



# Town of Aurora General Committee Meeting Report

Council Chambers, Aurora Town Hall  
Tuesday, November 7, 2017

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## **Attendance**

**Council Members** Councillor Humfryes in the Chair; Councillors Abel, Gaertner, Kim, Mrakas, Pirri, Thom, Thompson, and Mayor Dawe

**Members Absent** None

**Other Attendees** Doug Nadorozny, Chief Administrative Officer, Dan Elliott, Director of Financial Services, Al Downey, Director of Parks, Recreation and Cultural Services, Marco Ramunno, Director of Planning and Building Services, Techa van Leeuwen, Director of Corporate Services, Stephanie Mackenzie-Smith, Manager of Corporate Communications, Patricia De Sario, Town Solicitor, Michael de Rond, Town Clerk, and Ishita Soneji, Council/Committee Secretary

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

General Committee consented to recess the meeting at 9:04 p.m. and reconvened the meeting at 9:17 p.m.

## **1. Approval of the Agenda**

General Committee approved the agenda as circulated by Legislative Services, with the following additions:

- Delegation (b) Murray Evans, representing L&B Aurora Inc.  
Re: Item R2 – PBS17-079 – Proposal for Zoning By-law Amendment Application
- Delegation (c) Jack Dougan, representing RS Homes  
Re: Item R2 – PBS17-079 – Proposal for Zoning By-law Amendment Application

- Item R10 – PRCS17-038 – Use of 14700 Yonge Street (Old Canadian Tire) for Santa Clause Parade
- Item R11 – FS17-054 – 2018 Draft Capital Budget Remaining Items
- Notice of Motion (c) Councillor Abel; Re: Pedestrian Traffic Calming

## **2. Declarations of Pecuniary Interest and General Nature Thereof**

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

## **3. Presentations**

General Committee consented to allow an extension of five minutes for Presentation (a).

### **(a) Adrian Kawun, Manager, Transit Service Planning, YRT/VIVA Re: 2018 Transit Initiatives**

Mr. Kawun presented an overview of the YRT system performance, and details of the 2018 YRT/VIVA key transit initiative plans within the Town of Aurora.

General Committee received the presentation for information.

## **4. Delegations**

### **(a) Angela Sciberras, MSH Planning, representing 2567086 Ontario Inc. Re: Item R2 – PBS17-079 – Proposal for Zoning By-law Amendment Application**

Ms. Sciberras presented a brief overview of the proposed application including background information, and requested that Council accept the Zoning By-law amendment application for the subject lands at 100 Tyler Street and 34-46 George Street to construct 26 ground-related, three-storey freehold townhouse units.

General Committee received and referred the comments of the delegation to Item R2.

**(b) Murray Evans, representing L&B Aurora Inc.**

**Re: Item R2 – PBS17-079 – Proposal for Zoning By-law Amendment Application**

Mr. Evans presented a brief overview of the proposed application and details of the proposed construction of a six-storey residential apartment building. He requested that Council accept the Zoning By-law amendment application for the subject lands located at the northeast corner of Wellington Street East and John West Way.

General Committee received and referred the comments of the delegation to Item R2.

**(c) Jack Dougan, representing RS Homes**

**Re: Item R2 – PBS17-079 – Proposal for Zoning By-law Amendment Application**

Mr. Dougan provided details of the proposed application, and requested that Council accept the Zoning By-law amendment application for the subject lands at 103, 107 and 111 Metcalfe Street. He noted that an Official Plan Amendment application will also be submitted, pending the acceptance of the Zoning By-law amendment application.

General Committee received and referred the comments of the delegation to Item R2.

