

GENERAL COMMITTEE MEETING AGENDA

TUESDAY, MAY 17, 2016 7 P.M.

COUNCIL CHAMBERS AURORA TOWN HALL



TOWN OF AURORA GENERAL COMMITTEE MEETING AGENDA

Tuesday, May 17, 2016 7 p.m. Council Chambers

Councillor Kim in the Chair

- 1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF
- 2. APPROVAL OF THE AGENDA

RECOMMENDED:

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

- 3. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION
- 4. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION
- 5. DELEGATIONS
 - (a) Don lafrate, Onespace Unlimited Inc. Re: Presentation of Aurora Operations Centre

pg. 1

- 6. PRESENTATIONS BY THE ADVISORY COMMITTEE CHAIR
- 7. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

- 8. NOTICES OF MOTION
- 9. NEW BUSINESS/GENERAL INFORMATION
- 10. CLOSED SESSION
- 11. ADJOURNMENT

AGENDA ITEMS

1. BBS16-007 – Town Park Parking Update

pg. 2

RECOMMENDED:

THAT Report No. BBS16-007 be received; and

THAT fifteen (15) parking spaces at Town Park be allocated for GO commuters as part of the Parking Permit Program; and

THAT staff bring forward to a future Council meeting for enactment, amendments to Parking By-Law No. 4574-04.T to expand the two (2) hour daytime on-street parking restriction to Harrison Avenue, Connaught Avenue and Edward Street; and

THAT staff investigate the ability to allow for temporary overflow GO parking at the north entrance to Sheppard's Bush off of Mary Street.

2. IES16-046 – Yonge Street Parking Plan Pilot Project Follow-up

pg. 8

RECOMMENDED:

THAT Report No. IES16-046 be received; and

THAT staff be authorized to proceed with a communications program to announce this pilot project; and

THAT funding in the amount of \$200,000 be provided for Project No. 34525 – Yonge Street Parking Plan from the Growth & New Reserve; and

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

THAT this report be forwarded to Regional Municipality of York Transportation Services Department.

3. CFS16-006 – Funding and Long-Term Financing Plan – Joint Operations Centre

pg. 19

RECOMMENDED:

THAT Report No. CFS16-006 be received; and

THAT the current Construction Line of Credit be extended to January 31, 2018; and

THAT the long-term financing for the refinancing of the Joint Operations Centre Construction Line of Credit be undertaken in the form of two (2) successive five (5) year debentures with a total ten (10) year amortization, to occur prior to January 31, 2018; and

THAT the Treasurer be authorized to determine the appropriate timing for the refinancing above; and

THAT the Mayor and Treasurer be authorized to execute any and all documents or agreements necessary to give effect to the above, and that the necessary financing bylaw be brought forward at the appropriate time; and

THAT upon finalization of the long-term financing plan, an informational report to Council be presented with the details of such, including interest rates and net cost of borrowing.

4. IES16-047 – Award of Tender IES 2016-27 – For Aurora Community pg. 26 Centre Parking Lot Reconstruction and Streambank Improvements

RECOMMENDED:

THAT Report No. IES16-047 be received; and

THAT Tender IES 2016-27 – for Capital Project No. 72133 for the Aurora Community Centre Parking Lot Reconstruction and Streambank Improvements be awarded to DPSL Group Ltd. in the amount of \$1,763,860.10 excluding taxes; and

THAT additional funding in the amount of \$482,999.24 be provided for Capital Project No. 72133, the Aurora Community Centre Parking Lot reconstruction and Streambank Improvements from the Storm Sewer Reserve; and

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

5. IES16-048 – Award of Tender IES2016-36 – Supply and Installation of pg. 32 a New Motor Fuel Dispensing Facility for the Operations Centre

RECOMMENDED:

THAT Report No. IES16-048 be received; and

THAT Tender IES 2016-36 for the Supply and Installation of a New Motor Fuel Dispensing Facility for the Operations Centre be awarded to Claybar Contracting Inc. in the amount of \$124,900.00 excluding taxes for Part "A" only; and

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

6. IES16-049 – Facility Projects Status Report

pg. 36

pg. 42

RECOMMENDED:

THAT Report No. IES16-049 be received for information.

7. IES16-050 – Suspension of Winter Overnight Parking Restrictions

RECOMMENDED:

THAT Report No. IES16-050 be received; and

THAT a pilot project to suspend winter overnight parking except during snow events be implemented for the 2016/2017 winter season.

8. IES16-051 – Speed Cushion Pilot Project Survey Results

pg. 48

RECOMMENDED:

THAT Report No. IES16-051 be received; and

THAT based on the survey results, the speed cushion pilot project installation not be implemented.

9. IES16-052 – Aurora Youth Soccer Club Request for Club Building pg. 58

RECOMMENDED:

THAT Report No. IES16-052 be received; and

THAT this project be referred to the 2017 Budget.

10. PRS16-022 – Amendment to 2016 Fees and Charges By-law

pg. 61

RECOMMENDED:

THAT Report No. PRS16-022 be received; and

THAT an amendment to Schedule "G" Section 19 of the 2016 Fees and Charges By-law be approved; and

THAT the implementing by-law be presented at a future Council meeting.

11. PRS16-024 – Emerald Ash Borer Management Plan Update

pg. 65

RECOMMENDED:

THAT Report No. PRS16-024 be received; and

THAT the Emerald Ash Borer (EAB) treatment program continue as outlined in this report; and

THAT an expenditure, not to exceed \$140,000.00, to engage Tru Green Ltd. to conduct the treatment of the Ash tree inventory in 2016 be approved.

12. PRS16-025 – Award of Tender PRS2016-22 for the Construction of the Queens Diamond Jubilee Park Accessible Playground

pg. 71

RECOMMENDED:

THAT Report No. PRS16-025 be received; and

THAT Tender PRS2016-22 for the Construction of Capital Project No. 73252, the Queens Diamond Jubilee Park Accessible Playground and Park improvements in the amount of \$359,743.14, be awarded to Forest Ridge Landscaping Inc.; 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.

13. PRS16-026 – Multi-Purpose Synthetic Turf Sports Field at **Stewart Burnett Park**

pg. 78

pg.108

RECOMMENDED:

THAT Report No. PRS16-026 be received; and

THAT a budget increase for Capital Project No. 73161, Multipurpose Field by \$1,027,225.20, bringing the total project budget amount to \$2,727,225.20 be approved; and

THAT staff be directed to proceed to Tender for the Stewart Burnett Multi-Purpose Field project for construction in 2016.

14. PRS16-027 – Aurora Youth Soccer Club: Request for Exemption from pg. 88 **Municipal Alcohol Policy**

RECOMMENDED:

THAT Report No. PRS16-027 be received; and

THAT an exemption to the Municipal Alcohol Policy to permit the serving of alcohol by the Aurora Youth Soccer Club for "League 1" games during the 2016 season be approved.

15. PDS16-030 – Changes to the *Planning Act, 1997* as set out in Bill 73, pg. 96 the Smart Growth for our Communities Act, 2015.

RECOMMENDED:

THAT Report No. PDS16-030 be received for information.

16. PDS16-031 – Application for Site Plan Approval MHJH Holdings Inc. 75 Eric T Smith Way

Lot 4, Part of Block 11, Plan 65M-4324

File Number: SP-2016-01

RECOMMENDED:

THAT Report No. PDS16-031 be received; and

pg. 121

THAT Site Plan Application File No. SP-2016-01 (MHJH Holdings Inc.) to permit the development of the subject lands for a one (1) storey 3,611 square metre industrial building be approved; 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.

17. PDS16-033 – Zoning By-law Amendment & Site Plan Application Lora Cai, Xun Gong & Richard Gong

15342 Yonge Street (Horton Place) Files: ZBA-2015-16 & SP-2015-10

RECOMMENDED:

THAT Report PDS16-033 be received; and

THAT Application to Amend the Zoning By-law File: ZBA-2015-16 (Lora Cai, Xun Gong & Richard Gong), to add "Business and Professional Offices" as a permitted use on the subject lands be approved; and

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

THAT Site Plan Application File: SP-2015-10 (Lora Cai, Xun Gong & Richard Gong) to permit the development of the subject lands for the conversion of the existing residential building into a 254 m² commercial building on the subject lands be approved; 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.

18. PDS16-034 – Site Plan Application

pg. 139

Gineve Inc. 250 Don Hillock Drive File: SP-2016-03

Related File: SUB-2000-02A

RECOMMENDED:

THAT Report No. PDS16-034 be received; and

THAT Site Plan Application File No. SP-2016-03 (Gineve Inc.) to permit the development of the subject lands for a multi-unit, one (1) storey 8,815 square metre industrial building be approved; 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.

19. PDS16-036 – Delegated Development Agreements 2016 Summary Report

pg. 155

RECOMMENDED:

THAT Report No. PDS16-036 be received for information.

20. PDS16-037 – Applications for Official Plan Amendment and

pg. 158

Zoning By-law Amendment Carpino Construction Inc. 15278 Yonge Street

File Numbers: OPA-2015-04, ZBA-2015-10

Related File: SP-2015-08

RECOMMENDED:

THAT Report No. PDS16-037 be received; and

THAT Application to Amend the Official Plan File No. OPA-2015-04 (Carpino Construction Inc.), to re-designate the land use to allow stacked, back-to-back townhouse dwelling units on the subject lands be approved; and

THAT Application to Amend the Zoning By-law File No. ZBA-2015-10 (Carpino Construction Inc.), to allow 126 stacked, back-to-back townhouse dwelling units as a permitted use on the subject lands be approved; and

THAT the implementing Official Plan and Zoning By-law Amendments be presented at a future Council Meeting.

General Committee Meeting Agenda Tuesday, May 17, 2016

Delegation (a) Page - 1



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

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

DELEGATION REQUEST

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

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

| COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE: May 17th | | |
|---|---------------------|------|
| SUBJECT: Presentation of Aurora Operations Centre | | |
| NAME OF SPOKESPERSON: Don lafrate | | |
| NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if appli | cable): | |
| N/A | | |
| BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION: | | |
| General progress update of Aurora Operations Centre including approvals, construc | ction and schedule. | |
| PLEASE COMPLETE THE FOLLOWING: | | |
| Have you been in contact with a Town staff or Council member regarding your matter of interest? | YES 🗸 | NO 🗌 |
| IF YES, WITH WHOM? Ilmar Simanovskis | DATE: April 26th, | 2016 |
| ✓ I acknowledge that the Procedural By-law permits five (5) minutes for Delegations. | | |



TOWN OF AURORA GENERAL COMMITTEE REPORT

No. BBS16-007

SUBJECT: Town Park Parking Update

FROM: Techa van Leeuwen, Director Building & Bylaw Services

Ilmar Simanovskis, Director Infrastructure & Environmental Services

DATE: May 17, 2016

RECOMMENDATIONS

THAT Report No. BBS16-007 be received; and

THAT fifteen (15) parking spaces at Town Park be allocated for GO commuters as part of the Parking Permit Program; and

THAT staff bring forward to a future Council meeting for enactment, amendments to Parking By-Law No. 4574-04.T to expand the two (2) hour daytime on-street parking restriction to Harrison Avenue, Connaught Avenue and Edward Street; and

THAT staff investigate the ability to allow for temporary overflow GO parking at the north entrance to Sheppard's Bush off of Mary Street.

PURPOSE OF THE REPORT

To provide Council with an update of the parking activity at and around Town Park further to the implementation of the parking program and to recommend revisions to the parking program to address both GO commuter concerns of lack of parking and resident concerns of parking congestion on Harrison Avenue, Connaught Avenue and Edward Street.

BACKGROUND

At the Council meeting of December 8, 2015 the following recommendations were adopted;

THAT fifteen (15) parking spaces at the Town Park be offered to residents living in close proximity as part of the Parking Permit Program; and

THAT staff bring forward to a future Council meeting amendments to the Parks By-Law

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Report No. BBS16-007

Number 4283-01.P to restrict parking around Town Park to three (3) hours, Monday to Friday, between the hours of 6:00 a.m. and 6:00 p.m.; and

THAT staff be authorized to expand the Automated Issuance Management System (AIMS) program to a comprehensive Parking Permit Management Solution providing for just-in-time and special consideration parking permits.

Staff also made a commitment to communicate the new program to stakeholders and obtain feedback as well as monitoring the streets in the area to observe the impact of restricting daytime parking at Town Park.

The implementation, educational and enforcement portions of the program are now complete and parking behaviours have been managed to meet the needs of local residents and change the behaviours of GO commuters.

Staff are currently arranging for the AIMS program installation and implementation that will provide 'just in time' parking solutions.

COMMENTS

Parking Restrictions at Town Park have been implemented and a survey has been completed to obtain feedback from local residents and GO commuters.

Bylaw Services began educating drivers and residents in the vicinity of Town Park of the new parking program delivering 275 vehicle notices and 182 door knockers between February 16 and March 16. These communications directed recipients to an online survey.

A total of 26 survey responses were received. Outlined below are the results of the survey;

- 96% of respondents are Aurora residents
- 42% of respondents are local residents
- 42% of respondents are GO commuter
- 16% of respondents worked locally or were visiting Town Park
- When asked where they intended to park when the Town Park restrictions were in effect, more than half indicated that they did not know, and the remainder indicated that they would continue to park at Town Park or on a local street.

General comments include:

- Lack of parking for GO commuters
- Residents are concerned with the parking congestion on streets that have no daytime restrictions

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Report No. BBS16-007

All fifteen parking permits allowing local residents to park in Town Park have been sold.

Town Park parking permits became available to residents on February 16, 2016. Fourteen permits were sold within the first week. Currently all fifteen allocated spots have been permitted for a six month period at a fee of \$200. We have not received any enquiries as to when these parking spaces may be available for other residents and there is no one on the wait list.

The education and enforcement portion of Town Park Parking Program are complete and there is a higher level of compliance.

Bylaw Services ran an education program between February 16 and March 16 and then began enforcement activities between March 16 and April 16. During this two month phased approach a total of 275 vehicle notices were issued followed by 69 tickets during the enforcement period. These tickets were issued for vehicles parking at Town Park beyond the 3 hour daytime limit and on-street beyond the 2 hour daytime limit.

During the transition period the number of parking violations at Town Park and around Town Park has reduced. However the outlying streets such as Harrison Ave., Connaught Ave. and Edward St. where there are no daytime restriction have seen an significant increase in parking congestion.

Introducing the three hour parking restriction Monday to Friday at Town Park has created parking congestion on some of the surrounding streets that currently have no daytime parking restrictions.

