



TOWN OF AURORA GENERAL COMMITTEE MEETING REPORT

Council Chambers
Aurora Town Hall
Tuesday, September 16, 2014

ATTENDANCE

COUNCIL MEMBERS	Councillor Pirri in the Chair; Councillors Abel, Buck, Constable, Gaertner, Gallo, Humfryes, Thompson, and Mayor Dawe
MEMBERS ABSENT	None
OTHER ATTENDEES	Chief Administrative Officer, Director of Building and By-law Services, Director of Corporate and Financial Services/Treasurer, Director of Legal and Legislative Services/Town Solicitor, Director of Infrastructure and Environmental Services, Director of Parks and Recreation Services, Director of Planning and Development Services, Town Clerk, and Council/Committee Secretary

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

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 on a two-thirds vote:**

- Delegation (c) Michael Di Cesare, representing residents of Old Bloomington Road
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)
- Delegation (d) James Kennedy and Mai Somermaa, representing 2351528 Ontario Limited and Aurora-Leslie Developments Limited
Re: Item 1 – PL14-054 – Proposed Plan of Subdivision, File: D12-01-14, 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
- Delegation (e) Joanne Barnett, Vice President, Charlieville Developments Limited
Re: Item 19 – HAC14-10 – Heritage Advisory Committee Report of September 15, 2014, Re: HAC14-026 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest; and Notice of Demolition of a Structure on a Listed Heritage Property, 45 Tyler Street (Charlieville Developments Limited)

- Item 19 – HAC14-10 – Heritage Advisory Committee Report of September 15, 2014, Re: HAC14-026 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest; and Notice of Demolition of a Structure on a Listed Heritage Property, 45 Tyler Street (Charleville Developments Limited)

3. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

Items 5, 6, 7, 8, 10, 11, 14, 16, 18, and 19 were identified for discussion.

4. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

Items 1, 2, 3, 4, 9, 12, 13, 15, and 17 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:

1. **PL14-054 – Proposed Plan of Subdivision, File: D12-01-14
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**

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 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)**

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
Mattamy (Aurora) Limited
Block 96, Plan 65M-4407
File: D12-PLC-03-14**

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
Pandolfo et al.
14070 Yonge Street
File: D12-03-2A (Related Files: D09-03-12, D14-21-03)**

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.

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

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.

12. CAO14-018 – Community Tourism Plan

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

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".

15. LLS14-033 – Pending List

THAT report LLS14-033 be received for information.

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

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.

CARRIED

5. DELEGATIONS

- (a) **Gary Templeton, representing Pandolfo et al.**
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)

Mr. Templeton noted that the requirement for the developer to provide an extension to Ridge Road was now included in the Conditions of Approval and it was hoped that the Town would consider sharing the cost of the extension due to the public benefit that would accrue to the existing Ridge Road residents. He noted that several corrections to the Conditions of Approval had been communicated to staff and with that qualification expressed full support of the staff recommendation.

General Committee received the comments of the delegation for information.

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

Ms. Sciberras, on behalf of Stirling Cook Aurora Inc., expressed their full support of the staff recommendation and noted that the proposed zoning is to include the townhouses as a permitted use and site specific provisions to accommodate that development.

General Committee received the comments of the delegation, which were referred to Item 5.

- (c) **Michael Di Cesare, representing residents of Old Bloomington Road**
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)

(Added Item)

Mr. Di Cesare was not present at the meeting.

- (d) **James Kennedy and Mai Somermaa, representing 2351528 Ontario Limited and Aurora-Leslie Developments Limited**
Re: Item 1 – PL14-054 – Proposed Plan of Subdivision, File: D12-01-14, 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

(Added Item)

Mr. Kennedy, of KLM Planning Partners Inc., presented an overview of the plans for the site and their approach respecting storm water management and Low Impact Development (LID) techniques.

General Committee received the comments of the delegation for information.

- (e) **Joanne Barnett, Vice President, Charlieville Developments Limited**
Re: Item 19 – HAC14-10 – Heritage Advisory Committee Report of September 15, 2014, Re: HAC14-026 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest; and Notice of Demolition of a Structure on a Listed Heritage Property, 45 Tyler Street (Charlieville Developments Limited)

(Added Item)

General Committee waived the requirements of subsection 3.8(c) of the Procedural By-law to extend the speaking time of the delegation past five (5) minutes.