## **5. Consent Agenda**

**General Committee recommends:**

That the following Consent Agenda Items, C1 to C8 inclusive, be approved:

**C1. PRCS17-034 – Culture and Recreation Grant Semi-Annual Allocation for September 2017**

1. That Report No. PRCS17-034 be received for information.

**C2. Finance Advisory Committee Meeting Minutes of September 27, 2017**

1. That the Finance Advisory Committee meeting minutes of September 27, 2017, be received for information.

**C3. Accessibility Advisory Committee Meeting Minutes of October 4, 2017**

1. That the Accessibility Advisory Committee meeting minutes of October 4, 2017, be received for information.

**C4. Environmental Advisory Committee Meeting Minutes of October 5, 2017**

1. That the Environmental Advisory Committee meeting minutes of October 5, 2017, be received for information.

**C5. Governance Review Ad Hoc Committee Meeting Minutes of October 10, 2017**

1. That the Governance Review Ad Hoc Committee meeting minutes of October 10, 2017, be received for information.

**C6. Finance Advisory Committee Meeting Minutes of October 12, 2017**

1. That the Finance Advisory Committee meeting minutes of October 12, 2017, be received for information.

**C7. Heritage Advisory Committee Meeting Minutes of October 16, 2017**

1. That the Heritage Advisory Committee meeting minutes of October 16, 2017, be received for information.

**C8. IES17-038 – Award of Tender IES 2017-102 – Supply and Delivery of One 2018 Single Axle Dump Truck and One 2018 Dual Axle Dump Truck**

1. That Report No. IES17-038 be received; and
2. That Tender IES 2017-102 for the supply and delivery of one single axle dump truck and one dual axle dump truck be awarded to Currie Truck Centre, in the amount of \$413,747, excluding taxes; and

3. That the Mayor and Town Clerk be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same.

**Carried**

## **6. Consideration of Items Requiring Discussion (Regular Agenda)**

### **R1. FS17-053 – 2018 Central York Fire Services Budget for Aurora Comment**

Fire Chief Laing presented a brief overview of the draft 2018 Central York Fire Services (CYFS) budget, and the corresponding 2018 Capital Budget summary.

#### **General Committee recommends:**

1. That Report No. FS17-053 be received; and
2. That the draft 2018 Central York Fire Services budgets as recommended for approval by the Joint Council Committee be supported.

**Carried**

### **R2. PBS17-079 – Proposal for Zoning By-law Amendment Application**

General Committee consented to vote on the clauses and proposed Zoning By-law Amendment applications separately.

#### **General Committee recommends:**

1. That Report No. PBS17-079 be received.

**Carried**

#### **General Committee recommends:**

2. That the Zoning By-law Amendment Application related to Zoning By-law Proposal (a) L&B Aurora Inc. (Northeast Corner of Wellington Street East and John West Way) be accepted.

**Carried**

**General Committee recommends:**

3. That the Zoning By-law Amendment Application related to Zoning By-law Proposal (b) 2567086 Ontario Inc. (100 Tyler Street and 34-46 George Street) be accepted.

**Defeated**

**General Committee recommends:**

4. That the Zoning By-law Amendment Application related to Zoning By-law Proposal (c) 2419059 Ontario Inc. (103, 107 and 111 Metcalfe Street) be accepted.

**Defeated**

**R3. PRCS17-037 – Aurora Outdoor Christmas Market**

**General Committee recommends:**

1. That Report No. PRCS17-037 be received; and
2. That the framework presented in this report be endorsed; and
3. That staff report back to Council on the need for additional staff for Special Events/Communications in Q1 of 2018; and
4. That the Aurora Outdoor Christmas Market be included as an option in the 2018 Budget; and
5. That the Aurora Christmas Outdoor Market not be approved in 2017; **and**
6. **That a mini Christmas Market be held at the Town's 2017 Christmas Tree Lighting Ceremony, funded in the amount of \$3,000 from the Council Operating Contingency Fund, if feasible as determined by the Director of Parks, Recreation and Cultural Services.**

**Carried as amended**

**R4. FS17-046 – 2018 Operating Budget**

Doug Nadorozny, Chief Administrative Officer, and Dan Elliott, Director of Financial Services, gave an introductory presentation on the 2018 Operating Budget.

