



## **TOWN OF AURORA GENERAL COMMITTEE MEETING REPORT**

Council Chambers  
Aurora Town Hall  
Tuesday, January 13, 2015

---

### ***ATTENDANCE***

<b>COUNCIL MEMBERS</b>	Councillor Abel in the Chair; Councillors Gaertner, Humfries, Kim, Mrakas, Pirri, Thom, Thompson, and Mayor Dawe
<b>MEMBERS ABSENT</b>	None
<b>OTHER ATTENDEES</b>	Chief Administrative Officer, Director of Building and By-law Services, Director of Infrastructure and Environmental Services, Director of Legal and Legislative Services/Town Solicitor (Deputy Clerk), Director of Parks and Recreation Services, Director of Planning and Development Services, Manager of Financial Planning, and Council/Committee Secretary

---

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

### **1. *DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF***

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

### **2. *APPROVAL OF THE AGENDA***

General Committee approved the agenda as circulated by Legal and Legislative Services with the following additional items:

- Delegation (a) Mai Somermaa, representing 2351528 Ontario Limited and Aurora-Leslie Developments Limited; Re: Item 13 – LLS15-002 – Amendment to Subdivision Approval Conditions (Cash-in-Lieu of Parkland) – Addison Hall Business Park, 2351528 Ontario Limited and Aurora-Leslie Developments Limited, 15775 & 15625 Leslie Street, Part of Lots 23 & 24, Concession 3, File: D12-01-14

- Item 22: Memorandum from Director of Infrastructure & Environmental Services  
Re: Replacement Page for Item 8 – IES15-003 – School Travel Planning  
for Regency Acres Public School
- Item 23: Memorandum from Director of Infrastructure & Environmental Services  
Re: Replacement Page for Item 9 – IES15-004 – York Public Buyers  
Cooperative Fuel Supply Tender Award
- Item 24: Memorandum from Director of Legal & Legislative Services/Town Solicitor  
Re: Replacement Page for Item 14 – LLS15-007 – 2015 Insurance  
Program Renewal

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

Items 2, 3, 4, 6, 7, 9, 11, 16, 17, and 20 were identified for discussion.

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

Items 1, 5, 8, 10, 12, 13, 14, 15, 18, 19, 21, 22, 23, and 24 were identified as items not requiring separate discussion.

#### ***General Committee recommends:***

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

#### **1. CAO15-001 – Awarding of Contracts During the Election Period**

THAT Report No. CAO15-001 be received for information.

#### **5. CFS15-002 – Development Charge Deferral Agreement – Salvation Army**

THAT Report No. CFS15-002 be received; and

THAT Council approve the deferral of Development Charges in respect of the property at 15338 Leslie Street owned by the Salvation Army Central York Region until a change of use or ownership occurs, in accordance with the Town’s Development Charge By-law 5585-14 Section 3.5; and

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

**8. IES15-003 – School Travel Planning for Regency Acres Public School**

THAT Report No. IES15-003 be received; and

THAT three-way stop sign control be installed at the intersection of Willis Drive and Seaton Drive; and

THAT the necessary by-law be introduced to implement the above recommendation; and

THAT “No U-TURN” signs be installed for the northbound and southbound directions of Murray Drive in front of Regency Acres Public School; and

THAT notice of Council’s decision be sent to Regency Acres Public School.

**10. IES15-005 – Aurora Family Leisure Complex Arena Mould Investigation**

THAT Report No. IES15-005 be received; and

THAT a budget of \$136,580 be approved for capital expenditures related to the initial investigation and immediate remediation of portions of the warm seating area within the viewing deck of the ice rink; and

THAT this budget be funded from the facilities repair and replacement reserve; and

THAT cleaning of mould and removal of materials in the viewing areas on the south portion of the ice rink be awarded to A&O Contracting Inc. in the amount of \$51,719.86 excluding taxes.

**12. LLS15-001 – Legal & Legislative Services – Organizational Update**

THAT Report No. LLS15-001 be received for information.

