



# **COUNCIL MEETING AGENDA**

**MONDAY, MAY 11, 2015**

**7 P.M.**

**COUNCIL CHAMBERS  
AURORA TOWN HALL**



**TOWN OF AURORA  
COUNCIL MEETING  
AGENDA**

Monday, May 11, 2015  
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. ADOPTION OF THE MINUTES**

**Council Meeting Minutes of April 28, 2015** pg. 1  
**Special Council – Public Planning Meeting Minutes of April 22, 2015** pg. 21  
**Closed Session Meeting Minutes of April 28, 2015** (Confidential Attachment)

RECOMMENDED:

THAT the Council meeting minutes of April 28, 2015, the Special Council – Public Planning meeting minutes of April 22, 2015, and the Closed Session meeting minutes of April 28, 2015, be adopted as printed and circulated.

**4. PRESENTATIONS**

(a) **Major Brian Bishop, representing The Salvation Army** pg. 27  
**Re: Park Land Fees – 15338 Leslie Street (The Salvation Army)**

**5. PUBLIC SERVICE ANNOUNCEMENTS**

**6. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

**7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION**

**8. DELEGATIONS**

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

**10. NOTICES OF MOTION/MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN**

**(i) Notices of Motion**

**(a) Councillor Abel** pg. 42  
**Re: Highland Gate Neighbourhood**

**(b) Councillor Abel** pg. 44  
**Re: Aurora Winter Blues Festival**

**(ii) Motions for Which Notice Has Been Given**

**(a) Mayor Dawe** pg. 45  
**Re: Lake Simcoe Conservation Foundation – Street Naming  
Donation**

**(b) Mayor Dawe** pg. 46  
**Re: Town of Richmond Hill – OMB Decision**

**(c) Councillor Mrakas** pg. 50  
**Re: Canada Post Community Mailboxes**

**11. REGIONAL REPORT**

**12. NEW BUSINESS/GENERAL INFORMATION**

**13. READING OF BY-LAWS**

RECOMMENDED:

THAT the following by-laws be given first, second, and third readings and enacted:

- 5711-15** BEING A BY-LAW to adopt Official Plan Amendment No. 7. pg. 52  
(Report No. PL15-004 – PP Item 2 – Jan. 28/15)
- 5712-15** BEING A BY-LAW to amend Zoning By-law Number 2213-78, as amended (29 George Street – L. S. Consulting Inc.). pg. 58  
(Report No. PL15-004 – PP Item 2 – Jan. 28/15)
- 5725-15** BEING A BY-LAW to amend Zoning By-law Number 2213-78, as amended (49 Wellington Street East – The CAP Centre Inc.). pg. 62  
(Report No. PL15-033 – GC Item 10 – Apr. 21/15)

**RECOMMENDED:**

THAT the following confirming by-law be given first, second, and third readings and enacted:

- 5726-15** BEING A BY-LAW to Confirm Actions by Council pg. 65  
Resulting from Council Meeting on May 11, 2015.

**14. CLOSED SESSION**

**15. ADJOURNMENT**

**AGENDA ITEMS**

- 1. General Committee Meeting Report of May 5, 2015** pg. 30

RECOMMENDED:

THAT the General Committee meeting report of May 5, 2015 be received and the recommendations carried by the Committee be approved.

- 2. LLS15-037 – General Committee Closed Session Report of May 5, 2015** pg. 39

RECOMMENDED:

THAT Report No. LLS15-037 be received; and

THAT Council adopt the following recommendations from the General Committee Closed Session meeting of May 5, 2015:

- 1. Personal matters about an identifiable individual, including a Town or Local Board employee; Re: Staff Performance**

THAT consideration of the May 5, 2015 Closed Session Item 1, regarding personal matters about an identifiable individual, including a Town or Local Board employee; Re: Staff Performance, be deferred to a General Committee Closed Session meeting on May 19, 2015.

- 3. Memorandum from Director of Planning & Development Services** pg. 40  
**Re: Additional Information – Report No. PR15-012 – Tree Permit Application for 302 Ridge Road**

RECOMMENDED:

THAT the memorandum regarding Additional Information – Report No. PR15-012 – Tree Permit Application for 302 Ridge Road be received for information.



**TOWN OF AURORA  
COUNCIL MEETING MINUTES**

Council Chambers  
Aurora Town Hall  
Tuesday, April 28, 2015

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**ATTENDANCE**

<b>COUNCIL MEMBERS</b>	Mayor Dawe in the Chair; Councillors Abel, Gaertner, Humfryes, Kim, Mrakas, Thom, and Thompson
<b>MEMBERS ABSENT</b>	Councillor Pirri
<b>OTHER ATTENDEES</b>	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

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Mayor Dawe called the meeting to order at 7:05 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**

**Main motion**  
**Moved by Councillor Thom**  
**Seconded by Councillor Kim**

THAT the agenda as circulated by Legal and Legislative Services, ***with the following addition***, be approved:

Council Meeting Minutes  
Tuesday, April 28, 2015

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- Item 4 – Memorandum from Director of Parks and Recreation Services  
Re: Follow-up to Report No. PR15-010 – Aurora King Baseball  
Association Provision of Maintenance Service at Stewart Burnett  
Park Baseball Diamond

**Amendment  
Moved by Councillor Thompson  
Seconded by Councillor Mrakas**

THAT the main motion be amended by adding the following additional item:

- Closed Session Item 1 – Litigation or potential litigation including matters  
before administrative tribunals, affecting the Town or a Local Board;  
Re: Aurora Family Leisure Complex.

**CARRIED**

**Main motion as amended  
Moved by Councillor Thom  
Seconded by Councillor Kim**

THAT the agenda as circulated by Legal and Legislative Services, *with the following additions*, be approved:

- Item 4 – Memorandum from Director of Parks and Recreation Services  
Re: Follow-up to Report No. PR15-010 – Aurora King Baseball  
Association Provision of Maintenance Service at Stewart Burnett  
Park Baseball Diamond
- *Closed Session Item 1 – Litigation or potential litigation including matters  
before administrative tribunals, affecting the Town or a Local Board;  
Re: Aurora Family Leisure Complex.*

**CARRIED AS AMENDED**

### **3. ADOPTION OF THE MINUTES**

**Council Meeting Minutes of April 14, 2015  
Special Council Meeting Minutes of April 14, 2015**

**Moved by Councillor Thom  
Seconded by Councillor Kim**

THAT the Council meeting minutes of April 14, 2015 and the Special Council meeting  
minutes of April 14, 2015 be adopted as printed and circulated.

**CARRIED**

**4. PRESENTATIONS**

None

**5. PUBLIC SERVICE ANNOUNCEMENTS**

Councillor Thompson thanked everyone who was involved with the Run or Walk for Southlake on April 26, 2015. He noted that the hospital has currently raised \$182,000 and encouraged everyone to continue to donate until the pledging close date of May 15, 2015.

Councillor Abel thanked Councillors Thompson, Humfryes, and all volunteers for organizing Team Aurora for the Run or Walk for Southlake.

Councillor Abel announced that May 6, 2015, is McHappy Day.

Councillor Abel announced that the 2<sup>nd</sup> Annual Gospel Music Festival, organized by Jim Edwards, would be taking place in June.

Councillor Abel extended congratulations to grade ten Aurora student Olivia Railton for being crowned World Champion at the World Debating Championship in Hong Kong.

Councillor Abel announced that the Doane House Hospice and King-Aurora Hospice are hosting a Hike for Hospice taking place on May 3, 2015, at Fairy Lake in Newmarket and Sheppard's Bush in Aurora.

Councillor Abel noted that the Aurora Community Arboretum annual community tree planting would be taking place on May 2, 2015 and further details are available at [www.neighbourhoodnetwork.org](http://www.neighbourhoodnetwork.org).

Councillor Abel announced that the grand opening of Bellerby Wellness Studio located at 520 Industrial Parkway South would be taking place on May 2, 2015.

Councillor Humfryes announced that the Special Olympics Ontario-Aurora team would be playing in an International Invitational Special Olympics Bocce Tournament on April 30 through May 2, 2015, at Seneca College King Campus.

Councillor Humfryes announced that the Heart and Stroke Foundation Big Bike would be taking place on May 9, 2015 and encouraged everyone to join the team Aurora Has Heart.

Councillor Thom extended a reminder that April 21, 2015, was the 89<sup>th</sup> birthday of Queen Elizabeth II, Queen of Canada.

Councillor Kim noted that the Aurora Food Pantry would be celebrating their 25<sup>th</sup> anniversary on May 4, 2015, at 6:30 p.m.

Mayor Dawe thanked all volunteers who participated in Aurora's Annual Clean-Up event and noted that 1.25 tonnes of waste was collected.

Mayor Dawe noted that he attended the St. Andrew's College Highland Cadet Corps parade that re-affirmed the freedom of the Town.

Mayor Dawe extended congratulations to York Regional Police Chief Eric Joliffe for participating at the Cops for Cancer fundraiser that raised \$60,000 for childhood cancer research.

Mayor Dawe noted that he participated in the Civic Action Better City Boot Camp that discussed the challenges that big cities are facing such as: homelessness, transportation, affordable housing, and health care.

Mayor Dawe noted that York Region is partnering with the Community Partnership Council and the Municipal Multi-Cultural Reference Group to launch the Let's Talk Inclusion initiative in May 2015, which would be focusing on immigration and cultural diversity and that more information is available at **[www.yorkwelcome.ca/LetsTalkInclusion](http://www.yorkwelcome.ca/LetsTalkInclusion)**.

Mayor Dawe extended an invitation to the public to attend the grand opening of the new youth centre "The Loft" at the Aurora Family Leisure Complex on May 2, 2015 from 12 p.m. to 4 p.m.

Mayor Dawe extended a reminder about the 53<sup>rd</sup> Annual Juried Art Show and Sale on May 2 through May 3, 2015 at Town Hall.

Mayor Dawe extended a reminder that registration is open for Town of Aurora Summer Camps and information may be accessed through the Town website and the PingStreet mobile app, or by contacting Parks and Recreation Services.

Mayor Dawe announced that the Town is looking for present and former Pan Am and Parapan Am athletes, coaches, and officials to participate in an exhibition at the Aurora Cultural Centre, titled *A Legacy of Sport*, which will run from June 25 to mid-September, 2015, and those interested may contact Parks and Recreation Services at extension 4753 by May 1, 2015.

Mayor Dawe announced that the Pine Tree Potters' Guild would be holding their Spring Pottery Show and Sale on April 30 through May 3, 2015, at the Aurora Cultural Centre, and further information may be found at **[www.pinetreepotters.ca](http://www.pinetreepotters.ca)**.

Mayor Dawe extended congratulations to Town staff Alex Tchervov who competed at the Boston Marathon on April 20, 2015, and completed the race in 3 hours, 28 minutes, and 57 seconds.

**6. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

Items 1 (sub-items 2, 6, 12, and 13), 2, and 4 were identified for discussion.

**7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION**

Items 1 (with the exception of sub-items 2, 6, 12, and 13), and 3 were identified as items not requiring separate discussion.