Bylaw Services has been monitoring the number of vehicles parked in the vicinity of Town Park. Streets that do not have any parking restrictions that previously had very few parked vehicles are now full of vehicles parked there for the entire day. These streets include Harrison Ave., Connaught Ave. and Edward St. Bylaw Services has received complaints about the congestion in these areas that limits sight line for drivers and makes it difficult to enter and exit driveways

Staff recommends amending Parking By-Law No. 4574-04.T to restrict parking to 2 hours on Harrison Avenue, Connaught Avenue and Edward Street similar to other streets adjacent to Town Park.

Allocating 15 parking spaces at Town Park for GO commuters will provide a just-in-time solution.

Metrolinx offers reserved parking spaces for a fee of \$90 per month. Currently there are over 600 reserved spaces at the Aurora station. Metrolinx has also stated that there are

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Report No. BBS16-007

more reserved spaces available for those who are willing to pay for parking. On weekdays, GO parking is at capacity approximately 15 to 20 minutes before the last train leaves the station in the morning.

Offering fifteen just-in-time permits at Town Park would provide parking spots for GO commuters who arrive after the GO parking is at capacity. The AIMS program upgrade that has been approved by Council will be implemented by late summer and will allow for just-in-time permits to be easily purchased on-line. Staff recommend a fee of \$5.00 per day for these just-in-time parking permits.

Staff are investigating a temporary solution for GO commuters at the Northern parking lot of Sheppard's Bush.

Metrolinx have launched a survey about parking to assist in finding some solutions to the parking issue that commuters are facing at the Aurora Go Station. These include carpooling and cycling programs to reduce the number of cars needing a parking space. Metrolinx has indicated that the Gormley station will soon be open which should relieve some of the parking congestion at Aurora GO.

Staff will investigate a temporary seasonal solution for parking at Sheppard's Bush to assist GO commuters with parking until Metrolinx finds a longer term solution.

GO Commuter parking will not be resolved without Metrolinx taking a lead role

Future planned growth of the Aurora station is well underway by Metrolinx. These plans will drastically increase commuter traffic to and through Aurora. Staff is engaged with Metrolinx to assist in guiding and communicating these plans, however the Metrolinx agenda is region wide resulting in differing goals for commuter capacity and mobility.

This issue will become more difficult to address locally as demand for parking increases and must become part of the regional commuter solution as it is understood that there will be an unlimited demand for commuter parking unless the regional and local commuter solutions begin to provide effective options to the use of personal vehicles.

With this context in mind, local solutions outlined in this report will only delay new demands that cannot be met by local solutions.

LINK TO STRATEGIC PLAN

The proposed addition of permitted spots and the amendment of the Parking By-Law supports the Strategic Plan goal of *Supporting an exceptional quality of life for all by improving mobility and connectivity.*

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Report No. BBS16-007

ALTERNATIVE(S) TO THE RECOMMENDATIONS

- 1) Do nothing, status quo. Parking congestion on streets with no daytime restrictions will continue to exist.
- 2) Do not allocate any parking for GO commuters at Town Park. Commuters who arrive later in the morning are challenged to find a parking spot. Offering some limited parking at Town Park for a small fee will reduce the number of vehicles parked illegally while maintaining sufficient parking for patrons of the Park.
- 3) Do not investigate parking around Sheppard's Bush

FINANCIAL IMPLICATIONS

Restricting the parking on Harrison Avenue, Connaught Avenue and Edward Street will affect revenue only minimally by the issuance of parking tickets for parking longer than permitted.

Providing that all 15 spots are permitted out daily, staff expects to increase parking permit revenue by \$19,000.00

PREVIOUS REPORTS

Report No. BBS15-002 – January 13, 2015 Report No. BBS15-009 – September 8, 2015 Report No. BBS15-017 - December 1, 2015

CONCLUSIONS

The Town Park Parking Project has been successful in modifying behaviours related to parking in Town Park, with minimal inconvenience to residents in the vicinity. Residents living in the area are generally satisfied with the restrictions and extra parking available to them.

The restrictions on Town Park parking have made it difficult for GO commuters using the later trains to park. Commuters are now parking further from the GO station, however the streets they are parking on are becoming congested and difficult to navigate for local traffic.

Permitting out 15 spaces at Town Park for commuters and amending Parking By-Law No. 4574-04.T to include restricting parking to 2 hours during the day on Harrison Avenue, Connaught Avenue and Edward Street will give GO commuters options and eliminates congestion on streets near Town Park. Investigating parking options at Sheppard's Bush may provide for additional options.

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Report No. BBS16-007

ATTACHMENTS

N/A

PRE-SUBMISSION REVIEW

Executive Leadership Team - April 28, 2016

Prepared by: Mandie Crawford, Manager of Bylaw Services, Ext. 4241

Techa van Leeuwen

Director of Building & Bylaw Services

¶mar Simanovskis

Director of Infrastructure & Environmental Services

Doug Nadorozny

Chief Administrative Officer



TOWN OF AURORA GENERAL COMMITTEE REPORT

No. IES16-046

SUBJECT: Yonge Street Parking Plan Pilot Project Follow up

FROM: Ilmar Simanovskis, Director of Infrastructure and Environmental

Services

DATE: May 17, 2016

RECOMMENDATIONS

THAT Report No. IES16-046 be received; and

THAT staff be authorized to proceed with a communications program to announce this pilot project; and

THAT funding in the amount of \$200,000 be provided for Project No. 34525 – Yonge Street Parking Plan from the Growth & New Reserve; and

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

THAT this report be forwarded to Regional Municipality of York Transportation Services Department.

PURPOSE OF THE REPORT

This report provides a summary of the public open house that was held on Tuesday, April 19, 2016 at Town Hall to present the landscape plan for the installation of the popup patios on Yonge Street from Wellington Street to Church Street.

BACKGROUND

General Committee, at its meeting of January 19, 2016, considered Report No. IES16-002 – Street Parking Plan for the Downtown Core – Pilot Project, and adopted the following recommendations:

THAT Report No. IES16-002 be received; and

THAT the Street Parking Plan for the Downtown Core, as described in Report No. IES16-002 be implemented as a pilot from the period of June to October 2016, subject to Council approval on May 3, 2016; and

Report No. IES16-046

THAT Report No. IES16-002 be forwarded to the Regional Municipality of York Transportation Services Department.

Council adopted the General Committee's recommendation at their meeting on January 26, 2016.

COMMENTS

A Public information Center was held at the Town Hall for residents to review the plan and provide comments

An "Open House/Information Center" was held on Tuesday, April 19, 2016 in the Holland Room at Aurora Town Hall to present the concept plan for the installation of the pop-up patios along Yonge Street between Wellington Street and Church Street. The plan is attached as Appendix "A".

The majority of the residents who attended the open house meeting were in favour of the implementation of the pilot project. However, there were two to three residents who did not support the plan and had concerns with loss of parking spaces, traffic flow and infiltration to neighboring streets and the impact on public transit and emergency services.

Description of the concept plan and proposed pop-up patio locations

There will be two types of patios; one will be an extension in front of restaurants with tables and chairs, where food will be served. The other type will be a "by pass", where benches will be provided for pedestrians to use. The design of the concept plan was prepared by Town staff and includes nine pop-up patio locations on both sides of Yonge Street from Wellington Street to Church Street.

The east side pop-up patios will be located in front of:

- 1. Konner Chinese Food
- 2. Aurora Exchange / Artemis
- 3. MCCI Event and Experience Marketing
- 4. Momentum Chiropractor
- 5. Aurora Library

The west side pop-up patios will be located in front of:

- 1. Aw Shucks Restaurant
- 2. Gabriel's Café
- 3. Caruso & Company / Hollywood Kitchen and Bath
- 4. Agua Grill

Report No. IES16-046

The patios will be built in a way that can be removed during the winter months and reassembled in the spring and summer months.

Community Engagement and Feedback is a Critical Success Factor

As this project has the potential to provide a significant change to the atmosphere of Yonge Street, there is a high priority to community engagement and feedback. If approved, staff is anticipating a rapid initiation of the following communications plan:

Objectives

- Inform residents and visitors about the Yonge Street Parking Plan Pilot Project in Aurora
- Inform local businesses about the program
- Create an online survey during the pilot program to gauge resident feedback
- o Ensure results of the pilot project are communicated to residents

Strategy

- o Letters to local businesses
- Public Service Announcement (PSA)
- Notice Board Ads
- Paid ads in The Banner to advertise the initial launch of the program (if budget permits)
- Website and Social Media posts Facebook and Twitter
- Digital Screens
- Aurora Matters External Newsletter
- o Inside Aurora Internal Newsletter
- Online Survey via Survey Monkey
- Promotion at other Town events if applicable

• Measurement of Communications Tactics

- Social media metrics
- Media inquiries
- Participants in the online survey
- Specified metrics derived from the online survey
- Number of inquiries to Access Aurora about program

Staff will report on the success of the pilot and any feedback received by the community and businesses during the pilot project period.

Town and York Region will conduct traffic surveys prior and during the implementation of the parking plan

The Town and Region staff will conduct traffic volume counts, on-street parking utilization, travel time, and queue surveys before and during the implementation of the

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Report No. IES16-046

pilot project. Studies will be carried out during the month of May, September and October. Additional parking utilization surveys will be carried out during the month of July. The traffic survey plan will be conducted as follows:

- Travel time survey on Yonge Street from St. John's Sideroad to Industrial Parkway South for the southbound and northbound directions during both weekday morning and afternoon peak hours.
- Queue length survey for northbound and southbound traffic on Yonge Street at Wellington Street during the weekday morning and afternoon peak hours.
- Automated traffic counts for a duration of one week on Yonge Street:
 - o Between Centre Street and Wellington Street
 - o Between Wellington Street and Mosley Street
 - o Between Tyler Street and Church Street
- Intersection traffic movement counts at the following intersections during the weekday morning and afternoon peak hours:
 - Wellington Street West and Temperance Street
 - Wellington Street and Yonge Street
 - Wellington Street East and Victoria Street
 - Wellington Street East and Wells Street
 - Wellington Street East and Industrial Parkway
 - Yonge Street and St. John's Sideroad
 - o Yonge Street and Mark Street/Aurora Heights Drive
 - Yonge Street and Church Street
 - Yonge Street and Kennedy Street
 - Yonge Street and Industrial Parkway South
- On-street parking utilization on both sides of Yonge Street from Wellington Street to Church Street on Friday and Saturday afternoon and evening.

A breakdown of the above studies is shown on the attached Appendix "B".

Accelerated implementation necessary to advance installation as early as possible

During the development of this project, staff prepared designs to communicate the extent and detail of this proposal. With this information, staff are prepared to issue the necessary tender to select a contractor in accordance with the Procurement By-law. To accelerate this process it is recommended that the following steps be undertaken:

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Report No. IES16-046

- Post the tender documents for 1 week prior to closing
- Authorize the Director to execute the necessary agreements

These adjustments will allow for an earlier start date for construction with a planned completion by mid-July.

Seasonal aspect of project will allow for reuse of constructed elements for future years

The patio bump out features will be designed to allow for modular construction and assembly thereby making seasonal installation and dismantling relatively easy and efficient. The patio elements will be constructed to allow for easy transport on trucks and compact storage which will be accommodated at one of the Towns properties. This approach should allow for many years of use.

York Region staff will continue to monitor the project to assess impacts on Regional transportation network

York Region has agreed to proceed with this project on a pilot basis with the intent to evaluate the impact on traffic movements both locally and as it influences regional commuter behaviours. As Yonge Street is an integral part of the north/south transportation network, any activities that may influence traffic movements at the local level could have an effect at the regional level. An outcome of the traffic monitoring will be to assess both the local and regional changes and make recommendations on future directions. As the Town is only proposing summer use of these features, it is anticipated that continuation of the program will not be a detriment to traffic flow and will be offset by increased "livability" in this vital area of the Town during the summer months.

Although, the Region has agreed to proceed with the Yonge Street parking plan, it should be noted that there may be changes to the long term uses of Yonge Street as population and commuter traffic volumes increases. Currently, The Region's Bus Rapid Transit strategy is to continue with Viva service in mixed traffic through Aurora up to 2031. As Growth continues to 2041, a number of new policy directions may advance to accommodate increased travel demands through a policy direction that is based on the principle that Regional corridors should be operated to move the most people. Although this section of Yonge Street in Aurora is under the Town's control, this section is also an integral part of the Regional network.

Future considerations for the Town's section of Yonge Street will be addressed and require further study and evaluation. This includes a detailed study on the impacts of Viva service remaining in mixed traffic to 2041 and the various options of curb lane conversions to transit or HOV, reserve bus lanes, a rapidway etc. The Town will be engaged as these additional studies occur.

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Report No. IES16-046

This should not have a direct impact on the current pilot proposal assuming that the capital investment will yield an estimated 10 years of service to 2026 or beyond pending alternate modes of operation yet to be determined. However, it is recognized that change will eventually be necessary to accommodate the future commuter traffic and that lane reductions or on street parking may not be supported by The Region as larger transit needs take priority.

LINK TO STRATEGIC PLAN

Strategic Plan Goal of Supporting an Exceptional Quality of Life for All

Objective 1: Improve transportation, mobility and connectivity

Examine traffic patterns and identify potential solutions to improve movement and safety for motorists and pedestrians.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

- 1) Implement basic street parking plan- This option is based on initial concepts focused on increasing parking capacity to allow for easier access to the downtown area. The focus of this alternative is to see how traffic and parking management alone will influence visitor behaviours and traffic patterns. This option would only include traffic management components such as planters and traffic barriers as may be needed to achieve the parking controls. There would not be any patio areas or outdoor seating in the areas bumped out onto the road. This option is being presented as an economical version of the initial intentions of the motion should Council have concerns with activities the Region is undertaking related to future transit directions. An estimated cost for the barriers/planters required to create the necessary traffic controls and parking areas is \$50,000.
- 2) Not to proceed with a pilot parking plan for the Yonge Street downtown at this time.

FINANCIAL IMPLICATIONS

The estimated cost for the "patio area" type is \$20,000.00 and \$12,000.00 for the "pass-by" type. A budget of \$200,000 is requested for this project to accommodate this proposal.

The cost of the pavement markings will be covered by the Town's traffic signs and pavement markings contract. The traffic counts will be covered by the Town and Region traffic count contracts.

The funding source for this project is the Growth and New Reserve.

