

Public Release  
June 4, 2018



**Town of Aurora  
Additional Items to  
General Committee Meeting Agenda**

Tuesday, June 5, 2018  
7 p.m., Council Chambers

- **Revised General Committee Meeting Agenda Index**
- **Item A1 – Trails and Active Transportation Committee Meeting Minutes of April 20, 2018**
- **Item A2 – Heritage Advisory Committee Meeting Minutes of May 14, 2018**
- **Item R2 – Replacement Page 4 for Report No. OPS18-011 – Central York Fire Services Headquarters 4-5 (revised construction cost estimates)**
- **Item R11 – CMS18-018 – Aurora Sports Dome Lease Agreement**



**Town of Aurora  
General Committee  
Meeting Agenda (Revised)**

Tuesday, June 5, 2018  
7 p.m., Council Chambers

Councillor Pirri in the Chair

**1. Approval of the Agenda**

**Recommended:**

That the agenda as circulated by Legislative Services be approved.

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

**3. Community Presentations**

**(a) Shelley Ware, Supervisor, Special Events**

**Re: Festivals and Events Ontario (FEO) Awards Announcement**

**4. Delegations**

**(a) Cameron Weighill, Resident**

**Re: Exception from Interim Control By-law**

**(b) Brian Moore, representing Aurora Chamber of Commerce**

**Re: Sign By-law**

**(c) George Hughes, Chair, Board of Directors, Aurora Chamber of Commerce**

**Re: Sign By-law**

## **5. Consent Agenda**

Items listed under the Consent Agenda are considered routine or no longer require further discussion, and are enacted in one motion. The exception to this rule is that a Member may request for one or more items to be removed from the Consent Agenda for separate discussion and action.

### **Recommended:**

That the following Consent Agenda Item C1 be approved:

#### **C1. Memorandum from Mayor Dawe Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of April 27, 2018**

### **Recommended:**

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of April 27, 2018, be received for information.

## **6. Advisory Committee Meeting Minutes**

### **Recommended:**

That the Advisory Committee meeting minutes, Items A1 to A2 inclusive, be received and the recommendations carried by the Committees be approved:

#### **A1. Trails and Active Transportation Committee Meeting Minutes of April 20, 2018**

(Added Item)

### **Recommended:**

1. That the Trails and Active Transportation Committee meeting minutes of April 20, 2018, be received for information.

**A2. Heritage Advisory Committee Meeting Minutes of May 14, 2018**

(Added Item)

**Recommended:**

1. That the Heritage Advisory Committee meeting minutes of May 14, 2018, be received; and

2. That the Heritage Advisory Committee recommend to Council:

**1. HAC18-009 – Aurora United Church – Site Plan Review, 15186 Yonge Street, 12 and 16 Tyler Street, 55 and 57 Temperance Street**

1. That Report No. HAC18-009 be received; and

2. That the Heritage Advisory Committee recommend to Council:

(a) That the use of stucco be avoided and that the large white surface areas be addressed.

**2. HAC18-008 – Yonge Street Building Evaluations**

1. That Report No. HAC18-008 be received; and

2. That the Heritage Advisory Committee recommend to Council:

(a) That the following properties be designated under Part IV of the *Ontario Heritage Act*:

(i) 15243B Yonge Street; "Whimster's Store";

(ii) 15243A Yonge Street; "Mulock Block";

(iii) 15242 Yonge Street; "The Lloyd Building";

(iv) 15240 Yonge Street; "The Ashton Building";

(v) 15233 Yonge Street; "Medical Hall";

(vi) 15229 Yonge Street; "The Willis Building";

(vii) 15225 Yonge Street; "Winter's Bakery";

(viii) 15222, 15224 and 15226 Yonge Street; "The Faughner Building";

(ix) 15221 Yonge Street; "Sterling Bank";

(x) 15218-15220 Yonge Street; "The Clift Building";

- (xi) 15216 Yonge Street; "The Odd Fellows Block";
- (xii) 15210 Yonge Street; "The Andrews Block";
- (xiii) 15203 Yonge Street; "The Butcher Building";
- (xiv) 15199 Yonge Street; "The Grimshaw Bakery"; and
- (xv) 15195 Yonge Street.

