



Town of Aurora Additional Items to Council Meeting Agenda

Tuesday, November 14, 2017
7 p.m., Council Chambers

- **Item C5 – Memorandum from Councillor Mrakas; Re: Correspondence from Jack Dougan regarding Item R2 (c) of General Committee Meeting of November 7, 2017, Request for Approval to Submit a Zoning Amendment Application – 103, 107 and 111 Metcalfe Street**
- **Item R4 – Report No. IES17-041 – Additional Information to General Committee Item R8 – IES17-037 – Award of Request for Proposal 2017-81-IES – For Consulting Services to Develop the Town of Aurora’s Community Energy Plan**
- **Item R5 – Report No. IES17-042 – Implementation of Train Whistle Cessation for GO Train Crossings Design and Peer Review Budget**



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Town of Aurora

Memorandum

Date: November 14, 2017
To: Mayor and Members of Council
From: Councillor Tom Mrakas
Re: **Correspondence from Jack Dougan; Re: Item R2 (c) of General Committee Meeting of November 7, 2017, Request for Approval to Submit a Zoning Amendment Application – 103, 107 and 111 Metcalfe Street**

Recommendation

1. That the memorandum regarding **Correspondence from Jack Dougan; Re: Item R2 (c) of General Committee Meeting of November 7, 2017, Request for Approval to Submit a Zoning Amendment Application – 103, 107 and 111 Metcalfe Street**, be received for information.

Attachments

Attachment 1 – Correspondence from Jack Dougan, Markets On Main Street Inc., dated November 9, 2017

Markets On Main Street Inc.

November 9, 2017

To The Mayor and Members of Council

Re: **Item R2 c) of General Committee Meeting of November 7, 2017
Request for Approval to Submit a Zoning Amendment Application
103, 107 & 111 Metcalfe Street**

Markets On Main Street is the planning consultant and agent for 2419059 Ontario Inc. which has requested approval from Council to submit a zoning amendment application for the properties at 103, 107 & 111 Metcalfe St. This matter was considered by General Committee at its meeting of November 7, 2017. General Committee recommended refusal of the request.

The proposed site plan and rationale for the development of the properties was presented to Committee. Rather than repeat that information I would like to draw council's attention to some of the ramifications of not approving requests to submit zoning amendment applications for residential development.

1. Most applications for zoning amendments arise out of the needs of property owners or the opportunities they see in their properties.

Land use planning is as complex as the people, the geography and the evolution of the municipality. No municipality can foresee all of the needs or all of the opportunities inherent in its development. The adoption of a new municipal wide by-law will always apply restrictions that are not always necessary, that restrict adaptation to changing circumstances, and that fail to see some of the many beneficial possibilities in the ever changing world of land development. That is why there are processes that allow property owners to apply for amendments.

If the municipality were to establish a moratorium on all such amendments, some of the legitimate needs of property owners could not be met. For example, families that need to move up or move down might not be able to do so. Owners that go through financial distress or bankruptcy might not be able to sell their properties.

Opportunities would also be missed. In cases where the context of a site allows for more development than anticipated by the by-law, with no negative impact on anybody, opportunities would be lost. When new concepts are possible and desirable but not permitted not only would the owner's opportunity be lost but the productivity and the efficiency of the municipality would be hindered. Innovation would be discouraged.

2. Provincial policy (the Provincial Policy Statement and the Growth Plan), Regional Official Plan Policy, and the Planning Act, particularly as the Province proposes to amend it through Bill 139, all place a strong emphasis on intensification and increased density proximate to major transit station areas (which this site is). A moratorium or blanket refusal to consider zoning amendment applications for residential

Markets On Main Street Inc.