**General Committee recommends:**

1. That Report No. FS17-046 be received; and
2. That the 2018 draft Operating Budget be referred to Budget Committee for review at its scheduled meetings commencing November 18, 2017; and
3. That following the completion of the Budget Committee reviews, the Treasurer bring forward a final budget approval report reflecting all adjustments recommended by the Committee.

**Carried**

**R5. PBS17-078 – Town of Aurora Official Plan Workplan Update**

**General Committee recommends:**

1. That Report No. PBS17-078 be received for information.

**Carried**

**R6. CS17-036 – Pre-Budget Approval for the Hiring of an Elections Coordinator**

**General Committee recommends:**

1. That Report No. CS17-036 be received; and
2. That pre-budget approval for a full-time Elections Coordinator, for a one-year contract position in advance of the final approval of the 2018 Operating Budget, be provided.

**Carried**

**R7. IES17-035 – Winter Sand/Salt Storage Facility Door**

**General Committee recommends:**

1. That Report No. IES17-035 be received; and
2. That 2017 Capital Project No. 72311 – Installation of Sand/Salt Facility Door be approved; and
3. That a total budget of \$25,000 be approved for Capital Project No. 72311 to be funded from the Growth and New Reserve Fund; and
4. That staff be authorized to proceed with Capital Project No. 72311 – Installation of Sand/Salt Facility Door prior to the 2017/18 winter season.

**Carried**

**R8. IES17-037 – Award of Request for Proposal 2017-81-IES – For Consulting Services to Develop the Town of Aurora’s Community Energy Plan**

General Committee consented to vote on the clauses of the motion separately.

**General Committee recommends:**

1. That Report No. IES17-037 be received.

**Carried**

**General Committee recommends:**

2. That Request for Proposal 2017-81-IES – For consulting services to develop the Town of Aurora’s Community Energy Plan be awarded to IndEco Strategic Consulting in the amount of \$132,660.00, excluding taxes conditional on the Capital Project No. 42809 approval in the 2018 capital budget; and
3. That the Mayor and Town Clerk be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same.

**Defeated**



**R9. Summary of Committee Recommendations Report No. 2017-10**

**General Committee recommends:**

1. That Summary of Committee Recommendations Report No. 2017-10 be received; and
2. That the Committee recommendations contained within this report be approved.

**Carried**

**R10. PRCS17-038 – Use of 14700 Yonge Street (Old Canadian Tire) for Santa Claus Parade**

**General Committee recommends:**

1. That Report No. PRCS17-038 be received; and
2. That the Director of Parks, Recreation and Cultural Services be authorized to execute an agreement with Canadian Tire Real Estate Limited for the use of 14700 Yonge Street during the Santa Claus parade on Saturday, November 25, 2017.

**Carried**

**R11. FS17-054 – 2018 Draft Capital Budget Remaining Items**

**General Committee Recommends:**

1. That Report No. FS17-054 be received; and
2. That 2018 Capital Project No. 72285 – JOC – Additional Work be given conditional approval – additional information required; and
3. That 2018 Capital Project No. 72310 – 22 Church St – Exterior Sign be given conditional approval – additional information required; and
4. That 2018 Capital Project No. 34525 – Yonge St Parking Plan not be approved **at this time**.

**Carried as amended**

## 7. Notices of Motion

### (a) Councillor Abel

#### Re: Affordable Housing Plan

Whereas the province has legislated the *Affordable Housing Act 2016*, an Act that allows for a Strategy to meet demands for affordable units; and

Whereas the Act does provide the framework, however there is further direction required from municipalities in order to meet the demand in affordable rental stock; and

Whereas the Town of Aurora has approved Secondary Suites; and

Whereas the Act, works best where there is urban growth; and

Whereas the York Region Local Municipal Housing Working Group has been exploring options to address housing supply and affordability issues and to develop an affordable ownership and rental housing incentives framework; and