**13. LLS15-002 – Amendment to Subdivision Approval Conditions  
(Cash-in-Lieu of Parkland) – Addison Hall Business Park  
2351528 Ontario Limited and Aurora-Leslie Developments Limited  
15775 & 15625 Leslie Street  
Part of Lots 23 & 24, Concession 3  
File: D12-01-14**

THAT Report No. LLS15-002 be received; and

THAT Condition No. 12 of the Draft Plan of Subdivision Conditions of Approval for File: D12-01-14 be deleted and replaced with the following wording:

“12. The Owner shall covenant and agree in the Subdivision Agreement to satisfy any cash-in-lieu of parkland requirements to the satisfaction of the Town Solicitor and the Director of Parks & Recreation Services in accordance with: (a) the Town’s By-law Number 4291-01.F, as amended or successor thereto and applicable policies; OR (b) a combination of a conveyance of lands pursuant to Condition No. 54 and payment of cash-in-lieu of parkland at a rate of 1.513% per lot valued as of the day before the day a building permit is issued in respect of any development on each lot (notwithstanding any provisions to the contrary contained in the Town’s By-law Number 4291-01.F, as amended or successor thereto and applicable policies).”; and

THAT Condition No. 54 of the Draft Plan of Subdivision Conditions of Approval for File: D12-01-14 be deleted and replaced with the following wording:

“54. The Owner shall covenant and agree in the Subdivision Agreement to convey certain lands to the Town as open space/trail lands, in accordance with the required Trail Location Plan, at no charge and free of all encumbrances, to the satisfaction of the Director of Parks & Recreation Services and the Town Solicitor.”

**14. LLS15-007 – 2015 Insurance Program Renewal**

THAT Report No. LLS15-007 be received; and

THAT Council authorize the renewal of the Town’s insurance coverage with BFL CANADA Risk and Insurance Services Inc. (“BFL”) for 2015 based on the insurance premium amount of \$574,073.00 plus PST, and maintain the existing \$10,000 deductible limits for the insurance policy in 2015; and

THAT the Mayor and Town Clerk be authorized to execute any necessary agreements or documentation required to give effect to the same; and

THAT staff be directed to issue a Request for Proposals to obtain competitive insurance rates for 2016, and that staff invite the Town’s N6 municipal partners to participate in same.

**15. LLS15-008 – Highland Gate Golf Club – One-Foot Reserves**

THAT Report No. LLS15-008 be received; and

THAT staff place additional information about the Highland Gate Golf Club property on the Town's website as new information is obtained.

- 18. Memorandum from Director of Infrastructure & Environmental Services**  
**Re: Correspondence from Regency Acres Public School**  
**Re: Item 8 – IES15-003 – School Travel Planning for Regency Acres Public School**

THAT the memorandum regarding Correspondence from Regency Acres Public School be received for information.

- 19. Memorandum from Director of Corporate & Financial Services**  
**Re: Ice Storm Claim Now Filed**

THAT the memorandum regarding Ice Storm Claim Now Filed be received for information.

- 21. Memorandum from Mayor Geoffrey Dawe**  
**Re: Correspondence from the Ministry of Energy – Overview of Initiatives**

THAT the memorandum regarding Correspondence from the Ministry of Energy - Overview of Initiatives be received for information.

- 22. Memorandum from Director of Infrastructure & Environmental Services**  
**Re: Replacement Page for Item 8 – IES15-003 – School Travel Planning for Regency Acres Public School**  
(Added Item)

THAT the memorandum regarding Replacement Page for Item 8 – IES15-003 – School Travel Planning for Regency Acres Public School be received for information.

- 23. Memorandum from Director of Infrastructure & Environmental Services**  
**Re: Replacement Page for Item 9 – IES15-004 – York Public Buyers Cooperative Fuel Supply Tender Award**  
(Added Item)

THAT the memorandum regarding Replacement Page for Item 9 – IES15-004 – York Public Buyers Cooperative Fuel Supply Tender Award be received for information.

- 24. Memorandum from Director of Legal & Legislative Services/Town Solicitor**  
**Re: Replacement Page for Item 14 – LLS15-007 – 2015 Insurance Program Renewal**  
(Added Item)

THAT the memorandum regarding Replacement Page for Item 14 – LLS15-007 – 2015 Insurance Program Renewal be received for information.

**CARRIED**

**5. DELEGATIONS**

- (a) **Mai Somermaa, representing 2351528 Ontario Limited and Aurora-Leslie Developments Limited**  
**Re: Item 13 – LLS15-002 – Amendment to Subdivision Approval Conditions (Cash-in-Lieu of Parkland) – Addison Hall Business Park, 2351528 Ontario Limited and Aurora-Leslie Developments Limited, 15775 & 15625 Leslie Street, Part of Lots 23 & 24, Concession 3, File: D12-01-14**  
(Added Item)

Ms. Somermaa was present to address questions regarding Item 13.

General Committee received the comments of the delegation for information.