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Report No. IES16-046

CONCLUSIONS

This report is to update Council on the outcome of the "Open House/Information Center" that was held on Tuesday, April 19, 2016 at Town Hall. The majority of the residents that attended the open house were in favour of the implementation of the pilot project on Yonge Street from Wellington Street to Church Street. However, there were some residents not in favour of the project.

Staff is recommending proceeding with the project and are requesting a budget of \$200,000 for implementation. A key success factor for this project is community engagement and a communication plan has been developed with the Communications department. If approved, a public awareness program will be initiated as part of the community engagement strategy.

Traffic surveys will be conducted prior and during the project implementation to measure the success and impact of the plan and the overall project experience will be reported to Council in late 2016.

It is recognized that longer term Regional transportations needs may alter the function of Yonge Street in the time frame beyond 2031 wherein single lane traffic with on-street parking may not be sustainable. However, it is believed that the investment in this pilot project could allow for at least 10 years of use resulting in a reasonable return on investment and economic benefit to the Downtown core.

PREVIOUS REPORTS

IES16-002 - Yonge St Parking Plan Pilot Project

ATTACHMENTS

- Appendix "A" Proposed pop-up patio locations.
- Appendix "B" Traffic survey plan.

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Report No. IES16-046

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting of April 28, 2016.

Prepared by: Jamal Massadeh, Traffic Transportation Analyst - Ext. 4374

Almar Simanovskis

Director, Infrastructure & Environmental Services

Doug Nadorozny

Chief Administrative Officer

YONGE ST. LANDSCAPE ENHANCEMENTS
POP-UP PATIO CONCEPT
Town of Aurora Downtown Core

Appendix A

West Side Locations

1. Aw Shucks

2. Gabriel's Cafe 3. Caruso & Company / Hollywood Kitchen and Bath

4. Aqua Grill

East Side Locations

2. Aurora Exchange / Artemis3. MCCl event Marketing 4. Momentum Chiropractic 5. Aurora Library

1. ABC123 Chinese Food

Appendix B

Surveys - Yonge Street and Wellington Street On-Street Parking Pilot Project

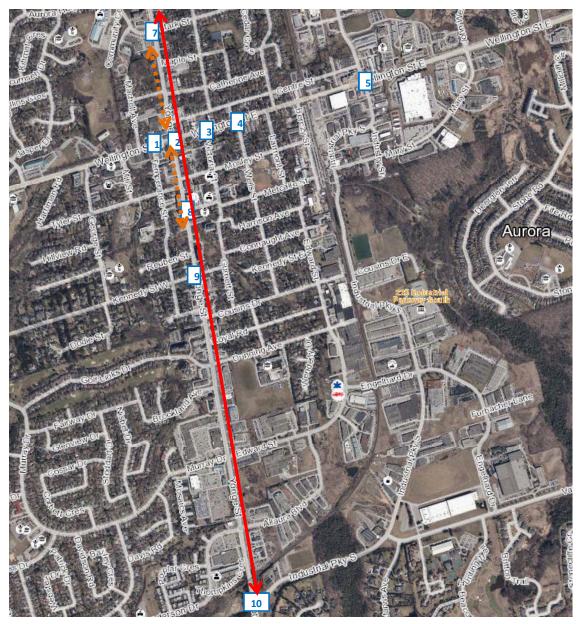


ATR

- Yonge Street NB & SB
- May, September
- 1 week
- Vehicle type, speed
 - Yonge Street ~50m north of Wellington Street
 Yonge Street ~100m north of Mosley Street
 Yonge Street ~50 m north of Church Street

<−→ <u>Packing Utilization</u>

- Yonge Street from Wellington Street to Church Street east and westside
- May, July, September
- Friday afternoon, Saturday afternoon, Saturday evening



Queue Survey

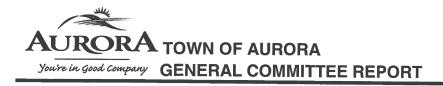
- Yonge Street at Wellington Street NB & SB
- May, September
- Weekday AM &PM peak

Travel Time Survey

- Yonge Street from St. John's Sideroad to Industrial Park Drive NB & SB
- Weekday AM & PM peak
- Travel time, travel speed

X TMC

- May, September
- Weekday AM & PM peak
- Cars, heavy vehicles, and pedestrian counts
- 1. Wellington Street and Temperance Street (unsignalized)
- 2. Wellington Street and Yonge Street (signalized)
- 3. Wellington Street and Victoria Street (unsignalized) 4. Wellington Street and Wells Street (unsignalized)
- 5. Wellington Street and Industrial Parkway (signalized)
- 6. Yonge Street and St. John's Sideroad (signalized)
- 7. Yonge Street and Mark Street (unsignalized)
- 8. Yonge Street and Church Street (unsignalized)
- 9. Yonge Street and Kennedy Street (signalized)
- 10. Yonge Street and Industrial Parkway (signalized)



No. CFS16-006

SUBJECT: Funding and Long Term Financing Plan – Joint Operations Centre

FROM:

Dan Elliott, Director, Corporate & Financial Services - Treasurer

DATE: May 17, 2016

RECOMMENDATIONS

THAT Report No. CFS16-006 be received: and

THAT the current Construction Line of Credit be extended to January 31, 2018; and

THAT the long term financing for the refinancing of the Joint Operations Centre Construction Line of Credit be undertaken In the form of two (2) successive five (5) year debentures with a total ten (10) year amortization, to occur prior to January 31, 2018; and

THAT the Treasurer be authorized to determine the appropriate timing for the refinancing above; and

THAT the Mayor and Treasurer be authorized to execute any and all documents or agreements necessary to give effect to the above, and that the necessary financing bylaw be brought forward at the appropriate time; and

THAT upon finalization of the long term financing plan, an informational report to Council be presented with the details of such, including interest rates and net cost of borrowing.

PURPOSE OF THE REPORT

The Construction Line of Credit used to finance the construction of the Joint Operations Centre is to be refinanced to a long term financing vehicle by August 6, 2016, being 120 days following substantial completion of the project which occurred on Friday April 8, 2016. In accordance with the original Council project approval, this report provides recommendations for a long term financing strategy for the construction financing. In addition, this report will review the funding sources used for the project, and the repayment plan.

-2-

Report No. CFS16-006

BACKGROUND

Appropriate funding sources were identified for the project.

This project was included for funding in the recent Development Charges Background Study as it relates to expanding operational capacity as demanded by past and future growth of the community. As the JOC supports both roads and parks operations, funding was included in both components of the development charges. Since the old facility is being replaced by this new facility, not all of the cost of the new project can be cast upon the DC source; a related component must be funded from other sources such as Infrastructure Repair and Replacement reserves. Due to the magnitude of this project, and the lack of sufficient funds in the infrastructure reserves, replacement funding was identified to be sourced from the sale of lands, both sale of the existing facilities as well as the sale of vacant lands the Town has recently developed and have listed for sale known as the Leslie Street lands.

The Joint Operations Centre project was approved with the following budget and funding sources.

| Approved Budget | <u>\$20,385,589</u> |
|---------------------------|---------------------|
| To be funded from: | |
| Parks Development Charges | 4,859,903 |
| Roads Development Charges | 7,072,501 |
| Sale of Lands Proceeds | 8,453,185 |

Insufficient funding from identified sources was on hand, requiring interim financing

As the funding sources were not fully in hand, but had a reasonable expectation of being collected within a ten year time frame, Council authorized that funding shortfalls be financed in the interim by a Construction Line of Credit, (CLOC) to a maximum of the full project budget amount, until the project was completed. At the conclusion of the project construction, the CLOC would need to be refinanced. No specific financing strategy for the long term was approved at the time of approval of the CLOC. The CLOC was sourced through Infrastructure Ontario who offered the lowest available rate at the time. The CLOC is a secured structure, with a variable interest rate which is updated each month. Interest only payments must be made each month. The line of credit can be paid down in any increment at any time.

- 3 -

Report No. CFS16-006

At this time, the project budget has been funded through some collection of DC's, some collection of sales of lands, and the balance by way of the Line of Credit as follows:

| Approved Budget | \$20,385,589 |
|---|--------------|
| Funded to date by Parks DC's (8% funded) | \$405,671 |
| Funded to date by Roads DC's (55% funded) | \$3,902,418 |
| Funded to date by Sale of Land (52% funded) | \$4,400,000 |
| Funded to date by Construction Line of Credit | \$11,677,500 |

As the project is now complete, the Construction Line of Credit must be paid off, and refinanced on a long term basis. Under the CLOC agreement, the Town has 120 days from "substantial completion" of the project to pay off the outstanding amount, either through a cash payment, or refinancing to a long term product, or a combination of both. The refinancing can be with any allowable source, but must be completed by August 6, 2016. As this report was being prepared, staff at Infrastructure Ontario indicated that they have not ever enforced this refinancing clause, and actually have a number of construction lines of credit remaining outstanding for up to five years following completion. Accordingly, leaving the Construction Line of Credit in place for an extended period of time remains an option to the Town at this time.

COMMENTS

Structuring the term of the financing

Predicting the exact timing of the receipt of the remaining funding sources through DC's or sales of land parcels is difficult. There remain several parcels of Town owned land that are available for sale, including the tentative deal to sell the two existing Scanlon Court operations facilities once the Town vacates when moving into the new JOC. One of those two Scanlon properties is expected to transact this summer, while the other may take over a year to close due to required site remediation and soils work. For the Leslie Street lands, there are 4 parcels remaining in Town ownership at this time, with a double parcel scheduled to close in summer 2016, and a separate parcel also expected to sell in 2016. One 10 acre parcel will be all that remains following these transactions. It is difficult to predict when this last remaining parcel may sell. Further, where the development of the Town seems to be peaking and may soon begin to wane, it is

- 4 -

Report No. CFS16-006

difficult to predict exactly when the anticipated remaining development charges will be received to fund this project.

Staff believe ten years is a reasonable period to expect the outstanding DC's and sales of lands to fund the JOC to be collected, and accordingly recommend a financing period of a maximum of ten years. If fixed rate closed financing was considered, it would be advantageous to the Town to structure the financing into two successive five year terms, with an overall ten year amortization. This approach allows the opportunity to make a one-time payment of any excess funding received at the five year point, to reduce the interest costs in the second five year term. Such additional cash could be sourced from land sales that have occurred and additional DC funding received during the first five years of the ten year period. Reducing the overall cost of interest is advantageous to the Town. The other option is to simply take a ten year fixed term financing structure. The ten year approach has the risk that we end up collecting more source funding than needed to meet each annual payment, resulting in us earning interest on these funds, but at a lower rate than we are incurring on the debt Using the five year approach allows the interim payment and an opportunity to lower overall interest cost. However, this approach comes with the market rate risk of having higher interest rates for the second five year term than which we could secure today using a ten year term.

Having seen a lot of recent activity in the Leslie Street lands, and having tentative deals on both of the Scanlon Court properties, staff recommend utilizing the two successive five year terms, allowing for land sales proceeds and interim DC collections to reduce the overall cost of borrowing to the town through a mid-point payment.

The Town has several financing options available to consider

The Town has ready access to financing as follows:

- 1. Region of York: fixed rate, closed, ten year debenture financing
- 2. Infrastructure Ontario: fixed rate, closed, debenture financing guaranteed by the Region of York, either ten year term or two successive five year terms.
- 3. Infrastructure Ontario: by amendment agreement, extend our variable monthly interest rate, fully open construction line of credit for up to 20 months, at which time conversion to a long term strategy would be required.

Debentures operate very much the same as a closed, fixed rate home mortgage, where payments are fixed, and no additional or balloon payments are permitted. Transaction costs to implement debenture financing are estimated to be approximately \$5,000. Bank loan financing is not permitted under the Municipal Act and regulations.

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Report No. CFS16-006

Based on the information above, for long term financing, staff suggest it be completed in the form of a five year term debenture with a ten year amortization, followed by a second five year term, five year amortization debenture. This structure would allow balloon payments to be made at the mid-point to apply payments arising from sales of land parcels or faster collection of DC's than anticipated. However, given the very short term anticipated sales of lands and high levels of development charges, staff recommend leaving the Construction Line of Credit in place at the current low variable interest rates until sometime late in 2017 or early 2018, followed by the five plus five debenture approach.

FINANCIAL IMPLICATIONS

The original funding sources and financing strategies for the JOC project are unchanged from those originally proposed at the time of project approval and award. The financing plan included the use of a construction line of credit for the duration of the project, which would require re-evaluation upon project completion.

At present, the amount of the project budget funded by construction line of credit is \$11,677,500. Staff are also aware of the following pending land transactions:

Summer 2016 Scanlon Court – Parks Operations Summer 2016 21-33 Eric T. Smith Way Summer 2016 180 Goulding Avenue Summer 2017 Scanlon Court – IES Operations

In total, these four transactions are expected to yield a combined total of approximately \$8.2 million, which will more than satisfy the outstanding portion of funding for the project from Sales of Lands as originally anticipated. Further, the 2016 and 2017 development seasons are expected to be very busy on the residential side, as well as some activity anticipated on the non-residential lands. Development activity in the following years is expected to begin to wane.

Interest rates continually change and cannot be secured until staff have binding authority to do so. At the time of writing, the prevailing interest rates from Infrastructure Ontario were as follows:

- o Monthly variable construction financing 1.49% pa
- o Fixed rate 5 year term, ten year amortization debenture 1.73% pa
- o Fixed rate 10 year term, ten year amortization debenture 2.41%

In very recent discussions with Infrastructure Ontario, they have offered to extend our 120 day repayment/refinancing period. They advise that in the last five years of operation they have not enforced the 120 day clause, and have many clients opting to stay on the variable monthly construction financing arrangement; some for as long as five years already.

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Report No. CFS16-006

Given the significant but clearly unpredictable DC revenues and land sales expected in the next 20 months, staff recommend that:

- 1. Staff work with IO to extend the existing repayment/refinancing period for up to 20 months, either formally or informally at the discretion of IO; and
- 2. That not later than January 31, 2018, staff be authorized to refinance the construction line of credit into two successive five year term debenture structure with Infrastructure Ontario; and
- 3. The Mayor and Treasurer be authorized to execute any necessary agreements, and or ancillary documentation to give effect to the above.

As the project is now substantially complete and fully funded, all future debt repayments and interest charges will be funded directly from the DC collections and sales of land reserves as necessary.