**Moved by Councillor Kim**  
**Seconded by Councillor Thom**

THAT the following recommendations with respect to the matters listed as "Items Not Requiring Separate Discussion" be adopted as submitted to Council and staff be authorized to take all necessary action required to give effect to same:

**1. General Committee Meeting Report of April 21, 2015**

THAT the General Committee meeting report of April 21, 2015 be received and the following recommendations carried by the Committee be approved:

- (1) PL15-032 – Site Plan Application, Chafam Premiere Inc./Sterne Motors Ltd., 300 Earl Stewart Drive, Lot 5, 65M-2873, File: SP-2014-10, Related File: ZBA-2014-06**

THAT Report No. PL15-032 be received; and

THAT Site Plan Application File: SP-2014-10 (Chafam Premiere Inc./Sterne Motors Ltd.) be approved to permit the development of the subject lands for a two (2) storey automotive dealership; 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) IES15-029 – Award of Tender IES2015-14 – For New Sidewalk Construction on Golf Links Drive and Yonge Street**

THAT Report No. IES15-029 be received; and

THAT Tender IES2015-14 – For new sidewalk construction on Golf Links Drive, from Yonge Street to 125m west of Yonge Street and new accessible pedestrian signal installation at the Golf Links Drive/Dunning Avenue and Yonge Street intersection be awarded to Aloia Bros. Concrete Contractors Ltd. in the amount of \$106,852.50, excluding taxes; and

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

**(4) IES15-030 – Award of Tender IES2015-05 – Centre Street Reconstruction from Spruce Street to Walton Drive**

THAT Report No. IES15-030 be received; and

THAT Tender IES2015-05 – Centre Street Reconstruction from Spruce Street to Walton Drive be awarded to Wyndale Paving Co. Ltd. in the amount of \$559,961.25, excluding taxes; and

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

**(5) IES15-033 – Award of Tender IES2015-16 – New Sidewalk Construction on Murray Drive, Edward Street, Civic Square Gate, and New Sidewalk and Bicycle Path on Bayview Avenue**

THAT Report No. IES15-033 be received; and

THAT Tender IES2015-16 – New Sidewalk Construction on Murray Drive, North of Kennedy Street; Edward Street, from Engelhard Drive to Dunning Drive; Civic Square Gate (North Leg) and New Sidewalk and Bicycle Path on Bayview Avenue, from Hartwell Way to St. John's Sideroad be awarded to Pave-1 Construction Ltd. in the amount of \$309,130.00, excluding taxes; and

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

**(7) IES15-034 – The Judy Sherin Memorial Arena Rink Floor Investigation**

THAT Report No. IES15-034 be received; and

THAT Report No. IES15-034 satisfy Council's conditional budget approval, and staff be authorized to proceed with capital project 72228 – The Judy Sherin Memorial Arena Ice Rink Floor Condition Assessment; and

THAT budget for capital project 72228 be increased from \$30,000 to \$45,000 for expenditures related to the initial investigation of the Arena floor and surrounding area of the ice rink and that this budget be funded from the facilities repair and replacement reserve.

**(8) IES15-035 – Replacement of AFLC Pool Dehumidification Unit**

THAT Report No. IES15-035 be received; and

THAT the dehumidification unit for the Aurora Family Leisure Complex (AFLC) pool area be replaced; and

THAT the project funding of \$210,000 plus HST to replace the dehumidification unit for the AFLC be provided from the Facilities Repair and Replacement Reserve.

**(9) PL15-026 – 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: ZBA-2011-08 (H-4)**

**TACC Developments (Aurora) Inc., Part of Lot 25, Concession E. Y. S., File: ZBA-2011-09 (H-3)**

**St. John's Road Development Corp. (Metrus Development Inc.), Part of Lots 24 and 25, Concession 2 E. Y. S., File: ZBA-2012-01 (H-3)**

**Brookfield Homes (Ontario) Limited, Part of Lots 23, 24, and 25, Concession 2 E. Y. S., File: ZBA-2011-12 (H-3)**

**York Region Christian Senior Homes Inc. (H-2), Part of Lot 23, Concession 2 E. Y. S., File: ZBA-2011-13 (H-2)**

**Shimvest Investments Limited, Part of Lot 22, Concession 2 E. Y. S., File: ZBA-2012-02 (H-3)**

THAT Report No. PL15-026 be received; and

THAT Applications ZBA-2011-08 (H-4), ZBA-2011-09 (H-3), ZBA-2012-01 (H-3), ZBA-2011-12 (H-3), ZBA-2011-13 (H-2), ZBA-2012-02 (H-3) to remove the Holding (H) provisions from the lands shown as 'Area to remove Holding (H) designation' on Figures 2-7 to staff Report No. PL15-026 be approved; and

THAT the necessary removal of the Holding provisions by-laws as referred to in Report No. PL15-026 be enacted at the next available Council meeting.

**(10) PL15-033 – Zoning By-law Amendment and Site Plan Application, The CAP Centre Inc., 49 Wellington Street East, Files: ZBA-2014-04 and SP-2015-03**

THAT Report No. PL15-033 be received; and

THAT Application to Amend the Zoning By-law File: ZBA-2014-04 (The CAP Centre Inc.) be approved, to add “Business and Professional Offices and Clinic” as permitted uses on the subject lands; and

THAT the implementing zoning by-law amendment be presented at a future Council meeting for enactment; and

THAT Site Plan Application File: SP-2015-03 (The CAP Centre Inc.) be approved to permit the development of the subject lands for the conversion of the existing residential building into a 192 m<sup>2</sup> commercial property on the subject lands; 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.

**(11) PL15-036 – Request for Street Name Approval, Mattamy (Aurora) Limited, 1280 St. John’s Sideroad East, File: ADD-2015-05**

THAT Report No. PL15-036 be received; and

THAT the following street names be approved for the proposed roads within the approved Draft Plan of Subdivision, SUB-2011-02, Mattamy (Aurora) Limited:

FOREST GROVE COURT	to replace	PEASE COURT
BRIDGEPOINTE COURT	to replace	GITTINS COURT

**(14) Environmental Advisory Committee Meeting Minutes of April 2, 2015**

THAT the Environmental Advisory Committee meeting minutes of April 2, 2015 be received for information.

**(15) Economic Development Advisory Committee Meeting Minutes of April 9, 2015**

THAT the Economic Development Advisory Committee meeting minutes of April 9, 2015 be received for information.

**(16) Heritage Advisory Committee Meeting Minutes of April 13, 2015**

THAT the Heritage Advisory Committee meeting minutes of April 13, 2015 be received; and

THAT the following recommendations regarding Item 1 – Report No. HAC15-001 be approved:

THAT the property located at 92 Tyler Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest subsequent to demolition; and

THAT the property owner provide the Director of Planning and Development Services with architectural renderings for review by the Committee; and

THAT the property owner works with the Director of Planning and Development Services in order to ensure any proposed new structures are complementary to the heritage character of the area.

**New Business Motion No. 1**

THAT the Corporate Environmental Action Plan (CEAP) be brought to Council for review.

**3. Lake Simcoe Region Conservation Authority Highlights – March 27, 2015 – Meeting of the Board**

THAT the Lake Simcoe Region Conservation Authority Highlights – March 27, 2015 – Meeting of the Board be received for information.

**CARRIED**

**8. DELEGATIONS**

- (a) **Dave Giroux, representing Aurora King Baseball Association**  
**Re: Item 1(12) – PR15-010 – Aurora King Baseball Association**  
**Provision of Maintenance Service at Stewart Burnett Park Baseball Diamond**

Mr. Giroux was present to answer any questions regarding the Aurora King Baseball Association provision of maintenance service at Stewart Burnett Park baseball diamond.

**Moved by Councillor Gaertner**  
**Seconded by Councillor Thompson**

THAT the comments of the delegation be received and referred to Item 1(12).

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

- 1. General Committee Meeting Report of April 21, 2015**
- (2) IES15-032 – Facility Projects Status Report**

**Moved by Councillor Thompson**  
**Seconded by Councillor Mrakas**

THAT Report No. IES15-032 be received for information.

**CARRIED**

- 1. General Committee Meeting Report of April 21, 2015**
- (6) IES15-036 – Award of Tender IES2015-01 – Replacement of the Cross Culvert on Yonge Street, Approximately 220m North of Kennedy Street**

**Moved by Councillor Thom**  
**Seconded by Councillor Kim**

THAT Report No. IES15-036 be received; and

THAT Tender IES2015-01 – Replacement of the Cross Culvert on Yonge Street, Approximately 220m North of Kennedy Street be awarded to 2220742 Ontario Ltd. O/A Bronte Construction in the amount of \$463,274.50, excluding taxes; and

THAT additional funding in the amount of \$79,100 be provided for Project 42053 from the Storm Sewer Infrastructure Sustainability Reserve; and

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

**CARRIED**

- 1. General Committee Meeting Report of April 21, 2015**
- (12) PR15-010 – Aurora King Baseball Association Provision of Maintenance Service at Stewart Burnett Park Baseball Diamond**

On a motion of Councillor Mrakas seconded by Councillor Thompson, Council consented to consider Item 1(12) prior to Item 1(2).

**Moved by Councillor Kim**  
**Seconded by Councillor Mrakas**

THAT Report No. PR15-010 be received; and

THAT the maintenance service level for Stewart Burnett Park baseball diamond be enhanced as set out in attached Schedule "A" entitled S. B. Maintenance Services; and

THAT the requirements of Schedule "A" entitled S. B. Maintenance Services be included in the facility maintenance agreement between the Aurora King Baseball Association (AKBA) and the Town authorized by Council on April 14, 2015; and

THAT \$7,000.00 be added to the 2015 Parks Operations Budget for the enhanced baseball diamond maintenance service level; and  
THAT the Town compensate the AKBA in an amount not to exceed \$7,000.00 for the provision of said maintenance services; and

THAT the AKBA provision of enhanced maintenance services at Stewart Burnett Park baseball diamond be identified as a one (1) year pilot project; and

THAT staff report back on the pilot project after the conclusion of the 2015 baseball season.

**On a recorded vote the motion  
CARRIED**

YEAS: 6	NAYS: 2
VOTING YEAS:	Councillors Abel, Humfryes, Kim, Mrakas, Thom, and Thompson
VOTING NAYS:	Councillor Gaertner and Mayor Dawe
ABSENT:	Councillor Pirri

- 1. General Committee Meeting Report of April 21, 2015**  
**(13) Accessibility Advisory Committee Meeting Minutes of April 1, 2015**

**Main motion**  
**Moved by Councillor Abel**  
**Seconded by Councillor Thom**

THAT the Accessibility Advisory Committee meeting minutes of April 1, 2015 be received for information.

**Amendment**  
**Moved by Councillor Abel**  
**Seconded by Councillor Gaertner**

THAT the main motion be amended by adding the following clause:

***“THAT staff be directed to bring a report to Council regarding the possibility of creating an Inclusion Coordinator position for aquatics and recreation services.”***

**CARRIED**

**Main motion as amended**  
**Moved by Councillor Abel**  
**Seconded by Councillor Thom**

THAT the Accessibility Advisory Committee meeting minutes of April 1, 2015 be received for information; ***and***

***THAT staff be directed to bring a report to Council regarding the possibility of creating an Inclusion Coordinator position for aquatics and recreation services.***

**CARRIED AS AMENDED**

**2. LLS15-033 – General Committee Closed Session Report of April 21, 2015**

**Main motion**  
**Moved by Councillor Thompson**  
**Seconded by Councillor Mrakas**

THAT Report No. LLS15-033 be received; and

THAT Council adopt the following recommendations from the General Committee Closed Session meeting of April 21, 2015:

**1. Personal matters about an identifiable individual, including a Town or Local Board employee; Re: LLS15-031 – 2015 Community Recognition Awards Recognitions**

THAT Closed Session Report No. LLS15-031 be received; and

THAT the recipients for the 2015 Community Recognition Awards Nominations as selected by the Parks and Recreation Advisory Committee and recommended by General Committee in Closed Session on April 21, 2015, be approved; and

THAT these recommendations remain confidential until the Community Recognition Awards ceremony is held on May 25, 2015.

**2. Litigation or potential litigation including matters before administrative tribunals, affecting the Town or a Local Board; Re: LLS15-030 – Town of Aurora v. Minto Communities Inc. – Update**

THAT Closed Session Report No. LLS15-030 be received; and

THAT the confidential recommendations of General Committee in respect to the Town of Aurora v. Minto Communities Inc. be approved.

