



**ECONOMIC DEVELOPMENT
ADVISORY COMMITTEE
MEETING AGENDA**

THURSDAY, SEPTEMBER 10, 2015

7 P.M.

**LEKSAND ROOM
AURORA TOWN HALL**



**TOWN OF AURORA
ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
MEETING AGENDA**

DATE: Thursday, September 10, 2015

TIME AND LOCATION: 7 p.m., Leksand Room, Aurora Town Hall

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. RECEIPT OF THE MINUTES

Economic Development Advisory Committee Meeting Minutes of June 11, 2015 pg. 1

THAT the Economic Development Advisory Committee meeting minutes of June 11, 2015, be received for information.

4. DELEGATIONS

5. MATTERS FOR CONSIDERATION

- 1. Memorandum from Manager of Long Range and Strategic Planning** pg. 6
Re: Aurora Business Ambassadors Program

RECOMMENDED:

THAT the memorandum regarding Aurora Business Ambassadors Program be received; and

THAT the content of this memorandum be endorsed by the Economic Development Advisory Committee; and

THAT the Economic Development Advisory Committee recommend to Council:

THAT the Aurora Business Ambassadors Program be re-established.

6. INFORMATIONAL ITEMS

- 2. Extract from Council Meeting of August 25, 2015** pg. 9
Re: Economic Development Advisory Committee Meeting
Minutes of June 11, 2015, and Report No. CFS14-017 – Development
Charges By-law Approval

RECOMMENDED:

THAT the Extract from Council Meeting of August 25, 2015, regarding the Economic Development Advisory Committee meeting minutes of June 11, 2015, be received; and

THAT Report No. CFS14-017 – Development Charges By-law Approval be received for information.

- 3. Memorandum from Manager of Long Range and Strategic Planning** pg. 63
Re: Economic Development Action Plan Update

RECOMMENDED:

THAT the memorandum regarding Economic Development Action Plan Update be received for information.

- 4. Memorandum from Manager of Long Range and Strategic Planning** pg. 71
Re: Activity Report

RECOMMENDED:

THAT the memorandum regarding Activity Report be received for information.

5. **Link to MaRS BLOG Article by Salim Teja, 08 Jul 2015**
Re: “Why the Pan Am Games are a chance for Ontario to show off its tech successes” (<http://www.marsdd.com/news-and-insights/why-the-pan-am-games-are-a-chance-for-ontario-to-show-off-its-tech-successes/>)

RECOMMENDED:

THAT the Link to MaRS BLOG Article by Salim Teja, 08 Jul 2015, “Why the Pan Am Games are a chance for Ontario to show off its tech successes” (<http://www.marsdd.com/news-and-insights/why-the-pan-am-games-are-a-chance-for-ontario-to-show-off-its-tech-successes/>) be received for information.

6. **Extract from Council Meeting of June 9, 2015** pg. 73
Re: Economic Development Advisory Committee Meeting Minutes of May 14, 2015

RECOMMENDED:

THAT the Extract from Council Meeting of June 9, 2015, regarding the Economic Development Advisory Committee meeting minutes of May 14, 2015, be received for information.

7. **NEW BUSINESS**

8. **ADJOURNMENT**



**TOWN OF AURORA
ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
MEETING MINUTES**

Date: Thursday, June 11, 2015

Time and Location: 7 p.m., Leksand Room, Aurora Town Hall

Committee Members: Councillor Paul Pirri (Chair), Councillor John Abel (Vice Chair), Don Constable (arrived 7:05 p.m./departed 8:10 p.m.), Rosalyn Gonsalves, Paul Smith, and Bruce Walkinshaw

Member(s) Absent: Marilee Harris

Other Attendees: Councillor Tom Mrakas, Councillor Michael Thompson, Marco Ramunno, Director of Planning and Development Services, Anthony Ierullo, Manager of Long Range and Strategic Planning, Michael Logue, Program Manager, Economic Development, and Linda Bottos, Council/Committee Secretary

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

1. DECLARATION OF PECUNIARY INTEREST

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

2. APPROVAL OF THE AGENDA

**Moved by Bruce Walkinshaw
Seconded by Rosalyn Gonsalves**

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

CARRIED

3. RECEIPT OF THE MINUTES

Economic Development Advisory Committee Meeting Minutes of May 14, 2015

**Moved by Rosalyn Gonsalves
Seconded by Councillor Abel**

THAT the Economic Development Advisory Committee meeting minutes of May 14, 2015, be received for information.

CARRIED

4. DELEGATIONS

**(a) Doug Lindeblom, Director of Economic Strategy, York Region
Re: York Region Broadband Study**

Mr. Lindeblom presented an update on the Broadband Study in the context of the Region's Economic Development Action Plan where "Broadband Connectivity" is the second of six goals of the Plan. He noted that the most recent activity was the formation of a Regional Broadband Task Force, which was endorsed today by the Region's Committee of the Whole. Mr. Lindeblom provided background information on the Broadband Study, which was to determine the capabilities, issues, gaps, and opportunities across the Region. He stated that the Study results showed discontinuity across the Region while some parts of the Region have a very high level of connectivity which is attracting major data centres from around the world. Mr. Lindeblom added that the results showed that Aurora was a fairly well-served community, particularly from the number of internet service providers in employment areas. He discussed the Study recommendations and objectives, as well as the implementation priorities developed in the areas of education and advocacy, municipal processes, and infrastructure investments. Mr. Lindeblom reviewed the opportunities and services of YTN (York Telecom Network), ORION (Ontario Research and Innovation Optical Network), and CANARIE, Canada's national digital infrastructure supporting research, education, and innovation, and the partnership with Southlake Regional Health Centre and York University. He advised that the Region would be holding a Broadband & Innovation Summit, in partnership with the TAVES Consumer Electronics Show, in Richmond Hill on Friday, October 30 through Sunday, November 1, 2015, and noted that the Summit would be about establishing priorities on how to develop broadband capability that services the end user. Mr. Lindeblom concluded by reporting that the Region would be updating its Economic Development Action Plan in 2015 and would be holding sessions in the fall to solicit feedback regarding what issues and opportunities face the business community that the Region's Plan might help to address.

**Moved by Paul Smith
Seconded by Councillor Abel**

THAT the delegation by Doug Lindeblom be received for information.

CARRIED

5. MATTERS FOR CONSIDERATION

**1. Memorandum from Manager of Long Range and Strategic Planning
Re: Preferred Medical Campus Locations (Update)**

Staff provided a brief overview of the background information, including the four areas originally identified as potential locations for a medical campus, and noted that the preferred location in the area of Bayview Avenue and St. John's Sideroad was now less viable to accommodate large medical users due to recent redevelopment of the area. Staff stated that the project originally envisioned providing interconnectivity between larger medical users, medical practitioners, and medical research. Staff requested the Committee's direction regarding whether to proceed as previously discussed or to consider alternative options. Staff reported that the demand for practitioners locating in Aurora was strong, while the manufacturing aspect would require more attention. Staff informed the Committee of another potential opportunity and indicated that any potential interest in focusing on medical use would be investigated.

**Moved by Paul Smith
Seconded by Councillor Abel**

THAT the memorandum regarding Preferred Medical Campus Locations (Update) be received for information.

CARRIED

2. Economic Development Action Plan Review/Update – Discussion

Staff provided the context to the creation of the Economic Development Action Plan by the Economic Development Advisory Committee of the previous term. Staff noted that the Committee determined key priorities to be advanced in alignment with the Town's Strategic Plan and other policy documents. The Committee was invited to consider whether any adjustments to the Action Plan were necessary, and items discussed by the Committee and staff included:

- Business Ambassador Program – re-establish Program
- Business Retention & Expansion Plan – implement ongoing, shorter surveys
- Broadband Strategy
- Business Concierge Program – expand Program
- Marketing and Business Attraction – use successes as marketing tool, advertise in combination with entertainment district, sports, and tourism plan
- Entertainment District
- Future of Farmers' Market – define permanency, scope, and location
- Differentiated Tax Rates – explore potential to incentivize certain types of development

**Moved by Councillor Abel
Seconded by Bruce Walkinshaw**

THAT the Economic Development Advisory Committee recommend to Council:

THAT the following initiatives be added to the Economic Development Action Plan for the 2014-2018 Term of the Committee:

- Business Ambassador Program;
- Marketing and Business Attraction;
- Future of Farmers' Market; and
- Differentiated Tax Rates.

CARRIED

6. INFORMATIONAL ITEMS

**3. Memorandum from Manager of Long Range and Strategic Planning
Re: 2014-2015 Town of Aurora Business Directory**

Staff advised that an updated Business Directory, based on an annual employment survey carried out in partnership with York Region, is available online at businessaurora.ca in both a downloadable Excel spreadsheet format and an interactive, searchable map-based format. Staff briefly reviewed the Aurora 2014 employment survey results and noted that the numbers for employment and business growth were very positive. Staff further noted that the published information represents data collected last summer and that the collection of the 2015 data had already begun in Aurora this month.

The Committee inquired about the home-based business numbers and staff advised that the annual survey was traditionally focused on businesses with a physical store front. Staff noted that coordination with the local Chambers of Commerce had increased in an effort to capture more home-based businesses.

**Moved by Bruce Walkinshaw
Seconded by Rosalyn Gonsalves**

THAT the memorandum regarding 2014-2015 Town of Aurora Business Directory be received for information.

CARRIED

**4. Extract from Council Meeting of April 28, 2015
Re: Economic Development Advisory Committee Meeting Minutes
of April 9, 2015**

**Moved by Paul Smith
Seconded by Councillor Abel**

THAT the Extract from Council Meeting of April 28, 2015, regarding the Economic Development Advisory Committee meeting minutes of April 9, 2015, be received for information.

CARRIED

7. NEW BUSINESS

The Committee requested clarification on the importance of economic development to the Town and the Chair confirmed that great importance has been placed on economic development.

The Committee expressed concern regarding the decision of a major employer to relocate outside of Aurora. Staff relayed that the decision was a corporate one and the Town would be proactively engaging with the owner regarding plans for the property.

The Committee and staff discussed how surveys have shown that Aurora's industrial and commercial tax rates are relatively low and it was suggested that this type of information could be used as a marketing tool.

The Committee noted that York Region recently increased its development charges and commented on the potential negative impact on development in Aurora.

The Committee suggested that an additional meeting of the Committee be scheduled prior to September 2015.

**Moved by Bruce Walkinshaw
Seconded by Rosalyn Gonsalves**

THAT an additional meeting of the Economic Development Advisory Committee be scheduled in August 2015.

CARRIED

8. ADJOURNMENT

**Moved by Bruce Walkinshaw
Seconded by Councillor Abel**

THAT the meeting be adjourned at 9:22 p.m.

CARRIED

COMMITTEE RECOMMENDATIONS ARE NOT BINDING ON THE TOWN UNLESS ADOPTED BY COUNCIL AT A LATER MEETING.



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Town of Aurora
Planning & Development Services

MEMORANDUM

DATE: September 10, 2015
TO: Economic Development Advisory Committee
FROM: Anthony Ierullo, Manager of Long Range & Strategic Planning
RE: Aurora Business Ambassadors Program

RECOMMENDATIONS:

THAT memorandum regarding Aurora Business Ambassadors Program be received; and

THAT the content of this memorandum be endorsed by the Economic Development Advisory Committee; and

THAT the Economic Development Advisory Committee recommend to Council that the Aurora Business Ambassadors Program be re-established.

BACKGROUND

The Town of Aurora's previous version of a business ambassador program ran for approximately a decade, starting in the mid-1990's. The Program solicited key business leaders outside the Economic Development committee to help promote Aurora as a first choice for new business and families. The program was predicated on the belief that existing business is a unique touchpoint to attract new business. The City of Barrie also recently relaunched their dormant Business Ambassadors program; details can be reviewed at www.barriebusinessambassadors.com.

COMMENTS

The reintroduction of the Aurora Business Ambassador Program aims to formalize a program that has likely continued to occur informally through the regular course of business interactions since the sunset of the last program.

