



**TOWN OF AURORA
GENERAL COMMITTEE MEETING
AGENDA**

Tuesday, September 16, 2014
7 p.m.
Council Chambers

Councillor Pirri in the Chair

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) Gary Templeton, representing Pandolfo et al. *pg. 1*

Re: Item 4 – PL14-065 – Application for Draft Plan of Subdivision
Pandolfo et al., 14070 Yonge Street, File: D12-03-2A (Related
Files: D09-03-12, D14-21-03)

(b) Angela Sciberras, representing Stirling Cook Aurora Inc. *pg. 2*

Re: Item 5 – PL14-066 – Application to Amend the Zoning By-law
and Site Plan Approval, Stirling Cook Aurora Inc., 74 Old
Bloomington Road, York Region Vacant Land Condominium Plan
No. 1159, Unit 22, Files: D14-04-13 and D11-06-14 (SP-2014-06)

6. PRESENTATIONS BY THE ADVISORY COMMITTEE CHAIR

Heritage Advisory Committee
Councillor Abel

7. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

8. NOTICES OF MOTION

9. NEW BUSINESS/GENERAL INFORMATION

10. CLOSED SESSION

11. ADJOURNMENT

AGENDA ITEMS

1. **PL14-054 – Proposed Plan of Subdivision, File: D12-01-14** *pg. 3*
Zoning By-law Amendment, File: D14-01-14
2351528 Ontario Limited and Aurora-Leslie Development
Limited (Addison Hall Business Park)
15775 & 15625 Leslie Street
Part of Lots 23 and 24, Concession 3

RECOMMENDED:

THAT report PL14-054 be received; and

THAT application for Draft Plan of Subdivision D12-01-14 be approved, subject to the conditions outlined in Schedule 'A' of this report; and

THAT Application to Amend the Zoning By-law File: D14-01-14 be approved, to rezone the subject lands from "Rural "RU" Zone" to "BP" – Business Park Exception Zone, "EP" – Environmental Protection" and "O" – Major Open Space Exception Zone; and

THAT by-laws to adopt the implementing zoning be presented at the Council meeting for enactment; and

THAT the Urban and Architectural Design Guidelines for the subject lands, prepared by The Planning Partnership, dated March 2014, be approved; and

THAT the Mayor and Town Clerk be authorized to execute a Subdivision Agreement, including any and all documents and all of the Agreements referenced in the Conditions of Approval, including any ancillary agreements required to give effect to same.

2. **PL14-060 – Removal of Holding (H) Provision, Zoning By-law** *pg. 78*
Amendment Applications within the 2C Secondary Plan
Area (West) as follows:

Mattamy (Aurora) Limited
Part of Lot 26, Concession 2 E.Y.S.
File: D14-08-11 (H-3)

TACC Developments (Aurora) Inc.
Part of Lot 25, Concession E.Y.S.
File: D14-09-11 (H-2)

St. John's Road Development Corp. (Metrus Development Inc.)
Part of Lots 24 and 25, Concession 2 E.Y.S.
File: D14-01-12 (H-2)

Brookfield Homes (Ontario) Limited
Part of Lots 23, 24 and 25, Concession 2 E.Y.S.
File: D14-12-11 (H-2)

Shimvest Investments Limited
Part of Lot 22, Concession 2 E.Y.S.
File: D14-02-12 (H-2)

RECOMMENDED:

THAT report PL14-060 be received; and

THAT Application D14-08-11 (H-3), D14-09-11 (H-2), D14-01-12 (H-2), D14-12-11 (H-2) and D14-02-12 (H-2) to remove the Holding (H) provision from the lands shown as 'Area to remove Holding (H) designation' on Figures 2-6 to staff report PL14-060 be approved; and

THAT Council enact the removal of the Holding provision by-laws at the Council meeting.

- 3. PL14-064 – Application for Exemption from Part Lot Control** *pg. 90*
Mattamy (Aurora) Limited
Block 96, Plan 65M-4407
File: D12-PLC-03-14

RECOMMENDED:

THAT report PL14-064 be received; and

THAT Council approve the Application for Exemption from Part Lot Control submitted by Mattamy (Aurora) Limited to divide Block 96 on Plan 65M-4407 into six (6) separate lots for townhouse units; and

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

- 4. PL14-065 – Application for Draft Plan of Subdivision** *pg. 97*
Pandolfo et al.
14070 Yonge Street
File: D12-03-2A (Related Files: D09-03-12, D14-21-03)

RECOMMENDED:

THAT report PL14-065 be received; and

THAT application for Draft Plan of Subdivision D12-03-2A (Pandolfo et al.) be approved, subject to the conditions outlined in Schedule A of this report; and

THAT a total of 29 units (91 persons equivalent) of water and sewage capacity be allocated to the Draft Plan of Subdivision; and

THAT the Mayor and Town Clerk be authorized to execute a Subdivision Agreement, including any and all documents and all of the Agreements reference in the Conditions of Approval, including any ancillary agreements required to give effect to same.