**Amendment**  
**Moved by Councillor Thompson**  
**Seconded by Councillor Mrakas**

THAT the main motion be amended by adding the following clause to the second item:

*“THAT staff be directed to provide residents with information regarding Council’s confidential closed session recommendations in the matter of Aurora v. Minto, to the extent that the Town Solicitor deems any such information non-prejudicial to the Town’s position in this litigation.”*

**CARRIED**

**Main motion as amended**  
**Moved by Councillor Thompson**  
**Seconded by Councillor Mrakas**

THAT Report No. LLS15-033 be received; and

THAT Council adopt the following recommendations from the General Committee Closed Session meeting of April 21, 2015:

**1. Personal matters about an identifiable individual, including a Town or Local Board employee; Re: LLS15-031 – 2015 Community Recognition Awards Recognitions**

THAT Closed Session Report No. LLS15-031 be received; and

THAT the recipients for the 2015 Community Recognition Awards Nominations as selected by the Parks and Recreation Advisory Committee and recommended by General Committee in Closed Session on April 21, 2015, be approved; and

THAT these recommendations remain confidential until the Community Recognition Awards ceremony is held on May 25, 2015.

2. **Litigation or potential litigation including matters before administrative tribunals, affecting the Town or a Local Board; Re: LLS15-030 – Town of Aurora v. Minto Communities Inc. – Update**

THAT Closed Session Report No. LLS15-030 be received; and

THAT the confidential recommendations of General Committee in respect to the Town of Aurora v. Minto Communities Inc. be approved; **and**

***THAT staff be directed to provide residents with information regarding Council's confidential closed session recommendations in the matter of Aurora v. Minto, to the extent that the Town Solicitor deems any such information non-prejudicial to the Town's position in this litigation***

**CARRIED AS AMENDED**

4. **Memorandum from Director of Parks and Recreation Services**  
**Re: Follow-up to Report No. PR15-010 – Aurora King Baseball Association Provision of Maintenance Service at Stewart Burnett Park Baseball Diamond**

On a motion of Councillor Humfryes seconded by Councillor Thom, Council consented to consider Item 4 following Item 1(12).

**Moved by Councillor Humfryes**  
**Seconded by Councillor Thompson**

THAT the memorandum regarding Follow-up to Report No. PR15-010 – Aurora King Baseball Association Provision of Maintenance Service at Stewart Burnett Park Baseball Diamond be received for information.

**CARRIED**

**10. NOTICES OF MOTION/MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN**

**(i) Notices of Motion**

- (a) Mayor Dawe**  
**Re: Lake Simcoe Conservation Foundation – Street Naming Donation**

- (b) Mayor Dawe**  
**Re: Town of Richmond Hill – OMB Decision**

**(ii) Motions for Which Notice Has Been Given**

**(a) Councillor Thompson**  
**Re: Communications to Residents**

**Moved by Councillor Thompson**  
**Seconded by Councillor Mrakas**

WHEREAS the Corporate Communications Policy (#53) for the Town of Aurora states that "Effective external communication is vital to any organization and is a service provided by an organization to the public. It is a central part of municipal/public communications and a major part of customer service." and "As municipal governments are the most accountable and accessible level of government, it is the Corporation's responsibility to provide notice and to keep the public informed of existing and proposed municipal programs and policies so that they can judge the performance of their government."; and

WHEREAS the objective of the Town's Corporate Communications Policy (#53) is to ensure residents are kept informed about, and interested in, their municipality; and

WHEREAS the Accountability and Transparency Policy (#67) for the Town of Aurora defines accountability as the principle that the Town will be responsible to its constituents for decisions made and policies implemented, as well as its actions or inactions; and

WHEREAS the Town advertised and invested both staff resources and taxpayers' money to inform the residents about the potential move towards Clear Garbage Bags; and

WHEREAS the Town advertised and invested both staff resources and taxpayers' money to notify the residents that there would be two (2) questions on the Election ballot; and

WHEREAS both issues generated significant discussion and engagement from the public; and

WHEREAS the final outcome of both the Clear Garbage Bag program and the Questions on the Ballot were ratified at the March 10, 2015 meeting of Council; and

WHEREAS there has not been any official communication from the Town regarding the final status of these issues because it is the practice of the Town to only communicate "approved items".

NOW THEREFORE BE IT HEREBY RESOLVED THAT the Town of Aurora communicate, commensurate with the efforts to promote and create awareness of these initiatives, with the residents of Aurora to inform them on the final outcomes of the Clear Garbage Bag program and the Questions on the Ballot.

**CARRIED**

**(b) Councillor Thompson**  
**Re: Corporate Communications Policy**

**Moved by Councillor Thompson**  
**Seconded by Councillor Mrakas**

WHEREAS the Corporate Communications Policy (#53) for the Town of Aurora states that "Effective external communication is vital to any organization and is a service provided by an organization to the public. It is a central part of municipal/public communications and a major part of customer service." and "As municipal governments are the most accountable and accessible level of government, it is the Corporation's responsibility to provide notice and to keep the public informed of existing and proposed municipal programs and policies so that they can judge the performance of their government."; and

WHEREAS the objective of the Town's Corporate Communications Policy (#53) is to ensure residents are kept informed about, and interested in, their municipality; and

WHEREAS the Accountability and Transparency By-Law for the Town of Aurora defines accountability as taking ownership and being responsible to stakeholders for our actions or inactions. This value is essential to preserve the public trust and to protect the public interest; and

WHEREAS the practice of the Town is to only communicate "approved" items.

NOW THEREFORE BE IT HEREBY RESOLVED THAT the Town of Aurora's Corporate Communications Plan (2011) and the Corporate Communications Policy be placed on the next Agenda for review and direction from Council; and

BE IT FURTHER RESOLVED THAT staff bring forward, for Council's approval, a revised Corporate Communications Plan and Corporate Communications Policy prior to the end of 2015.

**On a recorded vote the motion**

**CARRIED**

YEAS: 8	NAYS: 0
VOTING YEAS:	Councillors Abel, Gaertner, Humfryes, Kim, Mrakas, Thom, Thompson, and Mayor Dawe
VOTING NAYS:	None
ABSENT:	Councillor Pirri

- (c) **Councillor Abel**  
**Re: Town Resources for Events**

**Moved by Councillor Abel**  
**Seconded by Councillor Humfryes**

WHEREAS the Town of Aurora wishes to promote tourism and business development; and

WHEREAS events held within the Town bring awareness and help to promote tourism and business development; and

WHEREAS the Town has many resources and will partner with event organizers.

NOW THEREFORE BE IT HEREBY RESOLVED THAT staff be directed to report back to Council on resources that the Town has available to organizers, for events such as the Run or Walk for Southlake, the Aurora Chamber of Commerce Home Show, or the Winter Blues Festival; and

BE IT FURTHER RESOLVED THAT staff prepare an event package that contains information on available resources, potential locations, required permits, and any other information that may streamline the process in the organization and promotion of various types of events.

**CARRIED**

## **11. REGIONAL REPORT**

**York Regional Council Highlights – April 23, 2015**

**Moved by Councillor Gaertner**  
**Seconded by Councillor Abel**

THAT the Regional Report of April 23, 2015 be received for information.

**CARRIED**

**12. NEW BUSINESS/GENERAL INFORMATION**

Councillor Abel requested that staff report back through the Environmental Advisory Committee and Parks and Recreation Advisory Committee on the opportunity to develop community gardens.

**Moved by Councillor Abel**  
**Seconded by Councillor Humfryes**

THAT staff report back through the Environmental Advisory Committee and Parks and Recreation Advisory Committee on the opportunity to develop community gardens.

**CARRIED**

Councillor Abel inquired about overnight parking exemptions during the summer months and when the Parking By-law would be coming to Council for consideration. Staff indicated that the Parking By-law would be brought to Council in the fall of 2015.

Councillor Abel inquired about when street sweeping would occur. Staff indicated that the service is expected to occur shortly.

**13. READING OF BY-LAWS**

**Moved by Councillor Abel**  
**Seconded by Councillor Thompson**

THAT the following by-laws be given first, second, and third readings and enacted:

**5709-15** BEING A BY-LAW to assume highways for public use (Plan 65M-3819).

**5716-15** BEING A BY-LAW to amend Municipal Waterworks Distribution By-law Number 3305-91, as amended.

**5717-15** BEING A BY-LAW to amend Zoning By-law Number 2213-78, as amended, to remove a Holding "(H)" Symbol (Mattamy (Aurora) Limited).

**5718-15** BEING A BY-LAW to amend Zoning By-law Number 2213-78, as amended, to remove a Holding "(H)" Symbol (TACC Developments Aurora Inc.).

**5719-15** BEING A BY-LAW to amend Zoning By-law Number 2213-78, as amended, to remove a Holding "(H)" Symbol (St. John's Road Development Corp.).

- 5720-15** BEING A BY-LAW to amend Zoning By-law Number 2213-78, as amended, to remove a Holding "(H)" Symbol (Brookfield Homes (Ontario) Limited).
- 5721-15** BEING A BY-LAW to amend Zoning By-law Number 2213-78, as amended, to remove a Holding "(H)" Symbol (Shimvest Investments Limited).
- 5722-15** BEING A BY-LAW to amend Zoning By-law Number 2213-78, as amended, to remove a Holding "(H)" Symbol (York Region Christian Senior Homes).

**CARRIED**

**Moved by Councillor Abel**  
**Seconded by Councillor Thompson**

THAT the following by-laws be given first, second, and third readings and enacted:

- 5713-15** BEING A BY-LAW to declare as surplus and sell municipal lands (55 Eric T. Smith Way).
- 5714-15** BEING A BY-LAW to declare as surplus and sell municipal lands (30 Eric T. Smith Way).

**On a recorded vote the by-laws**  
**CARRIED**

YEAS: 7	NAYS: 1
VOTING YEAS:	Councillors Abel, Humfryes, Kim, Mrakas, Thom, Thompson, and Mayor Dawe
VOTING NAYS:	Councillor Gaertner
ABSENT:	Councillor Pirri

**14. CLOSED SESSION**

On a motion of Councillor Thompson seconded by Councillor Abel, Council resolved into a Closed Session meeting at 8:39 p.m. to consider the following item:

1. Litigation or potential litigation including matters before administrative tribunals, affecting the Town or a Local Board; Re: Aurora Family Leisure Complex  
(Added Item)

On a motion of Councillor Gaertner seconded by Councillor Abel, Council reconvened into open session to rise and report from Closed Session at 9:29 p.m.

1. **Litigation or potential litigation including matters before administrative tribunals, affecting the Town or a Local Board; Re: Aurora Family Leisure Complex**

(Added Item)

**Moved by Councillor Thompson  
Seconded by Councillor Humfries**

THAT the confidential recommendations in respect to the Aurora Family Leisure Complex be approved and staff be authorized to proceed as directed by Council on April 28, 2015 in closed session.

**CARRIED**

**13. READING OF BY-LAWS**

**Moved by Councillor Kim  
Seconded by Councillor Thompson**

THAT the following confirming by-law be given first, second, and third readings and enacted:

**5724-15** BEING A BY-LAW to Confirm Actions by Council Resulting from Council Meeting on April 28, 2015.

**CARRIED**

**15. ADJOURNMENT**

**Moved by Councillor Humfries  
Seconded by Councillor Abel**

THAT the meeting be adjourned at 9:30 p.m.

**CARRIED**

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**GEOFFREY DAWE, MAYOR**

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**STEPHEN M. A. HUYCKE, TOWN CLERK**

THE MINUTES OF THE COUNCIL MEETING OF APRIL 28, 2015 ARE SUBJECT TO FINAL APPROVAL BY COUNCIL ON MAY 11, 2015.



**TOWN OF AURORA  
SPECIAL COUNCIL – PUBLIC PLANNING  
MEETING MINUTES**

Council Chambers  
Aurora Town Hall  
Wednesday, April 22, 2015

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**ATTENDANCE**

<b>COUNCIL MEMBERS</b>	Mayor Dawe in the Chair; Councillors Abel, Gaertner, Humfryes (arrived 8:22 p.m.), Kim, Mrakas, Pirri, Thom, and Thompson
<b>MEMBERS ABSENT</b>	None
<b>OTHER ATTENDEES</b>	Director of Planning and Development Services, Planner, Council & Committee Coordinator/Deputy Clerk, and Council/Committee Secretary

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Mayor Dawe called the meeting to order at 7:01 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**

**Moved by Councillor Abel  
Seconded by Councillor Mrakas**

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

**CARRIED**

### **3. PLANNING APPLICATIONS**

Mayor Dawe outlined the procedures that would be followed in the conduct of the public meeting. The Deputy Clerk confirmed that the appropriate notice had been given in accordance with the relevant provisions of the *Planning Act*.