Re-introducing the business ambassadors should provide several benefits, including:

- Creating economic development leads, and investments
- Promoting business-to-business communications
- Fostering better relations between the Town and Aurora business community
- Promote the Town of Aurora and its programs

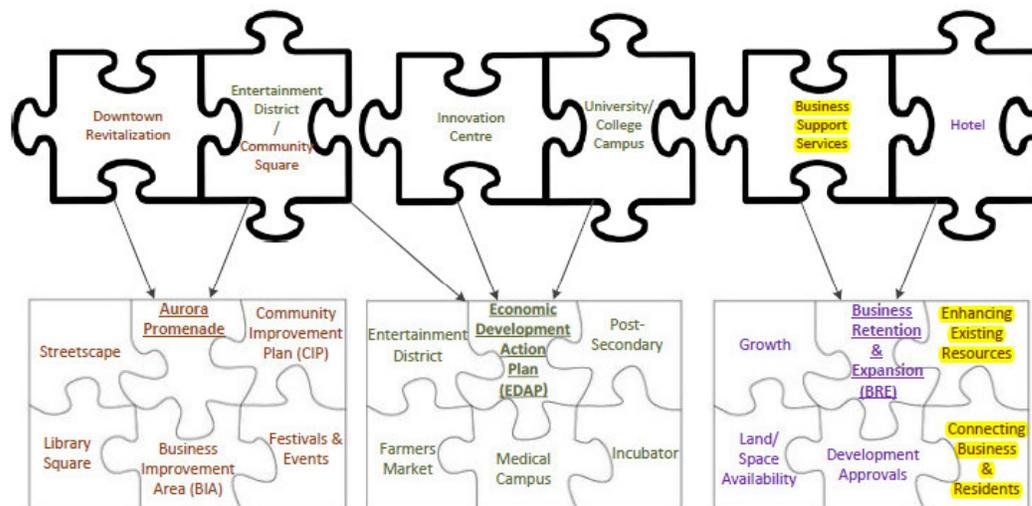
September 10, 2015

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Connections to programming may include the business concierge program, Community Improvement Program, the businessaurora.ca website, and others.

With some of these programs being newly available to prospective businesses offers an incentive for the timely re-introduction of a complementary business ambassadors program at this point in time.

In terms of strategy linkages, a business ambassadors program is supported through both the Business Retention & Expansion action plan, and the Economic Development Action Plan, by leveraging access to existing business' networks. In terms of fit with the EDAC plans flow chart, presented May, 2015, it would fit under Business Support Services, and Enhancing Existing Resources, or Connecting Business and Residents.



Based on previous criteria, a small but dynamic group of key business people will be sought who:

- Have a history of and/or commitment to positive civic involvement;
- Have international, national and provincial business connections;
- Have a high business contact rate in their normal business undertakings;
- Possess a high level of credibility in their business community;
- Are willing to be unabashed, enthusiastic supporters of the Town of Aurora

An Aurora Business Ambassador will be expected to:

- Promote Aurora whenever possible, during the course of normal business activities, as a place to live, work, and play, drawing from personal perspective.
- Pass on prospective clients to Town of Aurora economic development staff, so that formal contacts can take place.
- Provide feedback to staff and EDAC on the ambassadors program, and others.

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Tools available to Aurora Business Ambassadors will include:

- An introductory letter
- Town of Aurora Community Profiles
- Promotional items such as pins, pens, and Town-branded apparel
- Shortlist of other readily available resources and contacts

Business Ambassadors will be encouraged to participate in regular two-way communication with Town staff, and will be invited to a reception once a year to exchange information.

NEXT STEPS

A call will be put out via media and communication channels to members of the business community, to solicit expressions of interest in becoming Aurora Business Ambassadors.

A page on the Town's economic development website, www.businessaurora.ca, will be set up to host information about the Business Ambassadors program and an application form. The application form is envisioned as similar to the application for advisory committee consideration.

Also similar to advisory committee appointments, applications for the business ambassadors program will be forwarded to Council for their consideration, targeting fourth quarter 2014.

A program budget will need to be set up of approximately \$1,000 for marketing materials.



**EXTRACT FROM
COUNCIL MEETING OF
TUESDAY, AUGUST 25, 2015**

9. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

1. Economic Development Advisory Committee Meeting Minutes of June 11, 2015

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

THAT the Economic Development Advisory Committee meeting minutes of June 11, 2015, be received; *and*

THAT the Development Charges report be forwarded to the Economic Development Advisory Committee for review.

CARRIED AS AMENDED



**EXTRACT FROM
COUNCIL MEETING 14-13
TUESDAY, APRIL 8, 2014**

9. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

6. CFS14-017 – Development Charges By-law Approval

Moved by Councillor Pirri

Seconded by Councillor Thompson

THAT report CFS14-017 be received; and

THAT the Development Charges Background Study report presented at a Special Meeting of Council held March 26, 2014, be amended by Addendum No. 1 dated April 8, 2014, attached as Attachment #1 including all necessary replacement pages and schedules, and that the amended Background Study be adopted by Council; and

- a) THAT Council confirm that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met, subject to sufficient development charge revenues being generated and other Town affordability criteria being met; and
- b) THAT Council confirm that it intends that the future excess capacity identified in the Development Charges Background Study for the Town of Aurora as amended dated April 8, 2014, shall be paid for by the development charges or other similar charges; and
- c) THAT Council adopt the capital forecasts prepared in conjunction with the Development Charges Background Study for the Town of Aurora as amended dated April 8, 2014, subject to each project or undertaking set out there in being subject to annual operating and capital budget approval processes of the Corporation; and
- d) THAT Council confirm that no further public meetings are required under subsection 12(3) of the *Development Charges Act, 1997*; and

THAT the revised draft By-law No. 5585-14, being a By-law for the imposition of development charges be adopted to be effective April 11, 2014, which also repeals By-law No. 5139-09, the predecessor By-law; and

THAT staff undertake research and public consultation with respect to consideration of splitting and differentiating, and/or offering discounts on the non-residential development charge rates between types of intended land uses, and that such consultation include the Town's Economic Development Advisory Committee, the Aurora Chamber of Commerce, the local development community and any other interested party, and following such consultation prepare a report outlining options

considered, feedback received, and a recommendation for Council consideration at a Public Meeting to be held pursuant to the *Development Charges Act* prior to September 30, 2014.

On a recorded vote the motion CARRIED.

YEAS: 8

NAYS: 1

VOTING YEAS: Councillors Abel, Ballard, Buck, Gallo, Humfryes, Pirri, Thompson, and Mayor Dawe

VOTING NAYS: Councillor Gaertner



**TOWN OF AURORA
COUNCIL REPORT**

No. CFS14-017

SUBJECT: *Development Charges By-law Approval*
FROM: *Dan Elliott, Director of Corporate & Financial Services/Treasurer*
DATE: *April 8, 2014*

RECOMMENDATIONS

THAT Report CFS14-017 be received; and

THAT the Development Charges Background Study report presented at a Special Meeting of Council held March 26, 2014, be amended by Addendum No. 1 dated April 8, 2014, attached as Attachment #1 including all necessary replacement pages and schedules, and that the amended Background Study be adopted by Council and:

- a) That Council confirms that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met, subject to sufficient development charge revenues being generated and other Town affordability criteria being met; and***
- b) That Council confirms that it intends that the future excess capacity identified in the Development Charges Background Study for the Town of Aurora as amended dated April 8, 2014, shall be paid for by the development charges or other similar charges; and***
- c) That Council adopts the capital forecasts prepared in conjunction with the Development Charges Background Study for the Town of Aurora as amended dated April 8, 2014, subject to each project or undertaking set out there in being subject to annual operating and capital budget approval processes of the corporation; and***
- d) That Council confirms that no further public meetings are required under subsection 12(3) of the Development Charges Act, 1997; and***

THAT the revised draft By-law No. 5585-14, being a By-law for the imposition of development charges be adopted to be effective April 11, 2014, which also repeals By-law No. 5139-09, the predecessor By-law; and

THAT staff undertake research and public consultation with respect to consideration of splitting and differentiating, and/or offering discounts on the non-residential development charge rates between types of intended land uses, and that such consultation include the Town's Economic Development Advisory Committee, the Aurora Chamber of Commerce, the local development community and any other interested party, and following such consultation prepare a report outlining options considered, feedback received, and a recommendation for Council consideration at a Public Meeting to be held pursuant to the Development Charges Act prior to September 30, 2014.

April 8, 2014

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Report No. CFS14-017

PURPOSE OF THE REPORT

To provide Council with a status report on the process to update the Town's development charges by-law following the public meeting held March 26, 2014, provide updates of changes made and proposed to the by-law, and recommend a revised draft by-law for adoption.

BACKGROUND

At its Special Council meeting held March 26th, 2014, Council fulfilled its statutory requirement to hold a public meeting pursuant to the Development Charges Act, 1997. At that meeting, staff presented Council and the public with a Development Charges Background Study prepared for the Town by Watson & Associates, Economists Ltd., as well as a draft Development Charges By-law.

During the public meeting, concerns of one delegate were heard regarding the Background Study document or the proposed development charges (DC) by-law. A piece of correspondence was also received from the same party who has interest in employment lands in Town. Other correspondence was received directly from certain developers expressing concerns about the understatement of value of certain capital projects in the Study.

Such matters were referred to staff to be addressed. Specifically, the issues raised during the meeting to be addressed were:

1. Consideration of a split rate for non-residential uses to mirror the provisions of the Region of York bylaw, as well as consideration of a further percentage discount to industrial employment uses.
2. Review of the technical materials and calculations of the Background Study to amend the calculated DC rates if necessary from any matters arising from recent submissions from two developers with respect to water and sanitary sewer project costs.
3. Amendments to the draft bylaw to add Places of Worship as an eligible use subject to potential exemption or deferral agreements.
4. Amendments to the definitions of small apartments, to mirror the current transition plan included in the York Region development charge bylaw.
5. Adjustment as deemed necessary referenced by the Town's consultant with respect to the Parks and Recreation DC calculations.
6. Any other matters arising before final adoption

Additional consultation with the development community was to take place if deemed necessary.

April 8, 2014

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Report No. CFS14-017

COMMENTS

In response to the above points, staff provide the following comments:

- 1: Consideration and consultation with respect to the prospect of splitting or differentiation the non-residential DC rates as between different proposed land uses will take much more time than is available at this time. Should Council wish to pursue this issue, a consultation plan is recommended to commence promptly following today's proposed bylaw adoption, and should include consultation with the Chamber of Commerce, the local development community, the Town's Economic Advisory Committee. Any recommended amendments can be made to our bylaw within one year of the March 12, 2014 date of the Background Study. If the last recommendation of this report is adopted, a report outlining a detailed consultation and communication plan and schedule will be presented to Council within the month of May, 2014.
- 2: Amendments have been made to three water and sewer project costs, increasing them as recommended by the concerned developers. All developers involved in past consultations have been advised of the changes.
- 3: Places of Worship have been added as a potential exemption or deferral as previously described.
- 4: The small/large apartment size definitions have been amended to mirror the phased timing set out in the current York Region DC bylaw for consistency.
- 5: Corrections have been made as outlined in the Addendum No. 1 document.
- 6: In the review of the exemptions section when addressing the Places of Worship matter above, Further, the word "churtyard" which was included as an exemption in the last bylaw was also excluded in error, and has been added back in. These are statutory exemptions in the Act. A further statutory exemption for minor expansions of residential dwellings which create one or two separate additional dwelling units. These two items are now added at in clauses 3.5(b) and 3.5(d) of the bylaw respectively.

Staff have been in communication with various developers and their representatives since the meeting to ensure all informational needs and issues have been addressed and considered in preparing this report.

April 8, 2014

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Report No. CFS14-017

Staff anticipate written submissions and delegations may be provided directly to Council at the meeting.

Amended By-law

The attached draft by-law proposed by staff for adoption reflects the amendments noted above. Schedule "B" to the bylaw which outlines the new DC charge rates has been updated to reflect the project cost adjustments which satisfy both the concerned developer parties and Town staff.

Appeal Mechanism

The *DCA* provides a mechanism for members of the public to appeal the revised development charges by-law to the Ontario Municipal Board (the "OMB") within forty days following adoption by the Council. The OMB then hears and makes final decision on the matter; however, until the decision of the OMB is issued, the adopted by-law remains in effect, and development charges as set out there in remain due and payable.

LINK TO STRATEGIC PLAN

Setting a Development Charge bylaw is the primary tool with which Ontario municipalities can finance the cost of expanding infrastructure and service amenities to accommodate growth demands in their communities. Optimizing the charge within the permissions of the legislation demonstrates the Strategic Plan principles of Leadership in Corporate Management.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

Council may direct staff to make any changes to the draft bylaw, or to respond to accommodate any specific concerns or issues raised by members of the public at the meeting. In such a circumstance, clearly worded motions should be considered.

