



TOWN OF AURORA GENERAL COMMITTEE MEETING REPORT

Council Chambers
Aurora Town Hall
Tuesday, June 17, 2014

ATTENDANCE

COMMITTEE MEMBERS	Mayor Dawe in the Chair; Councillors Abel, Buck, Gaertner, Gallo, Humfryes, Pirri (left 9:53 p.m.), and Thompson
MEMBERS ABSENT	None
OTHER ATTENDEES	Chief Administrative Officer, Director of Building and By-law Services, Director of Corporate and Financial Services/Treasurer, Director of Infrastructure and Environmental Services, Director of Legal and Legislative Services/Town Solicitor, Director of Parks and Recreation Services, Director of Planning and Development Services, Town Clerk, and Council/Committee Secretary

Mayor Dawe called the meeting to order at 7 p.m.

General Committee consented to appoint Mayor Dawe to act as Chair for the June 17, 2014 meeting.

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

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

2. APPROVAL OF THE AGENDA

General Committee approved the agenda as circulated by Legal and Legislative Services ***with the following additions:***

- **Delegation (d) Gary Templeton, representing Pandolfo et al.**
Re: **Item 1 – PL14-045 – Official Plan Amendment, Draft Plan of Subdivision, and Zoning By-law Amendment Applications**
Pandolfo et al.
14070 Yonge Street
Files: D09-03-12, D12-03-2A, D14-21-03
- **Delegation (e) Judy Marshall and Paul Smith, representing Aurora Chamber of Commerce**
Re: **Item 4 – PR14-030 – Ice Allocation Conflict: Aurora Tigers and Aurora Chamber of Commerce**
- **Item 20 - Memorandum from the Director of Legal & Legislative Services/Town Solicitor**
Re: **Report LLS14-022 – Additional Information**

3. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

Items 1, 4, 5, 6, 8, 10, 11, 12, 14, 15, 16, and 19 were identified as items requiring separate discussion.

4. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

Items 2, 3, 7, 9, 13, 17, 18, and 20 were identified as items not requiring separate discussion.

General Committee recommends:

THAT the following recommendations respecting the matters listed as “Items Not Requiring Separate Discussion” be adopted as submitted to the General Committee and staff be authorized to take all necessary action required to give effect to same:

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

THAT report PL14-039 be received; and

THAT Site Plan Application File D11-02-14 (Delrin 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
Daniels LR Corporation
221-329 John West Way
File: D07-01-14**

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.

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

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.

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

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.

13. BBS14-012 – Animal Control By-law Update

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.

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

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

THAT report EAC14-06 be received for information.

**20. Memorandum from the Director of Legal & Legislative Services/Town Clerk
Re: Report LLS14-022 – Additional Information**

THAT the memorandum regarding Report LLS14-022 – Additional Information be received; and

THAT the request of Councillor Ballard to suspend his remuneration for the period June 13, 2014 through the date of his resignation be received; and

THAT Council approve of the suspension of Councillor Ballard's remuneration for the period of June 13, 2014 through to the date of his resignation.

CARRIED

5. DELEGATIONS

(a) Stephen Meldrum, resident

**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**

Stephen and Susan Meldrum provided information to support their request to remove their property, located at 83 George Street, from the Aurora Register of Properties of Cultural Heritage Value or Interest.

General Committee received the comments of the delegation, which were referred to Item 19.

(b) Barry Quinn, Vice President, Aurora Tigers Junior A Hockey Club
Re: Item 4 – PR14-030 – Ice Allocation Conflict: Aurora Tigers and Aurora Chamber of Commerce

Barry Quinn requested that Council approve a permit for the Aurora Tigers use of ice time at the Aurora Community Centre through to the end of April each year, due to a policy change instituted by Hockey Canada.

General Committee received the comments of the delegation, which were referred to Item 4.

(c) Jonathan Weizel, Architect, Delrin Investments
Re: Item 2 – PL14-039 – Application for Site Plan Approval,
Delrin Investments Inc.
288 Don Hillock Drive, Lot 10, Plan 65M3974
File: D11-02-14

Jonathan Weizel advised that he was available to answer any questions that Council may have on the application. Mayor Dawe advised that this item had passed on consent and would be finalized at Council on June 24, 2014.

General Committee received the comments of the delegation, which were referred to Item 2.

(d) Gary Templeton, representing Pandolfo et al.
Re: Item 1 – PL14-045 – Official Plan Amendment, Draft Plan of Subdivision,
and Zoning By-law Amendment Applications,
Pandolfo et al.
14070 Yonge Street
Files: D09-03-12, D12-03-2A, D14-21-03

Gary Templeton provided a brief overview and history of the application and requested Council support.

General Committee received the comments of the delegation, which were referred to Item 1.

(e) Judy Marshall and Paul Smith, representing Aurora Chamber of Commerce
Re: Item 4 – PR14-030 – Ice Allocation Conflict: Aurora Tigers and Aurora Chamber of Commerce

Paul Smith expressed concern regarding the relocation or change of date for the Aurora Home Show.

General Committee received the comments of the delegation, which were referred to Item 4.

6. PRESENTATIONS BY THE ADVISORY COMMITTEE CHAIR

None

7. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

General Committee consented to move item 4 forward on the agenda.

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

General Committee recommends:

THAT report PR14-030 be received; and

THAT Council approve the permit request for the Aurora Tigers in accordance with the Ice Users Policy; and

THAT staff be directed to report back on how The Town of Aurora can assist the Aurora Chamber of Commerce in making the 2015 Home Show a success.

CARRIED

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

General Committee recommends:

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.

CARRIED

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

General Committee recommends:

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.

CARRIED

General Committee consented to move items 14 and 15 forward on the agenda.

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

General Committee recommends:

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.

CARRIED

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

General Committee recommends:

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 a Special Council Meeting be held on August 12, 2014 to fill the vacant Council seat.

CARRIED

6. PR14-025 – 2014 Aurora Ribfest - Update

General Committee recommends:

THAT report PR14-025 be received for information.

CARRIED

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

General Committee recommends:

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.

CARRIED

General Committee consented to move item 19 forward on the agenda.

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

General Committee recommends:

THAT report HAC14-06 be received; and

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

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 approved.***

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.

CARRIED

General Committee consented to refer items 10, 11, 12 and 16 to the June 24, 2014 Council Meeting.

8. NOTICES OF MOTION

None

9. NEW BUSINESS/GENERAL INFORMATION

None

10. CLOSED SESSION

General Committee resolved into a General Committee Closed Session, following adjournment, 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

The meeting was adjourned at 10:17 p.m.

GEOFFREY DAWE, MAYOR

STEPHEN M.A. HUYCKE, TOWN CLERK

THE REPORT OF THE GENERAL COMMITTEE MEETING OF JUNE 17, 2014 RECEIVED FINAL APPROVAL BY COUNCIL ON JUNE 24, 2014 WITH THE EXCEPTION OF ITEMS 1 AND 4 WHICH WERE APPROVED AS RECOMMENDED, AND ITEMS 5, 15, AND 19 WHICH WERE APPROVED AS AMENDED.