 30, 2025. The main driver of this variance includes $90K in planned spending for the Parks Accessibility Assessment now expected to occur in 2026 as the Town awaits billing from the vendor.

The Town has spent $73K on unplanned capital emergency repairs to facility assets to date

There is one active unplanned capital emergency repair project within the Town's 2025 capital plan. The purpose of this project is to fund unexpected minor facility

rehabilitation and replacement requirements within its capital program. This project's scope is restricted to only unplanned expenditures stemming from existing or new minor capital expenses that may arise during the year. Each emergency repair project must be closed at each fiscal year-end and a new project established in the following year, if needed. A summary of the Town's unplanned emergency repairs contingency spending in 2025 can be found under Table 5.

Table 5
Unplanned Emergency Repairs Contingency Spending

Project Name	Planned / Budgeted Spend 2025	Actual Spend for 2025	Variance: Budget vs Actuals
AM0380: Unplanned – Facilities Emergency Repairs Contingency (2025)	100,000	73,462	26,538
Total	**100,000**	**73,462**	**26,538**

Advisory Committee Review

Not applicable

Legal Considerations

None

Financial Implications

The final annual surplus or deficit in the tax and user rate operating budgets will be allocated by Council to / from various reserves at fiscal year end as per the Surplus/Deficit Management By-law 6607-24.

Capital projects will be funded throughout the year to match the progress spending in the project. As some planned capital spending is delayed into future years, this will enable the Town to invest these associated earmarked funds on a short-term basis resulting in additional investment income for the Town. The next budget process will consider the current year's forecast along with an update to future cash flow requirements for approved projects as part of the 10-year capital plan.

There are no other immediate financial implications arising from this report. Council fulfills its role, in part, by receiving and reviewing this financial status report on the operations of the municipality relative to the approved budget.

Communications Considerations

The Town of Aurora will inform the public about the information contained in this report by posting it to the Town's website.

Climate Change Considerations

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

Link to Strategic Plan

Outlining and understanding the Town's present financial status at strategic intervals throughout the year contributes to achieving the Strategic Plan guiding principle of "Leadership in Corporate Management" and improves transparency and accountability to the community.

Alternative(s) to the Recommendation

Not applicable

Conclusions

Having completed eight months of operations, the Town is presently forecasting to end the year with a positive variance of $180,500 from its tax levy funded operations. This forecast will continue to change over the remainder of the fiscal year and be subject to other more normal influencing variables such as the actual level of town services consumed by fiscal year end.

The user rate funded budget is presently forecasting to conclude the year with a surplus of $285,200.

Any remaining surplus or deficit at fiscal year end will be offset through a contribution or draw from the tax rate stabilization reserve as per the Town's 2025 Surplus/Deficit Management By-law 6686-25 which was approved by Council on March 25, 2025.

As of the end of August 31st the Town is forecasting to spend $17.5 million less than what was previously forecasted at the end of April for all active capital projects. Most of these capital cash outflows will be deferred and spent in 2026 and beyond.

Attachments

Attachment 1 – 2025 Interim Tax Levy Funded Net Operating Forecast Update – as of August 31, 2025

Attachment 2 – 2025 Interim Water Rate Funded Net Operating Forecast Update – as of August 31, 2025

Attachment 3 – 2025 Budgeted Capital Spend Forecast Update – as of August 31, 2025

Pre-submission Review

Agenda Management Team review October 14, 2025

Approvals

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

Approved by Doug Nadorozny, Chief Administrative Officer

Town of Aurora
Final NET Tax Levy Funded Operations Results
as at August 31, 2025

Shown in $,000's	NET ADJUSTED BUDGET	FORECAST	Variance Favourable / (Unfavourable)	
COUNCIL				
Council Administration	$ 635.6	$ 634.6	$ 1.0	0.2 %
Council Programs/Grants	4.0	$ 4.0	$ -	-
Advisory Committees	63.5	$ 63.5	$ -	-
Council Office Total	**$ 703.1**	**$ 702.1**	**$ 1.0**	**0.1 %**
		$ -		
CHIEF ADMINISTRATIVE OFFICE		$ -		
CAO Administration	$ 626.4	$ 599.9	$ 26.5	4.2 %
Communications	1,131.8	$ 1,146.8	$ (15.0)	(1.3 %)
Chief Administrative Office Total	**$ 1,758.2**	**$ 1,746.7**	**$ 11.5**	**0.7 %**
Council and C.A.O. Combined	**$ 2,461.3**	**$ 2,448.8**	**$ 12.5**	**0.5 %**
CORPORATE SERVICES				
Corporate Services Administration	$ 359.0	$ 372.3	$ (13.3)	(3.7 %)
Legal Services	1,912.9	$ 1,787.2	$ 125.7	6.6 %
Legislative & Administrative Services	1,002.4	$ 875.3	$ 127.1	12.7 %
Human Resources	1,243.5	$ 1,106.0	$ 137.5	11.1 %
Elections	120.5	$ 120.5	$ -	-
By-law Services	1,064.9	$ 1,086.6	$ (21.7)	(2.0 %)
Animal Control	395.6	$ 389.5	$ 6.1	1.5 %
Project Management & Business Transformation	356.6	$ 364.2	$ (7.6)	(2.1 %)
Emergency Preparedness	43.6	$ 45.8	$ (2.2)	(5.0 %)
Corporate Services Total	**$ 6,499.0**	**$ 6,147.4**	**$ 351.6**	**5.4 %**
FINANCE				
Finance Director's Office	$ 455.5	$ 464.9	$ (9.4)	(2.1 %)
Information Technology	4,341.1	$ 4,102.6	$ 238.5	5.5 %
Telecommunications	208.2	$ 240.0	$ (31.8)	(15.3 %)
Financial Reporting & Revenue	1,144.9	$ 1,074.8	$ 70.1	6.1 %
Financial Management	851.6	$ 833.8	$ 17.8	2.1 %
Procurement Services	654.0	$ 662.0	$ (8.0)	(1.2 %)
Finance Total	**$ 7,655.3**	**$ 7,378.1**	**$ 277.2**	**3.6 %**

FIRE SERVICES				
Central York Fire	13,384.5	$ 13,384.5	$ -	-
Total Fire Services	**13,384.5**	**$ 13,384.5**	**$ -**	**-**
OPERATIONAL SERVICES				
Operational Services Administration	$ 370.1	$ 376.2	$ (6.1)	(1.6 %)
Fleet & Equipment	1,241.7	$ 1,378.2	$ (136.5)	(11.0 %)
Winter Management	1,616.1	$ 1,364.9	$ 251.2	15.5 %
Road Network Operations	3,597.4	$ 3,858.3	$ (260.9)	(7.3 %)
Parks/Open Spaces	3,593.1	$ 3,724.3	$ (131.2)	(3.7 %)
Waste Collection & Recycling	2,642.1	$ 2,397.0	$ 245.1	9.3 %
Operational Services Total	**$ 13,060.5**	**$ 13,098.9**	**$ (38.4)**	**(0.3 %)**
COMMUNITY SERVICES				
Community Services Administration	$ 408.1	$ 418.9	$ (10.8)	(2.6 %)
Cultural Services	1,616.3	$ 1,613.9	$ 2.4	0.1 %
Customer Service	789.9	$ 853.4	$ (63.5)	(8.0 %)
Business Support	(182.8)	$ (55.7)	$ (127.1)	(69.5 %)
Recreational Programming/Community Dev.	3,178.0	$ 2,831.7	$ 346.3	10.9 %
Facilities	7,543.3	$ 7,600.5	$ (57.2)	(0.8 %)
Community Services Total	**$ 13,352.8**	**$ 13,262.7**	**$ 90.1**	**0.7 %**
PLANNING & DEVELOPMENT SERVICES				
PDS Director's Office	$ 262.9	$ 259.3	$ 3.6	1.4 %
Development Planning	$ (1,794.4)	$ (851.2)	$ (943.2)	(52.6 %)
Long Range & Strategic Planning	430.9	$ 422.9	$ 8.0	1.9 %
Policy & Heritage Planning	319.4	$ 326.1	$ (6.7)	(2.1 %)
Engineering Service Operations	418.5	$ 633.4	$ (214.9)	(51.4 %)
Net Building Department Operations	495.9	$ 374.2	$ 121.7	24.5 %
Contribution From Building Reserve	(495.9)	$ (374.2)	$ (121.7)	(24.5 %)
Total Building Services	**-**	**$ -**	**$ -**	**-**
Planning & Development Services Total	**$ (362.7)**	**$ 790.5**	**$ (1,153.2)**	**(317.9 %)**
CORPORATE REVENUE & EXPENSE				
Corporate Management	164.1	$ 246.6	$ (82.5)	(50 %)
Fiscal Strategy	6,957.4	$ 6,962.5	$ (5.1)	-
Non-Levy Tax Items	(1,521.3)	$ (2,249.6)	$ 728.3	48 %
Cost Recovery from Rate	(2,921.9)	$ (2,921.9)	$ -	-
Net Library Services Operations	4,205.0	$ 4,205.0	$ -	-
Library net contribution to Library reserves	-	$ -	$ -	n/a
	$ 6,883.3	**$ 6,242.6**	**$ 640.7**	**9.3 %**

TOTAL TAX LEVY FUNDED OPERATIONS	**$ 62,934.0**	**$ 62,753.5**	**$ 180.5**	**0.3 %**
TOTAL TAX LEVY	**$ (62,934.0)**	**$ (62,934.0)**	**$ -**	**-**
OPERATING (SURPLUS) DEFICIT	**-**	**$ (180.5)**	**$ 180.5**	**0.3 %**
		Surplus	Surplus	

Town of Aurora
Final Net User Rate Funded Operations Results
as at August 31, 2025

Shown in $,000's	ADJUSTED BUDGET	FORECAST	Variance Favourable / (Unfavourable)	
Water Services				
Retail Revenues	(14,525.8)	(13,991.2)	$ (534.6)	(3.7 %)
Penalties	(175.0)	(191.2)	16.2	9.3 %
Other	(135.0)	(131.9)	(3.1)	(2.3 %)
Total Revenues	**(14,835.8)**	**(14,314.3)**	**$ (521.5)**	**(3.5 %)**
Wholesale water purchase	9,286.3	9,062.1	224.2	2.4 %
Operations and maintenance	996.9	1,662.2	(665.3)	(66.7 %)
Administration and billing	1,157.8	302.4	855.4	73.9 %
Corporate overhead allocation	1,105.7	1,105.7	-	-
Infrastructure sustainability reserve contributions	2,289.1	2,289.1	-	-
Total Expenditures	**14,835.8**	**14,421.5**	**$ 414.3**	**2.8 %**
Net Operating Water Services	**$ -**	**107.2**	**$ (107.2)**	**n/a**
Waste Water Services				
Retail Revenues	(17,110.2)	(16,915.3)	$ (194.9)	(1.1 %)
Other	(84.4)	(84.4)	-	-
Total Revenues	**(17,194.6)**	**(16,999.7)**	**$ (194.9)**	**(1.1 %)**
Sewer discharge fees	12,777.4	12,625.8	$ 151.6	1.2 %
Operations and maintenance	1,525.4	959.4	$ 566.0	37.1 %
Administration and billing	261.4	261.4	$ -	-
Corporate overhead allocation	910.0	910.0	-	-
Infrastructure sustainability reserve contributions	1,720.4	1,720.4	-	-
Total Expenditures	**17,194.6**	**16,477.0**	**$ 717.6**	**4.2 %**
Net Operating Waste Water Services	**-**	**(522.7)**	**$ 522.7**	**n/a**
Total Water and Waste Water Services	**-**	**(415.5)**	**$ 415.5**	**n/a**
Storm Water Services				
Retail Revenues	(5,393.6)	(5,235.2)	$ (158.4)	(2.9 %)
Other	(1.0)	(1.0)	-	-
Total Revenues	**(5,394.6)**	**(5,236.2)**	**$ (158.4)**	**(2.9 %)**
Operations and maintenance	2,020.5	1,992.4	28.1	1.4 %
Administration and billing	105.4	105.4	-	-
Corporate overhead allocation	47.6	47.6	-	-
Infrastructure sustainability reserve contributions	3,221.1	3,221.1	-	-

Total Expenditures	**5,394.6**	**5,366.5**	**$ 28.1**	**0.5 %**
Net Operating Storm Water Services	**-**	**130.3**	**$ (130.3)**	**n/a**
OPERATING (SURPLUS) DEFICIT	**-**	**$ (285.2)**	**$ 285.2**	**1.0 %**
		Surplus	Surplus	

Town of Aurora
Budgeted Capital Spend Forecast Update
as at August 31, 2025

	Planned/Budgeted Capital Spend for 2025	A Apr. 30, 2025 Forecast	B Aug. 31, 2025 Forecast	A - B Variance - Apr. 30 vs. Aug. 31 ($)	(%)	Variance Explanation
Office of the Chief Administrative Officer						
AM0378: Website Host Platform Update And Migration Project	25,000	25,000	50,856	(25,856)	(103.4 %)	Project complete, to be closed. Planned cash outflows are $25,856 higher than Apr. 30 forecast, however, only $856 project spending exceeded approved CBA.
SO0002: Organization Structural Review	63,138	63,138	-	63,138	100.0 %	Project to continue into 2026
Chief Administrative Office Total	**$ 88,138**	**$ 88,138**	**$ 50,856**	**$ 37,282**	**42.3 %**	
Fire Services						
Property						
GN0016: Fire Station 4-5	111,433	-	-	-	n/a	
Total Property	**111,433**	**-**	**-**	**$ -**	**n/a**	
Equipment						
GN0020: Fire Master Plan - 2019	8,988	8,988	21,648	(12,660)	(140.9 %)	Project complete, to be closed. Master plan costs were greater than anticipated.
Total Equipment	**8,988**	**8,988**	**21,648**	**(12,660)**	**(140.9 %)**	
Fire Services Total	**$ 120,420**	**$ 8,988**	**$ 21,648**	**$ (12,660)**	**(140.9 %)**	

	Planned/Budgeted Capital Spend for 2025	A Apr. 30, 2025 Forecast	B Aug. 31, 2025 Forecast	A - B Variance - Apr. 30 vs. Aug. 31 ($)	(%)	Variance Explanation
Operational Services						
Operations						
AM0284: Retaining Wall Repair - 1 Community Centre Lane + 25 Falling Leaf Crt	100,759	100,759	10,000	90,759	90.1 %	Wall was redesigned and moved which resulted in savings in demolition and disposal costs. Anticipated spend for 2025 is due to the required easement and lot surveys that are now required.
AM0287: Streetlight Pole Replacement - 2023	31,785	31,785	26,477	5,309	16.7 %	Project complete, to be closed
AM0291: Structural Lining Of Sani Sewermains & Laterals 23-26	1,391,637	1,391,637	100,000	1,291,637	92.8 %	Delayed reports from CCTV contractor
AM0339: Streetlight Pole Replacement - 2024	180,000	180,000	178,365	1,635	0.9 %	Project complete, to be closed
AM0341: Sanitary Pumping Station/Water Booster Station Improvements	121,900	121,900	38,350	83,550	68.5 %	Project to continue into 2026
AM0342: Town Parking Lot Maintenance	374,531	374,531	374,531	-	-	
AM0343: Maze Barrier Replacement - St John's Sdrd W Of Ind Pkwy	100,000	100,000	65,095	34,905	34.9 %	
AM0345: Bridge And Culvert Inspections (2024-2026)	5,088	5,088	5,088	-	-	
AM0396: Engineered WW Recon – Murray-Corbet,Knowles-Hofman,Hollandview&Ostick	177,800	177,800	140,000	37,800	21.3 %	
AM0397: Cul-De-Sac Interlock Island Replacement	150,000	150,000	200,000	(50,000)	(33.3 %)	Planned cash outflows are $50,000 higher than Apr. 30 forecast, however, project spending remains within approved CBA.
GN0058: Street Light Pole Identification	17,880	17,880	5,000	12,880	72.0 %	Project to continue into 2026
GN0153: Winter Road Monitoring System	13,115	13,115	-	13,115	100.0 %	Project complete, to be closed. Use of non invasive road sensors and the requirement to rehabilitate pavement was not required.
GN0170: Winter Road Monitoring System - Northwest Of Town	75,000	75,000	60,000	15,000	20.0 %	
SO0061: Salt Management Plan Update	28,802	28,802	28,798	4	0.0 %	Project complete, to be closed.
Total Operations	**2,768,298**	**2,768,298**	**1,231,704**	**$ 1,536,594**	**55.5 %**	

	Planned/Budgeted Capital Spend for 2025	A Apr. 30, 2025 Forecast	B Aug. 31, 2025 Forecast	A - B Variance - Apr. 30 vs. Aug. 31 ($)	(%)	Variance Explanation
Parks						
AM0178: Parks/Trails Signage Strategy Study/Implementation	210,449	210,449	12,389	198,060	94.1 %	Multi-year project; to continue into 2026
AM0305: Butternut Ridge Trail Construction	248,308	149,000	200,000	(51,000)	(34.2 %)	Planned cash outflows are $51,000 higher than Apr. 30 forecast, however, project spending remains within approved CBA.
AM0355: Playground Replacement & Parking Lot Construction - Evans Park	300,000	300,000	260,000	40,000	13.3 %	
AM0356: Playground Replacement (Fully Accessible) - Town Park	5,691	5,691	-	5,691	100.0 %	Project completed under budget, to be closed
AM0357: Splash Pad Surface Upgrade - Town Park	90,700	90,700	90,700	-	-	
AM0358: Boardwalk Upgrade - Benjamin Pearson Parkette	510,000	510,000	290,000	220,000	43.1 %	Partial spend in 2025, likely to finalize in Spring 2026
AM0359: Playground, Picnic Shelter & Courts Replacement - Fleury Park	1,471,685	821,685	42,537	779,148	94.8 %	Multi-year project; to continue into 2026
AM0376: Summit Park Playground Replacement And Bball Crt/Walkway Imp	126,399	126,399	110,827	15,572	12.3 %	
AM0407: Playground Replacement, Walkway Repaving - Tom's Park	400,000	400,000	1,582	398,418	99.6 %	Project to continue into 2026
AM0408: Tree Inventory Update (2025-2028)	20,700	20,700	20,700	-	-	
AM0409: Canine Commons Parking Lot Paving	70,000	70,000	61,443	8,557	12.2 %	
AM0410: Tennis Court Resurface - Thomas Coates	62,000	62,000	35,000	27,000	43.5 %	
AM0411: LED Sports Field Light Upgrades (2025-2028)	120,000	120,000	70,000	50,000	41.7 %	Project to continue into 2026
AM0412: Parks/Trails Signage Strategy Study/Implementation 2025-2027	200,000	200,000	-	200,000	100.0 %	Multi-year project; to continue into 2026
AM0413: Bowling Green Improvements	35,000	35,000	35,000	-	-	
AM0414: Tennis Court Reconstruction - Norm Weller Park	150,000	150,000	-	150,000	100.0 %	Project delayed to Spring 2026
AM0424: Tennis Court Reconstruction - David English Park	150,000	150,000	-	150,000	100.0 %	Project delayed to Spring 2026
GN0078: Arboretum Development	56,033	56,033	9,158	46,874	83.7 %	Finalizing project with support from LSRCA pending agreements/design
GN0085: David Tomlinson Nature Reserve (Phase 1-5)	888,636	888,636	3,863	884,773	99.6 %	Multi-year project; to continue into 2026
GN0097: Non Programmed Park In 2C	84,509	84,509	30,670	53,839	63.7 %	Remaining budget spend on community/healing garden - construction expected in 2026.
GN0128: Artificial Turf - G.W. Williams School	2,425,000	2,425,000	2,425,000	-	-	

	Planned/Budgeted Capital Spend for 2025	A Apr. 30, 2025 Forecast	B Aug. 31, 2025 Forecast	A - B Variance - Apr. 30 vs. Aug. 31 ($)	(%)	Variance Explanation
GN0129: Mattamy Phase 4/5 Trail	854,876	854,876	33,661	821,215	96.1 %	Design work continued due to beaver activity and report to Council in Fall 2025.
GN0130: Degraaf Cres Trail	181,921	181,921	-	181,921	100.0 %	Design being finalized, project to continue into 2026
GN0150: St. Anne's School Park	7,310,000	7,310,000	7,310,000	-	-	
GN0157: Multi Use Courts As Per Parks & Rec Master Plan	300,000	300,000	300,000	-	-	
GN0159: Trail Design (Development North Of St. Johns At Yonge St)	266,238	26,600	-	26,600	100.0 %	Design work being continued, awaiting subdivision completion
GN0161: Arboretum Development - 2024	203,200	50,000	-	50,000	100.0 %	Finalizing project with support from LSRCA pending agreements/design
GN0162: Artificial Turf - Aurora Barbarians	2,773,080	2,773,080	2,625,564	147,516	5.3 %	Potential savings, awaiting final invoicing.
GN0166: George Street Parkland Site Preparation	415,800	415,800	250,000	165,800	39.9 %	Project to continue into 2026 with potential savings
GN0175: Tree Inventory (2025-2028)	15,500	15,500	15,500	-	-	
GN0176: Arboretum Development - 2025	77,500	7,750	77,500	(69,750)	(900.0 %)	Full spend now expected in 2025. Planned cash outflows are $69,750 higher than Apr. 30 forecast, however, project spending remains within approved CBA.
GN0177: Lambert Wilson Beach Volleyball Court Expansion and Upgrades	12,000	12,000	12,000	-	-	
SO0038: Environmental Monitoring Of 2C Lands	16,956	16,956	16,956	-	-	
Total Parks	**20,052,181**	**18,840,284**	**14,340,051**	**$ 4,500,234**	**23.9 %**	
Fleet Management						
AM0242: Vehicle Radio Upgrade	9,659	9,659	9,829	(170)	(1.8 %)	Project complete, to be closed
AM0330: Roads - 6 Ton Diesel Dump With Sander (#26-22)	242,654	242,654	242,083	571	0.2 %	
AM0349: Facilities - 3/4 Ton Pick Up Truck (#504-23)	17,103	-	17,103	(17,103)	n/a	Outfitting of vehicle. Planned cash outflows are $17,103 higher than Apr. 30 forecast, however, project spending remains within approved CBA.
AM0352: Parks - 3 Ton Garbage Compactor (#229-22)	300,000	300,000	264,700	35,300	11.8 %	Project completed under budget, to be closed
AM0398: 1/4 Ton 4X4 Pick Up (402-25)	85,000	85,000	85,000	-	-	
AM0399: Roads - GMC/K3500 (#18-24)	90,000	90,000	90,000	-	-	
AM0400: Roads - 3/4 Ton Pick Up (#13-25)	90,000	90,000	90,000	-	-	
AM0401: Roads - 6 Ton Diesel Dump With Sander (#32-24)	-	-	-	-	n/a	
AM0402: Facilities - 3/4 Ton Cargo Van (#505-23)	80,000	80,000	80,000	-	-	

	Planned/Budgeted Capital Spend for 2025	A Apr. 30, 2025 Forecast	B Aug. 31, 2025 Forecast	A - B Variance - Apr. 30 vs. Aug. 31 ($)	(%)	Variance Explanation
AM0403: Parks - Arborist Truck (#223-23)	-	-	315,000	(315,000)	n/a	Delivery now expected in 2025. Planned cash outflows are $315,000 higher than Apr. 30 forecast, however, project spending remains within approved CBA.
AM0404: Parks - 2 Ton Dump Truck (#225-25)	135,000	135,000	130,000	5,000	3.7 %	
AM0405: Parks - 2 Ton Dump Truck (#227-23)	135,000	135,000	135,000	-	-	
AM0406: Facilities - Ice Resurfacer (#593-16)	185,000	185,000	185,000	-	-	
AM0423: Animal Services Vehicle For Georgina	80,000	-	80,000	(80,000)	n/a	Project approved after Apr 30, 2025 forecast
GN0137: SUV (Roads Technician - New)	14,700	14,700	14,700	-	-	
GN0154: Sidewalk & Parking Lot Vacuum Sweeper	200,000	200,000	200,000	-	-	
GN0155: Truck (Flex Supervisor - Roads/Parks - New)	14,982	14,982	14,982	-	-	
GN0156: Parks - 3/4 Ton Truck (New)	6,842	6,842	-	6,842	100.0 %	Project completed under budget, to be closed
GN0167: Animal Services Vehicle For East Gwillimbury	100,000	100,000	100,000	-	-	
GN0171: Bylaw - SUV (New)	77,500	77,500	77,500	-	-	
GN0172: Van (Water Operator - New)	90,000	90,000	90,000	-	-	
GN0173: Water - Trailer Mounted Combo Valve Exerciser & Excavation Unit	130,000	130,000	130,419	(419)	(0.3 %)	Project complete, to be closed
GN0174: Fleet Additional Heavy Equipment Hoists	36,000	36,000	34,593	1,407	3.9 %	Project completed under budget, to be closed
Total Fleet Management	**2,119,441**	**2,022,337**	**2,385,909**	**$ (363,571)**	**(18.0 %)**	
Operational Services Total	**$ 24,939,920**	**$ 23,630,920**	**$ 17,957,663**	**$ 5,673,257**	**24.0 %**	
Community Services						
Programs						
AM0203: Pet Cemetery Restoration	55,795	27,000	27,000	-	-	
AM0265: Parade Float	27,500	-	-	-	n/a	
AM0306: AFLC Fitness Equipment Replacement - 2023/2024	10,260	10,260	-	10,260	100.0 %	Project complete, to be closed. Quotes came in under budget.
AM0336: Vehicle Mitigation Equipment	60,000	60,000	-	60,000	100.0 %	Project no longer required, to be closed.
AM0337: Town Hall - Community Reflection Space	273,962	25,000	25,000	-	-	
AM0388: AFLC Fitness Equipment Replacement - 2025	83,000	83,000	20,000	63,000	75.9 %	Due to putting off some purchases and maintaining equipment quite well, planned spend for 2026 will be $20,000
AM0389: AFLC - Youth Room Refresh	20,000	20,000	20,000	-	-	
AM0390: SARC - Preschool Room Refresh	20,000	20,000	20,000	-	-	
GN0139: Pet Cemetery Fencing	100,000	-	-	-	n/a	
GN0141: AV Equipment For Combined Virtual/In-Person Programming	8,379	8,379	-	8,379	100.0 %	Project to continue into 2026

	Planned/Budgeted Capital Spend for 2025	A Apr. 30, 2025 Forecast	B Aug. 31, 2025 Forecast	A - B Variance - Apr. 30 vs. Aug. 31 ($)	(%)	Variance Explanation
GN0142: Snoezelen Room/Sensory Room	33,250	33,250	31,550	1,700	5.1 %	Project completed under budget, to be closed
GN0151: Cultural Action Plan Implementation - 2024	50,800	50,800	-	50,800	100.0 %	Project to continue into 2026
GN0180: Aurora War Memorial 100th Anniversary	214,400	-	214,400	(214,400)	n/a	Project approved after Apr 30, 2025 forecast
SO0076: Sport Plan Update	5,402	5,402	5,859	(458)	(8.5 %)	Project complete, to be closed
SO0080: Community Diversity & Equity Initiatives	15,000	15,000		15,000	100.0 %	Project to continue into 2026
Total Programs	**977,749**	**358,091**	**363,809**	**$ (5,718)**	**(1.6 %)**	
Facilities						
AM0128: Town Hall - Space Refresh	299,638	50,000	25,000	25,000	50.0 %	Project to continue into 2026
AM0129: Security Audit & Implementation	415,150	-	4,685	(4,685)	n/a	Planned cash outflows are $4,685 higher than Apr. 30 forecast, however, project spending remains within approved CBA.
AM0159: ACC Themoplastic Membraine Roof Replacement	160,415	160,415	5,000	155,415	96.9 %	Project to continue into 2026. Potential 2025 invoices for consultant investigation.
AM0253: AFLC - Replace Roofing Above Arena Dressing Rooms	90,100	20,000	-	20,000	100.0 %	Intent to loop into AFLC roof replacement in 2026/2027.
AM0255: ASC - Replacement Of Security System	28,844	14,422	366	14,056	97.5 %	Project complete, to be closed. Project quotes came in under budget and reduced scope based on the number of cameras required.
AM0258: Energy And Demand Management Plan Implementation	95,041	47,521	47,521	-	-	
AM0259: Victoria Hall Refurbishment	500,000	500,000	100,000	400,000	80.0 %	Working through design phases with Town and potential tenant. Majority of project spend will be Q1-Q4 2026.
AM0295: Building Automation System Replacement	132,000	132,000	75,000	57,000	43.2 %	Project to continue into 2026
AM0298: SARC - Enclosed Outdoor Preschool Area	58,500	58,500	94,810	(36,310)	(62.1 %)	Project complete, to be closed. Planned cash outflows are $36,310 higher than Apr. 30 forecast, however, project spending remains within approved CBA.
AM0302: Recreation Centre - Facility Placeholder (BCA)	182,854	182,854	9,313	173,541	94.9 %	Project complete, to be closed. $173,500 in approved CBA transferred to project AM0383 within Facilities capital program.
AM0304: Inverter Batteries - Multi-Sites	70,000	70,000	40,000	30,000	42.9 %	
AM0308: Aurora Museum & Archives & ACC Admin Refin And Paint	47,669	47,669	1,888	45,780	96.0 %	Project complete, to be closed. $37,000 in approved CBA transferred to project AM0298 within Facilities capital program.
AM0310: Sports Dome - Air Conditioning	12,708	12,708	12,708	-	-	
AM0334: Town Hall Roof Replacement - Phase 1	587,126	587,126	5,000	582,126	99.1 %	Awaiting RFP consulting award Q4. Potential invoices for consultant investigation.
AM0335: AFLC - Arena Dehumidification Replacement	825,000	125,000	-	125,000	100.0 %	Project tied to arena refurbishment project.
AM0377: Petch House Renovations	50,000	50,000	50,000	-	-	

	Planned/Budgeted Capital Spend for 2025	A Apr. 30, 2025 Forecast	B Aug. 31, 2025 Forecast	A - B Variance - Apr. 30 vs. Aug. 31 ($)	(%)	Variance Explanation
AM0379: ACC - Refinish Concrete Block Walls	15,000	15,000	16,486	(1,486)	(9.9 %)	$1,500 in approved CBA transferred from project AM0217 within Facilities capital program. Planned cash outflows are $1,486 higher than Apr. 30 forecast, however, project spending remains within approved CBA.
AM0380: Unplanned - Facilities Emergency Repairs Contingency (2025)	100,000	100,000	87,462	12,538	12.5 %	
AM0382: Town Hall Roof Phase 2	425,000	425,000	5,000	420,000	98.8 %	Project to continue into 2026. Potential 2025 invoices for consultant investigation.
AM0383: Senior's Centre Roof Repairs	190,590	190,590	5,000	185,590	97.4 %	Project to continue into 2026. Potential 2025 invoices for consultant investigation.
AM0384: Yonge St Plaza Repairs Contingency	50,000	50,000	-	50,000	100.0 %	No contingent spending required.
AM0385: SARC - Replace Arena Sound System	125,000	125,000	50,000	75,000	60.0 %	Project to continue into 2026. 2025 invoices for design/system development.
AM0386: SARC - Replace Pool HVAC Compressors	150,000	150,000	-	150,000	100.0 %	Project to commence in 2026
GN0062: Backflow Prevention Meter Installation	8,891	8,891	8,891	-	-	
GN0074: SARC Gymnasium	1,870,812	1,870,812	725,000	1,145,812	61.2 %	Final close out of the project expected in Q1 2026. Savings expected.
GN0110: Aurora Town Square	653,533	653,533	653,533	-	-	
GN0164: Aurora Letters At Aurora Town Square	250,000	250,000	-	250,000	100.0 %	Project delayed to 2026
GN0168: SARC External Mural	60,000	-	-	-	n/a	
SO0057: Facilities Study	45,394	45,394	865	44,529	98.1 %	Project no longer required, to be closed.
SO0077: Town Hall - Accommodation Plan	80,000	80,000	5,000	75,000	93.8 %	Project delayed, potential invoices for mobilization, investigation, etc.
Total Facilities	**$ 7,579,264**	**$ 6,022,434**	**$ 2,028,528**	**3,993,906**	**66.3 %**	
Community Services Total	**$ 8,557,013**	**$ 6,380,525**	**$ 2,392,338**	**$ 3,988,188**	**62.5 %**	

	Planned/Budgeted Capital Spend for 2025	A Apr. 30, 2025 Forecast	B Aug. 31, 2025 Forecast	A - B Variance - Apr. 30 vs. Aug. 31 ($)	(%)	Variance Explanation
Planning & Development Services						
Development Planning						
GN0165: 15217 Yonge Street Land Acquisition	108,217	108,217	31,336	76,881	71.0 %	Project required stage 3 ESA. Estimated completion pushed to Spring 2026
GN0178: George St Development Servicing	169,607	169,607	145,000	24,607	14.5 %	
SO0086: Community Planning Permit System	250,000	250,000	130,000	120,000	48.0 %	Project to continue into 2026
Total Development Planning	**527,824**	**527,824**	**306,336**	**$ 221,488**	**42.0 %**	
Environment/ Waste						
SO0065: Energy Retrofit Program Business Case	191,400	191,400	160,000	31,400	16.4 %	
SO0084: Town Facility Waste Audit Reduction Plan	75,000	75,000	45,000	30,000	40.0 %	
Total Environment/ Waste	**266,400**	**266,400**	**205,000**	**$ 61,400**	**23.0 %**	
Water						
AM0294: Watermain Decomissioning - 15408/15390 Yonge St	210,109	210,109	-	210,109	100.0 %	Construction delayed to 2026
AM0367: Watermain Rehabilitation - Mary St	250,000	10,000	-	10,000	100.0 %	Detailed design on hold until completion of the wwwmp to confirm sizing requirements of wm and sewers.
SO0035: Water Hydraulic Model	6,435	-	5,925	(5,925)	n/a	Planned cash outflows are $5,925 higher than Apr. 30 forecast, however, project spending remains within approved CBA.
SO0067: Water Hydraulic Model - Upgrade	95,266	60,000	10,000	50,000	83.3 %	Project to continue into 2026
SO0079: Water And Wastewater Master Plan	414,800	300,000	275,000	25,000	8.3 %	
Total Water	**976,610**	**580,109**	**290,925**	**$ 289,184**	**49.8 %**	
Storm Sewer						
AM0247: Delayne Drive Channel Rehabilitation	3,246,483	300,000	240,000	60,000	20.0 %	New consultant was retained to finish detailed design and tender specifications. Construction to commence in winter of 2025/2026
AM0292: Sediment Removal and Remediation - Stormwater Ponds C1 and C4	1,564,046	1,500,000	35,000	1,465,000	97.7 %	Detailed design complete. construction to commence Q2 2026
AM0293: Sediment Removal and Remediation - Stormwater Ponds SC2 And WC5	-	69,044	35,000	34,044	49.3 %	Detailed design complete. construction to commence Q3 2026
AM0368: Maintenance Holes In Streams Erosion Protection Works	173,000	80,000	-	80,000	100.0 %	Project on hold until completion of SSWMP update
AM0369: Sediment Removal and Remediation - Ponds NC2 and NC12	110,000	75,000	55,000	20,000	26.7 %	
AM0370: Remediation of Stormwater Management Pond C6	400,000	100,000	60,000	40,000	40.0 %	

	Planned/Budgeted Capital Spend for 2025	A Apr. 30, 2025 Forecast	B Aug. 31, 2025 Forecast	A - B Variance - Apr. 30 vs. Aug. 31 ($)	(%)	Variance Explanation
AM0419: Vandorf Sdrd and Batson Dr Culvert Rehabilitation	-	150,000	70,000	80,000	53.3 %	Design work in progress, to continue into 2026
SO0083: Stormwater and Stream Master Plan Update	400,000	200,000	50,000	150,000	75.0 %	Project to continue into 2026
Total Storm Sewer	**5,893,528**	**2,474,044**	**545,000**	**$ 1,929,044**	**78.0 %**	
Sani Sewer						
AM0332: Yonge St Sani Sewer Rehab & Streetscape Detailed Design	747,848	500,000	500,000	-	-	
AM0421: Sani Sewer Rehabilitation Of Patrick Dr, Webster Dr, Glass Dr	270,000	50,000	-	50,000	100.0 %	Detailed design expected in 2026
AM0422: Various Sewer Rehabilitations - 2026	169,200	80,000	10,000	70,000	87.5 %	Project to continue into 2026
SO0062: Wastewater Hydraulic Model (2023)	85,583	-	-	-	n/a	
Total Sani Sewer	**1,272,631**	**630,000**	**510,000**	**$ 120,000**	**19.0 %**	
Roads						
AM0037: Poplar Crescent Reconstruction	1,394,490	746,218	900,000	(153,782)	(20.6 %)	Construction complete. In warranty phase. Planned cash outflows are $153,782 higher than Apr. 30 forecast, however, project spending remains within approved CBA.
AM0038: Road, Storm, Sani and Water Rehabilitation - Gurnett, Kennedy, Victoria	3,889,692	50,000	47,645	2,355	4.7 %	
AM0238: Rehabilitation - Mill St and Temperance St	2,674,017	1,000,000	800,000	200,000	20.0 %	Temperance St culvert currently under construction. Street will be repaved with Mill St in Spring 2026
AM0239: Rehabilitation of Marksbury, Gilbank, Lacey, Mcleod	5,361,086	4,000,000	3,049,000	951,000	23.8 %	Currently under construction, to continue into 2026
AM0240: Goulding Ave & Eric T. Smith Way - Top Asphalt	1,510,500	800,000	800,000	-	-	
AM0296: Parking Lot Rehabilitation – SARC	2,782,400	181,400	175,000	6,400	3.5 %	
AM0362: Full Road Reconstruction - Centre St - Yonge - Spruce St	1,500,000	1,200,000	420,000	780,000	65.0 %	Construction to commence in October with rehabilitation of storm and sanitary works. Road reconstructon to be undertaken in Spring 2026
AM0366: South Town Hall Parking Lot Rehabilitation	750,000	150,000	50,000	100,000	66.7 %	Detailed design underway. Project to continue into 2026
AM0415: Rehabilitation Of Sisman Avenue, Hollidge Boulevard, John West Way	2,071,200	2,071,200	2,000,000	71,200	3.4 %	Construction complete. In warranty phase
AM0416: Vandorf Sideroad Localized Road Rehabilitation	300,000	300,000	50,000	250,000	83.3 %	Design work in progress, to continue into 2026
AM0417: Rehabilitation Of Wells St North, Cousins Dr, Dunning Ave, Brookland Ave	108,400	25,000	10,000	15,000	60.0 %	Project to continue into 2026
AM0418: Rehabilitation Of Highland Field Parking Lot	50,000	30,000	30,000	-	-	

	Planned/Budgeted Capital Spend for 2025	A Apr. 30, 2025 Forecast	B Aug. 31, 2025 Forecast	A - B Variance - Apr. 30 vs. Aug. 31 ($)	(%)	Variance Explanation
AM0420: Retaining Wall And Railing Condition Assessment	93,194	93,194	50,000	43,194	46.3 %	
GN0030: Vandorf Sdrd Recon'n	79,379	50,000	25,000	25,000	50.0 %	Construction complete. In warranty phase
GN0163: Active Transp Facilities - Yonge - Bloomington - Go Bridge Both Sides	5,285,221	273,199	240,000	33,199	12.2 %	
GN0179: Train Whistle Cessation At St. John's Sdrd Safety Assessment	76,000	20,000	-	20,000	100.0 %	Project to commence in 2026
SO0078: Town-Wide Parking Study	133,827	133,827	126,000	7,827	5.8 %	
SO0085: Pedestrian Crossing Study	150,000	25,000	10,000	15,000	60.0 %	Project to continue into 2026
Total Roads	**28,209,407**	**11,149,038**	**8,782,645**	**$ 2,366,393**	**21.2 %**	
Traffic						
GN0045: Ped Crossings Per DC Study	17,597	17,597	-	17,597	100.0 %	Funding used as required for traffic calming initatives
GN0046: Traffic Calming Per DC Study	228,527	200,000	2,000	198,000	99.0 %	Funding used as required for traffic calming initatives
Total Traffic	**246,124**	**217,597**	**2,000**	**$ 215,597**	**99.1 %**	
Sidewalks						
GN0124: Sidewalk - Edward/ 100M E Of Yonge-Dunning	321,794	50,000	12,211	37,789	75.6 %	Project complete. Under warranty
Total Sidewalks	**321,794**	**50,000**	**12,211**	**$ 37,789**	**75.6 %**	
Studies						
SO0044: Official Plan Review/Conformity To Places To Grow	234,782	234,782	-	234,782	100.0 %	The OP Review for 2024/25 is complete but remains open in the event that any additional consulting assistance is required for the one outstanding appeal to the OP.
SO0071: Zoning By Law Update	150,000	150,000	60,000	90,000	60.0 %	Project to continue into 2026
Total Studies	**384,782**	**384,782**	**60,000**	**$ 324,782**	**84.4 %**	
Planning & Development Total	**$ 38,099,100**	**$ 16,279,793**	**$ 10,714,117**	**$ 5,565,676**	**34.2 %**	

	Planned/Budgeted Capital Spend for 2025	A Apr. 30, 2025 Forecast	B Aug. 31, 2025 Forecast	A - B Variance - Apr. 30 vs. Aug. 31 ($)	(%)	Variance Explanation
Finance						
Finance						
AM0005: Financial System	$ 256,552	$ 256,552	$ 10,000	246,552	96.1 %	Project to continue into 2026
AM0248: Advanced Metering Infrastructure	1,661,775	1,000,000	231,462	768,538	76.9 %	Project to continue into 2026
AM0391: Water Meter Replacement Program - 2025-2029	500,000	500,000	450,000	50,000	10.0 %	Project to continue into 2026
AM0392: Financial System Continuous Improvements	50,000	-	-	-	n/a	
SO0030: Storm Sewer Reserve Fund & Rate Study	102,308	-	-	-	n/a	
SO0060: Water Rate Study	28,601	18,000	-	18,000	100.0 %	Final payment will be made to DFA in 2026.
Total Finance	**$ 2,599,236**	**$ 1,774,552**	**$ 691,462**	**$ 1,083,090**	**61.0 %**	
Information Technology Services						
AM0008: Boardroom Audio/Video Equip	50,596	50,596	30,756	19,840	39.2 %	
AM0009: Bus Process Automtn & Data Intgrtn	31,745	36,000	2,671	33,329	92.6 %	Project to continue into 2026 with savings expected.
AM0212: Ethernet Switch Redesign	105,854	105,854	105,854	-	-	
AM0213: Data Centre Hardware Refresh (SAN)	39,845	39,845	39,845	-	-	
AM0231: Trackit Replacement	20,000	20,000	20,043	(43)	(0.2 %)	Project complete, to be closed.
AM0232: Cybersecurity Software (Defender Identity Mgmt & Cloud Security)	90,000	-	-	-	n/a	
AM0235: End User Equipment Replacement - 2023-2026	216,343	216,343	216,343	-	-	
AM0236: Data Centre Equipment Replacement - 2023-2026	135,444	135,444	135,444	-	-	
AM0237: Mobile Equipment Replacement - 2023-2026	84,159	84,159	84,159	-	-	
AM0270: Council Chamber A/V Technology	94,081	94,081	35,000	59,081	62.8 %	Project to continue into 2026
AM0271: Cybersecurity Vulnerability Services	-	-	90,000	(90,000)	n/a	Planned cash outflows are $90,000 higher than Apr. 30 forecast, however, project spending remains within approved CBA.
AM0272: Cybersecurity SIEM Services	146,528	146,528	110,000	36,528	24.9 %	
AM0274: Cybersecurity (2024) (2nd Firewall At JOC)	112,400	112,400	-	112,400	100.0 %	Project will commence in 2026 due to vendor delay
AM0275: Uninteruptable Power Supply Refresh	46,977	46,977	46,977	-	-	
AM0276: Legal Management System	100,000	20,000	15,060	4,940	24.7 %	Project complete, to be closed.
AM0277: MS Defender Endpoint Protection	60,000	60,000	60,000	-	-	
AM0372: Network Access Control	68,000	68,000	-	68,000	100.0 %	Project will commence in 2026
AM0373: Internet Redundancy	108,000	108,000	-	108,000	100.0 %	Project will commence in 2026 due to vendor delay

	Planned/Budgeted Capital Spend for 2025	A Apr. 30, 2025 Forecast	B Aug. 31, 2025 Forecast	A - B Variance - Apr. 30 vs. Aug. 31 ($)	(%)	Variance Explanation
AM0375: CRM Replacement	300,000	300,000	-	300,000	100.0 %	Project will commence in 2026
AM0393: Wireless Upgrades & Enhancements	100,000	100,000	18,490	81,510	81.5 %	Equipment delivery in 2026
AM0394: Arcserve Tape Backup Solution	75,000	75,000	75,000	-	-	
AM0395: Workorder Management Systems (CMMS Project)	50,000	-	-	-	n/a	
GN0015: Migration To Cityview Workspace	100,000	100,000	84,176	15,824	15.8 %	
GN0115: Cityview Portal Implementation	81,089	81,089	-	81,089	100.0 %	Further implementation costs for this project have been deferred to 2026 and 2027
GN0116: Digital Education Program	50,000	50,000	-	50,000	100.0 %	Project to be completed in early 2026 to allign with rollout of Windows 11
GN0117: ArcGIS Portal	44,997	-	-	-	n/a	
GN0120: Green/Blue Bin Portal	40,000	-	-	-	n/a	
SO0017: Info Tech Strategic Plan Implementation	41,627	41,627	36,315	5,311	12.8 %	
SO0075: Cybersecurity Awareness Training	9,824	9,824	8,904	920	9.4 %	Project complete, to be closed
SO0081: IT Strategic Plan (2025)	120,000	120,000	20,000	100,000	83.3 %	Project to continue into 2026
SO0082: Disaster Recovery Plan (DRP) For IT (Ransomware)	30,000	30,000	-	30,000	100.0 %	Project will commence in 2026
Total Information Technology Services	**2,552,509**	**2,251,768**	**1,235,038**	**$ 1,016,730**	**45.2 %**	
Finance Total	**$ 5,151,745**	**$ 4,026,319**	**$ 1,926,499**	**$ 2,099,820**	**52.2 %**	
Corporate Services						
Legal Services						
SO0012: Risk Management	34,424	14,000	5,000	9,000	64.3 %	Implementation phase delayed to 2026
Total Legal Services	**34,424**	**14,000**	**5,000**	**$ 9,000**	**64.3 %**	
Human Resources						
AM0004: HR Info/Payroll System	118,571	25,571	-	25,571	100.0 %	Project kickoff delayed - planned spend now Q1 2026
SO0052: Job Hazard Assessment	25,472	25,472	9,000	16,472	64.7 %	Project on hold until new Health, Safety & Wellness Advisor starts in Fall 2025
Total Human Resources	**144,043**	**51,043**	**9,000**	**$ 42,043**	**82.4 %**	

	Planned/Budgeted Capital Spend for 2025	A Apr. 30, 2025 Forecast	B Aug. 31, 2025 Forecast	A - B Variance - Apr. 30 vs. Aug. 31 ($)	(%)	Variance Explanation
Project Management & Business Transformation						
GN0152: Facilities & Trails Accessibility Assessment	42,770	42,770	38,007	4,762	11.1 %	
GN0169: Parks Accessibility Assessment	90,000	90,000	-	90,000	100.0 %	Billing expected in 2026, 1/3 of parks and trails have been assessed.
SO0006: Emergency Response Plan Update	29,820	29,820	29,820	-	-	
Total Project Management & Business Transformation	**162,590**	**162,590**	**67,827**	**$ 94,762**	**58.3 %**	
Bylaw						
GN0025: Bylaw Radios	12,982	12,982	10,000	2,982	23.0 %	
GN0111: AMPS Implementation	79,698	79,698	79,698	-	-	
Total Bylaw	**92,680**	**92,680**	**89,698**	**$ 2,982**	**3.2 %**	
Access Aurora						
AM0001: Accessibility Plan	18,071	18,071	18,071	-	-	
Total Access Aurora	**18,071**	**18,071**	**18,071**	**-**	**-**	
Corporate Services Total	**$ 451,807**	**$ 338,384**	**$ 189,597**	**$ 148,787**	**44.0 %**	
Total Capital Projects	**$ 77,408,143**	**$ 50,753,067**	**$ 33,252,717**	**$ 17,500,350**	**34.5 %**	

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

Town of Aurora

Committee of the Whole Report

No. FIN25-057

Subject:	**York Region Development Incentives Collaboration & Other Development Charge Policies**
Prepared by:	**Jason Gaertner, Manager, Financial Management**
Department:	Finance
Date:	November 11, 2025

Recommendation

1. **That Report No. FIN25-057 be received; and**
2. **That the York Region Development Incentives Collaboration Policy (Attachment #1) be approved; and**
3. **That the Development Charges Credit & Reimbursement Policy (Attachment #2) be approved; and**
4. **That the Development Charges Refund Policy (Attachment #3) be approved.**

Executive Summary

York Region Council has approved numerous policies in an effort to incentivize desired residential and non-residential development through-out York Region. In most instances the offered incentive involves development charges and requires the participation of the lower tier applicable municipality which has necessitated a town policy in this regard. Further, in support of the Town's continued improvement of its internal processes, it has now formally documented two of its development charge processes.

- The proposed York Region Development Incentives Collaboration Policy enables the provision of financially feasible incentives in a timely manner
- Town offered incentives must align with the applicable York Region policy objective(s) under which it is being provided

- All development charge incentives will be supported by a developer agreement and a security
- The Town has formally documented its processes for development charge credits/reimbursements and development charge refunds
- The proposed policies include a requirement to report back to Council on their usage

Background

On June 26, 2025, York Region Council approved multiple changes to existing and new policies in an effort to incentivize desired development. The majority of these policies include a local participation clause, which states that York Region will only enter into a policy's underlying incentive agreement if the local municipality has provided a similar, if not better, incentive for the proposed development; meaning the Town will be subject to pressure to match each York Region incentive offering in a timely manner.

On September 23, 2025, Aurora Council approved a recommendation requesting that staff proceed with the development of a Local Participation in York Region Development Incentives Policy for its future review. It also requested that this policy include:

- Securities for all DC deferrals to ensure collection; and
- Affordability mandates for developers accessing deferral

Analysis

The proposed York Region Development Incentives Collaboration Policy enables the provision of financially feasible incentives in a timely manner

Through the empowerment of staff this policy enables the Town to provide financially feasible incentives in alignment with each applicable York Region policy in a timely manner, minimizing delays to targeted development.

Financial feasibility will be assessed based upon many factors such as municipal reserve impact, cost-benefit analysis of the induced development, alignment with long-term capital plans, and the potential additional revenues derived from the increased assessment base.

Town offered incentives must align with the applicable York Region policy objective under which it is being provided

Each York Region development incentive policy specifies the desired objectives that it is attempting to achieve through its offered incentives. Each policy requires the participating local municipality's incentive to align with these objectives. Certainly, staff will strive to achieve the Town's own development objectives within the allowed parameters of each York Region policy.

Should a Town objective be unachievable under a York Region policy, it will need to develop its own separate policy(ies) to address these goals. For example, the Town may be unable to achieve its desired affordability mandate within York Region's development incentive policies parameters. In this instance, the Town would need to develop a separate development incentive policy with this mandate in mind.

All development charge incentives will be supported by a developer agreement and a security

Every Town development incentive offer will require the applicant to enter into a formal agreement with the Town and provide a form of security acceptable to the Town. The York Region Incentive Collaboration policy defines a standard set of terms that each agreement must include. These standard terms address the agreement's duration, applicable development charge rates and payable, applicable interest, consequences of non-payment, and security requirements.

The Town has formally documented its processes for development charge credits/reimbursements and development charge refunds

The Town's processes for its agreement upon and issuance of development charge credits / reimbursements as well as development charge refunds have not been documented until now. These processes have now been documented in the form of two policies being the (i) Development Charge Credit & Reimbursement Policy and (ii) Development Charge Refund Policy which are presented in this report for Council's review and approval.