- 1. PL15-029 – Proposed Official Plan Amendment and Zoning By-law Amendment, Brookfield Homes (Ontario) Limited, 155 Vandorf Sideroad (Timberlane Athletic Club property)  
Files: OPA-2014-01 and ZBA-2014-03**

#### **Planning Staff**

The Planner, Mr. Marty Rokos, presented a brief overview of the application and staff report, including background information related to the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit the development of 56 single detached residential units, including a parkette, access via Vandorf Sideroad, emergency access via Falconwood Hollow, and a 7.5-metre buffer next to the Falconwood Hollow residences. He noted that the proposal had been updated following the first public meeting in January 2015 and reviewed the revised concept plan.

#### **Consultant**

Mr. Don Given, of Malone Given Parsons Ltd., on behalf of the applicant, expressed his support of the staff report and recommendation. He presented a comparison of the original and current concept plans and highlighted the revisions.

Mr. Given referred to the potential for noise and vibration complaints from new residents with respect to the Van-Rob facility and suggested that warning clauses could be added to the purchase and sale agreements. He stated that there was no evidence of a problem at this time.

Mr. Bill Gastmeier, of HGC Engineering, provided an overview of the Noise and Vibration Feasibility Study prepared on behalf of Brookfield Homes respecting the Van-Rob operation, including details on how the Study was conducted and the relevant MOE guidelines. He noted that Van-Rob carried out significant mitigation in response to the complaints and is in full compliance with all MOE limits for noise and vibration.

#### **Public Comments**

Mr. Victor Saccucci, resident of 472 Beacon Hall Drive and board member of the condominium corporation, noted that they are working in good faith with the developer and expect their requirements to be satisfied.

Ms. Patricia Foran, Solicitor of Aird & Berlis LLP, on behalf of Van-Rob Inc., a metal stamping and manufacturing facility at 200 Vandorf Sideroad, requested that Council defer consideration of the staff recommendation and direct staff to retain expert peer review consultants to consult with her client and their experts regarding the issues including noise, vibration, and traffic concerns. She expressed concerns regarding Van-Rob's industry classification and the potential for incompatibility, and stated that warning clauses were not sufficient.

Mr. John Greenhough, resident of Falconwood Hollow, representing the owners of the Falconwood Estates condominium corporation, advised that they have reached a compromise with the developer and now withdraw any and all objections previously expressed. He extended appreciation to Council and the staff of Brookfield Homes and also acknowledged that, through working with the Town, Van-Rob Inc., and a team representing the residents of Beacon Hall, Falconwood Estates, and Wycliffe Estates, the past issues had been mitigated successfully.

Ms. Sherry Card, business owner on Industrial Parkway South, formerly on Furbacher Lane, noted her experiences with vibrations and noise in the area.

Mr. Peter van Schaik, part owner of Van-Rob Inc., spoke about his experience with residents' complaints and the ways in which Van-Rob has mitigated the issues. He expressed concern regarding the potential complaints that may come later even though the facility is well within environmental guidelines.

Mr. Stefan Woyslaw, resident and realtor of Aurora, stated that truck and road noise are more of an issue than noise or vibrations. He suggested that the developer should introduce stronger clauses in their presentation to sale of new properties so that potential buyers are aware of the issues up front.

### **Planning Staff**

The Director of Planning and Development Services, Mr. Marco Ramunno, clarified that Van-Rob Inc. has been assessed as a Class II operation based on information and previous noise and vibration studies from various engineers who prepared background reports in accordance with MOE guidelines. He added that staff have reviewed all background studies and earlier reports, the Noise and Vibration Feasibility Study, and the methodology. Mr. Ramunno stated that any noise and emission concerns under MOE guidelines must be mitigated at source, and that it is standard practice with any residential development that abuts a collector or regional road with higher volumes of traffic and truck traffic, to impose warning clauses within the development agreement, and also to require the builder to include similar clauses in their offers of purchase and sale.

**Main motion**

**Moved by Councillor Thompson**  
**Seconded by Councillor Mrakas**

THAT Report No. PL15-029 be received; and

THAT Application to Amend the Official Plan File: OPA-2014-01 be approved, to re-designate the subject lands from “Private Open Space” and “Cluster Residential” to “Cluster Residential – Site Specific Policy” to facilitate the development of the subject lands for a 56 detached residential unit condominium development; and

THAT Application to Amend the Zoning By-law File: ZBA-2014-03 be approved, to rezone the subject lands from “Major Open Space (O-4) Exception Zone” to “Detached Dwelling Second Density (R2-X) Exception Zone” and “Major Open Space (O-Y) Exception Zone”; and

THAT a total of 56 units of water and sewage capacity be allocated to the subject lands; and

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

**Motion to defer**

**Moved by Councillor Abel**  
**Seconded by Councillor Mrakas**

THAT Item 1 – Report No. PL15-029 be deferred to a future Council meeting pending the completion and report, within one month, of a peer review of the Noise and Vibration Feasibility Study prepared by HGC Engineering, respecting the Van-Rob Inc. facility at 200 Vandorf Sideroad.

**CARRIED**

2. **PL15-030 – Proposed Zoning By-law Amendment, PMK Capital Inc.  
95 Wellington Street East, Lot 14, South of Wellington  
Street, Registered Plan 68, File: ZBA-2014-10**

**Planning Staff**

The Planner, Mr. Marty Rokos, presented an overview of the applications and staff report, including background information and details related to the proposed Zoning By-law Amendment application to permit a two-storey business and professional office, including a medical office, and 16 parking spaces. He noted that the applicant proposes to redesignate the subject lands from “Special Mixed Density Residential (R5) Zone” to “R5-X Exception Zone” along with site specific exceptions related to parking, building setbacks, and buffer strips.

**Applicant**

Dr. Philip Kritzinger, owner of PMK Capital Inc., provided background information regarding his business, which he is planning to relocate back to Aurora from Newmarket.

**Consultant**

Mr. Chris Pretotto, Architect of Cspace Architecture, highlighted elements of the proposed development's integration into the Aurora Promenade's downtown shoulder area. He noted that the proposed building was designed to integrate with the Town's historical architectural style, have full, barrier-free access, and to preserve as many trees as possible.

**Public Comments**

Mr. Stefan Woyslaw, resident and realtor of Aurora, expressed his support of the proposed development.

Ms. Terry Smith, resident of Larmont Street, expressed her support of the proposed development, as well as concerns regarding one large tree and potential light pollution from the subject land.

**Consultant**

Mr. Pretotto addressed the concerns regarding the tree canopy and lighting.

**Moved by Councillor Mrakas**  
**Seconded by Councillor Abel**

THAT Report No. PL15-030 be received; and

THAT comments presented at the Public Planning Meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee Meeting.

**CARRIED**

**4. READING OF BY-LAW**

**Moved by Councillor Pirri**  
**Seconded by Councillor Thom**

THAT the following confirming by-law be given first, second, and third readings and enacted:

Special Council – Public Planning Meeting Minutes  
Wednesday, April 22, 2015

Page 6 of 6

**5723-15** BEING A BY-LAW to Confirm Actions by Council Resulting from Special Council – Public Planning Meeting on April 22, 2015.

**CARRIED**

**5. ADJOURNMENT**

**Moved by Councillor Kim  
Seconded by Councillor Humfryes**

THAT the meeting be adjourned at 9:27 p.m.

**CARRIED**

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**GEOFFREY DAWE, MAYOR**

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**PATTY THOMA, DEPUTY CLERK**

THE MINUTES OF THE SPECIAL COUNCIL – PUBLIC PLANNING MEETING OF APRIL 22, 2015 ARE SUBJECT TO FINAL APPROVAL BY COUNCIL ON MAY 11, 2015.



Legal and Legislative Services  
905-727-3123  
councilsecretariatstaff@aurora.ca

Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1

**PRESENTATION REQUEST**

This Presentation form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to the Clerk's office by the following deadline:

**4:30 P.M. ON THE BUSINESS DAY PRIOR TO THE REQUESTED MEETING DATE**

**COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE:** May 11, 2015

**SUBJECT:** Park Land Fees - 15338 Leslie St. (The Salvation Army)

**NAME OF SPOKESPERSON:** Major Brian Bishop

**NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable):**

The Salvation Army

**BRIEF SUMMARY OF ISSUE OR PURPOSE OF PRESENTATION:**

To present a request of deferral regarding Park Land fees associated with the development of property - 15338 Leslie St.

**PLEASE COMPLETE THE FOLLOWING:**

**Have you been in contact with a Town staff or Council member regarding your matter of interest?**

Yes  No  **IF YES, WITH WHOM?** **DATE** April 30,2015

Alan Downey, Warren Mar, and Mayor Dawe

**I acknowledge that the Procedural By-law permits ten (10) minutes for Presentations.**





Giving Hope Today

The Salvation Army  
**Northridge Community Church**  
415 Pickering Crescent  
P.O. Box 356  
NEWMARKET, ON  
L3Y 4X7  
Telephone: (905) 895-6276  
Fax: (905) 830-0343  
E: Mail [mail@northridgecommunitychurch.com](mailto:mail@northridgecommunitychurch.com)

May 7<sup>th</sup>, 2015

Aurora Town Council  
Aurora Town Hall  
100 John West Way, Box 1000  
Aurora, Ontario  
L4G 6J1

Dear Council:

**RE: Park Land Fee / Cash in Lieu (CIL)**

I trust this letter finds you well. As you may be aware The Salvation Army of Central York Region is relocating and expanding to 15338 Leslie St. (west side of Leslie / north of Wellington). Although this project has received its challenges and delays, we are so very excited about this faith step and the opportunity to greater serve the residents of Aurora and Central York Region.

In short, architectural drawings and schematics, along with our capital budget have been approved from our national office / headquarters. The project was tendered the latter part of 2014 and closed January end 2015. Unfortunately, the cost came in significantly over budget, which required building design revisions, alternate option considerations, along with a revised capital budget. This presented some serious struggles and created some setbacks; however, we are pleased to inform you that we are making progress with both our internal and external requirements - letters of approval, permits etc. My reason for writing is that recently it has come to our attention that there are associated park land fees to our development.

Some time ago, you may recall that we approached the Town of Aurora to consider a deferral of the development charges associated with our new property. We were warmly received and awarded deferral status, which prompted positive conversations around deferrals from York Region and the School Boards as well - for this we are most grateful. Our current financial reality significantly challenges us to address the addition of the Park Land fees, due to many other unforeseen costs and inflation.

As referenced in previous Council presentations, the Salvation Army has served Central York for over 130 years and has worked cooperatively and at large to serve the holistic needs of the community – we are humbled by this task and responsibility. We are also grateful to the residents who are faithful supporters towards these endeavours and we will continue to remain true and trustworthy to the resources that have been afforded us. As well, we are excited of the potential association and partnership that can be established with the Town through future conversations specific to the Stronach Aurora Recreation Complex and the new Salvation Army facilities.

**William and Catherine Booth**  
Founders

**André Cox**  
General

**Susan McMillan**  
Territorial Commander

**Brian & Glenda Bishop**  
Pastors / Officers

It is our hope and prayer that further **consideration will be given to provide deferral status to the park land fees**. Therefore, prior to the council gathering on Tuesday, May 12<sup>th</sup>, I would appreciate the opportunity to connect with you and discuss this appeal. In the days to come, I will follow up with a phone call to arrange a convenient time for this to take place.