**3. Memorandum from Planner/Heritage Planning**  
**Re: 32 Wellington Street East**

1. That the memorandum regarding 32 Wellington Street East be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That this item be referred to the Town's Legal staff for affirmation that the builder has not complied with Council's approval related to the development at 32 Wellington Street East, and to provide options for next steps.

**New Business**

1. That the Heritage Advisory Committee recommend to Council:
  - (a) That the Evaluation Working Group provide an objective evaluation on each of the following properties:
    - (i) 136 Wellington Street East; "Railroad Hotel"; and
    - (ii) 124 Wellington Street East; "Baldwin's Restaurant"; and
  - (b) That the objective evaluations be submitted to the Heritage Advisory Committee meeting of July 9, 2018, for further review.

**7. Consideration of Items Requiring Discussion (Regular Agenda)**

**R1. PDS18-069 – Renovations of the Aurora Armoury**  
**89 Mosley Street**

Presentation to be provided by Anthony Ierullo, Manager of Policy Planning and Economic Development, and Philip Hastings, GOW Hastings Architects.

**Recommended:**

1. That Report No. PDS18-069 be received; and
2. That the design of the Aurora Armoury as outlined in this report be approved; and
3. That, in accordance with the Aurora Hydro Sale Investment Reserve Fund By-law No. 5439-12, Council determines that completion of the Aurora Armoury project is in the best interests of the Town; and
4. That, having provided the necessary public notice required of Bylaw No. 5439-12, the budget for the Armoury restoration and renovation be increased by \$4,618,800 to a total budget of \$4,883,800, and that the additional funding be sourced from the Aurora Hydro Sale Investment Reserve Fund; and
5. That the above budget includes a 1% contribution in the amount of \$46,100 to the Town's Public Art Reserve Fund in accordance with the Official Plan requirements.

**R2. OPS18-011 – Central York Fire Services Headquarters 4-5**

**Recommended:**

1. That Report No. OPS18-011 be received; and
2. That the final design of Station 4-5 be approved; and
3. That the Aurora portion of the budget be increased by 1% in the amount of \$36,100 in support of public art in accordance with the Official Plan requirements; and
4. That additional Aurora funding in the amount of \$3,523,400 be approved for the Town share of the cost of the construction of Station 4-5, to be funded from the Fire DC Reserve Fund as set out in Report No. OPS18-011; and
5. That staff be authorized to proceed with Phases 4, 5 and all outstanding services identified in the RFP submitted by Thomas Brown Architects in the amount of \$345,000, excluding disbursements and taxes.

**R3. OPS18-012 – Winter Maintenance 2017/2018 Report**

**Recommended:**

1. That Report No. OPS18-012 be received for information.

**R4. CS18-012 – Magna Golf Club – Display Fireworks**

**Recommended:**

1. That Report No. CS18-012 be received; and
2. That the setting off of Display Fireworks for a wedding at Magna Golf club on June 23, 2018, for approximately five minutes at 10:30 p.m. be approved; and
3. That a by-law to amend Fireworks By-law No. 5373-11 be brought forward to a future Council meeting providing delegated authority to staff for the approval of setting off fireworks in celebration of events other than Victoria Day and Canada Day.

**R5. CS18-013 – Town of Aurora 2018-2024 Accessibility Plan**

Presentation to be provided by Ivy Henriksen, Manager, Customer Service, and Matt Zawada, Accessibility Advisor.

**Recommended:**

1. That Report No. CS18-013 be received; and
2. That the 2018-2024 Annual Multi-Year Accessibility Plan be approved.

**R6. PDS18-030 – Parking By-law Amendment for Commercial Motor Vehicle**

**Recommended:**

1. That Report No. PDS18-030 be received; and
2. That a by-law to amend By-law No. 4574-04.T be brought forward to update the definition and on-street parking restrictions for commercial motor vehicles.

**R7. PDS18-058 – FCM Partners for Climate Protection Council Resolution**

**Recommended:**

1. That Report No. PDS18-058 be received; and
2. That the resolution contained in the attachment be endorsed; and
3. That the Program Manager Environmental Initiatives and the Mayor be appointed to oversee implementation of the Partners for Climate Protection (PCP) Program Milestones.

**R8. PDS18-060 – Building Permit Fees Review**

**Recommended:**

1. That Report No. PDS18-060 be received; and
2. That the proposed Building Permit fee amendments be approved; and
3. That the amending by-law be presented to Council at its meeting of June 26, 2018, for enactment effective July 1, 2018; and
4. That the current policy for Temporary Sales Trailers/Offices be repealed and replaced with the new Guidelines for the Approval of Temporary Sales Trailers and/or Office.