Whereas the Ministry of Municipal Affairs with the Ministry of Housing have signalled they will include Inclusionary Zoning, which is a discretionary tool for Municipalities to employ, to require private-market development to include below-market-rate rental and/or ownership housing; and

Whereas planning and thinking before funding programs become available is a sound strategic investment of resources, and creates clarity and certainty for municipalities; and

Whereas Rental Stock allows for all ranges of incomes, aging in a familiar community, and revenue opportunities;

1. Now Therefore Be It Hereby Resolved That staff report back with municipal guidelines for affordable housing, for our Official Plan policies and Zoning By-laws; and
2. Be It Further Resolved That the report refer to and incorporate guidelines, funding and policies from the three (3) upper tier governments, being the Region, Provincial and Federal governments.

**(b) Councillor Abel**

**Re: Aurora Pow-Wow 2018**

Whereas the Town of Aurora in June 2017 hosted an event for the Canada 150 Celebration, called the New Beginnings Pow-Wow in Aurora; and

Whereas this event was well attended, and drew a significant percentage of attendees from out of town; and

Whereas the 2017 New Beginnings Pow-Wow in Aurora event was funded through the federal government grant application process; and

Whereas this was an inaugural event, and worth considering expanding this initiative to an annual Pow-Wow event as per the Town's Cultural Master Plan;

1. Now Therefore Be It Hereby Resolved That staff be directed to prepare information in the form of a budget option to hold the Aurora Pow-Wow 2018 for consideration by Budget Committee during the 2018 Budget review.

**(c) Councillor Abel**

**Re: Pedestrian Traffic Calming**

Whereas the Town of Aurora supports active transportation, safe traffic calming measures and safe pedestrian crossings; and

Whereas an Icelandic town has employed ingenious painted crossing patterns for pedestrians to be safer at crossings and more heavily pedestrian traffic areas like school zones and parks; and

Whereas the crossing intersections are 3-D and appear to be raised concrete pads that would raise vehicle operators' attention to slow down;

1. Now Therefore Be it Hereby Resolved That staff be directed to prepare an information report regarding the suitability and advisability of installing raised pedestrian crossings, and the estimated cost for up to five installations with an identified capital funding source; and
2. Be It Further Resolved That the report be completed in time for the 2018 Budget deliberations, to be implemented in the spring of 2018.

## **8. New Business**

Councillor Thom inquired about the exterior signage installation project at 22 Church Street, and staff provided clarification.

Mayor Dawe extended a reminder that Christmas greeting cards are available at Access Aurora to send a message to members of the Canadian Armed Forces until November 28, 2017.

Councillor Thompson referred to the comments of an Open Forum speaker regarding the culvert construction on Brookland Avenue and inquired about the efforts to mitigate the challenges faced by business owners due to the ongoing construction, and staff provided a response.

Councillor Gaertner echoed the concerns regarding the Brookland Avenue culvert construction and noted that a neighboring apartment building parking lot is being used, without permission, to store equipment. Staff agreed to investigate the matter.

Councillor Gaertner inquired about the process for residents to report construction concerns during the weekend, and staff provided a response.

Councillor Mrakas referred to the comments of an Open Forum speaker, and inquired about the status of the report on the forested area on the south side of Henderson Avenue and the involvement of the Lake Simcoe Region Conservation Authority Board, and Mayor Dawe provided a response.

Councillor Mrakas noted that he will be introducing a Notice of Motion at a future meeting to develop an interim control by-law to limit new developments for one year in areas in the Town with a “Stable Neighborhood” designation.

Councillor Abel inquired about the timeline and date of completion of the Brookland Avenue culvert construction, and staff provided a response.

## **9. Closed Session**

None

## **10. Adjournment**

The meeting was adjourned at 10:42 p.m.

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**Sandra Humfryes, Councillor**

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**Michael de Rond, Town Clerk**

The report of the General Committee meeting of November 7, 2017, is subject to final approval and endorsement of the recommendations by Council on November 14, 2017.