LINK TO STRATEGIC PLAN

Reporting to Council and the public on the final financing arrangement of the project supports the Strategic Plan principles of transparency and accountability.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

- May direct staff to secure ten year financing from the lowest cost provider of either the Region of York or Infrastructure Ontario, using a single ten year term debenture approach; or
- 2. Other directions.

CONCLUSIONS

The Joint Operations Centre project is now substantially complete. The budget has been fully funded from Development Charge collections to date, sales of land proceeds to date, and a construction line of credit. The construction line of credit requires refinancing into a long term financing structure. Due to expected strong DC collections and likely sale of four parcels of land within the next 20, staff recommend extending the current construction line of credit with Infrastructure Ontario, followed by a five year fixed rate low interest debenture, followed by a second five year debenture, for a total ten year amortization period of the long term debt.

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Report No. CFS16-006

Given the significant but clearly unpredictable DC revenues and land sales proceeds expected in the next 15 months, staff recommend that:

- 1. Staff work with IO to extend the existing repayment/refinancing period for up to 120 months, either formally or informally at the discretion of IO; and
- That not later than January 31, 2018, staff be authorized to refinance the construction line of credit into two successive five year term debenture structure with Infrastructure Ontario, including bringing forward the necessary financing bylaw at the appropriate time; and
- 3. The Mayor and Treasurer be authorized to execute any necessary agreements, and or ancillary documentation to give effect to the above; and
- 4. An information report be prepared for Council upon conclusion of the above.

PREVIOUS REPORTS

CFS13-047 Debt Financing the Joint Operations Centre Construction Project, General Committee, December 3, 2013

IES14-042 Joint Operations Centre – Award of Tender No. IES 2014-49, Council, August 12, 2014

ATTACHMENTS

None

PRE-SUBMISSION REVIEW

Executive Leadership Team - Thursday, April 28, 2016

Prepared by: Dan Elliott, Director of Corporate & Financial Services - Treasurer

Dan Elliott, CPA, CA

Director of Corporate & Financial

Services - Treasurer

Doug Nadorozny

Chief Administrative Officer



TOWN OF AURORA GENERAL COMMITTEE REPORT

No. IES16-047

SUBJECT: Award of Tender IES 2016-27 - For Aurora Community Centre

Parking Lot Reconstruction and Streambank Improvements

FROM: Ilmar Simanovskis, Director of Infrastructure & Environmental

Services

DATE: May 17, 2016

RECOMMENDATIONS

THAT Report No. IES16-047 be received; and

THAT Tender IES 2016-27 – for Capital Project No. 72133 For The Aurora Community Centre Parking Lot Reconstruction and Streambank Improvements be awarded to DPSL Group Ltd. in the amount of \$1,763,860.10 excluding taxes; and

THAT additional funding in the amount of \$482,999.24 be provided for Capital Project No. 72133, the Aurora Community Centre Parking Lot reconstruction and Streambank Improvements from the Storm Sewer Reserve; and

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

PURPOSE OF THE REPORT

To receive Council's authorization to award Tender IES 2016-27 to DPSL Group Ltd.

BACKGROUND

The parking lot and walkways serving the Aurora Community Centre (ACC) are showing significant signs of deterioration. Numerous cracks and potholes in the pavement as well as cracking in the concrete walkways and curbs are present. The streambanks adjacent to the ACC are also eroding towards the parking lot creating a potential hazard. The project includes full depth reconstruction of the asphalt parking area, new curbs, permeable walkways and trails, bio-swales, the rehabilitation of the eroding streambanks adjacent to the parking lot and new LED lighting. Funding in the amount of \$285,000 has been secured from the Lake Simcoe Regional Conservation Authority (LSRCA), the federal government and private businesses, subject to the project being completed before the end of 2016. This project is included in the most recent 10-year capital plan.

- 2 -

Report No. IES16-047

COMMENTS

1.0 Project Description

The Aurora Community Centre parking lot reconstruction and streambank improvements project will include the following works:

- Removal of existing asphalt, curbs and walkways;
- New full depth reconstruction of asphalt parking area;
- New curbs and walkways;
- Permeable parking areas and permeable trails;
- · Rehabilitation of eroding stream embankments;
- New storm sewers:
- Stormwater treatment provided by rain gardens and bioswales;
- Relocation of existing LED lights and installation of additional new LED lights;
- Landscaping;
- 15 additional parking stalls overall (7 new standard parking stalls, 6 additional disabled parking stalls and 2 new bus parking stalls).

The Town's Comprehensive Stormwater Management Master Plan has identified this project as one of the best pilot projects in the Town for the use of Low Impact Development (LID) controls for the storm runoff by having a high community appeal with high volume of visitors and exposure. Currently the parking lot has very limited stormwater management control on site and there is also erosion of the creek embankments adjacent to the parking lot. By reconstructing the parking lot and addressing the creek erosion, the operation and maintenance of this property will improve considerably. By using LIDs control, the Town will provide storm water quality and quantity control, water balance and erosion control to a site that had no storm water runoff control in the past, following the commitment to a sustainable stormwater infrastructure that protects and conserves the environment.

2.0 Tender Opening

A total of 104 firms picked up the tender documents, and on April 21, 2016 the Tender Opening Committee received 11 compliant bids. The lowest compliant bidder for this tender was DPSL Group Ltd. as summarized in Table 1.

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Report No. IES16-047

Table 1

| | FIRM NAME | TOTAL BID (excluding taxes) |
|----|--|--------------------------------|
| 1 | DPSL Group Ltd. | \$1,901,860.10* |
| 2 | Melfer Construction Inc. | \$1,950,740.00* |
| 3 | Harvie Construction Inc. | \$2,187,600.63 |
| 4 | Mopal Construction Ltd. | \$2,238,272.00* |
| 5 | Euro Landscape Construction & Grounds Inc. | \$2,401,095.64* |
| 6 | Blackstone Paving & Construction Limited | \$2,426,306.75* |
| 7 | Titanium Contracting Inc. | \$2,471,065.20* |
| 8 | Bondfield Construction Company Limited | \$2,500,743.24* |
| 9 | CSL Group Ltd. | \$2,734,954.84* |
| 10 | Aqua Tech Solutions Inc. | \$3,049,542.00* |
| 11 | Serve Construction Ltd. | \$3,244,756.00* |

^{*} Corrected total due to math error(s) in Tender

Verification of the tenders was undertaken by Town staff. DPSL Group Ltd. has successfully completed similar projects and received good performance reviews from contacted references.

3.0 Project Schedule

The Contract is expected to commence in June 2016 and be completed in approximately 60 working days. Prior to the commencement of construction, the Contractor is responsible to prepare and submit a construction sequencing plan for approval by the Town, in order to demonstrate that the reconstruction work will be conducted in such a way to minimize disruption to the Aurora Community Centre parking lot and access/egress routes. The Contractor will maintain an access/egress route for building patron vehicles, pedestrians and emergency service vehicles to at least one of the Aurora Community Centre entrances at all times. Also, the Contractor will ensure that the construction site is safe and secure with the minimum parking and access requirements for all the events that will take place during construction at the Aurora Community Centre, Machell Park and Fleury Park. A complete list of events to take place at the Aurora Community Centre, Machell Park and Fleury Park has been included in the contract.

LINK TO STRATEGIC PLAN

This project supports the Strategic Plan Goal of Supporting an Exceptional Quality of Life for all by investing in sustainable infrastructure.

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Report No. IES16-047

ALTERNATIVE(S) TO THE RECOMMENDATIONS

Council may choose to not award this project. The Tender evaluation process meets all requirements of the procurement by-law and awarding this contract is the next step in fulfilling the requirements of the tendering process. If Council chooses to not award this contract, there will continue to be higher maintenance costs associated with the aging parking structure and the loss of benefit from environmental control improvements, and the loss of \$285,000 in funding secured for this project from different environmental agencies and private businesses.

FINANCIAL IMPLICATIONS

Table 2 is a financial summary for Capital Project 72133 as based on the tender submitted by DPSL Group Ltd..

Table 2

| Approved Budget | |
|---|----------------|
| Capital Project 72133 | \$1,419,500.00 |
| Total Approved Budget for Construction | \$1,419,500.00 |
| Less previous commitments | \$0.00 |
| Funding available for subject Contract | \$1,419,500.00 |
| Contract Award excluding HST | \$1,763,860.10 |
| Non-refundable taxes (1.76%) | \$31,043.94 |
| Engineering Inspection (Under Separate P.O.) | \$10,000.00 |
| Geotechnical Inspection (Under Separate P.O.) | \$5,000.00 |
| Arborist Inspection (Under Separate P.O.) | \$2,000.00 |
| Sub-Total | \$1,811,904.04 |
| Contingency amount (5%) | \$90,595.20 |
| Total Funding Required | \$1,902,499.24 |
| Budget Variance | -\$482,999.24 |
| Grant Funding Received from LSRCA to date | \$40,000.00 |
| Grant Funding Payable Upon Completion | \$245,000.00 |
| Budget Variance Upon Project Completion | -\$197,999.24 |

The budget for construction has been approved at the end of 2014, and although the DPSL Group Ltd. bid is very competitive, market conditions resulted in all bids being above the approved funding.

- 5 -

Report No. IES16-047

The approved construction budget of \$1,419,500 is provided from the Building R&R reserve (\$1,012,900) and the storm sewer reserve (\$406,600).

Given the fact that the lowest bid of \$1,901,860.10 is above the approved budget, staff has reduced the scope of work with \$138,000 by deleting a few low value items related to erosion and sediment control and pipe insulation during construction, to a total contract price of \$1,763,860.10.

Additional funding in the amount of \$482,999.24 is required to fund the project. Once completed, grant commitments will be received in the amount of \$285,000 which will result in a net budget increase of \$197,999.24. It is recommended that the budget variance of \$482,999.24 be provided from the storm sewer reserve.

CONCLUSIONS

The tender review has complied with the Procurement By-law requirements and it is recommended that Tender IES 2016-27 – For Aurora Community Centre Parking Lot Reconstruction and Streambank Improvements be awarded to DPSL Group Ltd.in the amount of \$1,763,860.10, excluding taxes.

The budget variance of \$482,999.24 required to complete the project is recommended to be provided from the storm sewer reserve. Upon completion of the project, a total of \$285,000 will be received in grants from the federal government, LSRCA and private businesses.

PREVIOUS REPORTS

None

ATTACHMENTS

• Appendix 'A' – Key plan showing location of proposed works.

PRE-SUBMISSION REVIEW

Executive Team Leadership Meeting, April 28, 2016

Prepared by: Glen McArthur, Municipal Engineer - Ext. 4322

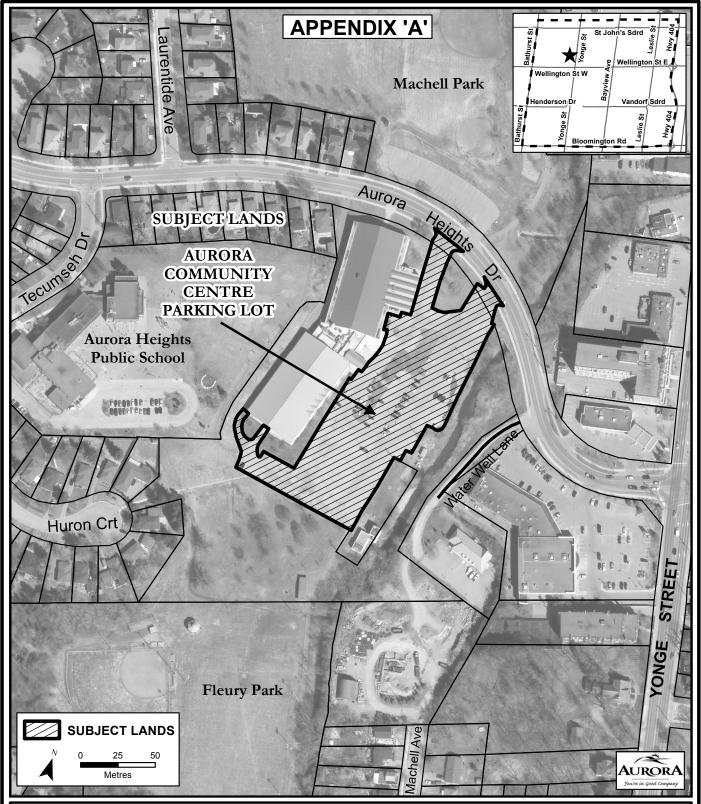
Ilmar Simanovskis

Director, Infrastructure &

Environmental Services

Doug Nadorozny

Chief Administrative Officer



KEY PLAN AURORA COMMUNITY CENTRE PARKING LOT RECONSTRUCTION AND STREAMBANK IMPROVEMENTS

INFRASTRUCTURE AND ENVIRONMENTAL SERVICES DEPARTMENT

ES16-047

Map created by the Town of Aurora Infrastructure & Environmental Services Department, April 15th, 2016. Base data provided by York Region and Aurora - GIS. This is not a legal survey



TOWN OF AURORA GENERAL COMMITTEE REPORT

No. IES16-048

SUBJECT: Award of Tender IES2016-36- Supply and Installation of a New Motor

Fuel Dispensing Facility for the Operations Centre

FROM: Ilmar Simanovskis, Director of Infrastructure & Environmental

Services

DATE: May 17, 2016

RECOMMENDATIONS

THAT Report No. IES16-048 be received; and

THAT Tender IES 2016-36 for the Supply and Installation of a New Motor Fuel Dispensing Facility for the Operations Centre be awarded to Claybar Contracting Inc. in the amount of \$124,900.00 excluding taxes for Part "A" only; and

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

PURPOSE OF THE REPORT

The purpose of this report is to award the Request For Proposal IES 2016-36 Part "A" to Claybar Contracting Inc. for the supply and installation of a new motor fuel dispensing facility, in accordance with the Town's Procurement By-law.

BACKGROUND

Currently, the fuel dispensing system for both diesel and gas is located at the operations yard at 9 Scanlon Court. The Scanlon Operations yard has been sold and is scheduled for release in the summer of 2016. The current system contains an underground tank setup with aging pumps. This system will be decommissioned as part of the sale of lands.

Council awarded the contract to build the new Operations Centre in the fall of 2014, as part of the overall approved budget for the supply and installation of a new fuel system was considered as a contingency item and would be considered once sufficient funds were identified as available for the system.

The necessary funding was verified in early 2016 and the tender for the fueling system was initiated in March.