April 8, 2014

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Report No. CFS14-017

FINANCIAL IMPLICATIONS

Delays in implementation of the new bylaw would allow the current Development Charges By-law to lapse and disable the Town’s legal capability to collect development charges until the new bylaw is enacted. The old bylaw cannot be extended. The developers in 2C are anxiously working to accelerate their subdivision agreements. It is the intent of all parties that the new bylaw be enacted prior to much of the permit activity beginning this spring. Some model home permits have already been issued under the old DC rates.

Development Charges are the Province of Ontario’s funding tool for municipalities to collect revenues for the funding for the expansion of town infrastructure and amenities to maintain service levels and to meet the services demands of the growing community. All funds collected must remain segregated and used for only the purposes of projects eligible under the Act.

During the life of the proposed new bylaw, it is estimated the Town will collect \$44,885,000 of Development Charges to fund our growth related infrastructure needs, while \$17,240,000 will be required from other sources to fund this infrastructure due to the benefits of such to the existing community or from the mandatory 10% reduction of eligibility of certain costs in the legislation.

The following table outlines the components and rates of the previously circulated Background Study and those in the Addendum document. Those marked with a * have changed.

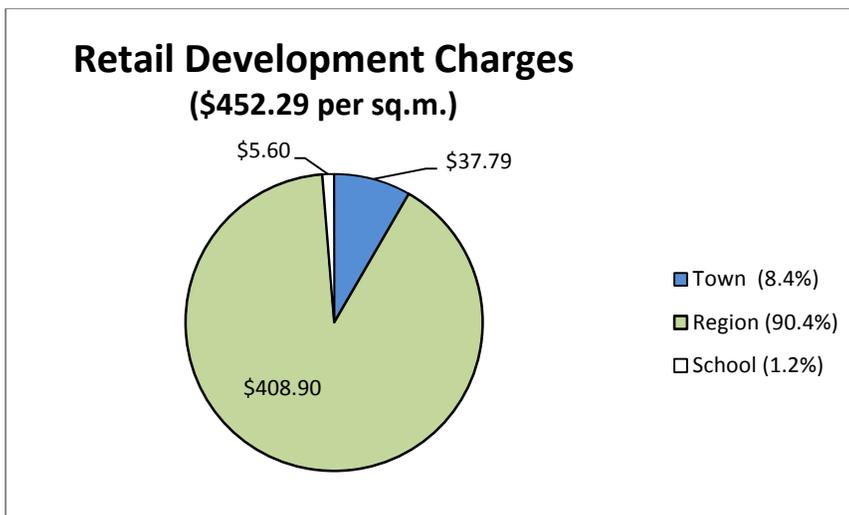
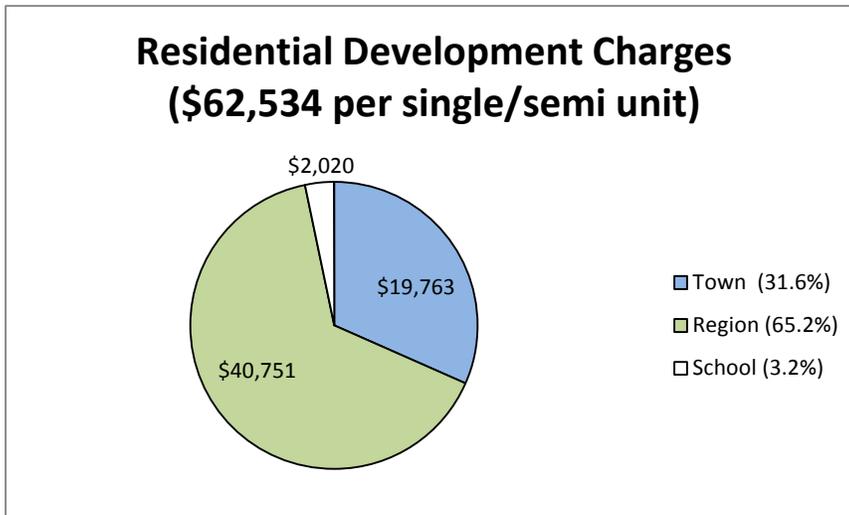
	March 26, 2014 Res./ Single or Semi	Updated proposed Res./ Single or Semi	March 26, 2014 N/R/ s.f.	Updated Proposed N/R/ s.f.
General Govt	541	541	0.23	.23
Fire Services	566	566	0.25	.25
Park Development	4,245	4,245	0.15	.15
Indoor Recreation	6,505	*7,028	0.23	*.25
Library Services	1,482	*1,465	0.05	.05
Roads & Related	4,778	4,778	2.08	2.08
Municipal Parking	14	14	0.01	.01
Sanitary Sewers	534	*608	0.23	*.26
Water Supply & Distr.	401	*518	0.18	*.23
TOTAL	19,066	19,763	3.41	3.51
Increase	21.1%	25.5%	40.3%	44.4%

April 8, 2014

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Report No. CFS14-017

It is important to keep in perspective that the Town's development charge is only one of three development charges applicable to development within the Town. York Region and educational development charges are also applicable. The following charts outline the proportions should the updated draft bylaw be enacted:



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Report No. CFS14-017

CONCLUSIONS

Staff recommend that the revisions to the Development Charges Background Study be received, and the accompanying draft by-law be adopted, to take effect April 11, 2014.

PREVIOUS REPORTS

CFS14-010 Presentation of Background Study and Public Meeting, Public Meeting March 26, 2014

ATTACHMENTS

- Attachment #1 - Addendum No. 1 to Town of Aurora - Development Charge Background Study Update
- Attachment #2 - Revised Draft By-law No. 5585-14 (refer to Agenda Section 13 – Reading of By-laws, pg. xx)

PRE-SUBMISSION REVIEW

CAO and Treasurer only

Prepared by: Dan Elliott, Director of Corporate & Financial Services/Treasurer - Ext. #4772



**Dan Elliott, CPA, CA
Director of Finance/Treasurer**



**Neil Garbe
Chief Administrative Officer**

Attachment #1
(amended)

**ADDENDUM NO. 1 TO TOWN OF
AURORA**

**DEVELOPMENT CHARGE
BACKGROUND STUDY UPDATE**

FOR PUBLIC CIRCULATION

APRIL 8, 2014



Plaza Three
101-2000 Argenta Rd.
Mississauga, Ontario
Canada L5N 1V9

Phone: (905) 272-3600

Fax: (905) 272-3602

e-mail: info@watson-econ.ca

www.watson-econ.ca

 **Planning for growth**

Revised April 8, 2014

1.

ADDENDUM REPORT

1. BACKGROUND

Commensurate with the provisions of the *Development Charges Act, 1997*, the Town has undertaken, a Background Study and is holding the statutory public meeting on March 26, 2014. Subsequently Council will pass a Development Charges By-law. The basis for the current study is to meet the requirements of the Development Charges Act.

2. DISCUSSION

2.1 Water and Wastewater Calculations

The Town's DC study, dated March 12, 2014, reflected the growth related capital infrastructure requirements for the Town for the 2014-2031 forecast period. Growth related capital requirements for water and wastewater services were outlined within the DC study. This addendum has provided for the recalculation of the water and wastewater services portion of the DC to account for changes identified following further discussion with the Town's staff. The changes are largely due to increased costs to three sewer projects in the 2C North Area, and two water distribution projects along St. John's Sideroad.

Based on the above mentioned updates, the change contained within the Background Study is as follows:

- Wastewater Services – Projects # 2, 3, and 4 from page 5-27 (i.e. 2C North-Sanitary sewer from Mavrincac to Mattamy/TAC developments, Internal 2C North sewer oversizing, and Leslie Street Sanitary) have an updated cost of \$918,300, \$400,000, and \$1,485,000 respectively. The result is an increase of \$205 per single detached home and \$0.09 per sq. ft. for non-residential resulting in an updated wastewater services DC of \$739 and \$0.32 respectively.
- Water Distribution – Project # 2 from page 5-29 (i.e. St. John's – Bayview to Leslie) has an updated cost of \$1,861,000. Also, Project #5 (new) – St. John's – Leslie East to 2C has been added for \$1,661,000. The result is an increase of \$339 per single detached home and \$0.15 per sq. ft. for non-residential resulting in an updated water services DC of \$740 and \$0.33 respectively.

2.

2.2 Recreation and Library Calculations

The Town's DC study, dated March 12, 2014, reflected the growth related capital infrastructure requirements for the Town for the 2014-2023 forecast period. Growth related capital requirements for recreation and library services were outlined within the DC study. This addendum has provided for the recalculation of the recreation and library services portion of the DC to account for changes identified following further discussion with the Town's staff.

- Recreation Services-The 10-year average service standard for indoor recreation facilities in the March 12, 2014 DC Study was calculated at a DC eligible amount of \$29,336,830, however only \$26,958,883 was included in the DC recreation calculation. \$2,377,947 was incorrectly included as a growth-related cost to be recovered beyond the current forecast period (i.e. post period benefit). The result of the reallocation of growth-related cost to the current 10 year forecast is an increase of \$523 per single detached home and \$0.02 per sq.ft. for non-residential resulting in an updated recreation DC of \$7,028 and \$0.25 respectively.
- Library Services-There was a small calculation error on page B-21 in the calculation of the DC eligible amount (i.e. 11,333 population X \$120.67 per capita = \$1,367,553). As a result the provision for new library materials is decreased from \$1,442,000 to \$1,366,000. This results in a decrease of \$17 per single detached home to \$1465.

The above changes have been incorporated into the calculations. The summary below outlines the current charges vs the charges as calculated in the DC report dated March 12, 2014 and the charges calculated in this addendum report.

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3.

Residential (Single Detached) Comparison

Service	Current	Calculated March 12/14	Calculated April 8/14
Municipal Wide Services:			
Roads and Related	2,598	4,792	4,792
Fire Services	189	566	566
Park Development	3,047	4,245	4,245
Indoor Recreation	6,402	6,505	7,028
Library Services	1,417	1,482	1,465
General Government	343	541	541
Total Municipal Wide Services	13,996	18,131	18,637
W & WW Services:			
Sewer	720	534	739
Water	1,032	401	740
Sub-total	1,752	935	1,479
Grand Total	15,748	19,066	20,116

Non-Residential (per ft².) Comparison

Service	Current	Calculated March 12/14	Calculated April 8/14
Municipal Wide Services:			
Roads and Related	1.29	2.09	2.09
Fire Services	0.10	0.25	0.25
Park Development	-	0.15	0.15
Indoor Recreation	-	0.23	0.25
Library Services	-	0.05	0.05
General Government	0.18	0.23	0.23
Total Municipal Wide Services	1.57	3.00	3.02
W & WW Services:			
Sewer	0.35	0.23	0.32
Water	0.51	0.18	0.33
Sub-total	0.86	0.41	0.65
Grand Total	2.43	3.41	3.67

The result of the updates is an overall increase in the proposed charge from the amount calculated in the March 12, 2014 background study.

The Proposed By-law has been amended to include the updated charges as described above (Schedule "B").

4.

2.3 Local Service Policy

Following further discussions with Town staff and one of the developers consultant, the definition for part 2(c) in Section D (Parkland Development) from the Town's Local Service Policy has been amended and the changes are attached to this Addendum Report.

2.4 Changes to Background Report Resulting from Above

Based upon the above, the following revisions are made to the pages within the Background Study (new pages are appended to this report):

- Page (ii) – textual changes to reflect the updated calculated charges.
- Page (iii) – recalculation of the summary of the gross capital costs and net costs to be recovered over the life of the by-law and textual changes to reflect the updates in the summary of the gross capital costs and net costs to be recovered over the life of the by-law.
- Page (iv) – recalculation of Table ES-1 schedule of development charges
- Page 5-4 to 5-5 – textual changes and chart update to reflect the updated costs to recreation.
- Page 5-11 –chart update to reflect the updated costs to library materials.
- Page 5-26 to 5-29– textual changes and chart update to reflect the updated costs to water and wastewater.
- Tables 6-1, 6-3, and 6-4 – recalculation of the charges.
- Table 6-5 – table updated to reflect costs to be incurred over the life of the by-law.
- Page B-21 - recalculation of the DC Eligible amount for library materials.
- Appendix C – Table C-1 – recalculation of operating and capital expenditure impacts from future capital expenditures to reflect the updated information for recreation, library, water distribution, and wastewater sewers.
- Appendix E – Page E-6 and E-7 – textual changes to parkland development in the Town's Local Services Policy.
- Appendix F – amended Schedule B to the By-law providing for the recalculated charge.