Kindest Regards,



Brian A Bishop  
(Major)

*The Salvation Army is an international Christian organization that began its work in Canada in 1882 and has grown to become the largest non-governmental direct provider of social services in the country. The Salvation Army gives hope and support to vulnerable people today and every day in 400 communities across Canada and more than 120 countries around the world.*



**TOWN OF AURORA  
GENERAL COMMITTEE MEETING REPORT**

Council Chambers  
Aurora Town Hall  
Tuesday, May 5, 2015

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**ATTENDANCE**

<b>COUNCIL MEMBERS</b>	Councillor Gaertner in the Chair; Councillors Abel, Humfryes, Kim, Mrakas, Pirri, Thom, Thompson, and Mayor Dawe
<b>MEMBERS ABSENT</b>	None
<b>OTHER ATTENDEES</b>	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 Planning and Development Services, Manager of Code Review and Inspection, Manager of Corporate Communications, Manager of Long Range and Strategic Planning, Manager of Parks, Town Clerk, and Council/Committee Secretary

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The Chair called the meeting to order at 7:02 p.m.

Councillor Gaertner relinquished the Chair to Deputy Mayor Abel at 8:34 p.m. during consideration of Item 10 and resumed the Chair at 8:38 p.m.

Councillor Gaertner relinquished the Chair to Deputy Mayor Abel at 9:11 p.m. during consideration of Items 12, 13, and 14, and resumed the Chair at 9:26 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 addition:***

- ***Closed Session Item 1 – Personal matters about an identifiable individual, including a Town or Local Board employee; Re: Staff Performance***  
**CARRIED AS AMENDED**

**3. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

Items 1, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, and 16 were identified for discussion.

**4. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION**

Items 2, 7, 8, and 15 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. PL15-040 – 2041 York Region Draft Growth Scenarios and Land Budget**

**General Committee recommends:**

THAT Report No. PL15-040 be received; and

THAT Report No. PL15-040 be referred to the May 21, 2015 Public Planning meeting for discussion.

**7. CFS15-017 – Capital Projects Status and Closures Report as of December 31, 2014**

**General Committee recommends:**

THAT Report No. CFS15-017 be received; and

THAT the capital project closures and capital funding adjustments outlined in Attachments #1 and #2 of Report No. CFS15-017 be approved.

**8. LLS15-028 – Pending List**

**General Committee recommends:**

THAT Report No. LLS15-028 be received for information.

**15. Trails and Active Transportation Advisory Committee Meeting Minutes of April 17, 2015**

**General Committee recommends:**

THAT the Trails and Active Transportation Advisory Committee meeting minutes of April 17, 2015 be received for information.

**CARRIED**

**5. DELEGATIONS**

**(a) Darcy Romaine, resident of Aurora**

**Re: S. 132 of the *Municipal Act*, 2001 – Request for Temporary Right of Access to Adjacent Landowner’s Property**

Mr. Romaine discussed S. 132 of the *Municipal Act*, 2001 where a municipality may authorize the owner or occupant of land to enter adjoining land for the purposes of repairs or alterations. He requested Council to grant temporary right of access to his adjacent landowner’s property for rooftop repairs.

General Committee received the comments of the delegation.

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

None

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

**1. PL15-039 – Public Consultation Process for Planning Applications, Highland Gate Developments Inc., 21 Golf Links Drive, Files: OPA-2015-01, SUB-2015-01 and ZBA-2015-02**

**General Committee recommends:**

THAT Report No. PL15-039 be received; and

THAT in addition to the June 24, 2015 Public Planning meeting, two (2) additional Public Planning meetings be held in September and October for the purpose of receiving additional public comments related to Highland Gate Development Inc. Files: OPA-2015-01, SUB-2015-01 and ZBA-2015-02; and

THAT the Public Planning meetings be held at a suitable venue outside of Council Chambers as determined by the Town Clerk, to accommodate the anticipated large volume of residents.

**CARRIED**

**3. PL15-034 – Economy and Housing in Aurora**

**General Committee recommends:**

THAT Report No. PL15-034 be received for information.

**CARRIED**

**4. BBS15-006 – Building Division Workload**

**General Committee recommends:**

THAT Report No. BBS15-006 be received; and

THAT the 2015 budget request for a Building Plan Examiner/Inspector be approved and recruitment for the position commence immediately; and

THAT Administrative Procedure No. 13 for Excess Hours and Overtime be waived for a period of one year to allow Building staff to be paid at straight time for any excess hours worked up to 44 hours in a week; and

THAT the expedited permit programs, Residential Express Permit Program and Green Path Program, be suspended until workload allows for the objectives of the programs to be successfully achieved.

**CARRIED**

**5. CAO15-006 – Strategic Plan Report Card 2014**

**General Committee recommends:**

THAT Report No. CAO15-006 be received for information.

**CARRIED**

**6. CAO15-004 – Excellence Matters Aurora**

**General Committee recommends:**

THAT Report No. CAO15-004 be received for information.

**CARRIED**

**9. LLS15-029 – Notice Policy**

General Committee consented to table Item 9 until after the consideration of Item 16.

**General Committee recommends:**

THAT Report No. LLS15-029 be received; and

THAT staff bring forward By-law Number 5710-15, "BEING A BY-LAW to define the public notice policies and procedures for The Corporation of the Town of Aurora" to a future Council meeting for enactment; and

THAT "Administration Procedure No. 62 – Notice Provision Policy", as amended, be repealed on the day that By-law Number 5710-15 comes into force.

**CARRIED**

**10. LLS15-032 – Flag Protocol and Flag Raising Policy**

**General Committee recommends:**

THAT Report No. LLS15-032 be received; and

THAT the "Flag Protocol and Flag Raising Policy" attached to Report No. LLS15-032 be approved; and

THAT Town of Aurora "Administration Procedure No. 59 – Flag Raising Policy" be repealed and replaced with the "Flag Protocol and Flag Raising Policy" attached to Report No. LLS15-032; and

THAT the description and guidelines for the Official Town Flag as set out in Report No. LLS15-032 be approved.

**CARRIED**

**11. LLS15-025 – Audio Recording of Closed Session Meetings – Additional Information**

**General Committee recommends:**

THAT Report No. LLS15-025 be received for information.

**CARRIED**

**12. PR15-011 – Parks Maintenance Service Level Standards**

**General Committee recommends:**

THAT Report No. PR15-011 be received; and

THAT the Parks Maintenance Service Level Standards be received by Council as information; and

THAT, subject to any clarifications, questions and or requested revisions by Council, the Parks Maintenance Service Level Standards be adopted effective June 1, 2015; and

THAT all remaining funds be returned to source.

**CARRIED**

**13. PR15-012 – Tree Permit Application for 302 Ridge Road**

**General Committee recommends:**

THAT Report No. PR15-012 be received; and

THAT a permit be issued to the property owner for the removal of seven (7) trees from a property located at 302 Ridge Road.

**CARRIED**

**14. Parks and Recreation Advisory Committee Meeting Minutes of April 16, 2015**

**General Committee recommends:**

THAT the Parks and Recreation Advisory Committee meeting minutes of April 16, 2015 be received for information.

**CARRIED**

**16. Memorandum from Chief Administrative Officer  
Re: Communications**

**General Committee recommends:**

THAT the memorandum regarding Communications be received; and

THAT a public Council workshop be scheduled to review the Communications Policies and Corporate Communications Strategic Plan; and

THAT staff be directed to engage residents, including at the upcoming 2015 Aurora Chamber Street Festival, to obtain ideas on improving the Town's communication and engagement practices and policies.

**CARRIED**

**8. NOTICES OF MOTION**

**(a) Councillor Mrakas**  
**Re: Canada Post Community Mailboxes**

WHEREAS the installation of community mailboxes raises several of the same concerns as the installation of above-ground plant (e.g., utility boxes) in municipally-owned right-of-way; and

WHEREAS the installation of community mailboxes might require installation requests for additional sidewalks where no sidewalks currently exist; and

WHEREAS the installation of community mailboxes might require installation of additional sidewalk approach ramps for easier access, for persons with disabilities or pushing strollers and/or seniors; and

WHEREAS increased snow clearing responsibilities for adjacent property owners and the Town would be needed; and

WHEREAS installation of additional sign posts, adjacent to community mailboxes for parking regulation changes will be needed; and

WHEREAS the installation of community mailboxes might require additional street light requests to improve visibility to and from community mailbox locations and security at these locations.

NOW THEREFORE BE IT HEREBY RESOLVED THAT the Town of Aurora endorse the City of Hamilton's opposition to the elimination of home mail delivery and installation of community mailboxes; and

BE IT FURTHER RESOLVED THAT Council direct the Mayor to send a letter that would request the Federal Minister of Transport, who oversees Canada Post, to require Canada Post to halt installation of community mailboxes immediately and to revise its Five-point Action Plan, which includes the elimination of home mail delivery, and engage in full and meaningful consultation with all stakeholders, including the Town and its residents; and

BE IT FURTHER RESOLVED THAT Council direct staff to bring forward recommendations to the next General Committee meeting to align the Town's by-laws with the City of Hamilton's By-law Number 15-091 which regulates the installation of equipment on roads; and

BE IT FURTHER RESOLVED THAT Council direct staff to develop appropriate standards to require Canada Post to apply for permits with an appropriate fee that reflects the resources required and costs incurred by the Town to install community mailboxes in established neighbourhoods; and

BE IT FURTHER RESOLVED THAT staff bring back a new bylaw for Council's enactment at the next Council meeting.

**9. NEW BUSINESS/GENERAL INFORMATION**

Councillor Humfryes requested that staff report back to Council on opportunities to implement a temporary right of access to adjacent landowner property.

**General Committee recommends:**

THAT staff be directed to report back to Council on opportunities to implement a temporary right of access to adjacent landowner property in accordance with s. 132 of the *Municipal Act, 2001*.

**CARRIED**

Councillor Humfryes announced that the 6<sup>th</sup> Annual Portraits of Giving Exhibit would be taking place on May 7, 2015, at Upper Canada Mall in Newmarket.

Councillor Humfryes extended congratulations to the Special Olympics Ontario-Aurora team for their participation in the International Bocce Tournament and encouraged everyone to join team practices at the Aurora Seniors' Centre, which would commence at the end of June.

Councillor Thompson extended a reminder that the deadline to contribute to the Run or Walk for Southlake is May 15, 2015.

Councillor Thom extended congratulations to the Duke and Duchess of Cambridge on the birth of their daughter Charlotte Elizabeth Diana.

Councillor Thom noted the 70<sup>th</sup> anniversary of the Liberation of the Netherlands.

General Committee Meeting Report  
Tuesday, May 5, 2015

Page 9 of 9

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**10. CLOSED SESSION**

General Committee consented to resolve into a Closed Session meeting following adjournment to consider:

1. Personal matters about an identifiable individual, including a Town or Local Board employee; Re: Staff Performance

**11. ADJOURNMENT**

The meeting was adjourned at 9:53 p.m.

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**WENDY GAERTNER, COUNCILLOR**

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**STEPHEN M. A. HUYCKE, TOWN CLERK**

THE REPORT OF THE GENERAL COMMITTEE MEETING OF MAY 5, 2015 IS SUBJECT TO FINAL APPROVAL AND COUNCIL ENDORSEMENT OF THE RECOMMENDATIONS ON MAY 11, 2015.



**TOWN OF AURORA  
COUNCIL REPORT**

**No. LLS15-037**

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**SUBJECT:** *General Committee Closed Session Report of May 5, 2015*  
**FROM:** *Warren Mar, Director of Legal & Legislative Services/Town Solicitor*  
**DATE:** *May 11, 2015*

---

**RECOMMENDATIONS**

*THAT Report No. LLS15-037 be received; and*

*THAT Council adopt the following recommendations from the General Committee Closed Session meeting of May 5, 2015:*

- 1. Personal matters about an identifiable individual, including a Town or Local Board employee; Re: Staff Performance**

THAT consideration of the May 5, 2015 Closed Session Item 1, regarding personal matters about an identifiable individual, including a Town or Local Board employee; Re: Staff Performance, be deferred to a General Committee Closed Session meeting on May 19, 2015.

**BACKGROUND**

The General Committee Closed Session meeting convened at 10:00 p.m. on May 5, 2015 with the following Members present:

**Committee Members:** Mayor Dawe in the Chair; Councillors Abel, Gaertner, Humfryes (arrived 10:02 p.m.), Kim, Mrakas, Pirri, Thom, and Thompson

**Members Absent:** None

The meeting adjourned at 11:29 p.m.