- 2 -

Report No. IES16-048

COMMENTS

Options were looked at for available fuelling needs for current and future fleet requirements as it services both The Town of Aurora and Central York Fire Services fleets. The result of the findings is that an on-site fuel delivery system is the best viable option with two significant findings:

- Cost savings with the ability to purchase fuel in bulk.
- Providing The Town and Central York Fire Service fleets' fuel supply during emergencies as it will be powered through the backup generator at the Operations Centre.

The new system will continue to provide both Gas and Diesel.

As part of tender IES 2016-36 there are two sections to bid on:

- Part "A", for the supply and installation of a new motor fuel dispensing facility
- Part "B", for the supply, installation, training and support of a fuel management system.

Currently, it is recommended to only award Part "A 'of the tender. Part "B", being the electronic fuel management system is not essential to the pump operations but does provide additional dispensing tracking and data analysis. The Completion of Part "B" will take place at a later date and will be requested within the 2017 capital budget.

Bid Opening

A total of 24 companies picked up the tender documents and on April 19, 2016 the Tender Opening Committee received 4 compliant bids.

Table 1

| Bidder | Part A | |
|---------------------------------|--------------|--|
| Claybar Contracting Inc. | \$124,900.00 | |
| Cannington Construction Limited | \$148,500.00 | |
| Kenstruct Ltd. | \$159,900.00 | |
| Comco Canada Inc. | \$172,699.00 | |

The Town of Aurora is currently recommending the award of Part "A" of this RFP only which is the storage tanks and dispensing equipment. Awarding only Part "A" to Claybar Contracting Inc. provides the greatest value advantage and benefit to the Town based on the prices submitted.

- 3 -

Report No. IES16-048

LINK TO STRATEGIC PLAN

This project supports **Objective 2: Invest in sustainable infrastructure**Maintain and expand infrastructure to support forecasted population growth through technology.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

Council may choose to not award this project. The Tender evaluation process meets all of the requirements of the procurement by-law and awarding this contract is the next step in fulfilling the requirements of the tendering process.

FINANCIAL IMPLICATIONS

Funding is from the contingency within capital project number 34217 for the Joint Operations Centre. The total amount required for this project including non-refundable taxes is \$127,100. Complete budget status for this funding requirement can be found within report IES16-049, Facility Project Status Report.

CONCLUSIONS

It is recommended that the contract for the supply and installation of a new motor fuel dispensing facility be awarded to Claybar Contracting Inc. for the amount of \$124,900 plus taxes.

PREVIOUS REPORTS

N/A

ATTACHMENTS

None

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Report No. IES16-048

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting of April 28, 2016.

Prepared by: Phillip Galin, Manager of Facilities, Property & Fleet. Ext 4323

Ilmar Simanovskis

Director, Infrastructure & Environmental Services

Doug Nadorozny

Chief Administrative Officer



TOWN OF AURORA GENERAL COMMITTEE REPORT

No. IES16-049

SUBJECT: Facility Projects Status Report

FROM: Ilmar Simanovskis, Director of Infrastructure & Environmental

Services

DATE: May 17, 2016

RECOMMENDATIONS

THAT Report No. IES16-049 be received for information.

PURPOSE OF THE REPORT

This report provides Council with an update on the following facility projects:

New Joint Operations Centre (JOC)

BACKGROUND

Council approved the following projects as part of the annual capital planning process:

No. 34217 - Joint Operations Centre

This project is significant to both the community and the Town. To facilitate in providing timely information, staff is providing monthly reports to Council on the progress of this project. Additional approvals and requirements for Council direction will be either included in this monthly report or augmented with an additional staff report depending on the need.

The reporting process will continue until satisfactory completion of this project or as directed by Council.

COMMENTS

Joint Operations Centre

Activities completed since last report ending April 30, 2016:

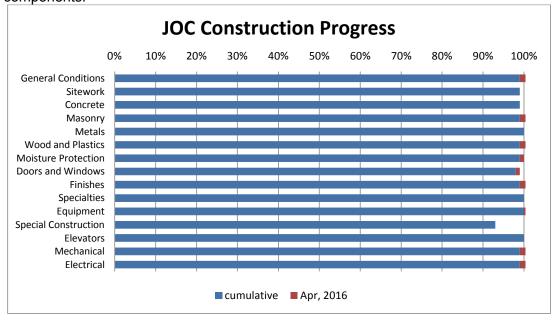
- The building achieved occupancy status On April 8th.
- Staff initiated building preparations for the move during the week of April 11th.
- Administrative staff and the Mechanics Staff began operations in the building on April 18th.

- Remaining operations staff have transitioned to the new facility as of April 29th.
- There will continue to be transition activity from the old facility as any remaining equipment and material are moved. This process can continue up to June 30th as staff prepares the old site for close of sale.
- The Contractor is continuing to complete deficiencies and will be on site periodically until any outstanding items are completed.

Table 1

| Milestone | Estimated Completion Date |
|----------------------------------|---------------------------|
| Site Works | Aug/14 to Dec/15 |
| Office Building | • |
| Foundations | Mar 2015 |
| Basic Structure | May 2015 |
| Building Water Tight | July 2015 |
| Exterior Cladding | Sept 2015 |
| Mechanical/Electrical | July 2015 |
| Interior Finishes | Dec 2015 |
| Garage Areas | |
| Foundations | April 2015 |
| Basic Structure | Jun 2015 |
| Exterior Envelope | Aug 2015 |
| Interior Finishes | Oct 2015 |
| Final Commissioning and Closeout | April 2016 |
| Move in activities | Mar-June 2016 |

The following figure provides a summary of progress to date based on construction components:



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Financial and Schedule Update

The project remains on schedule and on budget.

Financial Monitoring Task Force Meeting

The Financial Monitoring Task Force met on May 2, 2016 and reviewed the project status as well as the detailed budget reconciliation requested by Council. This additional information is presented in the financials section.

LINK TO STRATEGIC PLAN

Investing in sustainable infrastructure: By using new technologies and energy and environmentally conscious design and building practices.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

None

FINANCIAL IMPLICATIONS

Joint Operations Centre (JOC):

Funding approvals and commitments for the Joint Operations Centre (JOC) are summarized in the following table as based on Council recommendations from the August 12, 2014 Meeting.

Table 2- Approved Funding and Contract Commitments

| Construction and Related Costs: | Base | Summary | |
|---|------------|---------------|--|
| | Financial | Financials to | |
| | | Date | |
| Buttcon Limited Contract Award (excluding optional items) | 17,004,000 | 17,004,000 | |
| Approved Buttcon Change Orders to Date | | 660,811 | |
| Non-refundable taxes (1.76%) | 299,270 | 299,270 | |
| Fees for One Space Architects Unlimited Inc. | 954,084 | 1,145,944 | |
| Third Party Engineering | | 68,600 | |
| FF&E and Internal IT costs | 125,000 | 125,000 | |
| Third party testing services (soils, concrete, building envelope) | 150,000 | 150,000 | |
| Project Management Services | | 129,800 | |
| Permit and Related | | 142,800 | |
| Utilities Connection Fees | | 76,500 | |
| Pre-Selected Office Partitions | | 315,000 | |
| Subtotal | 18,532,354 | 20,117,725 | |
| Contingency Allowance | 1,853,235 | 267,864 | |
| Project Construction Budget | 20,385,589 | 20,385,589 | |

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Table 3- Contract Change Log

| Change Order Group 1 added to contract value (Report No. IES14-057) | 653,632 |
|--|-----------|
| Change Order Group 2 added to contract value (Report No. IES15-010) | 93,000 |
| Change Order Group 3 added to contract value (Report No. IES15-023) | 100,048 |
| Change Order Group 4 added to contract value (Report No. IES15-032) | nil |
| Change Order Group 5 added to contract value (Report No. IES15-037) | 31,343 |
| Change Order Group 6 added to contract value (Report No. IES15-039) | -175,449 |
| Change Order Group 7 added to contract value (Report No. IES15-053) | Nil |
| Change Order Group 8 added to contract value (Report No. IES15-058) | Nil |
| Change Order Group 9 added to contract value (Report No. IES15-068) | 287,587 |
| Change Order Group 10 added to contract value (Report No. IES16-001) | (542,120) |
| Change Order Group 11 added to contract value (Report No. IES16-017) | 116,175 |
| Change Order Group 12 added to contract value (Report No. IES16-024) | 117,786 |
| Change Order Group 13 added to contract value (Report No. IES16-040) | 22,978 |
| Subtotal | 704,980 |
| | |
| No. 110 Credit for overhead door paint | (5,000) |
| No. 111 Main entrance soffit lighting | 841 |
| No. 112 Remaining cash allowance (unspent) | (40,010) |
| Change Order Group 14 added to contract value | 0 |
| Total Change Order value to date | 660,811 |

There is expected to be up to an additional \$20,000 in change orders that are being verified by the Architect and have not been included in the table above. However, they have been included in the detail reconciliation below to allow for a more accurate assessment of the project status.

Summary Project Financial Reconciliation

The following Table 4 is an expanded detail of the budget categories summarized in Table 2 above. The notable difference is the allowance for the non-refundable tax which has been distributed and allocated to the cost centres where appropriate.

The first column provides the Approved Budget as has been reported in Table 2 above.

The Second and third Columns provide details on the financial commitments to each of the project vendors. To date there is a total financial commitment of \$20,096,817.

There are also a number of high priority items that are planned to be included in the project but that have been deferred until now to ensure sufficient funding was available within the approved budget of \$20,385,589. Some of the highest priority items are identified in the section titled Ongoing Works and are necessary as the building outfitting continues. Other necessary items that are beyond the available funding through this capital project will be addressed through the operating budget (as ongoing costs in future years) or will be brought forward through the capital planning process similar to other capital investment needs.

The remaining column provides additional detail on the total payments made and

outstanding work to be completed.

Table 4- Summary Project Financial Reconciliation

| | Approved | Committed | Total | Value of Work | Holdback | Paid to Date | Outstanding |
|--|--|---------------------|------------|-----------------|------------|-----------------|--|
| | Budget | ļ | Committed | Completed | Amount | <u> </u> | Commitments |
| Construction Costs | 17.001.000 | 17.004.000 | | | | - | |
| Buttoon Total Approved to Date | 17,004,000 | 17,004,000 | - | 1 | | 1 | |
| Estimated Change Orders to Complete | 660,811 | 680,000 | | 1 | | 1 | |
| Non-Refundable Tax | - | 311,238 | 47.005.000 | 47.005.000 | 4 704 774 | 10.040.400 | 4 704 774 |
| Subtotal Architecture Costs | | | 17,995,238 | 17,995,238 | 1,781,771 | 16,213,468 | 1,781,771 |
| | 1 145 044 | 1 145 044 | | | | - | |
| One Space Costs Non-Refundable Tax | 1,145,944 | 1,145,944 20,169 | | | | - | |
| Subtotal | | 20,109 | 1,166,113 | 1,080,156 | | 1,080,156 | 85,957 |
| | 60 600 | _ | 1,100,113 | 1,060,150 | | 1,000,130 | 65,957 |
| Third Party Engineering Gerrits Engineering | 68,600 | 80,800 | 80,800 | 80,800 | | 80,800 | - |
| | 405.000 | 60,600 | 60,600 | 60,600 | | 80,800 | - |
| FF&E and Internal IT Costs | 125,000 | 27.000 | | 27.000 | | 27.000 | |
| IT Costs | - | 37,066 | | 37,066 | | 37,066 | |
| Site Signage Ackland Supply | - | 2,760 6,750 | | 2,760 6,750 | | 2,760 6,750 | |
| | | | | | | | |
| Tree Buffer Cages and Shelving | - | 4,930 11,000 | - | 4,930 11,000 | | 4,930 11,000 | 1 |
| Subtotal | | 11,000 | 51,506 | 11,000 | | 11,000 | |
| Third Party Testing Services | 150,000 | 1 | 31,500 | + | | _ | |
| Soil Eng | 150,000 | 105,000 | - | 97,382 | | 97,382 | 7,618 |
| NEL Engineering | | 22,635 | | 22,635 | | 22,635 | 7,010 |
| Bore Holes | | 707 | - | 707 | | 707 | - |
| Subtotal | | 707 | 128,342 | 101 | | 101 | - |
| | 129,800 | - | 120,342 | _ | | | - |
| Project Management Services MHPM | 129,600 | 129,800 | 129,800 | 123,781 | | 123,781 | 6.019 |
| Permits and Related | 142,800 | 129,600 | 129,600 | 123,761 | | 123,761 | 6,019 |
| | 142,800 | 8,977 | | 8,977 | | 8,977 | - |
| Printing Costs LSRCA Permits | | 2,100 | | 2,100 | | 2,100 | - |
| Building/ Plumbing Permits | | 107,392 | | 107,392 | | 107,392 | - |
| Sprinkler Permit | | 275 | | 275 | | 275 | |
| LEED Registration | | 1,180 | | 1,180 | | 1,180 | - |
| Video and still footage | | 7,685 | + | 7,685 | | 7,685 | - |
| Subtotal | | 7,005 | 127,609 | 7,000 | | 7,000 | <u> </u> |
| Utilities Connection Fees | 76,500 | <u> </u> | 127,003 | 1 | | _ | |
| Power Stream Permits | 70,300 | 47,477 | | 47,477 | | 47,477 | _ |
| Enbridge | | 9,924 | | 9,924 | | 9,924 | _ |
| Enbridge | | 12,000 | | 12,000 | | 12,000 | _ |
| Power Stream Pole Relocate | | 16,149 | | 16,149 | | 16,149 | - |
| Bell for Elevator | | 315 | | 315 | | 315 | - |
| Subtotal | | 0.0 | 85,865 | 1 0.0 | | 0.0 | |
| Pre-Selected Office Partitions | | | | | | | |
| Furniture VOR Agreement | 315,000 | 315,000 | 1 | 270,000 | | 270,000 | 45,000 |
| Non-Refundable Tax | 5.5,550 | 5,544 | <u> </u> | 2. 5,550 | | 2.0,000 | .5,500 |
| Subtotal | 1 | 5,5.4 | 320,544 | 1 | | | |
| Non-Refundable Tax | 299,270 | | 020,014 | | | | |
| Subtotal | 20,117,725 | 20,096,817 | 20,085,817 | 19,946,678 | 1,781,771 | 18,164,907 | 1,931,909 |
| Ongoing Works | 20,,,,20 | 20,000,017 | 20,000,017 | .0,0.0,0.0 | ., 1,7 7 1 | .0,.04,007 | .,001,000 |
| Fueling System (Report IES16-048) | | 127,100 | † | | | | |
| Landscape plantings | | 40,000 | † | | | | |
| Greenhouse floor | | 60,000 | 1 | | | | |
| electrical equipment outfitting | | 10,000 | 1 | | | | |
| FF&E | | 51,672 | 1 | | | | |
| Subtotal of Ongoing Works | | 288,772 | 1 | | | | |
| Total Project Costs | | 20,385,589 | 1 | | | | |
| Budget | 20,385,589 | 20,385,589 | 1 | | | | |
| Remaining Uncommitted Contingency | 267,864 | 0 | i | | | | |
| remaining oncommitted contingency | 201,004 | | J | | | | |

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Report No. IES16-049

CONCLUSIONS

This report is provided to Council as an ongoing communication on the progress of the New Joint Operations Centre.