A development charge credit/reimbursement may be approved by the Town in return for work performed by a developer that relates to a service for which a credit / reimbursement is provided within the Development Charges Bylaw. Common examples of these services include the construction of public works which the Town is responsible for providing in support of the development, by developers on its behalf.

Examples of these public works may include playgrounds, trails, or water / wastewater / storm or sidewalk connections that are external to the development.

A development charge refund is the Town's repayment of previously collected development charges under Sections 18 and 20 of the Development Charges Act. Refunds of this nature may relate to an error in the Town's calculation of a development charge payable; or, as a result of an Ontario Land Tribunal decision which impacts the original development charge payable amount. The Town may also offer a refund in instances when a building permit is issued, but the underlying development does not take place resulting in the expiry of the permit.

Both of these policies are closely aligned with other Ontario municipalities.

The proposed policies include a requirement to report back to Council on their usage

To ensure Council is kept fully informed, each policy includes a requirement for staff to report back to Council regularly on their usage, financial impacts and effectiveness.

Advisory Committee Review

Not Applicable.

Legal Considerations

The proposed policies have all been reviewed by key staff, the Corporate Management Team and the Executive Leadership Team in accordance with the Town's policy program.

Financial Implications

There are no direct financial implications as a result of this report.

Communications Considerations

The Town will inform the public about the information contained in this report by posting it to the Town's website.

Climate Change Considerations

There are no direct climate change implications as a result of this report.

Link to Strategic Plan

Development Charges are the primary funding source through which Ontario municipalities can finance their cost of expanding infrastructure and service amenities to accommodate growth demands in their communities. The establishment of clear policy direction in the management of these revenues demonstrates the Strategic Plan principles of Leadership in Corporate Management.

Alternative(s) to the Recommendation

1. Council may propose policy amendments, or an alternative policy(ies)

Conclusions

In response to York Region Council's recent approval of a series of development incentive policies which require local municipality participation, the Town has developed its York Region Development Incentives Collaboration policy which will enable its timely and effective participation.

Also, two development charge process formalizing policies are proposed for Council's review and approval.

Attachments

Attachment 1 – York Region Development Incentives Collaboration Policy

Attachment 2 – Development Charge Credit and Reimbursement Policy

Attachment 3 – Development Charge Refund Policy

Previous Reports

FIN25-045 – Bill 17 and Other Proposed Residential Development Incentives Update

Pre-submission Review

Agenda Management Team review on October 23, 2025

Approvals

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

Approved by Doug Nadorozny, Chief Administrative Officer

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

Town of Aurora Attachment 1

York Region Development Incentives Collaboration Policy

Finance

Contact: Financial Management

Approval Authority: Council

Effective: November 25, 2025

Revised: Nil

York Region Development Incentives Collaboration Policy

1 Purpose

To enable the Town to provide a financially feasible incentive offer equivalent to the applicable York Region development policy offering in a timely fashion, while ensuring compliance with provincial legislation such as the Development Charges Act, 1997, as required.

2 Scope

This policy applies to all aspects of the Town's collaboration with York Region in the offering of development incentives in support of targeted development.

3 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.

"Development" The 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 (DCs)" The Town's development charges collected under the authority of the Act and/or the Town's related Development Charges Bylaw, or area-specific development charges bylaw.

“Local Municipality” Any lower tier municipality located within York Region.

“Local participation” The offer by an applicable local municipality of a similar, if not better incentive for a proposed development to that offered under a York Region development incentive policy.

“Planning Act” The *Planning Act*, R.S.O. 1990, c. P.13, as amended, revised, re-enacted or consolidated from time to time, and any successor statute.

“Targeted Development” All residential developments including purpose-built rental and owned apartments, and all ground-related units (singles, semis, towns), as well as office and retail building developments and sustainable building design.

“Trigger Event” As defined under each individual development incentive agreement, but which may include:

(a) a change in use of the proposed development.
(b) the sale or transfer of ownership of the Lands.
(c) failure to notify the Town within five (5) business days of a development first being occupied.
(d) failure to make any payment required under an incentive agreement by a specified due date.

4 Policy

This policy outlines the guiding principles for the Town’s collaboration with York Region in the offering of development incentives in support of targeted development.

4.1 The Town must offer an equivalent development incentive, to that of York Region’s applicable policy, in as timely a manner as possible

To minimize delays to a targeted development, the Town should derive an equivalent incentive offering, confirm its eligibility under the applicable York Region policy, and provide the incentive to a participating developer in a timely manner as possible.

4.2 The Town will only offer development incentives that are financially feasible to itself

In the development of each incentive offering, the Town will firstly consider all applicable legislation and policies. Each considered incentive’s financial feasibility will be assessed based upon factors which may include the projected impact on municipal reserves, a cost-benefit analysis of the induced development, alignment with long-term capital plans, and the potential revenues derived from the increased assessment base.

The Town's development charge deferral incentive offerings will also be guided by the following principles:

- the offered development charge deferral period will align with the appropriate York Region policy offering, but will not exceed a maximum of 20 years; and
- the deferred development charge payable will be interest free; and
- the deferred development charge payable will be repayable in annual instalments over the duration of the deferral period.

4.3 Every development incentive offer will include the following terms

Any developer wishing to accept a development incentive offering from the Town must enter into an agreement with the Town and provide a form of security acceptable to the Town.

In most instances, the Town's development incentive will take the form of a development charge deferral. The following terms will be applicable to all development charge deferral incentives:

(i) *Development Incentives Agreement*

The developer must enter into a development charges deferral agreement with the Town.

(ii) Duration of Deferral

The duration of a deferral and any terms for repayment will be defined on a case-by-case basis as part of each specific incentive offering for eligible developments.

(iii) Development Charge Rates

The development charges rate will be the amount determined under the applicable Town development charges bylaw, or area-specific development charges bylaw, in accordance with the provincial legislation on:

a) Day of building permit issuance for:

i. Applications submitted for approval of a development in a site plan control area under subsection 41 (4) of the Planning Act for an applicable development 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 application is deemed complete for:

i. Applications submitted for approval of a development in a site plan control area under subsection 41 (4) of the Planning Act for an applicable development 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 clause b(i) or b(ii) does not apply to the development seeking to defer development charges including and after January 1, 2020, the development charges rate is determined on the day the development charges are payable in accordance with section 26 of the Act.

(iv) Development Charges Payable

The amount of the development charges payable to the Town, as required under the Act, will be based on the rates determined under Term 'iii – Development Charge Rates' of this policy, multiplied by the number of dwelling units or gross floor area (depending upon nature of development), which will be determined on the day the developer enters into a development charges deferral agreement with the Town.

(v) Interest

The interest terms will be defined as part of each specific incentive offering for eligible developments.

(vi) Unpaid Development Charges

If any triggered development charges (including any interest) remain unpaid 15 business days immediately following notification of a trigger event, 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).

In the event 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 plus interest).

(vii) Security

The Town will require a security in any instance where a deferred development charge is offered as an incentive.

The Town may accept the following as security:

- A form of security will be taken and registered against the title to the land upon the execution of the development charges deferral agreement with the Town.
- A Pay-On-Demand Surety Bond, subject to the Town's Surety Bond Policy, as amended, revised, re-enacted or consolidated from time to time; or
- A Letter of Credit, subject to the Town's Letter of Credit Policy, as amended, revised, re-enacted or consolidated from time to time.

4.4 Other Agreements Required

The developer of an eligible development may be required to enter into other supplementary agreements as deemed necessary by the Town.

4.5 Legal and Administrative Fees

The developer will pay all legal fees and expenses of both the developer and the Town, including any costs incurred by the Town to prepare and register any agreements as required by Legal Services, and any other associated administration fees.

4.6 Budget Monitoring and Reporting

Staff will report back to Council annually on all development incentive agreements executed by the Town under this policy.

5 Responsibilities

5.1 Director, Finance / Treasurer

I. Administer this policy, including assisting stakeholders in determining if they qualify under this policy, the development charge rates to be applied, and the development charges and interest payable.

II. Enforcement of this policy and its associated development incentive agreements.

III. Collect all development charges when due.

IV. Undertake any additional administrative obligations as determined through incentive agreements.

5.2 Legal Services

I. Draft and prepare for execution development incentive agreements required under this policy.

II. Draft and prepare for execution any supplemental agreements required under this policy.

III. Registration of security on title.

IV. Registration of any agreed upon covenants as part of an incentive agreement.

V. Maintain copies of all executed development incentive and any supplemental agreements, as required.

5.3 Director, Planning and Development Services

I. Support the application and enforcement of this policy, as appropriate.

6 Monitoring and Maintenance

The **Director, Finance / Treasurer,** shall ensure compliance with the Act, the Development Charges Bylaw, this policy and all other legislative requirements.

Immediately upon the occurrence of an executed incentive agreement's trigger event, the **Director Finance / Treasurer** will notify the owner of the property 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, Finance / Treasurer** will process any necessary draws upon a letter of credit or pay-on-demand surety bond.

7 References

- *The Development Charges Act, 1997, S.O. 1997, c.27, as amended*
- The *Planning Act*, R.S.O. 1990, c. P.13, as amended
- Town of Aurora DC Study and Bylaw
- York Region Development Incentives Web Site

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

Town of Aurora

Attachment 2

Development Charge Credit / Reimbursement Policy

Finance

Contact: Financial Management

Approval Authority: Council

Effective: November 25, 2025

Development Charge Credit / Reimbursement Policy

1 Purpose

At the Town or developer's request, the developer may carry out development enabling capital works on the Town's behalf. In these instances, a Credit and/or Reimbursement Agreement is necessary to establish the mechanism for the developer to recover all, or part, of their costs and to establish the developer's obligations for construction. The purpose of this policy is to establish guidelines for the application, administration and issuance of development charge credits and/or reimbursement to developer(s), to be implemented through formal agreements with the Town.

2 Scope

This Policy will apply to all landowners, developers and/or builders who apply for development charge credits and/or reimbursement, related to infrastructure being constructed on the Town's behalf.

3 Definitions

3.1 In this policy, unless context requires otherwise:

"Act" Means 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.

"Developer" Means a person, corporation, group of persons and/or corporations, or an agent for a person, corporation or group of persons and/or corporations who is undertaking a development.

"Development" Means the 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 (DCs)" Means the Town's development charges collected under authority of the Act and/or the Town's related Development Charges Bylaw, or area-specific development charges bylaw.

"Development charges credit/reimbursement" Means a credit/reimbursement approved by the Town for work performed by a developer that relates to a service for which a credit/reimbursement is provided within the Development Charges Bylaw.

"Non-growth costs" Means the capital costs that cannot be recovered under the Development Charges Bylaw and are funded by tax levy, user rates and other non-development charge sources.

"Public Works" Means transportation, Parks & Recreation and Water/Wastewater infrastructure identified within the Town's Capital Plan and/or Development Charges Background Study and Bylaw.

4 Eligibility Requirements

The Town will consider granting development charge credits and/or reimbursements for the construction of public works where the following criteria are met:

4.1 The costs for the public works must be identified within the Town's Capital Plan and/or Development Charges Background Study and Bylaw;

4.2 Town approval must be obtained in advance of the commencement of construction, for the developer to obtain development charge credits and/or reimbursement. If a developer proceeds with construction in advance of receiving development charge credit and/or reimbursement approval, such works shall be constructed at their own financial risk and expense; and

4.3 This policy is applicable to all development being commenced on or subsequent to this policy's effective date.

5 Development charge credit and/or reimbursement agreement

5.1 A development charge credit and/or reimbursement agreement shall be initiated through the submission of a complete application package to the Town by the developer. A complete application package shall include the following:

- Overview of proposed public works
- Rationale why the project should be advanced; and
- Financial summary

5.2 In collaboration with Town's Director, Planning and Development and/or the Director, Operational Services, the Town's Director, Finance / Treasurer or their delegate will assess the eligibility of each submitted application and decline or approve the application.

5.3 The available development charge credit / reimbursement amount will be limited to what is included within the Town's DC Study and/or capital plan; however, the Director, Finance / Treasurer or their delegate may approve a higher amount if deemed appropriate.

5.4 A public works project may have a non-growth component that cannot be funded through development charges. In such instances, their non-growth component must be funded through the tax levy or other non-DC sources.

5.5 Agreed upon development charge credit and/or reimbursements may be set out in the development's related subdivision or site plan agreement. Otherwise, a separate development charge credit and/or reimbursement agreement shall be executed between the Town and developer.

5.6 Regardless of a development charge credit and/or reimbursement agreement being in place, a developer must firstly pay 100 percent of the development charges payable relating to their development as per the Town's DC bylaw.

The developer will subsequently receive a disbursement for their previously agreed upon development charge credit and/or reimbursement entitlement amount as per their Development Charge Credit and/or reimbursement agreement.

6 Securities

6.1 When a developer and the Town enter into a Development Charge Credit and/or Reimbursement agreement, the developer shall provide a form of security acceptable to the Town in an amount equal to 100 percent of the estimated cost of the proposed public works.

6.2 The Town may accept the following as security:

- A form of security will be taken and registered against the title to the land upon the execution of the development charges deferral agreement with the Town.
- A Pay-On-Demand Surety Bond, subject to the Town's Surety Bond Policy, as amended from time to time; or
- A Letter of Credit, subject to the Town's Letter of Credit Policy, as amended from time to time.

6.3 This security provided pursuant the above will be released by the Town upon its assumption of responsibility for the underlying public works.

7 Development Charge Credit/Reimbursement Disbursement

7.1 The Town's Director Finance / Treasurer or their delegate will approve payment of the appropriate development charge credit and/or reimbursement entitlement upon the following criteria being met:

i. receipt of a developer's formal request seeking a disbursement under their agreement with the Town, the request package shall include proof of actual construction costs; and
ii. receipt of final certification of delivered public works and a disbursement release request from the applicable department.

7.2 A developer will only receive a DC credit and/or reimbursement disbursement equal to the lesser of the maximum agreed upon amount as per their applicable DC Credit and/or Reimbursement agreement, or the developer's actual costs.

8 Termination or Amendment

The Director, Finance / Treasurer or their delegate have authority to approve the termination of, or amendment to, an existing development charge and/or reimbursement agreement to be executed by the Town's Director, Planning and Development where:

- The Development Charge bylaw on which the credits/reimbursement are based have been repealed or,
- The developer agrees to forego any further credits/reimbursements or,
- The terms on which the credits/reimbursements are to be disbursed has changed.

9 Legal and Administrative Fees

The developer will pay all legal fees and expenses of both the developer and Town, including any costs incurred by the Town to prepare and register any other agreements as required by the Town's Legal Services, and any other associated administration fees.

10 Budget Monitoring and Reporting

Staff will report back to Council annually on all development charge credit and/or reimbursement agreements executed by the Town under this policy, as well as any disbursements of these amounts.

11 Responsibilities

11.1 Director, Finance / Treasurer

I. Administration of this policy in collaboration with applicable departmental and developer stakeholders.

II. Approval of any requested development charge credits and/or reimbursements under this policy.

III. Enforcement of this policy.

IV. Disbursement of any agreed upon development charge credits and/or reimbursements.

V. Assess the financial impact of development charge credit and/or reimbursements.

11.2 Legal Services

I. Draft and prepare for execution the Development Charge Credit and/or Reimbursement agreement, or the necessary clauses within the subdivision or site plan agreement.

11.3 Developer

I. Prior to the commencement of proposed enabling public works for a development, the developer should provide a letter of application to Director, Planning and Development requesting the provision of a development charge credit and/or reimbursement.

II. Upon completion of the agreed upon public works, the developer will provide a formal letter requesting disbursement of applicable development charge credit and/or reimbursement to the Director, Planning and Development Services and

the Director, Finance / Treasurer. This request should include a detailed listing of the developer's actual costs.

11.4 Director, Planning and Development Services

I. Support the application, including undertaking a review of each application/submission package to determine its eligibility for a development charge credit and/or reimbursement, as required.

II. Undertake a review of each disbursement request, including a verification of provided actual public works construction costs, and issuance of a formal certification and request for disbursement, as required.

III. Support the enforcement of this policy, as appropriate.

11.5 Director, Operational Services

I. Support the application, including undertaking a review of each application/submission package to determine its eligibility for a development charge credit and/or reimbursement, as required.

II. Undertake a review of each disbursement request, including a verification of provided actual public works construction costs, and issuance of a formal certification and request for disbursement, as required.

III. Support the enforcement of this policy, as appropriate.

12 Monitoring and Compliance

The **Director, Finance / Treasurer,** shall ensure compliance with the Act, the Development Charges bylaw, this policy and all other legislative requirements.

The **Director, Planning and Development Services** and **Director, Operational Services** will monitor the construction of agreed upon public works to ensure related obligations are met and will recommend disbursement of underlying development charge credits and/or reimbursements to Finance when appropriate.

The **Director, Finance / Treasurer** will process any necessary disbursements of development charge credit and/or reimbursements under this policy.

13 References/Codes

- Town of Aurora Development Charges Bylaw
- Town of Aurora Development Charges Study and Bylaw

Review Timeline

This policy will be reviewed 4 years after the initial approval date.

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

Town of Aurora

Attachment 3

Development Charge Refund Policy

Finance

Contact: Financial Management

Approval Authority: Council

Effective: November 25, 2025

Revised: Nil

Development Charge Refund Policy

1 Purpose

The purpose of this policy is to define the Town's process for the identification of previously paid development charge eligibility for refund and release of payment under Sections 18 and 20 of the Development Charges Act, 1997, SO. 1997, c.27.

2 Scope

This policy will apply to all developers and/or builders who have paid development charges to the Town.

3 Definitions

"***Act***" Means 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.

"Developer" Means a person, corporation, group of persons and/or corporations, or an agent for a person, corporation or group of persons and/or corporations who is undertaking a development.

"Development charge refund" Means the refund of eligible previously paid development charges under Sections 18 and 20 of the Act.

"Development Charges (DCs)" The Town's development charges collected under authority of the Act and/or the Town's related Development Charges Bylaw, or area-specific development charges bylaw.

"***Town***" means The Corporation of the Town of Aurora;

4 Policy

4.1 Refund Eligibility Under Act

Under Section 18 and 20 of the Act, a refund of development charges may be issued in two instances.

(i) A developer may seek a development charge refund under one of the following circumstances:

a. The amount of the development charge was incorrectly determined

b. A credit is available to be used against the development charge, or the amount of the credit or service with respect to which the credit was given, was incorrectly determined

c. There was an error in the application of the Development Charges By-law

(ii) If the Ontario Land Tribunal repeals or amends a development charge by-law or orders Council to repeal or amend a development charge bylaw, the municipality shall refund the difference between the development charges paid and the development charges approved under the repealed or amended by-law.

4.2 Other Refund Eligibility

If a development charge is paid at the time a building permit is issued and no building proceeds pursuant to the said permit and the building permit has expired, the developer may apply to the Director, Finance / Treasurer for a refund of the development charges paid at the time of building permit issuance provided the building permit is surrendered with the said refund application, if not already surrendered.

4.3 Application for Development Charge Refund

A development charge refund application is required under Sections 4.1 (i) and 4.2 of this policy. Otherwise, an application for a development charge refund is not required.

An application for a development charge refund under Section 4.1 (i) may not be made later than 90 days after the day that the development charge, or any part of it, is payable.

An application for a development charge refund under Section 4.2 may not be made later than 90 days after a building permit has been surrendered.

An application for a development charge refund which must be made in writing to the Director, Finance / Treasurer and include the requestor’s name, the address where

notice can be given and the reasons for the request. The Director, Finance / Treasurer will decide based on the evidence provided to dismiss the request or issue a refund.

4.4 Interest

Any refunds issued under Section 4.1 (ii) of this policy will be paid with interest to be calculated from the date on which the overpayment was collected to the date on which the refund is paid. The Bank of Canada interest rate in effect on the date the overpayment was made will be used.

4.5 Education Development Charges

This process applies equally to any development charge refund request relating to Education Development Charges. Under section 257.85 of the Education Act, the Town is responsible for handling requests of this nature.

5 Responsibilities

5.1 Director, Finance / Treasurer

(i) Administration of this policy in collaboration with applicable departmental and developer stakeholders.
(ii) Approval of any requested development charge refunds under this policy.
(iii) Enforcement of this policy.
(iv) Disbursement of any agreed upon development charge refunds.
(v) Assess the financial impact of development charge refunds

5.2 Legal Services

(i) At the request of the Treasurer, the Solicitor is responsible for providing advice related to this policy.

6 Monitoring and Maintenance

The Director, Finance / Treasurer**,** shall ensure compliance with the Act, the Development Charges bylaw, this policy and all other legislative requirements.

7 References

- Federal Act, Provincial Act, Regional By-law, Aurora By-law, Aurora Policy
- Development Charges Act, 1997, S.O. 1997, c. 27

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

Town of Aurora

Committee of the Whole Report

No. OPS25-023

“

Subject:	**Waste Collection Downtown Core Businesses (former BIA)**
Prepared by:	Amanda Cutler, Coordinator Waste and Recycling
Department:	Operational Services
Date:	November 11, 2025

Recommendation

1. **That Report No. OPS25-023 be received; and**
2. **That the December 2, 2024, Council direction to stop the collection of recycling, solid waste, and compost from non-eligible source Downtown Core businesses (former BIA) be rescinded; and**
3. **That the collection of solid waste and compost materials from non-eligible source Downtown Core businesses (former BIA) continue as a temporary measure during the detailed design for the Yonge Street Promenade; and**
4. **That the Town of Aurora (the “Town”) provide the Downtown Core businesses (former BIA) a location to dispose of recycling materials as a temporary measure as of January 1, 2026, as they will not be eligible for collection though the Blue Box Extended Producer Responsibility Program.**

Executive Summary

The purpose of this report is to provide Council with a further update on the transition of the Blue Box Program to Extended Producer Responsibility (EPR) and to specifically rescind its previous decision to stop collection of solid waste and compost from non-eligible Downtown Core Businesses (former BIA) only. Industrial, Commercial and Institutional (ICI) properties, which includes small businesses will remain responsible for their recycling material disposal as the EPR program is not applicable to this group. Producers will have full responsibility for collection of Blue Box recycling materials across Ontario when province-wide system becomes operational January 1, 2026, for eligible sources only.

- Producers will have full responsibility for collection of Blue Box recycling materials across Ontario when province-wide system becomes operational January 1, 2026.
- Section 4 of Blue Box Regulation 391/21, set forth by the province requires Producers to collect only from eligible sources.
- Select ICI properties who have historically received an increased service level, when disposal of garbage and organics is the responsibility of running a business.
- Concern raised by small businesses within the downtown core area about the Town stopping collection of all waste streams January 1, 2026.
- Yonge Street Downtown Promenade Detailed Design to consider waste storage as part of the streetscape design to support revitalization.
- Continued collection of solid waste and organics recommended in the interim while the downtown promenade revitalization detailed design is undertaken.
- Recycling collection is not feasible through our current contractor as part of the downtown core collection route.

Background

Producers will have full responsibility for collection of Blue Box recycling materials across Ontario when province-wide system becomes operational January 1, 2026.

On June 3, 2021, Ontario Regulation 391/21: Blue Box was filed under the Resource Recovery and Circular Economy Act, 2016, S.O. 2016, c. 12, Sched. 1 (RRCEA), which transitions the operational and financial responsibilities of managing packaging-like and paper products from Municipalities to Producers (PROs). This transition changes the existing shared responsibility model of the current Blue Box Program to a Producer-led responsible model, often referred to as ‘full’ or ‘extended producer responsibility’. Transition to EPR will occur in two phases:

- Transition: July 1, 2023 – December 31, 2025; and
- Post-transition: January 1, 2026, onwards.

All of York Region, including the Town, is scheduled to transition on January 1, 2026. Producers will have full control over all Blue Box recycling programs across Ontario when the province-wide system becomes operational in the post-transition phase.

Effective January 1, 2026, all municipal Blue Box Programs in Ontario will have transitioned to EPR and additional Producers will come into effect, including providing Blue Box collection services to non-municipally serviced multi-residential buildings, public and private schools (excluding post secondary) and not-for-profit retirement homes and long-term care homes.

Items accepted within the Blue Box Program will also expand common single use and packaging like products, such as paper and plastic cups, foils, trays, bags and boxes intended for home use. The new Blue Box Program will create a more uniform system across the province and broader access to recycling services.

Circular Materials Ontario (CMO), as the Common Collection System Administrator, is responsible for contracting waste haulers to collect blue box materials from eligible-sources and transport the material to receiving facilities (i.e. transfer stations). Reverse Logistics Group (RLG), contracted by CMO, is the Common Collection System Operator overseeing the daily operations.

Section 4 of Blue Box Regulation 391/21, set forth by the province requires Producers to collect only from eligible sources.

The Blue Box Regulation specifies sources from which Producers are obligated to collect blue box recyclables. Eligible source is defined as “any residence or facility in an eligible community”. These sources include single-family homes, multi-residential and some public spaces (parks, playgrounds, transit stations and sidewalks).

The definition of “residence” was amended by O. Reg. 210/25 to only include buildings with five or fewer residential units, including a seasonal residential dwelling, but not including a building used for temporary accommodation, such as a hotel, or any portion of a building with five or fewer residential units that is not used for residential purposes.

Producers are not responsible for the collection of blue box material from the following non-eligible sources:

- Industrial, Commercial and Institutional (ICI) properties
- Daycares
- Places of worship
- Businesses in BIA’s (Downtown Core businesses)
- Not-for-profit /charitable organizations and shelters
- Post secondary institutions – public and private
- Municipal facilities and community Centres (libraries and arenas)
- Multi-residential buildings (non-eligible until 2031)

- Schools (non-eligible until 2031)
- Specified long-term care homes and retirement homes (non-eligible until 2031)

For properties that have both residential and commercial units, Producers are only required to collect from those units that are defined as an eligible source.

Select ICI properties who have historically received an increased service level, when disposal of garbage and organics is the responsibility of running a business.

Collection of waste, whether recycling, organics or garbage, forms part of a business owners' responsibility. The majority of ICI properties in Aurora deal with all disposals of waste from their establishments through private collection contracts. The collection of waste by the Town from select ICI properties is an increased service level and not provided equally to all those included in this defined sector.

Council approved the staff recommendations at its December 2, 2024, meeting that the Town discontinue the collection of organics and waste when the recycling transition occurs with the province on January 1, 2026.

Analysis

Concern raised by small businesses within the downtown core area about the Town stopping collection of all waste streams January 1, 2026.

Since the approval to discontinue the collection of waste and organics in December 2024, staff have met with business owners, delivered letters, posted information and utilized mobile road signage to inform of the upcoming changes including to recycling, while businesses have been working to secure private collection.

Staff has heard from a small number of business owners in the downtown core about the stop of waste collection by the Town effective January 1, 2026. The rationale behind the concerns is lack of storage/space constraints of large waste bins until collection day, higher costs/difficulty securing service and negative impact on downtown businesses. Parking spots in rear lots are at a premium and utilizing them for waste storage would compound the issue. It is also not possible to utilize the frontage on Yonge Street, this is not an appropriate location, as store fronts need to remain inviting for public and space needs to remain unconstrained to allow for adequate pedestrian flow and safety.

Businesses also don't see an issue with the continuance of collection by the Town as our collection contractor will continue to service the downtown core to collect residential waste and it would seem logical to pick up small business waste while on route to create efficiency.

While the concerns have been expressed by only a very small number of businesses, staff understand the unique complexities the downtown holds, including mixed residential and business blocks, storage constraints, parking limitations, frontage aesthetics and a desire to revitalize the area through the streetscape plan currently under progress.

Yonge Street Downtown Promenade Detailed Design to consider waste storage as part of the streetscape design to support revitalization.

Planning and Development Services are currently engaged in a detailed design project to enhance the public space, integrate the downtown business core with the newly constructed Aurora Town Square (ATS), and address required rehabilitation of existing infrastructure.

As part of the design works, staff will be engaging the consultant to consider waste collection storage as part of the stakeholder meetings for the Town, considering patrons visiting the downtown and to support the commercial/residential needs within the area. This design work and consultation will continue through remainder of 2025 and 2026.

Continued collection of solid waste and organics recommended in the interim while the downtown promenade revitalization detailed design is undertaken.

Waste storage and collection needs for the downtown core are complex, and due course should be taken to explore all aspects through the promenade design. As such, staff are recommending that the Town reverse course on the original decision to discontinue service and continue the collection of solid waste and organics for non-eligible businesses in the downtown core during the design review, while options are explored and potentially considered regarding waste for the future.

This will maintain service continuity and support small businesses until a long-term decision can be made.

Recycling collection is not feasible through our current contractor as part of the downtown core collection route.

CMO is the lead PRO and Common Collection System Administrator responsible for the operation of the common collection system in Ontario. They have indicated that they will not collect from non-eligible sources post-transition. Therefore, blue box materials from non-eligible sources are not permitted to be mixed and processed with the materials they are obligated to collect and process from eligible sources. This means that collection of non-eligible sources by a PRO is not an option.

CMO has indicated there will be depots for ICI properties to dispose of recycling, although, to date, those locations have not been identified, and it is not known if any would be conveniently located to Aurora. While the collection of recycling goods no longer sits with the Town as of January 1, 2026, there are temporary options to potentially assist small business owners during the review of downtown waste.

Option 1

The Town could secure a private contractor to collect. To provide this service for the 107 businesses in this block (as per Attachment 1- Downtown Core Boundary (former BIA) map), the estimated annual cost would be approximately $125,000 to $175,000 plus an additional $16,000 (capital) for collection totes.

Option 2

The Town could provide a recycling drop location for the impacted businesses. This location would be located at the Town of Aurora's Joint Operations Centre (JOC) and would be available during regular business hours Monday – Friday. Staff recognize that this drop location is not adjacent to the impacted businesses and that the recyclables will require transport; however, locating the bins in a parking lot in the downtown core would take up valuable parking spots, cause potential concern for residential properties, potentially promote dumping of other waste by the public and/or cross contamination. A container located at the JOC would be in relative proximity of downtown core, secure and under security surveillance, in an industrial area and allow staff to monitor volume. The cost of this option is expected to be minimal and can easily be absorbed within the Town's existing Operating Budget.

In consideration of the high estimated costs to collect recycling through a private contractor (Option 1), staff recommend providing a drop location at the JOC (Option 2) for the impacted small businesses located within identified downtown core boundary to dispose of their recyclables.

Advisory Committee Review

Not applicable.

Legal Considerations

Pursuant to O. Reg. 391/21: *Blue Box*, as amended by O. Reg. 210/25: *Blue Box*, under the *Resource Recovery and Circular Economy Act, 2016*, S.O. 2016, c. 12, Sched. 1, Ontario municipalities were mandated to transition their existing blue box programs to full Producer responsibility between July 1, 2023, and December 31, 2025. Starting January 1, 2026, the Town will no longer be responsible for administering or funding the residential blue box program. As a result, the Town's Waste Collection By-law will need to be amended to ensure it reflects the changes to the waste collection program and associated regulations.

Financial Implications

The Town's estimated costs for its continued collection of solid waste and organics from the impacted businesses located within the defined downtown core area is $7,175 per year. Should the Town proceed with the recommended Option 2 being the establishment of a recyclables drop location at the JOC for these same businesses the estimated cost would be $1,300 per year. Therefore, the combined estimated annual cost for the continued provision of solid waste, organic and recycling collection to these impacted businesses would be $8,475. The Town would be able to manage this expense within its existing operating budget.

Communications Considerations

Corporate Communications will support Operational Services in developing clear and accessible messaging to inform downtown businesses and the community about waste collection changes. A coordinated approach may include a mix of digital updates, stakeholder outreach, and other communication methods as appropriate to ensure consistent information sharing throughout the transition.

Climate Change Considerations

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

Link to Strategic Plan

The Blue Box Program transition reinforces the Strategic Plan goal of Supporting Environmental Stewardship and Sustainability for all through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Encouraging the stewardship of Aurora's natural resources: Assess the merits of measuring the Town's natural capital assets.

Alternative(s) to the Recommendation

1. Council can decide to not rescind its previous direction to stop the collection of recycling, solid waste, and compost from non-eligible source downtown core businesses (former BIA).

2. Council may provide alternative recommendation(s).

Conclusions

Providing municipal solid waste, recycling and organic collection service to ICI properties is not considered a responsibility of municipalities. Collection practices and service levels vary by municipality, in turn, municipalities are not legislatively required to provide waste collection services to ICI properties. However, due to the unique complexities of the downtown core, staff are recommending the Town continue to collect solid waste and organics for these small businesses, while providing a recycling drop location at the JOC. This service provision will be temporary and provided during the Yonge Street Downtown Promenade Detailed Design project, in which the feasibility of waste storage and collection will be explored and potentially considered.

Attachments

Attachment # 1 - Map of Downtown Core Boundary

Previous Reports

OPS24-022, Blue Box Collection Changes – Non-Eligible Sources, December 2, 2024

OPS23-011, Blue Box Transition Update, June 6, 2023

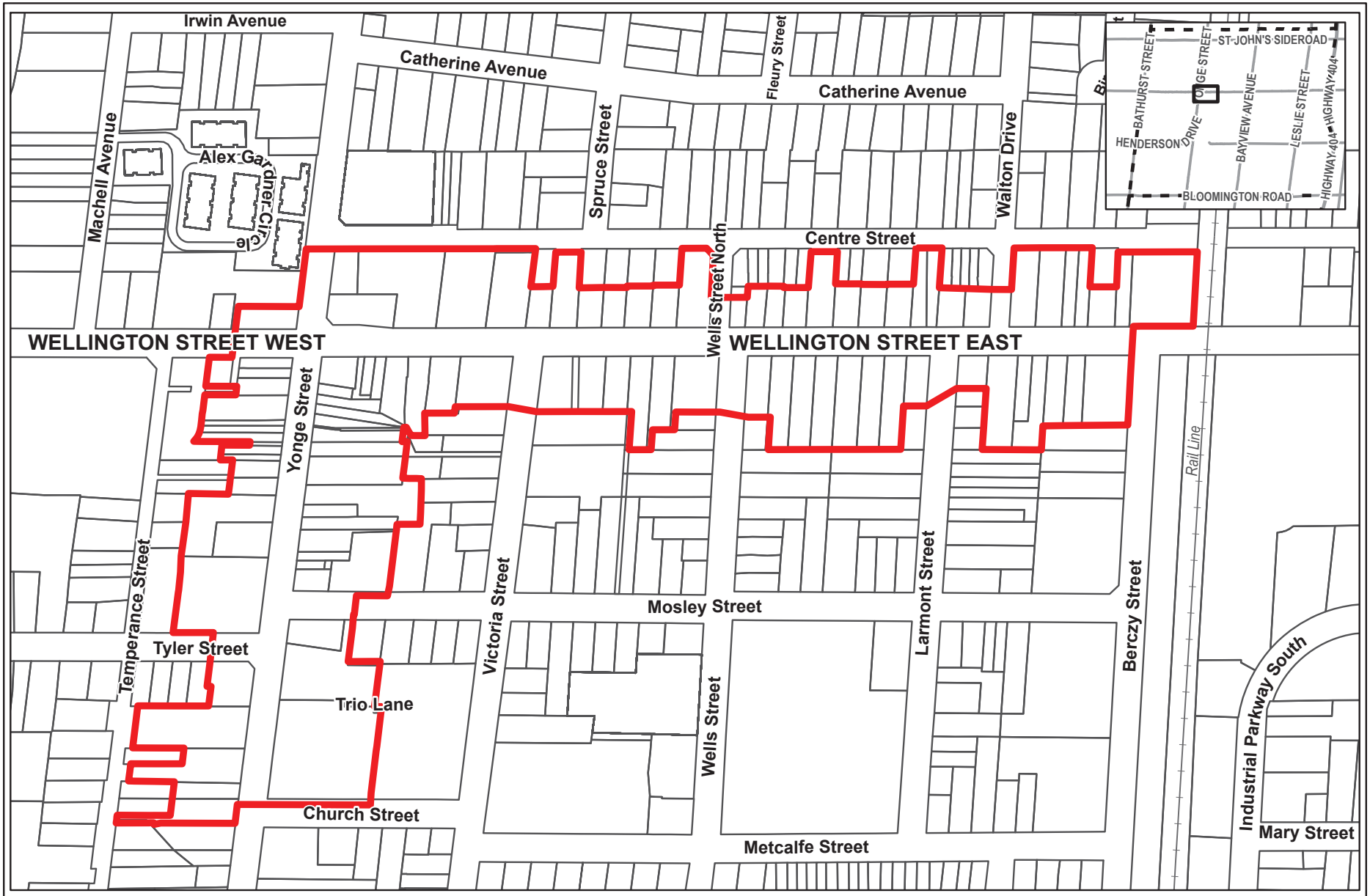
Pre-submission Review

Agenda Management Team review on October 23, 2025.

Approvals

Approved by Sara Tienkamp, Director, Operational Services

Approved by Doug Nadorozny, Chief Administrative Officer



Downtown Core Businesses (former BIA)

Downtown Core Businesses (former BIA)

N

0 50 100

Metres

AURORA
You're in Good Company

ATTACHMENT 1

Map created for the Town of Aurora Operational Services Department, 2025-10-22. Base data provided by the Town of Aurora and the Regional Municipality of York.

File Path: J:_Departments_space\Works\Waste Collection Map\Recycling_Totes\Recycling_Totes\Recycling_Totes.aprx Layout: Location Map - Downtown Core

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

Town of Aurora

Committee of the Whole Report

No. PDS25-109

Subject:	**2026-2030 Town of Aurora Visitor Growth Plan**
Prepared by:	Angela Haynes, Senior Economic Development Officer
Department:	Planning and Development Services
Date:	November 11, 2025

Recommendation

1. **That Report No. PDS25-109 be received; and**
2. **That the 2026-2030 Town of Aurora Visitor Growth Plan be adopted; and**
3. **That staff proceed with the development of a wayfinding strategy, in accordance with the Town-wide Parking strategy and downtown redevelopment priorities, and report back to Council.**

Executive Summary

This report provides an overview of the development and key recommendations of the Town's new 2026 – 2030 Visitor Growth Plan. With the AEDC Board's continued support, this document was developed as a direct extension of the Economic Development Action Plan. It focuses on leveraging the pillars of Innovation, Local Business Support, Downtown Revitalization, and Storytelling to increase visitation, enhance visitor experience and highlight Aurora as a premier destination. The plan's recommendations are the result of a rigorous, four-month collaboration with a public consultation group and Central Counties Tourism, ensuring a strategic and community-driven approach to boosting the local visitor economy.

- The Visitor Growth Plan develops and supports initiatives to promote the Town of Aurora as a year-round destination.
- The Visitor Growth Plan was informed through detailed research.
- That the Economic Development office be designated as the coordinating body to implement the 2026 -2030 Visitor Growth Plan and its related Pillars.

- The Visitor Growth Plan’s Objectives and Goals will establish the Town of Aurora as a premier destination for visitors.

Background

As a key component of the Town's broader Economic Development Action Plan, which is built upon the four pillars of Innovation, Local Business Support, Downtown Revitalization, and Storytelling, a comprehensive Visitor Growth Plan has been developed. This initiative was undertaken to strategically advance the goals of the Action Plan, particularly those related to visitation and downtown revitalization. The plan's development was the result of an intensive, four-month collaborative process with a public consultation group. The group was comprised of representatives from the Town’s Business Support Services, Chamber of Commerce, Aurora Cultural Centre, local hotels and, residents to name a few. The draft Plan was completed in a partnership with Central Counties Tourism. This concerted effort has resulted in a strategic framework designed to enhance the Town's appeal and increase its visitor economy.

Analysis

The Visitor Growth Plan develops and supports initiatives to promote the Town of Aurora as a premier destination.

By strategically leveraging its core assets and attractions, this Plan positions Aurora as the premier destination of choice. The strategy is designed to drive robust economic growth, cultivate deep community pride, and significantly improve both the visitor experience and the environment for local businesses.

The 2026 – 2030 Town of Aurora’s Visitor Growth Plan was informed through detailed research.

The Visitor Growth Plan was informed by both qualitative and quantitative research methods, ensuring a comprehensive understanding of the Town’s current visitor landscape and potential. The plan was developed over four months through a collaborative process facilitated by Central Counties Tourism. This process involved a working group of local stakeholders representing key sectors that influence local visitation, including arts and culture, hospitality, sports, retail, and Town departments.

That the Economic Development office be designated as the coordinating body to implement the Visitor Growth Plan and its related Pillars.

As the designate, the Economic Development office would perform as the coordinating body for the Visitor Growth Plan. This centralized role ensures efficient resource leverage and cohesive action across divisions. By actively engaging partners and external stakeholders, the Economic Development office will drive successful outcomes that meet the Plan's objectives, goals and related action items as outlined under the five (5) Plan Pillars i.e. Champion, Connect, Collaborate, Create, and Communicate. Each Pillar serves as the roadmap for the Visitor Growth Plan.

Research

i. Visitor Data and Trends

The visitor economy stimulates local economic growth. In fact, research shows that over 319,000 visitors to Aurora’s retail hubs and sports complexes from more than 40 km away generated approximately $36.3 million in spending.

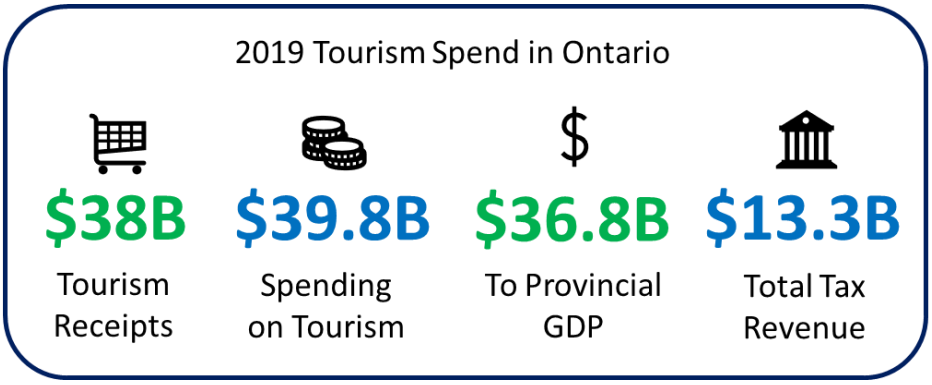
From geo-fencing research of several sport and retail locations, including Stronach Aurora Recreation Complex, Stronach Fields, Lambert Wilson Park, Aurora Community Centre, and Sheppard’s Bush fields, as well as St. Andrews Shopping Centre, Yonge Street shops, and Town Square, it was found that there were over 4.4 million visits in 2023.

This demonstrates that the town's strong restaurants, shopping and sports facilities have made it a destination for visitors, which is a unique and unexpected strength for the municipality.

ii. Economic Impact of Visitation
Visitation in Ontario

In 2019, before the pandemic, Ontario's visitor attraction industry was a major economic driver. It generated over $38 billion in revenue, an 11.4% increase from 2018, and accounted for 4.3% of the province's GDP.

This sector also created $13.3 billion in tax revenues and provided jobs for over 396,000 people across more than 200,000 businesses. Notably, the visitor attraction sector is a significant employer for young people in Ontario, with 23% of all jobs for those aged 15–24 being in this industry. It also provides year-round employment opportunities in communities across the province.



Visitation in Central Counties and York Region

In 2022, Central Counties (RTO6) recorded 13 million domestic overnight visits from travelers located more than 60 kilometers away. Of these visits, 10 million were from within Ontario, and the remaining 3 million were from other parts of Canada. These travelers spent an estimated $3 billion in the region. The Tourism Industry Association of Ontario (TIAO) and Global Payments Canada published a Travel and Destination Analytics Report in October 2019, which highlighted trends in visitor spending in Ontario for 2018:

- Toronto, Niagara, and Central Counties accounted for 78.9 percent of inbound spending in Ontario.
- Inbound spend made up 2.3% versus domestic spend at 97.7%. For Central Counties region, this inbound spend came primarily from the United States [U.S.] (49.5%) and China (36.4%).

iii. Untapped Potential

There are more than 150 individual assets were identified in Aurora including attractions, eateries, restaurants, sports facilities, festivals & events, and Arts & Culture. The breadth and depth of assets under each of the categories means that there is a critical mass of things to for visitors of all types.

iv. Community Engagement

- Insights were gathered from local businesses, cultural institutions, residents, and Town staff through four interactive planning sessions.
- Stakeholders showed strong interest in coordinated action to improve visitor experiences, multi-sector engagement and deepening community pride.

Advisory Committee Review

N/A

Legal Considerations

None

Financial Implications

There are no immediate financial implications resulting from this report and respective plan. Where impact to future budget is identified, it will be brought forward for consideration as part of the annual budget process.

Communications Considerations

Corporate Communications will support the Visitor Growth Plan through targeted strategies that promote key initiatives, engage stakeholders, and build awareness of Aurora as a year-round destination. Working with Economic Development, Communications will use a coordinated mix of digital, print, and in-person tactics to ensure consistent messaging and strong visibility across all audiences.

Climate Change Considerations

N/A

Link to Strategic Plan

Economy

Objective 1: Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business

- Actively promote and support the plan to revitalize the downtown.

Objective 2: Supporting small business and encouraging a more sustainable business environment

- Investigate opportunities to encourage the creation and mobilization of knowledge in the local economy.

Alternative(s) to the Recommendation

N/A

Conclusion

This report solidifies the Town of Aurora's commitment to developing a strong visitor economy. Three major actions will immediately set the Visitor Growth Plan in motion: formally adopting the Plan, assigning the Economic Development office to lead coordination, and fast-tracking the development of the wayfinding strategy. These steps would instantly create the vital structure needed for success, transforming the Plan’s robust five-pillar framework (Champion, Connect, Collaborate, Create, and Communicate) into a focused, accountable, and sustained program. By immediately prioritizing clear leadership and a key infrastructure improvement (wayfinding), the Town can secure the necessary momentum to realize the Plan’s ultimate benefit: leveraging the existing $36.3 million visitor economy to establish Aurora as a top, year-round destination, which in turn generates sustainable economic growth and enriches the quality of life for the entire community.

Attachment

Attachment No. 1: 2026 – 2030 Town of Aurora Visitor Growth Plan

Previous Reports

N/A

Pre-submission Review

Agenda Management Team review on October 23, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer

Attachment 1

TOWN OF AURORA

VISITOR GROWTH PLAN

2026 - 2030



AURORA

You're in Good Company

Land Acknowledgement

The Town of Aurora acknowledges that the Anishinaabe lands on which we live and work are the traditional and treaty territory 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.

Foreword

A Message from Central Counties Tourism

One of the key outcomes of a successfully implemented visitor growth plan is a stronger resident connection to and pride-of-place for the community. From the first introductions of the members of the working group that put this plan together, I knew the process was going to be special. Their knowledge of the Town of Aurora was only overshadowed by their enthusiasm for the community they call home.

Aurora already has a robust visitor economy and is a hub for commerce and recreation for residents in neighbouring communities as well as visitors travelling more than 40 kms each way to partake in an experience in town. Investors understand this, as is evidenced by the new hotels that have opened or are still under construction.

This plan is Aurora-specific, built by a volunteer working group of industry professionals, town staff and concerned citizens. At the heart of the process was trying to determine what success looks like for the Town of Aurora in terms of the visitor economy. They reviewed and prioritized current assets, dissected challenges and barriers, before focusing on opportunities that ensure that Aurora continues to be a destination of choice for visitors.

I have never experienced a more engaged working group. They came to each meeting prepared and, more importantly, willing to share their thoughts and opinions on how the community should work together to grow visitation. It was an absolute pleasure to facilitate this process.

The result is a plan that is uniquely Auroran. You will see this in the areas of focus, goals and actions to keep Aurora top-of-mind for visitors near and far. Central Counties Tourism is Aurora's partner in the execution of this plan. We will work with staff to develop yearly business plans that address the identified actions, ensuring that Aurora's Visitor Growth Plan is always active and ever evolving.

Best regards,



Chuck Thibeault, Executive Director

Table of Contents

Executive Summary 5

Introduction 6

Acknowledgements - Steering Committee 7

The Planning Process 8

Guiding Principles – Vision & Mission 9

Guiding Principles – Objective & Goals 10-11

Visitation in Aurora 12

Glossary 13-14

Appendix I: Why Visitation? 15-16

Appendix II: Tourism Organizations 17-19

Appendix III: Aurora Visitation Assets 20-21

Resources 22

Executive Summary

The Town of Aurora is approximately one hour from downtown Toronto. It is easily accessible off Highway 404 on Wellington Road, or the 407 north on Yonge Street. It offers a GO station with trains (soon to be all day) and buses. Its population sits at just over 66,000 residents.

Aurora has just recently opened its new Town Square & Cultural Centre, which many anticipate will become the new "hub" of the Town. Rooted in Aurora's rich history and designed with sustainability at its core, Town Square is a vibrant hub for residents, local businesses, and visitors. It's where tradition meets innovation, creating opportunities for connection, creativity, culture, and community. It includes the Aurora Cultural Centre, Aurora Museum & Archives, and Aurora Public Library.

In addition to an emerging focus on arts & culture with the new Town Square, Aurora has a significant draw as one of the best locations in the province for sports facilities and tournaments. Its sporting facilities are second to none and include numerous fields, pools, arenas, golf courses and more.

In 2023, there were more than 1.1 million visits to the main sporting venues in Aurora. Roughly two thirds of those visits were made by non-residents and a full 10% traveled more than 40 kms each way to attend a game. The town also has the advantage of Sport Aurora, with a mission to "support and develop sport and recreation for all ages, genders and abilities by advocating on behalf of our community in order to build capacity, increase participation, enhance integration, celebrate excellence, and for the love of sport."

The town also has unique and well-programmed retail hubs including the St. Andrews Shopping Centre and the shops and restaurants along Yonge Street. Those areas received more than 3.3 million visits in 2023, of which more than 60% were non-residents and close to 9% travelled more than 40 kms each way to spend time and money in town.

This 2026-2030 Visitor Growth Plan is a refresh of Aurora's 2015 Plan. It will serve to guide the Town staff, along with local visitation stakeholders and regional partners, in welcoming more visitors to enjoy all that Aurora has to offer. The plan was developed by a steering committee with representatives from local businesses, attractions, outdoor assets, residents, and Town staff. The committee assessed the challenges and opportunities for 'visitor readiness' across five key categories: attractions, businesses, infrastructure, customer service, and marketing/promotion.

The work of the Steering Committee resulted in the identification of five core pillars for 2026-2030 Visitor Growth Plan: Champion, Connect, Collaborate, Create and Communicate. Each of these pillars has associated objectives and goals and will serve as the roadmap for the Visitor Growth Plan.

Introduction

The formula is simple: A strong visitor economy = A vibrant community

A vibrant visitor economy benefits everyone:
• It provides the assets and programming that make both visitors excited to come and residents proud to live there.
• It attracts new businesses seeking to leverage visitor spending and new residents who value community vibrancy.
• The result is a stronger municipal tax base.

In 2023, visitors traveling over 40km to Aurora's sports complexes and retail hubs alone contributed over $36 million in spending. Including all non-resident visitors drives the total economic impact to well over $100 million.

Strong visitation also drives major investment, as seen with Aurora's three existing hotels and a fourth under construction. These investments boost local employment and increase overnight stays, leading to even greater community spending.



Acknowledgements

Thank you to the individuals who made up the steering committee and devoted their time to support the development of this Visitor Growth Plan.

Steering Committee

Angela Haynes	Town of Aurora – Economic Development
Lisa Hausz	Town of Aurora – Economic Development
Sandra Ferri	Aurora Chamber of Commerce
Alison Mumford	Aurora Chamber of Commerce
Deb Wilson	Aurora Chamber of Commerce
Amanda Versterfelt	Microtel Inn & Suites
Tatyana Spiridonova	Microtel Inn & Suites
Bob McRoberts	Aurora Citizen
Emily Hlusko-Huard	The Armoury
John Firman	Town of Aurora – Business Support Services
Mason Gooch	Town of Aurora – Business Support Services
Hailey Jones	Town of Aurora – Sport and Community Development Specialist
Suzanne Haines	Aurora Cultural Centre
Jane Taylor	Aurora Cultural Centre
Jodi Marr	Aurora Public Library
Kathleen Vahey	Aurora Historical Society
Laurie Mueller	Sport Aurora
Lynette Lanning	Neighbour Media
Michelle Johnson	Museum Services
Ron Weese	Sport Aurora
Rosa Calabrese	Royal Rose Gallery
Shelley Ware	Town of Aurora – Special Events
Phil Rose	Town of Aurora – Cultural Services

The development of this plan was facilitated by Chuck Thibeault, Executive Director and Sara Sterling, York Industry Relations Manager of Central Counties Tourism.