**R9. PDS18-062 – Application for Site Plan Approval  
Gottardo Construction Limited  
Lot 3 and Part of Block 11, Registered Plan 65M-4324  
95 Eric T. Smith Way  
File Number: SP-2018-04  
Related Files: D14-05-04 and D12-05-1A**

**Recommended:**

1. That Report No. PDS18-062 be received; and
2. That site plan application number SP-2018-04 (Gottardo Construction Limited) to permit the development of the subject lands for a six-storey, 110-room hotel, be approved; and



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

**R10. PDS18-063 – Application for Site Plan Approval  
1623 Wellington Street East Developments Limited  
(SmartCentres)  
1623 Wellington Street East  
File Numbers: SP-2018-05 and ZBA-2018-03  
Related Files: OPA-2011-02 and ZBA-2011-06**

**Recommended:**

1. That Report No. PDS18-063 be received; and
2. That site plan application number SP-2018-05 (1623 Wellington Street East Developments Limited) to permit the development of the subject lands for four buildings totaling 11,000 square metres (118,407 square feet) of leasable floor area, to be used for retail uses in accordance with the site-specific zoning be approved; and
3. That the extension of Goulding Avenue through to Wellington Street East be approved; and
4. That the Mayor and Town Clerk be authorized to execute the site plan agreement, including any and all documents and ancillary agreements required to give effect to same; and
5. That the application to amend the Zoning By-law File Number ZBA-2018-03 to lift the Holding (H) Prefix for the subject lands currently zoned “(H)E-BP(398) Business Park Holding Zone” be approved; and
6. That the implementing Zoning By-law Amendment be presented at a future Council meeting.

**R11. CMS18-018 – Aurora Sports Dome Lease Agreement**

(Added Item)

**Recommended:**

1. That Report No. CMS18-018 be received; and
2. That the Mayor and Town Clerk be authorized to execute the Aurora Sports Dome Renewal of Lease Agreement, including any and all documents and ancillary agreements required to give effect to same.

**8. Notices of Motion**

**(a) Mayor Dawe**

**Re: Bee City Canada Designation**

**9. New Business**

**10. Closed Session**

**11. Adjournment**



**Town of Aurora  
Trails and Active Transportation Committee  
Meeting Minutes**

<b>Date:</b>	Friday, April 20, 2018
<b>Time and Location:</b>	10 a.m., Council Chambers, Aurora Town Hall
<b>Committee Members:</b>	Councillor Tom Mrakas (Chair), Councillor Sandra Humfries (arrived 10:42 a.m.), Alison Collins-Mrakas, Richard Doust (PRCSAC Representative), Laura Lueloff, and Nancee Webb (EAC Representative)
<b>Members Absent:</b>	Bill Fraser
<b>Other Attendees:</b>	Sara Tienkamp, Parks Manager, Gary Greidanus, Senior Landscape Architect, Lawrence Kuk, Senior Planner, Michael Bat, Transportation Analyst, and Linda Bottos, Council/Committee Secretary

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The Chair called the meeting to order at 10:06 a.m.

**1. Approval of the Agenda**

**Moved by Laura Lueloff  
Seconded by Richard Doust**

That the agenda as circulated by Legislative Services, with the following addition, be approved:

- Delegation (a) Ron Weese; Re: Proposed Open Trails Event

**On a two-thirds vote the motion  
Carried**

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

There were no declarations of pecuniary interest and general nature thereof under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50.*

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### **3. Receipt of the Minutes**

**Trails and Active Transportation Meeting Committee Minutes of November 17, 2017**

**Moved by Nancee Webb  
Seconded by Richard Doust**

That the Trails and Active Transportation Committee meeting minutes of November 17, 2017, be received for information.

**Carried**

### **4. Delegations**

**(a) Ron Weese, Chair and Executive Director, Activate Aurora  
Re: Proposed Open Trails Event**

Mr. Weese presented a brief overview of a proposed concept to raise the awareness and understanding of the Town's trails system through a variety of activities including cycling, such as inspirational and educational programs, and interpretive studies. He invited members of the Committee to consider working with the Activate Aurora team in developing this new event.

**Moved by Nancee Webb  
Seconded by Laura Lueloff**

That the comments of the delegation be received for information.