PREVIOUS REPORTS

Infrastructure and Environmental Services

The Facilities Status Report is provided to Council on a monthly basis.

ATTACHMENTS

None

PRE-SUBMISSION REVIEW

Executive Leadership Team meeting of April 28, 2016.

Prepared by: Ilmar Simanovskis, Director Infrastructure & Environmental

Services, Ext. 4371

Ilmar Simanovskis

Director, Infrastructure &

Environmental Services

Chief Administrative Officer



No. IES16-050

SUBJECT: Suspension of Winter Overnight Parking Restrictions

FROM: Ilmar Simanovskis, Director Infrastructure and Environmental

Services

DATE: May 17, 2016

RECOMMENDATIONS

THAT Report No. IES16-050 be received; and

THAT a pilot project to suspend winter overnight parking except during snow events be implemented for the 2016/2017 winter season.

PURPOSE OF THE REPORT

To provide Council with information on a Council Motion to implement a pilot program to suspend winter overnight parking restrictions for the 2016/2017 winter season.

BACKGROUND

The following motion was passed at Council on January 26, 2016:

THAT Motion for Which Notice Has Been Given (f); Re: Winter Overnight Parking Restrictions be referred to staff for a report on implementing a pilot project for the 2016/2017 winter season.

The Winter Overnight Parking Restrictions Motion was on the General Committee agenda of January 19, 2016. This report provides information that responds to the Council motion.

COMMENTS

Winter overnight parking restrictions are a common practice which allows for unrestricted road access for effective snow removal

The Parking Control By-law provides on street parking restrictions from 2:00 a.m. to 6:00 a.m. from and including November 15th of each year, to and including April 15th of the following year, to allow for effective clearing of snow. This time period is used to clear snow from roads when there are significant accumulations or when on-street

parking during the daytime operations is interfering with snow removal. This is a common practice for most municipalities to allow for effective and safe snow removal operations.

Three hour parking limitation is commonly used in other jurisdictions in York Region

Three-hour parking limits are common in most municipalities. All York Region municipalities currently have a three-hour limit with the exception of the Town of Aurora. In addition, under the Region of York's Parking By-law, all Regional roads including Wellington Street, Bayview Avenue, Leslie Street, Bloomington Road and St. John's Sideroad in The Town of Aurora have a three-hour parking limit.

The specific conditions in each of the municipalities consist of:

Aurora:

Parking is allowed up to 24 hours unless otherwise posted.

East Gwillimbury:

• There is a 3 hour maximum parking limit on all streets within the Town unless otherwise posted all year round restriction.

Georgina:

 No vehicle can be parked on any street for more than three hours unless otherwise posted.

King:

Parking on roadways prohibited (signs not required) – for more than three
 (3) consecutive hours all year round.

Markham:

• Does not have a town-wide 3-hour limit. However, parking is prohibited between 2:30 a.m. and 6:00 a.m. daily, unless otherwise posted.

Newmarket:

 No vehicle is permitted to park for more than three (3) consecutive hours on any street in Newmarket except between the hours of 7:00 p.m. to 11:00 p.m. unless otherwise posted.

Richmond Hill:

- No parking for a period exceeding three hours at any time on any highway except between the hours of 5:00 p.m. and midnight.
- No parking on a highway between the hours of 3:00 a.m. and 6:00 a.m.

• No parking on a highway between the hours of 1:00 a.m. and 7:00 a.m. from December 1 to March 31 for the clearing of snow from the highway.

Vaughan:

• Parking is prohibited for longer than 3 hours between 6:00 am and 6:00 pm and parking is prohibited on all streets between 2:00 a.m. to 6:00 a.m.

Whitchurch-Stouffville:

 There is a 3-hour limit for on-street parking year round. Winter Parking Restrictions take effect December 1st through to and including March 3rd between 2:00 a.m. and 6:00 a.m.

Staff has investigated the innovative model used in Ottawa

Ottawa has an innovative model to address both increased parking availability as well as meeting the needs of winter operations. The Ottawa model has the following features:

- Overnight parking restrictions are not in place as long as a snow event of defined accumulation is not occurring.
- Senior staff is authorized to invoke overnight parking restrictions when a forecast of snow that meets the criteria is reported.
- Once invoked, the parking restriction is in force until announced by senior staff.
- Notifications to the public are through notices to the local media or other agreed means.
- The restriction applies to all vehicles, including those with on-street parking permits.
- Non-compliant vehicles are usually towed and moved a few blocks to a nearby street where snow removal has already taken place. All towed vehicles are logged and Police Services keep track on location of all vehicles.

Benefit of this approach is better aligned parking availability with suitable road conditions

The Ottawa model provides a higher level of service to the on-street parking community as parking is essentially permitted at all times except when signs are posted and weather conditions dictate the need for parking restrictions to facilitate snow removal. Provided that effective communication with the parking public can be achieved, this approach would refine the winter management program to maximize on-street parking availability while providing sufficient authority to restrict parking when needed for operational activities. Staff are in support of trying out a pilot program and evaluate this concept, whether it fits the broader operational objective of increasing service levels through better practices.

Change to parking control activities could be necessary resulting in some loss of revenue

The current practice during winter parking restriction periods is to provide enforcement staff for overnight patrol during the winter period that the parking restrictions exist. Should overnight parking be allowed, this patrol shift would not necessarily be required. In addition, there is an expected loss of revenue in the order of \$75,000 to 85,000 in fines.

There is also a possible need to have overnight enforcement available for those periods when a snow event would require enforcement of restricted on-street parking. It is therefore expected that changing the current parking by-law would require changing staff shifts in advance of the snow event.

Culture change is a significant risk consideration

Both seasonal parking restrictions as well as a snow event based model such as Ottawa's can be successful. The single largest challenge that will be encountered will be managing the community feedback and complaints resulting from such a significant change to exiting parking restriction practices in Aurora. The mitigation strategy for this risk is as follows:

- Extensive community communication
- Increased awareness and attention to parking complaints
- Reminder that being a pilot, this program can revert to current practices in the following season
- · Public surveys to understand community perspective

As with any change to service levels, there will be participants in support of the change and those not agreeing to the change. This pilot project could prove to generate significant community feedback both to Council members and to staff as it is a Town wide initiative that impacts an important service (on street parking and snow removal) to the community.

Opportunity to pilot this program during the 2016/2017 winter season

Should Council wish to pilot a model similar to Ottawa, this could be implemented for the 2016/2017 winter season. The implementation would consist of the following:

- Cover all winter restriction signs posted throughout the Town.
- Develop web based/social media communication channels for notification protocol.

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- Provide weekly notice board messaging on aspects of pilot program starting in September.
- Provide for first infraction grace notice to on-street parked vehicles during a declared event.
- Activate a community survey for February and March to gain community feedback on the program.
- Report back to Council in Spring/Summer 2017 with the results and community feedback.

As this program has operated successfully in Ottawa, there is every expectation that this pilot program would be successful provided the community is effectively engaged.

LINK TO STRATEGIC PLAN

Strategic Plan Goal of Supporting an Exceptional Quality of Life for All

Objective 1: Improve transportation, mobility and connectivity

- Examine traffic patterns and identify potential solutions to improve movement and safety for motorists and pedestrians.
- Explore partnership options to support the transportation needs of the Town's changing demographics.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

Council has the option of not changing the current parking restrictions or to initiate a pilot program for the 2016/2017 winter season.

Alternately, Council may direct staff to reduce the risk of community concern by limiting the pilot program area to only a portion of Town.

FINANCIAL IMPLICATIONS

There are no significant anticipated costs to implement the pilot program. However, there will be an expected reduction in parking fine revenues of \$75,000 – \$85,000.

CONCLUSIONS

The concept of a seasonal parking restriction that responds to winter weather conditions when needed is something that has been employed in the City of Ottawa for some time. This concept can be applied at the Town with minimal adjustment to the current winter program and will result in increased on-street parking availability through the winter season.

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There is an expectation that there will be a loss of fine revenue which will be evaluated once a pilot program is completed.

PREVIOUS REPORTS

None

ATTACHMENTS

None

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting of April 28, 2016

Prepared by: Jamal Massadeh, Traffic Transportation Analyst - Ext. 4374

∐mar Simano√skis

Director, Infrastructure &

Environmental Services

Doug Nadorozny

Chief Administrative Officer



TOWN OF AURORA GENERAL COMMITTEE REPORT

No. IES16-051

SUBJECT: Speed Cushion Pilot Project Survey Results

FROM: Ilmar Simanovskis, Director of Infrastructure & Environmental

Services

DATE: May 17, 2016

RECOMMENDATIONS

THAT Report No. IES16-051 be received; and

THAT based on the survey results, the speed cushion pilot project installation not be implemented.

PURPOSE OF THE REPORT

This report has been prepared to provide Council with the survey results of the speed cushion installation pilot project.

BACKGROUND

On February 2, 2016, the General Committee considered Report IES16-009 – Speed Cushion Pilot Project Follow-Up, and adopted the following recommendation:

THAT Report No. IES16-009 be received; and

THAT staff be directed to conduct the public consultation as set out in Report No. IES16-009; and

THAT staff report back on the outcomes of the public consultation, and include an analysis of alternative measures that can be used to address speed on Town streets.

COMMENTS

Public survey letter was sent to all identified areas

The initial count of residences identified 1,410 homes. However, the actual number of mail outs was 1,514 or an additional 104 than reported in February's count. This increase was due to notifications to property owners living outside Aurora. Residences were identified for all five selected community areas being the areas on and around Conover Avenue, Kennedy Street West, Mavrinac Boulevard, McMaster Avenue and

Stone Road, attached, are the Appendix "A" catchment area maps. A survey letter was developed for the residents to cast their vote on their position on the proposed speed cushions. The letters were mailed out on March 21, 2016 and the deadline for residents to cast their vote was April 8, 2016. Although, the survey closed on April 8th staff have received further responses which have also been included in the results.

None of the selected locations met the community support threshold required by warrant 1

The policy indicates that a 70 percent support of all area residents will be required in order to satisfy the installation of the speed cushions on the street. This requires that at a minimum of 70 percent of the residents in the identified areas must cast a "Yes" vote for the warrant to be met. Table 1 below outlines the number of required "Yes" responses in relation to the number of received "Yes" responses in support of the installation.

Table 1 "Yes" Required vs "Yes" Received

| Road | Number of Mailed Letters | Number of "YES" votes needed to meet warrant | Total Responses | "Yes" Responses | Meets Warrant? |
|---------------------|--------------------------------|--|--------------------|--------------------|-----------------------|
| Conover Avenue | 128 | 90 | 30 | 26 (29%) | No Short 64 votes |
| Kennedy Street West | 412 | 288 | 205 | 127(44%) | No Short 161 votes |
| Mavrinac Boulevard | 327 | 229 | 83 | 47 (21%) | No Short 182 votes |
| McMaster Avenue | 196 | 137 | 54 | 38 (28%) | No Short 99 votes |
| Stone Road | 451 | 316 | 115 | 65 (21%) | No Short 251 votes |

None of the identified locations met the warrant 1 for community support.

Other options that may be considered in lieu of hard traffic calming measures (i.e. speed cushions) that would reduce the vehicle operating speeds – soft traffic calming solutions

Council requested staff to report back on the outcomes of the public consultation, and include an analysis of alternative soft traffic measures that can be used to address speed on Town streets. A number of soft solutions that can be used:

Driver's feedback speed display board

Speed display boards are pole-mounted devices equipped with radar speed detectors and an LED display. The boards are capable of detecting the approaching speed of a vehicle and displaying it back to the driver.

When combined with a regulatory speed limit sign, a clear message is sent to the driver that they may be travelling too fast.



The objective is to improve road safety by making drivers aware of their speed. Residents concerned about speeding on their street may request staff to install the speed display board to encourage drivers to modify their speed.

Currently, the Town has seven speed message boards that are used throughout the Town. The boards can be installed temporarily or permanently.

Roadwatch program

This is a community driven program that gives all road users an opportunity to report dangerous and aggressive drivers to the police at www.yrp.ca. Speeding, unsafe lane changes, disobeying traffic lights and stop signs are some typical types of behaviours that qualify for a Roadwatch submission.

Police speed enforcement

The Town of Aurora works closely with The York Regional Police to enforce speed limits and other traffic concerns in the Town. Based on speed data provided by the Town, officers focus their enforcement blitz on times where speeding most often occurs. Residents have the option to contact the police directly by filling a complaint form available at the YRP website for speed enforcement on their street.

Passive traffic calming techniques (i.e. line markings)

Passive traffic calming treatments are simple modifications compared to hard/physical treatment, where pavement markings on roadways can be used to define space for vehicles, such as edge lines and bike lanes as this will clearly indicate the driving lane and provide a sense of road narrowing to encourage motorists to slow down. This technique may not be very effective and will need on-going pavement marking



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maintenance. Motorists who are familiar with the area may drive over the lines, which will cause them to fade quickly.

LINK TO STRATEGIC PLAN

Strategic Plan Goal of Supporting an Exceptional Quality of Life for All

Objective 1: Improve transportation, mobility and connectivity

Examine traffic patterns and identify potential solutions to improve movement and safety for motorists and pedestrians.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

The following alternatives are available to mitigate speeding concerns in the identified areas:

- 1. Install a driver feedback speed display board at any or all locations
- 2. Install passive speed control line markings at any or all the locations

FINANCIAL IMPLICATIONS

There are no financial implications with the preparation of this report. However, should Council decide to implement the pilot project then a budget of \$100,000 will be required for construction. The speed display boards are available in-house and therefore have no cost implication. Installation of passive line painting will have a cost but can be funded from the existing line painting budget and this work continues on an annual basis.

CONCLUSIONS

This report was prepared to provide an update on the speed cushion pilot project installation on Conover Avenue, Kennedy Street West, McMaster Avenue, Mavrinac Boulevard and Stone Road in the Town of Aurora.