*Prepared by: Stephen M.A. Huycke, Town Clerk, ext. 4771*

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**Warren Mar**  
*Director of Legal & Legislative  
Services/Town Solicitor*

---

**Neil Garbe**  
*Chief Administrative Officer*



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Email: mramunno@aurora.ca  
www.aurora.ca

**Town of Aurora**  
**Planning & Development Services**

## **MEMORANDUM**

**DATE:** May 11, 2015

**TO:** Mayor and Members of Council

**FROM:** Marco Ramunno, Director of Planning & Development Services

**RE:** **Additional Information – Report No. PR15-012 – Tree Permit Application for 302 Ridge Road**

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### **RECOMMENDATIONS**

***THAT the memorandum regarding Additional Information – Report No. PR15-012 – Tree Permit Application for 302 Ridge Road be received for information.***

### **BACKGROUND**

The purpose of this Memorandum is to provide Council with Additional Information requested at the May 5, 2015 General Committee Meeting related to the Tree Permit Application for 302 Ridge Road.

The Owner is proposing to construct a replacement dwelling on the property in accordance with a Minor Variance Application (MV-2014-37) approved by the Committee of Adjustment.

The proposed construction will require the removal of seven (7) trees.

Council requested staff provide the total number of trees on the property. The Arborist Report submitted in support of the Application indicates that there are a total of 89 trees on the property. The Owner will be removing 7 trees (5 Basswood, 1 Red Oak, 1 Birch). As part of the tree replacement plan, the Owner will be required to replant 9 new trees (minimum 50mm calliper and a minimum of 1.75-2.5m height (Sugar Maples and Red Oak).

In addition, Council requested clarification regarding the lot coverage provisions allowed by the Zoning By-law. The Rural - (Oak Ridges Moraine Settlement Area) zoning on the property, specifically the Landform Conservation Area (Category 1) includes provisions of a maximum area of 25% of total area not to be disturbed and Category 2 areas allow for 50% disturbed areas.

May 11, 2015

-2-

Additional Information – PR15-012

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The subject property is predominately within the Category 2 Landform Conservation Area, therefore the net developable area of the site that is disturbed shall not exceed 50% of the total site.

The area proposed to be disturbed by the construction of the new residential dwelling at 302 Ridge Road is approximately 3.36%. The lot has a total area of 12,262 m<sup>2</sup> and the total building area is 412 m<sup>2</sup>.



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<b>NOTICE OF MOTION</b>	<b>Councillor John Abel</b>
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**DATE: May 11, 2015**  
**TO: Mayor and Members of Council**  
**FROM: Councillor Abel**  
**RE: Highland Gate Neighbourhood**

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WHEREAS the Highland Gate Golf Course has been closed; and

WHEREAS ClubLink, owner of the Golf Course, has partnered with Geranium Homes to form Highland Gate Developments Inc.; and

WHEREAS Highland Gate Developments Inc. has applied to develop 184 homes and a ten (10) story condominium building on the golf course lands; and

WHEREAS Highland Gate is an established residential neighbourhood and residents of the neighbourhood demand that any development proposal protect and strengthen their neighbourhood; and

WHEREAS members of the Highland Gate Ratepayers Association have been urged to contact their Councillors; and

WHEREAS the Town of Aurora Council is required to abide by the *Planning Act, R.S.O. 1990* and the *Places to Grow Act, 2005*; and

WHEREAS the Province of Ontario alone can enact amendments to the *Planning Act, R.S.O. 1990* and *Places to Grow Act, 2005*; and

WHEREAS private member Bill 41, the *Preserving Existing Communities Act, 2013* ("Bill 41"), would have amended the *Places to Grow Act, 2005*; and

WHEREAS Bill 41 would have ensured that a decision of a Municipal Council not to amend an Official Plan for stable residential areas would have been final, and the decision could not be appealed to the Ontario Municipal Board; and

WHEREAS the provisions of Bill 41 pertain exactly to the circumstances with respect to the Highland Gate Development proposal; and

WHEREAS Newmarket-Aurora MPP Chris Ballard has extensive knowledge and experience with provincial legislation, municipal land planning matters and the Highland Gate neighbourhood.

NOW THEREFORE BE IT HEREBY RESOLVED THAT Newmarket-Aurora MPP Chris Ballard be requested to immediately introduce in the Legislative Assembly of Ontario a private members Bill with the same provisions as Bill 41, the *Preserving Existing Communities Act, 2013*; and

BE IT FURTHER RESOLVED THAT the Highland Gate Ratepayers Association be advised of Council's resolution and requested to urge MPP Chris Ballard to do everything possible to amend provincial legislation to protect the Highland Gate Neighbourhood.



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**NOTICE OF MOTION**

**Councillor John Abel**

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**DATE: May 11, 2015**  
**TO: Mayor and Members of Council**  
**FROM: Councillor Abel**  
**RE: Aurora Winter Blues Festival**

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WHEREAS the Aurora Winter Blues Festival (AWBF) is a musical event of significant importance to the Town of Aurora; and

WHEREAS the AWBF wishes to promote a collaborative approach to extend the 2015 Concerts in the Park series by one (1) additional week.

NOW THEREFORE BE IT HEREBY RESOLVED THAT staff be directed to report back to Council as soon as possible, on opportunities to extend the 2015 Concerts in the Park series by one (1) additional week in collaboration with the organizers of the Aurora Winter Blues Festival.



<b>MOTION FOR WHICH NOTICE HAS BEEN GIVEN (April 28, 2015)</b>	<b>Mayor Geoffrey Dawe</b>
<b>DATE: May 11, 2015</b>	
<b>TO: Members of Council</b>	
<b>FROM: Mayor Dawe</b>	
<b>RE: Lake Simcoe Conservation Foundation – Street Naming Donation</b>	

WHEREAS Lake Simcoe Conservation Foundation’s (LSCF) mission is to raise funds from private individuals and organizations to invest in conservation, restoration, research and education projects of the Lake Simcoe Region Conservation Authority to ensure a healthy Lake Simcoe watershed today and tomorrow; and

WHEREAS several programs and opportunities are established by the LSCF in an effort to raise funds from private individuals and organizations to fulfill its mission statement; and

WHEREAS the 27<sup>th</sup> Annual Conservation Dinner is one such opportunity being held on May 27, 2015; and

WHEREAS Treasure Hill Homes has offered to donate a future street naming opportunity within their 2C Area Plan of Subdivision as part of the live Auction during the 27<sup>th</sup> Annual Conservation Dinner.

NOW THEREFORE BE IT HEREBY RESOLVED THAT Council approve the street naming donation; and

BE IT FURTHER HEREBY RESOLVED THAT the proposed street name, submitted by the successful bidder, require Council approval in accordance with the Town of Aurora Street Naming Policy.



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**MOTION FOR WHICH NOTICE HAS  
BEEN GIVEN (April 28, 2015)**

**Mayor Geoffrey Dawe**

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**DATE: May 11, 2015**

**TO: Members of Council**

**FROM: Mayor Dawe**

**RE: Town of Richmond Hill – OMB Decision**

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WHEREAS the Ontario Municipal Board (the “Board”) has imposed a cap on parkland dedication in the Town of Richmond Hill at 25% of the developable area of a site; and

WHEREAS the *Planning Act* (the “Act”) states that in the case of land proposed for development or redevelopment for residential purposes, a parkland dedication by-law and specific official plan policies may require the conveyance of land for park or recreational purposes at a rate of one (1) hectare of land for each 300 dwelling units; and

WHEREAS the Act in making such a requirement does not apply a 25% cap, as the Board has done in Richmond Hill; and

WHEREAS Richmond Hill is seeking leave to appeal the Board’s decision to the Ontario Divisional Court, and is also asking the Board to review its own decision; and

WHEREAS Richmond Hill is asking for support from other municipalities.

NOW THEREFORE BE IT HEREBY RESOLVED:

- (a) THAT the correspondence from D. Barrow, Mayor, Town of Richmond Hill, dated February 27, 2015 regarding an appeal to the Ontario Divisional Court on a Board decision to limit the amount of parkland that must be dedicated on new developments, be received; and
- (b) THAT the Town of Aurora appreciates and endorses the efforts of the Town of Richmond Hill to appeal and review the decision of the Board that capped parkland dedication at 25% of the developable area of a site, based on the Board having erroneously engaged in policy-making without consultation when it attempted to address a perceived conflict between the Act, the Growth Plan, and the Provincial Policy Statement; and
- (c) THAT the Town of Richmond Hill be notified of this resolution, with a copy to the other York Region municipalities.

Attachment 1 – Correspondence from D. Barrow, Mayor, Town of Richmond Hill  
Re: Richmond Hill seeks the help of GTA municipalities



*Office of the Mayor*

February 27, 2015

Mayor Geoff Dawe  
Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J

Dear Mayor Dawe:

**Richmond Hill seeks the help of GTA municipalities**

Despite the provisions of the Planning Act, the Ontario Municipal Board has rendered a precedent-setting decision that severely handicaps Richmond Hill's ability to set a parkland dedication rate that will provide the parkland our community needs.

This decision of the OMB will likely be used as a precedent for other communities experiencing high-rise intensification. Richmond Hill is seeking leave to appeal this OMB decision through the Ontario Divisional Court and I am asking for your support and asking that your municipality seek leave to become a "friend of the court" on this matter before March 20, 2015.

I urge you to join our fight for the right to determine our own futures and what is right for our communities. If you will join me in this challenge to the OMB, we can take a stand in defence of a Council's right to make decisions in the best interests of our residents.

Yours Sincerely,

Dave Barrow  
Mayor

Attach.

## **O.M.B. Imposes Strict limits on Parkland Dedication**

Following a lengthy hearing between the Town of Richmond Hill and several developer appellants to the Town's new Official Plan (OP) who received funding assistance from BILD, the Ontario Municipal Board (OMB) has determined in a January 15, 2015 decision that Richmond Hill's use of the alternate rate of 1 ha per 300 units authorized by the Planning Act must be capped at a maximum of 25 percent of the developable area of the site or the cash-in-lieu equivalent - regardless of the site area, the density, or the number of units proposed in a development.

Despite the Board not taking issue with the amount of parkland Richmond Hill has determined it needs through its detailed *Parks Plan*, the Town will not meet its parkland needs through Planning Act dedications and may need to utilize other sources such as the tax base to meet its needs. Development charges cannot be used for parkland acquisition, and other potential revenue tools for municipal parkland and recreational needs are extremely limited.

### **Impact of the OMB Decision**

- This decision will set a precedent for OMB adjudication of all new Official Plans that are under appeal at present and in the future.
- The Development Industry may apply for Official Plan amendments in other municipalities and seek to have the OMB compel a lower park dedication rate as a matter of OP policy. As in Richmond Hill's case, it could be substantially lower than what the Planning Act authorizes.
- The Development Industry may use this decision to influence the Provincial Legislature's current review of Planning Act park dedication, thus lowering the park dedication rate for all Ontario municipalities.

### **What Richmond Hill is Doing**

- The Town of Richmond Hill has requested that the OMB conduct an internal review of its decision as provided under Section 43 of the Ontario Municipal Board Act.
- The Town has recently brought an application for Leave to Appeal to the Ontario Divisional Court on a question of law under Section 96 of the Ontario Municipal Board Act. The Town intends to ask the Court to determine that the Board has erroneously interpreted the Planning Act regarding the use of the alternate park dedication rate.

### **What Your Municipality Can Do**

- The Court must understand that this OMB decision may impact all Ontario municipalities that acquire parkland or cash-in-lieu through the development process, and not just Richmond Hill.
- Richmond Hill is requesting the assistance of municipalities to seek to become a "friend of the court" during Richmond Hill's leave to appeal hearing which will not only underscore the gravity of the OMB decision, but also identify the broader municipal impact and matters of public importance for other municipalities.

**O.M.B. Imposes Strict limits on Parkland Dedication**

- A request by other municipalities to be a friend of the Court should be filed as soon as possible and by no later than March 23, 2015 – the date Richmond Hill’s material in support of the Town’s motion is to be filed with the Court.
- If this OMB decision is allowed to stand, residents of municipalities may be faced with less parkland than the previous generation or have no choice but to accept higher taxes just to sustain existing parkland service levels!