**Carried**

### **5. Matters for Consideration**

**1. Memorandum from Senior Landscape Architect  
Re: Trailhead Parking – BG Properties (Aurora) Inc.**

Staff provided an overview of the memorandum and Concept Plan options for the location of the Trailhead Parking Area.

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The Committee and staff reviewed and discussed the pros and cons of the location options. Staff agreed to provide further detailed information and arrange for communications with residents.

**Moved by Nancee Webb  
Seconded by Richard Doust**

1. That the memorandum regarding Trailhead Parking – BG Properties (Aurora) Inc. be received; and
2. **That the comments of the Trails and Active Transportation Committee be received and referred to staff for consideration and action as appropriate.**

**Carried as amended**

## **6. Informational Items**

2. **Extract from Council Meeting of January 30, 2018  
Re: Trails and Active Transportation Committee Meeting Minutes of  
November 17, 2017**

**Moved by Alison Collins-Mrakas  
Seconded by Laura Lueloff**

1. That the Extract from Council Meeting of January 30, 2018, regarding the Trails and Active Transportation Committee meeting minutes of November 17, 2017, be received for information.

**Carried**

3. **Extract from Council Meeting of February 13, 2018  
Re: Summary of Committee Recommendations Report No. 2018-01; Re:  
Trails and Active Transportation Committee Meeting Minutes of  
November 17, 2017**

**Moved by Richard Doust  
Seconded by Nancee Webb**

1. That the Extract from Council Meeting of February 13, 2018, regarding Summary of Committee Recommendations Report No. 2018-01; Re: Trails

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and Active Transportation Committee meeting minutes of November 17, 2017, be received for information.

**Carried**

## **7. New Business**

The Committee inquired about the plans for a status report regarding the proposed trail crossing on Wellington Street East at John West Way. Staff provided an update and noted that further details from the consultant may be available for the June Committee meeting.

The Committee inquired about the status of the trails system in the 2C lands and suggested that area residents be kept informed. Staff provided an update and noted that project status updates could be made available on the Town's website.

The Committee noted that many drivers are failing to stop at stop signs in the Hartwell Way bridge area, noting that it is a high traffic area for children attending Rick Hansen Public School. The Committee expressed safety concerns and suggested that lines be painted on the road to indicate pedestrian crossings and raise awareness of the stop signs. Staff agreed to investigate the matter and report back to the Committee.

The Committee referred to the delegation by Ron Weese regarding a proposed Open Trails event, and Nancee Webb and Laura Lueloff volunteered to assist the Activate Aurora team in the development of the event.

The Vice Chair noted that the grades six and seven students from Regency Acres Public School have designed a dog park for the Highland Gate lands, and the students plan to present their proposal to Council and a future Committee meeting.

The Chair referred to a recent Application for Draft Plan of Subdivision for the Stronach South Wellington Lands, which was considered at the March 2018 Public Planning meeting, and inquired about the opportunity for the Committee to provide input to the development of the trails within the application. Staff indicated that information should be available for the June Committee meeting.

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## **8. Adjournment**

**Moved by Councillor Humfryes**

**Seconded by Richard Doust**

That the meeting be adjourned at 11:01 a.m.

**Carried**

Committee recommendations are not binding on the Town unless otherwise adopted by Council.



**Town of Aurora  
Heritage Advisory Committee  
Meeting Minutes**

<b>Date:</b>	Monday, May 14, 2018
<b>Time and Location:</b>	7 p.m., Holland Room, Aurora Town Hall
<b>Committee Members:</b>	Councillor Wendy Gaertner (Chair), Councillor Jeff Thom (Vice Chair), Bob McRoberts (Honorary Member), Neil Asselin, Barry Bridgeford, John Kazilis, Martin Paivio, and Ken Turriff
<b>Members Absent:</b>	James Hoyes
<b>Other Attendees:</b>	Councillor Tom Mrakas, Councillor Michael Thompson, Marco Ramunno, Director of Planning and Development Services, Jeff Healey, Planner/Heritage Planning, and Linda Bottos, Council/Committee Secretary

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The Chair called the meeting to order at 7:30 p.m.