A resident survey was conducted to request residents to cast their vote in support of the pilot project. Policy warrant 1 requires a minimum of 70 percent of residences within the survey area to support the installation. Of the five surveyed areas none achieved the required support to meet warrant 1.

Several alternative speed control measures have been identified in the report in response to the motion of February 2, 2016.

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PREVIOUS REPORTS

IES15-027 - Speed Cushions Pilot Project

IES15-054 - Speed Cushions Pilot Project Progress Report

ATTACHMENTS

Appendix "A" - Catchment Area Maps

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting of April 28, 2016

Prepared by: Jamal Massadeh, Traffic Transportation Analyst - Ext. 4374

Doug Nadorozny

Chief Administrative Officer

Ilmar Simanovskis

Director, Infrastructure &

Environmental Services



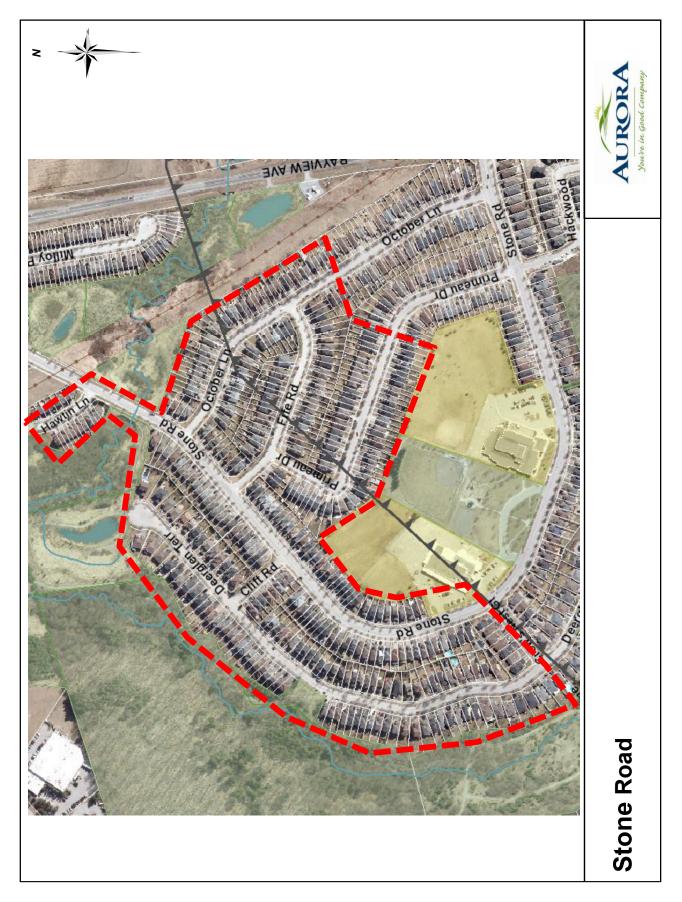




McMaster Avenue









No. IES16-052

SUBJECT: Aurora Youth Soccer Club Request for Club Building

FROM: Ilmar Simanovskis, Director of Infrastructure & Environmental

Services

DATE: *May 17, 2016*

RECOMMENDATIONS

THAT Report No. IES16-052 be received for information; and

THAT this project be referred to the 2017 Budget.

PURPOSE OF THE REPORT

The purpose of this report is to update Council on the viability of building a single use property at the Sheppard's Bush soccer fields.

BACKGROUND

Mr. Brennan of the Aurora Youth Soccer Club (AYSC) requested consideration of his delegation at the January 26, 2016 Council meeting regarding financial support for an Aurora Youth Soccer Club Clubhouse at Sheppard's Bush Conservation Area that would provide change room and shower facilities, particularly for out-of-Town players.

Council approved the following resolution:

THAT the comments of the delegation be received and referred to staff to investigate and report back to Council.

This report provides information on further discussions and investigation work with the soccer club.

COMMENTS

AYSC is seeking funding to construct a new club house

The AYSC has prepared preliminary drawings for a new clubhouse that consists of a kitchen, bathrooms, 4 change rooms and meeting rooms. The building would be 35x35 feet and would consist of three levels with 1,225 sq. ft. per level with a total of 3,675 sq. ft. They have also requested that the Town fund this project.

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Report No. IES16-052

The Aurora Youth Soccer Club property is part of the Ontario Heritage Trust Lands at Sheppard's Bush and is leased by the Town. In addition, the Lake Simcoe Conservation Authority has management jurisdiction over portions of these lands.

The proposed building would be situated within a hill on the property and both the land trust and the conservation authority will permit the project.

The Parks and Recreation Services Department has no objection to the placement of this facility at Sheppard's Bush.

Staff have prepared a class "D" budget estimate \$1,120,000 based on the information provided by the AYSC and is detailed in the financial section. The estimated annual operating cost of the building is \$150,000. This project is currently not identified in the Town's 10 year capital plan and is not part of any long range master plans that have been prepared by the Town.

The schedule for the project would be approximately 4 months for detailed design and 8 to 12 months for construction. Additional time would be required for the Council approvals process. As there is no approved budget for this project, and assuming budget approval would follow the normal capital planning process, the earliest funding would be available is in December 2016 for the 2017 capital year. Based on this timing, the earliest construction might be completed would be the summer of 2018.

LINK TO STRATEGIC PLAN

Encouraging an active and healthy lifestyle: Develop a long-term needs assessment for recreation programs, services and operations to match the evolving needs of the growing and changing population.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

The report is providing estimate information on the preliminary design drawings provided by AYSC. There are no alternative sites or designs being considered at this time.

FINANCIAL IMPLICATIONS

The cost estimate for this project is \$1,120,000 as summarized in the following Table.

Table 1- Cost Estimate

| Class D Estimate (25% variance) | | | | |
|-----------------------------------|-----------|--|--|--|
| Construction cost Estimate | \$800,000 | | | |
| Design Allowance | \$50,000 | | | |
| Contract Administration Allowance | \$120.000 | | | |

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Report No. IES16-052

| Subtotal | \$970,000 |
|--------------------------------|-------------|
| Contingency (15%) | \$150,000 |
| Project Budget Recommendations | \$1,120,000 |

These costs are based on estimates for construction on the proposed site at Sheppard's Bush and could require adjustment if:

- An alternate site is preferred
- Soils investigations (which have not been completed) identify foundation issues in this area
- Building design details and construction materials (which were not provided in the drawings) are more costly than estimated

CONCLUSIONS

This report provides a Class "D" cost estimate for the construction of a club house at Sheppard's Bush based on preliminary sketches provided by the Aurora Youth Soccer Club. The design and construction budget for this project is \$1,120,000 and the estimated annual building operating costs are \$150,000.

PREVIOUS REPORTS

None

ATTACHMENTS

None

PRE-SUBMISSION REVIEW

Executive Leadership Team meeting of April 28, 2016

Prepared by: Phillip Galin, Manager, Facilities, Property & Fleet - Ext. 4323

Ilmar Simanovskis

Director of Infrastructure &

Environmental Services

Doug Nadorozny

Chief Administrative Officer



TOWN OF AURORA GENERAL COMMITTEE REPORT

No. PRS16-022

SUBJECT: Amendment to 2016 Fees and Charges By-law

FROM: Allan D. Downey, Director of Parks & Recreation Services

DATE: May 17, 2016

RECOMMENDATIONS

THAT Report No. PRS16-022 be received; and

THAT an amendment to Schedule "G" Section 19 of the 2016 Fees and Charges By-law be approved; and

THAT the Implementing Bylaw be presented at a future Council meeting.

PURPOSE OF THE REPORT

To update the Fees and Charges By-law to reflect the Fee Schedule associated with the revised Tree Protection By-law coming into effect as of May 24, 2016.

BACKGROUND

At its February 9, 2016 meeting, Council directed that a revised Tree Protection By-law be presented for final approval. Pending final approval of the revised by-law, it will be necessary to amend the current Parks and Recreation section of the Fees and Services By-law to reflect the new fee structure outlined in the new Tree Permit Application.

COMMENTS

The Parks and Recreation Fees and Services section of this By-law did not previously reflect a fee schedule as a result of an oversite most likely attributed to the very low number of tree permit applications that were processed. Regardless, the Fees and Services By-law should contain these fees and with the new more restrictive Tree Protection By-law, it is expected that there will be an increase in the number of tree permit applications and appropriate fees will be applicable.

Report No. PRS16-022

With the restructuring of the Tree Protection By-law, the previous fees that were charged to obtain a Tree Permit will no longer apply because the number of trees that can be removed without a permit are now reduced from four (4) trees to two (2) trees. The previous permit fees were as follows:

Previous Tree Permit Fees in By-law No.

| No. of trees | Tree Size | Permit fee | | |
|--------------|-----------|---------------|--|--|
| 5 | >20 cm | \$415.00 | | |
| 6 | >20 cm | \$490.00 | | |
| 7 | >20 cm | \$565.00 | | |
| 8 | >20 cm | \$640.00 | | |
| 9 or more | >20 cm | \$715.00 max. | | |

Tree permit fees listed in the proposed Fee Schedule below are based on our internal administrative costs associated with permit processing as well as the review of other comparable municipal tree permit fees. For comparison purposes staff has included these fees:

Proposed Aurora Permit Fee Schedule

| No. of trees | Tree Size | Permit fee | Maximum fee |
|--------------|-----------|---------------|-------------|
| 3 | >20 cm | \$200.00 | n/a |
| 4 | >20 cm | \$300.00 | n/a |
| 5 | >20 cm | \$400.00 | n/a |
| 6 | >20 cm | \$500.00 | n/a |
| 7 | >20 cm | \$600.00 | n/a |
| 8 or more | >20 cm | \$100.00 each | \$2,500.00 |
| 1 | >70 cm | \$500.00 | n/a |

Comparator Municipal Permit Fees

| Comparator maniopar r crime r cos | | | | | |
|-----------------------------------|--------------|----------------|---------------|-------------------------------------|----------------|
| Municipality | No. of trees | Processing fee | Permit Fee | Permit fee for each additional tree | Maximum fee |
| Vancouver | 1 | n/a | \$66.00 | \$190.00 | n/a |
| Toronto | 1 | n/a | \$104.96 | \$196.04 | n/a |
| Surrey, BC | 1 | n/a | \$76.00 | \$76.00 | n/a |
| Mississauga | 3 | n/a | \$383.00 | \$87.00 | n/a |
| Vaughan | 2 | \$50.00 | \$150.00 | \$50.00/ea up to a max. of 20 trees | \$,3000.00 |
| Nanaimo, BC | 8 or more | n/a | | \$100.00 each | \$2,500.00 |
| Oakville | 1 | n/a | | \$500.00 | n/a |
| Richmond Hill | 1 | n/a | | \$50.00 | \$400.00 |

It is important to note that tree permit fees are primarily in place to cover the administrative costs associated with processing the actual permits, provision and placement of notification signage including onsite inspection and monitoring requirements.

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Report No. PRS16-022

These fees should not be considered as a means to compensate for the loss of trees. There are a number of provisions within the Tree Protection By-law that will be employed to deal with compensation-related matters. As such, staff will need to evaluate each permit application based on its merits, the individual circumstances and any environmental impacts that may result by the removal or destruction of trees. Only following consideration of these matters will it be possible to determine the commensurate level of compensation required.

LINK TO STRATEGIC PLAN

Updating the 2016 Fees and Charges Bylaw supports the Strategic Plan goal of **Supporting an Exceptional Quality of Life for All** through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Encouraging an active and healthy lifestyle by developing a long-term needs assessment for recreation programs, services and operations to march the evolving needs of the growing and changing population.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

- 1. Council could direct staff to provide alternative fees; however, staff believe that the fees proposed are a true reflection of the costs that will be incurred and that these fees are generally in keeping with the comparator municipalities.
- Further Options as required.

FINANCIAL IMPLICATIONS

No significant implications are expected

CONCLUSIONS

That Council approve the amendment to the 2016 Fees and Charges By-law, to reflect the Fee Schedule proposed for the revised Tree Protection By-law permit application process.

PREVIOUS REPORTS

None.

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Report No. PRS16-022

ATTACHMENTS

None.

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting, Thursday, April 28, 2016.

Prepared by: Jim Tree, Manager of Parks - Ext. 3222

Allan D. Downey

Director of Parks & Recreation Services

Doug Nadorozny

Chief Administrative Officer



TOWN OF AURORA GENERAL COMMITTEE REPORT No. PRS16-024

SUBJECT: Emerald Ash Borer Management Plan Update

FROM: Allan D. Downey, Director of Parks and Recreation Services

DATE: *May 17, 2016*

RECOMMENDATIONS

THAT Report No. PRS16-024 be received; and

THAT the Emerald Ash Borer (EAB) treatment program continue as outlined in this report; and

THAT an expenditure not to exceed \$140,000.00 be approved to engage Tru Green Ltd. to conduct the treatment of the Ash tree inventory in 2016.

PURPOSE OF THE REPORT

To provide an update on the Emerald Ash Borer (EAB) Treatment Program and provide recommendations for Council to consider in the continued treatment of Ash trees.

BACKGROUND

In our previous EAB update report PR15-016 staff committed to providing a further report to Council for the purposes advising Council on the overall effectiveness of the EAB treatment program and the current health of our remaining Ash tree inventory.

As part of the EAB Management Plan, Council authorized the treatment of selected candidate of Ash trees in our Park and on municipal street boulevards. Staff issued a Tender for this treatment in 2013 which was based on a one-year contract including an option to renew the contract in each of the following three years. The Contractor, Tru Green Ltd., has been completing the work of the contract in accordance with the contract specifications and the Town has been very satisfied with the performance of the contractor and the results of their work. Because of this, we are recommending that the contractor be authorized to complete the remaining EAB treatments for 2016.

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Report No. PRS16-024

COMMENTS

At the conclusion of the most recent round of EAB treatments at the end of August 2015, the entire Ash tree inventory of candidate trees received the second application of EAB control product and are now entering the final year of the contract with the EAB treatment service provider, Tru Green Ltd.

From all indications EAB populations are either at or near their peak and as a result it can be confidently stated that 100% of untreated Ash trees within the Town of Aurora are now deceased or showing advanced evidence of EAB infestation. Staff also believe that without preventative treatment our entire ash tree inventory would now be in a non-treatable state with the only option being removal and replacement.

