



 **PLANNING AND
DEVELOPMENT
SERVICES**

As published October 29, 2024

Planning and Development Services

Planning and Development Services manages the Town’s growth, land use, and infrastructure planning and administers the Ontario Building Code. They provide planning advice to Council, departments, the public and committees on land use, engineering, heritage, and Planning Act Applications. In addition, public input is actively solicited on land use matters related to development applications and policy reviews. Planning and Development Services delivers its activities and support to internal and external clients through five divisions: Development Planning, Policy Planning and Heritage, Economic Development, Engineering and Capital Delivery and Building.

Net budget by division

	2024 Budget		2025 Budget		2026 Budget	
	Gross	Net	Gross	Net	Gross	Net
Budget (\$000's)						
Director's Office	-	-	262.9	262.9	268.5	268.5
Development Planning	1,239.8	(1,665.3)	1,141.0	(1,794.4)	1,196.3	(1,865.5)
Policy Planning & Economic Development	823.4	810.4	443.9	430.9	459.2	446.2
Engineering & Capital Delivery	2,043.5	332.1	2,297.4	418.5	2,385.0	439.0
Policy & Heritage Planning	-	-	319.4	319.4	334.2	334.2
Building	2,847.9	536.4	2,925.5	495.9	3,019.8	482.7
Building Reserve		(536.4)		(495.9)		(482.7)
Net Budget	6,954.7	(522.8)	7,390.1	(362.7)	7,663.0	(377.7)
Budget Change			435.4	160.1	272.9	(15.0)
2024 Outlook			7,439.3	(412.7)	7,751.7	(376.8)
Change to Outlook			(49.2)	50.0	(88.7)	(0.9)
Permanent Full-Time Staffing (FTE):						
Opening Staffing				44.0		44.0
New				-		-
Total Staffing				44.0		44.0
2024 Outlook				44.0		44.0
Change to Outlook				-		-

Planning and Development Services divisions

Planning and Development Services is comprised of five multi-disciplinary divisions each headed by a manager who reports directly to the Director, Planning and Development Services.

Development Planning

Development Planning processes development applications under the Planning Act, including amendments, subdivisions, site plans and Committee of Adjustment applications. It shapes

sustainable growth through Zoning Bylaw updates, efficient infrastructure servicing and in-house environmental reviews. The division engages the community through public consultations and drafts agreements outlining developer responsibilities. It manages cash-in-lieu of parkland, represents the Town in Ontario Land Tribunal appeals, monitors planning policy, and responds to Council-directed initiatives.

Policy Planning and Heritage

The Policy Planning and Heritage Division guides the Town's short and long-term development through policy-based tools under the Planning Act and Ontario Heritage Act. It promotes responsible growth, oversees heritage conservation and ensures the Town's Official Plan and Zoning By-law align with upper-tier policies and the short and long-term vision of Council and the public. The division manages population forecasting, promotes affordable housing, reviews development applications, and addresses growth management. It also handles heritage designations, permits and programs and leads special studies like the Affordable Housing Action Plan while engaging the community on policy development and heritage initiatives.

Engineering and Capital Delivery

This division is responsible for the planning and delivery of capital projects, from the study, design and construction and contract administration/inspection phases for the Town's core infrastructure (water, wastewater, stormwater, roads, bridges, sidewalks and streetlights). Other responsibilities include asset management, traffic and transportation management and energy and climate change planning.

Building

Building is responsible for the administration of the Ontario Building Code including Aurora's comprehensive zoning bylaw. The division issues building permits and provides inspections for all new or renovated buildings within the Town of Aurora to ensure buildings are constructed to meet the health and safety provisions of the Ontario Building Code, the Building Code Act and other applicable law and standards.

Economic Development

The division is responsible for implementing the Economic Development Strategic Action Plan in the areas of innovation, business support, and downtown revitalization. The division is the key point of contact for business relations including the business community, Aurora Economic Development Corporation, the Aurora Chamber of Commerce, the Aurora Business Improvement Association and York Region Economic Development. The division is also responsible for managing the corporate real property interests by working closely with Legal and other departments to execute agreements such as: acquisitions, disposals, easements, licensing and other strategic property-related inquiries including parkland acquisitions.

Planning and Development Services supports the implementation of the Strategic Plan and other key plans

Planning and Development Services provides key services in support of the growing population, business community and transportation network.