The Planning Process

The plan was developed with feedback from four facilitated sessions and surveys with the steering committee. The four sessions were interactive with clear objectives to support the development of the plan.

Session One: The group discussed the value of the visitor economy as an economic driver, job creator and contributor to the residents' quality of life and identified why people visit Aurora – the visitation assets and started to define "Success".

Session Two: The group ranked the visitor assets and reviewed the current landscape in Aurora including: attractions, businesses, infrastructure, customer service and marketing/promotion.

Session Three: The group identified and evaluated Aurora's visitor readiness to understand the challenges and opportunities that exist to achieve "Success".

Session Four: Finally, the group aligned the final "Vision" for success and the objectives, goals and action items for the Aurora Visitor Growth Plan.



Guiding Principals - Vision & Mission

Vision

A collaborative ecosystem where Aurora's resident and local business pride fuels a vibrant visitor economy, positioning the town as a hub for cultural discovery and small-town sophistication.

Mission

Aurora will be a year-round destination that welcomes visitors of all ages into a vibrant hub of authentic cultural discovery and distinctive, high-quality experiences. Every visitor will be encouraged to connect deeply with our unique community ultimately leaving feeling enriched, renewed, and eager to return.



Visitor Growth Plan - Five Plan Pillars

PILLAR ONE: CHAMPION

Objective: Establish a clear, accountable, and sustainably funded structure to govern the Visitor Growth Plan, ensuring council support and organizational ownership for its execution.

Goals

1. **Designate Accountability:** Assign formal ownership for the plan's execution.
2. **Establish Advisory Body:** Charter a Visitor Advisory Committee.
3. **Cultivate Ambassadors:** Mobilize residents, staff, volunteers, and local businesses/services as champions.
4. **Secure Sustainable Funding:** Develop a long-term funding strategy.
5. **Plan Integration:** Ensures Visitor Plan Growth deliverables are factored into all related departmental decision-making.

PILLAR TWO: CONNECT

Objective: Cultivate a robust network that seamlessly connects municipal governance, local businesses, and community organizations to one another and to the objectives of the Visitor Growth Plan.

Goals

1. **Centralize Information:** Develop a hub for stakeholder communications.
2. **Cross-Sector Alignment:** Connect staff and businesses for service alignment.
3. **Invest in Training:** Provide targeted professional development opportunities.
4. **Bridge Assets:** Connect businesses with local sport, art, and heritage assets.

PILLAR THREE: COLLABORATE

Objective: Forge active strategic partnerships across the municipality, businesses, and organizations to maximize collective effort in driving increased visitation and elevating visitor spending within Aurora.

Goals

1. **Implement Cross-Promotion:** Establish a mutual marketing network.
2. **Activate Downtown Hub:** Partner with the new town square to drive traffic downtown.
3. **Optimize Visitor Flow:** Develop strategies to guide visitors seamlessly throughout the Town.
4. **Foster Creative Partnerships:** Partner businesses with e.g. artists to create unique experiences.

PILLAR FOUR: CREATE

Objective: Strategically build and enhance Aurora's destination appeal by ensuring a consistently high level of visitor readiness and focusing development efforts on compelling, best-in-class assets and experiences.

Goals

1. **Cross-collaborate on strategy:** Jointly update the plan to attract a wide range of events.
2. **Refine/Expand Wayfinding:** Develop and implement a clear branded navigation plan.
3. **Curate Signature Experiences:** Develop compelling, proprietary reasons to visit.

PILLAR FIVE: COMMUNICATE

Objective: Execute a focused marketing and communications strategy to tell distinctive Aurora stories and reach high-value audiences through the most effective channels with consistent, compelling messaging.

Goals

1. **Unify Messaging:** Create a set of authoritative brand messages.
2. **Consolidate Digital Assets:** Maintain one dedicated visitation website (in progress: Aurora Chamber of Commerce).
3. **Track Performance (KPIs):** Establish and monitor shared metrics for the plan.
4. **Welcome to Aurora!:** Design and distribute a high-quality visitor welcome package.

Visitation in Aurora

Visitation

Geo-fencing research was conducted across key sports oriented locations (including the Stronach Complex, Lambert Wilson Park, and Sheppard's Bush), as well as major retail areas (St. Andrews Shopping Centre and Yonge Street shops). This research revealed **over 4.4 million** visits to these sites in 2023. Critically, only **1.6 million** of those visits were from Aurora residents. The remaining activity was generated by **319,000 visitors** traveling more than 40km one way, contributing an estimated **$36.3 million in visitor spending**.

Aurora 2023 Geo-Fence Data		# of Locals (0-40km)	% of Locals	# of Tourists (40+km)	% of Tourists	Total Count
Sports Tourism	Total Daily Visits	1,026,861	89.16%	124,781	10.84%	1,151,642
	From Aurora	381,770	33.15%	NA	NA	381,770
Retail	Total Daily Visits	3,039,781	91.26%	291,172	8.74%	3,330,953
	From Aurora	1,219,006	36.60%	NA	NA	1,219,006

Visitor Readiness - Gap Analysis

The steering committee was asked to assess Aurora's visitor readiness and identify the challenges across the key visitor asset categories: Attractions, Businesses, Infrastructure, Customer Service, and Promotion. Opportunities were then identified to address the challenges, and this formed the basis to develop the objectives and action items for the plan. The opportunities were organized into five key pillars: **Champion, Connect, Collaborate, Create, and Communicate**.

Glossary

Tourist or Visitor - The term “Tourist” or “Visitor” can have various meanings and the terms may be interchanged, but for the purposes of this report, we use the following definitions. Destination Canada defines a “Visitor” as a traveler taking a trip outside his/her usual environment, for less than a year, for any purpose (business, leisure or other personal purpose) other than to be employed.[1] To measure visitation the province of Ontario defines a “Visitor” as someone who takes an overnight out-of-town trip, or an out-of-town same-day trip of 40 kilometers or more away from their home.[2] Visitors could include such groups as bus tours, sports teams, or individuals visiting friends and relatives etc.

Index - Index numbers are a way of expressing the difference between two measurements by designating one number as the "base", giving it the value 100 and then expressing the second number as a percentage of the first. Example: If the population of a town increased from 20,000 in 1988 to 21,000 in 1991, the population in 1991 was 105% of the population in 1988. Therefore, on a 1988 = 100 base, the population index for the town was 105 in 1991. (https://www150.statcan.gc.ca/n1/pub/11-533-x/using-utiliser/4072258-eng.htm)

Example: An index for visitation is how your audience compares to the average of the area being studied, the benchmark. An index of 110 means that there is a 10% higher concentration of that specific variable within your audience than the average. An index of 100 is the average for the area

Inbound Visitor Spend / Expenditure - The expenditure of a non-resident visitor within the economy of reference.

Unique Visitors - The average number of individuals visiting the analyzed domain, within the country and time period analyzed. A user who arrived at a site once or a number of times is a single unique visitor to that domain.

TRIEM Model - The Tourism Regional Economic Impact Model (TREIM) is a data analysis simulation tool that helps organizations and people who are interested in tourism to learn more about the economic impact of tourism in Ontario. The model is capable of simulating tourism-related economic impacts from 2010 to 20, such as: economic impact of specific tourism events, impacts on the supply side by tourism industry sector, impacts by type of capital project for the chosen region.
https://www.ontario.ca/page/tourism-regional-economic-impact-model

Central Counties (RTO6) -This is the geographic area that makes up the Ontario government Regional Tourism Organization Six (RTO6). Central Counties or RTO6 includes all of Durham Region, York Region, and the Headwaters area.

Glossary cont.

FSA - A forward sortation area (FSA) is a way to designate a geographical unit based on the first three characters in a Canadian postal code. All postal codes that start with the same three characters, for example, K1A—are together considered an FSA.

Geo-fencing - Geofencing can provide an understanding of your customers through mobility data. By creating specific geofences (a virtual geographic boundary around a particular area), you will be provided with an accurate estimate of the number of people that entered the area within your specified timeframe, where they came from, the average number of times locals vs non-locals visited, and important information about the behaviours of your predominant visitors. The numbers are determined based on cell phone data collected from people above the age of 15 that have their location services enabled which is then filtered through a weighted statistical model with proper sample size. Geofence data captures the number of unique visitors, the number of trips made by those visitors, the distance they travelled from their Common Evening Location (aka their home), and provides an analysis of these cell phone holders over a specific time period.

TAC – Tourism Advisory Committee

TIAO – Tourism Industry Association of Ontario

TIAC – Tourism Industry Association of Canada

Appendix I

Why Visitation?

The tourism industry is critical to Canada, contributing significantly to the economy and job creation. The Tourism Industry Association of Canada [TIAC] describes the tourism workforce as “the backbone of the travel economy. Our ability to provide hospitality to all visitors to Canada, and its impact on the visitor experience, keeps businesses thriving.”[3]

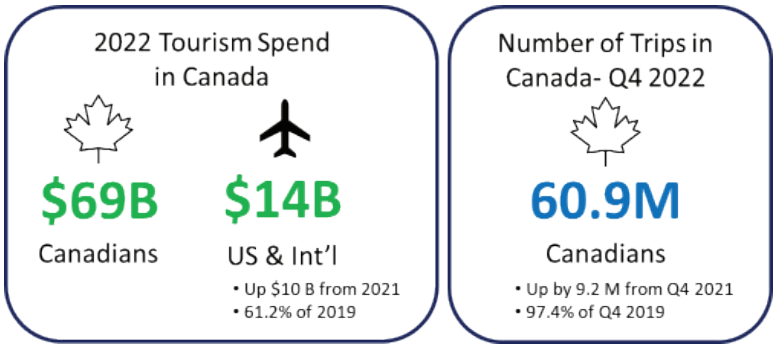
The 2019 Federal Tourism Growth Strategy: Creating Middle Class Jobs recognizes that every community has something to offer as a destination within the Canadian cultural landscape for visitors to explore.[4] Tourism is one of the only sectors that employs Canadians in every area of the country. This includes every province, territory, and electoral riding.

In 2019, pre-pandemic, tourism was Canada's number one service export, totaling 2% of total exports, generating $105 billion in revenue, and employing 1 in 11 Canadians with 2.1 million jobs.[5]

While the industry was the first and hardest hit sector during the Covid-19 pandemic (2020-2022), results from Canada’s National Travel Survey indicate that the industry is now recovering. (see National Tourism Indicators Graph below) As reported in Destination Canada’s fall 2022 Tourism Outlook[6], domestic tourism spending in 2022 reached 92% of the 2019 pre-pandemic levels, with expectations for a full recovery in 2023. This 2022 domestic spending included Canadian residents who spent $69.0 billion at home and international travelers to Canada, who spent $14 billion (US-$7.4B, overseas-$6.6B). This international expenditure was an increase of $3.8 billion, over the $10.0 billion spent in 2021. Despite this increase, this is still only 61.2% of what these international visitors spent in Canada during 2019, before the pandemic.

The fourth quarter of 2022 showed the strongest signs of recovery, with Canadian residents taking 60.9 million domestic trips, up by 9.2 million from the fourth quarter of 2021, and reaching 97.4% of the same quarter in 2019.[7] Domestic travel expenditures by Canadian residents were $14.5 billion in the fourth quarter of 2022, up 30.8% from the fourth quarter of 2021 ($11.1 billion).

Quick Facts about Tourism - Provincial & Regional



https://www150.statcan.gc.ca/n1/daily-quotidien/230526/dq230526b-eng.htm

Tourism in Ontario

The Tourism industry in Ontario has a huge impact on the economy with job creation and contribution to the provincial GDP. In 2019, pre-pandemic, the tourism industry in Ontario generated revenue of over $38 billion (up 11.4% from 2018), which represents 4.3% of GDP.[8] This industry generated $13.3 billion in tax revenues and employed more than 396,000 people in over 200,000 businesses. In addition, tourism employs the most significant percentage of young people in Ontario (23%) aged 15-24 and grows year-round jobs in our communities.[9]



Tourism in Central Counties and York Region

In 2022, there were 13 million domestic overnight visits (from 60+km away) to Central Counties (RTO6). Ten million of these overnight visits originated from Ontario, with the remaining 3 million from the rest of Canada. Together they contributed an estimated $3 billion in visitor spend to the region.

The Tourism Industry Association of Ontario [TIAO] and Global Payments Canada released a Travel and Destination Analytics Report in October 2019.[10] The report highlights findings for the 2018 inbound visitor spending trends in Ontario:

• Toronto, Niagara, and Central Counties accounted for 78.9 percent of inbound spending in Ontario.
• Inbound spend made up 2.3% versus domestic spend at 97.7%. For Central Counties region, this inbound spend came primarily from the United States [U.S.] (49.5%) and China (36.4%).

Appendix II

Many organizations play critical support roles in Ontario's tourism industry, with varying responsibilities and areas of focus to attract and service visitors and maximize the economic benefits to communities. At a local municipal level, there is a need to help coordinate and develop tourism experiences and products within the community that can be positioned in the market at a regional, provincial, and national level.

Regional Tourism Organization 6 - Central Counties Tourism

Central Counties Tourism is one of 13 Regional Tourism Organizations province-wide, funded by the Ontario Ministry of Heritage, Sport, Tourism, and Culture Industries.[11] Central Counties, encompasses the regions of Durham, York, and Headwaters and coordinates, aligns and invests in product development, workforce development, strategic marketing, and investment attraction.

Municipal Visitation – The Town of Aurora

Currently, the Town of Aurora manages visitation initiatives through its Economic Development Office. The Town's new Town Square offers many opportunities and a new "base" for visitors. The Town's Event staff promote the Town through their local events, and the Communications team includes visitation messaging in their marketing. Aurora's Chamber of Commerce also plans several of the Town's main events including the Street Festival and the Aurora Home & Living Show.

Local Visitation Businesses

Local businesses, attractions, and events collectively make up the Town of Aurora's visitation assets and are the key drivers of the visitor economy. See list below for examples of local businesses that support visitation.

Partners in Visitation

The products and offerings of local businesses are the foundation of the visitation economy. The hierarchy of partners works vertically through alignment, strategic marketing, investment attraction, themed product development, and funding.



Visitation Partner Tools and Resources

Current Tools and Resources											
Tourism Support Partner	**Tourism Education**	**Research /Tracking**	**Advocacy**	**General Marketing**	**Targeted Marketing**	**Visitor Information**	**Wayfinding Signage**	**Tourism Website**	**Maps and Guides**	**Industry Equipping**	**Community-Engaged**
Destination Canada Promotes Canada's market-ready products and experiences internationally.		✔		✔	✔			✔			
Destination Ontario (DeON) Promotes Ontario's market-ready products and experiences domestically and internationally. DeON is an agency of the Ministry of Heritage, Sport, Tourism, and Culture Industries.		✔		✔	✔	✔	✔	✔			
Tourism Industry Association of Ontario [TIAO] Advocates tourism policy, regulation, education, and economics of tourism.	✔	✔	✔								
Central Counties Tourism-Regional Tourism Organization Tourism product development, workforce development, industry equipping, and marketing in York, Durham and Headwaters regions.	✔	✔		✔	✔			✔		✔	
The Town of Aurora Promotes Aurora as a destination - the unique experiences, products, community and visitation assets.				✔					✔		✔

Appendix III

Aurora's Visitation Assets

Visitation is the business of attracting and serving the needs of visitors who are travelling for leisure or business. It is essential to understand the primary attractors that draw visitors to a destination to understand the visitor needs and destination development requirements. Marketing will draw visitors to a destination once; great amenities, outstanding customer service, and a welcoming community will bring them back!

With input from the working group, an audit of Aurora's key visitation assets was completed, and these assets were ranked according to their "Visitation Strength" which includes:

- How attractive is the asset to visitors? i.e. the number of visitors it attracts
- How much it contributes to the visitor economy? i.e. the spending it generates
- How unique is the asset to the Aurora community?
- How easily can the asset be promoted to tourists?

Attractions	Primary draws (natural, cultural, entertainment) that define the destination. Aurora offers diverse attractions spanning family, outdoor, sports, arts, and heritage.
Visitation Businesses	Local enterprises fulfill visitor needs, including accommodation, food & beverage, transportation, and essential support services.
Infrastructure	Essential services (transportation, utilities, emergency services) supporting visitors. Aurora has strong GO Train links and is expanding hotel capacity (new hotel 2025–2026).
Customer Service	Foundational element where staff and businesses act as ambassadors. Superior service builds reputation, generates positive word-of-mouth, and drives repeat visits.
Marketing/Promotion	Strategies to attract visitors and lengthen stays: • **Owned** (website/social) • **Paid** (advertising) • **Earned** (media coverage/reviews).

Visitation Asset Inventory

Town Assets

More than 150 individual assets were identified. The breadth and depth of assets under each of the categories means that there is a critical mass of valuable options for visitors. The strength of the sports facilities, restaurants and retail have made Aurora a go-to destination for visitors from near and far. This is unique, and an unexpected strength of the municipality. Included is an inventory of some of the top visitation assets Aurora currently offers to residents and visitors.

ATTRACTIONS	NATURAL ATTRACTIONS
• Aurora Cultural Centre & Library • Air Riderz • Labyrinth Escape Games • Pet Cemetery • Dead House • The Armoury	• Sheppard's Bush • Aurora Arboretum

ARTS AND CULTURE	
• Galleries • Pine Tree Potters • Theatre Aurora • Historic Walks	• Aurora Museum • Hillary House • Royal Rose Gallery

FESTIVALS AND EVENTS	
• Aurora Street Festival • Family First Night • Arctic Adventure • Farmers Market • Saturday Night Fever on Yonge • Christmas Market • Doors Open	• RibFest • Deck the Halls • Aurora Art Show & Sale • Concerts & Movies in the Park • Culture Days • Contact Photo Festival

SPORTS	
• Sport Aurora organization • Sports Hall of Fame • Fields & Turf Fields • Arenas • Equestrian • Lacrosse • Rugby • Soccer • Football	• Pools • Golf clubs • Tennis & Pickleball • Indoor Climbing • Beach Volleyball (The Town is expanding its courts to include lighting, seating, and two more courts in 2026) • Ball Diamonds

ACTIVITIES / OTHER	
• Spectatingsports/tournaments • Shopping (St. Andrews Village, • Yonge Street etc.)	• Visiting friends • sDining (Joia, Aw Shucks, Fishbone, Hurst Bakery etc.)

Resources

1. https://www.destinationcanada.com/en/glossary
2. www.ontario.ca/page/tourism-regional-economic-impact-model
3. Tourism Industry Association of Canada, Tourism Jobs Matter, 2018
https://tiac-aitc.ca/_Library/Travel_Economy_Series_/JOBS_-_TIAC_Travel_Economy_Series_EN.pdf
4. Innovation, Science and Economic Development Canada, Federal Tourism Growth Strategy, 2019.
https://www.ic.gc.ca/eic/site/134.nsf/vwapj/Tourism_Strategy_eng_v8.pdf/$file/Tourism_Strategy_eng_v8.pdf
5. Destination Canada -Research Division. Tourism Fact Sheet, 2020/2019.
https://www.destinationcanada.com/en/research#tourismincanada
6.
https://www.destinationcanada.com/sites/default/files/archive/1792-Quarterly%20Tourism%20Snapshot%20-%20Q4%202022/DC_Quarterly_Tourism_Snapshot_Q4_EN.pdf
7. https://www150.statcan.gc.ca/n1/daily-quotidien/230526/dq230526b-eng.htm
8. Tourism Industry Association of Ontario, Quick Facts, 2019.
https://www.tiaontario.ca/cpages/tourismquickfacts
9. Tourism Industry Association of Canada, Tourism Jobs Matter, 2018,
https://tiac-aitc.ca/_Library/Travel_Economy_Series_/JOBS_-_TIAC_Travel_Economy_Series_EN.pdf
10. Tourism Industry Association of Ontario: Travel and Destination Analytics Ontario, 2018
https://www.tiaontario.ca/articles/travel-and-destination-analytics-ontario
11. Ministry of Heritage, Sport, Tourism, and Culture Industries, Regional Tourism Profiles -RTO6, 2021. http://www.mtc.gov.on.ca/en/regions/regions6.shtml

2026 – 2030 Visitor Growth Plan

Presented by:
- Angela Haynes, Senior Economic Development Officer
- Chuck Thibeault, Executive Director | Central Counties Tourism
- Sara Sterling, Industry Relations Manager | York Region

November 11, 2025

AURORA ECONOMIC DEVELOPMENT

AURORA ECONOMIC DEVELOPMENT

CENTRAL COUNTIES TOURISM

Central Counties Tourism (CCT) is responsible for the strategic development and marketing of the regions of York, Durham and Headwaters as a visitor destination. CCT works collaboratively with the existing municipal and/or regional tourism offices within these regions, aligning our efforts to maximize the support available to our tourism stakeholders and amplifying the reach of our consumer marketing efforts.

Steering Committee

AURORA ECONOMIC DEVELOPMENT

The Visitor Growth Plan was developed with a volunteer Steering Committee:

- Comprised of **18 representatives** from local businesses, attractions, outdoor assets, residents, and Town staff.
- There were **four (4) monthly** sessions held between **September – December 2024** hosted with Town partners.
- The committee assessed the Town's challenges and opportunities for "**visitor readiness**".



About Visitors

AURORA ECONOMIC DEVELOPMENT

The province of Ontario defines a "**Visitor**" as someone who takes a:

- Same-day trip.
- Overnight out-of-town trip.
- 40+ KM away from their home.



Visitation in Aurora

AURORA ECONOMIC DEVELOPMENT

2023 Geofencing research showed that there were:

- **4.4 M + visits** to e.g. retail, sports, park spaces.
- Less than **1.6 M** were actual residents of Aurora.
- **319,000 visitors traveled 40km+ each way.**
- **Approximately $36.3 M** in visitor spending.



Over 60% of all spending is being done by non-residents.

Five Plan Pillars

AURORA ECONOMIC DEVELOPMENT

PILLAR 1: CHAMPION:

To reach its potential, the Visitor Growth Plan would be empowered by Council support and a dedicated implementing organization.

Strategic Goals

1. **Designate Accountability:** Assign formal ownership for the plan's execution.
2. **Establish Advisory Body:** Charter a Tourism Advisory Committee.
3. **Cultivate Ambassadors:** Mobilize residents, staff, volunteers, and local businesses/services as champions.
4. **Secure Sustainable Funding:** Develop a long-term funding strategy.

Five Plan Pillars

AURORA ECONOMIC DEVELOPMENT

PILLAR 2: CONNECT:

Cultivate a robust network that seamlessly connects municipal governance, local businesses, and community organizations to one another and to the objectives of the Visitor Growth Plan.

Strategic Goals

1. **Centralize Information:** Develop a hub for stakeholder communications.
2. **Cross-Sector Alignment:** Connect staff and businesses for service alignment.
3. **Invest in Training:** Provide targeted professional development opportunities.
4. **Bridge Assets:** Connect businesses with local sport, art, and heritage assets.

Five Plan Pillars

AURORA ECONOMIC DEVELOPMENT

PILLAR 3: COLLABORATE:

Forge active strategic partnerships across the municipality, businesses, and organizations to maximize collective effort in driving increased visitation and elevating visitor spending within Aurora.

Strategic Goals

1. **Implement Cross-Promotion:** Establish a mutual marketing network.
2. **Activate Downtown Hub:** Partner with the new town square to drive traffic downtown.
3. **Optimize Visitor Flow:** Develop strategies to guide visitors seamlessly throughout the Town.
4. **Foster Creative Partnerships:** Partner businesses with e.g. artists to create unique experiences.

Five Plan Pillars

AURORA ECONOMIC DEVELOPMENT

PILLAR 4: CREATE:

Strategically build and enhance Aurora's destination appeal by ensuring a consistently high level of visitor readiness and focusing development efforts on compelling, best-in-class assets and experiences.

Strategic Goals

1. **Collaborate on Sport Strategy:** Jointly update the plan to attract competitive events.
2. **Refine/Expand Wayfinding:** Develop and implement a clear branded navigation plan.
3. **Parking Strategy:** Support a Town-wide parking strategy
4. **Curate Signature Experiences:** Develop compelling, proprietary reasons to visit.

Five Plan Pillars

AURORA ECONOMIC DEVELOPMENT

PILLAR 5: COMMUNICATE:

Execute a focused marketing and communications strategy to tell distinctive Aurora stories and reach high-value audiences through the most effective channels with consistent, compelling messaging.

Strategic Goals

1. **Unify Messaging:** Create a set of authoritative brand messages.
2. **Consolidate Digital Assets:** Support the development of a dedicated visitation website.
3. **Track Performance (KPIs):** Establish and monitor shared metrics for the plan.
4. **Welcome to Aurora:** Design and distribute a high-quality visitor welcome package.

Mission & Vision

AURORA ECONOMIC DEVELOPMENT

The last exercise of the facilitated process was to create the Mission and Vision:

Mission

What success looks like: Through strategic collaboration and understanding of what our community offers, we will continue to grow and champion Aurora as a compelling destination.

Vision

How do we get there?: Aurora is a vibrant destination proud to share all it has to offer, with diverse businesses and community champions ready to engage visitors.

Thank You

AURORA
ECONOMIC
DEVELOPMENT

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

Town of Aurora

Committee of the Whole Report

No. PDS25-104

Subject: **Doors Open 2025 Summary**

Prepared by: **Adam Robb, MPL, MCIP, RPP, CAHP, PLE**
Manager of Policy Planning and Heritage

Department: Planning and Development Services

Date: November 11, 2025

Recommendation

1. **That Report No. PDS25-104 be received; and**
2. **That Council authorize staff to register and host another in-person Doors Open event in 2026.**

Executive Summary

The purpose of this report is to provide Council with a summary of the Doors Open 2025 event and to recommend that an in-person Doors Open event also be pursued for 2026.

- The Doors Open 2025 event featured 20 participating sites/programs.
- 2,544 site visits were recorded, and the visitor experience was highly positive.
- A total of approximately $4,150 was spent to facilitate the Doors Open 2025 event, and Council direction is required to participate in the event again next year.

Background

The Doors Open 2025 event featured 20 participating sites/programs

The Aurora Town Square generally served as the headquarters for the Doors Open event, which took place from 10AM to 4PM on Sunday, September 21, 2025.

The following 20 sites and programs participated in the Doors Open 2025 event:

- St. Anne's School
- The Hillary House National Historic Site (Koffler Museum of Medicine)
- The Rising Sun Masonic Lodge
- Harmony, Heritage and Haunts Walking Tour by David Heard
- Saltbox Café
- Royal Rose Art Gallery and Gifts
- Tales from the Groove by Dave's Vinyl Party
- Trinity Anglican Church
- Doors Open Collage Workshop (Aurora Cultural Centre)
- Independent Order of Odd Fellows Lodge 148
- Keys to the Past: An early keyboard journey with Celeste Music
- Machell's Alley
- Pine Tree Potters' Guild
- Future Grounds Art Exhibit at Treasure Hill Bridge
- Architect Talk at Town Square
- Artist in residence Julia Mobbs in Studio (Aurora Cultural Centre)
- Aurora Public Library
- Public Art Strategy: Ready for Launch
- The Aurora War Memorial
- William Rowland House at 56 Spruce Street

As the Town looks to pursue Doors Open again in 2026, additional sites will continue to be considered to add variety year-over-year.

Analysis

2,544 site visits were recorded, and the visitor experience was highly positive

Visitors indicated they were either local or travelled in from locations that were predominantly within the GTA, including Mississauga, Clarington, Newmarket, Markham, Richmond Hill, Barrie, Toronto, and Bradford (amongst others), but additional visitors also indicated they were visiting from as far as Dufferin and Wellington County areas. The total visits align with the approximately 2,500 visits that occurred during the Town's last in-person Doors Open event in 2019.

Feedback from the event was highly positive, with many visitors enjoying the return of Aurora's in-person event to the Doors Open circuit. Notably, the Town is one of the only in northern York Region to be participating in an in-person Doors Open event

(Whitchurch-Stouffville is the only other municipality to have participated), which resulted in a good visitor draw within the Regional context.

Planning and Development Services and Community Services staff worked collaboratively on the Doors Open event, and special thanks is also extended to all volunteers who assisted in making the event so successful.

A total of approximately $4,150 was spent to facilitate the Doors Open 2025 event, and Council direction is required to participate in the event again next year.

The Doors Open 2025 event came within the target $5,000 budget and was largely spent on registration with the Ontario Heritage Trust, site material/preparation, and print brochures and advertising. The Aurora Doors Open event is believed to provide a very valuable return on investment, given its status as a tourism and cultural draw with 2,544 visitor attendees. Local businesses also indicated a general uptick in commercial activity due to the Doors Open event.

Due to the success and value of the event, it is recommended that Council authorize staff to proceed with registering and participating for an in-person Doors Open event in 2026. It is the intent to continue to re-use materials to save costs and also continue to add new and diverse sites to keep the Doors Open event engaging and fresh for visitors.

Advisory Committee Review

The Heritage Advisory Committee recommended that the Town proceed with pursuing an in-person Doors Open event in 2025. Many of the Committee members also volunteered with the event, and even had properties or programs directly participate as sites, to which thanks and appreciation are extended.

Legal Considerations

None.

Financial Implications

The cost for the Doors Open 2025 event was as expected and within budget, totaling approximately $4,150. The costs for the 2025 event were covered through the Heritage Committee budget, which historically was assigned to Doors Open events. Alternative funding sources can be considered for future events as needed, such as the Heritage Reserve Fund.

Costs to participate in the 2026 event are expected to generally be consistent with previous years at around $4,000-$5,000. Staff will try to continue to save costs by re-using appropriate materials such as signage moving forward, which may lower this value.

Communications Considerations

Successful advertising and outreach occurred to promote the Doors Open 2025 event, including signage and social media posts. Brochures and a site map were also developed to assist attendees, and media coverage was positive leading up to the event and after. Acknowledgements of thanks were extended to participating sites and all volunteers who assisted with the event.

Climate Change Considerations

Many attendees indicated they were walking or cycling as part of the Doors Open event, which encouraged pedestrian activity and alternative modes of transportation throughout the downtown and between participating sites.

Link to Strategic Plan

The promotion of heritage resources supports the Strategic Plan goal of Supporting an Exceptional Quality of Life for All through its accomplishment in satisfying requirements in the objective of Celebrating and Promoting our Culture.

Alternative(s) to the Recommendation

1. That Council provide direction.

Conclusions

The Town’s 2025 Doors Open event marked the return of in-person sites and programs, with 2,544 visitors attending. Staff recommend proceeding with registering and hosting an in-person Doors Open event again in 2026.

Attachments

None.

Previous Reports

PDS24-107 dated October 1, 2024.

Pre-submission Review

Agenda Management Team review on October 23, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development 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. PDS25-105

Subject:	**Request to Remove a Listed Property from the Town's Heritage Register – 15 Tyler Street**
Prepared by:	Adam Robb, MPL, MCIP, RPP, CAHP, PLE Manager of Policy Planning and Heritage
Department:	Planning and Development Services
Date:	November 11, 2025

Recommendation

1. **That Report No. PDS25-105 be received; and**
2. **That the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest on the basis that the owner provides appropriate commemoration and/or a contribution to the Heritage Reserve Fund, to the satisfaction of the Director of Planning and Development Services.**

Executive Summary

The purpose of this report is to present Council with a request to remove 15 Tyler Street from the Town's Register of Properties of Cultural Heritage Value or Interest.

- 15 Tyler Street is currently listed (non-designated) and is already scheduled for automatic removal from the Heritage Register on January 1, 2027, due to Bill 23.
- The subject property has already received Committee of Adjustment approval for a multi-unit building in line with the permissions of the Aurora Promenade.
- The Town's Heritage Register Review project did not identify the property as a priority that merited designation, and the owner also provided an independent consultant Cultural Heritage Evaluation Report, which supports the delisting.
- Consultation with the Heritage Advisory Committee occurred on October 6, 2025, and the Committee had no major concerns regarding the delisting.

Background

15 Tyler Street is currently listed (non-designated), and is already scheduled for automatic removal from the Heritage Register on January 1, 2027, due to Bill 23

15 Tyler Street is located on the southeast corner of Tyler Street and Temperance Street. The property contains a modest structure that was built circa 1923. New siding and a portico were added to the structure in 2017, and these are non-original and not considered to be heritage attributes. The property was originally listed as part of the batch-list 'flagging' of properties done by the former LACAC (Heritage Committee) in the 1980s. Notes from the time indicate the reason for listing to be the association to John Bowser, who built the dwelling, as well as many others, in Aurora and Newmarket.

Under Provincial Bill 23, the Province has required that all listed (non-designated) properties must be automatically removed from municipal Heritage Registers on January 1, 2027. The Province's rationale for this legislative change is for municipalities to prioritize the protection of heritage properties that are actually meriting of designation, so that properties that were batch listed could not remain as such in perpetuity.

The subject property has already received Committee of Adjustment approval for a multi-unit building in line with the permissions of the Aurora Promenade

At the Committee of Adjustment meeting in October of 2024, the subject property received conditional approval for a 5-storey multi-unit apartment on the property. It was recognized at that meeting that the property is part of the Aurora Promenade, and that the proposal aligns with the planned vision for the downtown area in line with the Official Plan (MV-2024-28). A condition of approval was added that requires the owner to receive approval from Council to delist the subject property from the Heritage Register in order to facilitate the approved development. This delisting request is being made by the owner to fulfill that condition of minor variance approval.

Analysis

The Town's Heritage Register Review project did not identify the property as a priority that merited designation, and the owner also provided an independent consultant Cultural Heritage Evaluation Report, which supports the delisting request

The Town initiated a Heritage Register Review project in 2022 and identified priority properties to consider for designation, which has already been presented to Council

with designations then pursued over 2023 and 2024. The subject property at 15 Tyler Street was not identified as meriting designation and therefore was not identified as a priority. It was to remain listed until the Province's deadline for automatic removal of listed properties then came into place.

Additionally, as part of the delisting request, the owner has provided an independent Cultural Heritage Evaluation Report prepared by consultant Paul Oberst, CAHP. The Cultural Heritage Evaluation Report determined that 15 Tyler Street ultimately does not meet the required criteria to become designated. As identified by the initial LACAC listing of the property, the primary reason the property was initially 'flagged' or listed was due to a connection to John Bowser. Staff specifically inquired about the connection of the property to John Bowser, who was a notable Auroran that was the construction superintendent for the Empire State Building.

It was determined that John Bowser built several other homes and structures in Aurora and Newmarket, and there is no apparent unique or distinct connection to the subject property at 15 Tyler Street in particular. Bowser was also the builder of 75 Tyler Street, 79 Tyler Street, 63 Maple Street, amongst others. The subject property is not a particularly unique or prominent style or example of his work, and other properties in Town continue to better exemplify his story and connection to Aurora.

The test for designation was also recently heightened by the Province, with now two criteria needing to be met, such that even the connection to John Bowser alone would not be enough to defensibly justify designation. As supported by both the Town's Heritage Register Review conducted by MHBC Planning Inc., and the independent Cultural Heritage Evaluation Report submitted, the property does not meet the criteria for designation under the *Ontario Heritage Act*, and as such is justified for removal from the Town's Heritage Register.

Advisory Committee Review

Consultation with the Heritage Advisory Committee occurred on October 6, 2025, and the Committee had no major concerns regarding the delisting

The Town's Heritage Advisory Committee reviewed the subject delisting request and were generally accepting of the delisting of the property. Comments were raised about the Promenade Plan at large, and the conformity of the Committee of Adjustment approved height with the approved Promenade Plan and Official Plan, to which the five storey height is permitted. Discussion also involved ensuring future delistings by lesser known builders/families were also documented appropriately to ensure appropriate

commemorative value. In the case of 15 Tyler Street being built by John Bowser, there are several other more prominent properties that reflect the story of Bowser within Aurora, such that the removal of 15 Tyler Street does not jeopardize his story or legacy. However, staff will work with the owner to incorporate opportunities for potential commemoration as appropriate.

Overall, from a built heritage perspective, the Committee was generally supportive of the delisting of 15 Tyler Street.

Legal Considerations

According to Section 27 of the Ontario Heritage Act (the "Act"), a municipal register of cultural heritage value or interest may include properties that have not been designated under the Act, but that may be of cultural heritage value or interest. Before deciding to remove a property from the list, Council shall consult with the Heritage Advisory Committee.

Where a property is listed, the property owner shall not demolish or remove a building or structure on the property without providing Council with at least 60 days written notice. This gives Council the time to determine whether the property should be designated. If Council de-lists the subject property, this section would no longer apply. The owner would still be required to obtain a demolition permit in accordance with the *Building Code Act.* If Council denies the delisting request, they should also authorize staff to proceed with designating the property, as the owner would be entitled to apply for a Demolition Permit to trigger the 60-day timeline for Council to designate. The designation process would involve notices to the owner, the opportunity for objections, as well as appeal rights for the owner.

Financial Implications

As part of the subject delisting, the owner can provide a contribution to the Heritage Reserve Fund at the discretion of the Director of Planning and Development Services.

Communications Considerations

In regard to the previous minor variance application that was approved, Notices of the proposed development were also provided as per the statutory requirements for minor variances under the *Planning Act*.

Climate Change Considerations

The proposed redevelopment of the subject property seeks to add residential units in a desirable location that is in proximity to amenities and serviced by transit, therefore avoiding reliance on the private automobile while also supporting intensification in an appropriate location of Town as part of the Promenade.

Link to Strategic Plan

Supporting an Exceptional Quality of Life for All by aligning with the visions of the Aurora Promenade Plan.

Alternative(s) to the Recommendation

1. That the request to remove 15 Tyler Street from the Town's Register of Properties of Cultural Heritage Value or Interest be denied, and therefore, Council authorize staff to issue a Notice of Intention to Designate the subject property.

Conclusions

The owner of 15 Tyler Street is requesting delisting from the Town's Heritage Register in order to fulfill a condition of approval that was granted as part of the Committee of Adjustment approval for a multi-storey residential building on the property.

Attachments

Attachment 1 – Location Map

Attachment 2 – Cultural Heritage Evaluation Report

Attachment 3 – Property Photos

Attachment 4 – Proposed Site Plan, Floor Plans and Elevation

Previous Reports

Memorandum to the Heritage Advisory Committee dated October 6, 2025.

Report to the Committee of Adjustment dated October 10, 2024, for file MV-2024-28

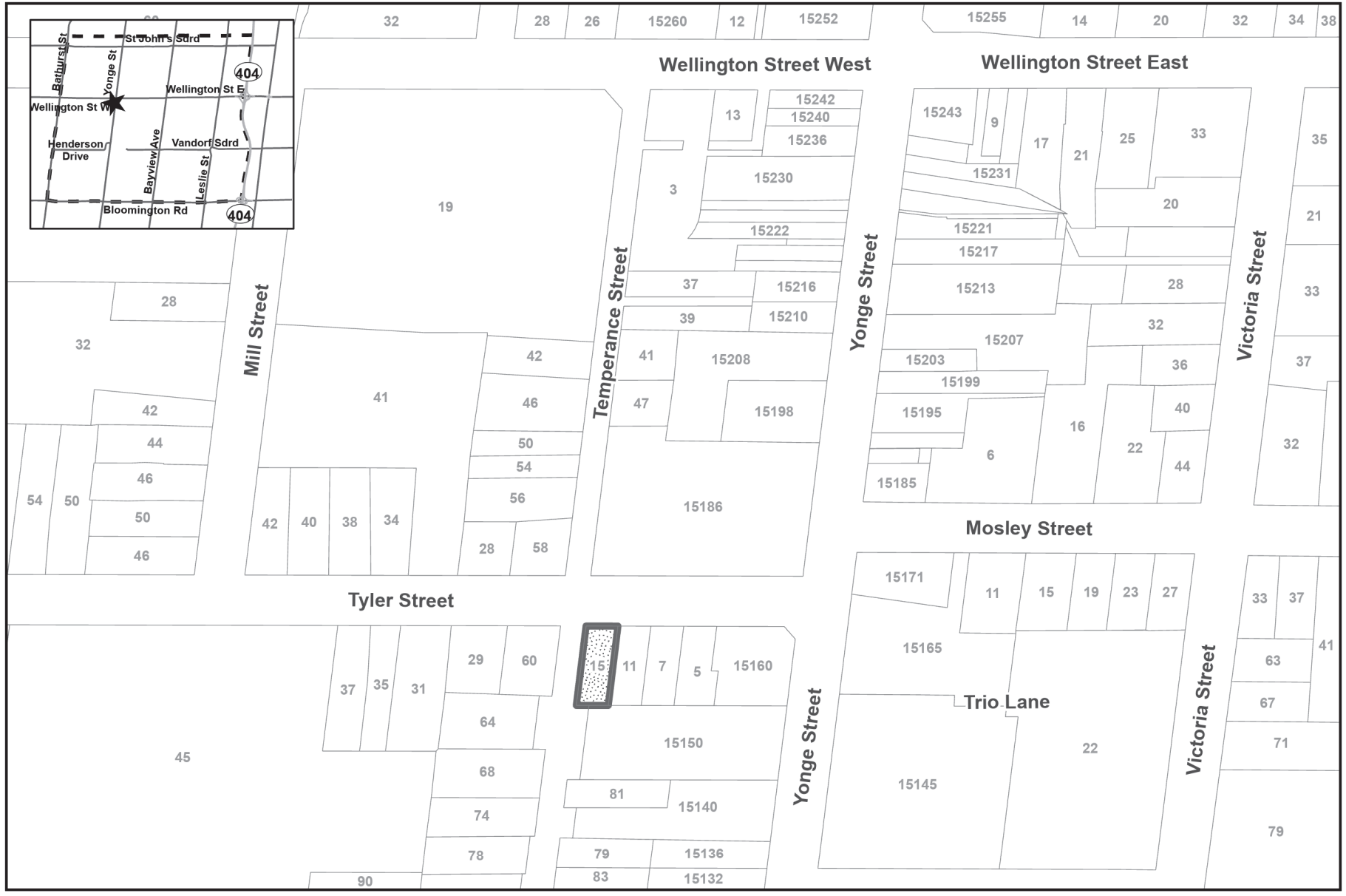
Pre-submission Review

Agenda Management Team review on October 23, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



Location Map

15 Tyler Street
Town of Aurora

SUBJECT LANDS

Map created for the Town of Aurora Planning and Development Services Department, 2025-08-25. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\15_Tyler_Street\15_Tyler_Street.aprx

Attachment 2

Heritage Evaluation for de-listing
15 Tyler Street, Aurora, ON
August 2025



Figure 1. View from Northwest

Paul Oberst,
Heritage Consultant and Architect (Ret.)

Heritage Resource Owner: 1931434 Ontario Inc
106 Uxbridge-Pickering TLine
Uxbridge, ON L9P 0K1

Heritage Consultant: Paul Oberst
31 Province Street South Hamilton ON, L8M 3H5
pauldurfeeoberst@gmail.com

Table of Contents

1. Engagement 3
2. Description of the Property 3
    2.1 Photographs 4
3. Town Heritage Information 5
    4.2 Interiors 7
    4.3 Design, Integrity and Condition 8
4. Heritage Evaluation of the House 7
    4.1 Ontario Regulation 9/06 7
    4.2 Ministry Guidance 7
    4.3 My Evaluation under Ontario Regulation 9/06 8
5. Conclusions 8
6. Bibliography 9

Appendix: Heritage Consultants's CV 10

1. Engagement

I was engaged by the owner, 1931434 Ontario Inc to produce a Heritage Evaluation for de-listing the property at 15 Tyler Street in Aurora. I spoke with Adam Robb, Senior Planner with the Town, and we agreed that my Cultural Heritage Evaluation should particularly reference Ontario Regulation 9/06. My assessment of the heritage impact relies on my own expertise, taking guidance from accepted standards for heritage conservation in Ontario. I co-authored the Northeast Old Aurora Heritage Conservation District Study and Plan. My CV is included as an appendix.

2. Description of the Property

The property is on the southeast corner of the intersection of Tyler Street and Temperance Street. The front and flanking yards are fairly narrow, and the large rear lot is a paved parking lot.
The building is a small one-storey side-gable cottage with a low slope roof and an asymmetrical façade. The is a small verandah at the front door, and a shallow open deck behind the western end of the rear facade. The footprint is about 1000 square feet. The building currently has a commercial use. **No original features or finishes are visible on exterior or interior.**

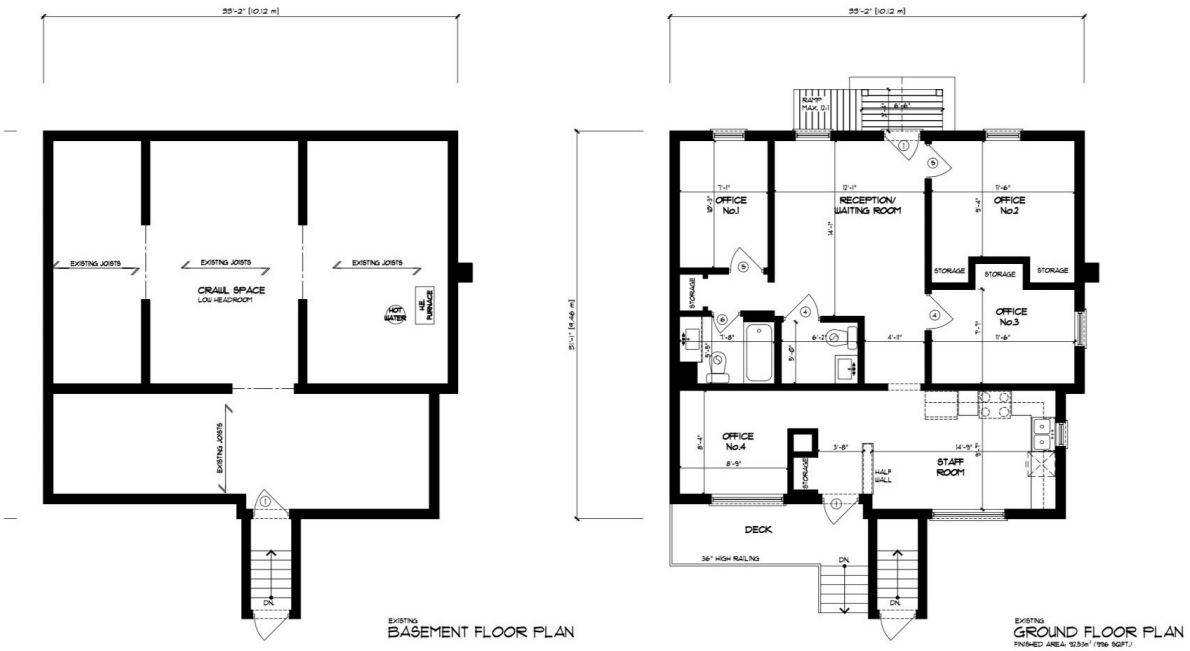


Figure 2. Floor Plans

2.1 Photographs



Figure 3. View from rear (South).



Figure 4 View from southwest showing marked parking lot at rear...



Figure 5. Reception room.



Figure 6. Office No.3.

.



Figure 7. Office No 4.



Figure 8. Staff Room.

3. Town Heritage Information

The property is described in the Town's Register of Properties of Cultural Heritage Value or Interest as shown below.

AURORA REGISTER OF PROPERTIES OF CULT
HERITAGE VALUE OR INTEREST (Updated 20

SITE

Address: 15 Tyler Street
Former Address:
Legal Description: **PLAN: 9** **PART LOT: 8**

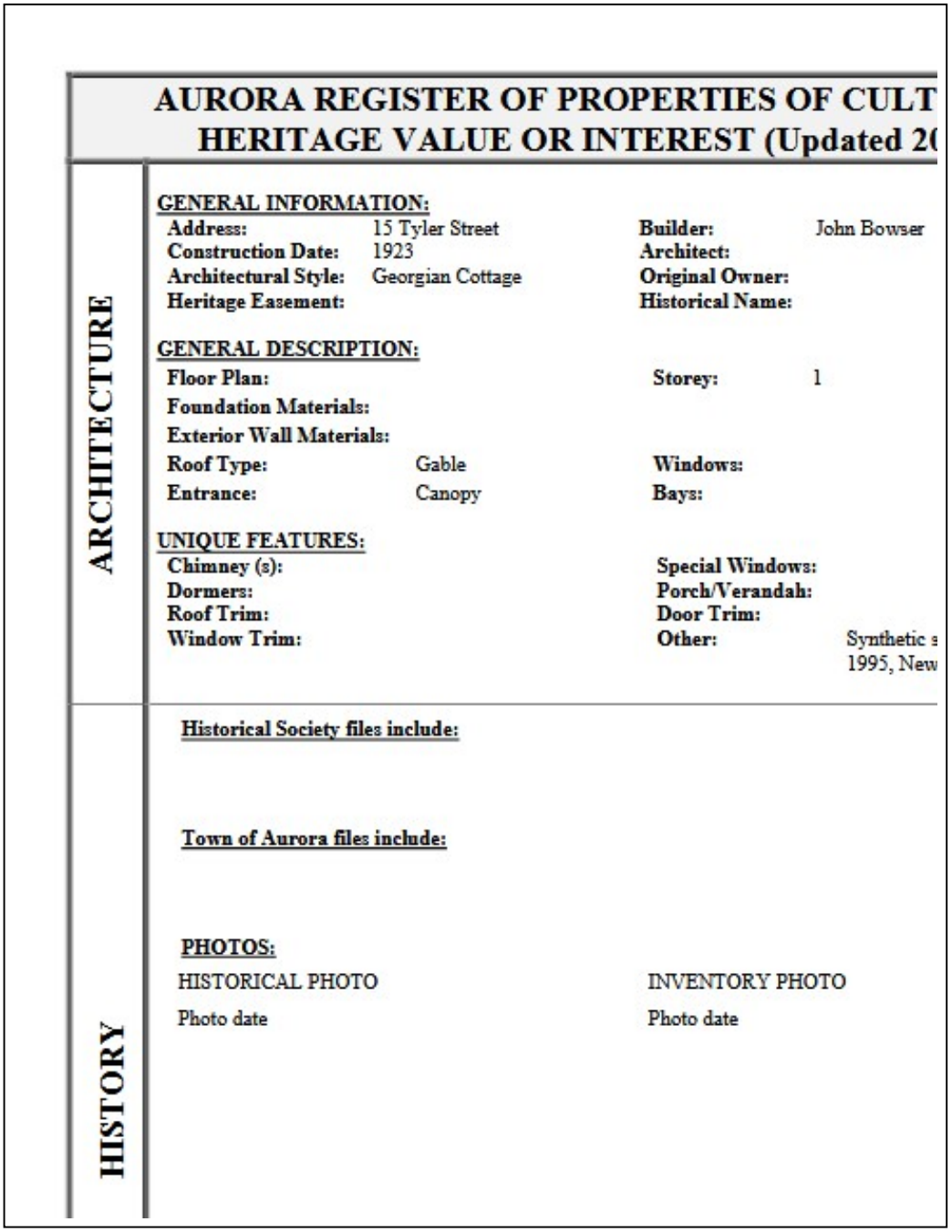
STATUS

Current Use:	Residence	**Original use:**	Residence
Heritage Status:	Listed & Undesignated	**By-law No. & Date:**	
Official Plan:	Commercial	**Zoning:**	C2 (Commerc
HCD:		**Plaques:**	

PHOTOGRAPH







AURORA REGISTER OF PROPERTIES OF CULT
HERITAGE VALUE OR INTEREST (Updated 2(

ARCHITECTURE

GENERAL INFORMATION:

Address:	15 Tyler Street	**Builder:**	John Bowser
Construction Date:	1923	**Architect:**	
Architectural Style:	Georgian Cottage	**Original Owner:**	
Heritage Easement:		**Historical Name:**	

GENERAL DESCRIPTION:

Floor Plan:		**Storey:**	1
Foundation Materials:			
Exterior Wall Materials:			
Roof Type:	Gable	**Windows:**	
Entrance:	Canopy	**Bays:**	

UNIQUE FEATURES:

Chimney (s):		**Special Windows:**	
Dormers:		**Porch/Verandah:**	
Roof Trim:		**Door Trim:**	
Window Trim:		**Other:**	Synthetic s 1995, New

HISTORY

Historical Society files include:

Town of Aurora files include:

PHOTOS:

HISTORICAL PHOTO	INVENTORY PHOTO
Photo date	Photo date

As can be seen, information on the building is scant: Built in 1923 by John Bowser, new siding added in 1997, and again in 2017, the year of the last update of the Register entry. Heritage status is "listed and undesignated."