Richmond Hill appreciatively seeks assistance of other municipalities on this matter of importance to the future of our communities and municipal governance. Please contact Patrick Lee at (905) 771.2420 ([patrick.lee@richmondhill.ca](mailto:patrick.lee@richmondhill.ca))



<b>MOTION FOR WHICH NOTICE HAS BEEN GIVEN (May 5, 2015)</b>	<b>Councillor Tom Mrakas</b>
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**DATE: May 11, 2015**  
**TO: Mayor and Members of Council**  
**FROM: Councillor Mrakas**  
**RE: Canada Post Community Mailboxes**

WHEREAS the installation of community mailboxes raises several of the same concerns as the installation of above-ground plant (e.g., utility boxes) in municipally-owned right-of-way; and

WHEREAS the installation of community mailboxes might require installation requests for additional sidewalks where no sidewalks currently exist; and

WHEREAS the installation of community mailboxes might require installation of additional sidewalk approach ramps for easier access, for persons with disabilities or pushing strollers and/or seniors; and

WHEREAS increased snow clearing responsibilities for adjacent property owners and the Town would be needed; and

WHEREAS installation of additional sign posts, adjacent to community mailboxes for parking regulation changes will be needed; and

WHEREAS the installation of community mailboxes might require additional street light requests to improve visibility to and from community mailbox locations and security at these locations.

NOW THEREFORE BE IT HEREBY RESOLVED THAT the Town of Aurora endorse the City of Hamilton's opposition to the elimination of home mail delivery and installation of community mailboxes; and

BE IT FURTHER RESOLVED THAT Council direct the Mayor to send a letter that would request the Federal Minister of Transport, who oversees Canada Post, to require Canada Post to halt installation of community mailboxes immediately and to revise its Five-point Action Plan, which includes the elimination of home mail delivery, and engage in full and meaningful consultation with all stakeholders, including the Town and its residents; and

May 11, 2015

- 2 -

Motion (c)

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BE IT FURTHER RESOLVED THAT Council direct staff to bring forward recommendations to the next General Committee meeting to align the Town's by-laws with the City of Hamilton's By-law Number 15-091 which regulates the installation of equipment on roads; and

BE IT FURTHER RESOLVED THAT Council direct staff to develop appropriate standards to require Canada Post to apply for permits with an appropriate fee that reflects the resources required and costs incurred by the Town to install community mailboxes in established neighbourhoods; and

BE IT FURTHER RESOLVED THAT staff bring back a new bylaw for Council's enactment at the next Council meeting.

**THE CORPORATION OF THE TOWN OF AURORA**

**By-law Number 5711-15**

**BEING A BY-LAW to adopt  
Official Plan Amendment  
No. 7.**

**WHEREAS** on September 28, 2010, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 5285-10, being the new Official Plan for the Town, including amendments thereto (the "Official Plan");

**AND WHEREAS** authority is given to Council pursuant to the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass a by-law amending the Official Plan;

**AND WHEREAS** the Town deems it necessary and expedient to further amend the Official Plan;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA ENACTS AS FOLLOWS:**

1. THAT Official Plan Amendment No. 7 attached hereto and forming part of this By-law is hereby adopted.
2. THAT this By-law shall come into force subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, and subject to compliance with such provisions, this By-law will take effect from the date of final passage hereof.

**READ A FIRST AND SECOND TIME THIS 11<sup>th</sup> DAY OF MAY, 2015.**

**READ A THIRD TIME AND FINALLY PASSED THIS 11<sup>th</sup> DAY OF MAY, 2015.**

\_\_\_\_\_  
**GEOFFREY DAWE, MAYOR**

*Approved as to Form  
By Legal Services*  
Signature: Walter Ma  
Date: May 8, 2015

\_\_\_\_\_  
**STEPHEN M.A. HUYCKE, TOWN CLERK**



***AMENDMENT NO. 7***

***TO THE OFFICIAL PLAN***

***FOR THE TOWN OF AURORA***

**AMENDMENT NO. 7  
TO THE OFFICIAL PLAN  
FOR THE TOWN OF AURORA**

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**STATEMENT OF COMPONENTS**

***PART I – THE PREAMBLE***

1. Introduction
2. Purpose of the Amendment
3. Location
4. Basis of the Amendment

***PART II – THE AMENDMENT***

1. Introduction
2. Details of the Amendment
3. Implementation and Interpretation

**PART I – THE PREAMBLE**

**1. Introduction**

This part of the Official Plan Amendment No. 7 (hereinafter the “Amendment”), entitled Part I – The Preamble, explains the purpose and location of this Amendment, and provides an overview of the reasons for it. It is for explanatory purposes only and does not form part of the Amendment.

**2. Purpose of the Amendment**

The purpose of this Amendment is to amend the “Stable Neighbourhoods Site Specific Policy #30” in order to permit the use of the lands for a four storey residential apartment building.

**3. Location**

The lands affected by this Amendment are located at 29 George Street (see Schedule “A”), having a lot area of approximately 0.112 hectares (0.276 acres); and are legally described as Part of Lot 27, Plan 246, Town of Aurora, Regional Municipality of York (hereinafter the “Subject Lands”).

**4. Basis of the Amendment**

The basis of the Amendment is as follows:

- 4.1 Site Specific Policy #30 permits a 3 storey apartment building in a manner that would be compatible with the surrounding Stable Neighbourhoods lands. The Owner has applied to amend the Official Plan to permit a 4 storey apartment building.
- 4.2 The surrounding properties typically have 3-4 storey residential buildings. George Street farther south is typified by single detached homes. The proposed building is appropriate and compatible with adjacent and neighbouring development. The massing and built form of the proposed building is considered to be similar to the existing buildings in the immediate vicinity.
- 4.3 The subject application is considered to represent proper and orderly development of the subject lands in terms of density and built form.

**PART II – THE AMENDMENT**

**1. Introduction**

All of this part of the document entitled Part II – The Amendment, consisting of the following text, constitutes Amendment No. 7 to the Official Plan.

**2. Details of the Amendment**

The Official Plan is hereby amended as follows:

Item (1): Section 16.30 of the Town of Aurora Official Plan is hereby amended by changing the maximum height of an apartment building from 3 storeys to 4 storeys, so that Section 16.30 reads as follows:

“Notwithstanding the policies of this Plan, the lands located on part of Lot 27, Plan 246, municipally known as 29 George Street may also be used for an apartment building having a maximum of 4 storeys, subject to:

- the lands being appropriately rezoned;
- a site plan agreement with the Town; and

- the availability of sufficient on-site parking.

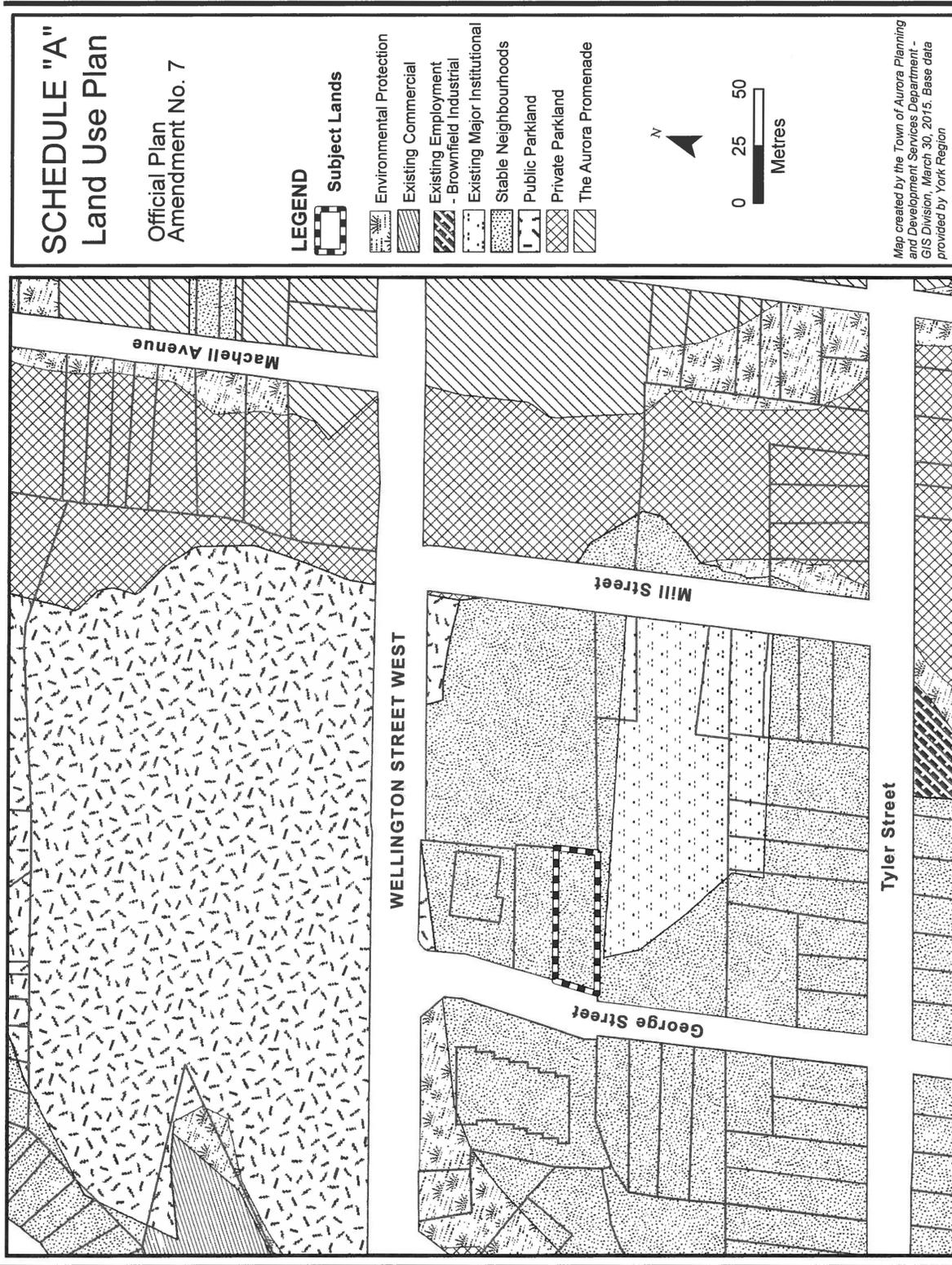
All other policies of the “Stable Neighbourhoods” designation and the Official Plan shall apply.”

### **3. Implementation**

This Amendment has been considered in accordance with the provisions of the Official Plan. The implementation of this Amendment shall be in accordance with the implementation policies of the Official Plan.

### **4. Interpretation**

This Amendment has been considered in accordance with the provisions of the Official Plan. The interpretation of this Amendment shall be in accordance with the interpretation policies of the Official Plan.



**THE CORPORATION OF THE TOWN OF AURORA**

**By-law Number 5712-15**

**BEING A BY-LAW to  
amend Zoning By-law  
Number 2213-78, as  
amended (29 George  
Street - L S Consulting  
Inc.).**

**WHEREAS** section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, provides that the councils of local municipalities may pass zoning by-laws;

**AND WHEREAS** the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 2213-78, including amendments thereto (the "Zoning By-law");

**AND WHEREAS** the Council of the Town deems it necessary and expedient to further amend the Zoning By-law;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA HEREBY ENACTS AS FOLLOWS:**

1. THAT the Zoning By-law be and is hereby amended to replace the "Detached Dwelling Second Density Residential (R2) Zone" zoning category applying to the lands shown in hatching on Schedule "A" attached hereto and forming part of this By-law with "First Density Apartment Residential (RA1-2) Exception Zone".
2. THAT the Zoning By-law be and is hereby amended to add the following:
  - "16.4 FIRST DENSITY APARTMENT RESIDENTIAL (RA1-2) EXCEPTION ZONE**
  - 16.4.1 Uses Permitted**

One apartment building with a maximum of 12 units
  - 16.4.2 Zone Requirements**
  - 16.4.2.1 Lot Specifications**

Lot Area (minimum) per dwelling unit	90 square metres
Lot Frontage (minimum)	18 metres
  - 16.4.2.2 Siting Specifications**

Front Yard (minimum)	2.8 metres
Rear Yard (minimum)	8.6 metres
Side Yard (minimum)	2.3 metres
Exterior Side Yard (minimum)	n/a
Setback to parking spaces (minimum)	1 metre
  - 16.4.2.2.1** Notwithstanding the provisions of Section 6.31.2, a minimum 0.8 metre wide landscape buffer strip is required along the rear (east) lot line and a solid wood fence with a minimum height of 1.5 metres shall be provided on the rear (east) lot line.
  - 16.4.2.2.2** Notwithstanding the provisions of Section 6.31.2, a minimum 2.3 m wide landscape buffer strip is required along the north interior side lot line and a solid wood fence with a minimum height of 1.5 metres shall be provided on the north interior side lot line.