November 9, 2017

uses would be contrary to this policy direction in any instance where a proposed amendment would add density or provide an opportunity to intensify residential uses in a major transit station area (which this application would do). It would also delay achievement of the Town's intensification targets. Further, Council should consider using its power to permit zoning amendment applications in a more strategic fashion: by permitting amendments that promote intensification and increased density near transit stations, but not permitting other amendments for residential development that are not near transit, Council can provide incentive for investment in higher residential densities near transit. This is preferable to an ad hoc approach as each request for a Council resolution comes forward. It is also consistent with another approach Council has already taken vis-a-vis incentives: a blanket resolution permitting non-residential applications, which signals an 'open for business' attitude of the Town.

3. The implications to the municipality of a moratorium on new residential amendments can be serious. Municipalities are required to set application fees that cover the full cost of the planning and building services that they provide. The 2017 Operating Budget of Aurora's Planning and Development Services Department is \$4,696,000. If the moratorium on new zoning and building permit applications were to reduce application fees by anything close to this amount the Town would face a serious budget shortfall that could result in the layoff of planning and building department staff. That exact circumstance occurred in many GTA municipalities when rising interest rates stopped so much development in 1981.

4. New development is also relied upon to fund growth related services from road to sewers, parks, community facilities and fire stations. A moratorium on new residential zoning amendments would seriously affect the amount of development charges collected by the municipality for these services. It would also eliminate any possibility of gaining community benefits from the increases in height and density through Section 37 of the Planning Act.

Conclusion

The idea of a 2 year moratorium on new residential zoning amendments with all of its ramifications for the municipality needs to be discussed thoughtfully. Could the municipality absorb a 2 year reduction in the revenues and development charges that result from new zoning amendments? Could the municipality recover such losses in subsequent years? What is an appropriate strategy for Aurora?

We therefore request that the application for permission to apply for rezoning for the properties at 103, 107 & 111 Metcalfe St. be approved on the basis that it would promote intensification and increased density near the important GO Transit Station.



Jack Dougan-RPP

Markets On Main Street Inc.

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**Town of Aurora
Council Report**

No. IES17-041

Subject: Additional Information Report Item R8,
General Committee Meeting November 7, 2017
Award of RFP – Community Energy Plan

Prepared by: Christina Nagy-Oh, Program Manager Environmental Initiatives

Department: Infrastructure and Environmental Services

Date: November 14, 2017

Recommendation

- 1. That Report No. IES17-041 be received for information.**

Executive Summary

The purpose of this report is to provide Council additional information regarding the development of a Community Energy Plan for The Town of Aurora. Development of the CEP is required for Aurora to have access to Municipalities for Climate Innovation Program, up to \$10 million, and estimated at \$1.8 billion from the Cap and Trade Program.

Background

On April 25, 2017 Council passed the following Resolution:

Whereas municipalities around the world are taking the lead on climate change with sustainable and responsible policies that will reduce their Carbon Footprint; and

Whereas municipalities are developing Energy Plans that are both environmentally progressive and economically viable; and

Whereas Aurora's Infrastructure and Environmental Services (IES) Project 10-Year Plan has already allocated \$100,000 for such a potential project, for future Budget consideration; and

Whereas the Provincial Ministry of Energy has established, and is funding through the Ministry of Environment, a Municipal Energy Plan Program, which

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may offer municipalities matching funds of up to \$90,000 to support the development of a Community Energy Plan; and

Whereas Newmarket's Community Energy Plan received \$90,000, Markham's received \$90,000, and Vaughan's received \$54,000;

1. Now Therefore Be It Hereby Resolved That staff be directed to prepare a Terms of Reference and a budget for a Community Energy Plan for Council's consideration as part of the 2018 Budget.