I would remove "Georgian" from the style description as it lacks a symmetrical façade, and call it a vernacular cottage or bungalow.

4. Heritage Evaluation of the House.

4.1 Ontario Regulation 569/22 (O.Reg. 569/22)

Ontario Regulation 9/06 provided 9 criteria for heritage designation in Ontario. It was part of a suite of legislative and regulatory measures regarding natural and cultural heritage enacted in 2006. It was replaced by Ontario Regulation 569/22 in 2022. The meat of the regulation is quoted in its entirety below:

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Property that has not been designated under Part IV of the Act may be included in the register referred to in subsection 27 (1) of the Act on and after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if the property meets two or more of the following criteria for determining whether it is of cultural heritage value or interest.

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

[Author's note—Converting the legalese in the opening two clauses into plain speech—Properties that meet two or more of the nine criteria listed may be Listed under Part IV. Those that meet fewer may **not** be listed]

4.3 My Evaluation under Ontario Regulation 569/22

My professional evaluation of the property under the 9 criteria follows, below:

1. The property has been so altered that it can't be said to represent a, type, expression, material or construction method.
2. The property does not display a high degree of craftsmanship or artistic merit.
3. The property does not demonstrate a high degree of technical or scientific achievement.
4. The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community.
5. The property does not yield, or have the potential to yield, information that contributes to an understanding of the community or its culture.
6. The property is not associated with any architect, artist, designer or theorist who is significant to the community. John Bowser, the builder, is famous as the Superintendent of Construction for the Empire State Building, not for building cottages. Further, John Bowser lived in the Northeast District area and is not believed to have any other significant connection to this particular property.
7. The property is not important in defining, maintaining or supporting the character of the area, which has been completely altered since the construction of the building..

8. The property is not physically, functionally, visually or historically linked to its surroundings.
9. It Is not a landmark. O. Reg. 569/22, s. 1.

5. Conclusions

Based on the criteria in Ontario Regulation 9/06, the Ministry's advice, and my experience in cultural heritage work it is my professional opinion, that the property at 15 Tyler Street in the Town of Aurora does not meet the criteria to be placed on the Register. In view of Bill 23, I believe it should be removed from the *Aurora Register of Properties of Cultural Heritage Value or Interest*.



Figure 8. John Bowsers grave in Aurora Cemetery is marked with a 3m high replica of the Empire State Building.

6. Bibliography

Historic Architecture:

Environment Canada, Parks Service. *The Buildings of Canada.* Ottawa

McRae, Marion and Adamson, Anthony. *The Ancestral Roof: Domestic Architecture of Upper Canada.* Toronto: Clarke Irwin & Company, 1963

Mikel, Robert. *Ontario House Styles.* Toronto: James Lorimer & Company Limited, 2004

Heritage Conservation:

Fram, Mark. *Well Preserved, The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation.* Erin, Ontario: The Boston Mills Press, 1988

Ontario Ministry of Culture, Tourism and Recreation. *Architectural Conservation Notes.*

Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada.* Ottawa: Queens Printer,

Official Documents:

Ontario. *Ontario Heritage Act, RSO, 1980, chapter o.18, as amended.* Toronto: Queen's Printer for Ontario, 2005

Ontario Ministry of Culture, Tourism and Recreation. *Heritage Property Evaluation.* Queen's Printer for Ontario, 2006

Phillip H. Carter Architect and Planner in association with Paul Oberst Architect. *Northeast Old Aurora Heritage Conservation District Study and Plan.* Aurora: Town of Aurora, 2006

Appendix:

Heritage Consultant's CV

PAUL OBERST, OAA, B.Arch, CAHP
CURRICULUM VITAE

EDUCATION

1970 B. ARCH (WITH DISTINCTION)	University of Michigan

PROFESSIONAL HISTORY

1993 – 2020	Paul Oberst Architect, Principal
1995-2020	Consultant to: Phillip H. Carter Architect
1994-1996	Consultant to: R. E. Barnett Architect
1989 - 1993	Designer Gordon Cheney Architect Inc.
1984 - 1989	Paul Oberst Design, Principal
1981-1984	Designer Lloyd Alter Architect
1973-1981	Major Works Building, Principal

SELECTED PROJECT EXPERIENCE:

HERITAGE PROJECTS



The Beverley Street project preserved a large Victorian row of 16 houses, maintaining their original use as single-family dwellings. It was nominated for an Ontario Renews Award.

For Lloyd Alter Architect
Contact Lloyd Alter, 416-656-8683
Beverley Street Row, Toronto,
Renovation and preservation, 1982

This project was part of the redevelopment of a largely vacant city block. The developer chose to preserve this 16-house Victorian row, an enlightened attitude for the time.

Mr. Oberst worked on several of the houses in the project, with responsibilities including design, construction documents, and field review .

McCabe Houses, 174-178 St.George Street, Toronto
restoration for adaptive re-use, 1982

Mr. Oberst assisted in working drawings and field review.

For Lloyd Alter Architect

Fulton-Vanderburgh House, Richmond Hill, exterior restoration, 1984

This project was part of a development agreement for farmland south of Richmond Hill. CAPHC member David Fayle was the LACAC liaison.

Mr. Oberst handled the project, having full responsibility for design, construction documents, and field review.



The Fulton-Vanderburgh House in Richmond Hill, after its restoration. Built around 1810, this is the oldest house in York Region



Woodstock Public Library. Phillip Carter's project combined sensitive alterations and an addition with the restoration of one of Ontario's finest Carnegie libraries.

For Phillip H. Carter Architect and Planner
Contact Phillip Carter, 416-504-6497
Woodstock Public Library,
Restoration, addition, and renovations, 1996

Mr. Oberst assisted in the production of working drawings and wrote the specifications.

Port Hope Public Library, restoration, addition and renovations, 2000

Mr. Oberst wrote the specifications.



Setting back the third-floor addition allowed the restored bank building to retain its street presence, and maintain the detail significance of the cornice and entry-bay decoration. Preservation Services provided oversight for work under the façade improvement program.

For Paul Oberst Architect

The Dominion Bank
2945 Dundas Street W., Toronto

Restoration, addition, and renovation, 2002

This 1915 bank by John M. Lyle Architect was converted to a commercial residential building with a penthouse addition, set back 2.3m from the building line, and following the curve of the façade.

The original structure was restored under a local façade improvement program, including cleaning and installation of replacement 1-over-1 double hung windows on the second floor.

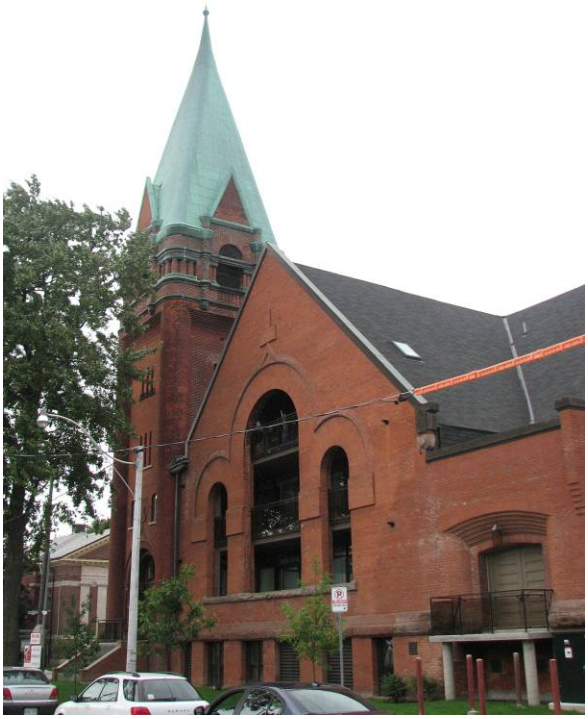
Medland Lofts
2925 Dundas Street W., Toronto

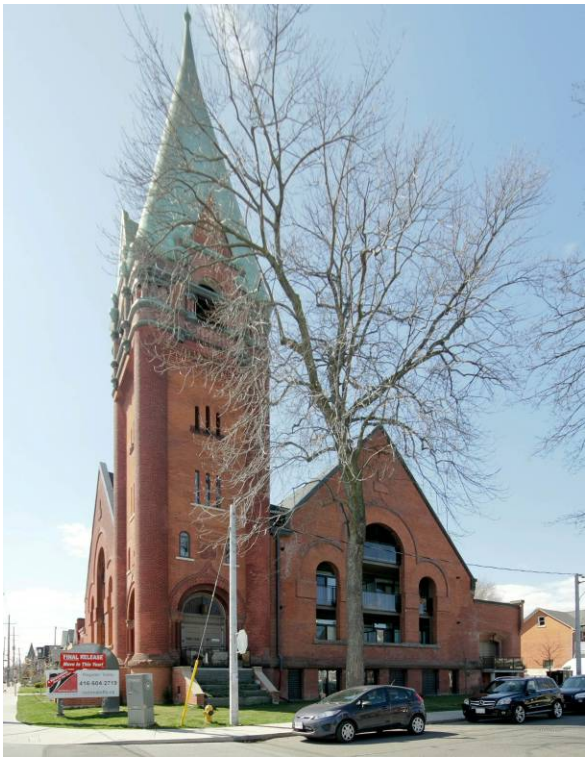
Restoration, addition, and renovation, 2005

This Art Deco building was in extreme disrepair following an uncompleted renovation. The completed project provided 10 residential and 3 commercial condominium units. It contributes to the revitalization of the Junction commercial area.



This building has a set-back addition similar to the one at the Dominion Bank across the street. In this case the penthouse has a Moderne design, reflecting the Art Deco style of the original building.





Balconies behind the original arches double the window area to meet the requirements of residential use, without cutting new openings in the historic masonry structure.

For Paul Oberst Architect

Victora Lofts
152 Annette Street, Toronto

Residential Conversion,
Occupied 2011

The 1890 Victoria-Royce Presbyterian Church was designed by Knox and Elliot, who were also the architects for the Confederation Life building on Yonge Street. In 2005, the parish ceased operation, no longer having sufficient members to maintain this large and important heritage building.

The project preserves and restore the building envelope and many of the interior features, and will provide 34 residential condominiums.

Significant elements that were not used in the project, like the 1908 Casavant organ, and the enormous stained glass windows have been preserved intact in new homes at other churches.

This project received the William H. Greer Award of Excellence at the Heritage Toronto Awards 2013.

HERITAGE DISTRICTS

In association with Phillip H. Carter Architect and Planner

Collingwood Downtown Heritage Conservation District Study and Plan, 2001-2002

Kleinburg-Nashville Heritage Conservation District Study and Plan, 2002-2003

Old Burlington Village Heritage Conservation District Study, 2004-2005. Resulted in our Urban Design Guidelines for the downtown.

Northeast Old Aurora Heritage Conservation District Study and Plan, 2005-2006. Received Honourable Mention (2nd place nationally) in the Neighbourhood Plans category—Canadian Institute of Planning, 2007.

Village of Maple Heritage Conservation District Study and Plan, 2006-2007.

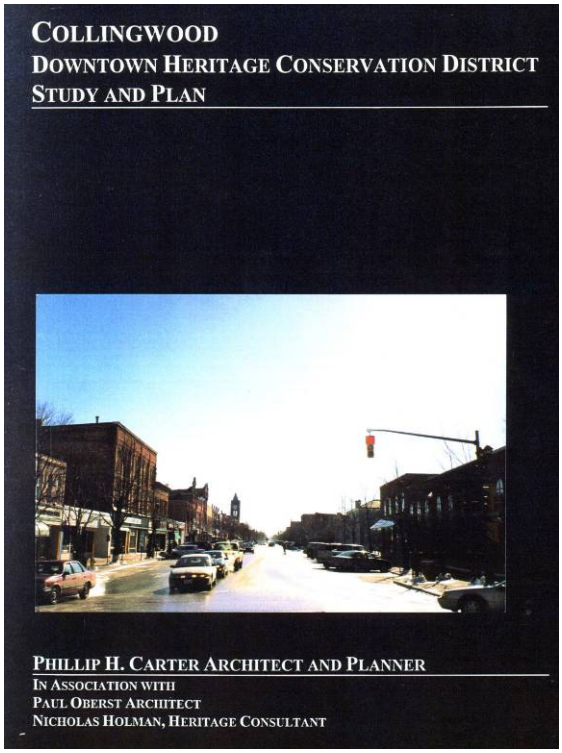
Buttonville Heritage Conservation District Study and Plan, 2007.

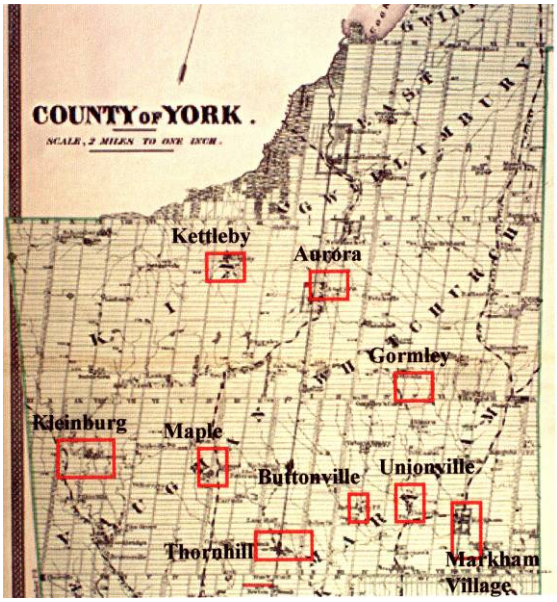
Thornhill Markham Heritage Conservation District Study and Plan, 2007.

Thornhill Vaughan Heritage Conservation District Study and Plan, 2007.

Gormley Heritage Conservation District Study and Plan, 2008

Kettleby Heritage Conservation District Study and Plan, suspended by Council.





Paul Oberst has worked on all but two of the Heritage District Plans that are in place or underway in York Region.

Talk of preserving heritage a façade

Zoning change to Spadina will raze historic buildings



JOE FIORITO
City columnist

Walk slowly up Spadina, from Dundas to College; it doesn't take much time. Get yourself some barbecued duck, a bowl of pho, a bag of star fruit and keep walking. Look closely at the buildings as you walk.

Under decades of neglect and cheap signage you will see a streetscape of handsome bay windows, latticed brick and old stone cornices — the remnants of Victorian Toronto.

Now listen carefully: Hidden in the noise of traffic, there is another, softer sound — landlords rubbing their hands, lawyers drafting agreements, wrecking crews licking their chops.

Final arguments over a zoning change to Spadina Avenue have just been heard by the Ontario Municipal Board; if the change is approved, those old buildings may topple like dominoes.

To boil it down: Certain developers want a change in zoning to allow an increase in the density of the street, which would make the narrow little properties on Spadina more valuable as real estate, which in turn would make it easy for somebody with the cash to bundle up several of the narrow lots into larger parcels for redevelopment — i.e., demolition.

City council has approved the change, in spite of staff recommendations to the contrary. Perhaps council believes a denser, post-development Spadina will still look like Spadina, only better, healthier, more vibrant; and perhaps one day the fire hydrants will be filled with cherry Kool-Aid.

It could happen, but it ain't likely.

I went to the offices of the OMB last Friday, to listen as the opposition made its case.

I was won over.

Architect and neighbourhood resident Paul Oberst led the arguments by calling a planner for the city, Suzanne Pringle. She explained that if the density along that strip of Spadina were increased, it would make it easy to assemble small lots. However, in order to achieve the proposed density, it would be necessary to demolish what's there and rebuild.

Next, heritage expert Marcia Cuthbert testified that there are a number of architecturally significant buildings along this stretch of Spadina that ought to be considered historic properties. They have not yet been designated as such, partly because the heritage board is overworked, and partly because of delays caused by amalgamation.

See SPADINA on Page A17

Better safe than sorry?

SPADINA

Continued from Page A16

Among the more notable buildings are: the Standard, a Yiddish theatre that morphed into the Victory Burlesque which in turn became the Golden Harvest Chinese Theatre, at 285 Spadina; Grossman's Tavern, at 377; the house where Red Emma Goldman lay in state upon her death, at 346; and Broadway Hall, once used by the Women's Christian Temperance Union, at 450 Spadina.

Margie Zeidler, one of the few developers in town who preserves heritage buildings for a living, noted that many of the buildings on this stretch of the street were architecturally outstanding, and in reasonable shape. She said that the economics of preservation were generally equivalent to the economics of demolition.

Cathy Nasmith, another heritage expert, noted that there were whole blocks of Spadina worth preserving — including one stretch of 11 Victorian buildings in a row. When challenged by a lawyer who said that façades could easily be preserved as a part of redevelopment, she observed succinctly, "If there is a heritage scale, with demolition at one end and renovation at the other, I'd say saving a façade is one step up from demolition." In any case, there's no way to enforce the preservation of façades.

And that is a rather brutal summary of a day's worth of arguments and cross-examinations. A couple of questions:

Why is it that when you knock a building down, what goes up in its place is generally uglier? Why don't we force developers to pay a price for zoning changes that give them profits they don't earn? Why, when it comes to Toronto's irreplaceable architectural heritage, don't we take the position that it's better to be safe than sorry? And why don't we follow the example of certain, um, world-class cities — London, Paris, Edinburgh — and encourage preservation?

I'm not one of those guys who thinks old is intrinsically good; neither am I certain that we should erase, deface, or reface our common heritage for the sake of a few bucks.

It's worth noting that the OMB rarely rules against a decision taken by city council, but it has happened. Yes, and the water in the hydrants could run sweet and red.

National Post

CITIZEN ADVOCACY

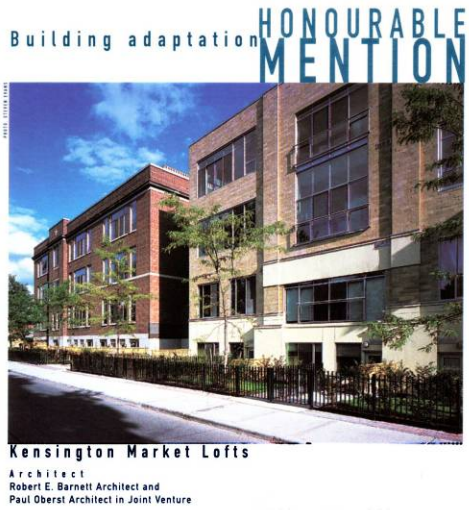
Mr. Oberst was the "Party", before the Ontario Municipal Board, opposing an application for rezoning and Official Plan Amendment on Spadina Avenue in Toronto in 2001. Rezoning threatened 113 heritage properties on one kilometre of street frontage.

He organized and presented the case to the OMB, with the assistance of residents and many heritage activists.

Joe Fiorito's column, to the left, provides a succinct narration.

Mr. Oberst continues to work on heritage issues in the neighbourhood, being involved in the designation of Kensington Market as a National Historic Site, and the preservation of the historic parish of Saint Stephen-in-the-Fields.

Contact:
Catherine Nasmith
416-598-4144



The building on the left was originally a 1927 elementary school. The building on the right was the 1952 Provincial Institute of Trades. Although this is not a restoration project, it retained the main aspects of these traditionalist and early-modern buildings. This contrasts with the advice of a City consultant that they be demolished and replaced with an 8-storey tower.

OTHER ARCHITECTURAL WORK

RESIDENTIAL

Kensington Market Lofts
Condominium Conversion, George Brown College Kensington Campus, $13,000,000

Design partner, in joint venture with R.E. Barnett Architect.

At the Toronto Architecture and Urban Design Awards 2000 the jury created the new category of 'Adaptive Re-use' to recognize this project and the Roundhouse. Since it was a new category, we received an honourable mention rather than an award.

St John's Lofts
Condominium Conversion, 1 St. John's Road, Toronto, $1,000,000
Design partner, in joint venture with R.E. Barnett Architect

COMMERCIAL

Retail/Apartment Building, 80 Kensington Avenue, Toronto, $400,000
Designer for Paul Oberst Architect

Kings Tower, 393 King Street West Toronto, 12 Storey mixed use building, $10M
Designer for Gordon Cheney Architect Inc

Office Building, 2026 Yonge Street Toronto, 3 Storey mixed use building, $3M
Designer for Lloyd Alter Architect

THEATRE WORK

Set designer, *A Ride Across Lake Constance*, by Peter Handke
New Theatre, Toronto 1975

Set and Costume designer, *The Curse of the Starving Class*, by Sam Shepard
New Theatre, Toronto, 1979

COMMUNITY WORK

Kensington Market Working Group
-Board Member
1994-97& 2000-2001.
-Secretary 1994-97.

Kensington Market Action Committee,
-Board Member 2001-2002.

WRITINGS

Founding Editor of *A.S.* A student architecture journal	University of Michigan, 1968-70
Founding Co-editor *of FILE Megazine*	Toronto, 1972
Originator and author of *Rear Elevation* essay series	Toronto Society of Architects Journal, 1994-1996
Author of articles and reviews in:	Globe & Mail, NOW magazine File megazine

PUBLICATION OF WORK

Kensington Market Lofts is listed in: *East/West: A Guide to Where People Live In Downtown Toronto* Edited by Nancy Byrtus, Mark Fram, Michael McClelland. Toronto: Coach House Books, 2000

Class Acts, by John Ota, Toronto Star, May 20, 2001, describes a Kensington unit in the old elementary school.

Urban Arcadia, By Merike Weiler,
City & Country Home, April 1990

Customizing your Condo, by Kathleen M. Smith
Canadian House and Home, October 1989

A Place of Your Own, by Charles Oberdorf and Mechtilde Hoppenrath,
Homemaker's Magazine, November 1980

The Invention of Queen Street West, by Debra Sharpe
The Globe & Mail *Fanfare* section, January 10, 1980

Alternatives, by Charles Oberdorf and Mechtilde Hoppenrath,
Homemaker's Magazine, April 1979

Various accounts, reviews and/or photographs of heritage work, furniture designs, theatre design work, and exhibitions.

Attachment 3

15 Tyler Street

2014 file photo:



2024 photo (siding and portico added in 2017):

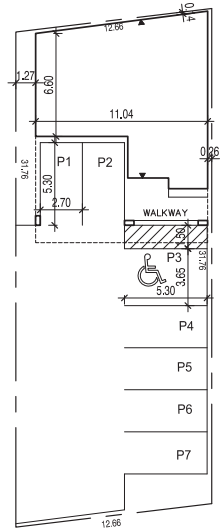




SITE STATS
LOT AREA: 399.22m²
BUILDING AREA: 92.53m² (23.2%)
PARKING PROVIDED: 7 (INCLUDES 1 B.F.)

TYLER STREET

TEMPERANCE STREET



LEGEND

- STORM CONNECTION
- SANITARY CONNECTION
- WATER CONNECTION
- HYDRO CONNECTION
- DOUBLE CATCH BASIN
- CATCH BASIN
- STREET LIGHT
- HYDRANT
- TRANSFORMER
- CABLE TV PEDESTAL
- BELL PEDESTAL
- ENTRANCE DOOR LOCATION
- GARAGE DOOR LOCATION
- COMMUNITY MAILBOX
- ENGINEERED FILL LOT
- VALVE AND CHAMBER
- SANITARY MANHOLE
- STORM MANHOLE
- AIR-CONDITIONING UNIT
- PROPOSED GRADE
- EXISTING GRADE
- PROPOSED SWALE GRADE
- DOWNSPOUT LOCATION
- TELECOM, JUNCTION BOX
- PROPOSED BERM
- SWALE DIRECTION
- HYDRO METER
- GAS METER
- FFL FINISHED FLOOR ELEVATION
- TFW TOP OF FOUNDATION WALL
- FBS FIN. BASEMENT FLOOR SLAB
- USF UNDERSIDE FOOTING ELEVATION
- BH 1 BOREHOLE LOCATION
- A A' SLOPE SECTION
- G GARBAGE BIN
- R RECYCLING BIN

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ITEM	ONTARIO BUILDING CODE DATA MATRIX		OBC REFERENCE	
1	PROJECT DESCRIPTION	☐ NEW ■ ADDITION ☐ ALTERATION ■ CHANGE OF USE ■ PART 11	☐ PART 3	☐ PART 9 A1.1.2.
2	MAJOR OCCUPANCY(S)	GROUP C		3.1.2.1.(1)
3	BUILDING AREA (m²)	116.82m²		A1.4.1.2.
4	GROSS AREA (m²)	494.84m²		A1.4.1.2.
5	NUMBER OF STOREYS ABOVE GRADE 5 BELOW GRADE 1			A1.4.1.2./3.2.1.1.
6	HEIGHT OF BUILDING (m)	20.17m		A1.4.1.2./3.2.1.1.
7	NUMBER OF STREETS/ACCESS ROUTES	2		3.2.2.10./3.2.5.
8	BUILDING CLASSIFICATION	PART 3		3.1.2.1.(1)
9	SPRINKLER SYSTEM PROPOSED	☐ ENTIRE BUILDING ☐ BASEMENT ONLY ☐ IN LIEU OF ROOF RATING ■ NOT REQUIRED		3.2.2.53.
10	STANDPIPE REQUIRED	☐ YES ■ NO		
11	FIRE ALARM REQUIRED	■ YES ☐ NO		
12	WATER SERVICE/SUPPLY IS ADEQUATE	■ YES ☐ NO		
13	HIGH BUILDING	☐ YES ■ NO		
14	PERMITTED CONSTRUCTION / ACTUAL CONSTRUCTION	☐ COMBUSTIBLE ☐ NON-COMBUSTIBLE ■ BOTH		3.2.2.53.
15	MEZZANINE(S) AREA m²	N/A		A1.4.1.2.
16	OCCUPANT LOAD BASED ON	☐ m² PER PERSON ☐ DESIGN OF BUILDING		3.1.17.
	BASEMENT:	OCCUPANCY ___ LOAD ___ PERSONS		
	1st FLOOR	OCCUPANCY C LOAD 4 PERSONS		
	2nd/3rd FLOOR	OCCUPANCY C LOAD 4 PERSONS		
	4th FLOOR	OCCUPANCY C LOAD 4 PERSONS		
17	BARRIER-FREE DESIGN	■ YES ■ NO		11.3.3.2.(2)
18	HAZARDOUS SUBSTANCES	☐ YES ■ NO		3.1.17.
19	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FRR (HOURS) / LISTED DESIGN NO. OR DESCRIPTION (SG-2)		3.2.2.53.
		FLOORS 45 HOURS		
		ROOFS 45 HOURS		
		MEZZANINE 0 HOURS		
		FRR OF SUPPORTING MEMBERS		
		FLOORS 45 HOURS		
		ROOFS 45 HOURS		
		MEZZANINE 0 HOURS		
20	SPATIAL SEPARATION-CONSTRUCTION OF EXTERIOR WALLS			9.10.14

WALL	AREA OF EBF (m²)	L.D. (m)	L/H OR H/L	PERMITTED MAX.% OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST.	COMB.CONSTR./ NON-COMB. CLADDING	NON-COMB. CONSTR.
EAST										
WEST										

COMPLIANCE PACKAGE A1

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical etc. engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

All drawings, specifications and related documents are the copyright property of Peter Del Grosso O/A 2493572 Ontario Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the permission of Peter Del Grosso.

This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

NO.	DATE	REVISION
8.		
7.		
6.		
5.		
4.		
3.	OCT. 1/24	REDUCED FRONT YOARD SETBACK
2.	SEPT. 16/24	REV. BARRIER-FREE PARKING
1.	DEC. 9/23	ISSUED FOR REVIEW

DRAWING TITLE:

SITE PLAN

P DEL DESIGN
4370 Steeles Avenue West,
Suite 203
Woodbridge, Ontario L4L 4Y4
T: 416 453 9985
e-mail: peterd@pdeldesign.ca
www.pdeldesign.ca

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

QUALIFICATION INFORMATION
Required unless design is exempt under
Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

REGISTRATION INFORMATION
Required unless design is exempt under
Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288

ASSOCIATION OF ARCHITECTURAL TECHNOLOGISTS OF ONTARIO
BCIN 20567
PETER DEL GROSSO, M.A.A.T.O

PROJECT:

PROPOSED 5 STOREY BUILDING

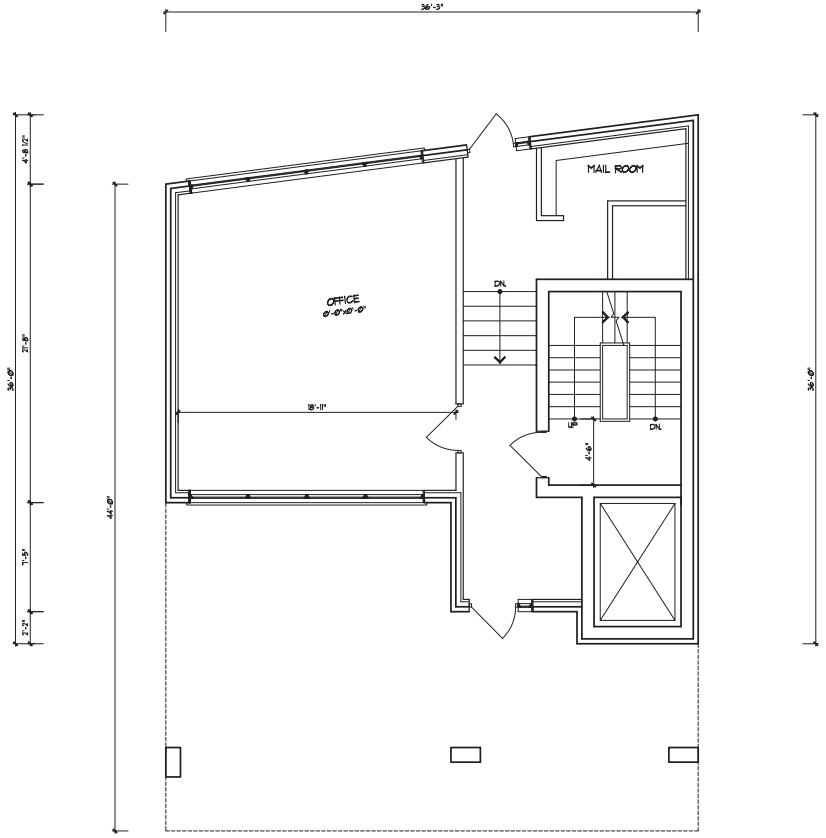
15 TYLER STREET
AURORA, ONTARIO

AREA:	DATE: JULY 24/24
SCALE: 1:200	DRAWN BY: PDG

DRAWING No.:

SP-01

PROJECT No.: 00-00



GROUND FLOOR PLAN

TYPICAL BASEMENT FLOOR PLAN NOTES

ALL CONCRETE FOOTING SHALL REST ON UNDISTURBED SOIL WITH A MIN. ALLOWABLE BEARING CAPACITY OF 150 Kpa (3000 PSF) AND BE FOUNDED A MIN. OF 4'-0" BELOW FINISHED GRADE.

CONCRETE STRENGTH FOR CONCRETE FOOTINGS SHALL BE MIN. OF 15MPa. FOR FOUND. WALLS SHALL BE 25MPa. U/N AND REFER TO TYP. DETAIL

CONCRETE STRENGTH FOR GARAGE SLAB, CONCRETE PORCHES AND STEPS SHALL BE A MIN. 32MPa. WITH 5 - 8% AIR ENTRAINMENT. UNLESS NOTED OTHERWISE.

CONCRETE STRIP FOOTING SIZE FOR 10" F. CONC. WALLS SHALL BE MIN. OF 8"x22" UNREINFORCED FOR UP TO 16'-0" JOIST SPAN.

THE ABOVE FOOTING SIZE WILL BE USED FOR FOUNDATION WALLS WHICH SUPPORT 2 STOREYS OF BRICK VENEER WALL CONSTRUCTION, 2 FLOORS AND ROOF OF LIGHT WOOD FRAME CONSTRUCTION, WITH SPAN OF SUPPORTED JOIST THAT DO NOT EXCEED 4.9m (16'-1") AT A SPECIFIED LIVE LOAD OF NOT GREATER THAN 2.4 Kpa (50 PSF).

REFER TO BASEMENT PLAN FOR FOOTING SIZES IN AREAS EXCEEDING THE ABOVE CONDITIONS.

3/4" SUB-FLOOR TO BE GLUED & NAILED (TYP.).

REFER JOIST MANUFACTURER'S SPECIFICATIONS FOR ALL TECHNICAL DETAILS & LAYOUT

ALL JOISTS UNDER CERAMIC TILES TO BE INSTALLED AS PER JOIST MANUF. SHOP DWG'S.

ALL LVLS SHALL BE 1.9E GRADE MICRO.LAM LVL OR BETTER U. S. G.

F1= 36"x36"x16"	F2= 24"x24"x12"
F3= 20"x20"x12"	

ALL RETURN AIR PARTITIONS TO BE 6" - REFER TO HVAC DRAWINGS

BRICK VENEER LINTELS

WL1	3 1/2" x 3 1/2" x 1/4" (90x90x6)	2- 2" x 8"	SPR.
WL2	4" x 3 1/2" x 5/16" (100x90x8)	2- 2" x 8"	SPR.
WL3	5" x 3 1/2" x 5/16" (125x90x8)	2- 2" x 10"	SPR.
WL4	6" x 3 1/2" x 3/8" (150x90x10)	2- 2" x 12"	SPR.
WL5	6" x 4" x 3/8" (150x100x10)	2- 2" x 12"	SPR.
WL6	5" x 3 1/2" x 5/16" (125x90x8)	2- 2" x 12"	SPR.
WL7	5" x 3 1/2" x 5/16" (125x90x8)	3- 2" x 10"	SPR.
WL8	5" x 3 1/2" x 5/16" (125x90x8)	3- 2" x 12"	SPR.
WL9	6" x 4" x 5/16" (150x100x8)	3- 2" x 12"	SPR.

WOOD LINTELS AND BEAMS

WB1	2- 2" x 8"	SPRUCE BEAM
WB2	3- 2" x 8"	SPRUCE BEAM
WB3	2- 2" x 10"	SPRUCE BEAM
WB4	3- 2" x 10"	SPRUCE BEAM
WB5	2- 2" x 12"	SPRUCE BEAM
WB6	3- 2" x 12"	SPRUCE BEAM
WB7	5- 2" x 12"	SPRUCE BEAM
WB11	4- 2" x 10"	SPRUCE BEAM
WB12	4- 2" x 12"	SPRUCE BEAM

STEEL LINTELS

L1	3 1/2" x 3 1/2" x 1/4"	(89x89x6.4)
L2	4" x 3 1/2" x 5/16"	(102x89x7.9)
L3	5" x 3 1/2" x 5/16"	(127x89x7.9)
L4	6" x 3 1/2" x 3/8"	(152x89x9.5)
L5	6" x 4" x 3/8"	(152x102x9.5)
L6	7" x 4" x 3/8"	(178x102x9.5)
L7	7" x4" x 1/2"	(178x102x13)

(LVL) BEAMS

LVL1A	1-1 3/4" x 7 1/4"	(1-45x184)
LVL1	2-1 3/4" x 7 1/4"	(2-45x184)
LVL2	3-1 3/4" x 7 1/4"	(3-45x184)
LVL3	4-1 3/4" x 7 1/4"	(4-45x184)
LVL4A	1-1 3/4" x 9 1/2"	(1-45x235)
LVL4	2-1 3/4" x 9 1/2"	(2-45x235)
LVL5	3-1 3/4" x 9 1/2"	(3-45x235)
LVL5A	4-1 3/4" x 9 1/2"	(4-45x235)
LVL6A	1-1 3/4" x 11 7/8"	(1-45x302)
LVL6	2-1 3/4" x 11 7/8"	(2-45x302)
LVL7	3-1 3/4" x 11 7/8"	(3-45x302)
LVL7A	4-1 3/4" x 11 7/8"	(4-45x302)

COMPLIANCE PACKAGE "A1"

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc, engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

All drawings, specifications and related documents are the copyright property of Peter Del Grosso O/A 2493572 Ontario Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the permission of Peter Del Grosso.

This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

NO:	DATE:	REVISION:
8.		
7.		
6.		
5.		
4.		
3.		
2.	OCT. 1/24	REV. TILE BLOCK TO 5 STOREY BUILDING
1.	AUG. 26/24	ISSUED FOR REVIEW

LICENSED PROFESSIONAL ENGINEER L. GABRIELE PROVINCE OF ONTARIO

JULY 27, 2024

DRAWING TITLE:
EXISTING GROUND FLOOR PLAN

P DEL DESIGN
4370 Steeles Avenue West,
Suite 203
Woodbridge, Ontario L4L 4Y4
T: 416 453 9985
e-mail: peterd@pdeldesign.ca
www.pdeldesign.ca

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288

ASSOCIATION OF ARCHITECTURAL TECHNOLOGISTS OF ONTARIO
BCIN 20567
PETER DEL GROSSO, M.A.A.T.O

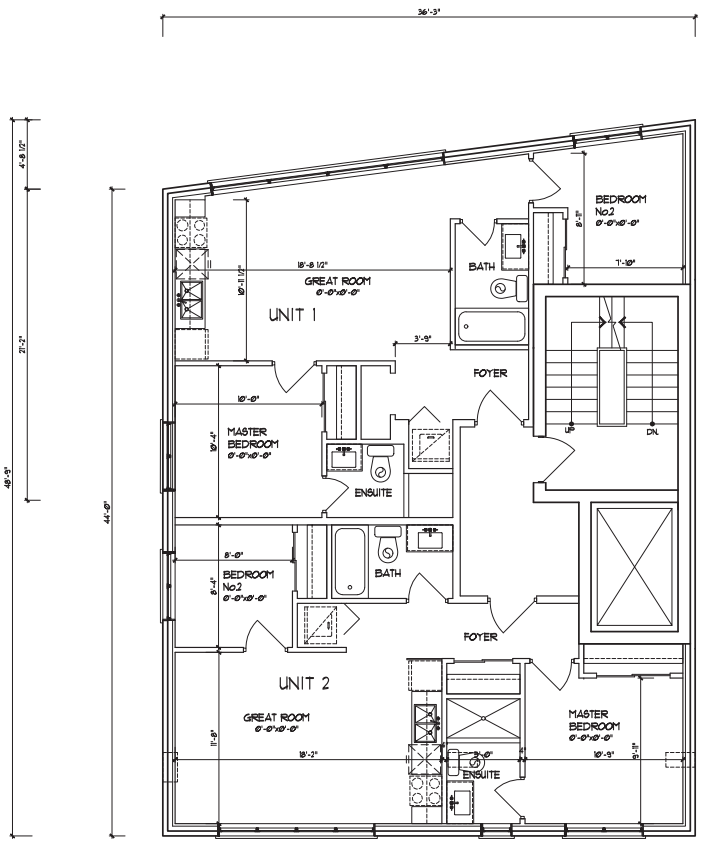
PROJECT:
PROPOSED 5 STOREY BUILDING

15 TYLER STREET
AURORA, ONTARIO

AREA:	DATE: JULY 26/24
SCALE: 3/16"=1'-0"	DRAWN BY: PDG

DRAWING No.:
A-01

PROJECT No.: 00-00



SECOND/THIRD FLOOR PLAN

TYPICAL GROUND FLOOR NOTES

- REFER JOIST MANUFACTURER'S SPECIFICATIONS FOR ALL TECHNICAL DETAILS & LAYOUT
- 3/4" SUB-FLOOR TO BE GLUED & NAILED FOR GROUND FLOOR
  5/8" SUB-FLOOR FOR SECOND FLOOR (TYP.)
- ALL JOISTS UNDER CERAMIC TILES TO BE INSTALLED AS PER JOIST MANUF. SHOP DWGS.
- NO VOLUTE ON STAIRS RAILING
- ALL LVLS SHALL BE 1SE GRADE MICROLLAM LVL OR BETTER U. S. C.

REFER TRUSS SHOP DWGS. FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS

10'-0" DENOTES CEILING HEIGHT

ALL RETURN AIR PARTITIONS TO BE 6" - REFER TO HVAC DRAWINGS

AREA CALCULATION

UNIT 1	711	SQ. FT.
UNIT 2	677	SQ. FT.
SUBTOTAL	1388	SQ. FT.
	128.95	M2
DEDUCT ALL OPEN AREAS	0	SQ. FT.
TOTAL NET AREA	1388	SQ. FT.
	128.95	M2
COMMERCIAL AREA	465	SQ. FT.
COVERAGE GROUND FLOOR	1014	SQ. FT.
	94.20	M2
COVERAGE RESIDENTIAL UNITS	1680	SQ. FT.
	156.08	M2

COMPLIANCE PACKAGE "A1"

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc, engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

All drawings, specifications and related documents are the copyright property of Peter Del Grosso O/A 2493572 Ontario Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the permission of Peter Del Grosso.

This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

NO:	DATE:	REVISION:
8.		
7.		
6.		
5.		
4.		
3.		
2.	OCT. 1/24	REV. TILE BLOCK TO 5 STOREY BUILDING
1.	AUG. 26/24	ISSUED FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
L. GABRIELE
PROVINCE OF ONTARIO

JULY 27, 2024

DRAWING TITLE:
PROPOSED SECOND/THIRD FLOOR

P DEL DESIGN
4370 Steeles Avenue West,
Suite 203
Woodbridge, Ontario L4L 4Y4
T: 416 453 9985
e-mail: peterd@pdeldesign.ca
www.pdeldesign.ca

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288

ASSOCIATION OF ARCHITECTURAL TECHNOLOGISTS OF ONTARIO
BCIN 20567
PETER DEL GROSSO, M.A.A.T.O.

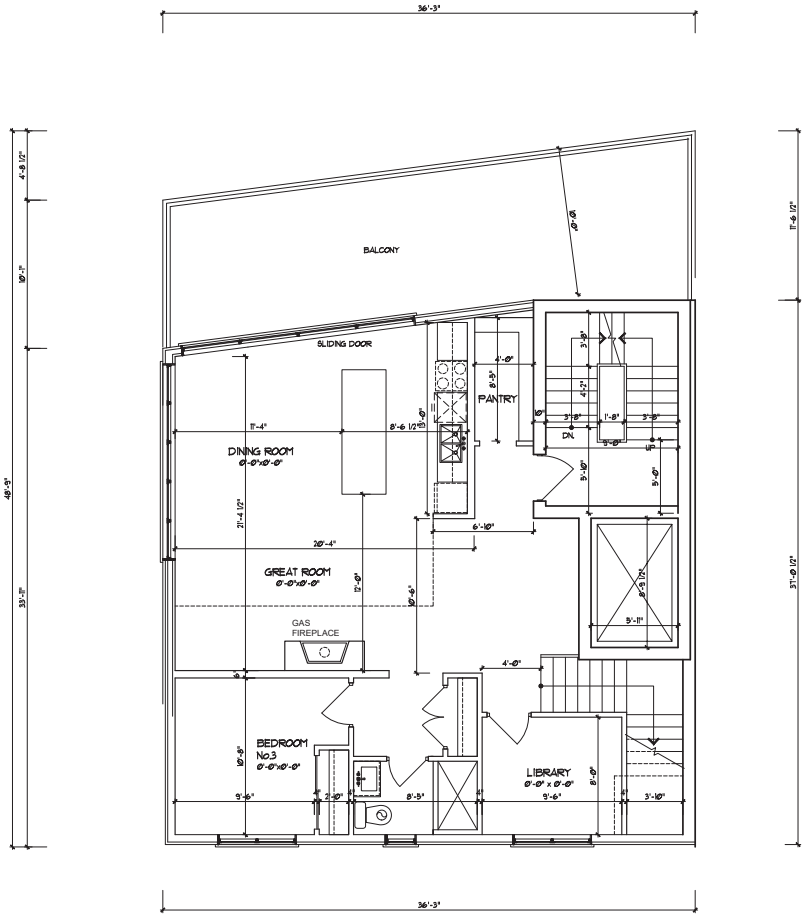
PROJECT:
PROPOSED 5 STOREY BUILDING

15 TYLER STREET
AURORA, ONTARIO

AREA:	DATE: JULY 26/24
SCALE: 3/16"=1'-0"	DRAWN BY: PDG

DRAWING No.:
A-02

PROJECT No.: 00-00



FORTH FLOOR
GROUND FLOOR PLAN

AREA CALCULATION

GROUND FLOOR AREA	1036	SQ. FT.
MEZZANINE AREA	800	SQ. FT.
SUBTOTAL	1836	SQ. FT.
	116.14	M2
DEDUCT ALL OPEN AREAS	0	SQ. FT.
TOTAL NET AREA	1836	SQ. FT.
	116.14	M2
COMMERCIAL AREA	465	SQ. FT.
COVERAGE GROUND FLOOR	1014	SQ. FT.
	94.20	M2
COVERAGE RESIDENTIAL UNITS	1680	SQ. FT.
	156.08	M2

SECOND FLOOR PLAN

COMPLIANCE PACKAGE "A1"

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc, engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

All drawings, specifications and related documents are the copyright property of Peter Del Grosso O/A 2493572 Ontario Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the permission of Peter Del Grosso.

This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

NO:	DATE:	REVISION:
8.		
7.		
6.		
5.		
4.		
3.		
2.	OCT. 1/24	REV. TILE BLOCK TO 5 STOREY BUILDING
1.	AUG. 26/24	ISSUED FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
L. GABRIELE
PROVINCE OF ONTARIO

JULY 27, 2024

DRAWING TITLE:
PROPOSED FORTH GROUND FLOOR

P DEL DESIGN
4370 Steeles Avenue West,
Suite 203
Woodbridge, Ontario L4L 4Y4
T: 416 453 9985
e-mail: peterd@pdeldesign.ca
www.pdeldesign.ca

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

QUALIFICATION INFORMATION
Required unless design is exempt under
Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

REGISTRATION INFORMATION
Required unless design is exempt under
Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288

ASSOCIATION OF ARCHITECTURAL TECHNOLOGISTS OF ONTARIO
BCIN 20567
PETER DEL GROSSO, M.A.A.T.O

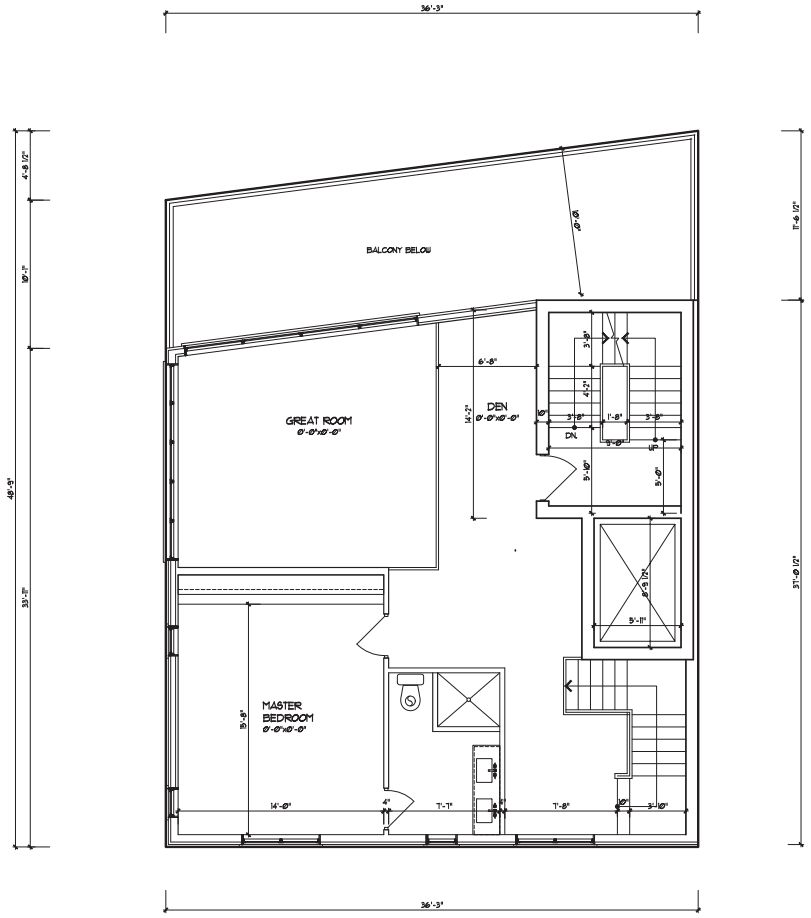
PROJECT:
PROPOSED 5 STOREY BUILDING

15 TYLER STREET
AURORA, ONTARIO

AREA:	DATE: JULY 26/24
SCALE: 3/16"=1'-0"	DRAWN BY: PDG

DRAWING No.:
A-03

PROJECT No.: 00-00



FORTH FLOOR
MEZZANINE FLOOR PLAN

SECOND FLOOR PLAN

REFER TRUSS SHOP DWGS. FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS

DENOTES STUD WALL REINFORCED FOR FUTURE GRAB BARS. REFER TO DETAIL 6/D-3

DENOTES CEILING HEIGHT

ALL RETURN AIR PARTITIONS TO BE 6" - REFER TO HVAC DRAWINGS

COMPLIANCE PACKAGE "A1"

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc, engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

All drawings, specifications and related documents are the copyright property of Peter Del Grosso O/A 2493572 Ontario Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the permission of Peter Del Grosso.

This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

NO:	DATE:	REVISION:
8.		
7.		
6.		
5.		
4.		
3.		
2.	OCT. 1/24	REV. TILE BLOCK TO 5 STOREY BUILDING
1.	AUG. 26/24	ISSUED FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
L. GABRIELE
PROVINCE OF ONTARIO

JULY 27, 2024

DRAWING TITLE:
PROPOSED MEZZANINE FLOOR

P DEL DESIGN
4370 Steeles Avenue West,
Suite 203
Woodbridge, Ontario L4L 4Y4
T: 416 453 9985
e-mail: peterd@pdeldesign.ca
www.pdeldesign.ca

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

QUALIFICATION INFORMATION
Required unless design is exempt under
Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

REGISTRATION INFORMATION
Required unless design is exempt under
Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288

ASSOCIATION OF ARCHITECTURAL TECHNOLOGISTS OF ONTARIO
BCIN 20567
PETER DEL GROSSO, M.A.A.T.O

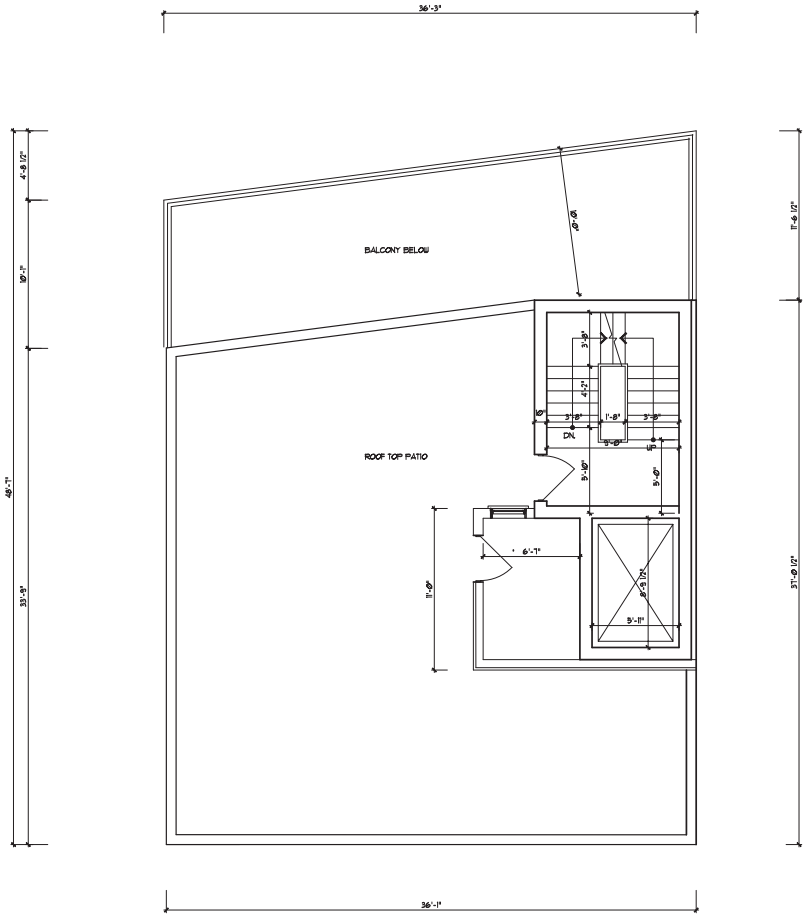
PROJECT:
PROPOSED 5 STOREY BUILDING

15 TYLER STREET
AURORA, ONTARIO

AREA:	DATE: JULY 26/24
SCALE: 3/16"=1'-0"	DRAWN BY: PDG

DRAWING No.:
A-04

PROJECT No.: 00-00



ROOF TOP FLOOR PLAN

REFER TRUSS SHOP DWGS. FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS

DENOTES STUD WALL REINFORCED FOR FUTURE GRAB BARS. REFER TO DETAIL 6/D-3

DENOTES CEILING HEIGHT

ALL RETURN AIR PARTITIONS TO BE 6" - REFER TO HVAC DRAWINGS

SECOND FLOOR PLAN

COMPLIANCE PACKAGE "A1"

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc, engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

All drawings, specifications and related documents are the copyright property of Peter Del Grosso O/A 2493572 Ontario Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the permission of Peter Del Grosso.