Strategic Plan connections

Planning and Development Services supports multiple objectives in the Strategic Plan in the areas of community, economy, and natural environment.

- **Improve transportation, mobility and connectivity** working with York Region, Metrolinx and other partners to improve transit infrastructure and commuter transportation and considering traffic patterns, transportation and capacity when determining the location of new municipal services/amenities and solutions to improve movement and safety
- **Invest in sustainable infrastructure** through technology, waste management, roads, emergency services and accessibility and develop policies to ensure that growth is phased and coordinated with existing and planned infrastructure to enhance the accessibility and safety of new and existing facilities and infrastructure
- **Strengthening the fabric of our community** by collaborating with developers for inclusive housing, meeting intensification targets, protecting neighbourhood character, managing growth changes and updating the Town's Official plan and promoting Aurora as a business-friendly destination by working with local economic development partners, creating an Economic Development Strategic Plan and leveraging regional, national and local business networks
- **Supporting small business and encouraging a more sustainable business environment** working closely with the Aurora Chamber of Commerce and the business community to better understand and address local business needs and promote business retention/expansion
- **Encouraging the stewardship of Aurora's natural resources** with the Natural Capital Asset Management Plan and improving policies promoting and advancing green initiatives and infrastructure
- **Promoting and advancing green initiatives** with the Climate Change Adaptation Plan and the Green Development Standards.

2024 accomplishments

- Mayor Awarded the Hazel McCallion Community Leadership award for his role in supporting Economic Development
- Acquisition of 28 acres of parkland
- Development and launch of the Economic Development Strategic Action Plan
- Launch of Aurora's Digital Twin
- Launch of Aurora's Downtown Story Map
- Launch of Emerging Aurora's pop-up Cybersecurity Escape Room
- Re-opening of Machell's Alley and 'Alley JAM' line up for jazz, art and music
- Launch of Emerging Aurora's Resource Alliance
- Development of Aurora's Community Tourism Plan
- Ongoing business engagement, including nearly 50 businesses participating in the Aurora Town Square Grand Opening
- The first municipality in York Region to have its new Official Plan be fully approved
- Eight heritage properties individually designated
- Development of Aurora's first Affordable Housing Action Plan
- Completion of the Active Transportation Master Plan
- Completion of the Natural Capital Asset Management Plan
- Completion of the Corporate Asset Management Plan in partnership with Finance
- Completion of the Energy Conservation Demand Management Plan update
- Update of the Town's water and wastewater models
- Recipient of the Lake Simcoe Region Conservation Authority 2024 Healthy Water award for improving the local waterways, ecosystems and access to nature through the Willow Farm Lane, Jones Court, Devlin Place and Henderson Drive Wildlife Passage projects
- Delivery of over \$19M in construction work
- Completion of a Town-wide fibre installation project with TelMax

Planning & Development Services

HIGHLIGHTS

55

Grand openings
(2023/2024)

1st

Municipality within York
Region to have their
New Official Plan
approved

90%

of large building permit
applications reviewed within
legislation timelines*

1100

building
permits issued*

54,000

people engaged through
Emerging Aurora
Campaign

257

designated Heritage
properties

15

agreements executed, including
Subdivision, Site Plan, Minor Site
Plan and Pre-Servicing*

150

number of traffic
inquiries addressed*



90  applications

55 active development
planning applications
5 inactive applications
30 Committee of
Adjustment applications*



15%

decrease in GHG Emissions
in Corporate Buildings
since 2018 (2018 is when
we started measuring GHG
Emission decrease through
our climate change
program).

8.0km

of roads rehabilitated

7.0 km

of roads, sewers, and
watermains assumed

27

subdivisions
number of unassumed
subdivisions being actively
inspected.

*PROJECTED JANUARY TO DECEMBER 2024

Operating Budget

Overview

The operating budget for the Planning and Development Services department includes an increase of \$160,100 on the tax levy in 2025 and a decrease of \$15,000 in 2026. The main drivers of the increase in 2025 includes salaries and benefits adjustments to reflect the current complement and a reduction to development revenues to reflect the slower market, these are partially offset by capital recoveries for engineering staff and a draw from the Building Services reserve as costs in Building Services are fully offset by the fees collected for their services. In 2026 the decrease in the net budget results from an increase to development revenues which are expected to rebound when the market picks up as interest rates are expected to fall.