5.

3. PROCESS FOR THE ADOPTION OF THE DEVELOPMENT CHARGES BY-LAW

The changes herein form the basis for the by-law being presented to Council. If Council is satisfied with the above changes to the Background Study, and based on the public submissions made at the public meeting, this addendum report #1 and the amended by-law, including the amended schedule "B" to the by-law, will be considered for approval by Council.

AMENDED PAGES

Revised April 8, 2014

(ii)

Measure	10 Year	17.5 Year
	2014-2023	2014-2031
(Net) Population Increase	11,333	12,609
Residential Unit Increase	4,905	5,957
Non-Residential Gross Floor Area Increase (ft ²)	5,806,850	6,937,321

Source: Watson & Associates Economists Ltd. Forecast 2014

4. On May 26, 2009, the Town of Aurora passed By-law 5139-09 under the *Development Charges Act, 1997*. The by-law imposes development charges on residential and non-residential uses. By-law 5139-09 will expire on June 8, 2014. The Town is undertaking a development charge public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for March 26th, 2014 with adoption of the by-law anticipated on April 8th, 2014.
5. The development charges currently in effect are \$15,748 for single detached dwelling units. Non-residential charges are \$26.22 per square metre. This report has undertaken a recalculation of the charge based on future identified needs (presented in Schedule ES-1 for residential and non-residential). Charges have been provided on a Town-wide basis for all services. The corresponding single-detached unit charge is \$20,116 and the non-residential charge is \$39.50 per square metre of building area. These rates are submitted to Council for its consideration.
6. The *Development Charges Act* requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-5. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$89,465,582
Less:	
Benefit to existing development	\$ 15,955,436
Post planning period benefit	\$ 17,011,789
Ineligible re: Level of Service	\$ -
Mandatory 10% deduction for certain services	\$ 1,280,363
Grants, subsidies and other contributions	\$ 6,300,000
Net Costs to be recovered from development charges	\$ 48,917,995

Hence, \$40.55 million (or an annual amount of \$8.1 million) will need to be contributed from taxes and rates, or other sources. Of the total, \$17.0 million is growth-related but outside of the forecast period.

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(iii)

Based on the previous table, the Town plans to spend \$89.47 million over the next five years, of which \$48.92 million (55%) is recoverable from development charges. Of this net amount, \$31.10 million is recoverable from residential development and \$15.81 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

7. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods. The following Town-wide services are calculated based on a 17.5-year forecast:

- Water Supply and Distribution;
- Sanitary Sewers
- Roads and Related;
- Public Works; and
- Fire Services.

All other Town-wide services are calculated based on a 10-year forecast. These include Park Development, Indoor Recreation Services, Library Services, Parking Spaces and General Government. However, Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft DC by-law which is appended in Appendix F. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the by-law; and
- considering reductions in the charge by class of development (obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).

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(iv)

**TABLE ES-1
SCHEDULE OF DEVELOPMENT CHARGES**

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Large Apartments ¹	Small Apartments ¹	Other Multiples	(per ft ² of Gross Floor Area)	(per m ² of Gross Floor Area)
General Services:						
Fire Services	566	307	205	438	0.25	2.69
Park Development	4,245	2,304	1,540	3,287	0.15	1.61
Indoor Recreation	7,028	3,815	2,550	5,442	0.25	2.69
Library Services	1,465	795	532	1,134	0.05	0.54
Municipal Parking Spaces	14	8	5	11	0.01	0.11
General Government	541	294	196	419	0.23	2.48
Total General Services	13,859	7,523	5,028	10,731	0.94	10.12
Engineering Services						
Roads and Related	4,778	2,594	1,734	3,700	2.08	22.39
Sanitary Sewers	739	401	268	572	0.32	3.44
Water Supply and Distribution	740	402	269	573	0.33	3.55
Total Engineering Services	6,257	3,397	2,271	4,845	2.73	29.38
GRAND TOTAL	20,116	10,920	7,299	15,576	3.67	39.50

¹ The apartment definitions have been refined to match the Region of York's definitions. Large apartments applies to apartments with GFA of 700 sq.ft. and larger (commencing on June 19, 2014 to be revised to GFA of 650 sq.ft. and larger). Small apartments applies to apartments with GFA less than 700 sq.ft. (commencing on June 19, 2014 to be revised to GFA less than 650 sq.ft.).

5.2.2 Indoor Recreation Services

With respect to recreation facilities, there are currently 12 facilities provided by the Town amounting to a total of 310,975 sq.ft. of space. The average historic level of service for the previous ten years has been approximately 6.00 sq.ft. of space per capita or an investment of \$2,589 per capita. Based on this service standard, the Town would be eligible to collect \$29,336,830 from DCs for facility space.

The Town has provided for the need for a new artificial ice rink and a provision for new recreation facility development. The gross capital cost of these projects is \$16.1 million. Further, debenture principal of \$6 million and discounted interest costs of \$1.0 million have been included in addition to recovery of a \$9.1 million negative reserve fund balance. The total gross capital cost to be included is \$32.2 million with a post period benefit of \$1.9 million. Therefore, the balance before the mandatory 10% deduction is \$30.3 million. The net growth capital cost after the mandatory 10% deduction is \$28.8 million and has been included in the development charge.

While indoor recreation service usage is predominately residential-based, there is some use of the facility by non-residential users. To acknowledge this use, the growth-related capital costs have been allocated 95% residential and 5% non-residential.

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5.4 Service Levels and Urban Build Out Capital Costs for Aurora's DC Calculation

This section evaluates the development-related capital requirements for those services with urban build out capital costs.

5.4.1 Sanitary Sewers

The cost, timing, and description of the projects included in the forecast have been provided by Town Staff and are based on the Town's budgets and long term capital plan, 2009 Development Charges Study, and other capital planning and engineering studies.

A number of sewer projects have been identified for inclusion in the DC, as well as two credit recoveries (Balleymore PS, and Whitewell/State Farm). The projects include oversizing projects located in the Town's 2C area, a Yonge Street forcemain and the sanitary sewer replacement and associated oversizing. The gross cost of the projects is \$8.3 million with an identified benefit to existing of \$2.8 million including a reserve fund adjustment of \$1.5 million, the net amount of \$5.5 million has been included in the DC calculation.

The growth-related costs have been allocated between residential and non-residential development based on incremental growth in population to employment over the build out urban forecast period. This split results in a 59% allocation to residential and a 41% allocation to non-residential.

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5.4.2 Water Supply and Distribution

The cost, timing, and description of the projects included in the forecast have been provided by Town Staff and are based on the Town's budgets and long term capital plan, 2009 Development Charges Study, and other capital planning and engineering studies.

There are three water distribution projects identified for inclusion in the DC as well as a credit recovery for Whitewell/State Farm. These projects are located on Yonge Street, Hallgrove/Debac, and St. John's Sideroad. The gross cost of the projects is \$4.6 million all of which are growth-related, and there is also the recovery of a \$0.9 million negative reserve fund balance. The net amount of \$5.5 million has been included in the DC calculation.

The allocation between residential and non-residential growth is calculated based on incremental growth in population to employment, for build out forecast period for the urban serviced areas, resulting in a 59% residential allocation and a 41% non-residential.

TABLE 6-1
 revised April 8, 2014
 TOWN OF AURORA
 DEVELOPMENT CHARGE CALCULATION
 Water & Wastewater Services
 2014-2031

6-2

SERVICE	2014 \$ DC Eligible Cost		2013 \$ DC Eligible Cost		
	Residential	Non-Residential	SDU	per ft ²	per m ²
	\$	\$	\$	\$	\$
1 <u>Sewers</u>					
1.1 Sanitary Sewers	3,287,119	2,239,381	739	0.32	3.44
	3,287,119	2,239,381	739	0.32	3.44
2. <u>Water</u>					
2.1 Water Supply and Distribution	3,290,569	2,241,731	740	0.33	3.55
	3,290,569	2,241,731	740	0.33	3.55
TOTAL	\$6,577,688	\$4,481,112	\$1,479	0.65	6.99
DC ELIGIBLE CAPITAL COST	\$6,577,688	\$4,481,112			
Build out Gross Population / GFA Growth (ft ² .)	15,567	6,937,321			
Cost Per Capita / Non-Residential GFA (ft ² .)	\$422.54	\$0.65			
<u>By Residential Unit Type</u>	<u>p.p.u</u>				
Single and Semi-Detached Dwelling	3.50	\$1,479			
Apartments - 2 Bedrooms + ¹	1.90	\$803			
Apartments - Bachelor and 1 Bedroom ²	1.27	\$537			
Other Multiples	2.71	\$1,145			

¹ The apartment definitions have been refined to match the Region of York's definitions. Apartments with two or more bedrooms calculated charge applies to large apartments with GFA of 700 sq.ft. and larger (commencing on June 19, 2014 to be revised to GFA of 650 sq.ft. and larger).

² The apartment definitions have been refined to match the Region of York's definitions. Apartments with less than two bedrooms calculated charge applies to small apartments with GFA less than 700 sq.ft. (commencing on June 19, 2014 to be revised to GFA less than 650 sq.ft.).

TABLE 6-3
TOWN OF AURORA
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2014-2023

6-4

SERVICE	2014 \$ DC Eligible Cost		2013 \$ DC Eligible Cost		
	Residential	Non-Residential	SDU	per ft ²	per m ²
	\$	\$	\$	\$	\$
5. <u>Municipal Parking Services</u>					
5.1 Municipal Parking Spaces	53,711	34,489	14	0.01	0.11
	53,711	34,489	14	0.01	0.11
6. <u>Park Development</u>					
6.1 Parkland development, amenities & trails	16,245,098	855,005	4,179	0.15	1.61
6.2 Parks vehicles and equipment	256,500	13,500	66	0.00	0.00
	16,501,598	868,505	4,245	0.15	1.61
7. <u>Indoor Recreation</u>					
7.1 Recreation facilities	27,318,444	1,437,813	7,028	0.25	2.69
	27,318,444	1,437,813	7,028	0.25	2.69
8. <u>Library Services</u>					
8.1 Library facilities	4,529,228	238,380	1,165	0.04	0.43
8.2 Library materials	1,167,930	61,470	300	0.01	0.11
	5,697,158	299,850	1,465	0.05	0.54
9. <u>General Government</u>					
9.1 Studies	2,101,273	1,349,242	541	0.23	2.48
TOTAL	\$51,672,184	\$3,989,899	\$13,293	\$0.69	\$7.43
DC ELIGIBLE CAPITAL COST	\$51,672,184	\$3,989,899			
10 Year Gross Population / GFA Growth (ft ² .)	13,605	5,806,850			
Cost Per Capita / Non-Residential GFA (ft ² .)	\$3,798.03	\$0.69			
<u>By Residential Unit Type</u>	<u>p.p.u</u>				
Single and Semi-Detached Dwelling	3.50	\$13,293			
Apartments - 2 Bedrooms + ¹	1.90	\$7,216			
Apartments - Bachelor and 1 Bedroom ²	1.27	\$4,823			
Other Multiples	2.71	\$10,293			

¹ The apartment definitions have been refined to match the Region of York's definitions. Apartments with two or more bedrooms calculated charge applies to large apartments with GFA of 700 sq.ft. and larger (commencing on June 19, 2014 to be revised to GFA of 650 sq.ft. and larger).

² The apartment definitions have been refined to match the Region of York's definitions. Apartments with less than two bedrooms calculated charge applies to small apartments with GFA less than 700 sq.ft. (commencing on June 19, 2014 to be revised to GFA less than 650 sq.ft.).