5. **PL14-066 – Application to Amend the Zoning By-law and Site Plan Approval** *pg. 147*
Stirling Cook Aurora Inc.
74 Old Bloomington Road
York Region Vacant Land Condominium Plan No. 1159, Unit 22
Files: D14-04-13 and D11-06-14 (SP-2014-06)

RECOMMENDED:

THAT report PL14-066 be received; and

THAT Application to Amend the Zoning By-law File: D14-04-13 (Stirling Cook) be approved, to rezone the subject lands from Detached Dwelling First Density Residential (R1-43) Exception Zone to Row Dwelling Residential (R6-xx) Exception Zone to permit six (6) row housing units including site specific provisions; and

THAT the implementing By-law Amendment be presented at the Council meeting for enactment; and

THAT a total of five (5) additional units of water and sewage capacity be allocated to the subject lands; and

THAT Site Plan Application File D11-06-14 (Stirling Cook) be approved to permit the development of the subject lands for six (6) row housing units permitted by the Amending By-law; 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.

6. PR14-039 – Aurora 150 Legacy Project Proposal

pg. 163

RECOMMENDED:

THAT report PR14-039 be received; and

THAT Council approve \$10,000.00 to be allocated towards the production of a Remembrance Day Commemorative DVD; and

THAT, if funding is approved, staff submit a written request to the Royal Canadian Legion and the Queen's York Rangers to determine their level of interest in facilitating the production of this DVD; and

THAT the then remaining balance of funds totalling \$80,737.66 from the Sesquicentennial (Aurora 150th Birthday) account be returned to the original source of funding being the Council Discretionary Reserve Fund.

7. PR14-029 – McLeod Woodlot Fencing

pg. 167

RECOMMENDED:

THAT report PR14-029 be received; and

THAT Council provide direction to staff for the provision of fencing the Leslie Street frontage of the McLeod Wood Nature Reserve.

8. PR14-041 – Installation of Pathway Lighting in Lambert Willson Park and Optimist Park

pg. 172

RECOMMENDED:

THAT report PR14-041 be received; and

THAT Council approve the request for additional funding in the amount of \$16,500.00 for the additional costs associated with RFQ# PRS2014-63 Installation of Pathway Lighting in Lambert Willson Park and Optimist Park; and

THAT \$16,500.00 be allocated from the Cash-in-Lieu Reserve to accommodate this shortfall.

9. IES14-051 – Award of Quotation IES2014-56 – Supply and Delivery of One 2014 Four Wheel Drive Tractor and Attachments *pg. 175*

RECOMMENDED:

THAT report IES14-051 be received; and

THAT Quotation IES2014-56 – Supply and Delivery of One 2014 Four Wheel Drive Tractor and Attachments be awarded to Hutchinson Farm Supply in the amount of \$96,462.00, excluding taxes, and

THAT additional funding in the amount of \$36,462.00 from the Fleet Repairs and Replacement Reserve be provided; and

THAT the Director of Infrastructure and Environmental Services be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same.

10. Memorandum from Director of Infrastructure & Environmental Services Re: Joint Operations Centre Financial Monitoring Task Force Update *pg. 179*

RECOMMENDED:

THAT the memorandum regarding Joint Operations Centre Financial Monitoring Task Force Update be received for information.

11. IES14-052 – Facility Projects Status Report *pg. 180*

RECOMMENDED:

THAT report IES14-052 be received for information.

12. CAO14-018 – Community Tourism Plan *pg. 187*

RECOMMENDED:

THAT report CAO14-018 be received; and

THAT staff proceed with the development of a Community Tourism Plan with Central Counties Tourism for commencement in 2015; and

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

13. CAO14-019 – Citizen Advisory Committee Live-Streaming Feasibility *pg. 191*

RECOMMENDED:

THAT report CAO14-019 be received; and

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

THAT staff be authorized to proceed with capital project #12029 "Streaming Sub-Committees Live Via Internet".

14. PR14-042 – Indoor Tennis Facility – Rigid Structure *pg. 194*

RECOMMENDED:

THAT report PR14-042 be received; and

THAT Council direct staff to engage a design consultant; and

THAT Council approve \$200,000.00 for the initial phase of the consultation process; and

THAT funding be provided from the Development Charges Reserve and the Parks and Recreation Master Plan Reserve.

15. LLS14-033 – Pending List *pg. 199*

RECOMMENDED:

THAT report LLS14-033 be received for information.

16. IES14-050 – Integrated Waste Management Master Plan Update *pg. 213*

RECOMMENDED:

THAT report IES14-050 be received for information.

17. IES14-053 – Purchase Order Increase for Facilities HVAC Services *pg. 220*

RECOMMENDED:

THAT report IES14-053 be received; and

THAT Council approve an increase for purchase order 69 (Nor-Line Plumbing and Mechanical) by \$73,600 to an upset limit of \$170,000 excluding taxes.

18. HAC14-09 – Heritage Advisory Committee Report of September 8, 2014 *pg. 223*

RECOMMENDED:

THAT report HAC14-09 be received; and

THAT Council adopt the following recommendations from the Heritage Advisory Committee meeting of September 8, 2014:

1. HAC14-024 – 938 St. John’s Sideroad, Final Disposition of the “Enos Lundy House” Designated under Part IV of the *Ontario Heritage Act*

THAT there is no objection to the reconstruction of the Enos Lundy House as proposed subject to the Heritage Application Permit process; and

THAT recommended conditions set out by staff be supported.

2. HAC14-025 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 75 Industrial Parkway South

THAT the property located at 75 Industrial Parkway South be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest as it was determined not to be of significant cultural heritage value as per the Evaluation Working Group Report; and

THAT, as a condition, the Heritage Advisory Committee be permitted the opportunity to investigate and recover any potential salvage items from the property prior to demolition.