Operating financial summary

\$000's	Net Actual Results		2024	2024	2025	2026
	2022	2023	Net Fcst*	Budget	Budget	Budget
Expenditures	6,373.3	5,957.2	6,731.6	6,954.7	7,390.1	7,663.0
Non-Tax Revenues	(6,422.7)	(5,697.9)	(7,491.7)	(7,477.5)	(7,752.8)	(8,040.6)
Net Tax Levy	(49.4)	259.3	(760.1)	(522.8)	(362.7)	(377.7)
% Tax Funded	(1%)	4%	(11%)	(8%)	(5%)	(5%)
Net Budget Change	\$	308.6	(1,019.4)	237.3	160.1	(15.0)
	%	(625.2%)	(393.2%)	(31.2%)	(30.6%)	4.1%

*Net forecast as of August 31, 2024

Changes to the multi-year budget

The budget for Planning and Development Services is \$50,000 higher in 2025 and then comes down by \$50,900 in 2026 to a net reduction of \$900 over two years than the one presented in the 2024 to 2026 Budget. The main driver of this change in both years is the development planning revenue forecast for 2025 being reduced to reflect the delayed growth, this is planned to be restored in 2026 and will be reevaluated during the development of the 2026 Budget.

Budget change summary

	2025		2026	
	FTE	\$000's	FTE	\$000's
Starting Budget	44	(522.8)	44	(362.7)
Base				
Salaries & Benefits including COLA, step increases, gapping and other approved staffing actions	-	362.5	-	238.9
Capital recovery for engineering staffing costs	-	(131.1)	-	(55.8)
Building Services costs net of increased revenues (excluding salaries and benefits included above)	-	(86.9)	-	(78.4)
Building Services planned reserve draw	-	40.5	-	13.2
Development revenues	-	(30.2)	-	(126.5)
Engineering revenues	-	(36.4)	-	(11.3)
Economic development promotional materials	-	30.0	-	5.0
Photocopier contract savings	-	(8.9)	-	(0.2)
Environmental initiatives materials and supplies	-	18.5	-	-
Other minor adjustments	-	2.1	-	0.1
	-	160.1	-	(15.0)
Budget Change	-	160.1	-	(15.0)
Total Budget	44	(362.7)	44	(377.7)

Budget change to outlook

	2025		2026	
	FTE	\$000's	FTE	\$000's
2024 Budget Outlook	44	(412.7)	44	(376.8)
Prior Year Restatements				50.0
Budget Changes to Outlook				
Salaries and benefits adjustments		(59.5)		(38.3)
Building Services reserve draw		66.3		57.7
Engineering capital recovery for salaries		(12.1)		(2.6)
Photocopier contract savings		(9.7)		(1.2)
Reduction to 2025 planning revenue forecast		66.5		(66.5)
Other minor adjustments net of revenues		(1.5)		-
Budget Change to Outlook	-	50.0	-	(0.9)
Total Budget	44	(362.7)	44	(377.7)

Multi-year operating budget priorities

Planning and Development Services priorities for 2025 include:

Building permits

Continue to process building permits and undertake building inspections to ensure the health, safety and well-being of the public in a timely and efficient manner that respects the legislative requirements and timelines of the Ontario Building Code.

Planning Applications

To meet the Town's housing pledge of 8,000 new units, efforts focus on tracking progress, identifying bottlenecks, and accelerating development. A data management system will track applications and housing metrics, while clear timelines and project management tools ensure deadlines are met. Collaboration with regional and provincial bodies will leverage resources, and community engagement will align development with residents' needs. Efficient allocation of services and long-term infrastructure planning are key, alongside workforce development to equip staff with the skills needed to manage applications and new technologies.

Asset Management

The Town will continue delivering its 10-year capital program in line with the Council approved budget, Asset management Plan and policy. The new Program Manager for Asset Management will advance the program to maximize asset value cost-effectively, while meeting service targets. The asset management team in Engineering and Capital Delivery will work with other departments to assess conditions, analyze data and apply a risk lens to plan and prioritize capital budget needs within Council approved Levels of Service targets and funding envelopes.

Economic Development

Through the launch of the Economic Development Strategic Action Plan, there are four main areas of concentration: innovation (including investment attraction), business support including retention, downtown revitalization, and marketing. The priority actions involve extensive business consultation and collaboration, particularly with the Aurora Economic Development Corporation, Aurora Chamber of Commerce, Aurora Business Improvement Association, and York Region Economic Development. Heading into 2025, there is an emphasis on adding a tourism lens to activities including Community Tourism Plan implementation and a wayfinding signage strategy.