**By-law Number 5712-15**

**Page 2 of 3**

**16.4.2.3 Building Specifications**

Lot Coverage (maximum)	65 per cent
Height (maximum)	4 storeys
Units (maximum)	12

**16.4.2.4 Parking**

Parking spaces (minimum)	16 spaces
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16.4.2.4.1 Notwithstanding the provisions of Section 6.26, all 90 degree spaces shall have a minimum manoeuvring space of 6.8 metres.

16.4.2.4.2 Notwithstanding the provisions of Section 6.26.1.2, a minimum of 2 of the 16 overall parking spaces shall be set aside and visually identified as visitors' parking.

**16.4.2.5 Amenity Area**

Notwithstanding the provisions of Section 7.2 dealing with the provisions of private amenity areas, a minimum amenity space of 450 square metres for all dwelling units shall be provided on the roof of the building."

3. THAT this By-law shall come into full force subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and subject to compliance with such provisions, this By-law will take effect from the date of final passage hereof.

***READ A FIRST AND SECOND TIME THIS 11<sup>th</sup> DAY OF MAY, 2015.***

***READ A THIRD TIME AND FINALLY PASSED THIS 11<sup>th</sup> DAY OF MAY, 2015.***

---

**GEOFFREY DAWE, MAYOR**

*Approved as to Form  
By Legal Services*  
Signature: Walter Man  
Date: May 8, 2015

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**STEPHEN M.A. HUYCKE, TOWN CLERK**

**By-law Number 5712-15**

**Page 3 of 3**

**Explanatory Note**

Re: Zoning By-law Number 5712-15

By-law Number 5712-15 has the following purpose and effect:

To amend By-law Number 2213-78, as amended, being the Zoning By-law in effect in the Town of Aurora, to rezone the subject lands from “Detached Dwelling Second Density Residential (R2) Zone” to “First Density Apartment Residential (RA1-2) Exception Zone”.

The rezoning will permit a four storey residential apartment building containing a maximum of 12 apartment units on the lands known as 29 George Street, Part Lot 27, Plan 246 in the Town of Aurora subject to site specific provisions.

Schedule "A" To By-Law Number 5712-15

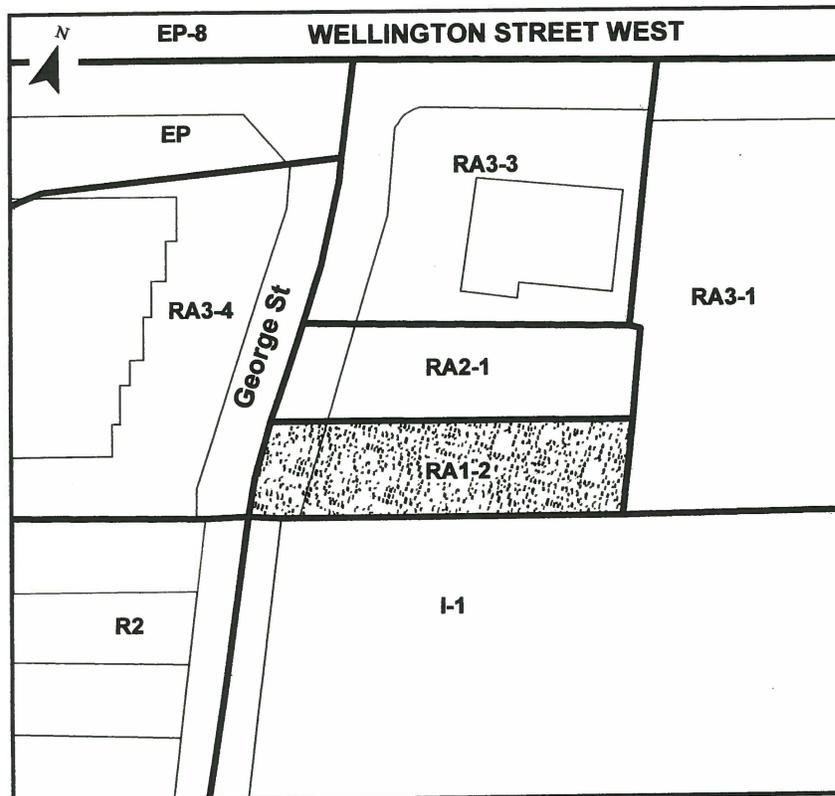
**TOWN OF AURORA**

**THE REGIONAL MUNICIPALITY OF YORK**

LOCATION: Part Lot 27, Plan 246 Aurora as in R678861; Aurora



LANDS TO BE REZONED FROM "DETACHED DWELLING SECOND DENSITY RESIDENTIAL (R2) ZONE" TO "FIRST DENSITY APARTMENT RESIDENTIAL (RA1-2) EXCEPTION ZONE".



**THE CORPORATION OF THE TOWN OF AURORA**

**By-law Number 5725-15**

**BEING A BY-LAW to amend  
Zoning By-law Number 2213-78,  
as amended (49 Wellington Street  
East - The CAP Centre Inc.).**

**WHEREAS** section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, provides that the councils of local municipalities may pass zoning by-laws;

**AND WHEREAS** the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 2213-78, including amendments thereto (the "Zoning By-law");

**AND WHEREAS** the Council of the Town deems it necessary and expedient to further amend the Zoning By-law;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA HEREBY ENACTS AS FOLLOWS:**

1. THAT the Zoning By-law be and is hereby amended to replace the "Special Mixed Density Residential (R5) Zone" zoning category applying to the lands shown in hatching on Schedule "A" attached hereto and forming part of this By-law with "Special Mixed Density Residential (R5-41) Exception Zone".

2. THAT the Zoning By-law be and is hereby amended to add the following:

**"14.3.41 SPECIAL MIXED DENSITY RESIDENTIAL (R5-41) EXCEPTION ZONE**

**14.3.41.1 Uses Permitted**

In addition to the uses permitted in Section 14.1, the existing building on the lands zoned R5-41 on Schedule "A" may be used for business and professional offices and a clinic.

**14.3.41.2 Parking**

Notwithstanding the provisions of Section 6.26, the minimum manoeuvring space for 90 degree parking spaces shall be 7.0 metres.

**14.3.41.3 Buffer Strip**

Notwithstanding the provisions of Section 6.31 the minimum required buffer strip along the eastern property line shall be nil for a distance of 33 metres from the front property line extending southward and 1.5 metres adjacent to the parking area.

3. THAT this By-law shall come into full force subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and subject to compliance with such provisions, this By-law will take effect from the date of final passage hereof.

**READ A FIRST AND SECOND TIME THIS 11<sup>th</sup> DAY OF MAY, 2015.**

**READ A THIRD TIME AND FINALLY PASSED THIS 11<sup>th</sup> DAY OF MAY, 2015**

*Approved as to Form  
By Legal Services*  
Signature: Walter Man  
Date: May 8, 2015

\_\_\_\_\_  
GEOFFREY DAWE, MAYOR

\_\_\_\_\_  
STEPHEN M.A. HUYCKE, TOWN CLERK

**By-law Number 5725-15**

**Page 2 of 2**

**Explanatory Note**

Re: Zoning By-law Number 5725-15

By-law Number 5725-15 has the following purpose and effect:

To amend By-law Number 2213-78, as amended, being the Zoning By-law in effect in the Town of Aurora, to rezone the subject lands from "Special Mixed Density Residential (R5) Zone" to "Special Mixed Density Residential (R5-41) Exception Zone" to permit business and professional offices and clinic in addition to uses already permitted in the R5 Zone.

Schedule "A" To By-Law Number 5725-15

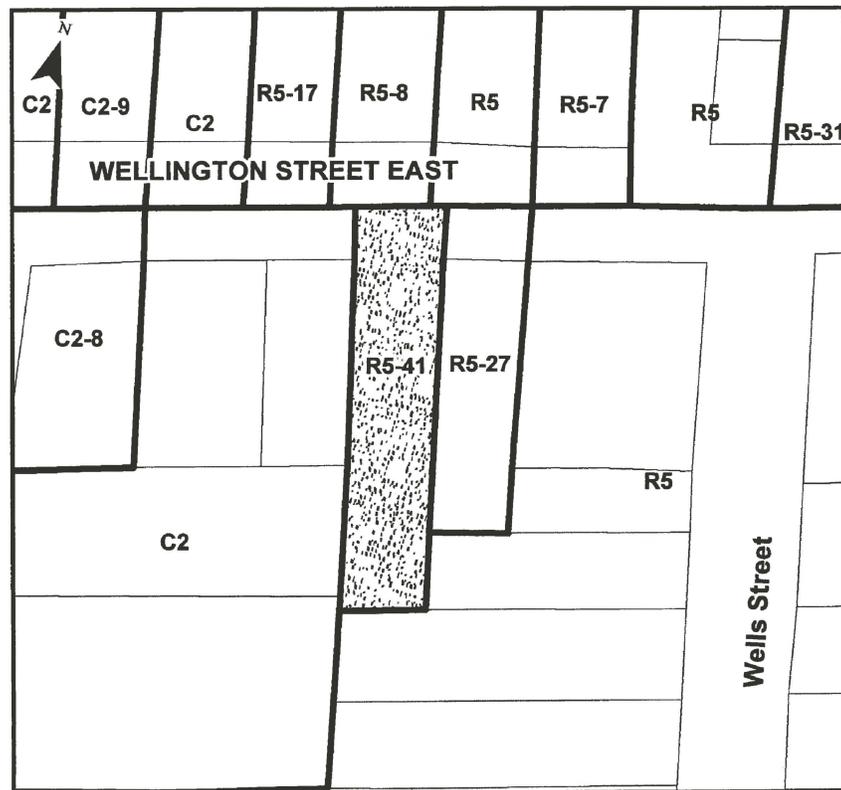
**TOWN OF AURORA**

**THE REGIONAL MUNICIPALITY OF YORK**

**LOCATION:** Lot 1 S/S Wellington Street Plan 68 Aurora; Town of Aurora,  
Regional Municipality of York (PIN 03651-0015)



LANDS TO BE REZONED FROM "SPECIAL MIXED DENSITY (R5) ZONE" TO "SPECIAL MIXED DENSITY (R5-41) EXCEPTION ZONE".



**THE CORPORATION OF THE TOWN OF AURORA**

***By-law Number 5726-15***

***BEING A BY-LAW to Confirm Actions by Council  
Resulting From Council Meeting on May 11, 2015***

**THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA HEREBY  
ENACTS AS FOLLOWS:**

1. THAT the actions by Council at its Council meeting held on May 11, 2015 in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is, except where prior approval of the Ontario Municipal Board is required, hereby adopted ratified and confirmed.
2. THAT the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

***READ A FIRST AND SECOND TIME THIS 11<sup>TH</sup> DAY OF MAY, 2015.***

***READ A THIRD TIME AND FINALLY PASSED THIS 11<sup>TH</sup> DAY OF MAY, 2015.***

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**GEOFFREY DAWE, MAYOR**

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**STEPHEN M. A. HUYCKE, TOWN CLERK**