**1. Approval of the Agenda**

**Moved by Ken Turriff  
Seconded by Councillor Thom**

That the agenda as circulated by Legislative Services, with the following additions, be approved:

- Delegation (a) Bob Murphy and Gavin Bailey, representing Aurora United Church and Southbound Developments; Re: Item 1 – HAC18-009 – Aurora United Church – Site Plan Review, 15186 Yonge Street, 12 and 16 Tyler Street, 55 ad 57 Temperance Street
- Delegation (b) William Albino, Resident; Re: Item 2 – HAC18-008 – Yonge Street Building Evaluations

**On a two-thirds vote the motion  
Carried as amended**



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

Bob McRoberts declared a potential pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50* respecting Item 1 – HAC18-009 – Aurora United Church – Site Plan Review, 15186 Yonge Street, 12 and 16 Tyler Street, 55 and 57 Temperance Street, as he is a financial supporter and member of the Aurora United Church. Mr. McRoberts did not participate in the discussion or voting of this item.

## **3. Receipt of the Minutes**

**Heritage Advisory Committee Meeting Minutes of April 9, 2018**

**Moved by Neil Asselin**

**Seconded by Bob McRoberts**

That the Heritage Advisory Committee meeting minutes of April 9, 2018, be received for information.

**Carried**

## **4. Delegations**

**(a) Bob Murphy and Gavin Bailey, representing Aurora United Church and Southbound Developments**

**Re: Item 1 – HAC18-009 – Aurora United Church – Site Plan Review,  
15186 Yonge Street, 12 and 16 Tyler Street, 55 and 57 Temperance  
Street**

Mr. Murphy, Architect, and Mr. Bailey, of Fotenn Consultants Inc., provided an overview of the efforts to adapt the streetscape along Temperance and Tyler Streets to bring the development more in line with the residential scale and character of the neighbourhood, the incorporation of artefacts retrieved from the heritage houses, and discussions with the ratepayers association.

**Moved by Martin Paivio**

**Seconded by Barry Bridgeford**

That the comments of the delegation be received and referred to Item 1.

**Carried**

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**(b) William Albino, Resident**

**Re: Item 2 – HAC18-008 – Yonge Street Building Evaluations**

Mr. Albino expressed concerns regarding the Town's ability to provide heritage protection, emphasizing the need to protect the downtown heritage block, and encouraged the Heritage Advisory Committee to provide strong support in the protection of heritage properties.

**Moved by Councillor Thom**

**Seconded by Ken Turriff**

That the comments of the delegation be received and referred to Item 2.

**Carried**

**5. Matters for Consideration**

**1. HAC18-009 – Aurora United Church – Site Plan Review, 15186 Yonge Street, 12 and 16 Tyler Street, 55 and 57 Temperance Street**

Staff provided a brief overview of the report and changes to the proposal. The Committee expressed concern regarding the blank wall on the north elevation, and staff provided clarification on window placement as directed by the Building Code. The Committee expressed further concern regarding the three large, square expanses of white surface area on the wall, and suggested alternatives. Staff agreed to address the Committee's comments with the architect.

**Moved by Neil Asselin**

**Seconded by Martin Paivio**

1. That Report No. HAC18-009 be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That the use of stucco be avoided and that the large white surface areas be addressed.

**Carried**

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## **6. Informational Items**

### **2. HAC18-008 – Yonge Street Building Evaluations**

The Committee consented to consider Item 2 prior to consideration of Item 1.

Staff provided background and a brief overview of the report. The Committee and staff discussed various aspects of the objective evaluations, designation process, public notice, and timelines.

**Moved by Bob McRoberts  
Seconded by Martin Paivio**

1. That Report No. HAC18-008 be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That the following properties be designated under Part IV of the *Ontario Heritage Act*:
    - (i) 15243B Yonge Street; "Whimster's Store";
    - (ii) 15243A Yonge Street; "Mulock Block";
    - (iii) 15242 Yonge Street; "The Lloyd Building";
    - (iv) 15240 Yonge Street; "The Ashton Building";
    - (v) 15233 Yonge Street; "Medical Hall";
    - (vi) 15229 Yonge Street; "The Willis Building";
    - (vii) 15225 Yonge Street; "Winter's Bakery";
    - (viii) 15222, 15224 and 15226 Yonge Street; "The Faughner Building";
    - (ix) 15221 Yonge Street; "Sterling Bank";
    - (x) 15218-15220 Yonge Street; "The Clift Building";
    - (xi) 15216 Yonge Street; "The Odd Fellows Block";
    - (xii) 15210 Yonge Street; "The Andrews Block";
    - (xiii) 15203 Yonge Street; "The Butcher Building";
    - (xiv) 15199 Yonge Street; "The Grimshaw Bakery"; and
    - (xv) 15195 Yonge Street.