This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

NO:	DATE:	REVISION:
8.		
7.		
6.		
5.		
4.		
3.		
2.	OCT. 1/24	REV. TILE BLOCK TO 5 STOREY BUILDING
1.	AUG. 26/24	ISSUED FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
L. GABRIELE
PROVINCE OF ONTARIO

JULY 27, 2024

DRAWING TITLE:
PROPOSED ROOF TOP PATIO

P DEL DESIGN
4370 Steeles Avenue West,
Suite 203
Woodbridge, Ontario L4L 4Y4
T: 416 453 9985
e-mail: peterd@pdeldesign.ca
www.pdeldesign.ca

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

QUALIFICATION INFORMATION
Required unless design is exempt under
Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

REGISTRATION INFORMATION
Required unless design is exempt under
Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288

ASSOCIATION OF ARCHITECTURAL TECHNOLOGISTS OF ONTARIO
BCIN 20567
PETER DEL GROSSO, M.A.A.T.O

PROJECT:
PROPOSED 5 STOREY BUILDING

15 TYLER STREET
AURORA, ONTARIO

AREA:	DATE: JULY 26/24
SCALE: 3/16"=1'-0"	DRAWN BY: PDG

DRAWING No.:
A-05

PROJECT No.: 00-00

REFER TO TRUSS SHOP DWGS. FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS

REFER TO JOIST MANUFACTURER'S SPECIFICATIONS FOR ALL TECHNICAL DETAILS & INFO.

ACTUAL FINISH GRADES MAY VARY DEPENDING ON LOT CONDITIONS. (REFER TO GRADING PLANS)

RAILING REQUIRED WHEN GRADE IS MORE THAN 2'-0"



NORTH ELEVATION

COMPLIANCE PACKAGE "A1"

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc, engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

All drawings, specifications and related documents are the copyright property of Peter Del Grosso O/A 2493572 Ontario Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the permission of Peter Del Grosso.

This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

NO:	DATE:	REVISION:
8.		
7.		
6.		
5.		
4.		
3.		
2.	OCT. 1/24	REV. TILE BLOCK TO 5 STOREY BUILDING
1.	AUG. 26/24	ISSUED FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
L. GABRIELE
PROVINCE OF ONTARIO

JULY 27, 2024

DRAWING TITLE:
NORTH (FRONT) ELEVATION

P DEL DESIGN
4370 Steeles Avenue West,
Suite 203
Woodbridge, Ontario L4L 4Y4
T: 416 453 9985
e-mail: peterd@pdeldesign.ca
www.pdeldesign.ca

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

QUALIFICATION INFORMATION
Required unless design is exempt under
Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

REGISTRATION INFORMATION
Required unless design is exempt under
Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288

ASSOCIATION OF ARCHITECTURAL TECHNOLOGISTS OF ONTARIO
BCIN 20567
PETER DEL GROSSO, M.A.A.T.O

PROJECT:
PROPOSED 5 STOREY BUILDING

15 TYLER STREET
AURORA, ONTARIO

AREA:	DATE: JULY 26/24
SCALE: 3/16"=1'-0"	DRAWN BY: PDG

DRAWING No.:
A-06

PROJECT No.: 00-00

REFER TO TRUSS SHOP DWGS. FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS

REFER TO JOIST MANUFACTURER'S SPECIFICATIONS FOR ALL TECHNICAL DETAILS & INFO.

ACTUAL FINISH GRADES MAY VARY DEPENDING ON LOT CONDITIONS. (REFER TO GRADING PLANS)

RAILING REQUIRED WHEN GRADE IS MORE THAN 2'-6"



WEST ELEVATION

COMPLIANCE PACKAGE "A1"

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc, engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

All drawings, specifications and related documents are the copyright property of Peter Del Grosso O/A 2493572 Ontario Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the permission of Peter Del Grosso.

This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

NO:	DATE:	REVISION:
8.		
7.		
6.		
5.		
4.		
3.		
2.	OCT. 1/24	REV. TILE BLOCK TO 5 STOREY BUILDING
1.	AUG. 26/24	ISSUED FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
L. GABRIELE
PROVINCE OF ONTARIO

JULY 27, 2024

DRAWING TITLE:
WEST (SIDE) ELEVATION

P DEL DESIGN
4370 Steeles Avenue West,
Suite 203
Woodbridge, Ontario L4L 4Y4
T: 416 453 9985
e-mail: peterd@pdeldesign.ca
www.pdeldesign.ca

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

QUALIFICATION INFORMATION
Required unless design is exempt under
Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

REGISTRATION INFORMATION
Required unless design is exempt under
Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288

ASSOCIATION OF ARCHITECTURAL TECHNOLOGISTS OF ONTARIO
BCIN 20567
PETER DEL GROSSO, M.A.A.T.O

PROJECT:
PROPOSED 5 STOREY BUILDING

15 TYLER STREET
AURORA, ONTARIO

AREA:	DATE: JULY 26/24
SCALE: 3/16"=1'-0"	DRAWN BY: PDG

DRAWING No.:
A-07

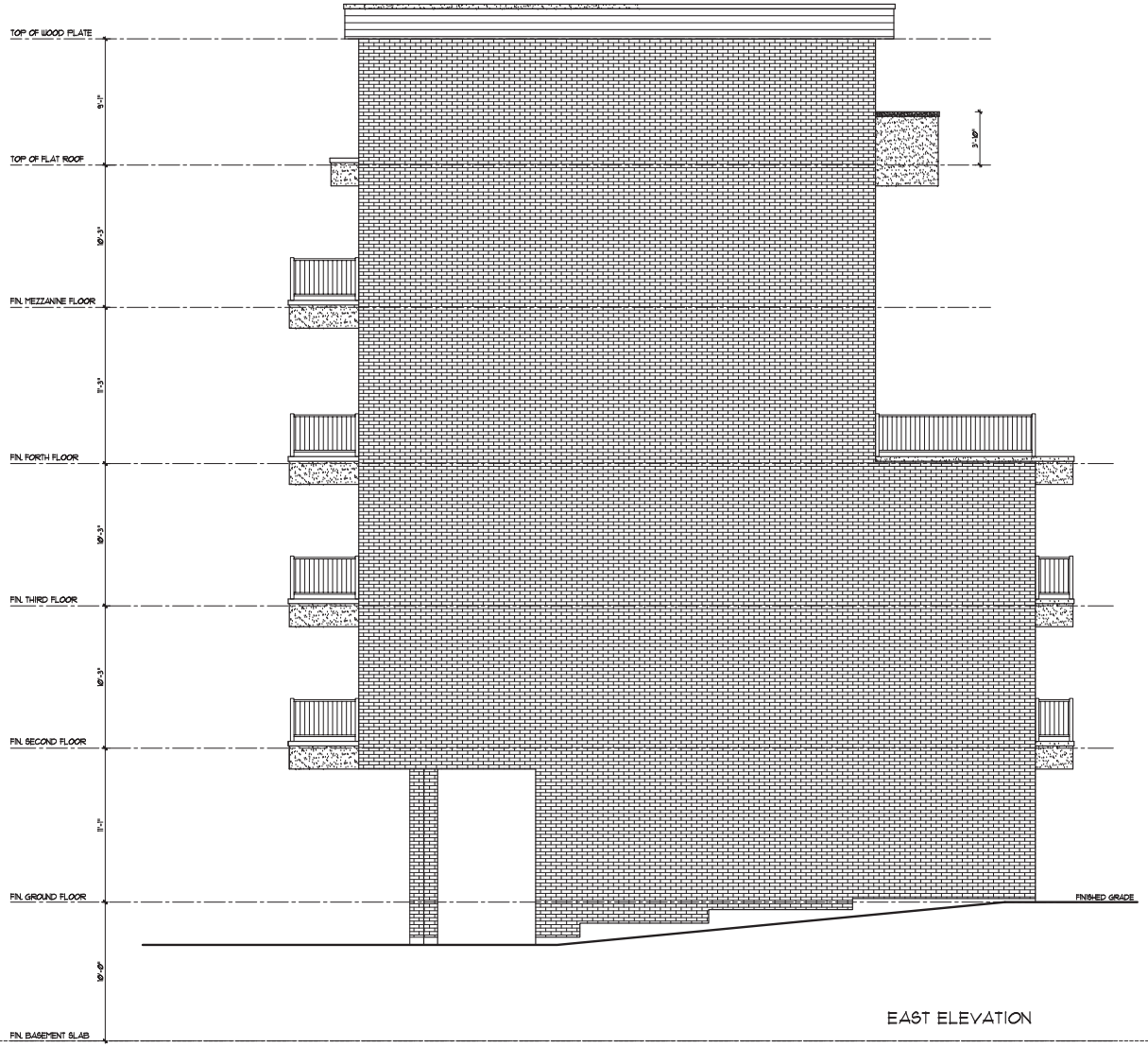
PROJECT No.: 00-00

REFER TO TRUSS SHOP DWGS. FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS

REFER TO JOIST MANUFACTURER'S SPECIFICATIONS FOR ALL TECHNICAL DETAILS & INFO.

ACTUAL FINISH GRADES MAY VARY DEPENDING ON LOT CONDITIONS. (REFER TO GRADING PLANS)

RAILING REQUIRED WHEN GRADE IS MORE THAN 2'-6"



EAST ELEVATION

COMPLIANCE PACKAGE "A1"

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc, engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

All drawings, specifications and related documents are the copyright property of Peter Del Grosso O/A 2493572 Ontario Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the permission of Peter Del Grosso.

This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

NO:	DATE:	REVISION:
8.		
7.		
6.		
5.		
4.		
3.		
2.	OCT. 1/24	REV. TILE BLOCK TO 5 STOREY BUILDING
1.	AUG. 26/24	ISSUED FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
L. GABRIELE
PROVINCE OF ONTARIO

JULY 27, 2024

DRAWING TITLE:
EAST (SIDE) ELEVATION

P DEL DESIGN
4370 Steeles Avenue West,
Suite 203
Woodbridge, Ontario L4L 4Y4
T: 416 453 9985
e-mail: peterd@pdeldesign.ca
www.pdeldesign.ca

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

QUALIFICATION INFORMATION
Required unless design is exempt under
Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

REGISTRATION INFORMATION
Required unless design is exempt under
Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288

ASSOCIATION OF ARCHITECTURAL TECHNOLOGISTS OF ONTARIO
BCIN 20567
PETER DEL GROSSO, M.A.A.T.O

PROJECT:
PROPOSED 5 STOREY BUILDING

15 TYLER STREET
AURORA, ONTARIO

AREA:	DATE: JULY 26/24
SCALE: 3/16"=1'-0"	DRAWN BY: PDG

DRAWING No.:
A-08

PROJECT No.: 00-00

REFER TO TRUSS SHOP DWGS. FOR COMPLETE TRUSS LAYOUT AND SPECIFICATIONS

REFER TO JOIST MANUFACTURER'S SPECIFICATIONS FOR ALL TECHNICAL DETAILS & INFO.

ACTUAL FINISH GRADES MAY VARY DEPENDING ON LOT CONDITIONS. (REFER TO GRADING PLANS)

RAILING REQUIRED WHEN GRADE IS MORE THAN 2'-0"



NORTH ELEVATION

COMPLIANCE PACKAGE "A1"

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc, engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirement of Authorities having Jurisdiction.

All drawings, specifications and related documents are the copyright property of Peter Del Grosso O/A 2493572 Ontario Inc. and must be returned upon request. Reproduction of drawings, specifications and related documents in part or whole is forbidden without the permission of Peter Del Grosso.

This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.

NO:	DATE:	REVISION:
8.		
7.		
6.		
5.		
4.		
3.		
2.	OCT. 1/24	REV. TILE BLOCK TO 5 STOREY BUILDING
1.	AUG. 26/24	ISSUED FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
L. GABRIELE
PROVINCE OF ONTARIO

JULY 27, 2024

DRAWING TITLE:
SOUTH (REAR) ELEVATION

P DEL DESIGN
4370 Steeles Avenue West,
Suite 203
Woodbridge, Ontario L4L 4Y4
T: 416 453 9985
e-mail: peterd@pdeldesign.ca
www.pdeldesign.ca

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

QUALIFICATION INFORMATION
Required unless design is exempt under
Division C, Subsection 3.2.5 of The Building Code

PETER DEL GROSSO 20567

REGISTRATION INFORMATION
Required unless design is exempt under
Division C, Subsection 3.2.4 of The Building Code

PETER DEL GROSSO 27288

ASSOCIATION OF ARCHITECTURAL TECHNOLOGISTS OF ONTARIO
BCIN 20567
PETER DEL GROSSO, M.A.A.T.O

PROJECT:
PROPOSED 5 STOREY BUILDING

15 TYLER STREET
AURORA, ONTARIO

AREA:	DATE: JULY 26/24
SCALE: 3/16"=1'-0"	DRAWN BY: PDG

DRAWING No.:
A-09

PROJECT No.: 00-00

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

Town of Aurora

Committee of the Whole Report

No. PDS25-107

Subject:	**Application for Official Plan Amendment and Zoning By-law Amendment P.A.R.C.E.L. Inc. 14070 Yonge Street PART BLOCKS A, B and G, PLAN M42, PART 3, 65R-5870 AND PARTS 3, 6, 7 AND 8, 65R-33710 File Number: OPA-2024-03; ZBA-2024-03**
Prepared by:	**Felix Chau, Planner**
Department:	Planning and Development Services
Date:	November 11, 2025

Recommendation

1. **That Report No. PDS25-107 be received; and**
2. **That Official Plan Amendment application OPA-2024-03 be approved to amend Schedule 'B' and Schedule 'H' of the Town of Aurora Official Plan to expand the "Environmental Protection" designation and to add Site Specific Policy Area #72 for the subject lands; and**
3. **That Zoning By-law Amendment application ZBA-2024-03 be approved to rezone the subject lands to "Townhouse Dwelling Residential Exception Zone with Holding Provision (H)R8-576" and "Environmental Protection (EP)"; and**
4. **That the implementing By-laws for the Official Plan and Zoning By-law Amendment be brought forward to a future Council meeting for enactment.**

Executive Summary

This report seeks Council's approval to the application for the proposed Official Plan Amendment and Zoning By-law Amendment applications at 14070 Yonge Street (the "subject lands"). The purpose of the proposed applications is to facilitate a residential

development 93 townhouse units – 57 street townhouse units and 36 back-to-back townhouse units.

- The proposed development conforms to the policy directions of the Provincial Planning Statement, the Lake Simcoe Protection Plan, and the Oak Ridges Moraine Conservation Plan

- The proposal implements the land use and development policies of the Town's Official Plan related to density and preservation of natural spaces

- The proposed Zoning By-law Amendment implements the general direction of the Town's Official Plan for residential development

- A Holding (H) provision is in place to restrict development until sufficient site servicing allocation is granted by the Town

- All external agencies and Town staff have completed their review and have no objections to the approval of the proposed application

- Any technical revisions to the proposed plans will be reviewed by Town Staff through a future Site Plan Application

Background

Application History

In 2011, the Ontario Municipal Board approved an Official Plan Amendment (OPA-2008-03) and Zoning By-law Amendment (ZBA-2008-04) applications for the subject lands to facilitate a total of three buildings. Building A was approved for a wellness centre, medical office/clinic, accessory pharmaceutical dispensary and accessory nutritional use. Building B was approved for an apartment building to a maximum of 20 units. Building C was approved for a single detached residential unit (Figure 2). Subsequently in 2021, the Owner received site plan approval and executed a site plan agreement with servicing allocation but did not proceed with construction and the executed site plan agreement was later deleted from title.

The development remained inactive until 2024, when the Owner submitted the subject applications (OPA-2024-03 and ZBA-2024-03) which proposed two 5-storey apartment buildings: one being a condominium-style apartment with 180 units, and the second

being a seniors lifestyle apartment building with 120 units, totaling 300 units, and hosted a Community Information Meeting on September 5, 2024. On November 12, 2024, the Statutory Public Planning Meeting for the proposed applications were held. At this meeting, Council directed staff to report back to another Public Planning Meeting to address issues such as over-intensification, significant increase in traffic, loss of green space and privacy in an estate residential area.

On June 17, 2025, a second Public Planning Meeting was held, to discuss on the Owner's revised proposal. The revised proposal consists of 74 street townhouse units and 18 back-to-back townhouse units for a total of 92 townhouse units. In addition to the access off Elderberry Trail, the revised proposal provided an additional access off Yonge Street. At that meeting, Council directed staff to present a future report to the Committee of the Whole, addressing all questions and concerns discussed at the meeting.

In response to the comments received, the Owner submitted a revised plan which features 57 street townhouse units and 36 back-to-back townhouse units for a total of 93 townhouse units. The revised plan prioritizes the intensification of the site towards Yonge Street and provides a gentle transition to the established residential area towards the rear of the property. An amenity area is proposed towards the western boundary of the developable area, and sufficient visitors parking is scattered throughout the developable area, allowing for convenient access to all townhouse blocks.

Location / Land Use

The subject lands are located at the southwest corner of Yonge Street and Elderberry Trail, north of Bloomington Road. The subject lands have an approximate total area of 3.6 hectares (8.9 acres) with 140.0 metres of frontage along Yonge Street and 217.0 metres of frontage along Elderberry Trail. The site currently contains an abandoned building previously used as a presentation centre located on the northeastern corner of the subject lands, the balance of the subject lands remains vacant (Figure 1).

Surrounding Land Uses

The surrounding land uses are as follows:

North: Elderberry Trail, Single detached dwellings and environmentally protected lands owned by the Town.

South: Crown land, used for institutional purposes such as: Ontario Provincial Police building, Ontario Natural Resources office, and Service Ontario building.

East: Yonge Street, Single detached dwellings.

West: Single detached dwellings.

Policy Context

Provincial Policies

All Planning Act development applications are subject to provincial policies. The Provincial Planning 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 and encourage the creation of diverse housing opportunities that capitalize on proximity to goods, services, and transit.

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 overall implementation. The subject lands are not within the Regulated Area by the Lake Simcoe Region Conservation Authority (LSRCA).

Oak Ridges Moraine Conservation Plan (ORMCP)

The ORMCP provides land use and resource management planning direction on how to protect the Moraine’s ecological and hydrological features and functions. The subject lands are located within the ‘Settlement Area’ of the ORMCP. Settlement Areas are intended for urban development, allowing for a variety of residential uses. Their purpose is to concentrate and manage urban growth, reducing encroachment on and impact to nearby ecological features, while aligning with the growth objectives outlined in the Town's Official Plan.

Town of Aurora Official Plan (2024)

As shown on Schedule “A” of the Official Plan, the Regional Corridor includes properties that front onto Yonge Street. A portion of the property fronting Yonge Street is within the Regional Corridor (Figure 3). Within the Regional Corridor, excluding the Aurora Promenade, intensification will take the form of low to mid-rise buildings with a maximum building height of five (5) storeys.

The subject lands are designated as “Suburban Residential” in Schedule “B” of the Town’s Official Plan. Additionally, majority of the Subject Lands are identified under the Yonge Street South Secondary Plan (OPA 34) as Cluster Residential, with a portion within the northwest corner designated as Estate Residential, the southwest corner as Environmental Protection Area, and the south and southeast portion designated as Major Institutional (Figure 3). Among other secondary plan policies, the gross residential density averaged over the constrained and unconstrained lands subject to a development application shall be no more than 5 units per hectare (2 units/acre).

The Subject Lands are also identified in Schedule “H” – Site-Specific Policy Areas as Site-Specific Policy Area 41. Site-Specific Policy 41 (OMB approved in 2011) permits the following uses on the Subject Lands: a wellness centre, medical office/clinic, an accessory pharmaceutical dispensary, an accessory nutritional use, a single detached residential unit, and an apartment building (to a maximum of 20 units). Site-Specific Policy 41 also limits coverage to a maximum of 11% of the Subject Lands, 21% maximum developable area that can be disturbed, 10% impermeable surface, and a setback of a minimum of 45.0 m from the centreline of Yonge Street.

Section 7.3 of the Official Plan requires of all new residential development to contribute to the Town-wide affordable housing target. A minimum of 25% of all new residential in the town shall collectively meet the definition of affordable housing.

Zoning By-law 6000-17, as amended

Part of the subject lands (Block B and part of Block A) are currently zoned “Holding Provision Institutional Exception Zone (H) I (391)”. This site-specific Institutional zone was approved in 2011 by the Ontario Municipal Board to facilitate the development of 3 buildings on the subject lands, and required, in part, that a site plan agreement be executed; that there be adequate water, sanitary, and storm services; that a restrictive covenant be registered on title restricting the specified buildings to the sizes and definitions set out in the By-law; and that a cost sharing agreement be entered into. regarding the connection of water services.

Permitted uses are tied to the specific buildings as follows:
Building A:

- Wellness Centre;
- Medical Office/Clinic;
- Accessory Uses;
- Accessory Pharmaceutical Dispensary; and
- Accessory Nutritional use.

Building B:

- One Apartment Building with a maximum 20 residential units.

Building C:

- One (1) detached dwelling unit.

Specific building setbacks and standards and parking requirements were established based on the development proposal (Figure 4). However, these buildings were never constructed, as the lands remain largely vacant apart from the abandoned structure previously used as a presentation centre.

Reports and Studies

The Owner submitted the following documents as part of a complete application to the proposed Official Plan and Zoning By-law Amendment applications:

Report Name	Report Author
Planning Justification Report	JKO Planning Services
Draft Official Plan Amendment	JKO Planning Services
Draft Zoning By-law Amendment	JKO Planning Services
Architectural Set	Be Design
Urban Design Brief	Be Design
Environmental Impact Study	Pinchin Canada
Geotechnical Study	Pinchin Canada
Hydrogeological Study	Pinchin Canada
Arborist Report	Kuntz Forestry Consulting Inc.
Butternut Health Assessment	Kuntz Forestry Consulting Inc.
Traffic Impact Study	GHD
Stormwater Management Report	SitePlanTech Inc.

Proposed Applications

Proposed Official Plan Amendment

The following outlines the proposed Official Plan Amendment (Figure 5) to facilitate the proposed residential development.

- Expanding the existing Environmental Protection designation by amending the existing Suburban Residential and Major Institutional designation.
- Remove the existing Site Specific Policy Area 41 and replace it with a new Site Specific Policy Area 72.
- Site Specific Policy 72 consists of the following amendments to the OPA 34 secondary plan:
  - Increasing the building coverage from 12% to 18%
  - Increasing the minimum requirement of soft landscaping from 40% to 50%
  - Restricting the developable area to a maximum of 62% of the total site area
  - Increasing the gross residential density from 5 units/hectares to 25.8 units/hectares.

Proposed Zoning By-law Amendment

The following outlines the proposed Zoning By-law Amendment (Figure 6) to facilitate the proposed residential development.

- Rezone a portion of the subject lands from the existing site specific Institutional Exception zone 391 with holding provisions - (H)I -391 to Environmental Protection Zone (EP) and site specific Townhouse dwelling zone 576 with holding provisions – (H)R8 -576.

- Site Specific (H)R8 -576 consist of the following:
  - Decreasing the minimum Lot Area from 180m^2 to 80m^2
  - Decreasing the minimum Lot Frontage from 6m to 5.5m per unit
  - Decreasing the minimum Front Yard from 7.5m to 5m
  - Decreasing the minimum Rear Yard from 7.5m to 5m
  - Increasing the minimum Side Yard for end units from 1.5m to 3.0m
  - Decreasing the minimum Exterior Side Yard from 6m to 3m
  - Increasing the maximum building height from 10m to 13m

Conceptual Revised Site Plan

The 92-townhouse proposal presented at the second Public Planning Meeting (June 17, 2025), featured a site layout where the density was more evenly spread throughout the developable area. The revised site layout, while increased to 93 townhouse units, emphasizes locating more units towards the easterly frontage of Yonge Street, by relocating townhouses from the westerly portion of the developable area. The current site design incorporates a row of back-to-back townhouses towards the Yonge Street frontage. Additional units were incorporated along proposed blocks towards Yonge Street as well. The revised site layout emphasizes the policies of the Regional Corridor by locating most of the density closer to Yonge Street, and further away from the existing low density residential to the rear (Figure 7).

Analysis

Planning Considerations

The proposed applications are consistent with the Provincial Planning Statement

The subject lands are located within a Settlement Area as outlined by the Provincial Planning Statement (PPS). It is Staff's opinion that the proposed development aligns well with the criteria outlined in policy 1.1.1 of the PPS. 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 the transit corridor to help connect people to the Town's core area.

The proposal supports Section 2.1 and 2.2 of the PPS by providing additional housing within a complete community, close to transit, shops, and services. The subject lands are also within Strategic Growth Area (Yonge Street Regional Corridor), aligning with Section 2.4 which encourages compact, mixed-use, and transit-oriented development in these locations.

It is Planning Staff's opinion that the proposed applications is consistent with the PPS as it provides intensification in a Regional Corridor, contributes to housing supply, and efficiently uses existing infrastructure policies.

The proposed applications conform to the Lake Simcoe Protection Plan (LSPP)

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 outside of the LSRCA regulated limits and accordingly no Regulation Permit is required prior to development or site alteration taking place on the subject lands. The subject lands are also free from any natural hazards and are outside of hazardous lands.

The proposal implements the land use and development policies of the Town's Official Plan related to density and preservation of natural spaces

Planning Staff are of the opinion that the proposed development is in keeping with the general direction of the Town's Official Plan.

Expanding the Environmental Protection Designation Area

The Owner is proposing to expand the Environmental Protection designation area in order to protect and enhance the area. A Restoration Plan will be provided as part of the future site plan application to compensate for tree removals on the Site at a 1:1 ratio. The restoration area will enhance the ecological connectivity between existing woodlands, upland deciduous forest and adjacent Regional Greenlands. The restoration area will include structures for habitat diversity to mimic natural conditions. Long-term success will be supported through a maintenance and monitoring program to ensure a net ecological gain across the Site.

Regional Corridor and Site Specific Policy Area #72

The overall density of the proposed townhouse development is justified as it aligns with the intent of the Town's policies through its location within the Regional Corridor. Within the Regional Corridor, excluding the Aurora Promenade, intensification will take the form of low to mid-rise buildings with a maximum building height of five (5) storeys. The purpose for the increase of building height within the Regional Corridor is to encourage and support higher-density to support transit-oriented growth. Although the Town's Secondary Plan policies currently permit development of up to 5 units per hectare, the Regional Official Plan identifies the Yonge Street corridor as an area intended for higher-density, mixed-use development. As such, the Town is required to conform to and implement the Regional Official Plan's direction in its local planning decisions.

Furthermore, the proposed development provides an appropriate transition in density to the adjacent lower-density residential areas outside of the Regional Corridor and it maintains compatibility and supporting the principle of maintaining walkability to transit corridors. Planning staff consider the proposal a good fit with the Town's vision for intensification and the necessary development standards to implement this form have

been incorporated into the proposed Site Specific Policy Area #72 to ensure the development meets design, scale, and compatibility objectives.

Affordable Housing

In order to meet the Town-wide affordable housing target of 25%, Staff encourage all new residential developments to contribute toward achieving the Town's affordable housing objectives. In keeping with this policy direction, the applicant will work with Town staff through the Site Plan application process to explore opportunities and strategies to support the Town's affordable housing goals.

The proposed Zoning By-law Amendment implements the general direction of the Town's Official Plan for residential development

Planning staff are of the opinion that the applications are appropriate and compatible with adjacent and neighbouring development, and that the by-law exceptions are appropriate to facilitate the development.

The proposed Zoning By-law Amendment was revised to facilitate a lower density form of development, to facilitate the 93-townhouse development instead of the previously proposed apartments. The proposal will rezone the subject lands from "Holding Provision Institutional Exception Zone (H) I (391)" to "Holding Provision Townhouse Dwelling Residential (H) R8 (576) Exception Zone" and "Environmental Protection (EP)".

	Parent "R8" Zone Standards	Proposed "(H) R8 (576)" Exception Zone Standards
Minimum Lot Area	180 square metres	80 square metres
Minimum Lot Frontage	6 metres per unit	5.5 metres per unit
Minimum Front Yard Setback	7.5 metres	5.0 metres
Minimum Rear Yard Setback	7.5 metres	5.0 metres

Minimum Exterior Side Yard	6.0 metres	3.0 metres
Maximum Building Height	10 metres	13.0 metres

Planning staff are of the opinion that the development is appropriate and provides a sufficient buffer and transition with adjacent and neighbouring community, and that the by-law exceptions are appropriate to facilitate the development.

Proposed Lot sizes

The proposed reduction in lot area facilitates the proposed back-to-back townhouse dwelling blocks. The proposed back-to-back townhouse-built form is more compact and does not feature a backyard. As such, the portion of the lot area typically reserved for backyard amenity area is omitted. The proposed back-to-back townhouse properties are 82.5m^2 in size, while the proposed street townhouse built form range from 121m^2 to 217m^2 in size, which is more consistent with the parent R8 zoning standards. Furthermore, the proposed units feature lot frontages ranging from 5.5m to 6.15m, which is consistent with the parent R8 zone and provides adequate frontages to facilitate sufficient lot sizes.

Proposed Site-Specific Setbacks

The proposed setback adjustments are designed to balance a compact, pedestrian-friendly townhouse form with adequate privacy, landscaping, and functional space. The front yard setback is reduced from 7.5 metres to 5.5 metres to bring the units closer to the street, creating a more engaging streetscape, encouraging walking and active transportation, while still providing space for a driveway parking spot and landscaping. The rear yard setback is proposed at 5.0 metres, which ensures sufficient private amenity space and appropriate separation, with no impact on adjacent properties as the street townhouses do not back onto neighbouring lots (Figure 7). For interior units, modest side yard reductions help optimize site utilization and maintain a cohesive built form. Importantly, the minimum side yard for end units is being increased from 1.5 metres to 3.0 metres, which provides greater separation from adjacent streets or properties, enhances privacy, allows for additional landscaping, and ensures a more visually appealing transition at building corners. Collectively, these adjustments support a well-designed, compact townhouse development that aligns with the Town’s urban

design and intensification objectives while maintaining functional and attractive private and public spaces.

Building Height

The proposed building height of 13 metres is requested to facilitate 3-storey townhouse dwelling units (Figure 8). The proposed units do not feature basements, and the ground floor contains the garage and limited living space. Majority of the living space in each unit is contained in the second and third floors. Given that all the proposed townhouses within the development are 13 metres in height and that there are no abutting properties which feature buildings, the proposed 13 metre height will present no detrimental impacts.

A Holding (H) provision is in place to restrict development until sufficient site servicing allocation is granted by the Town

Due to the Town's limited servicing availability, a Holding (H) Symbol has been added to the proposed Zoning By-law. This ensures that no development can occur until the Town of Aurora has confirmed the availability of adequate servicing capacity for to this development. The property currently has 20 apartment units plus 1 single detached dwelling (37 persons worth) of servicing allocation from the historic development approval; however, this is insufficient to address the current proposal. Once servicing allocation is available for the proposed development, the applicant may request Council to have the Holding Symbol be removed. The standard three years sunset clause will apply once servicing has been allocated to this development. Failure to obtain a building permit within the 3-year timeframe once servicing is available, the zoning amendment approval will be void, the lands will revert to the previous zoning permissions prior to the subject application.

Department / Agency Comments

The subject applications were circulated to Town staff and external agencies, and all are satisfied.

The proposed applications were circulated to all internal and external agencies for review and comments. In general, all circulated agencies are satisfied with the revisions and have no further comments at this time. Any technical matters will be resolved through a future Site Plan Application.

Public Comments

Planning Staff have received comments from the public on the proposed planning application. Below is a summary of all written and verbal comments received at the time of writing this report:

Comments	Response
Density of proposed development is too high for the subject lands.	The subject lands are located within a Regional Corridor which permits increased density through low and mid rise-built forms. The proposed townhouse built form is permissible, and majority of the density is situated towards the Yonge Street frontage.
Will the Yonge Street and Elderberry Trail intersection be signalized as part of this development?	Yonge Street is a Regional Road and therefore the signalization of the intersection is at the discretion of York Region. However, Town Staff is working with Regional Staff and the applicant to implement traffic signals at this intersection based on review of Regional and Town traffic standards.
Concerns with potential negative environmental impacts and alignment with Oak Ridges Moraine guidelines.	An Environmental Impact Statement has been submitted and peer reviewed. Furthermore, an Arborist Report was submitted to the Town for review which ensures adequate trees will be preserved and replaced on the site. Staff have reviewed the submitted documents, and further detailed review will occur during the Site Plan Application review.

Advisory Committee Review

No communication required.

Legal Considerations

These Planning Application files have been submitted to the Town pursuant to the provisions of the *Planning Act*. Subsections 22 (7) and 22 (7.0.2) of the Planning Act states that if Council refuses the Official Plan Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Ontario Land Tribunal (OLT).

Subsections 34 (11) and 34(11.0.0.0.1) of the Planning Act states that if the passing of a Zoning Bylaw Amendment also requires an amendment to the Official Plan, and that if both applications are made on the same day, if Council refuses the Zoning By-law Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or Minister) may appeal the application to the OLT.

The applications were received on June 24, 2024, and therefore, the applicant may appeal to the OLT at any time.

Financial Implications

There are no direct financial implications resulting from this report.

Communications Considerations

On July 18, 2024, a Notice of Complete Application respecting the proposed Zoning By-law Amendment application was published in the Auroran Newspaper.

On October 24, 2024, Notice of Public Planning Meeting was published in the local newspapers and posted on the Town's website. In addition, the notice was given by mail to all addressed property owners within a 120-metre radius of the subject lands. A Notice of the Public Planning meeting sign was also posted directly on the property. Public Meeting notification has been provided in accordance with the Planning Act.

On June 2, 2025, non-statutory Notice of Public Planning Meeting was emailed to all interested parties. Updated Notice of the Public Planning meeting signs were also posted directly on the property. Public Meeting notification has been provided in accordance with the Planning Act.

On October 28, 2025, by way of email, Interested Parties were notified of this report and the intended November 11, 2025 Committee of the Whole date.

Climate Change Considerations

The Official Plan identifies sustainability, energy efficiency, and climate change mitigation as important objectives for new development. Staff will encourage the applicant to include measures such as energy-efficient systems, landscaping, and low-impact stormwater management as part of a future Site Plan Application process.

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 Official Plan Amendment and Zoning By-law Amendment applications, housing opportunities are created that assist in achieving growth targets while providing housing opportunities for everyone.

Alternative(s) to the Recommendation

1. Direct staff to report back to another Committee of the Whole Meeting addressing any issues that may be raised at the Committee of the Whole Meeting.

2. Refusal of the application with an explanation for the refusal.

Conclusions

Planning and Development Services reviewed the proposed Official Plan Amendment and Zoning By-law Amendment applications are in accordance with the provisions of the Province, the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. The proposed applications are considered to be in keeping with the development standards of the Town. Any technical revisions will be resolved at the Site Plan application process. Staff recommends approval of Official Plan Amendment OPA-2024-03 and Zoning By-law Amendment ZBA-2024-03.

Attachments

Figure 1 – Location Map
Figure 2 – Previously Approved Site Plan
Figure 3 – Existing Official Plan Designation

Figure 4 – Existing Zoning By-Law
Figure 5 – Proposed Official Plan Designation
Figure 6 – Proposed Zoning By-law
Figure 7 – Proposed Site Plan
Figure 8 – Proposed Elevation

Previous Reports

Report No. PDS24-125 – Public Planning Meeting (November 12, 2024)

Report No. PDS25-070 – Second Public Planning Meeting (June 17, 2025)

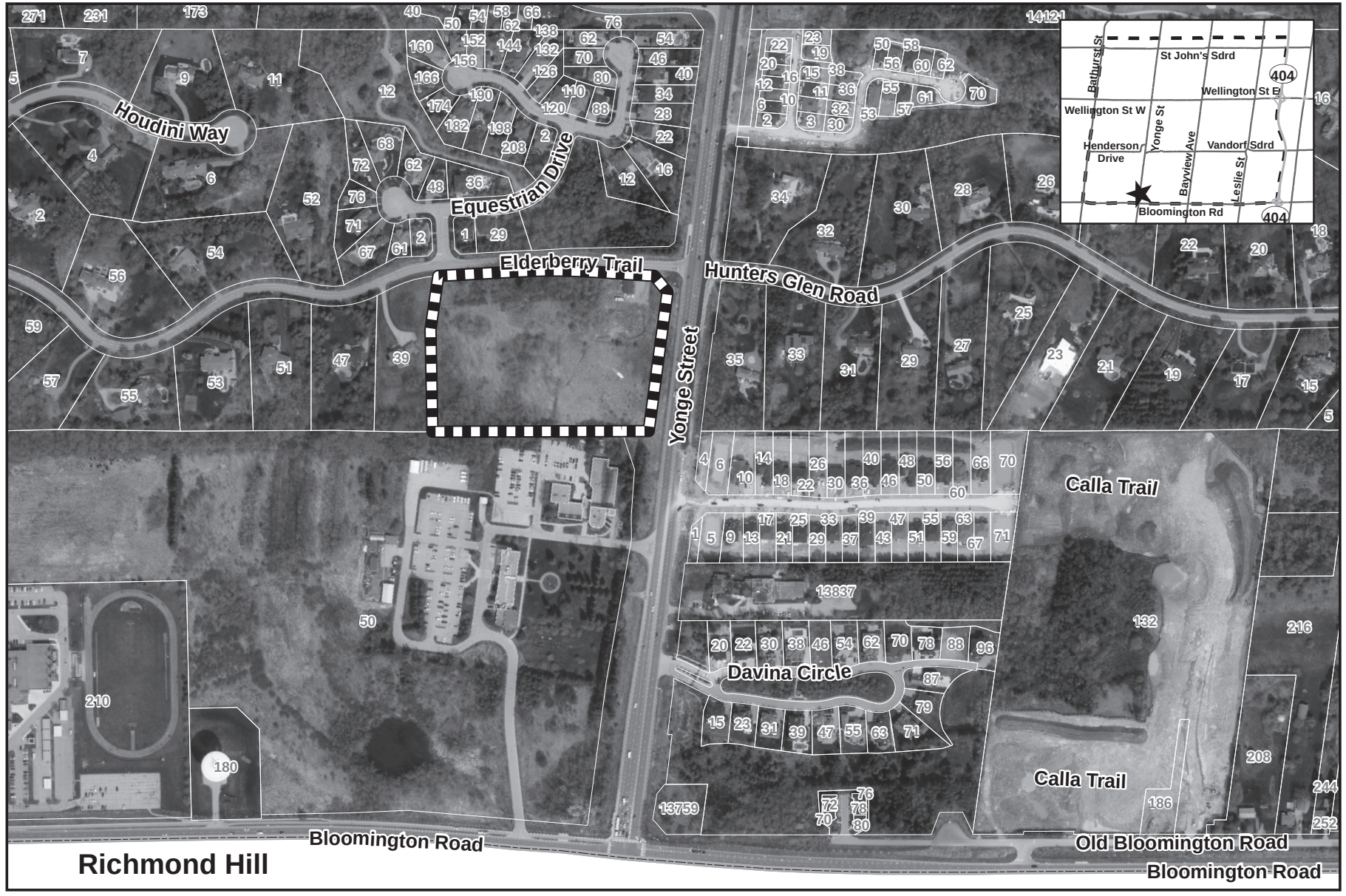
Pre-submission Review

Reviewed by the Chief Administrative Officer and Director of Planning and Development Services

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



LOCATION MAP

APPLICANT: P.A.R.C.E.L. Inc.
FILES: OPA-2024-03 & ZBA-2024-03
FIGURE 1

SUBJECT LANDS

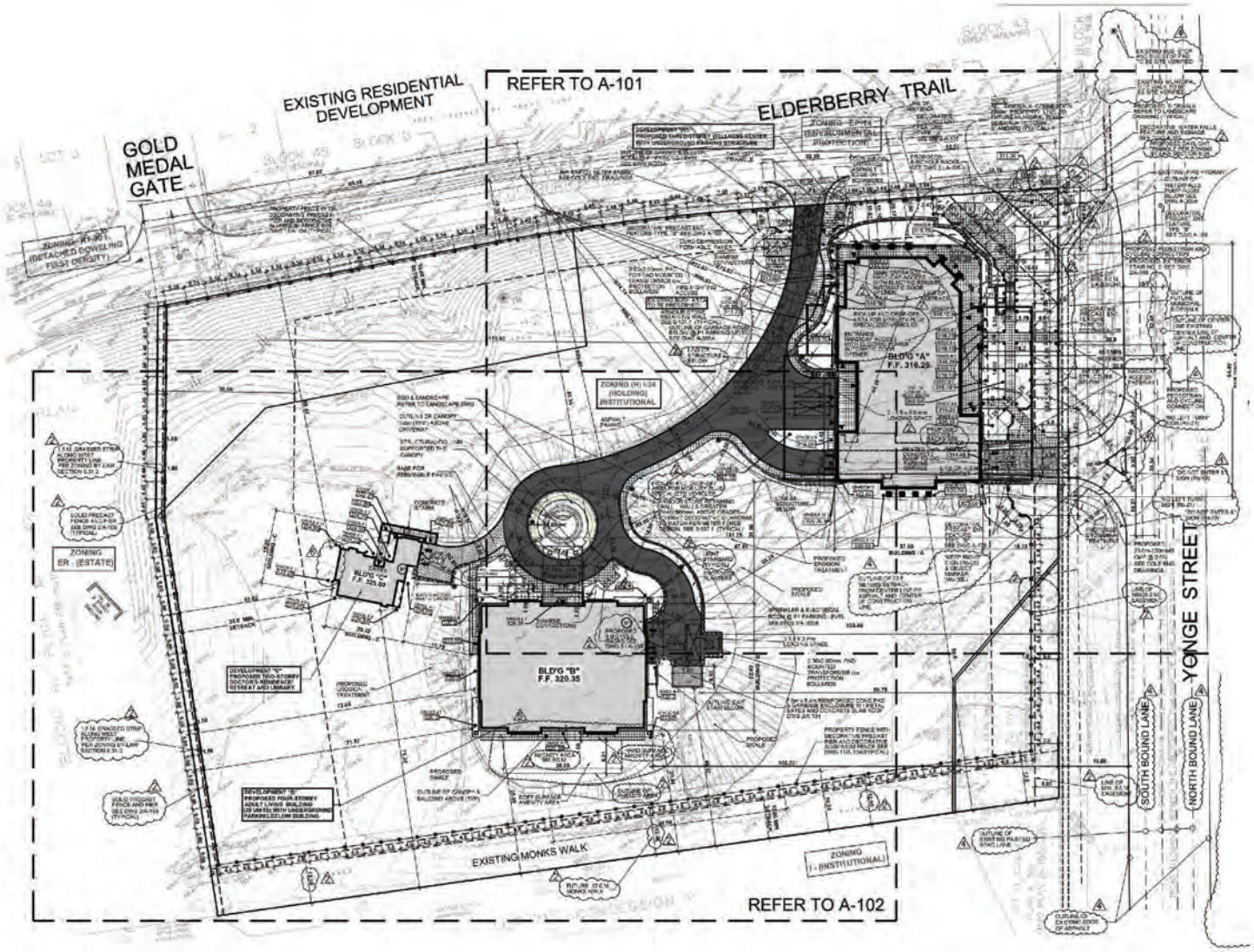
0 50 100
Metres

N

AURORA
You're in Good Company

Map created by the Town of Aurora Planning and Building Services Department, 2024-10-22. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.

Document Path: J:\data\data\Planning Maps\14070 Yonge Street (OPA-2024-03 and ZBA-2024-03)\Report_Maps_Oct_2024\PARCEL_14070_Yonge_St_OPA_2024_03_and_ZBA_2024_03\PARCEL_14070_Yonge_St_OPA_2024_03_and_ZBA_2024_03.aprx

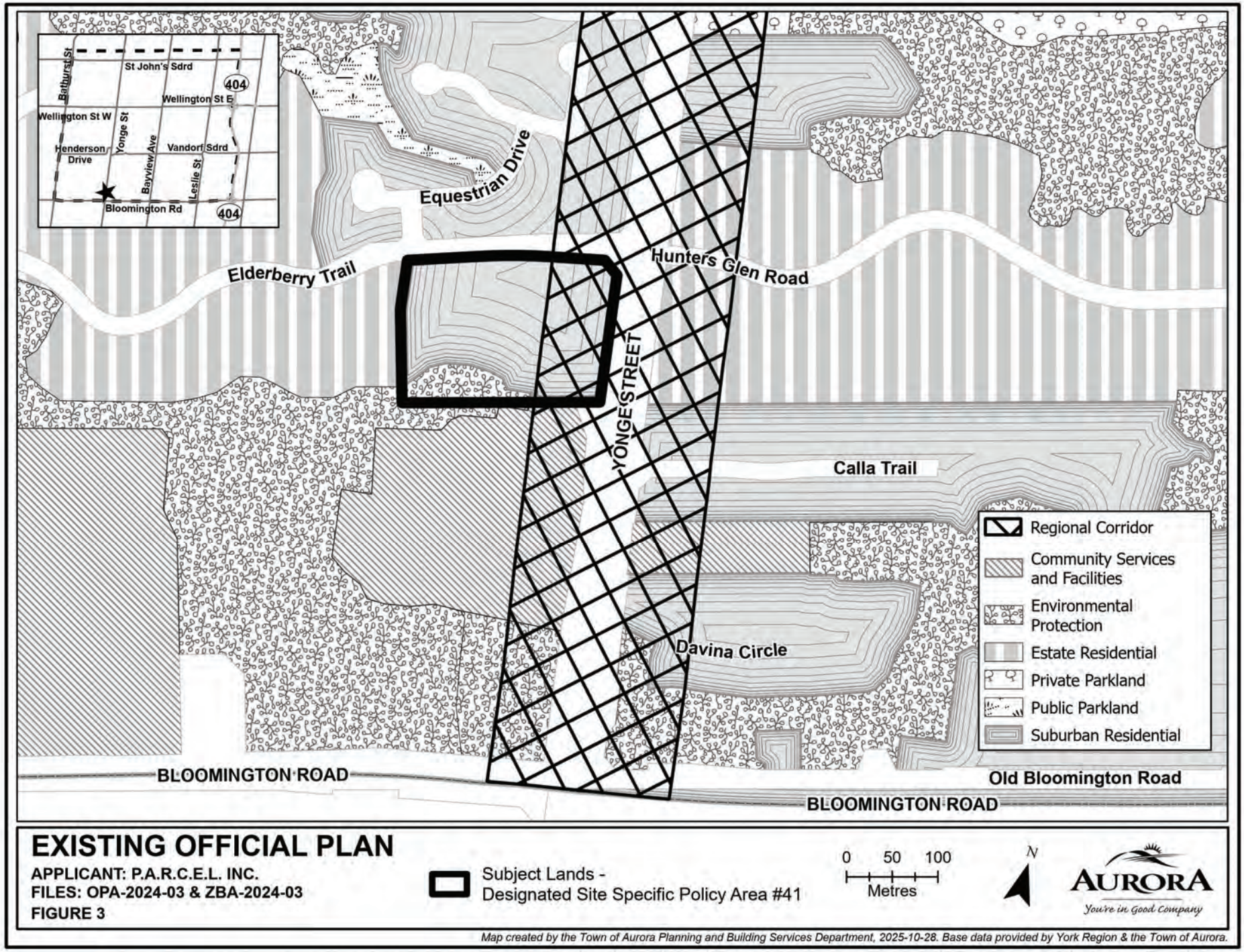


PREVIOUSLY APPROVED SITE PLAN

APPLICANT: P.A.R.C.E.L. Inc.
FILES: OPA-2024-03 & ZBA-2024-03
FIGURE 2

AURORA
You're in Good Company

Map created by the Town of Aurora Planning and Building Services Department, 2024-10-22. Base data provided by Battaglia Architect Inc.



EXISTING OFFICIAL PLAN

APPLICANT: P.A.R.C.E.L. INC.
FILES: OPA-2024-03 & ZBA-2024-03
FIGURE 3

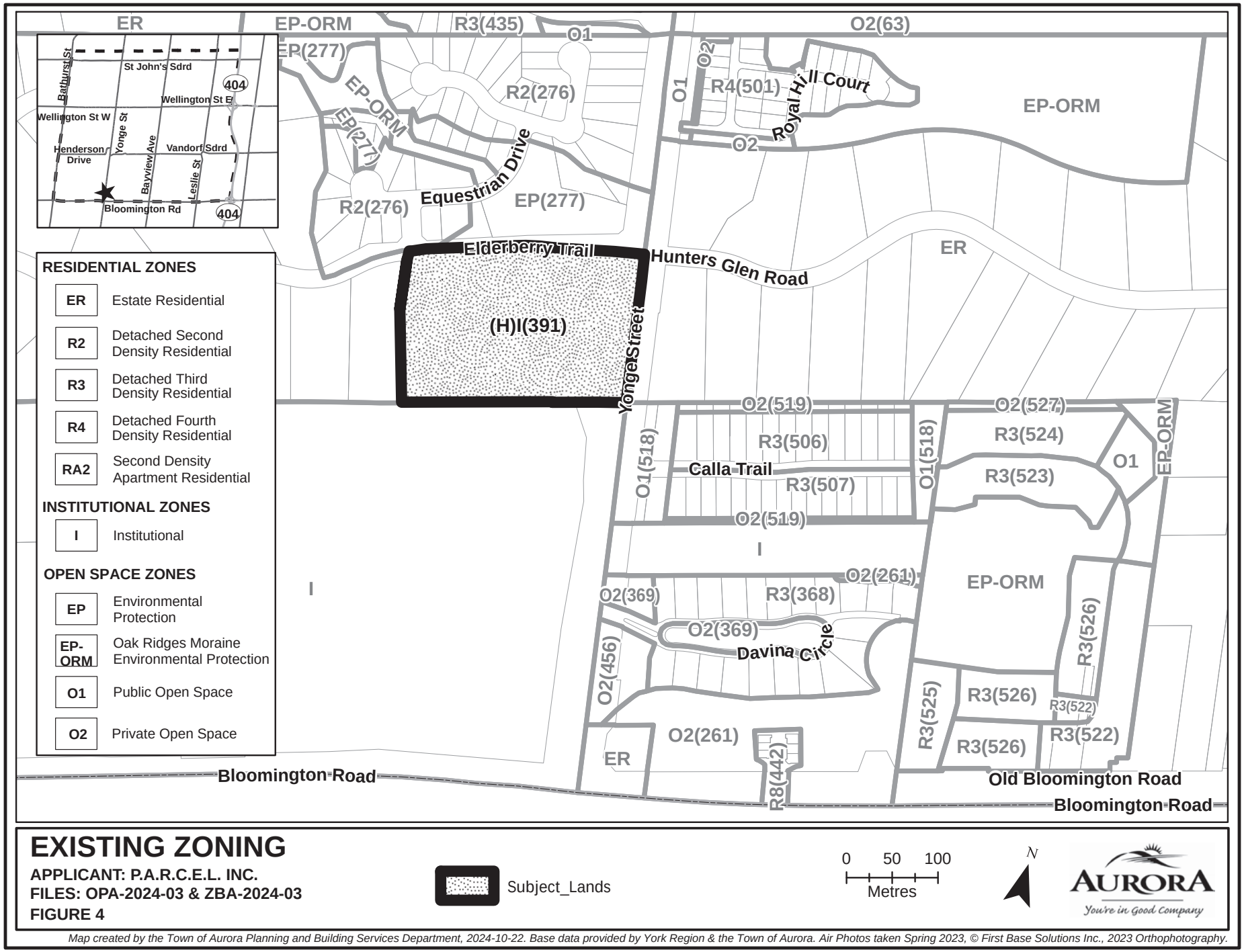
Subject Lands -
Designated Site Specific Policy Area #41

0 50 100
Metres

N

AURORA
You're in Good Company

Map created by the Town of Aurora Planning and Building Services Department, 2025-10-28. Base data provided by York Region & the Town of Aurora.