TABLE 6-4
 revised April 8, 2014
 TOWN OF AURORA
 DEVELOPMENT CHARGE CALCULATION
 TOTAL ALL SERVICES

6-5

	2014 \$ DC Eligible Cost		2013 \$ DC Eligible Cost		
	Residential	Non-Residential	SDU	per ft ²	per m ²
	\$	\$	\$	\$	\$
Water & Wastewater Services	\$6,577,688	\$4,481,112	\$1,479	\$0.65	\$6.99
Municipal-wide Services 17.5 Year - Roads & Fire	23,772,831	16,195,465	5,344	2.33	25.08
Municipal-wide Services 10 Year	51,672,184	3,989,899	13,293	0.69	7.43
TOTAL	82,022,703	24,666,476	20,116	3.67	39.50

Table 6-5
revised April 8, 2014
TOWN OF AURORA
GROSS EXPENDITURE AND SOURCES OF REVENUE SUMMARY
FOR COSTS TO BE INCURRED OVER THE LIFE OF THE BY-LAW

SERVICE	TOTAL GROSS COST	TAX BASE OR OTHER NON-DC SOURCE		POST DC PERIOD BENEFIT	DC RESERVE FUND	
		BENEFIT TO EXISTING	OTHER FUNDING		RESIDENTIAL	NON-RESIDENTIAL
1. Sewers						
1.1 Sanitary Sewers	4,805,933	420,100	0	0	2,608,659	1,777,174
2. Water						
2.1 Water Supply and Distribution	3,781,600	0	0	0	2,249,266	1,532,334
3. Roads and Related						
3.1 Roads	23,136,199	3,451,641	1,275,000	0	10,949,861	7,458,696
3.2 Depots and Domes	14,885,000	7,812,499	0	2,227,677	2,881,664	1,963,161
3.3 PW Rolling Stock	439,350	43,935	0	0	235,190	160,225
4. Fire Services						
4.1 Fire facilities	15,500,000	800,000	5,025,000	0	2,426,752	1,653,248
4.2 Fire vehicles	565,000	0	0	0	336,058	228,942
4.3 Small equipment and gear	175,000	0	0	0	104,089	70,911
5. Municipal Parking Services						
5.1 Municipal Parking Spaces	0	0	0	0	0	0
6. Park Development						
6.1 Parkland development, amenities & trails	13,015,000	3,035,886	0	619,211	5,294,258	278,645
6.2 Parks vehicles and equipment	0	0	0	0	0	0
7. Indoor Recreation						
7.1 Recreation facilities	1,515,000	0	0	151,500	1,295,325	68,175
8. Library Services						
8.1 Library facilities	9,500,000	0	0	409,789	3,503,694	184,405
8.2 Library materials	683,000	0	0	68,300	583,965	30,735
9. General Government						
9.1 Studies	1,464,500	391,375	0	31,563	634,284	407,278
TOTAL EXPENDITURES & REVENUES	\$89,465,582	\$15,955,436	\$6,300,000	\$1,280,363	\$33,103,065	\$15,814,930

**Town of Aurora
Service Standard Calculation Sheet**

Service: Library Collection Materials
Unit Measure: No. of library collection items

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/item)
Books	117,645	119,146	122,540	123,972	126,518	127,079	126,721	131,035	129,324	129,324	\$ 41
Paperbacks	18,878	18,320	17,762	17,404	17,661	17,546	19,457	17,415	17,086	17,086	\$ 17
Periodicals- print	218	225	234	236	242	242	242	251	241	241	\$ 106
Periodicals -micro-forms	2	2	2	2	2	1	1	1	1	1	\$ 8,834
Periodicals -Digitization											\$ 6,352
Audiocassettes	1,631	1,521	132	7	4	3	3	1	-	-	\$ 9
Compact Discs	3,210	3,418	3,730	4,032	4,240	4,109	4,841	4,076	3,585	3,585	\$ 23
Talking Books	2,329	2,474	2,401	2,334	2,368	2,706	2,654	3,462	4,059	4,059	\$ 53
Videocassettes	3,495	3,561	3,255	2,978	2,447	1,958	898	589	2	2	\$ 42
CD-ROMS	27	31	36	38	41	39	40	32	32	32	\$ 31
Database Subscriptions	8	18	20	20	24	26	23	33	34	34	\$ 1,038
DVD	512	767	1,297	1,888	2,840	3,873	4,941	5,335	8,005	8,005	\$ 36
Miscellaneous	1,368	1,362	1,211	1,260	1,114	903	27	28	58	58	\$ 46
eBooks - owned	4,856	7,136	7,368	8,152	9,601	208	593	609	3,496	3,496	\$ 25
eBooks- consortium									49	49	\$ 90
eAudiobooks - owned											\$ 0.20
eAudiobooks - consortium											\$ 1.77
Total	154,179	157,981	159,988	162,323	167,102	166,070	173,082	179,902	214,365	214,365	

Population	44,531	46,088	47,629	48,662	49,606	51,317	52,691	53,207	53,885	53,885
Per Capita Standard	3,4623	3,4278	3,3590	3,3357	3,3686	3,2362	3,2848	3,3812	3,9782	3,9782

10 Year Average	2004-2013
Quantity Standard	3,4812
Quality Standard	\$ 34.66
Service Standard	\$ 120.67

DC Amount (before deductions)	10 Year
Forecast Population	11,333
\$ per Capita	\$ 120.67
Eligible Amount	\$ 1,367,553

Table C-1
 Revised April 8, 2014
 TOWN OF AURORA
 OPERATING AND CAPITAL EXPENDITURE IMPACTS
 FOR FUTURE CAPITAL EXPENDITURES

C-2

SERVICE	NET GROWTH RELATED EXPENDITURES	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Sewers				
1.1 Sanitary Sewers	5,526,500	28,500	1,572,609	1,601,109
2. Water				
2.1 Water Supply and Distribution	5,532,300	28,600	1,845,005	1,873,605
3. Roads and Related				
3.1 Roads	31,362,656	1,290,800	1,476,384	2,767,184
3.2 Depots and Domes	3,463,995	57,300	163,066	220,366
3.3 PW Rolling Stock	908,045	82,900	42,746	125,646
4. Fire Services				
4.1 Fire facilities	3,430,100	56,800	1,423,195	1,479,995
4.2 Fire vehicles	628,500	36,300	260,773	297,073
4.3 Small equipment and gear	175,000	20,400	72,610	93,010
5. Municipal Parking Services				
5.1 Municipal Parking Spaces	88,200	2,800	0	2,800
6. Park Development				
6.1 Parkland development, amenities & trails	17,100,103	421,500	936,466	1,357,966
6.2 Parks vehicles and equipment	270,000	24,700	14,786	39,486
7. Indoor Recreation				
7.1 Recreation facilities	28,756,257	476,100	1,293,331	1,769,431
8. Library Services				
8.1 Library facilities	4,767,608	78,900	544,061	622,961
8.2 Library materials	1,229,400	112,300	140,294	252,594
9. General Government				
9.1 Studies	3,450,516	0	0	0

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spreading the topsoil throughout the park based on the new Town topsoil standard will be included in the area municipal DC).

- Parkland shall not be mined for engineering fill and replaced with fill or topsoil.
- Parkland shall be conveyed free and clear of all encumbrances.
- When parkland parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. Temporary fencing may also be required where there is no permanent fence to prevent illegal dumping.
- Temporary park sign advising future residents that the site is a future park shall be included as a local cost.
- Perimeter fencing of parkland to the Town standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Town.

c) Parkland development costs (above and beyond the basic site preparation costs identified in 2(b)) are included in the municipal DC costs. Parkland development costs in the municipal DC include, but are not limited to, the design and construction of:

- Additional site grading
- Tree preservation
- Catch basins
- Storm sewers
- Parking lots
- Parking lot curbs
- Park pathways
- Signage
- Pathway and parking lot lights
- Soft landscape (including trees and shrubs)
- Benches
- Garbage receptacles
- Picnic tables
- Pedestrian gates
- Fine grade sod or seed
- Naturalization of improved open space
- Parkland amenities as identified in Appendix B of the Development Charges Background Study.

Where the Town agrees to allow a person to develop parkland and/or construct park facilities that relate to the parkland development costs included in the municipal DC, the Town will give the person a credit towards the development

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charge or provide other reimbursement or recovery in accordance with the agreement (i.e. subdivision agreement). The amount of the credit will be the reasonable cost of doing the specific work as agreed by the municipality and the person who is to be given the credit. In the event that a person elects to construct park facilities in addition to or exceeding the DC standards, then such person shall be solely responsible for costs related to such additional park facilities.

3. LANDSCAPE BUFFER BLOCKS, FEATURES, CUL-DE-SAC ISLANDS AND BERMS

- a) The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms and other remnant pieces of land conveyed to the town shall be a direct developer responsibility as a local service. Such costs include but are not limited to:
- pre-grading, sodding or seeding, supply and installation of amended topsoil, (to the Town's required depth), landscape features, perimeter fencing and amenities and all planting;
 - perimeter fencing to the Town standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Town.

4. NATURAL HERITAGE SYSTEM (NHS)

Direct developer responsibility as a local service provision including but not limited to the following:

- a) Riparian planting and landscaping requirements (as required by the Town or authorities having jurisdiction) as a result of road construction or other municipal works within in the NHS.
- b) Perimeter fencing of the NHS to the Town standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Town.

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Schedule "B"
Town of Aurora

BY-LAW NO. ____ -14
 SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Large Apartments	Small Apartments	Other Multiples	(per ft ² of Gross Floor Area)	(per m ² of Gross Floor Area)
General Services:						
Fire Services	566	307	205	438	0.25	2.69
Park Development	4,245	2,304	1,540	3,287	0.15	1.61
Indoor Recreation	7,028	3,815	2,550	5,442	0.25	2.69
Library Services	1,465	795	532	1,134	0.05	0.54
Municipal Parking Spaces	14	8	5	11	0.01	0.11
General Government	541	294	196	419	0.23	2.48
Total General Services	13,859	7,523	5,028	10,731	0.94	10.12
Town-wide Engineering Services						
Roads and Related	4,778	2,594	1,734	3,700	2.08	22.39
Sanitary Sewers	739	401	268	572	0.32	3.44
Water Supply and Distribution	740	402	269	573	0.33	3.55
Total Engineering Services	6,257	3,397	2,271	4,845	2.73	29.38
GRAND TOTAL	20,116	10,920	7,299	15,576	3.67	39.50

¹ The apartment definitions have been refined to match the Region of York's definitions. Large apartments applies to apartments with GFA of 700 sq.ft. and larger (commencing on June 19, 2014 to be revised to GFA of 650 sq.ft. and larger). Small apartments applies to apartments with GFA less than 700 sq.ft. (commencing on June 19, 2014 to be revised to GFA less than 650 sq.ft.).

Schedule "B"

Town of Aurora

Schedule of Development Charges

Service	RESIDENTIAL				NON-RESIDENTIAL	
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**EXTRACT FROM
COUNCIL MEETING 14-13
TUESDAY, APRIL 8, 2014**

7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

Items 1 (with the exception of sub-items 3, 5, 8, 11, 18, 19, 23, and 25), 2, 7, 8, 9, 11, and 12 were identified as items not requiring separate discussion.

Moved by Councillor Ballard

Seconded by Councillor Thompson

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:

**12. Memorandum from the Director of Corporate & Financial Services/Treasurer
Re: Replacement Pages – Development Charges Report CFS14-017**

(Added Item)

THAT the memorandum regarding Replacement Pages – Development Charges Report CFS14-017 be received; and

THAT the attached Addendum No. 1 to Town of Aurora Development Charge Background Study Update be received as replacement to the Development Charges Addendum document included within Report CFS14-017; and

THAT the draft By-law 5585-14 be amended prior to approval with the attached replacement Schedule “B”.

CARRIED



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-726-4772
Email: delliot@aurora.ca
www.aurora.ca

Corporate and Financial Services

MEMO

DATE: April 8, 2014
TO: Mayor Dawe, Members of Council
FROM: Dan Elliott, Director, Corporate and Financial Services
RE: Replacement Pages – Development Charges report CFS14-017

Recommendation:

THAT the memorandum to Council dated April 8, 2014 be received; and

THAT the attached Addendum No. 1 to Town of Aurora Development Charge Background Study Update be received as replacement to the Development Charges Addendum document included within Report CFS14-017; and

THAT the draft By-law 5585-14 be amended prior to approval with the attached replacement Schedule "B".