Analysis

Community Energy Plan vs Corporate Environmental Action Plan vs Corporate Energy Management Plan

The Town has two existing environmental plans. The Corporate Environmental Action Plan (CEAP) and the Corporate Energy Management Plan (CEMP). Both of these plans consider only actions that the corporation is required to do regarding the facilities, fleet, town owned land, staff, town events, purchasing, staff related travel and actions whereby the corporation interacts with the environment. Neither of these plans consulted with local businesses, schools, local energy or natural gas distribution companies, other governmental organizations in their development, goals or implementation considerations. Neither of the Town's existing plans encourage developing relationships, circles of influence, community programs that have the ability to encourage or influence behaviour change within the community. Examples:

- Green development policies can encourage greater sustainable development from the building community;
- Energy retrofit incentive programs can encourage residents to modify their homes in a more energy efficient manner; and
- Implementing recycling or composting waste stream programs in high rise buildings, schools and creating or partnering in education and awareness of these programs all impact the carbon footprint of the Town as a whole.

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Corporate Environmental Action Plan (2010) is a five-year action plan that allows the Corporation of Town of Aurora to meet its environmental goals. Purpose:

- Protect and enhance the natural environment;
- Promote environmental sustainability, integrity and conservation of resources; and
- Create a practice of environmental stewardship within the community

Corporate Energy Management Plan (2013) is a five year plan that the corporation will take to increase its energy efficiency, reduce its energy consumption, and minimize its environmental footprint. The Town's vision is to establish a culture of energy conservation, while contributing to global reduction of greenhouse gas emissions. This plan is intended to assist the Town in complying with the corporate energy management planning requirements of Ontario *Regulation 397/11* under the *Green Energy Act (2009)*

A Community Energy Plan (CEP) is a comprehensive long-term plan that serves to define community priorities around energy. It explores how energy is and could be used, generated, and delivered in the community now and into the future. It aims to improve energy efficiency, reduce energy use and greenhouse gas emissions, and foster green energy solutions at the local level, while helping to plan ahead for the future growth and development, energy generation, delivery and use in a community.

Funding Options for CEP development

Staff plan to apply for funding to develop the CEP to a secondary grant source, the FCM Municipalities for Climate Innovation Program. This grant will not conflict with the MOE funding that the Town has already been awarded.

Benefits of developing a CEP

The CEP will play a key role in attracting quality investment, in ensuring reliable and affordable energy, in reducing environmental impacts and in enhancing Aurora's competitiveness. Additional CEP benefits are:

- Improve energy efficiency;

- Retain energy dollars within the community;
- Reduce greenhouse gas emissions;
- Improve resident health through improved air quality and increased active transportation;
- Foster local sustainable energy solutions in the community;
- Support local economic development and green job creation;
- Design a local energy strategy for a more sustainable, energy secure future;
- Reduce energy costs and direct these savings to other community priorities;
- Foster innovation and leadership in energy planning and renewable energy development;
- Support greener development and greener transportation system; and
- Support energy innovation, economic competitive advantage, local investment.

Aurora's motivation to develop a CEP

- Requirement to apply for funding programs – financial incentives available through the GHG Reduction Challenge Fund (up to 10 Million);
- Development of the CEP is required for Aurora to have access to the Municipal Challenge Fund, estimated at \$1.8 Billion, from the Cap and Trade Program;
- CEPs required for Partners for Climate Protection (PCP) Campaign Milestones. 61 Ontario Municipalities are registered for the PCP program;
- Job creation from energy efficiency, energy generation and associated products and services; and
- Solar, wind, combined heat and power opportunities.

Many municipalities have developed CEPs in Ontario and Canada

Over the past five years an increasing number of municipalities across Ontario and Canada have undertaken the development of CEPs: Mississauga, Sudbury, Kingston, Temiskaming Shores, Chatham Kent, **Newmarket, Markham**, Windsor, Middlesex Centre, Bayham, Toronto, Kenora, Durham Region, Waterloo Region, Kitchener, Cambridge, Waterloo, Woolwich, Wellesley, North Dumfries, Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby, Burlington, Sault Ste. Marie, Caledon, Guelph and London.

Currently CEPs are being implemented in Kingston, Vaughan, Chatham-Kent, Sault Ste. Marie, Wawa, Temiskaming Shores, Woodstock, Halton Hills, and Oakville.