EXISTING ZONING

APPLICANT: P.A.R.C.E.L. INC.
FILES: OPA-2024-03 & ZBA-2024-03
FIGURE 4

Subject_Lands

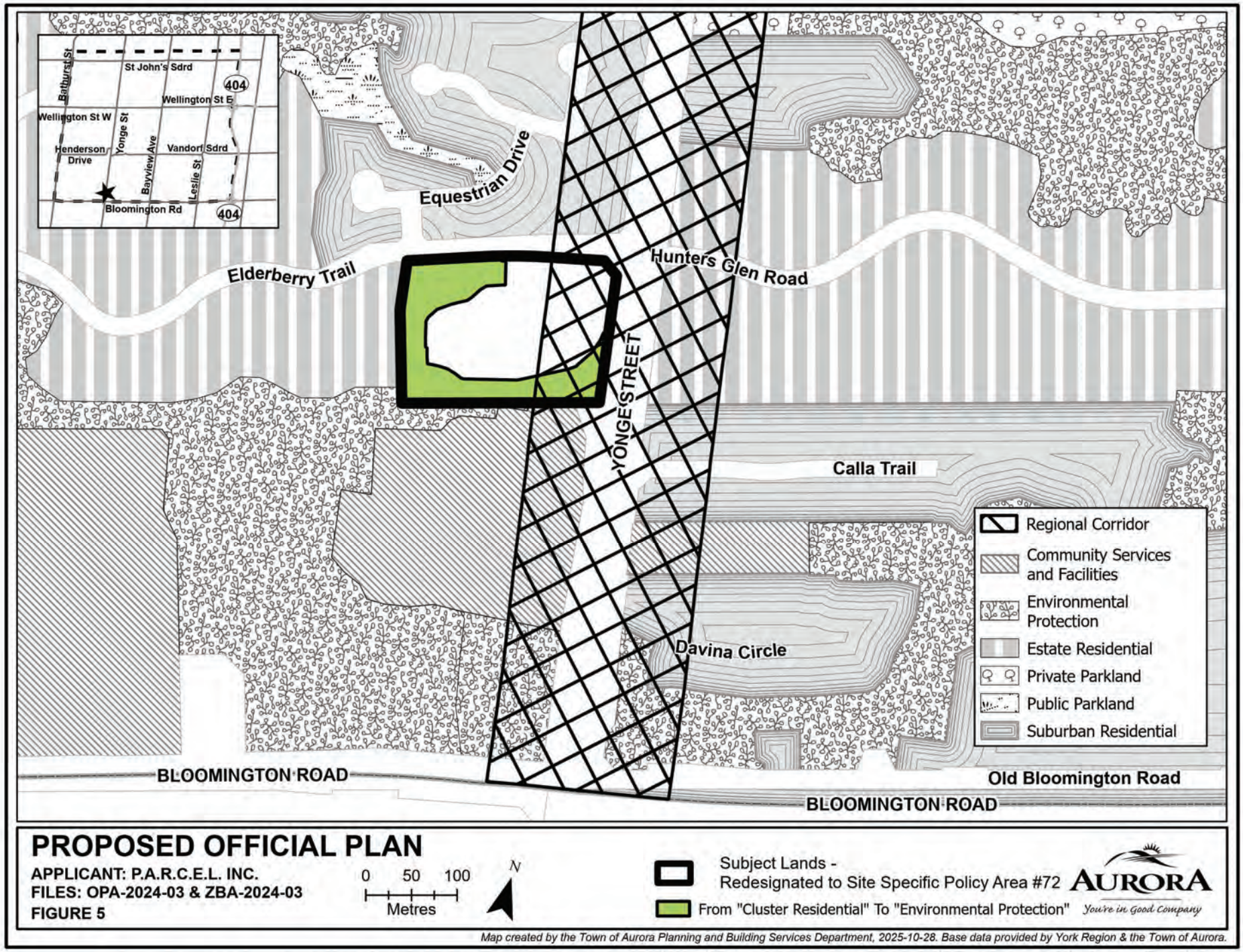
0 50 100
Metres

N

AURORA
You're in Good Company

Map created by the Town of Aurora Planning and Building Services Department, 2024-10-22. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.

Document Path: J:\data\data\Planning Maps\14070 Yonge Street (OPA-2024-03 and ZBA-2024-03)\Report_Maps_Oct_2024\PARCEL_14070_Yonge_St_OPA_2024_03_and_ZBA_2024_03\PARCEL_14070_Yonge_St_OPA_2024_03_and_ZBA_2024_03.aprx



PROPOSED OFFICIAL PLAN

APPLICANT: P.A.R.C.E.L. INC.
FILES: OPA-2024-03 & ZBA-2024-03
FIGURE 5

0 50 100
Metres

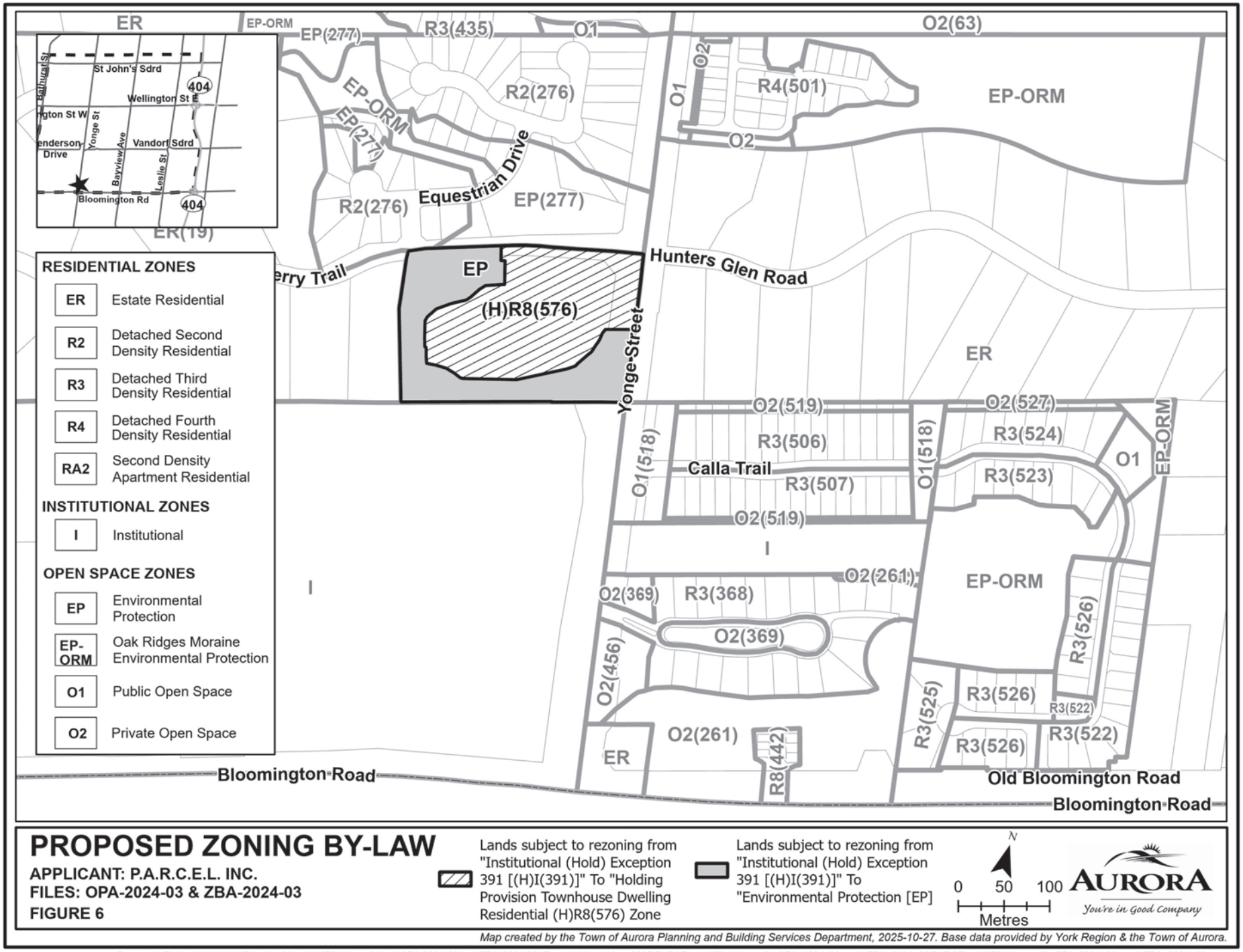
N

Subject Lands -
Redesignated to Site Specific Policy Area #72

From "Cluster Residential" To "Environmental Protection"

AURORA
You're in Good Company

Map created by the Town of Aurora Planning and Building Services Department, 2025-10-28. Base data provided by York Region & the Town of Aurora.



PROPOSED ZONING BY-LAW

APPLICANT: P.A.R.C.E.L. INC.
FILES: OPA-2024-03 & ZBA-2024-03
FIGURE 6

Lands subject to rezoning from "Institutional (Hold) Exception 391 [(H)I(391)]" To "Holding Provision Townhouse Dwelling Residential (H)R8(576) Zone

Lands subject to rezoning from "Institutional (Hold) Exception 391 [(H)I(391)]" To "Environmental Protection [EP]

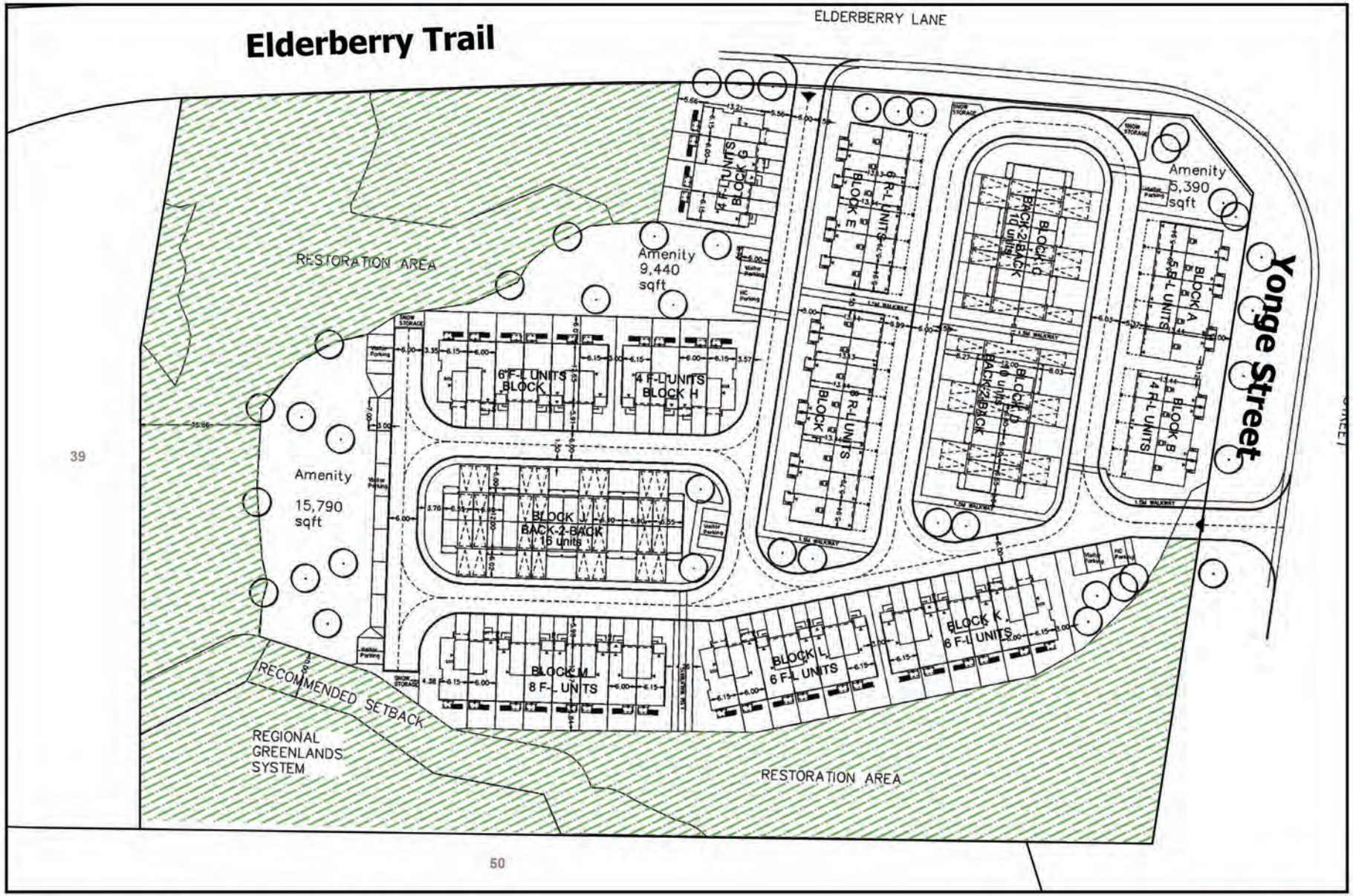
N

0 50 100
Metres

AURORA
You're in Good Company

Map created by the Town of Aurora Planning and Building Services Department, 2025-10-27. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\14070 Yonge Street (OPA-2024-03 and ZBA-2024-03)\Report_Maps_May_2025\PARCEL_14070_Yonge_St_OPA_2024_03_and_ZBA_2024_03\PARCEL_14070_Yonge_St_OPA_2024_03_and_ZBA_2024_03.aprx



UPDATED PROPOSED SITE PLAN

APPLICANT: P.A.R.C.E.L. Inc.
FILES: OPA-2024-03 & ZBA-2024-03
FIGURE 7

AURORA
You're in Good Company

Map created by the Town of Aurora Planning and Building Services Department, 2025-10-27. Base data provided by LSG Partners

6 F-L UNITS

6.10 m (20 FT) Width



FRONT ELEV OCK 3

Building Area: 5550.7 SF

PROPOSED ELEVATION

APPLICANT: P.A.R.C.E.L. Inc.
FILES: OPA-2024-03 & ZBA-2024-03
FIGURE 8

AURORA
You're in Good Company

Map created by the Town of Aurora Planning and Building Services Department, 2025-10-27. Base data provided by P.A.R.C.E.L. Inc.

Document Path: J:\data\data\Planning Maps\14070 Yonge Street (OPA-2024-03 and ZBA-2024-03)\Report_Maps_May_2025\PARCEL_14070_Yonge_St_OPA_2024_03_and_ZBA_2024_03\PARCEL_14070_Yonge_St_OPA_2024_03_and_ZBA_2024_03.aprx

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

Town of Aurora

Committee of the Whole Report

No. PDS25-108

Subject:	**Applications for Official Plan Amendment and Zoning By-law Amendment Aurora Mavrinac Retirement Developments Limited and Aurora Mavrinac Retirement Developments Limited Partnership 25 Mavrinac Boulevard Block 38, Plan 65M-4731 File Numbers: OPA-2025-01 & ZBA-2025-02 Related File Numbers: OPA-2017-01, ZBA-2017-03, SP-2022-07**
Prepared by:	Kenny Ng, Planner
Department:	Planning and Development Services
Date:	November 11, 2025

Recommendation

1. **That Report No. PDS25-108 be received; and**
2. **That Official Plan Amendment application OPA-2025-01 be approved to amend the Site-Specific Policy Area (55) to increase the maximum building height to 7 storeys; and**
3. **That Zoning By-law Amendment application ZBA-2025-02 be approved to amend the "Second Density Apartment Residential Exception RA2(540) Zone" to increase the maximum number of residential units and height and reduce amenity area and parking requirements; 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.**

Executive Summary

This report seeks Council's approval of the proposed Official Plan and Zoning By-law Amendment applications at 25 Mavrinac Boulevard (the 'subject lands'). The purpose of

the proposed applications is to facilitate the development of a 7-storey senior apartment building.

- The proposed OPA will increase to the overall building height from 6 storeys to 7 storeys for the senior apartment building.

- The proposed ZBA will amend the existing site-specific zoning to include site specific standards for total seniors apartment units, height, amenity and parking requirements.

  The proposed 7-storey (28m) apartment building consist of 135 senior apartment units and 94 retirement suites for a total of 229 units and 186 parking spaces.

- The proposed applications are consistent with the Provincial Policy Statement (PPS), and conform with the Lake Simcoe Protection Plan (LSPP).

- The proposed development conforms to the overall density requirement and follows the overall direction of the Official Plan.

- The proposed Zoning By-law Amendment demonstrates no adverse impacts and maintains the intent of the Zoning By-law.

- No objections were received from external agencies and Town departments on the subject applications.

Background

Application History

In June 2021, Council approved a site-specific Official Plan (OPA-2017-01) and Zoning By-law Amendment (ZBA-2017-03) and Draft Plan of Subdivision (SUB-2017-02) to facilitate the development for 40 single detached dwellings, 209 townhouse units and a 6 storey senior apartment building over the site-specific policy area 55 (Figure 1). The senior apartment building block was registered as Block 38, Plan 65M-4731 (subject lands – Figure 1).

In July 2022, the Applicant submitted a Site Plan application (SP-2022-07) to facilitate the development of a 6-storey senior apartment building. Subsequently, in 2025 the

applicant revised the proposed building height and associated development standards to accommodate a 7-storey seniors apartment building.

To consider the revised proposal, the applicant submitted the subject Official Plan Amendment and Zoning By-law Amendment application, which were deemed complete in March 2025. A Statutory Public Meeting was held on June 3, 2025, where Council received the report and instructed staff to present a future report to a Committee of the Whole meeting.

Location / Land Use

The subject lands are municipally known as 25 Mavrinac Boulevard (see Figure 1) and are located on the northeast corner of Wellington Street East and Mavrinac Boulevard. The subject lands were previous used as sales offices for the surrounding subdivisions. The subject lands have an area of approximately 0.77 hectares (1.91 acres) and approximately 83.43 metres (272.72 feet) of frontage on Wellington Street East.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Approved future low-medium density development (under construction);

South: Wellington Street East, open playing fields, and Magna Headquarters;

East: Future parkette, approved low-medium density residential (under construction), open space owned by the Town;

West: Mavrinac Boulevard, and low-medium density residential (under construction).

Policy Context

Provincial Policies

All Planning Act development applications are subject to provincial policies. The Provincial Planning 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 address 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

The subject lands are designated as “Medium-High Urban Residential” in Schedule “B” of the Town’s Official Plan (see Figure 2). Additionally, the proposed seniors apartment building is identified in Schedule “H” as Site-Specific Policy Area 55 (see Figure 3). Site-Specific Policy Area 55 permits the use of a 6-storey Supportive Housing Building (Senior Citizen/Retirement Residence).

Zoning By-law 6000-17, as amended

The subject lands are zoned “Second Density Apartment Residential – Exception 540 (RA2(540)) Zone” by the Town of Aurora Zoning By-law 6000-17, as amended (see Figure 4). Along with other development specifications, the site-specific zoning restricts the future senior apartment to a maximum of 6 storeys and a total of 86 units.

Reports and Studies

Documents submitted in support of complete application for the subject applications were listed in Public Planning Report Number PDS25-060.

Proposed Applications

Official Plan Amendment (OPA)

The proposed OPA will increase the overall building height from 6 to 7 storeys for the senior apartment building.

As per site-specific policy area 55 a), the overall maximum height for a Supportive Housing Building (Senior Citizen/Retirement Residence) is 6 storeys. The proposed amendment is to change from 6 storeys to 7 storeys to reflect the revised proposal. All other provisions remain unchanged, and the site-specific number will remain as no. 55.

Zoning By-law Amendment (ZBA)

The proposed ZBA will amend the existing site-specific zoning to include site specific standards for total seniors apartment units, height, amenity and parking requirements

The proposed amendment includes the following amendments to the site-specific provisions:

- Increase the maximum seniors apartment units from 86 to 135 units;
- Increase the maximum building height from 26m (6 storeys) to 28m (7 storeys);
- Include indoor and outdoor when calculating amenity area;
- Reducing the visitor parking space requirements for both the apartment units from 0.2 visitors parking space per dwelling unit to 0.15 visitors parking spaces per dwelling unit; and
- Reducing the retirement home parking spaces from 0.35 parking spaces per suite to 0.20 parking spaces per suite.

All other provisions remain unchanged, and the site-specific number will remain as RA2 Exception Zone no. 540.

Proposed Site Plan (SP-2022-07)

The proposed 7-storey (28m) apartment building consists of 135 senior apartment units and 94 retirement suites for a total of 229 units and 186 parking spaces.

Given that the proposed site plan control application was submitted after Bill 109 came into effect on July 1, 2022, Staff is the delegated approval authority for this site plan application. (Figures 5, 6 and 7)

The proposed development of a 7-storey (28m) apartment building consist of 135 senior apartment units and 94 retirement suites for a total of 229 units. The proposed senior apartment building will employ a u-shaped building block fronting Wellington Street East and Mavrinac Boulevard. A full move vehicular access is proposed at the northwest corner of the subject lands and the private driveway will lead vehicles to the underground parking or to the pick ups/drop offs location located in front of the main entrance as well as surface parking. In total, there is 186 parking spaces (37 surface level and 149 underground) with 17 bicycle parking spaces being proposed. There is a mixture of indoor and outdoor amenities. The applicant is proposing the following indoor amenities: swimming pool, fitness spaces, game room, kids play area, arts and cultural spaces, theatre room, lounge and a library. Outdoor amenity spaces including landscaped and seating areas, and a party room on the roof of the building. Furthermore, there is a near by parkette located adjacent to the subject lands, which will be constructed as part of the adjacent townhouse subdivision development.

The proposed Site Plan application is still currently under review by Town departments and relevant agencies.

Analysis

Planning Considerations

The proposed applications are consistent with the Provincial Planning Statement (PPS) and conform with the Lake Simcoe Protection Plan (LSPP).

Provincial Planning Statement (PPS)

The subject lands are located within a Settlement Area as outlined by the PPS. It is Staff's opinion that the proposed development aligns well with sustainable housing policies outlined in Policy 2.2.1 of the PPS. Policy 2.2.1 states that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents.

The proposed senior apartment building represents an efficient development providing housing opportunities which aid the Town's long term housing needs for seniors. The subject lands are conveniently located within an area already equipped with municipal services, infrastructure, and are near community amenities and public transportation. The proposal of additional senior housing units ultimately supports the provision of a range and mix of housing sizes, densities, designs, and prices to meet the needs of current and future residents of Aurora, in an appropriate and highly accessible location.

It is Planning Staff's opinion that the proposed Official Plan and Zoning By-law Amendment applications are consistent with the PPS.

Lake Simcoe Protection Plan (LSPP)

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 outside of the LSRCA regulated limits. The subject lands are also free from any natural hazards and are outside of hazardous lands.

Town of Aurora Official Plan

The proposed development conforms to the overall density requirement and follows the overall direction of the Official Plan.

As shown in Figure 2, the Subject Lands are designated as "Medium-High Urban Residential" and are within the Wellington Street East Corridor of the 2B Secondary Plan.

Although, there is a site-specific policy to limit the overall height to 6 storeys, section 22.3.2.2 b) of the Official Plan refers to section 7.5.5.3 c) which permits a maximum height of 7 storeys on a case by case basis along Wellington Street. Furthermore, the site-specific official plan policy has a maximum net residential density at 99 units per hectare (40 units per acre). As shown in Figure 3, the density calculation uses the entire approved Draft Plan of Subdivision (6.9 hectares/17.1 acres). As such, Staff confirms that the proposed additional storey along with the existing approved detached singles and townhouse units is within the overall density limits at approximately 72 units per hectare across the special policy area (figure 3). In considering the significance of the intersection of Mavrinac Boulevard and Wellington Street, and its role of acting as a major gateway into the adjacent residential community, staff is the of the opinion that the proposed development is suitably located and that the proposed height of 7 storeys is appropriate.

Zoning By-law 6000-17, as amended

The proposed Zoning By-law Amendment demonstrates no adverse impacts and maintains the intent of the Zoning By-law.

Planning staff are of the opinion that the proposed zoning by-law amendment is suitable and compatible with surrounding properties. The following is a table to compare the difference between the existing site-specific “RA2 (540)” zoning requirements with the proposed amendments.

	RA2 Exception Zone (540) Requirement	Proposed Amended Zone Requirement
Permitted Uses	A maximum of 86 apartment dwelling units	A maximum of 135 apartment dwelling units
Height (maximum)	26 metres (6 storeys)	28 metres (7 storeys)
Amenity Area Definition	Amenity area provided through a combination of shared indoor building amenities and/or private balconies.	Amenity area provided through a combination of shared indoor/outdoor building amenities and/or private balconies.

	RA2 Exception Zone (540) Requirement	Proposed Amended Zone Requirement
Parking Requirements (Apartment unit)	1 space per dwelling unit plus 0.2 visitor's parking spaces per dwelling unit	1 space per dwelling unit plus 0.15 visitor's parking spaces per dwelling unit
Parking Requirements (Retirement home)	0.35 parking spaces per suite	0.20 parking spaces per suite

Maximum units and height

The proposed increase in units and height aligns with the overall residential density across the special policy area. A comprehensive shadow study concluded that the additional storey does not have adverse impact to the surrounding areas. The servicing and transportation studies indicates that the existing infrastructure has sufficient capacity to accommodate the additional units. The proposed height has integrated within the existing built form and scale, maintaining an appropriate massing and design.

Amenity Area Definition

The proposed re-definition of the amenity area will provide clarity that both indoor and outdoor amenity area are included in the calculation of amenity area for the proposed senior building. Staff note that majority of the amenity area is provided indoor with amenities such as pool, lounge, exercise area, salon, library, theatre, etc. Outdoor amenity space (815.7 m^2) is provided in the form of an outdoor terrace, balcony and pool, which would make up approximately 25.6% of the total amenity area (3192.4 m^2). Staff are of the opinion that the inclusion of the outdoor amenity space is appropriate as it serves the same purpose as the indoor space and that there is adequate amount of overall indoor and outdoor amenity area for the future residents.

Parking Spaces

The proposed development will include 1 parking space plus 0.15 visitor parking spaces per dwelling unit, as well as 0.2 parking spaces per retirement suite. Town Transportation staff have reviewed the subject development and the submitted traffic study addendum, which provided trip generation forecast to demonstrate the proposed development is not expected to differ substantially from the original six-storey proposal. Transportation staff are satisfied with the submitted traffic study addendum and have no concerns related to the reduced number of parking spaces proposed.

Next Steps

Finalizing Site Plan Application

The applicant has submitted a Site Plan application (SP-2022-07) which is currently under review by Town departments and relevant agencies. Site plan approval will be granted through staff delegation once the proposed by-laws related to the subject Official Plan and Zoning By-law Amendments are enacted. Upon approval of the site plan application, the applicant will be required to enter into a development agreement with the Town to ensure the building will be constructed in accordance with the Town's development standards.

Department / Agency Comments

No objections were received from external agencies and Town departments on 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.

In general, all circulated agencies are satisfied and have no further comments at this time. Any technical matters will be resolved prior to site plan approval which is delegated to Town staff.

Public Comments

At the time of drafting this report, no comments were received from the public regarding the proposed planning applications.

Advisory Committee Review

The Town's Accessibility Advisor reviewed the subject applications on behalf of the Accessibility Advisory Committee and provided comments related to the Design of Public Spaces (Built Environment) Standards enacted from the Province of Ontario, under the Accessibility for Ontarians with Disabilities Act. Any final review comments that need to be addressed with the Accessibility Advisory Advisor will be done prior to approval of the Site Plan application.

Legal Considerations

Subsections 22(7) and 22(7.0.2) of the *Planning Act* states that if Council refuses the Official Plan Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Ontario Land Tribunal (OLT).

Subsection 34(11.0.0.0.1) of the *Planning Act* states that if the passing of a Zoning By-law Amendment also requires an amendment to the Official Plan, and that if both applications are made on the same day, if Council refuses the Zoning By-law Amendment application or fails to make a decision on it within 120 days after the receipt of the application, the applicant (or Minister) may appeal the application to the OLT.

The Official Plan and Zoning By-law Amendment applications were deemed as complete on March 31, 2025, and therefore, the applicant may appeal to the OLT at any time.

Financial Implications

There are no direct financial implications as a result of this report.

Communications Considerations

On May 1, 2025, a Notice of Public Planning Meeting was mailed out to all addressed property owners within 120m of the subject lands. In addition, the notice was published in the Auroran and Aurora Banner newspapers. Signage on the subject lands was posted with information regarding the Public Meeting, with all notification provided in accordance with the Planning Act.

Additionally, the Town will inform the public about the information contained in this report by posting it to the Town's website.

Climate Change Considerations

The Official Plan identifies sustainability, energy efficiency, and climate change mitigation as important objectives for new development. Staff have encouraged the applicant to include measures such as energy-efficient systems, landscaping, and low-impact stormwater management as part of the Site Plan process.

Link to Strategic Plan

The proposed Official Plan and Zoning By-law Amendments 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 addition of retirement units, housing is provided in accordance with the objective to collaborate with the development community to ensure future growth includes housing opportunities for everyone.

Alternative(s) to the Recommendation

1. Refusal of the applications with an explanation for the refusal.

Conclusions

Planning and Development Services reviewed the proposed Official Plan Amendment and Zoning By-law Amendment in accordance with the provisions of Provincial and Town policies. The proposal represents good planning and staff recommend approval of the subject applications, with the implementing Official Plan Amendment and Zoning By-law documents to be brought forward at a future Council meeting.

Attachments

Figure 1 – Location Map
Figure 2 – Existing Official Plan Designation
Figure 3 – Site-Specific Policy Areas
Figure 4 – Existing Zoning By-Law

Figure 5 – Conceptual Site Plan
Figure 6 – Conceptual Elevations
Figure 7 – Conceptual Landscape Plan

Previous Reports

Public Planning Report No. PDS26-060, dated June 3, 2025

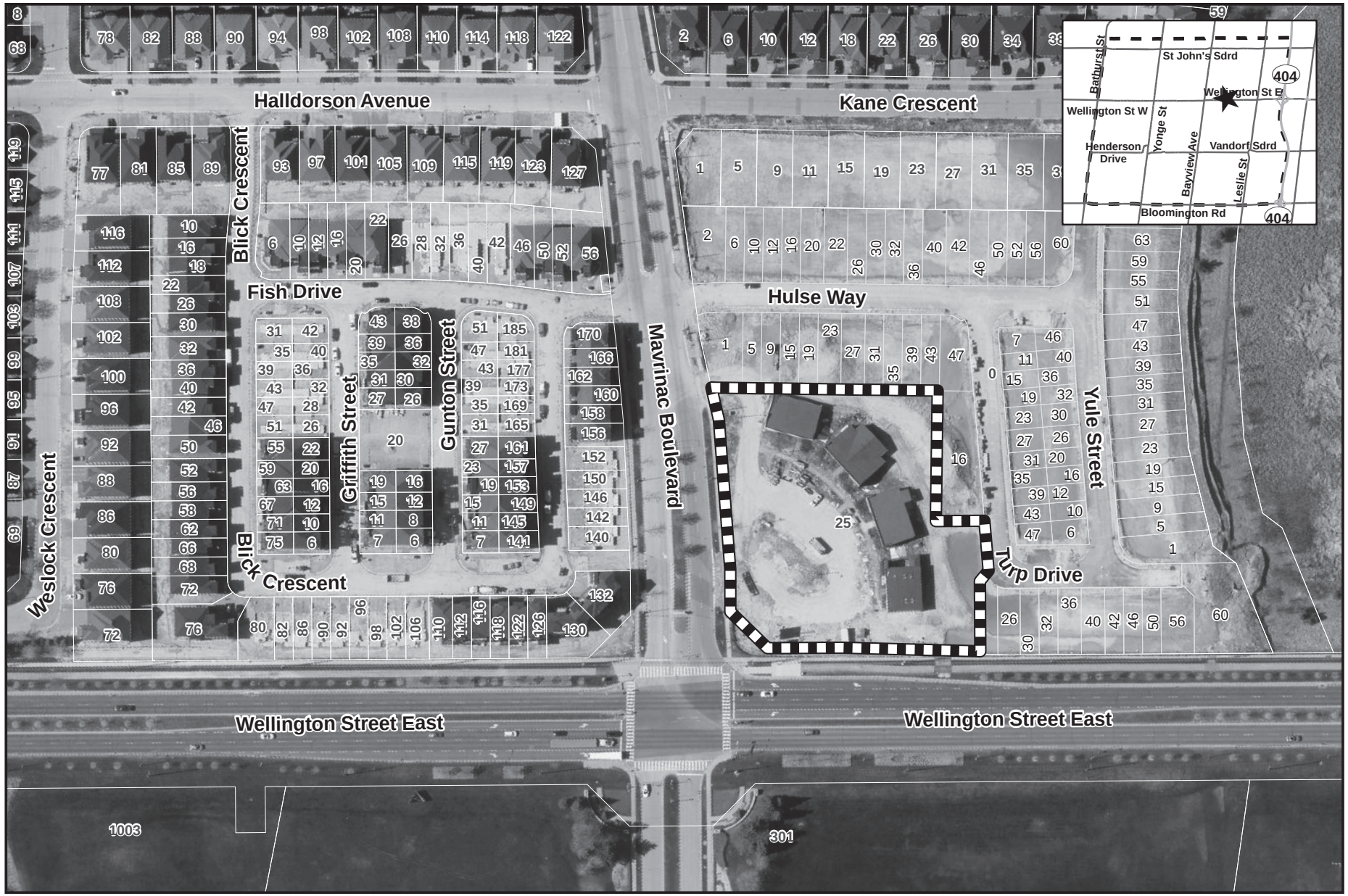
Pre-submission Review

Agenda Management Team review on October 23, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



LOCATION MAP

APPLICANT: AURORA MAVRINAC RETIREMENT DEVELOPMENTS LTD.
FILES: OPA-2025-01 AND ZBA-2025-02
FIGURE 1

SUBJECT LANDS

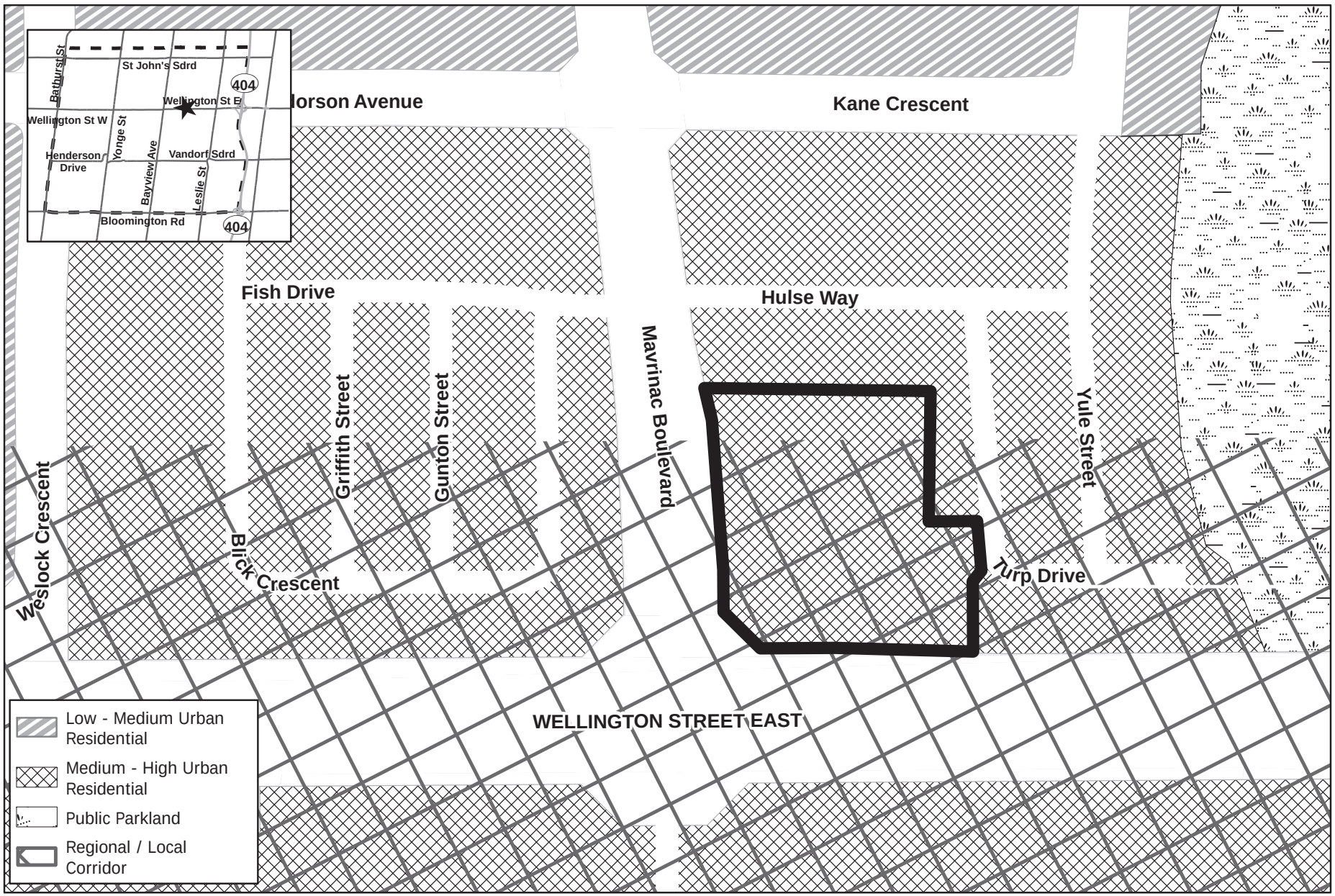
N

0 50 100
Metres

AURORA
You're in Good Company

Map created by the Town of Aurora Planning and Building Services Department, 22/04/2025. 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\25 Mavrinac (Aurora Mavrinac Retirement Developments Ltd, OPA-2025-01, ZBA-2025-02)\Planning_Report_25_Mavrinac_Blvd_OPA-2025-01_ZBA-2025-02\Planning_Report_25_Mavrinac_Blvd_OPA-2025-01_ZBA-2025-02.aprx



EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: AURORA MAVRINAC RETIREMENT DEVELOPMENTS LTD.
FILES: OPA-2025-01 AND ZBA-2025-02
FIGURE 2

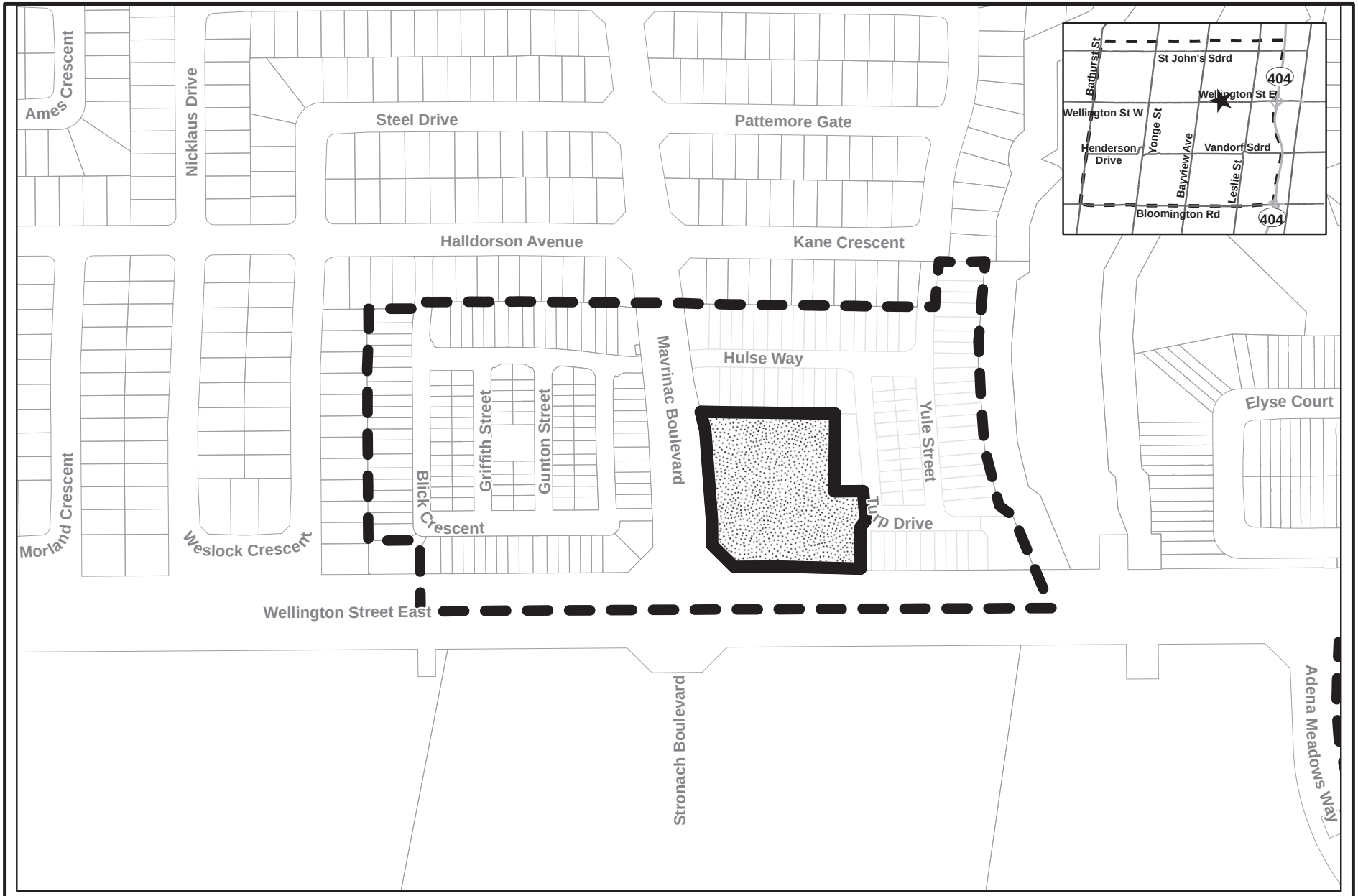
Subject Lands

0 50 100
Metres

AURORA
You're in Good Company

Map created by the Town of Aurora Planning and Building Services Department, 22/04/2025. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\25 Mavrinac (Aurora Mavrinac Retirement Developments Ltd, OPA-2025-01, ZBA-2025-02)\Planning_Report_25_Mavrinac_Blvd_OPA-2025-01_ZBA-2025-02\Planning_Report_25_Mavrinac_Blvd_OPA-2025-01_ZBA-2025-02.aprx



SITE SPECIFIC POLICY AREAS

APPLICANT: AURORA MAVRINAC RETIREMENT DEVELOPMENTS LTD.
FILES: OPA-2025-01 AND ZBA-2025-02
FIGURE 3

Site Specific Policy Area 55

Subject Lands

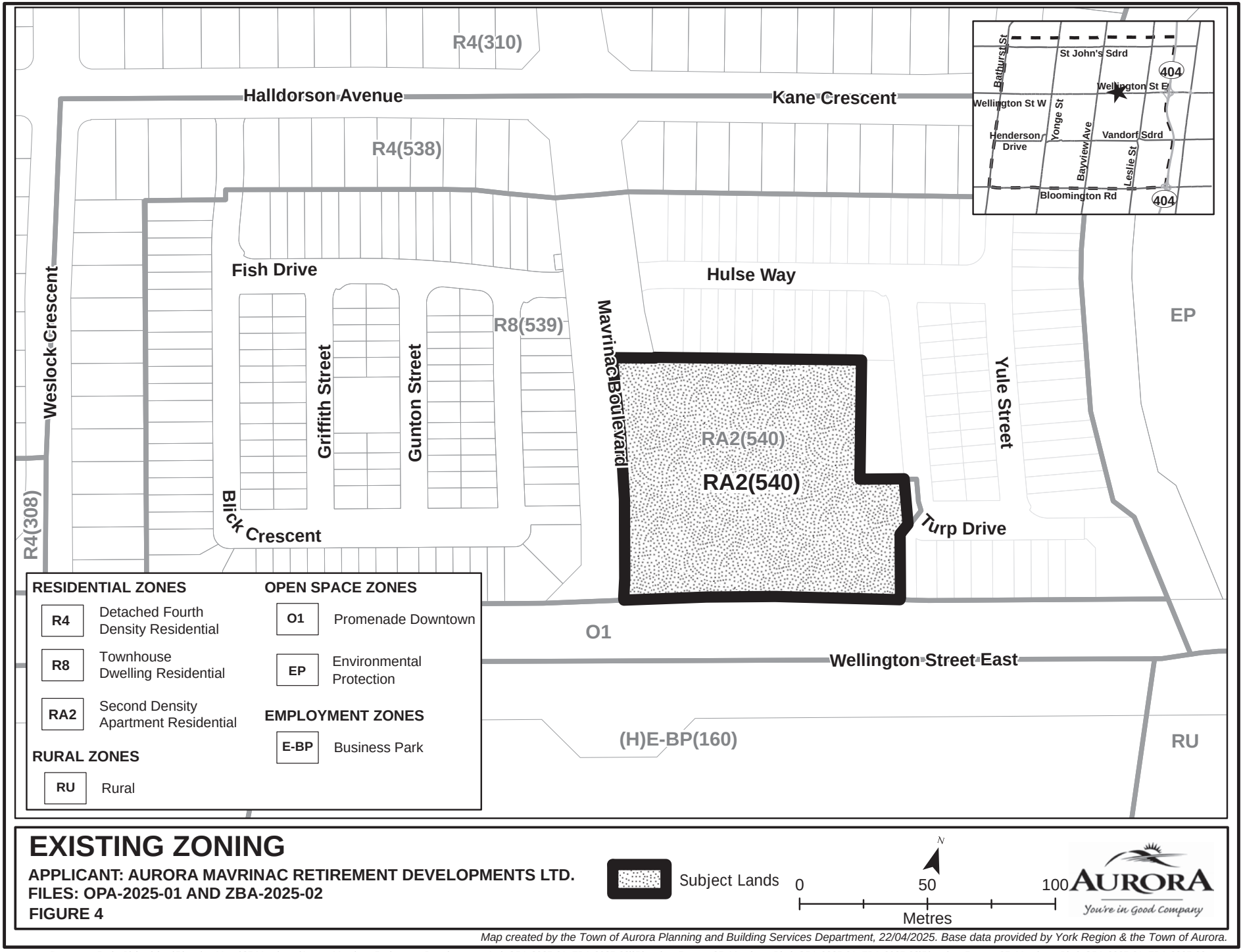
N

0 50 100

Metres

AURORA
You're in Good Company

Map created by the Town of Aurora Planning and Building Services Department, 22/04/2025. Base data provided by York Region & the Town of Aurora.



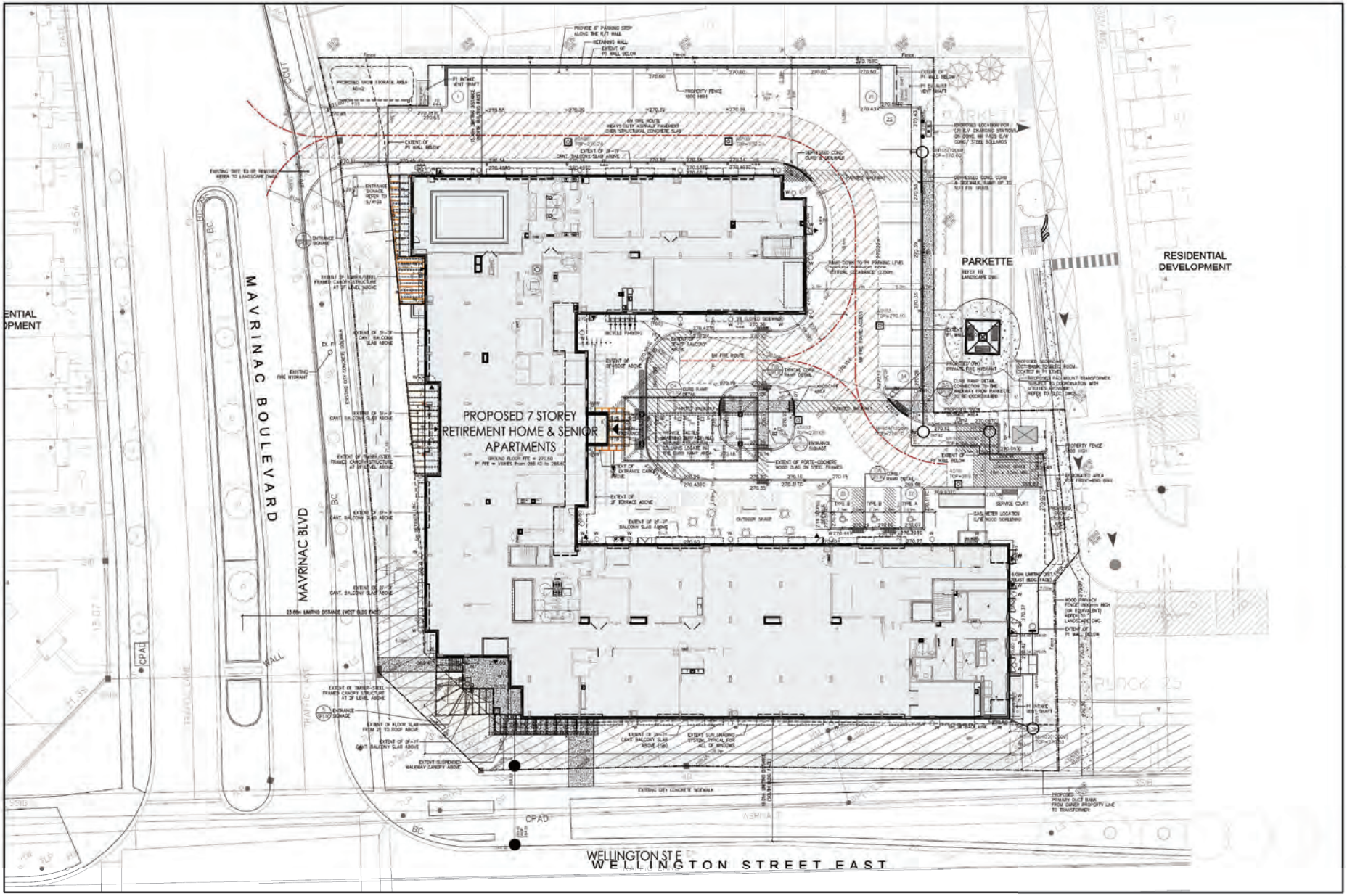
EXISTING ZONING

APPLICANT: AURORA MAVRINAC RETIREMENT DEVELOPMENTS LTD.
FILES: OPA-2025-01 AND ZBA-2025-02
FIGURE 4

AURORA You're in Good Company

Map created by the Town of Aurora Planning and Building Services Department, 22/04/2025. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\25 Mavrinac (Aurora Mavrinac Retirement Developments Ltd, OPA-2025-01, ZBA-2025-02)\Planning_Report_25_Mavrinac_Blvd_OPA-2025-01_ZBA-2025-02\Planning_Report_25_Mavrinac_Blvd_OPA-2025-01_ZBA-2025-02.aprx

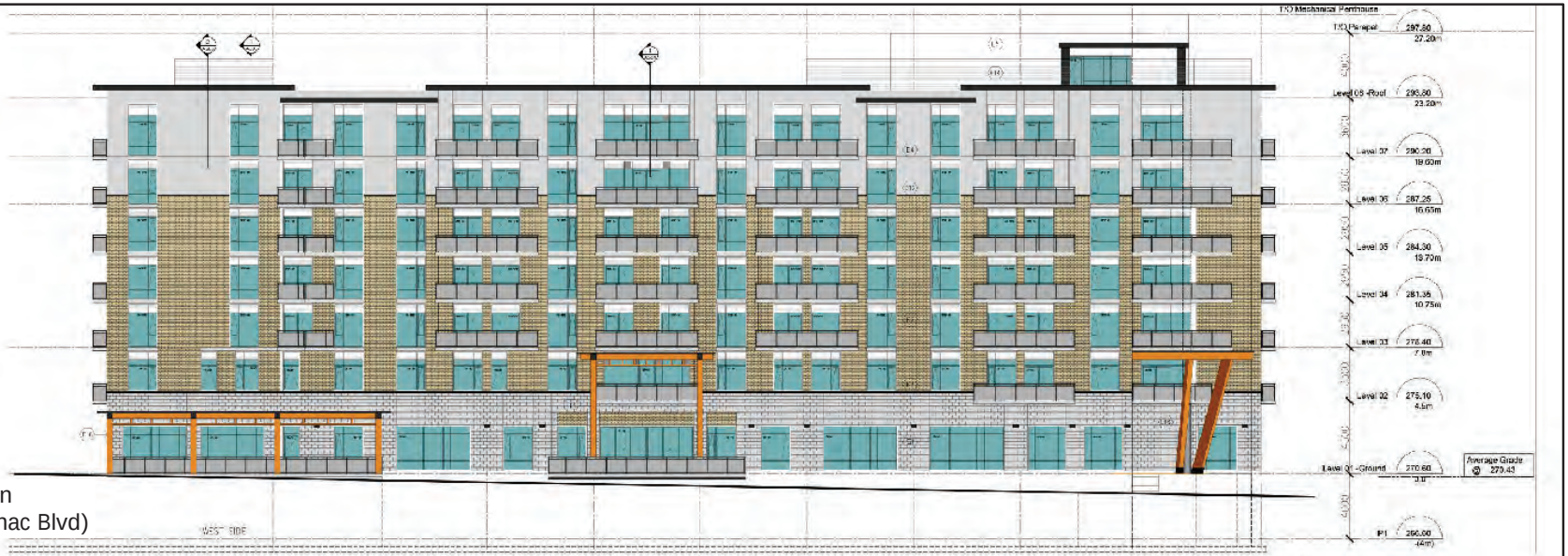


CONCEPTUAL SITE PLAN

APPLICANT: AURORA MAVRINAC RETIREMENT DEVELOPMENTS LTD.
FILES: OPA-2025-01 AND ZBA-2025-02
FIGURE 5

AURORA
You're in Good Company

Map created by the Town of Aurora Planning and Building Services Department, 25/09/2025. Base data provided by Global Architect Inc.