Policy and Heritage

Continue to advance key strategic land use planning documents and priorities for the Town, including the implementation of the new Official Plan, the Affordable Housing Action Plan, the Heritage Grant Program, Comprehensive Zoning By-law Review, Community Planning Permit System, and additional property designations and permit applications. Emerging legislation and responsibilities, including the implementation of the province's new Provincial Planning Statement and the assuming of planning responsibility from the Region will continue to be implemented effectively.

Energy and Climate Change

Manage climate change impacts on Town infrastructure and the community by developing and implementing conservation demand management programs, energy efficient measures and environmental climate change initiatives.

Through such plans as the Corporate Environmental Action Plan, the Energy Conservation and Demand Management Plan and Community Energy Plan the Town continues to work towards meeting Council's commitment to reduce greenhouse gas emissions to net zero by 2050.

Capital Budget

Overview

Planning and Development Services plans to spend \$36.9 million in 2025 on capital projects of the total \$65.2 million in Capital Budget Authority. This includes \$49.3 million for asset management projects, \$12.5 million for growth and new projects and \$3.3 million studies and other.

2025 Capital Budget Authority

(\$000s)	Previously Approved Budget	2025 Budget		Capital Budget Authority Cash Flow			
		Capital Budget Authority*	Budget Change	Actuals to Dec/23	2024 Forecast	2025	2026+
Asset Management	35,657.5	49,327.3	13,669.8	852.2	15,386.0	29,754.8	3,334.2
Growth & New	7,117.5	12,510.1	5,392.5	5,161.7	1,570.5	5,743.9	34.0
Studies & Other	2,320.6	3,345.6	1,025.0	921.2	872.1	1,402.3	150.0
Approved Budget	45,095.6	65,183.0	20,087.4	6,935.1	17,828.6	36,901.0	3,518.2
Capital Programs							
Roads	27,487.2	38,937.8	11,450.6	781.0	15,166.0	22,690.8	300.0
Water Wastewater	2,857.2	3,282.2	425.0	-	150.0	1,390.0	1,742.2
Storm Sewer	5,313.0	7,107.2	1,794.2	71.2	70.0	5,674.0	1,292.0

* Includes all active project budgets, adjustments to project budgets and new budget commitments

Capital program

The 2025 Capital Budget includes capital program approval for roads, water, wastewater and storm sewer asset management capital projects. These programs provide the Town with flexibility to move funding between projects while not exceeding the Capital Budget Authority for the capital program and the planned 2025 capital cash flow. The detailed list of projects in the program are included in Tab 16 – Asset Management Capital.