Other municipalities experience and benefits in developing and implementing CEPs

Town of Halton Hill's states that their Community Energy Plan fulfils the first three milestones of the FCM Partners for Climate Protection program by:

- Creating a community-wide greenhouse gas emissions inventory;
- Setting a greenhouse gas emission reduction target; and
- Identifying actions that need to be taken to achieve greenhouse gas reductions.

For the community as a whole, the Energy Plan sets the following targets:

- 35% reduction in per capita greenhouse gas emissions by 2031– compared to 2011 levels.
- 14% reduction in total greenhouse gas emissions by 2031.

Implementation is projected to:

- Reduce annual energy costs by \$17 million (\$271 in total).
- Create over 200 new jobs.

Newmarket has a 2018 budget request in for the implementation of their CEP. Newmarket was mandated to do the CEP through the Region's OP and Newmarket's Secondary plan. Benefit to preparing plan is access to grant funding. Staff said that they had a good experience creating the plan. The Newmarket Energy Efficiency Retrofit Program has been set up to generate a return on investment or at the least be cost neutral to the Town. The business case to prove this has not been completed to date.

York Region's Climate- Related Initiatives

York Region will be developing a region-wide MEP as a component of the York Region Climate Change Action Plan. This will be developed through the Municipal Comprehensive review and will address energy use and greenhouse gas emissions across a broad range of sectors including residential, commercial, industrial and transportation sources. It will also inform official plan policy development to ensure alignment between growth management, built environment and energy planning decisions to support improved community resiliency.

Local Municipalities in York Region are required to develop their own Energy Conservation and Demand Management Plans under the Green Energy Act, 2009 and Ontario Regulation 397/11. Local Municipalities are also encouraged to develop Municipal energy plans through the Ministry of Energy. The Regional Community Energy Plan will leverage and build upon existing community energy plans developed by the Town of East Gwillimbury, Markham, Newmarket and Vaughan.

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Advisory Committee Review

As captured in the EAC minutes of October 5, 2017, staff had discussed the upcoming budget item of developing the CEP. EAC members welcomed the idea of the town developing a CEP and that staff obtained a 50% grant to help pay for the plan.

Financial Implications

The financial costs are identified in Report No. IES17-037.

Communications Considerations

Not applicable.

Link to Strategic Plan

The proposed program update supports the Strategic Plan Goal of ***Supporting Environmental Stewardship and Sustainability*** and the objectives of ***encouraging the stewardship of Aurora's natural resources and promoting and advancing green initiatives.***

Alternative(s) to the Recommendation

Not applicable.

Conclusions

It is an opportune time for Aurora to develop a Community Energy Plan, given the financial incentives available for energy efficiency measures from the Ministry of Energy & Climate Change. Development of a CEP is required for Aurora to have access to Municipalities for Climate Innovation Program, up to \$10 million and the estimated \$1.8 billion, from the Cap and Trade Program. These incentives will reduce the costs of implementing the actions identified in the Plan, and will further enhance the financial benefits of energy efficiency measures for the Town. The CEP is expected to deliver practical actions that will translate into measurable financial benefits, efficiencies, reduced operating costs, lower greenhouse gas emissions, community awareness and corporate leadership. It will not only meet the Town's obligations under the *Green Energy Act*, but will also fulfill its commitments under the Federation of Canadian

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Municipalities Partners for Climate Protection program related to reducing greenhouse gas emissions.

Attachments

None

Previous Reports

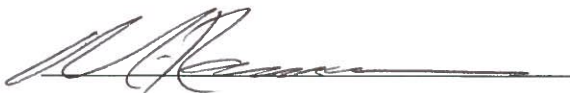
Report Number IES17-037, dated November 7, 2017.

Pre-submission Review

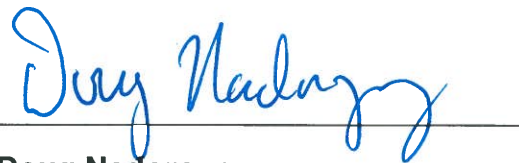
Reviewed by the Chief Administrative Officer and Director of Planning and Building Services.

