



**TOWN OF AURORA  
GENERAL COMMITTEE MEETING  
AGENDA**

Tuesday, June 17, 2014  
7 p.m.  
Council Chambers

1. ***DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF***
  
2. ***APPROVAL OF THE AGENDA***

RECOMMENDED:

THAT the agenda as circulated by Legal and Legislative Services be approved.

3. ***DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION***
  
4. ***ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION***
  
5. ***DELEGATIONS***
  - (a) **Stephen Meldrum, resident** *pg. 1*  
**Re: Item 19 – HAC14-06 – Heritage Advisory Committee Report of June 9, 2014**  
**Re: Item 1 – HAC14-015 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 83 George Street**
  
  - (b) **Barry Quinn, Vice President, Aurora Tigers Junior A Hockey Club** *pg. 2*  
**Re: Item 4 – PR14-030 – Ice Allocation Conflict: Aurora Tigers and Aurora Chamber of Commerce**
  
  - (c) **Jonathan Weizel, Architect, Derlin Investments** *pg. 3*  
**Re: Item 2 – PL14-039 – Application for Site Plan Approval, Derlin Investments Inc., 288 Don Hillock Drive, Lot 10, Plan 65M3974, File: D11-02-14**

**6. PRESENTATIONS BY THE ADVISORY COMMITTEE CHAIR**

**Environmental Advisory Committee**  
Councillor Pirri

**Heritage Advisory Committee**  
Councillor Abel

**7. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

**8. NOTICES OF MOTION**

**9. NEW BUSINESS/GENERAL INFORMATION**

**10. CLOSED SESSION**

RECOMMENDED:

THAT Council resolve into a General Committee Closed Session to consider:

1. A proposed or pending acquisition or disposition of land by the Town or Local Board; Re: Report PR14-031 – Potential Purchase of 89 Mosley Street (Aurora Armoury).
2. A proposed or pending acquisition or disposition of land by the Town or Local Board; Re: Report CAO14-013 – 215 Industrial Parkway South.
3. Personal matters about an identifiable individual, including a Town or Local Board employee; Re: LLS14-023 – Appointments to the Joint Compliance Audit Committee (2014-2018).

**11. ADJOURNMENT**

**AGENDA ITEMS**

1. **PL14-045 – Official Plan Amendment, Draft Plan of Subdivision, and Zoning By-law Amendment Applications** *pg. 4*  
**Pandolfo et al.**  
**14070 Yonge Street**  
**Files: D09-03-12, D12-03-2A, D14-21-03**

RECOMMENDED:

THAT report PL14-045 be received; and

THAT Application to Amend the Official Plan File D09-03-12 be approved to re-designate the subject lands from “Estate Residential” to “Cluster Residential” and from “Cluster Residential” to “Environmental Function Area” to facilitate the development of a portion of the subject property for the purposes of 29 residential lots and to provide for the protection and enhancement of certain natural features and significant vegetation; and

THAT Application to Amend the Zoning By-law File D14-21-03 be approved to rezone the subject lands from “Rural Oak Ridges Moraine (RU-ORM) Zone” to three site specific “Detached Dwelling Second Density Residential (R2) Exception Zone” and “Environmental Protection (EP) Exception Zone”; and

THAT the planning report recommending approval of the Draft Plan of Subdivision (File D12-03-2A) with conditions of approval be presented at a future General Committee/Council Meeting; and

THAT by-laws to adopt the Official Plan Amendment and implementing zoning be presented at a future Council Meeting for enactment.

2. **PL14-039 – Application for Site Plan Approval** *pg. 24*  
**Derlin Investments Inc.**  
**288 Don Hillock Drive**  
**Lot 10, Plan 65M3974**  
**File: D11-02-14**

RECOMMENDED:

THAT report PL14-039 be received; and

THAT Site Plan Application File D11-02-14 (Derlin Investments Inc.) be approved to permit the development of a two (2) storey, 4,571.67 metres manufacturing and office building; and

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.

- 3. PL14-044 – Draft Plan of Condominium Application** *pg. 38*  
**Daniels LR Corporation**  
**221-329 John West Way**  
**File: D07-01-14**

RECOMMENDED:

THAT report PL14-044 be received; and

THAT the Draft Plan of Condominium File D07-01-14 be approved for 37 stacked townhouse units subject to conditions set out in Appendix “A” to report PL14-044; and

THAT the Mayor and Town Clerk be authorized to execute any agreement(s) referenced in the Conditions of Approval, including any and all documents and ancillary agreements required to give effect to same.