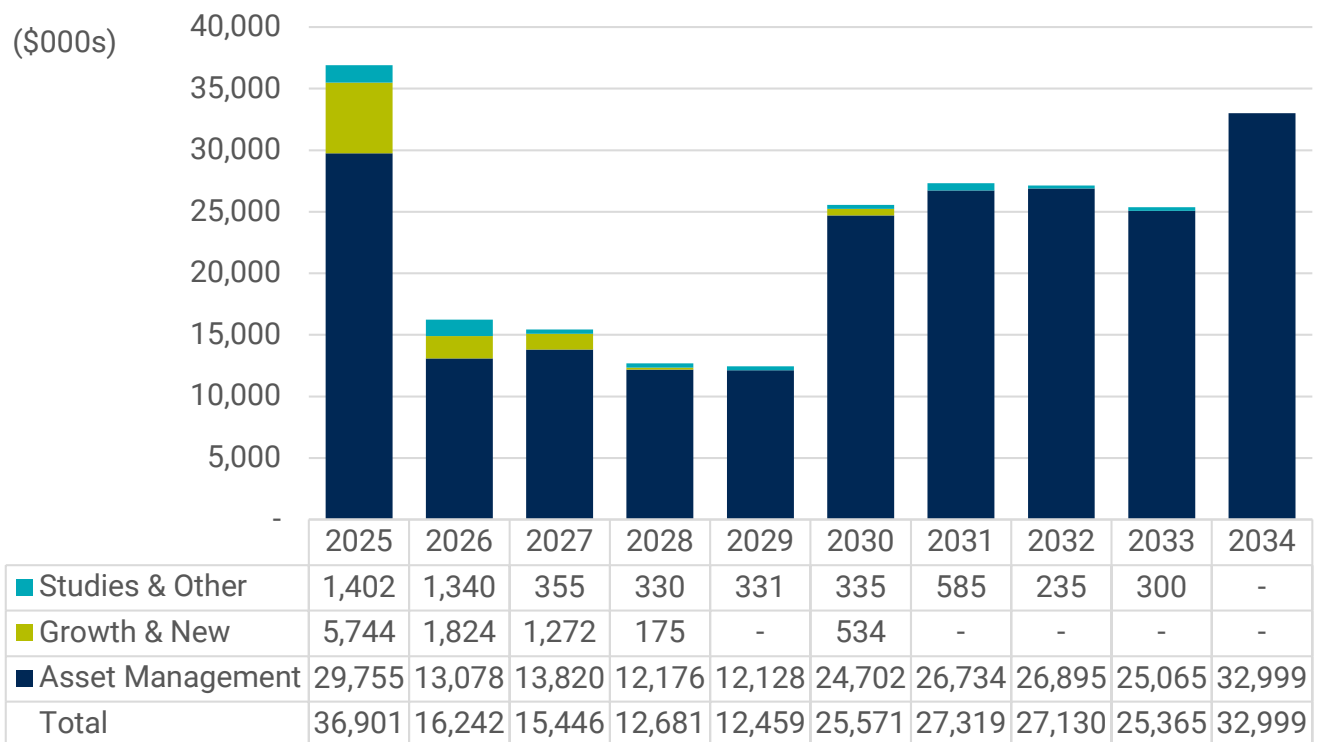
10-year capital plan

The 10-year capital plan includes \$232.2 million in capital projects. The 10-year plan will invest \$217.4 million in asset management. This represents 94 percent of the 10-year plan. Most of the planned spending in 2024 is to support infrastructure asset management including roads and underground water, wastewater and storm sewer assets.

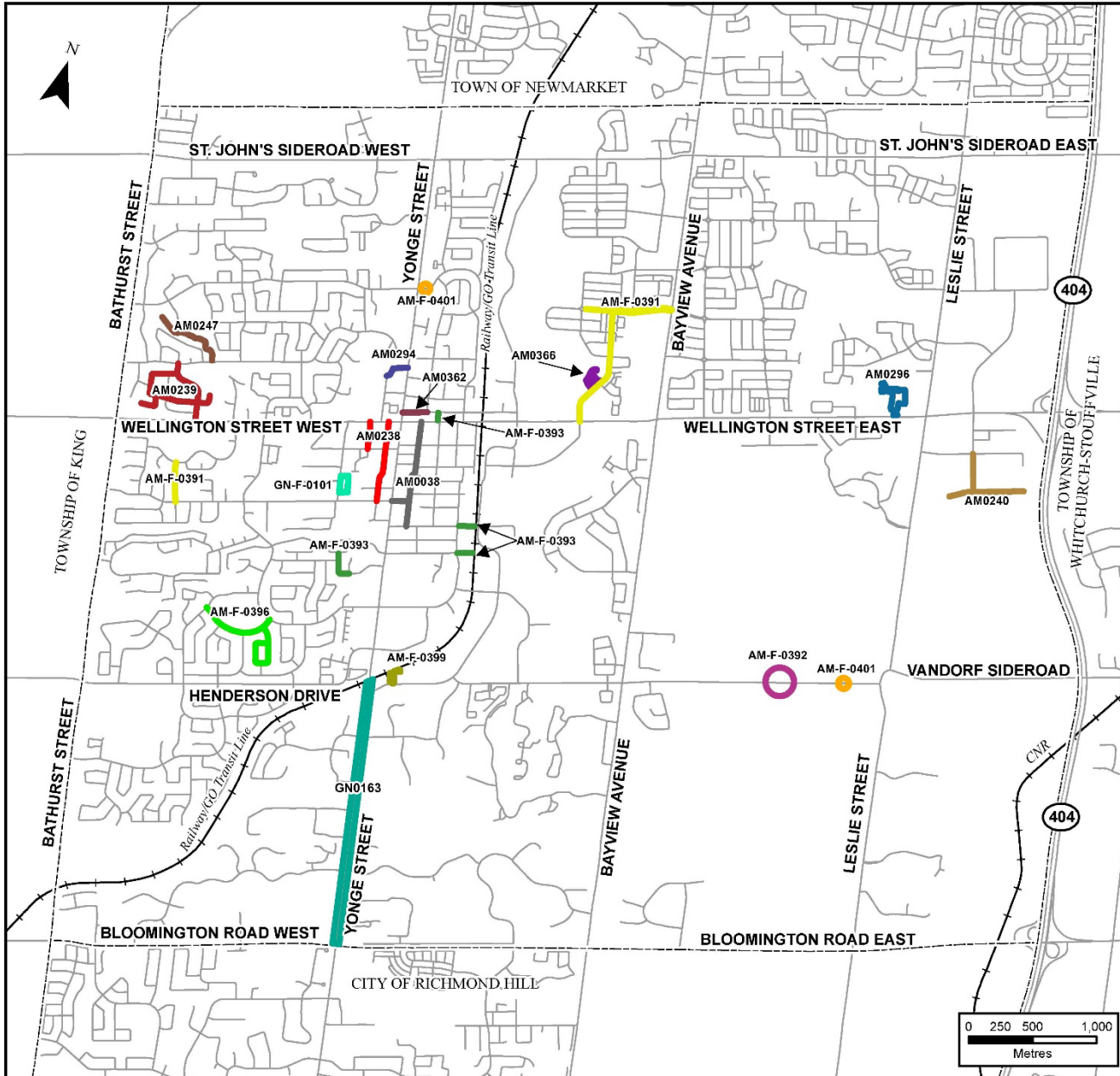
Most of the projects recommended in the recently approved asset management plan were included in the 10-year capital plan for the planning department. However, as the AMP recommended increase to the levy for asset management reserve will spread over 15 years, during this time the backlog of asset management projects will continue to grow. Because of this, there is \$53.5 million of core infrastructure (roads, water, wastewater and stormwater) projects which are included in the Asset Management Plan, but were not able to fit in the 10-year capital plan as sufficient funding is not yet available. Delays in these projects will lead to higher operational maintenance costs, higher risk of failure and reduced levels of service.