**Carried as amended**

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**3. Memorandum from Planner/Heritage Planning  
Re: 32 Wellington Street East**

Staff provided a brief overview of the memorandum and alterations occurring on the property. The Committee and staff discussed various aspects of the reconstruction and drawings, and the Committee expressed further concern regarding the builder's continued noncompliance with the approved building permit drawings. The Committee inquired about the approval and oversight process, and staff provided clarification, noting that the guidelines will be included on a future Committee agenda.

**Moved by Ken Turriff  
Seconded by Neil Asselin**

1. That the memorandum regarding 32 Wellington Street East be received;  
and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That this item be referred to the Town's Legal staff for affirmation that the builder has not complied with Council's approval related to the development at 32 Wellington Street East, and to provide options for next steps.

**Carried as amended**

**4. Memorandum from Senior Policy Planner  
Re: Library Square Design**

Staff provided a brief overview of the memorandum. The Committee inquired about the new community facility and emergency vehicle access, and staff provided clarification.

**Moved by Bob McRoberts  
Seconded by Martin Paivio**

1. That the memorandum regarding Library Square Design be received for information.

**Carried**

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**5. Memorandum from Planner/Heritage Planning  
Re: Doors Open Aurora 2018 Update**

Staff provided a brief overview of the memorandum. The Committee inquired about the policy respecting the inclusion of properties that operate as a business, and staff provided clarification.

**Moved by Bob McRoberts  
Seconded by Martin Paivio**

1. That the memorandum regarding Doors Open Aurora 2018 Update be received for information.

**Carried**

**6. Extract from Council Meeting of April 10, 2018  
Re: Heritage Advisory Committee Meeting Minutes of March 5, 2018  
and Summary of Committee Recommendations Report No. 2018-04**

**Moved by Bob McRoberts  
Seconded by Martin Paivio**

1. That the Extract from Council meeting of April 10, 2018, regarding the Heritage Advisory Committee Meeting Minutes of March 5, 2018, and Summary of Committee Recommendations Report No. 2018-04, be received for information.

**Carried**

**7. New Business**

Staff provided an update regarding Monk's Walk.

Staff provided an update regarding the railway station, railway hotel, and Metrolinx expansion project, noting that the railway station holds a Part III (i) designation under the *Ontario Heritage Act* and has been identified as a provincially significant property. The Committee inquired about the railway hotel and Baldwin's property, and staff provided background and confirmed that they are both listed heritage properties. The Committee expressed a desire to begin the designation and evaluation process for the properties. It was noted that an update from Metrolinx would soon be provided to the Town.

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**Moved by Bob McRoberts  
Seconded by Neil Asselin**

1. That the Heritage Advisory Committee recommend to Council:
  - (a) That the following properties be designated under Part IV of the *Ontario Heritage Act*:
    - (i) 136 Wellington Street East; "Railway Hotel"; and
    - (ii) 124 Wellington Street East; "Baldwin's Restaurant"; and
  - (b) That the objective evaluations be submitted to the Heritage Advisory Committee meeting of July 9, 2018, for further review.

**Carried**

Staff advised that locations would need to be identified for installation of road-side signage indicating entrances to any heritage conservation district in Town, and the matter will be submitted to the Committee for consideration at a future meeting.

The Committee noted that the Prince of Wales award plaque located at the front of Town Hall needs to be refreshed, and staff agreed to follow up with Operations staff.

The Committee observed that the commemorative plaque has been placed directly on the light armoured vehicle (LAV) located at the Aurora Cenotaph site, noting that signage is not usually attached directly to an artefact.

The Committee noted that the plaque at the former Aurora Armoury location requires updating and a number of other plaques in Town need to be repaired or refreshed. Staff agreed to follow up on the matter.

Staff announced that Jeff Healey, Planner/Heritage Planning, will be leaving Aurora on May 25 as he has accepted a position as Senior Planner with the Town of Richmond Hill. Mr. Healey expressed his appreciation of working with the Committee members and for their efforts, and the Committee congratulated Mr. Healey on his new position.