Today, a consultant for one of the developers planning work in the 2C lands identified one capital project in the Development Charges Background Study as being understated in estimated cost, and one capital project which was overlooked in completing the study. Combined, these two adjustments add \$2,641,000 of additional capital costs for recovery through the updated DC Charge. Town staff have reviewed the issues raised and concur with the noted adjustments. The Town's DC consultants have updated the affected pages from their April 8, 2014 addendum document, and reissued the entire document as a replacement. The pages which were affected by the two noted changes are pages 5-27 (project #4) and 5-29 (new project #5). Consequent changes and updates to other pages are thereby triggered, and include the following:

Calculation pages: 6-2, 6-5, and F-14 (the rate table)
Text changes pages: 1, ii, iii, 5-26, 5-28, 6-6, and C-2.

The charges have increased a further \$353 to \$20,116 per single family residential and a further increase of \$0.16 to \$3.67 per square foot of non-residential development.

A copy of this memorandum and the amended Addendum document was circulated to all 2C developers previously consulted.



**EXTRACT FROM
COUNCIL MEETING 14-13
TUESDAY, APRIL 8, 2014**

13. READING OF BY-LAWS

Moved by Councillor Thompson

Seconded by Councillor Pirri

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

5585-14 BEING A BY-LAW to establish development charges for the Town of Aurora and to repeal Development Charge By-law Number 5139-09.

On a recorded vote the motion CARRIED.

YEAS: 8

NAYS: 1

VOTING YEAS: Councillors Abel, Ballard, Buck, Gallo, Humfryes, Pirri, Thompson, and Mayor Dawe

VOTING NAYS: Councillor Gaertner

THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5585-14

**BEING A BY-LAW to
establish development
charges for the Town of
Aurora and to repeal
Development Charge By-law
Number 5139-09.**

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the "Act"), provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies;

AND WHEREAS a Development Charges Background Study for the Town of Aurora, dated March 12, 2014 (the "Study") as required by section 10 of the Act was presented to Council along with a draft of this By-law as then proposed on March 26, 2014 and was completed within a one-year period prior to the enactment of this By-law;

AND WHEREAS notice of a public meeting was given pursuant to subsection 12(1) of the Act, and in accordance with the regulations under the Act, on or before March 2, 2014, and copies of the Study and this proposed development charge by-law were made available to the public not later than March 12, 2014 in accordance with subsection 12(1) of the Act;

AND WHEREAS a public meeting was held on March 26, 2014 in accordance with the Act to hear comments and representations from all persons who applied to be heard (the "Public Meeting");

AND WHEREAS any person who attended the public meeting was afforded an opportunity to make representations and the public generally were afforded an opportunity to make written submissions relating to this proposed By-law;

AND WHEREAS the Town's Director of Corporate & Financial Services/Treasurer and other Town staff have reviewed the Study in light of the public comments and representations and provided a report to Council dated April 8, 2014 including an addendum to the Study;

AND WHEREAS Council adopted the following recommendations at its April 8, 2014 meeting:

- (a) THAT Council confirms that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met, subject to sufficient development charge revenues being generated and other Town affordability criteria being met; and
- (b) THAT Council confirms that it intends that the future excess capacity identified in the Development Charges Background Study for the Town of Aurora as amended dated April 8, 2014, shall be paid for by the development charges or other similar charges; and
- (c) THAT Council adopts the capital forecasts prepared in conjunction with the Development Charges Background Study for the Town of Aurora as amended dated April 8, 2014, subject to annual operating and capital budget approval processes of the Town; and
- (d) THAT Council confirms that no further public meetings are required under subsection 12(3) of the *Development Charges Act, 1997*.

By-law Number 5585-14

Page 2 of 14

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

1.0 DEFINITIONS

1.1 In this By-law,

- (a) "Act" means the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended, or any successor thereto;
- (b) "agricultural use" means land, buildings or structures, excluding any portion thereof used as a dwelling unit, used or designed or intended for use for the purpose of a bona fide farming operation, including, but not limited to animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities and any other activities customarily carried on in the field of agriculture, except the commercial storage, milling or processing of grains, seeds, livestock and products of other farming operations for the purposes of wholesaling such goods;
- (c) "apartment building" means a residential building, other than a motel, hotel, or townhouse of any type, which contains more than three (3) dwelling units, where access to each residential unit is obtained through a common entrance or entrances from the street level, and the residential units are connected by an interior corridor;
- (d) "*Assessment Act*" means the *Assessment Act*, R.S.O. 1990, c. A.31, as amended or any successor thereto;
- (e) "benefiting area" means an area defined by a map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;
- (f) "board" has the same meaning as that specified in the *Education Act*, R.S.O. 1990, c. E.2, as amended or any successor thereto;
- (g) "*Building Code Act*" means the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended, and all Regulations made under it including the Building Code, as amended, or any successors thereto;
- (h) "capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,
 - (i) to acquire land or an interest in land, including a leasehold interest,
 - (ii) to improve land,
 - (iii) to acquire, lease, construct or improve buildings and structures,
 - (iv) to acquire, construct or improve facilities including,
 - i. furniture and equipment other than computer equipment,
 - ii. materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, c. P.44, as amended or successor thereto, and
 - iii. rolling stock with an estimated useful life of seven (7) years or more; and
 - (v) to undertake studies in connection with any matter under the Act and any of the matters in clauses (i), (ii), (iii) and (iv), including

the development charge background study required for the provision of services designated in this By-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (i), (ii), (iii) and (iv) that are growth related;

- (i) "commercial" means any non-residential development not defined under "institutional" or "industrial";
- (j) "Council" means the Council of the municipality;
- (k) "development" means the construction, erection or placing of one (1) or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;
- (l) "development charge" (or "development charges") means a charge (or charges) imposed with respect to this By-law;
- (m) "dwelling unit" means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one (1) or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use, and shall include guest suites available for temporary use on any basis within any residential use development, but, for clarity, excludes suites contained within a motel or hotel;
- (n) "*Education Act*" means the *Education Act*, R.S.O. 1990, c. E.2, as amended or any successor thereto;
- (o) "grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- (p) "gross floor area" means:
 - (i) in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a non-residential and a residential use, excluding, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium, and excluding, in the case of a building containing parking spaces, the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the parking or storage of motor vehicles is the principal use of the building or structure, and, for the purposes of this definition, the non-residential portion of a mixed use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure, and
 - (ii) the floor area of any mezzanine or similar surface area,however, notwithstanding any other section of this by-law, gross floor area shall not include the surface area of swimming pools or the playing surfaces of indoor sports fields, including hockey arenas and basketball courts;
- (q) "hotel" (and "motel") means a commercial establishment offering lodging to travellers and sometimes to temporary residents, and may include other services such as restaurants, meeting rooms and stores that are available to the general public;

- (r) "industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;
- (s) "institutional" means lands, buildings or structures used or designed or intended for use by an organized body, society or religious group for promoting a public or non-profit purpose and shall include, without limiting the generality of the foregoing, places of worship, medical clinics, and special care facilities;
- (t) "large apartment" means, until June 18, 2014, a dwelling unit that is 700 square feet or larger in size which is located in an apartment building. Commencing on June 19, 2014, "large apartment" means a dwelling unit that is 650 square feet or larger in size which is located in an apartment building;
- (u) "local board" has the same meaning as defined in section 1 of the Act;
- (v) "local services" means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under sections 41, 51 or 53 of the *Planning Act*;
- (w) "mixed use" means land, buildings or structures used, or designed or intended for use, for a combination of residential and non-residential uses;
- (x) "mobile home" means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one (1) or more persons, but does not include a travel trailer or tent trailer;
- (y) "multiple unit dwelling" means a dwelling other than those dwellings defined herein as "apartment building", "small apartment", "large apartment", "single detached dwelling", or "semi-detached dwelling".
- (z) "municipality" (or the "Town") means The Corporation of the Town of Aurora;
- (aa) "non-residential use" means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use and includes all commercial, industrial and institutional uses;
- (bb) "owner" means the owner of land or a person who has made an application for approval for the development of land upon which a development charge is imposed;
- (cc) "place of worship" means a building or structure that is used primarily for worship and religious practices and purposes, including related administrative, teaching, assembly and associated spaces, but does not include portions of such building or structure used for any commercial use, including but not limited to daycare facilities;
- (dd) "*Planning Act*" means the *Planning Act*, R.S.O. 1990, c. P.13, as amended or any successor thereto;
- (ee) "private school" means an educational institution operated by a registered non-profit organization, excluding any dormitory or residence accessory to such private school, that is used primarily for the instruction of students in courses of study approved or authorized by

the Minister of Education or successor thereto;

- (ff) "redevelopment" means the construction, erection or placing of one (1) or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;
- (gg) "regulation" means any regulation made under the Act;
- (hh) "residential use" means lands, buildings or structures of any kind whatsoever used, designed or intended to be used as living accommodation for one (1) or more individuals, but shall not include institutional uses, a motel or hotel, or a lodging house licensed by the municipality;
- (ii) "semi-detached dwelling" means a building divided vertically into and comprising two (2) dwelling units;
- (jj) "services" (or "service") means those services designated in Schedule "A" to this By-law;
- (kk) "servicing agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;
- (ll) "single detached dwelling" means a residential building consisting of one (1) dwelling unit and not attached to another structure above grade and includes a mobile home; for greater certainty, a residential building consisting of one (1) dwelling unit that is attached to another structure by footings only shall be considered a single family dwelling for purposes of this By-law;
- (mm) "small apartment" means, until June 18, 2014, a dwelling unit that is less than 700 square feet in size which is located in an apartment building. Commencing on June 19, 2014, "small apartment" means a dwelling unit that is less than 650 square feet in size which is located in an apartment building; and
- (nn) "special care facilities" means lands, buildings or structures used or designed or intended for uses for the purpose of providing residential accommodation, supervision, nursing care or medical treatment, which do not comprise dwelling units, that are licensed, approved or supervised under any special or general statute;

2.0 DESIGNATION OF SERVICES

2.1 The categories of services for which development charges are imposed under this By-law are as follows:

- (a) Library;
- (b) Fire and Rescue Services;
- (c) Indoor Recreation;
- (d) Park Development;
- (e) Public Works and Transportation;
- (f) General Government; and
- (g) Town-Wide Engineering.

2.2 The components of the services designated in subsection 2.1 are described in Schedule "A" to this By-law.

By-law Number 5585-14

Page 6 of 14

3.0 APPLICATION OF BY-LAW RULES

3.1 Development charges shall be payable in the amounts set out in this By-law where:

- (a) the lands are located in the area described in subsection 3.2; and
- (b) the development of the lands requires any of the approvals set out in clause 3.4(a).

Area to Which By-law Applies

3.2 Subject to subsection 3.3, this By-law applies to all lands in the geographic area of the Town of Aurora.

3.3 This By-law shall not apply to lands that are owned by and used for the purposes of:

- (a) the Town of Aurora or a local board thereof;
- (b) a board as defined in section 1(1) of the *Education Act*; or
- (c) the Regional Municipality of York or a local board thereof.

Approvals for Development

3.4 (a) A development charge shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:

- i. the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- ii. the approval of a minor variance under section 45 of the *Planning Act*;
- iii. a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
- iv. the approval of a plan of subdivision under section 51 of the *Planning Act*;
- v. a consent under section 53 of the *Planning Act*;
- vi. the approval of a description under section 9 of the *Condominium Act, 1998*, S.O. 1998, c. 19, as amended or any successor thereto; or
- vii. the issuing of a permit under the *Building Code Act*, in relation to a building or structure.

(b) No more than one (1) development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two (2) or more of the actions described in clause 3.4(a) are required before the lands, building or structures can be developed.

(c) Despite clause 3.4(b), if two (2) or more of the actions described in clause 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

By-law Number 5585-14

Page 7 of 14

Exemptions

- 3.5 Notwithstanding the provisions of this By-law, a development charge may not be imposed or may be deferred on terms and conditions satisfactory to the Town, with respect to:
- (a) land owned by and used for the purposes of a private school that is exempt from taxation under the *Assessment Act*;
 - (b) lands, buildings or structures used or to be used for the purposes of a cemetery, churchyard or burial ground exempt from taxation under the *Assessment Act*;
 - (c) places of worship;
 - (d) the issuance of a building permit in accordance with subsection 2(3) of the Act;
 - (e) non-residential uses permitted pursuant to section 39 of the *Planning Act* or any successor thereto;
 - (f) the issuance of a building permit not resulting in the creation of additional gross floor area;
 - (g) agricultural uses; or
 - (h) a public hospital receiving aid under the *Public Hospitals Act*, R.S.O. 1990, c. P.40, as amended or any successor thereto.