- 4. PR14-030 – Ice Allocation Conflict: Aurora Tigers and Aurora Chamber of Commerce** *pg. 48*

RECOMMENDED:

THAT report PR14-030 be received; and

THAT Council provide direction regarding the permitting of the Aurora Community Centre during the month of April.

- 5. PR14-028 – Queen’s Diamond Jubilee Park** *pg. 56*

RECOMMENDED:

THAT report PR14-028 be received; and

THAT Council approve the Queen’s Diamond Jubilee Accessible Playground Design; and

THAT the project be referred to the 2015 Capital Budget for consideration and approval.

**6. PR14-025 – 2014 Aurora Ribfest - Update** *pg. 65*

RECOMMENDED:

THAT report PR14-025 be received for information.

**7. PL14-047 – Application for Exemption from Part Lot Control** *pg. 68*  
**Mattamy (Aurora) Limited**  
**Block 93, Plan 65M-4407**  
**File: D12-PC-02-14**

RECOMMENDED:

THAT report PL14-047 be received; and

THAT Council approve the Application for Exemption from Part Lot Control submitted by Mattamy (Aurora) Limited to divide Block 93 on Plan 65M-4407 into four (4) separate lots for townhouse units; and

THAT Council enact the Part Lot Control Exemption By-law at the next available Council meeting.

**8. PR14-027 – Award of Proposal PRS2014-39 – 2C West Ecological** *pg. 75*  
**Integrity Monitoring**

RECOMMENDED:

THAT report PR14-027 be received; and

THAT Request for Proposal PRS2014-39 – 2C West Ecological Integrity Monitoring be awarded to Morrison Hershfield Limited for the tendered price of \$212,400.00, excluding taxes; and

THAT the Mayor and Town Clerk be authorized to execute the necessary Form of Agreement including any and all documents and ancillary agreements required to give effect to same; and

THAT the required funds be sourced from the Landscape Fee Reserve Fund and transferred to Capital Project No. 73260.

**9. LLS14-020 – 2014 Revised Council and Committee Meeting Calendar** *pg. 80*

RECOMMENDED:

THAT report LLS14-020 be received; and

THAT Council approve the revised Council and Committee Meeting Calendar for 2014 that eliminates the General Committee meeting of October 7, 2014 and the Council meeting of October 14, 2014.

**10. IES14-031 – Regional Sewer Lateral Rehabilitation Pilot Project** *pg. 96*

RECOMMENDED:

THAT report IES14-031 be received; and

THAT Council endorse entering into a Memorandum of Understanding with York Region for a pilot project for the video inspection and rehabilitation of public side sewer laterals within the Town of Aurora; and

THAT the Mayor and Town Clerk be authorized to execute the necessary Memorandum of Understanding including any and all documents and ancillary agreements required to give effect to same.

**11. IES14-032 – Facility Projects Status Report** *pg. 100*

RECOMMENDED:

THAT report IES14-032 be received for information.

**12. CAO14-012 – Town of Aurora Resident Survey** *pg. 106*

RECOMMENDED:

THAT report CAO14-012 be received; and

THAT report CAO14-012 satisfy Council's conditional budget approval; and

THAT Council approve funding of \$30,000 to proceed with Capital Project No. 12024 – Resident Survey.

**13. BBS14-012 – Animal Control By-law Update** *pg. 112*

RECOMMENDED:

THAT report BBS14-012 be received; and

THAT staff bring forward a consolidated Animal Control By-law to replace the existing Animal Control By-laws No. 4747-05.P (dogs) and 4749-05.P (cats) to a future Council meeting for enactment.

**14. IES14-033 – 2014 Capital Request Confirmation – Capital Project 72198 Aurora Community Centre Bench Configuration** *pg. 117*

RECOMMENDED:

THAT report IES14-033 be received; and

THAT this report satisfy Council's conditional budget approval; and

THAT staff be authorized to proceed with Capital Project 72198 Aurora Community Centre Bench Configuration.

**15. LLS14-022 – Vacancy on Council – Councillor Chris Ballard** *pg. 120*

RECOMMENDED:

THAT report LLS14-022 be received; and

THAT Council enact a by-law at its meeting on June 24, 2014 to declare the Council seat of Councillor Chris Ballard vacant; and

THAT Council fill the vacant Council seat by means of an appointment of an eligible elector in the Town of Aurora in accordance with the Municipal Act; and

THAT the "Council Vacancy Appointment Procedure" attached to this report be approved; and

THAT Council provide direction on the date for a Council Meeting to fill the vacant Council seat.