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**8. Adjournment**

**Moved by John Kazilis**

**Seconded by Barry Bridgeford**

That the meeting be adjourned at 10:53 p.m.

**Carried**

Committee recommendations are not binding on the Town unless adopted by Council.

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Report No. OPS18-011

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### **Project remains on budget**

The previously approved total budget for the project for this project was \$11,000,000. This estimate has recently been confirmed by the architects as follows:

Estimated Construction contract	<del>8,665,000</del> 8,820,000
• <sup>28,000</sup> <del>27,569</del> sq ft @ <sup>\$315</sup> <del>\$305</del> /sq ft	
• Includes site servicing to landscaping	
• Includes prefab shed for training area	<u>250,000</u>
Total construction contract	<del>8,915,000</del> 9,070,000
Architectural fees @ 7%	600,000
Permits	50,000
Provision for adverse soils	200,000
Allowance for training groups	100,000
Escalation provision	<del>260,000</del> 270,000
Owners contingency	<del>875,000</del> 710,000
Estimated total project cost – Class C Estimate	11,000,000

All amounts include the non-refundable HST components.

### **Aurora contribution to Public Art Reserve Fund**

In accordance with the Town of Aurora's Official Plan, all new major facilities constructed are to result in a 1% contribution to the Town's Public Art Reserve Fund, with funding to be provided within the project budget.

As this is a shared project, the 1% public art contribution is only applicable to the Aurora share of the project cost, or \$36,100, and will be funded from Aurora's Fire DC Reserve Fund.

### **Aurora's Cost of Shared Project Management Fees**

The Town of Aurora will be supporting this project with specialized internal project management resources as we undertake corporately to enrich our project management discipline to major projects. A specialized internal resource has been hired to assist with this and is being funded by a charge to each affected project internally. The internal charge apportioned for this project is \$51,200, covering an expected two years of project duration.





**Town of Aurora  
General Committee Report**

**No. CMS18-018**

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**Subject:** Aurora Sports Dome Lease Agreement  
**Prepared by:** John Firman, Manager of Business Support  
**Department:** Community Services  
**Date:** June 5, 2018

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## **Recommendation**

- 1. That Report No. CMS18-018 be received; and**
- 2. That the Mayor and Town Clerk be authorized to execute the Aurora Sports Dome Renewal of Lease Agreement, including any and all documents and ancillary agreements required to give effect to same.**

## **Executive Summary**

This report recommends the early renewal of the lease agreement between 1651883 Ontario Inc., operating as Aurora Sports Dome and the Town of Aurora (the "Town").

- The existing lease agreement expires September 30, 2020, with two (2) additional five (5) year extension options
- The collapse of the air dome during the May 4 windstorm has instigated the need for immediate action on the lease renewal
- Staff have reviewed the lease agreement with the Aurora Sports Dome and the parties have agreed upon changes to be incorporated in the renewal
- Early renewal of the lease agreement is the only option available at this time to ensure that the Town and community groups have access to an operational indoor sports field by October 1, 2018 to meet fall/winter programming needs

## **Background**

In 2005 the Town entered into a 15-year agreement with the Aurora Sports Dome to operate an indoor artificial turf sports field for community use. This agreement facilitates the need for Aurora based community groups to have access to an indoor sports field when the Town's outdoor fields are closed for the season and provides an

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additional playing surface and rain location for summer programming for the Town and community groups.

The agreement includes provisions whereby the Town has access to minimum 15 hours of field time per week from October 1 to April 30 and a minimum 88 hours of field time per week from May 1 to September 30, for a total value of \$143,650 per year. This time is provided to the Town at no additional cost and is used for revenue generating Town programming and permitting to community groups.

## **Analysis**

### **The existing lease agreement expires September 30, 2020, with two (2) additional five (5) year extension options**

The term of the existing lease agreement began October 1, 2005 and expires September 30, 2020. This agreement contains two (2), five (5) year renewal options, subject to the agreement of both parties. Neither party is obligated to renew the agreement beyond September 30, 2020.

Based on the current performance of the Aurora Sports Dome and cooperative working relationship, staff anticipate that the recommendation would be for renewal of the agreement in 2020.

### **The collapse of the air dome during the May 4<sup>th</sup> windstorm has instigated the need for immediate action on the lease renewal**

During the windstorm of May 4, 2018, the air dome portion experienced significant damage resulting in the need to replace the air dome. While the field and clubhouse remain in good condition, the operator has advised that it will cost approximately \$700,000 to replace the air dome.