West Elevation
(facing Mavrinac Blvd)



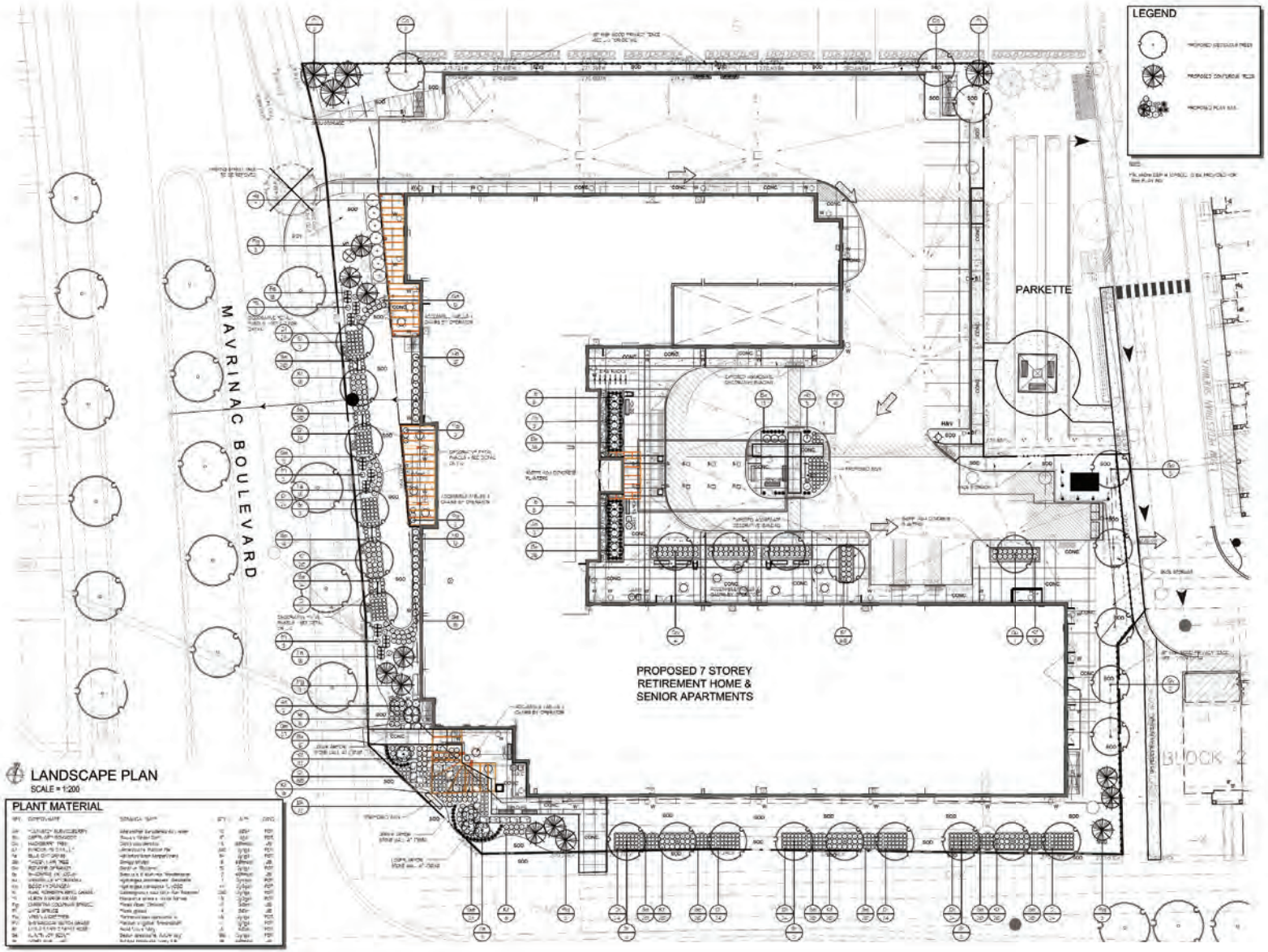
South Elevation
(facing Wellington St E)

CONCEPTUAL ELEVATIONS

APPLICANT: AURORA MAVRINAC RETIREMENT DEVELOPMENTS LTD.
FILES: OPA-2025-01 AND ZBA-2025-02
FIGURE 6

AURORA
You're in Good Company

Map created by the Town of Aurora Planning and Building Services Department, 07/05/2025. Base data provided by Global Architect Inc



CONCEPTUAL LANDSCAPE PLAN

APPLICANT: Aurora Mavrinac Retirement Developments Ltd.
FILES: OPA-2025-01 and ZBA-2025-02
FIGURE 7

AURORA
You're in Good Company

Map created by the Town of Aurora Planning and Building Services Department, 25/09/2025. Base data provided by Ron Koudys Landscape Architects Inc.

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

Town of Aurora

Member Motion

Councillor Weese

Re: **Renoviction in the Town of Aurora**

To: Members of Council

From: Councillor Ron Weese

Date: November 11, 2025

Whereas the *Municipal Act, 2001, S.O. 2001*, c. 25 authorizes municipalities to pass by-laws for the protection of persons and the regulation of residential property standards; and

Whereas the Town of Aurora recognizes the importance of protecting tenants from unlawful or unnecessary evictions due to renovations, repairs, or demolitions, while balancing the rights of landlords to maintain safe, healthy, and habitable housing; and

Whereas affordable housing is of great concern to the residents of Aurora; and

Whereas rental housing is a major component of the affordable housing stock; and

Whereas, based on the 2024 Aurora Affordable Housing Action Plan, approximately 19% of private households are rented; and

Whereas eviction by renovation (sometimes termed “renoviction”) is used by landlords to evict tenants under the guise of major renovations but, in reality, are used to remove low-rent-paying tenants to be able to do some cosmetic renovations with the goal of renting out the space at a higher level; and

Whereas this process of “renoviction” has a negative effect on affordable housing stock; and

Whereas the provincial government allows annual rent increases presently at 2.1%; and

Whereas government regulations allow “Above Guideline Rent Increases” (AGI’s) to be charged to tenants; and

Whereas AGI applications in Ontario have tripled since 2012; and

Whereas Aurora Town Council deems it desirable to establish requirements for landlords undertaking renovations to ensure that tenants are not unfairly displaced; and

Whereas several Ontario municipalities have approved a “Renovation License and Relocation By-law” to bring greater oversight into this practice;

1. Now Therefore Be It Hereby Resolved That Town staff be directed to investigate the feasibility of implementing a renoviction or similar by-law and provide this report to Council in Q1 of 2026.

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

Town of Aurora

Member Motion

Councillor Gallo

Re: **Review of Vehicular Hazards for Daycare Facilities and Playgrounds Adjacent to Roads**

To: Members of Council

From: Councillor John Gallo

Date: November 11, 2025

Whereas the safety of children attending daycare facilities and using playgrounds is a matter of utmost importance to the Town of Aurora; and

Whereas several daycare facilities and playgrounds in Aurora are located adjacent to or in close proximity to public roads, parking lots, and vehicle driveways; and

Whereas vehicular collisions involving buildings and outdoor spaces can have severe and tragic consequences, particularly where vulnerable users such as children are present; and

Whereas the Town currently reviews site plans and development applications for traffic circulation and pedestrian safety, but there is no dedicated process to evaluate the potential risks of vehicular intrusion (such as cars accidentally entering play areas or building perimeters); and

Whereas other municipalities have begun implementing protective design features such as bollards, raised planters, fencing, and setbacks to reduce risks of vehicle-structure collisions near childcare facilities and playgrounds; and

Whereas the Town recognizes that many daycare facilities are small, privately operated businesses with limited financial capacity to absorb additional regulatory or capital costs;

1. Now Therefore Be It Hereby Resolved That staff be directed to review existing and new daycare facilities and playgrounds located adjacent to or near public roads, parking areas, or driveways to assess potential vehicular hazards and risks of vehicle intrusion into outdoor play areas or building spaces; and

2. Be It Further Resolved That staff be requested to prepare a report to Council outlining:

    a. A summary of existing Town policies, by-laws, and site plan standards related to traffic safety and physical protection measures around daycare and playground sites;

    b. Best practices and design standards from other municipalities for mitigating vehicular hazards near child-oriented facilities;

    c. Potential measures or amendments to Town policies, design standards, or the site plan review process to improve child safety; and

3. Be It Further Resolved That staff consult with York Regional Police, York Region Public Health, and York Region's Transportation Services Department, as appropriate, in the preparation of the report; and

4. Be It Further Resolved That the findings of the report be presented to Council for consideration at the June 2026 Committee of the Whole.

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

Town of Aurora

Member Motion

Councillor Gilliland

Re: **Update By-law Number 4752-05.P (Parks and Public Places)**

To: Members of Council

From: Councillor Rachel Gilliland

Date: November 11, 2025

Whereas By-law Number 4752-05.P, which regulates the use of Aurora's parks, trails, and public spaces, was enacted in 2005 and has not been substantively updated since; and

Whereas the by-law predates modern mobility technologies such as electric bicycles, pedal-assist systems, and powered mobility devices; and

Whereas provincial regulations now distinguish between three classes of e-bikes—Class 1 (pedal-assist), Class 2 (throttle-assist), and Class 3 (speed-limited pedal-assist)—and municipalities are encouraged to align local by-laws accordingly; and

Whereas clarity is needed to differentiate between recreational motorized devices and mobility-assistive devices to ensure consistent and fair enforcement;

1. Now Therefore Be It Hereby Resolved That staff be directed to review By-law Number 4752-05.P and report back to Council with recommendations on whether or not to permit various classes of e-bikes on Aurora's trail system, and to update the by-law as necessary to align with current provincial e-bike classifications and standards.

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

Town of Aurora

Member Motion

Councillor Gilliland

Re: **Budget Cost Transparency and Public Trust**

To: Members of Council

From: Councillor Rachel Gilliland

Date: November 11, 2025

Whereas the Town of Aurora is committed to fostering public trust through transparent budget practices; and

Whereas transparency in presenting cost estimates helps residents make informed judgments about the necessity and priority of proposed expenditures; and

Whereas municipalities such as the Town of Newmarket publicly release detailed draft budget documents, including project cost estimates, departmental allocations, and funding sources, within their Council agendas, presentations, and staff reports; and

Whereas this practice promotes transparency and accountability in the budgeting process, while maintaining procurement integrity, as the figures presented represent preliminary budget estimates rather than formal tender values; and

Whereas the public disclosure of these estimates provides residents with meaningful context to engage in informed discussions and contribute to an open, democratic budget process; and

Whereas staff have historically provided Council and the public with estimated maximum budgets for items under consideration, with the exception of the presented 2025 and 2026 Operating and Capital Budget cycles;

1. Now Therefore Be It Hereby Resolved That the confidential cost estimates for the Town's 2025 and 2026 Operating and Capital budgets be released online once provided to Council; and

2. Be it Further Resolved That Council recommends to the Mayor that future budgets revert to the previous standard of fully disclosing all budget figures, ensuring ongoing transparency for our community.

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 October 23, 2025**

To: Members of Council

From: Mayor Mrakas

Date: November 11, 2025

Recommendation

1. **That the York Regional Council Highlights of October 23, 2025, be received for information.**

Attachments

1. York Regional Council Highlights of October 23, 2025

COUNCIL HIGHLIGHTS

FOR IMMEDIATE RELEASE

Wednesday, October 29, 2025

York Regional Council – Thursday, October 23, 2025

Live streaming 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

---

2026 budget tabled at York Regional Council

York Region's proposed 2026 budget was tabled at the Thursday, October 23, 2025, meeting of York Regional Council. The 2026 budget covers the fourth and final year of the 2023 to 2026 multi-year budget aligning with this term of Council.

The 2026 tabled budget continues to focus on three priority areas outlined in last year's approved budget: investing in safer communities, enabling growth and keeping people, goods and information moving. It outlines how York Region will deliver core services to residents and businesses, including policing, public health, paramedics, social assistance, community housing, roads, transit and water and wastewater services.

The proposed $5.2 billion budget, the largest in York Region's history, includes a $3.7 billion operating budget and a $1.5 billion capital budget. Operating costs cover day-to-day expenses and provide funding for rehabilitation and replacement of existing infrastructure, while capital spending covers major infrastructure requirements.

The proposed 2026 capital spending of $1.5 billion is part of a record-high $14 billion 10-year plan, which includes projects to meet growth needs, support new housing supply and renewal of existing assets.

The tabled budget matches the Council approved 2025 outlook of a 3.22% tax levy increase, plus 1% for the Rapid Transit and Infrastructure levy. If approved, it will add approximately $127 to the average household.

York Regional Police and major service area presentations will be presented to Committee of the Whole on Thursday, November 6, 2025, with Council consideration on Thursday, November 27, 2025.

Yonge North Subway Extension moving forward, strengthening regional connectivity and growth

Regional Council received an update from Metrolinx on Yonge North Subway Extension (YNSE) project progress.

The YNSE extends the Yonge Subway from Finch Station into the Cities of Richmond Hill, Vaughan and Markham and remains a top transportation priority. Once complete, the YNSE will connect with

local and GO Transit services and feature five new stations: Steeles, Clark, Royal Orchard, Bridge and High Tech.

In September 2024, York Region signed an Agreement in Principle with the Ontario government to advance the YNSE, building on a 2020 preliminary transit partnership. The agreement outlines shared responsibilities for funding, implementation and operations and confirms the Province, through Metrolinx, as the lead on planning, design and construction.

The Region has committed up to $1.12 billion in capital funding for this vital transit project.

In August, Metrolinx announced the Advance Tunnel Contract award to North End Connectors. Infrastructure Ontario and Metrolinx have now released a Request for Qualifications for the stations, rail and systems package. This package includes design, construction and integration of five new subway stations, supporting infrastructure, rail and signalling systems and connections to existing TTC Line 1 infrastructure.

For the latest updates, visit metrolinx.ca/YongeSubwayExt

York Region's updated SM4RT Living Plan builds a smarter waste future

York Region completed a comprehensive five-year review of its SM4RT Living Waste Management Master Plan, reaffirming Regional Council's commitment to sustainable waste practices and outlining strategic infrastructure investments to meet future needs.

Key highlights of the updated SM4RT Living Plan include:

- Reconfiguring the Waste Management Centre in East Gwillimbury to include a new leaf and yard waste facility and expanded waste transfer station
- Planning for a second transfer station to serve southern York Region, reducing haulage distances and improving service efficiency
    - Investing in Region-owned infrastructure anticipates savings of more than $13 million over 10 years compared to contracted services, improving long-term resilience and reduce reliance on external providers
- Partnering with organizations like York Region Food Network and NewMakeIt to reduce food waste and promote reuse through programs such as Repair Cafés and Good Food initiatives
- Transitioning to full producer responsibility for the Blue Box program beginning January 2026, advocating for stronger regulations and working directly with Producer Responsibility Organizations to secure funding and services

The SM4RT Living Waste Management Master Plan is reviewed every five years to assess progress and refine future strategies. Residents expressed strong support for mobile collection events, depot enhancements and circular economy programs fostering community connection. Learn more at york.ca/SM4RTLiving

---

York Region strengthening health care support for Chippewas of Georgina Island First Nation

Regional Council received an update on the expansion of York Region's Community Paramedicine to Georgina Island First Nation, supporting Truth and Reconciliation Commission recommendations while respecting a shared commitment to First Nation self determination.

The expanded Community Paramedicine Program provides a weekly, community-based clinic that supports residents in managing chronic health conditions and works to establish referral pathways to community health care providers. Community Paramedicine plays a key role in York Region by

providing clinical support to patients in their homes, long-term care homes and community-based clinics, transitional housing locations and underserved rural areas.

Over the past year, York Region Paramedic Services and the Georgina Island Band Council have prioritized emergency response and non-urgent community care. In June 2025, services were expanded to better meet local health needs. Access to care is often limited due to ferry operating hours and winter ice conditions on Lake Simcoe.

To further support health and well-being, York Region submitted a funding proposal to Ontario Health to expand on-island services. This proposal includes the purchase of an ambulance, on-island staffing, ice water rescue equipment, satellite technology, training, Indigenous cultural supports and medical supplies.

York Region applies for provincial cost recovery funding following March 2025 ice storm

Regional Council approved submission of an application to the Province under the Municipal Ice Storm Assistance Program to recover eligible costs from the March 2025 ice storm.

York Region incurred $334,747 in unbudgeted costs as Public Works and Community and Health Services staff supported emergency response and recovery efforts in the Town of Georgina, Georgina Island First Nation and neighbouring municipalities. If approved, the Region could recover up to 75% of these costs, or about $251,000, through the provincial program.

Remembering Niagara Regional Chair Jim Bradley

Regional Council observed a moment of silence in honour of Niagara Regional Chair Jim Bradley, who recently passed away. With more than five decades of public service, Chair Bradley was a respected colleague and dedicated leader whose unwavering commitment to his community and the people of Ontario will be greatly missed. Council extended condolences to Chair Bradley's family, friends and all those whose lives he touched.

York Region water wins 'Best Tasting Water' award from the Ontario Water Works Association

York Region is pleased to announce it earned first place in the annual Drinking Water Taste Test Competition at the Ontario Water Works Association (OWWA) conference and trade show.

The winning sample, sourced from the Georgina Water Treatment Plant, was selected from a record 12 municipal entries by conference attendees. Sample water was sourced from Lake Simcoe and undergoes rigorous cleaning through ultra-filtration membrane technology.

OWWA Executive Director Michele Grenier presented the Taste Test Award to York Region, recognizing the Region's ongoing commitment to delivering high-quality drinking water to residents.

Learn more about York Region's water at york.ca/Water

Regional Budget awarded Distinguished Budget Award for 21st consecutive year

Regional Council received the Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award for the Region's 2025 budget. This marks the 21st consecutive year the Region's budget presentation has been recognized with this award. The 2025 budget also received Special Recognition for Strategic Goals and Strategies.

In June 2025, York Region was once again awarded a special Triple Crown medallion by the GFOA in recognition of receiving all three GFOA awards for the 2023 fiscal year.

Receipt of these financial awards reflects Regional Council's ongoing commitment to meeting the highest principles of government budgeting and publishing high quality budget documents satisfying national guidelines.

York Region cheers on the Toronto Blue Jays

Regional Council celebrated the Toronto Blue Jays' return to the World Series for the first time in 32 years, encouraging staff and residents across York Region to show their team spirit and cheer on Canada's team.

Celebrating local artist Eugene Cheung

Regional Council recognized local artist Eugene Cheung for his remarkable musical achievements, including becoming the first Canadian-based Chinese singer to reach No. 1 on China's Top 20 chart. From sold-out concerts at the Vaughan City Playhouse Theatre to international performances, Eugene continues to inspire audiences and young artists through his talent and dedication to music.

October Observances

Regional Council recognized the following observances in October 2025:

- Islamic Heritage Month
- National Disability Employment Month
- Toastmasters Month
- Small Business Week – October 19 to 25, 2025
- Local Government Week – October 19 to 25, 2025
- Waste Reduction Week – October 21 to 26, 2025
- World Mental Health Day – October 10, 2025
- World Homeless Day – October 10, 2025
- Thanksgiving – October 13, 2025
- Diwali – October 20, 2025

Next meeting of York Regional Council

The next Meeting of York Regional Council will be held on Thursday, November 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 Council 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
Email: kylie-anne.doerner@york.ca

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

Town of Aurora

Member Motion

Mayor Mrakas

Re: **Implementation of a First-Time Leak Forgiveness Program**

To: Members of Council

From: Mayor Tom Mrakas

Date: November 11, 2025

Whereas residents of Aurora may experience unexpected and significant increases in their water bills due to undetected leaks; and

Whereas such unforeseen expenses can place undue financial strain on homeowners, particularly those on fixed or limited incomes; and

Whereas the other York Region municipalities have successfully implemented water bill adjustment programs that provides financial assistance to homeowners facing high water bills resulting from leaks; and

Whereas these programs offer a one-time credit of 50% of the bill amount above the average, up to a maximum of $2,500, provided the leak is repaired and the usage returns to normal; and

Whereas the Town is working towards implementing automated water meter read technology that will help Town staff and residents identify potential leaks sooner;

1. Now Therefore Be It Hereby Resolved That the Town of Aurora Council direct staff to develop a program and policy for providing one-time high water consumption credits to coincide with the rollout of the automated meter read technology; and

2. Be It Further Resolved That staff report back on the status of the automated water meter read project implementation and provide details on how this system can be used to prevent large leaks from occurring in the future.

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

Town of Aurora

Council Report

No. CAO25-001

Subject: **Blue Bin Program Communications Summary**

Prepared by: Carley Smith, Manager, Corporate Communications

Department: Office of the Chief Administrative Officer

Date: November 25, 2025

Recommendation

1. **That Report No. CAO25-001 be received for information.**

Executive Summary

This memo provides Council with a summary of the Town of Aurora's communications efforts to date regarding the Provincial Blue Box transition led by Circular Materials (CM).

- Under Ontario Regulation 391/21, Circular Materials is fully responsible for administering the blue box program.
- The Town of Aurora has delivered a robust communications campaign spanning over eight months to inform residents.
- Circular Materials has confirmed they will accept applications for a smaller bin size; additional communications will proceed.

Background

Under Ontario Regulation 391/22, Circular Materials (CM) is fully responsible for administering the blue box program.

Under the Resource Recovery and Circular Economy Act, 2016, Ontario's Blue Box program is shifting to producer responsibility. By 2026, producers will be fully responsible for collecting and recycling the packaging and products they create. In Ontario, Circular Materials (CM) is responsible for administering the program. CM

contracted Green For Life (GFL) directly and announced the cart size and collection schedule in Fall 2025, without municipal consultation. Municipalities, including Aurora have limited authority to influence program details.

Analysis

The Town of Aurora has delivered a robust communications campaign spanning over eight months to inform residents.

Although the Town of Aurora has no authority over cart size, scheduling or the contract itself, staff have been working proactively for months to inform residents change was coming, advocate for flexible bin size options, coordinate with N6 partners and communicate confirmed information as soon as it was provided.

Tactics include:

- **Direct emails to Council** (April, September, October and November)
- **Media releases** (April, October)
- **Social media posts** (April to November)
- **Pylon signage at all facilities** (continuous since April)
- **Aurora Matters enewsletter articles** (April, August, October, November, upcoming December)
- **Notice Board print advertisements in the Auroran** (April, May, October, November and upcoming December)
- **Webpage updates** beginning April 2 with ongoing additions as information became available
- **Business outreach**, mobile signs, website updates, letters and postcards to properties impacted
- **Flyers at customer service counters and distributed at the Farmers Market**
- **Materials prepared but not yet deployed for the Dec. 31 program start** (set-out guidance, who to contact, etc.)

This level of communication aligns with and exceeds the N6-wide communications plan. Campaigns are ongoing, with upcoming messages on bin placement, usage and where to return old bins as the decisions are made by CM.

Circular Materials has confirmed they will accept applications for a smaller bin size; additional communications will proceed.

This week, CM confirmed that an application form to request a smaller bin size will be posted on Wednesday, November 26 on the CM community pages for N6 municipalities.

Residents without computer access, can contact GFL's customer service: 1-833-779-4351 for support completing the form.

CM will also post fact sheets and FAQ's addressing common questions and implement a targeted social media campaign.

The Town will amplify this information with the following tactics:

- Updating **aurora.ca/bluebin** once the CM application form is live and adding a homepage web banner directing residents to aurora.ca/bluebin
- Sharing CM's social media posts and creating our own across on all Town channels
- Including a story in Aurora Matters enewsletter distributed on December 3
- Featuring the information in the December 4 noticeboard ad in the Auroran
- Displaying messaging on digital signage Town-wide
- Sharing CM's graphics, fact sheets, FAQs and other materials with Mayor and Council once received

Advisory Committee Review

Not applicable.

Legal Considerations

Not applicable.

Financial Implications

All tactics in this communications campaign were covered in the communications operating budget.

Communications Considerations

Town of Aurora Communications has a robust communications campaign spanning over eight months to inform residents change was coming, advocate for flexible bin size options, coordinate with N6 partners and communicate every confirmed piece of information as soon as it was provided to us.

Climate Change Considerations

Not applicable.

Link to Strategic Plan

Not applicable.

Alternative(s) to the Recommendation

1. Council may provide direction.

Conclusions

The Town of Aurora has actively participated since April in N6-wide working groups at the CAO, director, manager and frontline levels. While Aurora has no authority over the program's design, schedule, contractor, or cart sizes, Town staff have delivered an extensive and proactive communications campaign for residents throughout the transition. All confirmed information from CM has been shared immediately, and staff will continue to provide timely updates as CM releases further details.

Attachments

None

Approvals

Approved by Doug Nadorozny, Chief Administrative Officer

The Corporation of the Town of Aurora

By-law Number XXXX-25

Being a By-law 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).

Whereas subsection 391(1) of the *Municipal Act, 2001,* S.O. 2001, c. 25 as amended, authorizes a municipality to impose fees and charges on persons (a) for services or activities provided or done by or on behalf of it; (b) for costs payable by it for services or activities provided or done by or on behalf of any other municipality or any local board; and (c) for the use of its property including property under its control;

And whereas on November 26, 2024, the Council of The Corporation of the Town of Aurora (the "Town") enacted 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;

And whereas on April 22, 2025, the Council of the Town enacted By-law Number 6693-25, to amend By-law Number 6656-24, to update the bulk water fees (during construction) for the Operational Services Department, as set in Schedule "E" – Operational Services Department;

And whereas the Town has conducted an annual corporate-wide review of its fees and charges and deems it necessary to alter the fees and charges for municipal services, activities and the use of property within the Town of Aurora;

And whereas the Council of the Town deems it necessary and expedient to enact a by-law setting out the fees and charges for municipal services, activities and the use of the property within the Town of Aurora;

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. By-law Number 6656-24 and By-law Number 6693-25 be and are hereby repealed.

2. The following Schedules attached (collectively referred to as the "Schedules") shall be deemed to form part of this by-law:

   Schedule "A" – General Fees and Charges;
   Schedule "B" – Planning and Development Services Department;
   Schedule "C" – Corporate Services Department;
   Schedule "D" – Community Services Department;
   Schedule "E" – Operational Services Department;
   Schedule "F" – Finance Department;
   Schedule "G" – Building Division;
   Schedule "H" – Development Planning Division;
   Schedule "I" – By-law Services Division;
   Schedule "J" – Animal Services Division;
   Schedule "K" – Access Aurora Division; and
   Schedule "L" – Short Term Rentals.

3. Council hereby delegates to the Chief Administrative Officer and any head of a department, or any of their designates, the authority to waive, reduce, or otherwise vary the fee(s) or charge(s) imposed by their department.

4. Any person who obtains any of the Town's services, activities, or use of the Town's property as described in the Schedules shall pay to the Town the applicable fees or charges set out in the Schedules. Unless otherwise provided for in another by-law, such fees or charges are payable upon the person making such application, request, or purchase of the Town's services, activities, or use of the Town's property and shall not be refundable.

5. No request by any person for a service or activity listed in the Schedules shall be acknowledged or performed by the Town unless and until the person requesting the service or activity has paid the fee or charge for the service or activity as set out in the attached schedules, unless noted otherwise.

6. The Town may request a deposit of up to fifty percent (50%) of the applicable fee or charge, payable in advance, if one or more of the following circumstances are applicable:

   (a) the applicant is a non-resident;

   (b) the applicant does not carry on business in the Town;

   (c) the applicant is a first time applicant;

   (d) the applicant:

      (i) has previously failed to pay a fee or charge imposed by the Town in a timely manner; or

      (ii) is currently or has previously been indebted to the Town;

   (e) the service or activity to be provided by the Town is for a substantial period of time;

   (f) the service or activity requested by the applicant is not the usual type of service or activity provided by the Town; or

   (g) the past conduct of the applicant or, if applicable, of the organization he or she represents has been such that the Town on reasonable grounds may anticipate damage resulting.

7. All Town accounts and invoices are due and payable when rendered. Outstanding Town accounts and invoices shall bear interest of one and one quarter percent (1.25%) (being fifteen percent (15%) per annum), calculated from the first day of the month after the account is overdue.

8. The Treasurer shall add the fees and charges imposed pursuant to this by-law to the tax roll for any real property in the Town for which all of the owners are responsible for paying fees and charges under this by-law and collect them in the same manner as municipal taxes.

9. If a court of competent jurisdiction declares any provision, or any part of a provision of this by-law to be invalid, or to be of no force and effect, it is the intention of Council in enacting this by-law, that each and every other provision of

this by-law authorized by law, be applied and enforced in accordance with its terms to the extent possible by law.

10. Payment for any fees, charges and any applicable interest shall be accepted in the form of Canadian currency, debit, money order or cheque made payable to The Corporation of the Town of Aurora.

11. In the event of a conflict between this by-law and any other by-law, the fees and charges set out in this by-law shall prevail.

12. This by-law shall be referred to as the “Fees and Charges By-law”.

13. This by-law shall come into full force and effect on January 1, 2026.

Enacted by Town of Aurora Council this 25th day of November, 2025.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

By-law Number XXXX-25
Schedule "A"
General Fees and Charges
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
General Fees		
Photocopies (8 1/2 X 11 and 8 1/2 X 14)	per page	$1.40
Photocopies (11x 17)	per page	$1.90
Fax Transmittal	first page	$8.75
	per additional page	$3.25
Disbursements		
As required to reimburse costs incurred by the Town of Aurora, including but not limited to Registration Fees, Courier Fees, Corporate and Title Search Fees, external File Retrieval Costs, etc., at the discretion of the Director.	each	Disbursement Cost
Fire & Emergency Services		
All fees and charges associated with Central York Fire Services are managed and approved through the Town of Newmarket. For more information please visit https://www.newmarket.ca/feesandcharges	each	

By-law Number XXXX-25
Schedule "B"
Planning and Development Services Department
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
Development Planning Division		
Maps		
Official Plan Schedules (11x17) (colour)	per map	$10.75
Official Plans		
Official Plan	per OP	$67.00
Secondary Plans	per Secondary Plan	$28.50
Aurora Promenade Study	per copy	$67.00
Zoning		
Comprehensive Zoning By-law	per copy	$37.75
Comprehensive Zoning Exceptions	per copy	$106.00
Heritage		
Northeast Old Aurora Heritage Conservation District Plan	per copy	$36.50
Other		
Circulation Fees, including Labels	per circulation	$99.00
Electric Vehicle Charging Stations	per hour	$2.75
Electric Vehicle Charging Stations, idling fee	per hour	$2.75
Real Property Fee	each	$525.00
REQUEST FOR TRAFFIC DATA		
7-Day Traffic Counts	per location	$78.00
8-Hour Turning Movement Count	per intersection	$203.00
Traffic Signal Timings	per intersection	$100.00
Grading Review		
Lot Grading review and inspection	per lot	$352.00
Grading review and inspection for pool construction (securities of $3,000 will be collected at the time of permit fee payment)	per lot	$477.00
Service Connections Fees		
Construction of new service connections by the Town	each	Actual cost, plus 10% administration subject to HST
Inspection of services installed by Owner	each	10% of construction cost
Building Division		
Permitted Use Letter		
To respond in writing to enquires related to uses of specific properties with respect to permitted uses as set in the Town of Aurora Zoning By-law 2213-78, as amended	each	$51.00
Administrative Costs		
Additional costs associated with the administration fee internal processing model homes applications with respect to outside agencies, and engineering review, and corporate policies and procedures	per unit	$541.00
Construction Activity Report		
Reports generated upon request providing permit numbers, location, description and construction value	each	$103.00
Zoning Review - Residential (single, semi or street townhomes)		
Zoning review of applications other than a building permit application including zoning review of Committee of Adjustment or Consent applications and determination of legal non-conforming status.	each	$103.00

By-law Number XXXX-25
Schedule "B"
Planning and Development Services Department
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
Zoning Review - All Other Building Types		
Zoning review of applications other than a building permit application including zoning review of Committee of Adjustment or Consent applications and determination of legal non-conforming status.	each	$203.00
Sign Review		
Sign By-law review of applications other than a sign permit application including Sign By-law review of Planning Applications.	each	$203.00
Permit fees related to By-law Number 4753-05.P		
Pool Enclosure Permits	each	$383.00
Hot Tub Permits	each	$203.00
Engineering and Capital Delivery Division		
Subdivision and Site Plan Engineering Fees	percentage of servicing costs	7.9%
Benchmarks	per benchmark	$97.00
Water Model Fee	each	$ 1,300.00
Sanitary Sewer Model Fee	each	$ 1,300.00
Request for digital drawings	per drawing	$5.75
Site Alteration Permit	flat fee + price per ha of site area	$812.00 Flat Fee + $47.00/ha
Site Alteration Permit Renewal Fee (half the cost of the original permit)	flat fee + price per ha of site area	$406.00 Flat Fee + $23.75/ha
Request for Information	per hour	$98.00

By-Law Number XXXX-25
Schedule "C"
Corporate Services Department
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
LEGAL SERVICES		
DOCUMENT PREPARATION/REVIEW (General)		
Basic (Standard template - minor changes required)	per document	$848.00
Complex	per document	$2,243.00
DOCUMENT PREPARATION/REVIEW (Specific)		
Condominium Agreement	per document	$7,786.00
Subdivision Agreement	per document	$10,405.00
Inhibiting Order Registration Process	per plan	$2,492.00
Site Plan Agreement	per document	$2,055.00
Minor Site Plan Agreement	per document	$848.00
Encroachment/Licence Agreement	per document	$848.00
Amending Agreement/Letter	per document	$848.00 (minimum)
SERVICES RELATED TO EXISTING DEVELOPMENT AGREEMENTS (excluding documents or agreements that fall under Document Preparation/Review (General)		
Information regarding the status of existing agreements and/or registered documents, including agreements and by-laws	per document	$158.00
Highway Dedication/Subdivision Assumption By-law Legal Administration Fee	per by-law	$978.00
GENERAL LEGAL FEES		
Law Clerk	per hour	$137.00
Paralegal	per hour	$187.00
Solicitor	per hour	$310.00
Town Insurance Claim Legal Administration Fee	per claim	10% of the value of the claim made by the Town plus disbursements
REGISTRATION FEE (i.e. processing of any type of document that requires a title search or registration on title)	per document	$260.00
CERTIFIED PHOTOCOPIES	per page	$13.75
Note: All Legal Services fees and/or service charges may be adjusted based on the complexity and nature of the agreement, document, or service as determined by the Town Solicitor to be fair and reasonable.		

By-Law Number XXXX-25
Schedule "C"
Corporate Services Department
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
LEGISLATIVE SERVICES		
FREEDOM OF INFORMATION (F.O.I.) REQUESTS and ROUTINE DISCLOSURE REQUESTS (Fees related to search and records preparation are prescribed by legislation)		
Application Fee	per application	$5.00
Manual Search Time and Preparation Time	per 15 minutes	$7.50
Photocopies	per page	$0.20
Computer Programing (develop program to retrieve information)	per 30 minutes	$30.00
Disks	per disk	$10.00
ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT (AODA) TRAINING		
Provision of AODA Training	per person	$66.00
By-Law Inspection and Attendance Fees		
Attendance Supervisory Fee	Hourly/per Officer	$128.00
Non Compliance Re-Inspection Fee	Hourly/per Officer	$128.00
Pool Enclosure Re-Inspection Fee	Per Visit	$128.00
Property Standards Appeal	Per Order	$120.00
Parking Permit Fees		
Parking permits	per permit	$12.75 - $424.00
Property Information Request		
Review of departmental files and documents related to specific property requests relating to zoning, permits, occupancy and general property status	each	$174.00

By-Law Number XXXX-25
Schedule "C"
Corporate Services Department
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
By-law Exemption		
By-law Exemption	per exception	$136.00
Road Closure Fees (previously part of By-law 4750-05.T)		
Road Closure Deposit for Filming and Athletic Events	per event	$3,436.00
Road Closure Deposit for Parades and Processions	per event	$572.00
Parades and Events	per event	$417.00
Athlettic Events	per event	$656.00
Filming	per event	$417.00

By-law Number XXXX-25
Schedule "D"
Community Services Department
Effective January 1, 2026

	Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
1.	**ADMINISTRATION**		
a)	Membership Refunds (Except Medical Reasons)	per refund	$47.53
b)	Membership On Hold (Except Medical Reasons)	per hold	$47.53
c)	Program Refund (Except Medical Reasons)	per refund	$26.50
g)	Vendor Permit Fee	per event/ per day	$66.38 - $657.76
	OR	per event/per day	10%-30% of vendor gross sales
h)	Program/Event Promotional Material	each	$0.55 - $13.93
i)	Aquatic Pro Shop Items	each	$2.19 - $38.24
j)	Park/Outdoor Space Permit Maintenance/Damage Deposit (Refundable) (For groups of 25 or more)	per event/ per day	$100.00 - $2,000.00
k)	Facility Permit Maintenance/Damage Deposit (Refundable)	per event/per day	$0.00 - $1,500.00
l)	Program Guide Advertisement	Per ad	$240.38 - $1,717.06
m)	Permit Cancellation Fee	Per permit	0 - 100% of full price
2.	**REGISTERED SEASONAL PROGRAMS**		
a)	Pre-School Activities	per class	$5.46 - $27.59
b)	Children's Activities	per class	$6.83 - $39.61
c)	Youth Activities	per class	Free - $62.28
d)	Adult Activities	per class	$6.01 - $72.39
e)	Senior's Activities	per class	Free - $33.05
f)	Family Activities	per class	$5.46 - $13.66
g)	Fitness Programs	per class	$2.35 - $39.61
h)	Seniors Bus Trips	per person	$6.83 - $355.10
3.	**REGISTERED AQUATICS PROGRAMS (Note: Learn to Swim fees apply to Aurora residents only. Non-Residents are subject to a 20% surcharge.)**		
a)	Lessons - Learn to Swim	per class	$8.74 - $43.70
b)	Leadership Programs	per program	$39.61 - $617.33
4.	**REGISTERED CAMP PROGRAMS (Note: All camp fees apply to Aurora residents only. Non-Residents are subject to a 20% surcharge.)**		
a)	Day Camps	per day	$13.66 - $65.28
b)	Specialty Camps	per day	$15.84 - $116.91
c)	Extended Care	per person	$33.05 - $139.04
5.	**DROP-IN ACTIVITIES**		
a)	Youth Drop-in	per visit	Free - $6.01
b)	Youth Drop-in	10 visits	$26.75-$45.00/10 visits
c)	Adult Drop-In	per visit	Free - $8.74
d)	Other, Adult & Older Adult	per visit	Free - $5.00
e)	Other, Adult & Older Adult	10 visits	$25.50-$68.00/10 visits
f)	Group rate (4 persons maximum)	per visit	$10.75-$25.25

By-law Number XXXX-25
Schedule "D"
Community Services Department
Effective January 1, 2026

	Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
6.	**P.A. DAY PROGRAMS**	per person	Free - $124.56
7.	**WORKSHOP/ CLINICS/ TOURNAMENTS**		
a)	Individual	per person	$3.00 - $119.10
b)	Team	per team	$26.93 - $35.51
9.	**SPECIAL EVENTS**		
a)	Individual	per person	$3.44 - $26.93
b)	Family	per family	$21.85 - $33.16
c)	Float Registration Fees	Resident Commercial	$92.87
		Non-Resident Commercial	$186.02
d)	Ribfest Vendors	each	$525.55 - $4,597.76
e)	Art Show Entry Fees	each	$13.66 - $52.72
f)	Food Vendors - Non Profit Groups	per day	$65.83
g)	Food Vendors	per day	$65.56 - $657.76
	OR	per day	10%-30% of vendor gross sales
h)	Senior Centre Special Event Vendors	per day	Free - $66.65
10.	**MEMBERSHIPS (Note: All memberships apply to Aurora residents only. Non-Residents are subject to a 25% surcharge.)**		
a)	ALL INCLUSIVE MEMBERSHIP (Equipment & Weights, Squash and Group Fitness)	Adult	$47.51 - $522.60
		Youth/ Older Adult	$38.01 - $418.08
b)	GROUP FITNESS MEMBERSHIP	Adult	$37.98 - $417.74
		Youth/Older Adult	$30.38 - $334.19
c)	POOL MEMBERSHIP Lane & Leisure Only	Adult	$24.28 - $267.10
		Youth/Older Adult	$19.42 - $213.68
d)	SQUASH MEMBERSHIP	Adult	$43.26 - $475.81
		Youth/Older Adult	$34.60 - $380.64
f)	CORPORATE MEMBERSHIPS - Per Company	Group of 4+	25% Discount (off resident rate)
g)	Youth Summer Gymnasium Membership	Youth - each	1 month (July or August) $26.94
h)	Fitness Assessment	Per Person	$ 41.00
i)	FIT Club	Per Person	$ 37.65
j)	Youth Gymnasium Monthly Membership	Youth - each	1 month $26.94
k)	EQUIPMENT AND WEIGHTS MEMBERSHIP	Adult	$37.98 - $417.74
		Youth/Older Adult	$30.38 - $334.19
l)	Promotional Membership Discount (with Director Approval)	each	15 - 25% Discount on selected membership packages
m)	Locker Rental (per person)	1 month	$8.14
		3 month	$23.38
		6 month	$43.92
		12 month	$83.80

By-law Number XXXX-25
Schedule "D"
Community Services Department
Effective January 1, 2026

	Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
11.	**DAILY USER FEES**		
a)	Fitness Centre - Casual User Fee (access to group fitness classes, including cyclefit and aquafit)	Adult	$9.51/class or $76.05/10 visits
		Youth/Older Adult	$7.32/class or $58.59/10 visits
b)	Pool - Casual User Fee	each - Under 4 years	Free
		each - 4 -17 years	$3.30/use or $26.40/10 visits
		each - Adult (18 to 54 years)	$5.30/use or $42.40/10 visits
		each - Older Adult (55 years plus)	$4.05/use or $32.40/10 visits
c)	Squash - Daily User Fee (40 min Court Fee)	Prime	$11.41/use or $91.31/10 visits
d)	Squash - Daily User Fee (40 min Court Fee)	Non Prime	$6.56/use or $52.47/10 visits
e)	Squash - Daily User Fee (40 min Court Fee)	Youth/Older Adult	20% off listed fee
12.	**SQUASH**		
a)	Lessons (40 min)	Private	$39.63
		Semi Private (per person)	$29.61
		3 or more (per person)	$23.71
b)	Clinics	per class	$10.93 - $21.85
c)	House League (40 min) - Member	Per Session	$45.48
	House League (40 min) - Non-Member	Per Session	$91.29 - $143.57
13.	**SEASONAL PACKAGES**		
a)	Summer Splash Pass	per family	$153.08
14.	**PERSONAL TRAINING PACKAGES subject to a 25% surcharge.**	**Note: All fees are for members. Non-members are**	
a)	Land Based Training - Single Session rate	Private	$76.32
		Semi-Private (per person)	$57.80
b)	Land Based Training - 3 Session Rate (Get Started) One Time Offer	Private	$178.64
		Semi-Private (per person)	$134.12
c)	Land Based Training - 5 Sessions	Private	$311.78
		Semi-Private (per person)	$233.06
d)	Land Based Training - 10 Sessions	Private	$590.89
		Semi-Private (per person)	$443.93
e)	Land Based Training - 20 Sessions	Private	$1,159.77
		Semi-Private (per person)	$820.83
15.	**POOL RENTAL RATES**		
a)	AFLC Pool - Private Rental	per lane/per hour (plus lifeguard costs)	$15.84
b)	SARC 8 Lane Pool - Private Rental	per lane/per hour (plus lifeguard costs)	$15.84
c)	SARC Therapy Pool - Private Rental	per hour (plus lifeguard costs)	$29.06
d)	SARC Leisure Pool/Slide - Private Rental	per hour (plus lifeguard costs)	$47.42
f)	Pool - School Instructional Lessons (30 mins)	per person	$31.14/class (1 or 2) $17.04/class (3 or 4) $14.48/class (5 to 10) $10.71/class (11 or more)
h)	Additional Instructor Fee	per hour	$28.46
i)	Lifeguard Fee	per hour	$25.13
j)	Additional Deck Supervisor Fee	per hour	$30.30
k)	Aquatic Event Pool set up fee	per event	$210.00

By-law Number XXXX-25
Schedule "D"
Community Services Department
Effective January 1, 2026

	Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
16.	**PUBLIC SKATING PROGRAMS**		
a)	Shinny Hockey	per visit	$7.38
		10 visits	$59.82
b)	Public Skating (all)	per visit	$3.44
		10 visits	$28.68
		20 visits	$53.81
		30 visits	$77.90
c)	Family Skate Pass	each	$37.31 - $373.73
17.	**ICE RENTALS**		
a)	Ice Rental Prime Time	per hour	$253.60
b)	Ice Rental Prime (Aurora Based Minor Hockey/Skating Club only)	per hour	$237.75
c)	Ice Rental Non-Prime	per hour	$155.21
d)	Ice Rental Morning & Summer Non-Prime	per hour	$164.33
e)	Tournaments	each tournament (plus hourly rate per ice surface)	$284.79
18.	**FACILITY RENTALS - INDOOR (Note: Damage/cleaning deposits may apply. Staff support charges may apply depending on the space rentals.)**		
a)	Meeting Room and Performance Space Rental	per hour per room	Free - $286.38
b)	Arena Floor Rental - Aurora based Youth groups	per hour	$54.74 - $105.06
c)	Arena Floor Rental - Other	per hour	
d)	Arena Floor Event Rental (per surface) - Not for profit in Aurora	per day - multi day event (open - close)	$994.72
e)	Arena Floor Event Rental (per surface) - Other	per day - multi day event (open - close)	$1,405.72
f)	TEACHING KITCHEN	per hour	$34.36 (plus $68.73 clean-up deposit)
g)	Gymnasium - Prime Time - Aurora based Youth	AFLC Full Gym/SARC Half Gym - per hour	$61.20
h)	Gymnasium - Prime Time - Other	AFLC Full Gym/SARC Half Gym - per hour	$102.00
i)	GYMNASIUM - Non-Prime - 7:00am to 4:00pm Weekdays	AFLC Full Gym/SARC Half Gym - per hour	$71.40
j)	GYMNASIUM - Non-Resident (any time)	AFLC Full Gym/SARC Half Gym - per hour	$132.60
k)	Gymnasium Equipment	per type of equipment, per hour	$0.00 - $11.47
l)	Squash Courts	per court per hour	$15.95
m)	TOWN HALL - Coffee Service	Per 25 people or less	$36.93 /25 people
n)	TOWN HALL - COUNCIL CHAMBERS (Staff support fee may apply)	Aurora Based Groups	$73.81 /hour
		Non-Aurora Based Groups	$153.24 /hour
		Professional/Commercial Groups	$300.26 /hour

By-law Number XXXX-25
Schedule "D"
Community Services Department
Effective January 1, 2026

	Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
o)	TOWN HALL - SKYLIGHT GALLERY	per hour	$73.81
p)	TOWN HALL - EQUIPMENT SUPPORT	Staffing charge for the use of the equipment in either the Holland Room and/or Council Chambers	$95.50 /hour
r)	Box Office Fees	Capital Investment Fund - per ticket	$1.58
		Handling/Processing Fee - per ticket	$2.10 + 3%
		Admin Fee - per event	$210
s)	Staff Support	Staffing costs per staff member per hour in support of space rental (3 hour min)	$21.85 - $60.09 (3 hour min)
t)	Equipment Support (Other Than Town Hall)	Equipment rental costs per rental in support of space rental	$5.46 - $163.89
u)	Production Service Fees (Aurora Town Square)	Service fees per rental	$25 - $525
		Piano move	Actual cost, plus 10% administration subject to HST
		Additional equipment rental	Actual cost, plus 10% administration subject to HST
v)	Outside Catering Fee	Per booking/per day	$0 - $500
19.	**FACILITY RENTALS - OUTDOOR**		
a)	BAND SHELL	Park Event (limited electrical available)	$432.68/event, plus $27.10/hr
		Park Event (non-profit group) (limited electrical available)	$100 - $432.68
		Hourly (no set-up or staff support required)	$36.93
b)	McMAHON PARK	Aurora Lawn Bowling Club (per year)	$1,324.59
		Aurora Community Tennis Club (per year)	$2,152.69
c)	TENNIS COURTS/PICKLEBALL COURTS	per hour	$10.27
d)	Volley Ball Courts	per hour	$10.27
e)	Park/Outdoor Space Event Set-Up Fee (Mandatory for all groups of 80 or more.) (Includes up to 6 tables + garbage receptacles, access to electrical, water, washrooms, where available.)	per event/ per day	$432.68
		per event/ per day (non-profit organizations)	$100 - $432.68
f)	Additional Parks/Outdoor Space Set-Up Fee (In addition to Park Event Set-Up Fee, for up to 6 additional tables and additional garbage receptacles.)	per event/ per day	$163.89
g)	Park/Outdoor Space Clean-up Fee (As required for groups of 25-79.)	per event/ per day	$127.29
h)	Park/Outdoor Space Clean-up Fee (As required for groups of 24 or less.)	per event/ per day	$46.71
i)	Parking Lot Charges	per day	$0 - $500