Departmental Approval

Approved for Agenda



**Marco Ramunno
Acting Director
Infrastructure and Environmental Services**



**Doug Nadorozny
Chief Administrative Officer**



**Town of Aurora
Council Report**

No. IES17-042

Subject: Implementation of Train Whistle Cessation for GO Train Crossings
Design and Peer Review Budget

Prepared by: Michael Bat, Traffic/Transportation Analyst

Department: Infrastructure and Environmental Services

Date: November 14, 2017

Recommendation

1. That Report No. IES17-042 be received; and
2. That the Implementation of Train Whistle Cessation for GO Train Crossings be approved; and
3. That a total budget of \$235,000 be approved as part of the 2018 Capital Budget for the design and the peer review component of this project to be funded from the Growth and New Reserve; and
4. That staff proceed with the tendering process for the purchase of design and peer review portion of the project.

Executive Summary

This report seeks Council approval to include the Train Whistle Cessation Project within the 2018 Budget year.

The design cost is estimated at \$135,000 and an additional \$100,000 is estimated for the peer review consultant as per Metrolinx requirements.

\$235,000 will be included in the 2018 budget and the construction cost estimated of \$1,075,000 will be included in the 2019 budget.

Background

On July 27, 2017, Council considered Report No. IES17-024 – Implementation of Train Whistle Cessation for GO Train Crossings and passed the following resolution:

THAT Report No. IES17-024 – Implementation of Train Whistle Cessation for GO Train Crossings be referred back to staff for more information during the 2018 Budget deliberations.

Budget

In accordance to Report No. IES17-024 – Implementation of Train Whistle Cessation for GO Train Crossings, the total budget for construction and design is provided in Table 1.

The budget has been updated to remove the cost of \$800,000 for the four pedestrian gates at Wellington Street East, since this will be part of the future Mextrolinx improvements program with proposed grade separation at Wellington Street East.

Table 1 – Budget for Construction and Design

Crossing	Maze Barrier	Pedestrian Gates	Road Authority	Estimated Cost
Engelhard Drive	2		Aurora	\$20,000
Centre Street	2		Aurora	\$20,000
St. John's Sideroad		4	York Region	\$800,000
Detailed Design				\$135,000
Peer Review Consultant				\$100,000
Total	4	8		\$1,075,000

The design cost estimated at \$235,000 will be part of the 2018 budget and the construction cost estimated at \$1,075,000 will be included in the 2019 budget.

Advisory Committee Review

Not applicable

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Report No. IES17-042

Financial Implications

It is recommended that Council authorize funding of \$235,000 (excluding taxes) for the design and peer review stage of the train whistle cessation project in the 2018 Capital Budget.

Communications Considerations

None

Link to Strategic Plan

None

Alternative(s) to the Recommendation

Council could choose not to proceed with the project.

Conclusions

It is recommended Council approve the funding for the design component of the Train Whistle Cessation Project within the 2018 Capital Project.

Attachments

None

Previous Reports

Report Number IES17-024, Implementation of Train Whistle Cessation for GO Train Crossings, dated June 20, 2017.

Pre-submission Review

Reviewed by the Chief Administrative Officer and Director of Planning and Building Services.

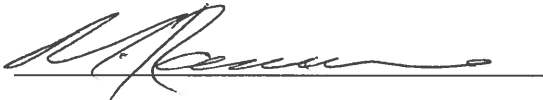
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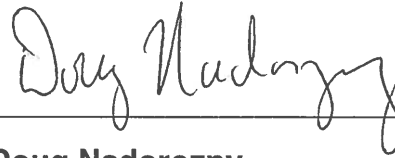
Report No. IES17-042

Departmental Approval

Approved for Agenda



**Marco Ramunno, MCIP, RPP
Acting Director,
Infrastructure and Environmental
Services**



**Doug Nadorozny
Chief Administrative Officer**