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

None

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

General Committee moved forward Item 16 for consideration.

- 16. PL15-001 – Site Plan Amendment Application**  
**Karma Tekchen Zabsal Ling Centre (KTZL)**  
**13900 Leslie Street**  
**File: SP-2014-05**

***General Committee recommends:***

THAT Report No. PL15-001 be received; and

THAT Site Plan Application File SP-2014-05 (KTZL) be approved to permit the development of the subject lands for the conversion of the existing building to an institutional use permitted by the Amending Zoning By-law; and

THAT Council enact the related Zoning By-law Amendment at a future Council Meeting; and

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

**CARRIED**

**2. BBS15-001 – Accessibility 2014 Election Report**

***General Committee recommends:***

THAT Report No. BBS15-001 be received; and

***THAT staff report back to Council on the feasibility and cost of telephone and online voting for the 2018 Municipal Election.***

**CARRIED**

**3. BBS15-002 – Parking Regulations and Enforcement**

***General Committee recommends:***

THAT Report No. BBS15-002 be received; and

***THAT staff report back to Council on the feasibility of implementing an on-street parking permit system and an online just-in-time parking permit system in the Town of Aurora.***

**CARRIED**

**4. BBS15-003 – Request for Sign Variance to Sign By-Law No. 4898-07.P for Country Wide Homes Ltd., 15624 Leslie Street**

***General Committee recommends:***

THAT Report No. BBS15-003 be received; and

THAT Council approve a request for variance to Sign By-law No. 4898-07.P for the Country Wide Homes Ltd. residential development sales office at 15624 Leslie Street to allow ***only the proposed wall*** residential development signs whereas Sign By-law 4898-07.P permits a maximum of two (2) residential development signs; and

THAT Council approve a request for variance to Sign By-law No. 4898-07.P to allow ***48.87m<sup>2</sup>*** of residential development sign area whereas Sign By-law 4898-07.P restricts the area of residential development signs to 20m<sup>2</sup>.

**CARRIED**

## 6. IES15-001 – Facility Projects Status Report

### ***General Committee recommends:***

THAT Report No. IES15-001 be received; and

THAT all eligible costs related to capital improvements be incorporated into this project to maximize use of development charge funding; and

THAT the Budget for the Aurora Family Leisure Complex Renovations (Capital Project 74004) be increased by \$593,113 to a revised budget of \$7,592,462; and

THAT the increase in the Budget for the Aurora Family Leisure Complex Renovations (Capital Project 74004) be funded from the Development Charges Reserve in the amount of \$533,800, and from the Cash in Lieu of Parkland Reserve in the amount of \$59,313; ***and***

***THAT staff report back to Council on the Contractor Extended Administration Costs at a later date to be approved by Council separately.***

**CARRIED**

## 7. IES15-002 – Early Approval of Capital Reconstruction Projects

### ***General Committee recommends:***

THAT Report No. IES15-002 be received; and

THAT Council grant early approval for the following 2015 capital reconstruction projects in advance of budget approval:

Capital Project 31096, Reconstruction of Bluegrass Drive, Steeplechase Avenue, Woodsend Crescent and Skyview Lane (\$1,800,000);

Capital Project 31101, Reconstruction of Vandorf Sideroad (\$1,200,000 – 2015 budget request);

Capital Project 42053, Rehabilitation of Culvert on Yonge Street, approximately 220m north of Kennedy Street, (\$445,000); and

Capital Project 31103, Reconstruction of Centre Street, Phase 1 – from Spruce Street to Walton Drive (\$802,000); ***and***

***THAT Capital Project 31112, Reconstruction of Industrial Parkway South from Wellington Street to Industry Street and Industry Street from Industrial Parkway South to Mary Street (\$1,995,000) be referred to the 2015 Capital Budget approval process.***

**CARRIED**

**9. IES15-004 – York Public Buyers Cooperative Fuel Supply Tender Award**

***General Committee recommends:***

THAT Report No. IES15-004 be received; and

THAT York Purchasing Co-op Fuel Supply Tender No. CRFT 2014-07, as issued by the Regional Municipality of York for the Supply and Delivery of Gasoline and Diesel Fuels to the Municipalities, be awarded to Valero Energy Incorporated for a five (5) year term for the supply and delivery of Ethanol (10%) Blended Gasoline; and

THAT York Purchasing Co-op Fuel Supply Tender No. CRFT 2014-07, as issued by the Regional Municipality of York for the Supply and Delivery of Gasoline and Diesel Fuels to the Municipalities, be awarded to Canada Clean Fuels Incorporated for a five (5) year term for the supply and delivery of #1 Diesel Ultra Low Sulphur and B10 Diesel Fuel; and

THAT the Town issue the purchase order for Valero Energy Incorporated, for costs not to exceed \$100,000, excluding taxes for 2015; and

THAT the Town issue the purchase order for Canada Clean Fuels Incorporated, for costs not to exceed \$140,000, excluding taxes for 2015; and

THAT the Director of Infrastructure and Environmental Services be authorized to approve Purchase Orders for the years 2016, 2017, 2018 and 2019 to an upset limit of the approved budget for each year.