By-law Number XXXX-25
Schedule "D"
Community Services Department
Effective January 1, 2026

	Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
20.	**PLAYING FIELD USER FEES**		
a)	Ball Diamonds - Adult & Youth	per hour	$18.00 - 27.50
b)	Rectangular Fields - Adult & Youth	per hour	$13.55-$19.50
c)	Tournaments	each tournament (plus hourly rate per field)	$284.79
d)	Artificail Turf Field	per hour	$11.30 - $105.60
21.	**CULTURAL SERVICES**		
a)	Visiting Researcher	per 2 hours	$16.00 - $99.32
b)	Research Services	per 2 hours	$28.25 - $56.50
c)	Photocopies / scans of text	per page	$0.65
d)	Archival Material Purchase	per image	$28.25 - $56.50
22.	**AURORA SPORTS DOME**		
a)	Prime Time (October 1 - May 14)	1/3 Field per hour	$216.68
		Full Field per hour	$650.05
b)	Prime Time Non-Profit Groups (October 1 - May 14)	1/3 Field per hour	$195.01
		Full Field per hour	$585.05
c)	Prime Time Aurora Youth Soccer Club (October 1 - May 14)	1/3 Field per hour	$173.35
		Full Field per hour	$520.04
d)	Non-Prime Time (October 1 - May 14)	1/3 Field per hour	$155.57
		Full Field per hour	$466.70
e)	Non-Prime Time Aurora Youth Soccer Club (October 1 - May 14)	1/3 Field per hour	$124.45
		Full Field per hour	$373.36
f)	Non-Prime Time Event Rate (min 4 consecutive hours) (excludes March Break & Christmas Break) (October 1 - May 14)	1/3 Field per hour	$109.26
		Full Field per hour	$327.79
g)	Non-Prime Time Aurora Youth Soccer Club Event Rate (min 4 consecutive hours) (excludes March Break & Christmas Break) (October 1 - May 14)	1/3 Field per hour	$87.41
		Full Field per hour	$262.23
h)	Summer - All Times (May 15 - Sept. 30)	1/3 Field per hour	$54.63
		Full Field per hour	$163.89
i)	Summer - All Times Non-Profit Groups - Adult (May 15 - Sept. 30)	1/3 Field per hour	$43.70
		Full Field per hour	$131.11
j)	Summer - All Times Non-Profit Groups - Youth (May 15 - Sept. 30)	1/3 Field per hour	$38.24
		Full Field per hour	$114.73
k)	Summer - All Times Aurora Youth Soccer Club (May 15 - Sept. 30)	1/3 Field per hour	$32.78
		Full Field per hour	$98.34

By-law Number XXXX-25
Schedule "E"
Operational Services Department
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
Work Performed for Residents, Contractors and Developers		Actual Labour, Material & Equipment plus 35% overhead or full cost of contracted services plus 15% administrative fee, subject to HST
Hydrant Deposit	Each	$2,404.00
Fire Flow Test	Each	$327.00
Sewer Camera Rate	lump sum	actual cost plus 15% administrative fee, subject to HST
Water Meters and Water Meter Accessories	each	Actual cost plus 35% overhead, subject to HST (overhead limited to a maximum of $513 per meter or accessory)
Water Meter Accessory Fee	per box	Actual cost plust a 15% administrative fee subject to HST
Meter Dispute Testing - Customer requested (The water meter will be removed and tested for accuracy by a third party contractor. If the meter is more than 3% in favour of the Town the fee will be waived. The old tested meter will be held for 3 months in case of a dispute.)	each	Actual cost of a new meter, actual labour, cost to test the meter, plus a 15% administrative fee subject to HST
After Hours Meter Work for residents who are unable to book appointments during regualr business hours	each	Actual labour fee plus a 15% administrative fee, subject to HST
Bulk Water Fee (during Construction)	per residential/town house unit	$700.00
	per high density/apartment unit	metered rate - hydrant meter to be charged at prevailing water rates
	non-residential (per $100m^2$)	$450.00
Road Encroachment and Occupancy Fees		
Road Occupany Permit Damage Deposit	each	$667.00 - $10,926.00
Road Occupancy Permit Rush Fee	each	$118.00
Road Occupancy Permit	each	$458.00
Additional Inspection Fee	per inspection	$174.00
Encroachment Application Fee	per application	$351.00
Sanitary Sewer Remediation		
Private Side Sanitary Sewer Remediation	each	Actual cost plus 15% administrative fee, subject to HST
Water Turn On/Off Service Charges (previously included in By-law 5716-1		
24 hours or more of notice during business hours (8:00am - 4:00pm)	each	$0.00
Less than 24 hours notice during business hours (8:00am - 4:00pm)	each	$105.00
Outside business hours	each	$208.00
Waste Collection Fees		
Blue Boxes	each	$18.00
Blue Totes	each	$183.00 + delivery charge of $42.00 for the 95 gal totes (which includes picking up old damaged totes)
Green Bins	each	$35.00
Kitchen Catcher	each	$9.50
Backyard Composters	each	$50.00
Replacement Blue Tote wheel set	each	$24.50
Residential Waste Bag Tag	each	$6.00
Landscape Fees		
Landscaping Administration Fees	each	8.168% - less than $100K 7.148% - $100K to $250K 6.126% - $250K to $500K 5.105% - more than $500k
Landscape Maintenance Fees	each	25.525% of estimated value of landscape works installed on municipal property (excludes open space plantings)

By-law Number XXXX-25
Schedule "E"
Operational Services Department
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
Tree Permit Fees		
Tree Permit Fees	up to 3 trees that are between 20 cm and 69 cm	$254.00
	up to 4 trees that are between 20 cm and 69 cm	$381.00
	up to 5 trees that are between 20 cm and 69 cm	$511.00
	up to 6 trees that are between 20 cm and 69 cm	$636.00
	up to 7 trees that are between 20 cm and 69 cm	$763.00
	8 or more trees that are between 20 cm and 69 cm (cost per tree)	$128.00
	A tree that is greater than 70 cm	$607.00
Memorial Tree Fees		
Bronze Plaque	each	$765.00
Coniferous Trees	150mm - 300 mm	$383.00 - $1,148.00
Deciduous Trees	50mm - 70 mm	$547.00 - $819.00
Memorial Bench Fees		
New Bench or dedication of existing	each	$547.00 - $1,639.00
Park Access Agreement		
Administrative Fee	each	$437.00
Security Deposit	each	$5,463.00 - $10,926.00
Street Pole Banner Program		
Application Fee - For Profit Organizations	each	$52.50
Application Fee - For Non-Profit Organizations	each	$31.50
Banner Installation/Removal Fee	per banner	$105.00
Community Garden Fees		
Garden Plot Fee	per large plot	$50.00
	per small plot	$30.00

By-law Number XXXX-25
Schedule "F"
Finance Department
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
Finance		
Tax Bill Reprint - Per Tax Year	per document	$ 24.50
Returned Payments	per cheque	$ 61.00
Payment Transfer Fee (transfers between tax and/or water accounts)	per transfer	$ 61.00
Payment Recalled by Bank/Refund Requested	per item	$ 61.00
Mortgage Administrative Fee	per transaction	$ 12.25
Tax Reminder Notices	per property	$ 8.50
Water and Wastewater Reminder Notices	per property	$ 8.50
Tax and Water/Wastewater Certificate (for all properties)	per property	$ 170.00
Online Tax and Water/Wastewater Certificate (for all properties)	per property	$ 170.00
Tax Certificate (Vacant Land Only)	per property	$ 138.00
Water/Wastewater Certificate	per property	$ 138.00
Water Bill Reprint - Per Billing Period	per document	$ 24.75
Official Tax Receipt Letter for Government Agencies	per document	$ 43.00
Duplicate Receipt	per receipt	$ 18.50
Detailed Analysis of Tax Account - Per Tax Year	per property	$ 43.00
Tax Roll Ownership Change	per property	$ 66.00
Water Account Ownership Change/ New Account Set-up	per property	$ 66.00
Letter of Reference for Utilities	each	$ 36.25
Addition of Unpaid Charges to Tax Bill	per addition	$ 61.00
Courier Services When Required	per document	cost of courier service + 5% administrative fee
Development Charge Administration Fee	per application	$ 1,904.00
Development Charge Deferral Agreement Administration Fee	per deferral	$ 1,500.00
GIS Division		
GIS Analysis	per hour	$ 98.00
Town Street Plan Map (b/w) (24x36 inches)	per map	$ 10.25
Town Street Plan Map (colour) (24x36 inches)	per map	$ 16.00
Town Air Photo Map (30x39 inches)	per map	$ 49.00

By-law Number XXXX-25
Schedule "G"
Building Division
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
Minimum Permit Fee for Part 9 Residential Building	per application	$ 342.00
Minimum Permit Fee for all Other Buildings	per application	$ 687.00
Group A Assembly (Applies to New Buildings and Additions)		
Restaurants/ Banquet Halls (Finished)	per square metre	$ 22.50
Restaurant/ Banquet Hall (Shell)	per square metre	$ 13.50
Recreation Facilities, Schools, Libraries, Churches, Theatres and All Other Group A Occupancies	per square metre	$ 22.50
Group A Assembly (Alterations)	per square metre	$ 7.50
Group B Institutional (Applies to New Buildings and Additions)		
Residential Care Facilities, Nursing Homes and All Other Group B	per square metre	$ 22.50
Group B Institutional (Alterations)	per square metre	$ 7.50
Group C Residential (Applies to New Buildings and Additions)		
Single Family Detached Semi, Row House, Link Dwellings* *Permit includes Building, HVAC, Plumbing and Residential Occupancy Permits.	per square metre	$ 20.00
Multiple Residential and Apartments	per square metre	$ 19.00
Other Group C (Hotel/Motel Lodging Houses, Rooming Houses, Shelters, etc.)	per square metre	$ 19.00
Group C Residential (Alterations)	per square metre	$ 7.50
Second Suite Dwelling Unit	per square metre	$ 7.50
Group D Business and Personal Services (Applies to New Buildings and Additions)		
Business and Personal Services (Finished)	per square metre	$ 19.00
Business and Personal Services (Shell)	per square metre	$ 15.50
Group D Business and Personal Services (Alterations)	per square metre	$ 8.75
Group E Mercantile (Applies to New Buildings and Additions)		
Mercantile (Finished)	per square metre	$ 19.50
Mercantile (Shell)	per square metre	$ 15.50
Group E Mercantile (Alterations)	per square metre	$ 8.75
Group F Industrial (Applies to New Buildings and Additions)		
Industrial (Finished - Including Self-Storage Buildings)	per square metre	$ 12.75
Industrial (Shell)	per square metre	$ 10.25
Storage Garages	per square metre	$ 6.50
Gas Stations/Repair Stations	per square metre	$ 11.25
Farm Buildings	per square metre	$ 5.75
Group F Industrial (Alterations)	per square metre	$ 6.25
Designated Structures		
Wind Turbine Support Structure	per structure	$ 396.00
Exterior Tank and Support not regulated by *TSSA, 2000*	per structure	$ 336.00
Retaining Walls	per linear metre	$ 10.00
Solar Collectors	per structure	$ 396.00
Stand Alone		
Accessory Structures (Residential)	flat fee	$ 342.00
Accessory Structures (All Other)	flat fee	$ 657.00
Alternative Solutions	per application	$1,276.00 - plus consulting costs as applicable
Change of Use	per square metre	$ 8.75
Construction and Sales Trailers	per square metre	$ 13.25
Construction and Sales Trailers (Pre-Fabricated)	per square metre	$ 6.75
Conditional Permits	per square metre of applicable residential or commercial fee	$1,276.00 - plus agreement preparation costs (min $1,216.00)
Demolition (Singles, Semis, Row Houses, Accessory Structures)	$55m^2$ or less - flat fee	$ 342.00
	Over $55m^2$ - flat fee	$ 402.00
Demolition (Others)	flat fee	$ 657.00

By-law Number XXXX-25
Schedule "G"
Building Division
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
Electromagnetic Locks	per lock	$38.75 - to a maximum of $388.00
Fire Alarm Retrofit	per application	$ 389.00
Fireplaces, Woodstoves and Chimneys	each	$ 342.00
Foundation for Relocated Buildings	per square metre	$ 5.00
HVAC Systems	per residential system	$ 342.00
	per all other systems	$ 687.00
Kitchen Exhaust System	per system	$ 657.00
Marijuana Grow-OP Remediation	minimum fee - includes 10 hours of plan review and inspection	$ 1,374.00
	per hour (after)	$ 139.00
Miscellaneous Permits - Where a permit application is for a Class not listed herein, the Unit of Measure and Fee shall be determined by the Chief Building Official	each	tbd
Model Certification	per square metre	$ 7.25
Permits for Certified Plans	per square metre	$ 12.75
Model Type Change	per square metre	$ 996.00
Outdoor Public Pool (3.11 OBC)	per square metre	$ 8.00
Occupancy of an Unfinished Building Permit	per application - up to 4 hours of combined inspection time for building, plumbing and fire services	$ 547.00
	per hour (additional time)	$ 137.00
Partial Permits (Foundation, Structural and Foundation/Structural)	per application	$ 687.00
Portables	per portable	$199.00 - to a maximum of $1,990.00
Revision to Permit Plan	per application - up to 3 hours of review time	$ 345.00
Shoring	per linear metre	$ 9.50
Solar Domestic Hot Water Systems	per system	$ 587.00
Sprinkler Retrofit	per square metre	$ 0.82
Temporary Building/Tent	per structure	$199.00 - to a maximum of $1,989.00
Transit/Bus and Terminal/Bus Shelter	per square metre (see Group A Occupancies)	$ 17.50
Underpinning	per linear metre	$ 9.50
Plumbing		
On Site Sewage Systems - New Systems (200m^2 or less)	per system	$ 687.00
On Site Sewage Systems - New Systems (Greater than 200m^2)	per square metre	$5.00 - to a maximum of $3,932.00
Alterations to Sewage Disposal System	per application	$ 328.00
Headers, Tank Removal or Decommissioning	each	$ 328.00
Stand Alone Plumbing Fixtures, Equipment, Roof Drains - Single Family Dwelling	per fixture	$ 20.00
Stand Alone Plumbing Fixtures, Equipment, Roof Drains - All Other Buildings	per fixture	$ 20.00
Water Service (Residential)	per application	$ 31.75
Each Residential Drain and Sewer (Includes both Storm and Sanitary, Inside, Outside and Floor Drains)	per application	$ 74.00
Commercial, Industrial, Institutional and Apartment (Buildings and Units)		
Water Services		
50mm (2") or less	each	$ 31.50
100mm (4")	each	$ 56.00
150mm (6")	each	$ 80.00
200mm (8")	each	$ 106.00
250mm (10")	each	$ 131.00
300mm (12") or larger	each	$ 156.00

By-law Number XXXX-25
Schedule "G"
Building Division
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
Drains (Storm or Sanitary Drains - Inside or Outside)		
100mm (4")	each	$ 62.00
150mm (6")	each	$ 96.00
200mm (8")	each	$ 117.00
250mm (10")	each	$ 142.00
300mm (12") or larger	each	$ 168.00
Miscellaneous Plumbing		
Manhole, Catch-Basin, Area Drain or Interceptors	each	$ 45.00
Testable Back-Flow Preventer	each	$ 80.00
Other Fees		
Re-Inspection Fee (Applicable at the discretion of the Chief Building Inspector)	each	$ 137.00
Review of Plans	per hour	$ 137.00
Permit Reactivation Fee	per permit	$ 194.00
Administration Fee for Occupancy of a Residential Building Prior to Issuance of the Required Residential Occupancy Permit under the Building Code	per unit	$ 985.00
Special Inspection Fee - per Hour, per Person (Applicable at the discretion of the Chief Building Inspector)	per hour per person	$ 137.00
Special Investigation Fee - Where work for which a permit is required by the Building By-law has commenced without the authorization of a permit, in addition to all other fees)	each	Half the permit fee payable pursuant to this By-law or $309.00, whichever is greater
Transfer of Permit	per application	$ 137.00
Zoning and Applicable Law Review	per proposal	$ 168.00
Project by the Municipality	each	No Fees Charged

Notes

General Notes - Interpretation and Application of Schedule G

A building permit or permit fee is not required for any detached structure having an area of less than 15 square metres, except where plumbing is installed. However, the Town of Aurora Zoning By-law Number 6000-17, as amended, applies to all structures.

Detached single family dwelling, semi-detached dwelling, row house and link house

The service index applied to the construction of a new dwelling includes the building, plumbing, HVAC and occupancy permit components.

Where a proposal for the construction of a new dwelling unit includes a deck, porch or similar amenity structures those amenities are included in the permit fee and will bot be charged the stand alone fee for such structures.

The measurement of a floor area for a dwelling unit shall br measuredd from exterior face of exterior wall to same or centerline of party wall, firewall or common wall including the floor area of an attached garage, basement and cellar.

Where a proposal for construction includes an addition, alteration, accessory structures or any combination thereof the permit fee shall be the sum of the fees for the individual components.

All Other Classes of Permits

The service index applied to the construction of a new dwelling includes the Building, Fire Services and HVAC components but does not include plumbing or site services which shall be charged a separate fee in accordance with this Schedule.

The occupancy classifications in this schedule correspond with the Ontario Building Code. For mixed use floor areas, the service index for each applicable occupancy may be used.

Where a storage garage is located below a principle building and is considered a separate building the fee for the storage garage shall be calculated in accordance with the Group F industrial occupancy fees.

Mechanical penthouses and floors, mezzanines, lofts and balconies are to be included in all floor area calculations. No deductions shall be made for openings in a floor area with the exception of interconnected floor areas.

Security Deposits

In accordance with the Town of Aurora Infill Housing Policy a security deposit of $10,000.00 is required prior to the issuance of a permit for the construction of new dwellings.

In accordance with the Town of Aurora Policy regarding temporary sales trailers and construction trailers, a security deposit in the amount of $5,000.00 is required to cover the cost of removal, should it become necessary.

In accordance with the Town of Aurora Policy regarding demolition permits for Listed Heritage Buildings or Structures, a security deposit in the amount of $10,000 is required prior to the issuance of the permit.

By-law Number XXXX-25
Schedule "H"
Development Planning Division
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
Official Plan Amendment		
Major (see Note 1)	base fee (includes processing fee)	$ 51,320.00
Minor (see Note 2)	base fee (includes processing fee)	$ 29,608.00
Recirculation/Revision Fee	where the applicant fails to respond to the comments requested by the Town beyond the third submission or the Applicant changes the plans/proposal	$ 2,565.00
Zoning By-law Amendment		
Major (see Note 3)	base fee (includes processing fee)	$ 29,789.00
	revision fees	$ 2,804.00
Minor (see Note 4)	base fee (includes processing fee)	$ 16,118.00
	revision fees	$ 2,149.00
Removal of Hold	base fee (includes processing fee)	$ 11,555.00
Temporary Use	base fee (includes processing fee)	$ 19,341.00
	extension of the Temporary By-law	$ 10,500.00
Recirculation/Revision Fee	where the applicant fails to respond to the comments requested by the Town beyond the third submission or the Applicant changes the plans/proposal	$ 1,880.00
Draft Plan of Subdivision		
Draft Plan of Subdivision	base fee (includes registration of subdivision agreement)	$ 53,243.00
	residential processing fee/surcharge 0 - 25 units (per unit)	$930/unit and $11,271/hectare or part thereof for all other lands (see Note 5)
	residential processing fee/surcharge 26 - 100 units (per unit)	$792/unit and $11,271/hectare or part thereof for all other lands (see Note 5)
	residential processing fee/surcharge 101 - 200 units (per unit)	$672/unit and $11,271/hectare or part thereof for all other lands (see Note 5)
	residential processing fee/surcharge > 200 units (per unit)	$571/unit and $11,271/hectare or part thereof for all other lands (see Note 5)
	processing fee/surcharge (non-residential)	$11,037/hectare or part thereof for all other lands (see Note 5)
	revision fee (where applicant makes revisions to plans requiring recirculation)	$ 3,040.00
	revisions to a Draft Approved Plan of Subdivision, or Conditions of Draft Approval	$ 7,288.00
	extension of Draft Approval	$ 3,817.00
	draft plan of Subdivision (without units)	$ 15,000.00

By-law Number XXXX-25
Schedule "H"
Development Planning Division
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
Recirculation/Revision Fee	where the applicant fails to respond to the comments requested by the Town beyond the third submission or the Applicant changes the plans/proposal	$ 2,662.00
Draft Plan of Condominium		
(All Types)	base fee (includes registration of Condo agreement)	$ 35,242.00
	Recirculation/revision fee (where the applicant fails to respond to the comments requested by the Town beyond the third submission or the Applicant changes the plans/proposal)	$ 1,694.00
	revisions to Approved Draft Plan of Condominium	$ 5,128.00
	extension of Draft Approval	$ 2,804.00
Part Lot Controls		
Part Lot Controls	base fee	$ 4,761.00
	plus: per unit or lot	$ 105.00
Block Plans		
Block Plans	base fee	$ 13,170.00
	processing fee/surcharge	$689/hectare or part thereof
Site Plan Approval		
Major	base fee	$ 17,875.00
	plus: per unit for residential 0 - 25 units (per unit)	$ 773.00
	plus: per unit for residential 26 - 100 units (per unit)	$ 464.00
	plus: per unit for residential 101 - 200 units (per unit)	$ 278.00
	plus: per unit for residential > 200 units (per unit)	$ 165.00
	plus: ICI buildings for first 2,000m^2 - per m^2 of GFA	$ 8.00
	plus: ICI buildings portion of GFA between 2,001m^2 and 10,000m^2 - per m^2 of GFA	$ 5.50
	plus: ICI buildings portion of GFA beyond 10,000m^2 - per m^2 of GFA	$ 2.70
Minor and Amending Plans (see Note 6: per m2 fee applicable only if there is an increase in GFA)	base fee	$ 9,599.00
	plus: ICI buildings for first 2,000m^2 - per m^2 of GFA	$ 8.00
	plus: ICI buildings portion of GFA between 2,001m^2 and 10,000m^2 - per m^2 of GFA	$ 5.50
	plus: ICI buildings portion of GFA beyond 10,000m^2 - per m^2 of GFA	$ 2.70
Recirculation/Revisions (where the applicant fails to revise drawings as requested by the Town beyond the third submission or the Applicant changes the plans/proposal)	Major Site Plan (each)	$ 9,599.00
	Minor Site Plan (each)	$ 5,155.00

By-law Number XXXX-25
Schedule "H"
Development Planning Division
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
Site Plan Exemption	base fee	$ 1,223.00
	request for site plan exemption beyond 2nd submission	$ 310.00
Telecommunication Tower/Antenna Facilities	Level 1 base fee	$ 5,857.00
	Level 2 base fee	$ 10,152.00
Community Planning Permit Application		
Class 1: Meets all development standards of the CPPS By-law and no variations are required	per application	$ 15,000.00
Class 2: Generally meets the intent of the CPPS BY-law but requires minor variations	per application	$ 30,000.00
Calss 3: Major variations from the CPPS By-law	per application	$ 50,000.00
per unit charge for Community Planning Permit Application	plus: per unit for residential 0 - 25 units (per unit)	$ 773.00
	plus: per unit for residential 26 - 100 units (per unit)	$ 464.00
	plus: per unit for residential 101 - 200 units (per unit)	$ 278.00
	plus: per unit for residential > 200 units (per unit)	$ 165.00
	plus: ICI buildings for first 2,000m^2 - per m^2 of GFA	$ 8.00
	plus: ICI buildings portion of GFA between 2,001m^2 and 10,000m^2 - per m^2 of GFA	$ 5.50
	plus: ICI buildings portion of GFA beyond 10,000m^2 - per m^2 of GFA	$ 2.70
Committee of Adjustment		
Consent		
Lot Creation, Lot Addition, Establishment of Easements, Mortgage change over, Lease over 21 years	base fee	$ 6,069.00
	plus: per new lot created beyond the initial severed parcel	$ 3,049.00
	change of conditions (only before a final consent is granted)	$ 1,118.00
	recirculation fee (see Note 7)	$ 3,179.00
Minor Variances or Permission		
Ground Related Residential Zoned Lands	base fee	$ 3,353.00
Oak Ridges Moraine Residential	base fee	$ 2,801.00
More than one Variance related to a Draft Approved Plan of Subdivision	base fee	$ 3,353.00
	plus: per lot or unit	$ 1,756.00
All Other Uses, including ICI	base fee	$ 4,108.00
Minor Variance (non-owner occupied / after construction)	each	$ 5,350.00
Recirculation/Revisions (see Note 7)	each	$ 1,686.00
Minor Variance for Outdoor Swim Schools	each	$ 292.00
General Fees		
Owner's Request to Cancel Public Planning Meeting	base fee	$ 4,237.00
Ontario Land Tribunal Processing Fee (including all development applications)	base fee	$ 1,261.00
Ontario Land Tribunal Processing Fee (Minor Variances, Consent and other appeals)	base fee	$ 525.00
File Maintenance Fee	per 6 months	$ 873.00
	minor variance applications - charged annually	$ 873.00
Cash in Lieu of Parking Agreement	base fee	$ 6,242.00
Municipal Street Name Change	each	$ 2,002.00

By-law Number XXXX-25
Schedule "H"
Development Planning Division
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
Municipal Addressing Change	each	$ 1,303.00
Deeming By-law Fee	each	$ 4,858.00
Staff report to Council outside of the regular Planning Process	each	$ 1,156.00
Heritage Removal Request	each	$ 525.00
Agreements		
Amendment of an executed Development Agreement (SUB, CDM, SP)	each	$ 2,101.00
Pre-Consultation		
Level 1: If the Applicant only provides a site plan, with no other supporting information	each	$ 1,051.00
Level 2: If the Applicant provides the following: Site Plan, Landscape Plan, conceptual elevation/images and brief planning justification outlining the proposal and the relevant planning policies	each	$ 683.00

Notes

1) Major Official Plan Amendment

An application that is significant in scale and scope which may have greater impact or policy implication beyond the subject lands. Such applications may include those relating to multiple properties; site specific proposals that represent large scale development/significant change in use; and applications involving significant changes to the text/policies of the Official Plan.

2) Minor Official Plan Amendment

An application that is a small scale amendment to the Official Plan policies and designations, having limited impact or policy implications beyond the subject lands.

3) Major Zoning By-law Amendment

An application that is significant in scale and scope which may have greater impact or policy implication beyond the subject lands. Such applications may include:
- an application relating to more than one property;
- a site specific application, if considered to represent large scale redevelopment;
- significant change in use and/or zone category; or
- an application involving significant changes to the development standards or general provisions of the by-law.

4) Minor Zoning By-law Amendment

An application for minor and small scale zoning amendment having no significant impact on adjoining lands. Minor application must be site specific and include:
- a request for additional permitted use, within an existing building or with no significant impact on existing development standards; and
- changes in development standards to accommodate a minor development or severance.

5) Draft Plan of Subdivision

All other lands within the draft plan excluding roads, road widenings and environmental protection lands.

6) Minor and Amending Site Plans

Shall include amendments to existing site plan agreements for those properties with development agreements executed and registered after 2000. Staff shall determine, in consultation with other departments, if a site plan application is considered minor, an amendment or if a new site plan application is required.

7) Recirculation Fee

Required due to an Owner's or Applicant's revisions or deferrals.

8) Applications for Non-Owner Occupied Applications

The fees for Stable Neighbourhood Site Plan and Minor Variance applications for non-owner occupied applicants be based on full cost recovery.

Payment of Fees

All fees set out herein shall be payable to the Town of Aurora upon the submission of the related application to the Town, unless otherwise provided herein. The fee amount shall be completed by the Applicant on the Fee Calculation Worksheet included with each Application Form. 50% of fees refunded if application is withdrawn prior to any Council or Committee of Adjustment consideration.

Telecommunicatoin/Antenna Facilities

Level 1: Antenna systems less than 15 metres in height above ground level or Antennas located on any building, water tower, lamp post, etc. where the height does not exceed 25% of the height of the non-tower structure or 15 metres above ground level - whichever is the greater

Level 2: Towers that aren't exempted from Municipal Approval as per Section 3.5 of the protocol

File Maintenance

If the applicant fails to resubmit (within 6 months) from the date of comments sent

By-law Number XXXX-25
Schedule "I"
By-law Services Division
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
Adult Entertainment Parlour (previously included in By-law 5630-14)		
Owner/Operator - Initial	each	$2,177.00
Owner/Operator - Renewal	each	$1,872.00
Entertainer - Initial	each	$196.00
Entertainer - Renewal	each	$180.00
Entertainer - Late Fee	each	$60.00
Entertainer - I.D. Card	each	$13.75
Auctioneers (previously included in By-law 5630-14)		
Initial	each	$165.00
Renewal	each	$84.00
Billiard Hall (previously included in By-law 5630-14)		
Initial	each	$444.00
Renewal	each	$84.00
Body Rub Parlour (previously included in By-law 5630-14)		
Owner - Initial	each	$2,346.00
Owner - Renewal	each	$2,019.00
Operator - Initial	each	$1,110.00
Operator - Renewal	each	$996.00
Provider - Initial	each	$139.00
Provider - Renewal	each	$117.00
Provider - Late Fee	each	$60.00
Provider - I.D. Card	each	$13.75
By-law Officer Paid Duty		
Officer Paid Duty (minimum three hours and two officers)	per hour, per officer	$65.00
Door to Door Sales Agents (previously included in By-law 5630-14)		
Initial	each	$93.00
Renewal	each	$84.00
Driving School Instructors (previously included in By-law 5630-14)		
Instructors with vehicle - Initial	each	$125.00
Instructors with vehicle - Renewal	each	$112.00
Instructor with vehicle - Late Fee	each	$67.00
Instructor without vehicle - Initial	each	$117.00
Instructor without vehicle - Renewal	each	$100.00
Instructor without vehicle - Late Fee	each	$67.00
Change of Vehicle Fee	each	$67.00
Replacement Plate	each	$118.00
Farmers Market (previously included in By-law 6092-18)		
Stall Permit	per season	$93.00
	per day	$43.00
Fence Exemption Fee		
Application fee for an Existing Fence	each	$292.00
Application fee for a New Unconstructed Fence	each	$206.00
Horse Riding Establishments (previously included in By-law 5630-14)		
Initial	each	$304.00
Renewal	each	$243.00
Kennels (previously included in By-law 5630-14)		
Initial	each	$507.00
Renewal	each	$357.00
Kennel Inspection Fee	each	$128.00

By-law Number XXXX-25
Schedule "I"
By-law Services Division
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
Limousines (previously included in By-law 5630-14)		
Owner - Initial	each	$199.00
Owner - Renewal	each	$104.00
Owner - Late Fee	each	$61.00
Driver - Initial	each	$99.00
Driver - Renewal	each	$84.00
Driver - Late Fee	each	$61.00
Change of Vehicle Fee	each	$61.00
Replacement Plate	each	$118.00
I.D. Card	each	$13.75
Mobile Sign Installers (previously included in By-law 5630-14)		
Initial	each	$339.00
Renewal	each	$319.00
Non-compliance re-inspection fee	each	$128.00
Place of Amusement (previously included in By-law 5630-14)		
Owner/Operator - Initial	each	$328.00
Owner/Operator - Renewal	each	$139.00
Refreshment Vehicles and Vendors (previously included in By-law 5630-14)		
Owner - Motorized - Initial	each	$304.00
Owner - Motorized - Renewal	each	$267.00
Owner - Motorized - Late Fee	each	$61.00
Owner - Motorized - Short Term	each	$61.00
Owner - No Motor - Initial	each	$281.00
Owner - No Motor - Renewal	each	$267.00
Owner - No Motor - Late Fee	each	$61.00
Vendor - Initial	each	$118.00
Vendor - Renewal	each	$91.00
Vendor - Late Fee	each	$61.00
Change of Vehicle Fee	each	$61.00
Replacement Plate	each	$118.00
I.D. Card	each	$13.75
Second Hand Goods Vendors, Pawnbrokers and Salvage Yard Owners (previously included in By-law 5630-14)		
Initial	each	$304.00
Renewal	each	$261.00
Mobile Sign	each	$132.00
Banner Sign	each	$132.00
Feather Banner Sign	each	$132.00
Portable Sign	each	$132.00
Portable Sign (A-frame, T-frame or sandwich board) - 6 Month Permit	each	$133.00
Portable Sign (A-frame, T-frame or sandwich board) - 1 Year Permit	each	$265.00
Special Event Sign	each	$132.00
Sign Retreival Fee	per sign	$57.00
Security Deposit	Initial Application Only	$607.00
Sign Application - Administered by Building Services (previously included in By-law 5840-14)		
Application for General Sign Permit (unless specified below)	each	$183.00 per application plus $12.14/square metre of total aggregate areas of all proposed signs
Application for Billboard or Mural Sign	per application	$363.00

By-law Number XXXX-25
Schedule "I"
By-law Services Division
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
Application for revision/renewal of a sign permit	per application	$183.00
Security Deposit	per sign	$607.00
Application for Sign Variance Request (within the scope limits described in 4.10(b) of By-law 5840.14)	each	$363.00
Application for Appeal to Council (pursuant to 4.10(d) of By-law 5840.14)	each	$363.00
Application for Sign Variance Request (exceeding the scope limits described in 4.10(e) of By-law 5840.14)	each	$729.00
Taxicabs (previously included in By-law 5630-14)		
Owner License - Initial	each	$609.00
Owner License - Renewal	each	$527.00
Owner License - Late Fee	each	$112.00
Broker License - Initial	each	$269.00
Broker License - Renewal	each	$100.00
Broker License - Late Fee	each	$100.00
Taxicab Driver License - Initial	each	$100.00
Taxicab Driver License - Renewal	each	$67.00
Taxicab Driver License - Late Fee	each	$67.00
Transfer of Owner License - General	each	$197.00
Transfer of Owner to Estate	each	$197.00
Transfer of Taxicab Plate to New Vehicle	each	$61.00
Annual Priority List Fee	each	$31.00
Replacement Taxicab Plate	each	$118.00
Taxicab Meter Reseal	each	$48.00
I.D. Card and Tariff Card	each	$13.75
Taxi Test Re-write	each	$36.00
Taxicab Identification Holder	each	$12.25
Vacant Registry (previously included in By-law 6114-18)		
Property Zoned Residential	Initial	$214.00
	Renewal	$304.00
Property Zoned Commercial	Initial	$243.00
	Renewal	$363.00
Property Zoned Institutional	Initial	$243.00
	Renewal	$363.00
Property Zoned Industrial	Initial	$243.00
	Renewal	$363.00
Property Zoned Promenade	Initial	$243.00
	Renewal	$363.00
Inspection	per hour	$134.00
Re-Occupancy Inspection	each	$61.00
Miscellaneous Fees		
Remedial Action Administration Fee	Administration fee for services and materials expended by the Town in carrying out the requirements of a Notice or an Order, in whole or in part	Town's out-of-pocket expenses plus 50%
Order File Management Fee	Management fee applied when an Order has been registered on title	$872.00
Property Standards Appeal Fee	each	$294.00
Accessible/EV/No Parking Signs (purchase of sign only and does not include installation)	each	$56.00
Licensing Application Appointment Fee (after 2nd appointment)	per hour	$45.00

By-law Number XXXX-25
Schedule "J"
Animal Services Division
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
Cat License (previously included in By-law 6197-19)		
Regular License	each	$ 24.25
License for cat owned by Resident fifty-five (55) years of age or older	each	$ 17.25
Dog License (previously included in By-law 6197-19)		
Regular License	each	$ 36.25
License for 'Dangerous Dog'	each	$ 121.00
License for dog owned by Resident fifty-five (55) years of age or older	each	$ 25.00
License for guide dog or service animal (with proper documentation)	each	no charge
Impound (previously included in By-law 6197-19)		
First Impound	each	$ 36.75
Second Impound	each	$ 53.00
Third Impound	each	$ 91.00
Daily Maintenance	each	$ 25.50
Replacement Tag (previously included in By-law 6197-19)		
Cat or dog	each	$ 6.25
Animal Control Services		
Trapping Fee (Includes food and trap)	flat fee	$ 57.50
Private Property deceased wildlife removal (bagged)	per animal	$ 30.50
Private Property deceased wildlife removal (unbagged)	per animal	$ 61.00
Deceased Domestic - Small Size (up to 15 lbs)	per animal	$ 18.00
Deceased Domestic - Medium Size (between 16 and 40 lbs)	per animal	$ 36.00
Deceased Domestic - Large Size (between 41 and 100 lbs)	per animal	$ 54.00
Officer Paid Duty (minimum three hours, two Officers)	per hour, per officer	$ 65.00
Animal Order Appeal Fee	each	$ 294.00
Animal Surrenders & Aggressive Dog Assistance	each	$ 95.00

By-Law Number XXXX-25
Schedule "K"
Access Aurora Division
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
CIVIL MARRIAGE SERVICES		
Civil Marriage Fee	per service	$547.00
Marriage Licences	per licence	$164.00
Witness Fee *(if Town staff are required to be witnesses)*	per witness	$73.00
Rehearsal Fee for offsite Civil Marriage ceremony	per service	$110.00
Administrative Fee to be charged for change of wedding date within 7 days of scheduled ceremony	per change	$40.25
Administrative Fee to be charged for cancellation of Civil Marriage ceremony before consultation meeting	each	$75.00
Administrative Fee to be charged for cancellation of Civil Marriage ceremony after consultation meeting	each	$217.00
ADMINISTER OATHS/TAKE AFFIDAVITS This fee is to commission documents for work that is not in connection with business of the Town (i.e. third party)		
Commission Service (Pension documents for seniors are completed at no charge)	per commission	$28.00
VITAL STATISTICS INFORMATION		
Burial Permits (HST Exempt)	per permit	$46.00
LOTTERY LICENSING		
Bingo Events (HST Exempt)	regulated by Province of Ontario	3% of prize board
Raffles (HST Exempt)	regulated by Province of Ontario	3% of prize board
BREAK OPEN TICKETS (NEVADA) (HST Exempt)	regulated by Province of Ontario	3% of prize board
Media Bingo (HST Exempt)	regulated by Province of Ontario	3% of prize board
Letters of Approval (HST Exempt) Town approval of Lottery Schemes Licenced by the Province of Ontario	per application	$46.00
Liquor License Clearance Letter	each	$223.00
No Objection Letter	each	$101.00
Road Closure Application Fee	each	$125.00

By-law Number XXXX-25
Schedule "L"
Short-Term Rentals
Effective January 1, 2026

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2026 (Including H.S.T. where applicable)
Short-Term Rentals (Company providing service - i.e. Airbnb, VRBO, Expedia)		
STR Companies - Initial License Fee (each)	up to 10 properties	$ 547.00
	11 to 50 properties	$ 1,092.00
	51 to 100 properties	$ 5,463.00
	Over 100 properties	$ 12,019.00
STR Companies - Renewal License Fee (each)	up to 10 properties	$ 437.00
	11 to 50 properties	$ 874.00
	51 to 100 properties	$ 4,371.00
	Over 100 properties	$ 9,616.00
Short-Term Rental Operators (Local host/owner of individual Short-Term Rental)		
Initial License Fee (1-3 bedrooms)	each	$ 415.00
Renewal License Fee (1-3 bedrooms)	each	$ 393.00
Miscellaneous Fees		
License Renewal Late Fee (Company)	each	$ 547.00
License Renewal Late Fee (Host)	each	$ 55.00
Replacement License Placard	each	$ 55.00
Short Term Rental Re-Inspection Fee	each	$ 125.00

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 14 and 18 Wellington Street East (File No. ZBA-2024-09).

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 and the Local Planning Appeal Tribunal (the "LPAT") is continued under the name Ontario Land Tribunal (the "Tribunal" or "OLT"), and any reference to the Ontario Municipal Board or OMB or Local Planning Appeal Tribunal or LPAT is deemed to be a reference to the Tribunal;

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:

1. The Zoning By-law be and is hereby amended to replace the "Promenade Downtown (PD1) Exception Zone (59)" zoning category applying to the lands shown in hatching on Schedule "A" attached hereto and forming part of this by-law with "Promenade Downtown (PD1) Exception Zone (571)".

2. The Zoning By-law be and is hereby amended to add the following:

"**Parent Zone: PD1** **Exception No.: 571**	**Map: Schedule "A.1"**	*Previous Zone*: *PD1-59*	*Previous By-laws*: *2866-66*
Municipal Address: 14 and 18 Wellington Street East			
Legal Description: Lot 130, 131, Part Lot 128, Registered Plan 246			
24.571.1 Permitted Uses			
The following uses are permitted:			
• In accordance with PD1 uses.			
24.571.2 Zone Requirements			
24.571.2.1 Residential Requirements			

Number of Residential Units (maximum)	33
Location of Residential Units	A maximum of two (2) residential units are permitted on the ground floor of 18 Wellington Street East (Lot 131, Registered Plan 246); and, no residential unit on the ground floor of 18 Wellington Street East (Lot 131, Registered Plan 246) shall be abut the front yard.
24.571.2.2 Lot Specifications	
Lot Area (minimum)	2,610 square metres
Lot Frontage (minimum)	61 metres (Centre Street) 30 metres (Wellington Street East)
24.571.2.3 Siting Specifications	
Front & Rear Lot Line	The Lot Line abutting Wellington Street East shall be designated the Front Lot Line, and the Lot Line abutting Centre Street shall be designated the Rear Lot Line.
Through Lot	The Setback and Front Yard requirements shall only apply to Wellington Street East.
Rear Yard – Centre Street (minimum)	2.0 metres
24.571.4 Building Specifications	
Height (Maximum)	16 metres
Total Amenity Area (Minimum)	34 square metres
	Amenity Area is not required to be provided indoors, or on a per Dwelling Unit basis.
24.571.5 Loading	
Length of required loading spaces (minimum)	8.0 metres
24.571.6 Parking Requirement	
Location of Parking	All Parking Areas shall be in the Rear Yard or Interior Side Yard of the Lot.
Parking Area setback	Parking Area abutting the north-westerly interior lot line shall be nil.
Driveway/Manoeuvring Space Setback	The distance between the driveway/manoeuvring space and the

	building wall within the rear yard on Lot 131, Registered Plan 246 (18 Wellington Street East) shall be nil.
Required Maneuvering Space (Minimum)	90-degree spaces: 6.83 metres on Lot 130, Registered Plan 246 (14 Wellington Street East). 90-degree spaces: 5.77 metres on Lot 131, Registered Plan 246 (18 Wellington Street East).
Parking Requirement (minimum)	30 Spaces”

3. 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.

4. 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 25th day of November, 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:

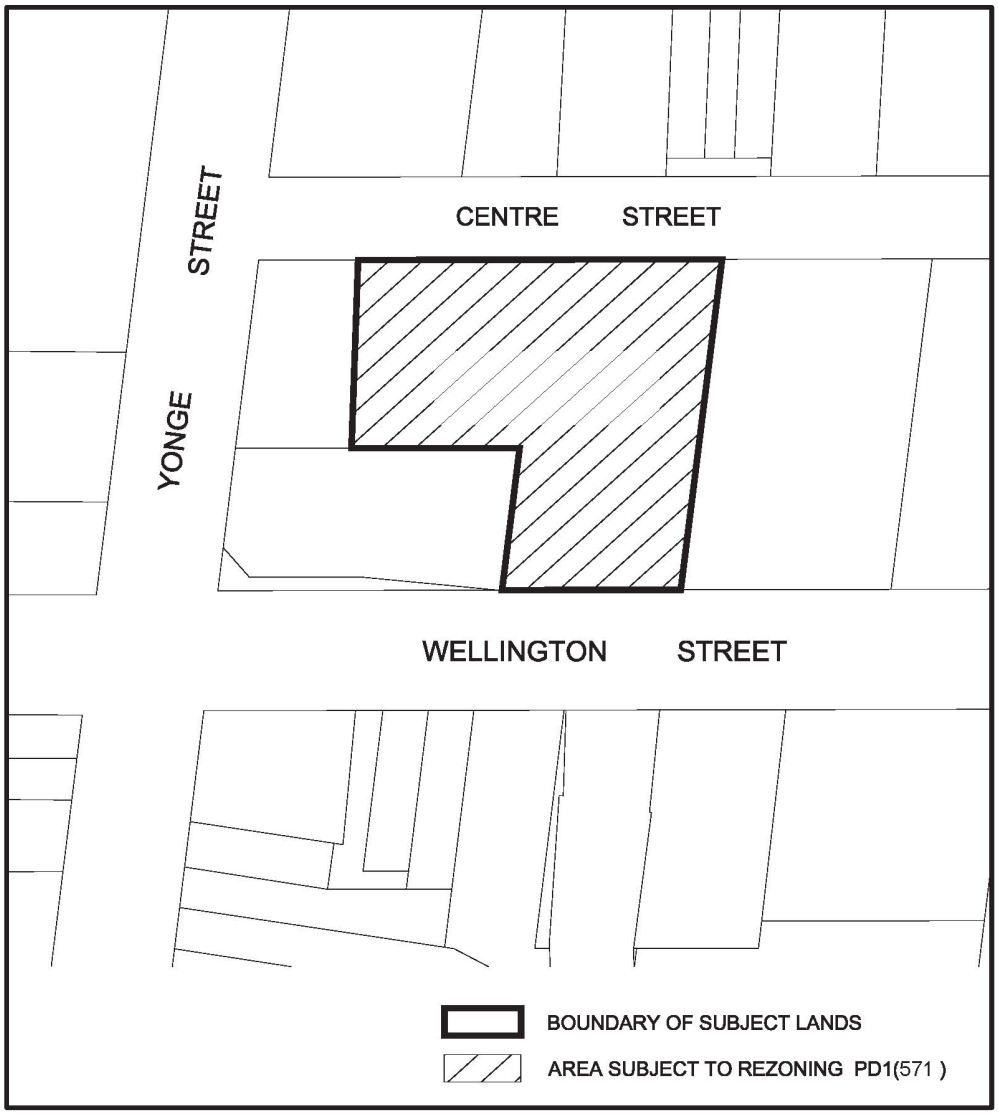
To amend By-law Number 6000-17, as amended, the Zoning By-law in effect in the Town of Aurora, to rezone the subject lands from “Promenade Downtown (PD1) Exception Zone (59)” to “Promenade Downtown (PD1) Exception Zone (571)”.

The effect of this zoning amendment will rezone the subject property to one common exception zone category; and will facilitate the creation of thirteen more apartment dwelling units than previously permitted by the “Promenade Downtown (PD1) Exception Zone (59)”.

Schedule "A"

Location: Lot 130, 131, Part Lot 128, Registered Plan 246, Town of Aurora, Regional Municipality of York

Lands rezoned from "Promenade Downtown (PD1) Exception Zone (59) Exception Zone" to "Promenade Downtown (PD1) Exception Zone (571)".



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 25 George Street and 29 George Street (File No. ZBA-2020-06).

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 and the Local Planning Appeal Tribunal (the "LPAT") is continued under the name Ontario Land Tribunal (the "Tribunal" or "OLT"), and any reference to the Ontario Municipal Board or OMB or Local Planning Appeal Tribunal or LPAT is deemed to be a reference to the Tribunal;

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:

1. The Zoning By-law be and is hereby amended to replace the "First Density Apartment Residential Exception 151 Zone - RA1(151)" and "First Density Apartment Residential Exception 449 Zone - RA1(449)" zoning categories applying to the lands shown in hatching on Schedule "A" attached hereto and forming part of this by-law with "First Density Apartment Residential (H) RA1 (573) Exception Zone" with a Holding Symbol.

2. The Zoning By-law be and is hereby amended to add the following:

"**Parent Zone:** (H)RA1 **Exception No.:** 573	**Map:** Schedule "A" Map No. 4	*Previous Zone*: RA1 (151) & RA1 (449)	*Previous By-laws*: 3441-93 & 5712-15
Municipal Address: 25 George Street and 29 George Street			
Legal Description: Part Lot 27, Plan 246			
24.573.1 Permitted Uses			
The following uses are permitted: • Apartment building			

24.573.2 Zone Requirements	
24.573.2.1 Residential Requirements	
Number of Residential Units (maximum)	33
24.573.2.2 Lot Specifications	
Minimum Lot Area per Dwelling Unit	60 square metres
24.573.2.3 Siting Specifications	
Front Yard (Minimum)	3.0 metres
Rear Yard (Minimum)	7.5 metres
Interior Side Yard (Minimum)	2.5 metres
Lot Coverage (Maximum)	48%
Height (Maximum)	14 metres (4 storeys)
24.573.2.4 Amenity Area	
Amenity Area per Unit (minimum)	16.0 square metres per *dwelling unit* and a minimum of 45% of the required *Amenity Area* shall be provided as interior amenity space.
24.573.2.5 Landscaping	
Notwithstanding any provisions to the contrary, Steps, landings or driveways shall be permitted to encroach into the required landscaping strip.	
The width of the required landscape strip abutting the front lot line (minimum)	1.8 metres
The width of the required landscape strip abutting the south lot line (minimum)	2.4 metres
The width of the required landscape strip abutting the north lot line (minimum)	0.0 metres
24.573.2.6 Yard Encroachment	
Access walkways and stairs for pedestrian circulation are permitted to encroach (maximum)	3.0 metres into the front yard
Terraces and patios are permitted to encroach (maximum)	1.0 metre into the side yard
Terraces, patios and balconies are permitted to encroach (maximum)	2.0 metres into the rear yard

24.573.2.7 Parking Standards	
Parking Requirements (Minimum)	41 parking spaces (5 of the required parking spaces must be designated as visitor parking)
24.573.2.8 Required Manoeuvring Space	
Manoeuvring space (minimum) - 90 degree spaces	6.5 metres
24.573.2.9 Holding Prefix	
Notwithstanding the provisions of Section 24.573, while the "(H)" Holding Prefix is in place, no person shall within the lands zoned (H) (RA1) (573) on Schedule "A" attached hereto, use any lot or erect, alter or use any buildings or structures for any purposes except those uses which existed on the date of passing of this by-law, unless an amendment to this by-law is approved by the Council of the Corporation of the Town of Aurora and comes into full force and effect.	
24.573.2.10 Removal of Holding Prefix	
Prior to the passing of a by-law to remove the "(H)" Holding prefix from the lands zoned (H) RA1 (573), or any part thereof, the Town of Aurora shall be satisfied that the following conditions shall be complied with i) the Town of Aurora has confirmed there is adequate servicing capacity to allocate to this development. Upon removal of the "(H)" Holding prefix from the lands zoned (H) RA1 (573), pursuant to Section 36 of the Planning Act, or any successor thereto, the provisions applicable to the said lands shall be as set out in Sections 24.573.”	

3. 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.

4. 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 the date of passing of the removal of the Holding prefix, 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 25th day of November, 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 "First Density Apartment Residential Exception 151 Zone - RA1(151)" and "First Density Apartment Residential Exception 449 Zone - RA1(449)" to "First Density Apartment Residential (H) RA1 (573) Exception Zone" with a Holding Symbol.

The effect of this zoning amendment will rezone the subject property to facilitate the development of a 4-storey apartment building with a total of 25 units, to be integrated with an existing 3-storey apartment building with 8 units, for a combined total of 33 residential units.

Schedule "A"

Location: Part Lot 27, Plan 246, Town of Aurora, Regional Municipality of York

Lands rezoned from "First Density Apartment Residential Exception 151 Zone - RA1(151)" and "First Density Apartment Residential Exception 449 Zone - RA1(449)" to "First Density Apartment Residential (H) RA1 (573) Exception Zone" with a Holding Symbol.



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 November 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 November 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 November, 2025.

_____

Tom Mrakas, Mayor

_____

Michael de Rond, Town Clerk