With only two (2) years remaining in the existing lease agreement and no obligation on the Town's part to renew the agreement, the Aurora Sports Dome cannot reasonably anticipate being able to recover the \$700,000 replacement cost within the timeframe of the existing agreement.

In order to guarantee the ability to recover the cost of replacing the air dome through the course of normal business operations, the Aurora Sports Dome needs to secure a minimum 12-year lease agreement. Therefore, the operator has requested an early renewal of the agreement for a ten (10) year term. This would extend the lease to

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September 30, 2030, which would have been the same end date if the existing lease were renewed in accordance with the two (2), five (5) year renewal options already available.

Staff is recommending, as requested by the Aurora Sports Dome, that the lease agreement include one (1) additional five (5) year renewal option effective October 1, 2030, and expiring September 30, 2035, subject to the agreement on terms by both parties.

**Staff have reviewed the lease agreement with the Aurora Sports Dome and the parties have agreed upon changes to be incorporated in the renewal**

In addition to minor changes to account for the differences between the original construction and the new construction of the replacement air dome and other administrative changes to bring the agreement up to date, the parties have agreed to amendments to the provisions for Town access that will accomplish the following mutual benefits:

- Increased access to field time on two (2) of the three (3) fields for the Town during the Summer period of May 1 to September 30, allowing for a maximum of approximately 200 hours per week at no additional cost
- Exclusive access to one field for the Aurora Sports Dome during this same period, enabling them to operate their own revenue generating programming which helps cover costs incurred in staffing the dome for Town use

The Aurora Sports Dome will also begin making annual lease payments payable to the Town of \$5,000 per year, beginning on the lease renewal date of October 1, 2020 through to the end of the agreement term.

**Early renewal of the lease agreement is the only option available at this time to ensure that the Town and community groups have access to an operating indoor sports field by October 1, 2018 to meet fall/winter programming needs.**

As the Aurora Sports Dome is the only indoor sports field in Aurora, it provides the primary and/or sole opportunity for numerous community groups to offer year-round and/or Fall/Winter/Spring programming, essential to their ongoing operations. From October 1, 2017 through April 30, 2018 the Aurora Sports Dome permitted a total of approximately 4,000 field hours, with an estimated 75% (3,000 hours) of this time being allocated to Aurora user groups.

It will take an estimated eight (8) to ten (10) weeks to manufacture a new air dome and an additional one (1) to two (2) weeks for installation. Therefore, immediate action is required in order to have the Aurora Sports Dome operational by October 1<sup>st</sup>. Any delay beyond that point could jeopardize the ability for the community groups to offer programming.

Alternate options that may include the Town's purchase of the dome or the sale of the dome to another party are all subject to Council approval and the processes and procedures outlined in the Town's Procurement by-law. Any of these alternate options would not be able to be completed in time to ensure the ongoing provision of services to the community by the required operational date of October 1, 2018.

These options are still available for consideration at any point in time during the term of the agreement, pending Council approval.

### **Advisory Committee Review**

Not applicable.

### **Legal Considerations**

Legal Services will assist in the preparation of the renewal of the lease agreement.

### **Financial Implications**

Effective 2020 the Town will begin to receive \$5,000 per year in annual lease payments, generating \$50,000 in new revenue over the term of the extension that was not previously included. Increased access to field time supports revenue generation opportunities for recreation programming and facility rentals.

### **Communications Considerations**

Corporate Communications will assist with communicating the re-opening date of the Aurora Sports Dome.

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## **Link to Strategic Plan**

The proposed lease agreement supports the Strategic Plan goal of *supporting an exceptional quality of life for all* its accomplishment in satisfying requirements in the following key objectives within these goal statements:

*Encouraging an active and healthy lifestyle:* through the provision of an indoor sports field facility for year-round use.

## **Alternative(s) to the Recommendation**

1. Council can provide further direction

## **Conclusions**

Staff recommends that Council approve the lease renewal as presented.

## **Attachments**

None

## **Previous Reports**

None

## **Pre-submission Review**

Agenda Management Team review on May 31, 2018

### **Departmental Approval**



**Robin McDougall**  
Director, Community Services

### **Approved for Agenda**



**Doug Nadorozny**  
Chief Administrative Officer