In 2025 10-year capital plan, two Planning and Development Services Growth and New projects, which are recommended by the master trail plan, are moved to the unfunded category due to the funding constraint in Growth and New reserve. The Town will proceed with these projects only if grant funding is received.

10-year capital plan



Map of projects with 2025 Capital Budget Authority



2025 CAPITAL PROJECTS MAP

Project Number & Description

- AM-F-0391 - REHABILITATION OF SISMAN AVENUE, HOLLIDGE BOULEVARD, JOHN WEST WAY
- AM-F-0392 - VANDORF SIDEROAD LOCALIZED ROAD REHABILITATION
- AM-F-0393 - REHAB OF WELLS ST NORTH, COUSINS DR, DUNNING AVE, BROOKLAND AVE
- AM-F-0396 - SANI SEWER REHABILITATION OF PATRICK DR, WEBSTER DR, GLASS DR
- AM-F-0399 - REHABILITATION OF HIGHLAND FIELD PARKING LOT
- AM-F-0401 - VANDORF SDRD AND BATSON DR CULVERT REHABILITATION
- AM0038 - ROAD, STORM, SANI AND WATER REHABILITATION - GURNETT, KENNEDY, VICTORIA
- AM0238 - REHABILITATION - MILL ST AND TEMPERANCE ST
- AM0239 - REHABILITATION OF MARKSBURY, GILBANK, LACEY, MCLEOD
- AM0240 - GOULDING AVE & ERIC T. SMITH WAY - TOP ASPHALT
- AM0362 - FULL ROAD RECONSTRUCTION - CENTRE ST - YONGE - SPRUCE ST
- GN-F-0101 - GEORGE ST DEVELOPMENT SERVICING
- GN0163 - ACTIVE TRANSP FACILITIES - YONGE - BLOOMINGTON - GO BRIDGE BOTH SIDES

- AM0247 - DELAYNE DRIVE CHANNEL REHABILITATION
- AM0294 - WATERMAIN DECOMMISSIONING - 15408/15390 YONGE ST
- AM0296 - PARKING LOT REHABILITATION - SARC
- AM0366 - SOUTH TOWN HALL PARKING LOT REHABILITATION



Key capital initiatives

The capital plan for Planning and Development Services supports infrastructure, transportation, policy, and economic development through planned strategic capital projects. The 2025 budget includes the following key projects to support these initiatives:

10-year road reconstruction and rehabilitation program

The 10-year road rehabilitation program is based on a comprehensive asset management condition assessment program that ensures the Town's desired road and related asset levels of services are maintained. This program includes rehabilitation projects of varying levels of intervention depending on need in each year of the plan. It also takes into consideration other infrastructure that may be impacted and require rehabilitation that is directly tied to the road to ensure work is done in the most cost effective and efficient manner possible.