Amount of Charges

Residential Uses

- 3.6 The development charges described in Schedule "B" to this By-law shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.
- 3.7 Notwithstanding the definition of multiple unit dwelling, for determining development charges applicable under this By-law, any residential dwelling unit within a multiple unit dwelling structure where the residential dwelling unit is less than 650 square feet of total gross floor area shall be deemed a "small apartment" and pay the corresponding development charge set out in Schedule "B" to this By-law. Until June 18, 2014, the dwelling unit shall be deemed a "small apartment" as above if its total gross floor area is less than 700 square feet.

Non-Residential Uses

- 3.8 The development charges described in Schedule "B" to this By-law shall be imposed on non-residential uses of lands, buildings or structures and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, and calculated with respect to each of the services according to the gross floor area of the non-residential use.

Hotels and Motels

- 3.9 Despite any other provisions of this By-law, a hotel or a motel shall pay development charges equal to fifty (50) percent of the prevailing non-residential rate for the total gross floor area of the hotel or motel, plus each suite used for the purposes of providing lodging shall be charged the prevailing small apartment rate.

Reduction of Development Charges Where Redevelopment

3.10 Despite any other provision of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within four (4) years prior to the date of payment of a development charge in respect of such redevelopment was, or is to be: (i) demolished, in whole or in part; (ii) relocated from the lands; or (iii) converted from one principal use to another principal use on the same land, then the development charge otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential or mixed-use building or structure containing residential uses, an amount calculated by multiplying the applicable development charge under subsections 3.6 and 3.7 of this By-law by the number, according to type, of dwelling units that have been or will be demolished, relocated from the lands, or converted to another principal use; or
- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsections 3.8 and 3.9 of this By-law by the non-residential gross floor area that has been or will be demolished, relocated from the lands, or converted to another principal use,

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

3.11 For the purposes of subsection 3.10, a demolition is deemed to have occurred on the date of issuance of a demolition permit, or in the case of accidental or natural destruction of the structure or relocation of the structure from the lands, the date of such occurrence.

3.12 For the purposes of subsection 3.10, the onus is on the applicant to produce evidence to the satisfaction of the Town, acting reasonably, to establish the following:

- (a) the number of dwelling units that have been or will be demolished, relocated from the lands or converted to another principal use; or
- (b) the non-residential gross floor area that has been or will be demolished, relocated from the lands or converted to another principal use; and
- (c) in the case of a demolition, that the dwelling units and/or non-residential gross floor area were demolished within four (4) years prior to the date of the payment of development charges in regard to the redevelopment.

3.13 Any residential building or structure that is determined to be derelict, or the equivalent of derelict, and ordered to be demolished by the Council of the Town, shall be eligible for development charge credits if a building permit is issued for a building or structure on the lands previously occupied by the deemed derelict residential building or structure within one hundred and twenty (120) months or less of the issuance of the demolition permit for the deemed derelict building or structure. The development charge credit shall be calculated in accordance with the time requirements between demolition permit issuance and building permit issuance as set out in Schedule "C" to this By-law. For redevelopment to which this subsection applies, the development charge otherwise payable with respect to such redevelopment shall be reduced by the amount of the credit calculated in this subsection. Should the calculated credit exceed the amount of development charge otherwise payable, no development charge shall be payable, and any excess credit shall have no cash or credit value for any purpose.

Reduction of Development Charge Where Gross Floor Area is Increased

- 3.14 As set out in section 4 of the Act, if a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined as follows:
- (a) the exemption for industrial enlargement provided for in this subsection shall apply only to the enlargement of the gross floor area of an existing industrial building; for this subsection, an "existing industrial building" shall have the same meaning as defined in O. Reg. 82/98 under the Act, as amended or successor thereto, and at the time of application for a building permit, shall have fifty (50) per cent or more of its gross floor area occupied by industrial uses;
 - (b) such enlargement must be attached to, or within, the existing industrial building, but shall not be attached by means only of a tunnel, bridge, passageway, shared below grade connection, foundation, footing, shared connected roof or parking facility;
 - (c) both the enlargement and existing industrial building must be constructed on lands owned by the same beneficial owner;
 - (d) the enlargement shall be for a use for, or in connection with, an industrial purpose as set out in this By-law on lands owned by the same beneficial owner;
 - (e) the enlargement shall be for the exclusive use of an existing occupant whose occupancy equals fifty (50) percent or more of the total gross floor area of the existing structure immediately prior to the issuance of the subject expansion building permit;
 - (f) the building permit for the construction of the enlargement is to be issued not less than five (5) years from the date of occupancy permit issuance for the original building, or occupancy permit issuance for the last building permit for an enlargement on the property;
 - (g) for the purposes of the calculation of the applicable development charge, the gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement in respect of that building for which an exemption under section 4 of the Act is sought;
 - (h) for the purposes of the calculation of the applicable development charge, the enlargement shall be measured to also include all prior enlargements from the existing industrial building as determined in clause 3.10(b);
 - (i) if the area of the enlargement as determined in clause 3.14(h) above is fifty (50) per cent or less than the gross floor area determined in clause 3.14(g) above, the amount of the development charge in respect of the enlargement is zero (0) dollars; and
 - (j) if the area of the enlargement as determined in clause 3.14(h) above is more than fifty (50) per cent of the gross floor area determined in clause 3.14(g) above, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable less that portion related to any gross floor area of the enlargement which is required to bring the cumulative amount of enlargements to fifty (50) percent.

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Time of Payment of Development Charges

- 3.15 A development charge imposed under this By-law is payable upon issuance of the first building permit with respect to each building or structure. Where applicable, a development charge for Town-wide engineered services shall be payable upon execution of a vacant land condominium agreement, a development agreement, or a subdivision agreement, with the remaining applicable portions of the development charge to be payable at issuance of building permit as above.
- 3.16 Despite subsection 3.15 of this By-law, Council, from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable.

Transition Provision – Permits in Process at Commencement

- 3.17 For any residential building permit which was issued prior to the effective date of this By-law, and for which the Chief Building Official of the Town has determined that construction has not commenced within six (6) months of the permit issuance, such building permit may be revoked until such time as any increase in development charges owing when calculated in accordance with this By-law are paid.
- 3.18 Any residential building permit applications which were both “complete” and received prior to the date which is ten (10) days prior to the effective date of this By-law, but for which a building permit had not been issued by the effective date, shall pay the development charge rates which were in effect at the time the complete application was received by the Town.

4.0 CREDIT FOR CONSTRUCTION OF SERVICES

- 4.1 Despite the development charge payments required under any provision of this By-law, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service for which a development charge is imposed under this By-law.

5.0 INDEXING

- 5.1 The development charges set out in Schedule “B” to this By-law shall be adjusted semi-annually, without amendment to this By-law, on the first day of January and July of each year, commencing on July 1, 2014, in accordance with the Statistics Canada Quarterly Construction Price Statistics.

6.0 SCHEDULES

- 6.1 The following schedules to this By-law form an integral part thereof:

Schedule “A”: Components of Services Designated in subsection 2.1

Schedule “B”: Residential and Non-Residential Development Charges

Schedule “C”: Calculation of Development Charge Credits Provided to Residential Derelict Buildings

7.0 DATE BY-LAW IN FORCE

- 7.1 This By-law shall come into full force and effect on the date of final passage hereof.

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8.0 DATE BY-LAW EXPIRES

8.1 This By-law will expire five (5) years from the date of final passage, unless it is repealed at an earlier date.

9.0 REPEAL OF PREVIOUS BY-LAW

9.1 By-law Number 5139-09, and any amendments thereto, is hereby repealed upon the coming into force of this By-law.

10.0 SHORT TITLE

10.1 This By-law may be referred to as the "Development Charges By-law".

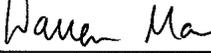
READ A FIRST AND SECOND TIME THIS 8th DAY OF APRIL, 2014.

READ A THIRD TIME AND FINALLY PASSED THIS 8th DAY OF APRIL, 2014.

*Approved as to Form
By Legal Services*
Signature: Warren Ma
Date: April 4, 2014



GEOFFREY DAWE, MAYOR



WARREN MAR, TOWN CLERK (ACTING)

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Schedule "A"

**Town of Aurora
Components of Service**

- 1.0 Library Services
- 2.0 Fire Services
- 3.0 Indoor Recreation
- 4.0 Park Development
- 5.0 Public Works:
 - 5.1 Buildings
 - 5.2 Fleet
 - 5.3 Parking
- 6.0 General Government
- 7.0 Town-wide Engineered Services:
 - 7.1 Roads and Related
 - 7.2 Sanitary Sewers
 - 7.3 Watermains

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Schedule "B"

Town of Aurora

Schedule of Development Charges

Service	RESIDENTIAL			NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Large Apartments	Small Apartments	Other Multiples	(per ft ² of Gross Floor Area)	(per m ² of Gross Floor Area)
General Services:						
Fire Services	566	307	205	438	0.25	2.69
Park Development	4,245	2,304	1,540	3,287	0.15	1.61
Indoor Recreation	7,028	3,815	2,550	5,442	0.25	2.69
Library Services	1,465	795	532	1,134	0.05	0.54
Municipal Parking Spaces	14	8	5	11	0.01	0.11
General Government	541	294	196	419	0.23	2.48
Total General Services	13,859	7,523	5,028	10,731	0.94	10.12
Town-wide Engineering Services						
Roads and Related	4,778	2,594	1,734	3,700	2.08	22.39
Sanitary Sewers	739	401	268	572	0.32	3.44
Water Supply and Distribution	740	402	269	573	0.33	3.55
Total Engineering Services	6,257	3,397	2,271	4,845	2.73	29.38
GRAND TOTAL	20,116	10,920	7,299	15,576	3.67	39.50

¹ The apartment definitions have been refined to match the Region of York's definitions. Large apartments applies to apartments with GFA of 700 sq.ft. and larger (commencing on June 19, 2014 to be revised to GFA of 650 sq.ft. and larger). Small apartments applies to apartments with GFA less than 700 sq.ft. (commencing on June 19, 2014 to be revised to GFA less than 650 sq.ft.).

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Schedule "C"

**Town of Aurora
Calculation of Development Charge Credits Provided to Residential Derelict
Buildings Demolished**

Number of Months from Date of Demolition Permit to Date of Building Permit Issuance	Credit Provided*
Up to and including 48 months	100%
Greater than 48 months up to and including 72 months	75%
Greater than 72 months up to and including 96 months	50%
Greater than 96 months up to and including 120 months	25%
Greater than 120 months	0%

*Credits are calculated as a percentage of the prevailing development charge rates for the type of dwelling demolished.



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Town of Aurora
Planning & Development Services

MEMORANDUM

DATE: September 10, 2015
TO: Economic Development Advisory Committee
FROM: Anthony Ierullo, Manager of Long Range and Strategic Planning
RE: Economic Development Action Plan Update

RECOMMENDATIONS

THAT the memorandum regarding Economic Development Action Plan Update be received for information.

BACKGROUND

At the June 2015 Economic Development Advisory Committee, the Committee approved the following motion related to the update of the Economic Development Action Plan that was subsequently approved by Council on August 25, 2015:

THAT the following initiatives be added to the Economic Development Action Plan for the 2014-2018 Term of the Committee:

- Business Ambassador Program;
- Marketing and Business Attraction;
- Future of Farmers' Market; and
- Differentiated Tax Rates.

In response, staff have prepared the attached Economic Development Action Plan that incorporates the above initiatives as directed by Council. As suggested by the Committee, staff have maintained the structure of the Plan to ensure that it supports the Strategic Plan actions and the economic development flow chart as previously presented and ensures continuity with the previous Economic Development Action Plan.

ATTACHMENTS

Attachment 1 – Town of Aurora Economic Development Action Plan 2015-2018

Attachment 1

Town of Aurora

Economic Development Action Plan

2015-2018

What is Economic Development?

Economic development refers to the sustained, concerted actions of policymakers and communities to improve the standard of living and economic health of an area. At the core of economic development is the creation of quality employment opportunities that enrich the lives of people. An enhanced quality of life for our residents includes opportunities for employment, recreation, retail and housing.