- 16. Memorandum from the Chief Administrative Officer** *pg. 128*  
**Re: Petch House Open Call to the Public**

RECOMMENDED:

THAT the memorandum regarding Petch House Open Call to the Public be received for information.

- 17. AAC14-06 – Accessibility Advisory Committee Report of June 4, 2014** *pg. 131*

RECOMMENDED:

THAT report AAC14-06 be received; and

THAT Council adopt the following recommendation from the Accessibility Advisory Committee meeting of June 4, 2014:

**Delegation (a) Linda Jones, Canadian Hearing Society (CHS)**  
**Re: CHS Programs and Services**

THAT staff investigate and report back to Council on the provision of education and devices, including auditory and visual aids, for improving barrier-free access for communications for visual and hearing impaired customers at all Town of Aurora facilities.

- 18. EAC14-06 – Environmental Advisory Committee Report of June 5, 2014** *pg. 132*

RECOMMENDED:

THAT report EAC14-06 be received for information.

- 19. HAC14-06 – Heritage Advisory Committee Report of June 9, 2014** *pg. 133*

RECOMMENDED:

THAT report HAC14-06 be received; and

THAT Council adopt the following recommendations from the Heritage Advisory Committee meeting of June 9, 2014:

- 1. HAC14-015 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest 83 George Street**

THAT the Application to Request that the property located at 83 George Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest be denied as it was determined to be worthy of preservation; and

THAT the owner(s) of the subject property be encouraged to conserve the building at 83 George Street; and

THAT the owner be encouraged to work with staff in regards to the submission of a structural engineering report and the submission of a Letter of Undertaking to relocate the building on the subject property to a suitable location on one of the severed lots should the owner submit an Application to the Committee of Adjustment to sever the property into two lots in the future; and

THAT the owner be encouraged to ensure that any new structure on a newly severed lot should be in harmony with the established context of the neighbourhood in scale, design, rhythm, and massing and that this be reflected in a Letter of Undertaking.

**2. HAC14-016 – Request for Feedback, Property Listed on the Aurora Register of Properties of Cultural Heritage Value or Interest Potential Redevelopment of Site, 1588 St. John’s Sideroad East**

THAT the property located at 1588 St. John’s Sideroad East and associated buildings have been reviewed as per Ontario Regulation 9/06 and do not warrant designation under Part IV of the *Ontario Heritage Act* as they are not a significant cultural heritage value or interest; and

THAT a documentation report of the Lundy Farmhouse be provided at no cost to the Town which shall include photographs, measured floor plans and elevations of all elevations of the building as well as an analysis of the careful dismantling of the building in order to determine its age, construction type, materials, and history by a qualified professional; and

THAT prior to the demolition of the Lundy Farmhouse, that a qualified heritage professional assess the building for any heritage building components to be salvaged (including floorboards and timbers) and report the findings to staff at no cost to the Town; and

THAT any materials determined to be available for salvage be carefully extracted from the Lundy Farmhouse prior to demolition and retained by the owner of the subject property in a safe location so that they may be incorporated on-site in the future redevelopment of the subject property in a location and manner to the satisfaction of the Town, such as a public gathering space; and

THAT the owner of the subject property be required to commemorate the history of the subject property through a commemorative plaque which relates the history of the subject property to the Enos Lundy House at 938 St. John's Sideroad in a location and manner to the satisfaction of the Town; and

THAT the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest subsequent to the demolition of buildings on the subject property; and

THAT the conditions contained in this recommendation be reflected in the Conditions of Draft Plan Approval for any forthcoming planning application for the subject property.

**3. HAC14-017 – Heritage Permit Application NE-HCD-HPA-14-01  
81 Catherine Avenue**

THAT Heritage Permit Application NE-HCD-HPA-14-01 be approved to permit the demolition of the building located at 81 Catherine Avenue as it was evaluated by Heritage Evaluation Working Group and scored in Group 3; and

THAT the owner of the subject property hold a site visit with members of the Heritage Advisory Committee prior to demolition in order for the Committee to determine the availability of any architectural elements which may be incorporated in the Architectural Salvage Program provided that they meet the Program Guidelines; and

THAT the owner of the subject property apply to donate materials to the Architectural Salvage program should appropriate materials be identified by the Heritage Advisory Committee; and

THAT the mature trees located adjacent to the sidewalk at the front of the existing building on the subject property remain on the subject property as it supports the character of the District; and

THAT the owner of the subject property submit a Heritage Permit to the Heritage Advisory Committee in the future for the construction of any new buildings on the property lot.