**CARRIED**

**11. IES15-006 – Purchase Order Increase for Supply & Delivery of Fuel**

***General Committee recommends:***

THAT Report No. IES15-006 be received; and

THAT purchase order 103 (Valero Energy Inc.) be increased by \$34,000 to an upset limit of \$260,000, excluding taxes.

**CARRIED**

**17. PL15-002 – Comprehensive Zoning By-law Review, Status Update  
File No. ZBA-2012-ZBR**

***General Committee recommends:***

THAT Report No. PL15-002 be received for information.

**CARRIED**

**20. Memorandum from Mayor Geoffrey Dawe  
Re: Council Proclamation – The Year of Sport in Aurora**

***General Committee recommends:***

THAT Council proclaim the following:

WHEREAS His Excellency the Right Honourable David Johnston, Governor General of Canada proclaimed 2015 the Year of Sport in Canada in a ceremony on Parliament Hill on October 16, 2014; and

WHEREAS the 2015 Year of Sport celebrates the role of sport in our Country and encourages Canadians to participate and seek the benefits of sports; and

WHEREAS in 2015 Canada will be host to several national and international sporting events such as:

- The International Ice Hockey Federation World Junior Hockey Championship
- 25<sup>th</sup> Edition of the Canada Winter World Games
- FIFA Women's World Cup Canada
- 2015 Pan and Parapan American Games; and

WHEREAS in 2015 York Region will host the first-ever Pan Am Games Golf Tournament at Angus Glen Golf Club; and

WHEREAS the Town of Aurora supports and promotes Sport through its Parks and Recreation programs and relationships with various sports organizations such as:

- Aurora Minor Hockey Association
- The Aurora Tigers
- The Aurora Youth and Soccer Club
- Sport Aurora
- York North Basketball Association

THEREFORE BE IT RESOLVED THAT, on behalf of the Members of Council for the Corporation of the Town of Aurora, I, Mayor Geoffrey Dawe, do hereby proclaim 2015 as the Year of Sport in Aurora and urge our citizens and visitors to discover the benefits of Sport by participating in a wide variety of programs and activities; and

THEREFORE BE IT FURTHER RESOLVED THAT the Proclamation designating the year beginning January 1, 2015 as the 'Year of Sport in Aurora' be included in the Notice Board.

**CARRIED**

**8. NOTICES OF MOTION**

**(a) Councillor Mrakas**

**Re: Pilot Project for Left Turn Restrictions at Intersection of Yonge Street and Wellington Street**

WHEREAS traffic congestion at the intersection of Yonge Street and Wellington Street is an ongoing concern for Aurora residents and businesses; and

WHEREAS the flow of northbound and southbound traffic is significantly impeded during peak traffic periods due to left turning vehicles; and

WHEREAS many municipalities restrict left-hand turns at high volume intersections during peak traffic periods as a means to address similar concerns with traffic congestion; and

WHEREAS in January of 1998, the Region of York instituted—on a trial basis—a “no left turn” prohibition on Yonge Street at Wellington Street during the AM/PM peak period; and

WHEREAS the results of this trial prohibition of left turns at Yonge Street and Wellington Street revealed “...a significant improvement in traffic operations”;

NOW THEREFORE BE IT HEREBY RESOLVED THAT the Regional Municipality of York be requested to investigate the feasibility of implementing a pilot project for left turn restrictions to north and southbound Yonge Street at Wellington Street during AM/PM peak traffic periods for the purposes of addressing traffic congestion at said intersection; and

BE IT FURTHER RESOLVED THAT the Regional Municipality of York be requested to provide Aurora Council with a presentation on the feasibility of implementing a pilot project for left turn restrictions to north and southbound Yonge Street at Wellington Street during AM/PM peak traffic periods for the purposes of addressing traffic congestion at said intersection following any such investigation.