Strategic Direction for Economic Development Action

The Town of Aurora's Strategic Plan outlines a series of goals, objectives and actions that help guide municipal decisions over the next two decades. This Action Plan is guided by the economic goals, objectives and actions outlined in the Strategic Plan. The goal of this Plan is to contribute to fulfillment of the goal and objectives described under the Economic Pillar of the Plan as outlined below:

Economic Goal - Enabling a Diverse, Creative and Resilient Economy

Objective 1: Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business

Short term Economic Development Specific Actions

- Leverage partnerships with local boards, chambers and business organizations to promote Aurora as a preferred location for business
- Develop plans to attract businesses that provide employment opportunities for our residents
- Assess the feasibility of a research and innovation centre to promote the commercialization of technology and business and employment growth
- Create, implement and regularly update an Economic Development Strategy
- Actively promote and support a plan to revitalize the downtown
- Assess the feasibility of establishing an entertainment district in the downtown area, a community square/gathering area/piazza and a permanent or scheduled outdoor pedestrian mall on Yonge Street in the Aurora Promenade
- Work with regional, provincial and national partners to promote Aurora as a preferred location for international investment
- Assess opportunities to partner with a college or university to establish a satellite facility in Aurora

Objective 2: Supporting small business and encouraging a more sustainable business environment

Short term Economic Development Specific Actions

- Explore opportunities to enhance the Town's business support services such as a business concierge service for non-residential development approvals
- Work with community partners to promote local employment practices/opportunities for local businesses and residents
- Work with development community partners to establish a hotel and/or convention centre that meets the growing needs of our businesses and residents
- Continue to liaise with municipal, provincial and senior levels of government to investigate potential opportunities to attract economic investment
- Establish regular communication with the Aurora Chamber of Commerce and the business community to better understand and address local business needs and promote business retention/expansion

- Identify the roles that the Town can play to support small home based business in Aurora
- Recognize corporate social responsibility in the Aurora business community
- Attract new business that are green, clean and knowledge-based
- Investigate opportunities to encourage the creation and mobilization of knowledge in the local economy

Economic Development Strategy

In order to best leverage available resources, the Town of Aurora focuses its economic development efforts on maximizing customer satisfaction among our existing businesses. The Town is also focused on aggressively pursuing and supporting businesses who have expressed interest in locating to Aurora. This includes assisting with site selection, providing prompt information and coordinating with the client on securing the appropriate approvals. This approach relies on business networks, leveraging members of the Town's Economic Development Advisory Committee, realtors and economic development partners to generate leads that are serviced by the municipality after interest has been established.

Economic Development Mission

The Town of Aurora's economic development mission is to act as a business development enabler. This means supporting the growth of the existing business community, aggressively supporting business who have an interest in locating in Aurora and providing support for tourism related activities. The Town's economic development mission statement is:

To enable development of interested new businesses

Economic Development Priorities

1) Bio-medical campus

Description: The Town is committed to pursuing an enhanced bio-medical presence in Aurora to complement the existing business base and leverage the research and development plans of Southlake Regional Hospital. A bio-medical campus is defined as a cluster of bio-medical and pharmaceutical firms located within the Town of Aurora (approximately 10 square kilometers).

Tasks:

- Continue to pursue locations and seek direction on potential locations for a bio-medical campus
- Advance the necessary planning approvals to allow for medical users within the directed location
- Completion of a sector marketing study to determine optimal approach to attracting interested bio-medical firms
- Pursue discussions with Southlake Regional Hospital, the Aurora Chamber of Commerce, local bio-medical firms and other relevant parties to pursue interested new bio-medical firms to Aurora.

Key Performance Indicators: Number of new bio-medical jobs in Aurora per year
Percentage of existing bio-medical employment retained

Link to Strategic Planning: The initiative will support a number of the actions outlined in the Strategic Plan including the following:

- Leverage partnerships with local boards, chambers and business organizations to promote Aurora as a preferred location for business
- Develop plans to attract businesses that provide employment opportunities for our residents
- Work with regional, provincial and national partners to promote Aurora as a preferred location for international investment
- Work with community partners to promote local employment practices/opportunities for local businesses and residents
- Continue to liaise with municipal, provincial and senior levels of government to investigate potential opportunities to attract economic investment
- Attract new business that are green, clean and knowledge-based
- Investigate opportunities to encourage the creation and mobilization of knowledge in the local economy

2) Entertainment District

Description: The Town would like to pursue the establishment of an entertainment district in Aurora (preferably in the Aurora Promenade) to enhance the quality of life in the area and meet the entertainment needs of the local community and the surrounding area. The district could feature a cluster of restaurants, music venues and art galleries and act as a centre of attraction for Aurora.

Tasks:

- Review/confirm of available appropriately zoned sites that could facilitate an entertainment district preferably in the Aurora Promenade.
- Conduct a best practice review of successful entertainment districts.
- Review available incentives to attract entertainment business to a designated geographic area.
- Review the potential entertainment district within the context of the development of the Cultural Precinct.

Key Performance Indicators: Establishment of designated Entertainment District in Aurora

Link to Strategic Planning: The initiative will support a number of the actions outlined in the Strategic Plan including the following:

- Actively promote and support a plan to revitalize the downtown
- Assess the feasibility of establishing an entertainment district in the downtown area, a community square/gathering area/piazza and a permanent or scheduled outdoor pedestrian mall on Yonge Street in the Aurora Promenade
- Work with regional, provincial and national partners to promote Aurora as a preferred location for international investment
- Work with development community partners to establish a hotel and/or convention centre that meets the growing needs of our businesses and residents
- Continue to liaise with municipal, provincial and senior levels of government to investigate potential opportunities to attract economic investment

3) Innovation Incubator

Description: The Town would like to pursue the creation of an Innovation Incubator in Aurora. The Incubator would enable the commercialization and mobilization of local knowledge and promote business development. The intent is to develop a venue for small businesses to develop products for commercial production, share ideas, receive business support and encourage the growth of innovative new businesses within the community.

Tasks:

- Continue to engage partners to support the development of an incubator.
- Prepare and present project business case when appropriate.

Key Performance Indicators: Completion of business case with implementation recommendations.

Link to Strategic Planning: The initiative will support a number of the actions outlined in the Strategic Plan including the following:

- Leverage partnerships with local boards, chambers and business organizations to promote Aurora as a preferred location for business
- Develop plans to attract businesses that provide employment opportunities for our residents
- Assess the feasibility of a research and innovation centre to promote the commercialization of technology and business and employment growth
- Actively promote and support a plan to revitalize the downtown
- Assess opportunities to partner with a college or university to establish a satellite facility in Aurora
- Work with community partners to promote local employment practices/opportunities for local businesses and residents
- Identify the roles that the Town can play to support small home based business in Aurora
- Recognize corporate social responsibility in the Aurora business community
- Attract new business that are green, clean and knowledge-based
- Investigate opportunities to encourage the creation and mobilization of knowledge in the local economy

4) Permanent Farmers' Market

Description: The Town is interested in investigating the possibility of supporting a year round farmers marketing in Aurora. The market should be permanent, operate year round and be located within close proximity to Town Park.

Tasks:

- Continue to pursue discussions with the Aurora Farmers Market and other relevant parties to promote the establishment of a permanent year-round farmers market.

Key Performance Indicators: TBD

Link to Strategic Planning: The initiative will support a number of the actions outlined in the Strategic Plan including the following:

- Develop plans to attract businesses that provide employment opportunities for our residents

- Actively promote and support a plan to revitalize the downtown
- Work with community partners to promote local employment practices/opportunities for local businesses and residents

5) Post Secondary Presence

Description: The Town has included lands as part of the 2C Secondary Plan to accommodate a potential Post Secondary Institution in Aurora. A potential university could attract additional business investment to Aurora and serve the education need of Northern York Region.

Tasks:

- Advocate for Provincial support for a new public university campus in Aurora.

Key Performance Indicators: none

Link to Strategic Planning: The initiative will support a number of the actions outlined in the Strategic Plan including the following:

- Develop plans to attract businesses that provide employment opportunities for our residents
- Assess the feasibility of a research and innovation centre to promote the commercialization of technology and business and employment growth
- Actively promote and support a plan to revitalize the downtown
- Assess opportunities to partner with a college or university to establish a satellite facility in Aurora
- Work with community partners to promote local employment practices/opportunities for local businesses and residents
- Continue to liaise with municipal, provincial and senior levels of government to investigate potential opportunities to attract economic investment
- Attract new business that are green, clean and knowledge-based
- Investigate opportunities to encourage the creation and mobilization of knowledge in the local economy

6) Enhanced Business Support Services

Description: Business retention and expansion is a priority area in Aurora. This includes the continued implementation of the Town's Business Retention and Expansion Strategy.

Tasks:

- Implement a regular business visitation program using a shorter survey format
- Investigate opportunities to streamline the municipal approval process.
- Investigate Differentiated Tax Rates to potentially reduce the tax burden on industrial properties
- Advocate for the implementation and expansion of the Region's Broadband Strategy
- Re-establish the Town's Business Ambassadors Program to promote business to business communication and investment as outlined in the Business Retention and Expansion Program
- Develop a plan to highlight economic development successes, initiatives and programs to promote Aurora as a place to do business

Key Performance Indicators: Number of business visited per year
Average business satisfaction rating

Link to Strategic Planning: The initiative will support a number of the actions outlined in the Strategic Plan including the following:

- Explore opportunities to enhance the Town's business support services such as a business concierge service for non-residential development approvals
- Work with community partners to promote local employment practices/opportunities for local businesses and residents
- Work with development community partners to establish a hotel and/or convention centre that meets the growing needs of our businesses and residents
- Establish regular communication with the Aurora Chamber of Commerce and the business community to better understand and address local business needs and promote business retention/expansion
- Identify the roles that the Town can play to support small home based business in Aurora
- Recognize corporate social responsibility in the Aurora business community



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Town of Aurora
Planning & Development Services

MEMORANDUM

DATE: September 10, 2015
TO: Economic Development Advisory Committee Members
FROM: Anthony Ierullo, Manager of Long Range and Strategic Planning
RE: **Activity Report**

RECOMMENDATIONS

THAT the memorandum regarding Activity Report be received for information.

BACKGROUND

Inquiries

The Economic Development Office received 11 investor inquiries between May 1, 2015 and September 1, 2015. The nature of these inquiries were related to:

- Four proposed commercial uses
- Three proposed manufacturing uses
- Two proposed construction uses
- Two proposed hotel uses

Business Openings

The Town of Aurora's Economic Development Office was advised of 10 new business openings between June 1, 2015 and August 15, 2015. Please join me in welcoming the following businesses to Aurora:

- DRUMMER'S HANGOUT
15483 Yonge St., Unit 1A/1B
(905) 503-7300
www.drummershandout.ca
- AURORA DELICATESSEN
15408 Yonge St. Unit 7
(905) 726-1366

September 10, 2015

-2-

Activity Report

- DAYSE GIFT & CONVENIENCE
14 Wellington St. East, Unit 1
(905) 751-0202

- KONNER CHINESE RESTAURANT
15229 Yonge St.
(905) 727-3101
www.konner.ca

- CAFE RAHA & KABASARA RAHA
14810 Yonge St.
(905) 503-5510

- FLUFFY PUPPIES
15236 Yonge St.
(905) 503-4888
www.fluffypuppies.ca

- LUDA FLOWER SALON
120 Hollidge Blvd. Unit 1
(289) 599-2004
www.ludaflower.com

Upcoming Events

- RNC Employment Services, Focus on Financial Recovery (guest speaker), Sept 18, 2015
- Aurora Chamber, The Basics of HR Law Compliance – Sept 24, 2015
- Electric Vehicle Roadshow, Aurora Town Hall, Sept 26, 2015
- YSBEC: Proven Techniques to Land Free Press and Generate Sales, Oct 1, 2015



**EXTRACT FROM
COUNCIL MEETING OF
TUESDAY, JUNE 9, 2015**

7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

Items 1 (with the exception of sub-items 2, 3, 4, 5, and 8) and 3, 4, and 7 were identified as items not requiring separate discussion.

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

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 June 2, 2015

THAT the General Committee meeting report of June 2, 2015 be received and the following recommendations carried by the Committee be approved:

(9) Economic Development Advisory Committee Meeting Minutes of May 14, 2015

THAT the Economic Development Advisory Committee meeting minutes of May 14, 2015, be received for information.

CARRIED