Stormwater and Stream Master Plan Update

The Stormwater and Stream Master Plan (SSMP) Update will review, update and amalgamate the Town's 2014 Stormwater Management Master Plan and 2019 Stream Management Master Plan. The project will ensure that the SSMP is in line with the Lake Simcoe Protection Plan requirements to protect and conserve the environment and the Town's objectives to protect public health, property, infrastructure, and the environment.

By reviewing and updating the master plans the Town will ensure that its strategy for maintaining its stormwater system is current, and that recommendations and projects implemented from the updated master plan continue to be cost effective, protect public health, property, infrastructure, and the environment.

Stormwater Pond Rehabilitation

The Town has partnered with Lake Simcoe Region Conservation Authority (LSRCA) to deliver professional services for the maintenance prioritization and condition assessment of the Town's stormwater pond assets. The Town's Operational Services department is leading these efforts in partnership with Engineering and Capital Delivery. As a result of this assessment, Engineering and Capital Delivery will be leading several capital projects, included in the 10-Year Capital Plan, to address rehabilitation of stormwater management ponds.

Pedestrian Crossing Study

The Pedestrian Crossing Study will provide a strategy on the location and type of pedestrian crossings that could be considered within the Town. Pedestrian crossings enhance walkability within the Town through the elimination of major crossing barriers and improve mid-block crossings at areas with high pedestrian activities, including trail entrance points. The Pedestrian Crossing Study was a recommendation resulting from the 2024 Active Transportation Master Plan. The study will provide a comprehensive assessment of the existing crossing conditions, review the applicable guidelines and policies, and identify candidate locations using a multi-criteria analysis. This study aims to enhance road safety, provide accessibility and connect residents to Town services.

Wayfinding Signage

In 2025, a wayfinding strategy will be undertaken in collaboration with Central Counties Tourism and stakeholders. The strategy will inform the details for the capital project in 2026 to implement the signage, including design and installation of signage as per the plan.

Community Planning Permit System

The Community Planning Permit System (CPPS) is a land use planning tool that will help support local priorities for growth and development within the Town's downtown core. The CPPS will make the development approval process more streamlined and efficient, while adding certainty and transparency to the planning review and approval process. The CPPS will be informed by public engagement and can serve as a beneficial tool to streamline the development review process while prioritizing community benefits and expectations, such as the provision of affordable housing units or the protection of our unique cultural heritage resources.

Comprehensive Zoning By-law Review

The Town will continue to implement the policy directions under the new Official Plan and look to further align key planning documents, including the Town's Comprehensive Zoning By-law, which is required to be updated under the Planning Act. The Comprehensive Zoning By-law Review will look to pre-zone corridors, implement an updated additional residential unit framework, reduce/eliminate minimum parking requirements, and encourage more affordable housing opportunities in line with the established visions from the new Official Plan. The Comprehensive Zoning By-law Review will continue to advance the Town as a leader in proactive and responsible land use planning.

Progress on departmental objectives

These objectives were established through the annual budget process. The following provides a status update on the progress of completing the objectives and identifies new initiatives.

New objectives

Town Facility Waste Audit Reduction Plan

The Solid Waste Audit Reduction Plan, a recommendation resulting from the Energy Conservation Demand Management Plan, will align with the Town's target of net-zero carbon emissions by 2050. This study will include performing waste audits at selected Town-owned facilities and public spaces and reviewing waste generation from corporate electronic items, construction practices and corporate events. The result of the analysis will be the development of a short, medium, and long-term carbon emissions reduction strategy for solid waste for the Town taking into consideration financial implications.

Stormwater and Stream Master Plan Update

The Stormwater and Stream Master Plan (SSMP) Update will review, update and amalgamate the Town's 2014 Stormwater Management Master Plan and 2019 Stream Management Master Plan. The project will ensure that the SSMP is in line with the Lake Simcoe Protection Plan requirements to protect and conserve the environment and Town's objectives to protect public health, property, infrastructure, and the environment.