**(b) Mayor Dawe**  
**Re: Street Parking Plan for the Downtown Core**

WHEREAS The Town of Aurora recognizes the importance of Yonge Street as a corridor of business in our historic downtown and is fully committed to ensuring its long-term commercial sustainability; and

WHEREAS the Town of Aurora initiated a downtown revitalization study for the Yonge Street and Wellington Street corridors in 2009; and

WHEREAS the Town of Aurora approved the Aurora Promenade Concept Plan and related Aurora Promenade Secondary Plan in 2010, which included a comprehensive vision for our historic downtown; and

WHEREAS the Town of Aurora Economic Development Action Plan and Business Retention and Expansion Strategy emphasize the importance of supporting local business and revitalizing the downtown; and

WHEREAS the Town of Aurora approved the Community Improvement Plan (CIP) to support downtown revitalization in 2014; and

WHEREAS the Town of Aurora approved the Aurora Promenade Streetscape Design and Implementation Plan in 2014 to improve the streetscape design in the downtown; and

WHEREAS the Town of Aurora will be considering detailed streetscape design options for Yonge Street through the historic downtown.

NOW THEREFORE BE IT HEREBY RESOLVED that staff be directed to investigate the feasibility of implementing a street parking plan as per the attached conceptual plan and to report back to Council as soon as possible.

**(c) Mayor Dawe**  
**Re: Community Radio Station**

WHEREAS The Town of Aurora is continually looking to provide new and/or unique services to its residents; and

WHEREAS The Town of Aurora has recently committed to providing additional program space for our residents at the renewed Aurora Family Leisure Complex; and

WHEREAS The Town of Aurora has recently been approached by a community group led by Ferguson Mobbs, to start a non-profit community FM radio station, enlisting all segments of our community; and

WHEREAS this non-profit community FM radio station would be accessible to the residents of Aurora to broadcast music, sports, local news and weather on a real time basis with the focus on all aspects of Aurora; and

WHEREAS the radio station could provide various community organizations (such as the Royal Canadian Legion, Aurora Skating Club, Aurora Hockey Club, etc.) a program slot to advise the residents of Aurora of upcoming events and general information on that organization in an entertaining and engaging format; and

WHEREAS the radio station could be a real time emergency source of critical information provided by police, fire or other emergency officials and municipal departments during a snow storm, ice storm or other natural disasters; and

WHEREAS the radio station could provide on-the-spot/satellite coverage of special Town events such as the Yonge Street Sale, Canada Day, Remembrance Day, Christmas parade, the opening of new buildings, etc.; and

WHEREAS the radio station could provide a supervised focal point for our youth through programming by the youth of Aurora; and

WHEREAS training would be provided to all prospective community broadcasters at no cost to them and no resources requested from the Town of Aurora.

NOW THEREFORE BE IT HEREBY RESOLVED THAT staff be directed to investigate the feasibility of this proposal and report back to Council as soon as possible.

## **9. NEW BUSINESS/GENERAL INFORMATION**

Councillor Mrakas encouraged members of Council to participate at the 2015 Run or Walk for Southlake which will be taking place on April 26, 2015.

Councillor Humfryes recommended that everyone visit the Aurora Farmers' Market this weekend, which is open from 10 a.m. to 2 p.m. at the Aurora Cultural Centre.

Councillor Humfryes encouraged members of Council to participate at the Big Brother Big Sister Bowl-A-Thon and advised that each registered member is required to raise \$100.

Councillor Thom noted that a charity hockey game (Newmarket Hurricanes vs Aurora Tigers) will be taking place on Sunday, February 15, 2015 at the Ray Twinney Recreation Complex commencing at 2:30 p.m. with proceeds going to Southlake Regional Health Centre.

The Director of Legal & Legislative Services introduced Samantha Kong as the new Council/Committee Secretary.

**10. CLOSED SESSION**

None

**11. ADJOURNMENT**

The meeting was adjourned at 9:30 p.m.

---

**GEOFFREY DAWE, MAYOR**

---

**WARREN MAR, DEPUTY CLERK**

THE REPORT OF THE GENERAL COMMITTEE MEETING OF JANUARY 13, 2015 RECEIVED FINAL APPROVAL AND COUNCIL ENDORSEMENT OF THE RECOMMENDATIONS ON JANUARY 20, 2015 WITH THE EXCEPTION OF ITEMS 7 AND 20 WHICH WERE PULLED AND APPROVED AS AMENDED, AND ITEM 13 WHICH WAS PULLED AND APPROVED AS RECOMMENDED.