Ms. Barnett provided an overview of the Record of Site Condition process, including risk and environmental site assessments, which they are conducting. She noted that the entire consultant team believed that the building could not be salvaged and it would be in the public's best interest to proceed with the delisting of the property and demolition of the building to permit site remediation. Ms. Barnett advised that they are prepared to pay for and assist the Town in documenting the site's history and recover any salvageable items. She requested that Council accept the original staff recommendation, expressed appreciation to the Heritage Advisory Committee for their diligence, and noted that Dr. Theresa Phillips and Carla Reynolds were available to answer any technical questions.

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

6. PRESENTATIONS BY THE ADVISORY COMMITTEE CHAIR

None

7. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

- 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)**

General Committee recommends:

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 (R6-64) 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.

CARRIED

General Committee moved forward Items 19 and 14 for consideration.

- 19. HAC14-10 – Heritage Advisory Committee Report of September 15, 2014
(Added Item)**

General Committee recommends:

THAT report HAC14-10 be received; and

THAT Council adopt the following recommendation, ***as amended by General Committee***, from the Heritage Advisory Committee meeting of September 15, 2014:

1. HAC14-026 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest; and Notice of Demolition of a Structure on a Listed Heritage Property, 45 Tyler Street (Charlieville Developments Limited)

THAT the Notice of Intention to demolish all structures on the property located at 45 Tyler Street be received; and

THAT Council **support** the demolition of the structures as they are **not** of cultural heritage value or interest worthy of designation under Ontario Regulation 9/06; and

THAT the property located at 45 Tyler Street **be removed from** the Aurora Register of Properties of Cultural Heritage Value or Interest; **and**

THAT a condition be included as part of the application to demolish the structure on the listed property to require that a financial contribution be made by the owner to the Town of Aurora Heritage Reserve Fund.

CARRIED

14. PR14-042 – Indoor Tennis Facility – Rigid Structure

General Committee recommends:

THAT report PR14-042 be received ***for information.***

CARRIED

6. PR14-039 – Aurora 150 Legacy Project Proposal

General Committee recommends:

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.

CARRIED

7. PR14-029 – McLeod Woodlot Fencing

General Committee recommends:

THAT report PR14-029 be received ***for information.***

CARRIED

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

General Committee recommends:

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; ***and***

THAT RFQ# PRS2014-63 be awarded to Wayne Electric Company Limited in the amount of \$61,000; and

THAT the Director of Parks & Recreation Services be authorized to execute the necessary agreement, including any and all documents and ancillary agreements required to give effect to same.

CARRIED

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

General Committee recommends:

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

CARRIED

11. IES14-052 – Facility Projects Status Report

General Committee recommends:

THAT report IES14-052 be received for information.

CARRIED

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

General Committee recommends:

THAT report IES14-050 be received for information.

CARRIED

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

General Committee recommends:

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.

CARRIED

8. NOTICES OF MOTION

None

9. NEW BUSINESS/GENERAL INFORMATION

Mayor Dawe expressed congratulations to Magna on their Hoedown event held this past weekend where \$463,000 was raised for local community groups.

Councillor Pirri noted that this was the last General Committee meeting and his last time in the Chair for this term of Council, and he expressed appreciation to everyone for their cordiality and extended his well wishes.

10. CLOSED SESSION

None

11. ADJOURNMENT

The meeting was adjourned at 9:45 p.m.

CARRIED

GEOFFREY DAWE, MAYOR

STEPHEN M.A. HUYCKE, TOWN CLERK

THE REPORT OF THE GENERAL COMMITTEE MEETING OF SEPTEMBER 16, 2014 RECEIVED FINAL APPROVAL BY COUNCIL ON SEPTEMBER 23, 2014 WITH THE EXCEPTION OF ITEMS 1, 4, 5, 13, 14, AND 19 WHICH WERE APPROVED AS RECOMMENDED, AND ITEM 10 WHICH WAS APPROVED AS AMENDED.