By reviewing and updating the master plans the Town will ensure that its strategy for maintaining its stormwater system is current, and that recommendations and projects implemented from the updated master plan continue to be cost effective, protect public health, property, infrastructure, and the environment.

Completed objectives

Official Plan Review

The Town was the first municipality in York Region to have its new Official Plan be fully approved. The Official Plan sets the policies and visions for the Town to the planning horizon of 2051, and forthcoming projects and land use planning tools, such as the Comprehensive Zoning By-law Review and Community Planning Permit System, will effectively implement the directions of the new Official Plan.

Natural Capital Asset Management Plan

The Natural Capital Asset Management Plan (NCAMP) captures natural, enhanced and engineered assets that include wetlands, urban trees and parks, bioswales, urban forests and water courses. The NCAMP provides best practices to enhance and protect the Town's natural capital assets, maximize their useful life, promote opportunities for green initiatives, identify assets that are most at risk in the Town's inventory, and meet the requirements of Ontario Regulation 588/17 Asset Management Planning for Municipal Infrastructure.

Energy Conservation and Demand Management Plan Update

The Energy Conservation and Demand Management Plan (ECDMP) provides a roadmap for corporate energy and carbon management at the Town of Aurora over a five-year period. The ECDMP attributes most of its focus on energy use and greenhouse gas emissions at Town-owned facilities, and addresses other sources of emissions from Town operations, such as Town-owned fleet, water, wastewater and waste facilities. To reach its 2050 goals, the ECDMP identifies short- and long-term capital projects and strategies serving to support asset management plans and identify low-carbon measures to reduce emissions and promote energy efficiency across all Town-owned facilities.

Objectives in progress

Water and Wastewater Master Plan

The Water and Wastewater Master Plan will provide a long-term strategy for water and wastewater servicing for the Town's current and future populations. The study will identify specific areas that need rehabilitation and/or expansion and identify existing capacity constraints to ensure optimal performance of the Town's water and wastewater systems.

Promenade Streetscape Detailed Design

A Streetscape Needs Assessment was undertaken by staff to develop a conceptual implementation plan that focused on improvements in the Promenade area on Yonge Street between Wellington Street and Church Street. This assessment was approved by Council in 2021. The detailed design of this improvement plan includes streetlight, sidewalk and crosswalk upgrades, landscaping and improved signage. The detailed design process will also include the rehabilitation of a 1932 clay sewer underneath Yonge Street.

Town-wide Parking Study

The Town-wide Parking study seeks to review and develop a comprehensive parking policy framework and implementation strategy related to all aspects of parking management in the Town. The goal is to create a coordinated and strategic approach that can result in more efficient use of existing parking resources, enhance economic development, enhance operational efficiency and productivity, reduce auto-dependence, and achieve environmental and sustainability goals.

Zero-Parking Strategy

An upcoming zoning strategy is the implementation of a zero-parking standard in areas of the Promenade and Major Transit Station Area. By eliminating the traditional requirement for a minimum number of parking spaces in new developments, the new proposed developments are encouraged to use alternative transportation methods and reduces traffic and increase the neighbourhood vibrancy. This innovative approach not only promotes sustainability but also fosters a more pedestrian-friendly environment, enhancing the overall quality of life for residents and visitors alike. It reflects a forward-thinking vision for urban development that prioritizes accessibility, community interaction, and reduced dependence on personal vehicles.

Economic Development mandate

The Economic Development Strategic Plan identified 30 actions as part of the implementation matrix, with 80 percent completed/started/ongoing, and 20 percent planned to start in 2023. One of the actions was working with the Aurora Economic Development Corporation (AEDC) to continue the economic development campaign/brand “Emerging Aurora” to highlight and build awareness of the many businesses and entrepreneurs in Town. Emerging Aurora was front and centre at the 2022,2023, and 2024 Collision Conferences in Toronto with York Region. In 2023, the AEDC launched the process to update the strategic plan and identify new initiatives and action items that launched in early 2024. Actions identified in the plan are underway and ongoing.

Building

Implement succession planning and training, new technologies drive changes to the Ontario Building Code which requires the Town to continue providing proper training to Building staff.

Building Inspectors continue to upgrade their Building Code qualifications to large and complex buildings. Courses have been taken through the Ontario Building Officials Association. As part of the division’s succession plan, the Zoning Plan Examiner is reviewing building permit applications for small projects and will be upgrading their qualifications under the large buildings category.

Abandoned objectives

None