It appears that the EAB treatment program has been generally successful in that the majority of treated Ash Trees have responded favourably; however, staff are seeing some Ash trees that have either not responded favourably or were not suitable candidates for treatment resulting in there being a number of Ash trees that will likely need to be removed each year until the EAB insect population declines. Staff are also continuing to monitor the condition of Ash trees and the effectiveness of the preventative treatment program and will report back to Council in the event there are any new developments or changes to the EAB Management protocol should the need arise.

Staff previously introduced an alternative treatment product which was approved by Council. This product, commonly known as IMAJet was used to treat the entire inventory of remaining Ash Trees during the 2015 treatment program. This particular product was less expensive which resulted in the ability to treat the entire inventory of Ash trees on an annual basis as opposed to a bi-annual treatment that was previously employed using the more expensive product TreeAzin.

Also, the information previously provided to Council regarding the product, "ImaJet" was from the Neonicotinoid family of chemicals. Neonicotinoids have been under intense public scrutiny as their use in the agricultural crop industry in treating soya bean and corn has become somewhat controversial as there is evidence to suggest that neonicotinoids could be harmful to non-target pests and in particular pollinating insects.

Staff continue to closely follow this issue in reviewing various science based research papers that have been released on the subject. The information that we have found is not conclusive in terms of the risk to pollinators when injecting this chemical directly into trees. The following excerpt from a paper released by the University of Minnesota is a typical example of the information that can be obtained on the subject:

The use of neonicotinyl insecticides as trunk injections and soil drenches for ash trees is important to slow the spread of the exotic, invasive Emerald Ash Borer. As bees do not collect ash pollen in quantities, the risk to bee pollinators is low.

Report No. PRS16-024

In contrast, the use of neonicotinyl insecticides on flowering garden plants, shrubs and trees, including linden and basswood trees can kill bees and beneficial insects that utilize the flowers for pollen and nectar. It is wise to avoid using systemic neonicotinyl insecticides on flowering plants that bees visit regularly.

(Ref. Vera Krischik, Associate Professor and Extension Specialist, Depart Entomology, U Minnesota, July 24, 2014)

It is important to note that EAB trunk injections are the only means of treatment being employed in Aurora and that Ash trees are the only trees being treated with injections and only occurring following the trees flowering period. There are claims that a residual level of neonicotinoid will remain in a tree in the following year that the tree was treated. The concern with this is that the treated trees foliage and pollen may contain trace amounts of neonicotinoid which can be consumed by pollinators in the second year following treatment. While this may be a fair assumption, staff is unable to confirm from any source that in fact this poses a serious threat to any non-target organism.

Based on the factual information available, staff remain confident that ImaJet, when applied in accordance with Health Canada regulations and the manufacturer's instruction continues to be an effective tool in the control of EAB in our remaining Ash tree inventory. The following table outlines the current revised Ash tree inventory on municipal boulevards and in our parks. The information does not include Ash trees in our woodlots.

| YEAR | ASH INVENTORY | *NUMBER REMOVED | REMAINING INVENTORY |
|------|------------------|--------------------|---------------------|
| 2013 | 2920 | 62 | 2858 |
| 2104 | 2858 | *248 | 2610 |
| 2015 | 2610 | 112 | 2498 |
| 2016 | 2498 | 100 | 2398 |

^{*150} Ash Trees removed in 2014 were destroyed in the 2013 ice storm

Ash Trees in Wood Lots

As outlined in previous reports Council has not approved treating any Ash trees in our woodlots or open space areas. As was expected many of the Ash trees have become infested with EAB.

Staff continue to monitor this situation for public safety purposes and have identified and removed approximately 175 trees from our wood lots and open space areas. With exception of a few locations, Ash trees are not the dominant species and the impacts associated with the death of these trees is not considered significant from the larger perspective. In most cases, there is significant remaining forest cover that will actually benefit by increased sunlight exposure and the successional understory trees will respond rapidly such that new trees will soon take the place of trees removed.

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Report No. PRS16-024

There are significant pockets of ash trees, particularly in the northwest section of Aurora, that make up the dominant species and staff are working to both remove the majority of these trees and to investigate the potential of replanting native species trees in the worst effected locations.

This will be an ongoing process for the duration of the EAB infestation and staff are committed to our continued efforts in communicating and working with individual residents and park uses who are most impacted by this situation.

LINK TO STRATEGIC PLAN

EAB Treatment for Ash trees supports the Strategic Plan goal of **Supporting Environmental Stewardship and Sustainability for all** through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Encouraging the stewardship of Aurora's natural resources: Assess the merits of measuring the Town's natural capital assets.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

- Suspend all further Ash tree treatments and allow the remaining Ash trees to expire
 and replant with alternative species trees; however, this will result in significant
 short-term expense and loss of maturing street tree canopy resulting in a dramatic
 visual change in the appearance in several neighborhoods. Cost for this alternative
 are noted in the financial section below in Table C
- 2. Council could direct staff discontinue the treatment of Ash trees with the chemical Imidacloprid (ImaJET) and resume treatments with the Bio-insecticide TreeAzin; however, treatment costs will effectively double for a single annual treatment using TreeAzin and remain as such for following applications. It has been suggested by the manufacturer of this product that treatments may now need to be repeated on an annual basis where insect infestations are known to be high. Evidence would suggest that in fact that the EAB infestation is currently very high in the Town of Aurora and surrounding area. Costs for treating Ash trees with both TreeAzin ImaJET are noted in the financial section below Tables "A" and "B".
- 3. Further options as required.

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Report No. PRS16-024

FINANCIAL IMPLICATIONS

The following information is based on the proposed EAB treatment plan for 2016.

Table "A" represents the estimated cost of treating all candidate Ash trees using the Neonicotinoid, Trade Name IMA JET.

Table "B" is based on the identical treatment plan; however, the product to be utilised in the treatment is TreeAzin which is identified in the Alternatives section of this report as Alternative 2.

In the event Council should decide to approve the Alternative 2 treatment plan, it should be noted that the treatment would need to be repeated again in 2017 and potential further consecutive years depending on the level of EAB infestation.

TABLE A: 2016 Tree Treatment Plan Using IMAJET

| | Trees to be Treated in 2016 | Total Qty. cm of tree diameter | Cost of treatment per cm diameter | Total Cost |
|---|--------------------------------|--------------------------------|---|--------------|
| İ | 2398 | 57,105.00 | \$2.45/per cm | \$139,907.25 |

TABLE B: 2016 Tree Treatment Plan Using TREEAZIN

| Trees to be Treated in 2016 | Total Qty. cm of tree diameter | Cost of treatment per cm diameter | Total Cost |
|--------------------------------|--------------------------------|---|--------------|
| 2398 | 57,105.00 | \$4.05/per cm | \$231,275.25 |

TABLE C: Cost to Remove and Replace Remaining Ash Tree Inventory

| Remaining Ash Tree Inventory | Average Cost to Remove Single Tree | Cost to Remove Stump | Cost to Re- plant Single Tree | SubTotal | Total Cost |
|------------------------------------|--|----------------------------|-------------------------------------|-------------|----------------|
| 2398 | \$300.00 | \$225.00 | \$375.00 | \$900.00/ea | \$2,158,200.00 |

In addition to the EAB treatment costs, staff estimate the costs associated with removing and replacing non-treatable Ash trees in 2016 will approach \$75,000.00. Funds in the amount of \$235,000.00 for the EAB Management Plan have been allocated and approved in the 2016 Capital budget and staff has the necessary arrangements in place (in accordance with the Procurement Policy) to facilitate these additional EAB Management Plan requirements.

In the event Council directs staff to continue with the EAB treatments as currently proposed but elects to proceed with Alternative 2 using TreeAzin, it will be necessary to

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Report No. PRS16-024

allocate additional funds in the amount of \$71,275.00 to the 2016 Capital Budget EAB Management Plan project 73160.

CONCLUSIONS

Selected Ash trees continue to receive preventative treatment for EAB and staff continue to monitor the condition and health of the Ash tree inventory and report back to Council in the fall of 2016 with a further update and recommendations on the Emerald Ash Borer Treatment Program.

PREVIOUS REPORTS

PR12-017 Emerald Ash Borer Recovery Plan May 1, 2012

PR13-011 Emerald Ash Borer (EAB) Recovery Update Report April 2, 2013

PR14-009 Emerald Ash Borer (EAB) Treatment for Ash Trees March 4, 2014

PR14-038 Purchase Order Increase for Emerald Ash Borer (EAB) Treatment August 12, 2014

PR15-016 Emerald Ash Borer Management Plan Update June 2, 2015

ATTACHMENTS

None.

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting, Thursday, April 28, 2016.

Prepared by: Jim Tree, Parks Manager- Ext. 3222

Allan D. Downey

Director of Parks & Recreation Services

Doug Nadorozny

Chief Administrative Officer



TOWN OF AURORA GENERAL COMMITTEE REPORT

No. PRS16-025

SUBJECT: Award of Tender PRS2016-22 For the Construction of the Queens

Diamond Jubilee Park Accessible Playground

FROM: Allan D. Downey, Director of Parks and Recreation Services

DATE: May 17, 2016

RECOMMENDATIONS

THAT Report No. PRS16-025 be received; and

THAT Tender PRS2016-22 for the Construction of Capital Project No. 73252 the Queens Diamond Jubilee Park Accessible Playground and Park improvements in the amount of \$359,743.14 be awarded to Forest Ridge Landscaping Inc.; 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.

PURPOSE OF THE REPORT

To receive obtain authorization to award Tender PRS2016-22 to Forest Ridge Landscaping Inc.

BACKGROUND

Queens Diamond Jubilee Accessible Playground concept plans were first presented at an Open House meeting on January 15, 2014.

Following this meeting, staff completed a more detailed conceptual design of the Queens Diamond Jubilee Accessible Playground and potential park features that could be included. Input received at the public open house was useful in guiding the detailed park design and over all theme by incorporating many of sensory and other accessible features that were deemed appropriate in addressing the needs of the differently abled members of society who may be using this park.

Report No. PRS16-025

Following the detailed design process, staff conducted a second public open house meeting on May 14, 2015 where the park plans were presented and further comments from the meeting participants were received and considered in the final park design plan.

The final park plan includes a number of features aimed at the needs of all users in terms of both physical and sensory abilities in that it includes elements and equipment geared toward the senses as well as physical challenges (Park Plan attached).

COMMENTS

Based on the input received from the attendees at the two open house meetings, staff believe that sufficient public consultation has occurred and that the final design of this park is representative of the comments received during this process

In addition our Accessibility Advisory staff member and our Accessibility Advisory Committee have both had an opportunity to make comments and review the proposed park plan and are satisfied with the design.

Tender Number PRS2016-22 was issued on the open market on March 10, 2016 and a total of 83 companies picked up the tender documents. On April 7, 2016, the Tender Opening Committee received eight (8) bids and seven (7) being deemed compliant as per the following summary:

| | FIRM NAME | TOTAL BID (excl. taxes) |
|---|--|----------------------------|
| 1 | Forest Ridge Landscaping Inc. | \$359,743.14 |
| 2 | Pine Valley Corporation | \$439,945.20** |
| 3 | Euro Landscape Construction & Grounds Inc. | \$467,124.58** |
| 4 | Rutherford Contracting Ltd. | \$531,492.48 |
| 5 | Mopal Construction Limited | \$678,014.10 |
| 6 | M & S Architectural Concrete Ltd. | \$1,055,578.65** |
| 7 | Royalcrest Paving & Contracting Ltd. | \$1,851,860.67** |

Verification of the Tenders was undertaken by the Manager of Purchasing while business references provided by the low bidder were followed up by the Department of Parks and Recreation staff. The Tender submitted by the Low bidder is compliant with purchasing protocol and the reference checks were favorable.

In view of the above, staff are confident in the process undertaken and the Tender results.

Report No. PRS16-025

LINK TO STRATEGIC PLAN

The design and construction of an Accessible Playground supports the Strategic Plan goal of Supporting an Exceptional Quality of Life for All through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Develop a long-term needs assessment for recreation programs, services and operations to match the evolving needs of the growing and changing population.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

- 1. Council could elect to not award Tender PRS2016-22 and defer the project indefinitely.
- Council could direct staff to make further revisions to the park design plans by increasing or decreasing the scope of work with the proposed playground and park improvements.
- 3. Further Options as Required.

FINANCIAL IMPLICATIONS

The total recommended expenditure for the Queens Diamond Jubilee Accessible Playground and Park Improvements is \$359,743.14.

Funds for this expenditure are available in Capital Budget Project No.73252 in the amount of \$519,785.00.

Residual funds will be returned to sources upon completion of the project

CONCLUSIONS

That Tender PRS 2016-22 For the for the Construction of the Queens Diamond Jubilee Park Accessible Playground and park improvements be awarded to Forest Ridge Landscaping Inc. in the amount of \$359,743.14.

PREVIOUS REPORTS

PR13-037 August 13, 2013 Oueen's Jubilee Park Accessible Playground Design PR14-028 June 17, 2014 Oueen's Diamond Jubilee Park

General Committee Meeting Agenda Tuesday, May 17, 2016

May 17, 2016

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Report No. PRS16-025

ATTACHMENTS

Attachment #1 – Conceptual Park Design Attachment #2 - Public Meeting Minutes

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting, Thursday, April 28, 2016.

Prepared by: Jim Tree, Parks Manager- Ext. 3222

Allan D. Downey

Director, Parks & Recreation Services

Doug Nadorozny

Chief Administrative Officer

Attachment #1



Attachment #2

Landscape Architects

Aurora Queen's Diamond Jubilee Public Meeting Notes by PMA

January 15, 2014 7:00-8:30pm. Aurora Town Hall, Holland Room

Jim Tree the Towns Parks Manager, opened with an update on the renaming of the park and how the town came to choose it as the site for an accessible and inclusive playground.

Jim Melvin of PMA Landscape Architects, presentation covered what PMA does, their experience with Inclusive Parks, the context of the Queens Jubilee Park and its users, and a variety of inclusive elements for the public to consider for their park.

Concerns from the public;

- Traffic- new condo is about to open which will increase traffic even more
- Noise
- Parking
- Increased presence of children
- Increased presence of undesirables
- Objection to change from soccer
- Why was this project started? A councillor started the idea as a good opportunity to create a space that seniors and children could use together
- Cost/benefit- why a playground? Jim Tree noted that the money is from development charges and have been collected for this use.

Suggestions from the public to include in the park;

- **Benches**
- Labvrinth
- Water feature- fountain
- Natural features like wood
- Sensory stimulation (colour)
- Picnic area/ benches
- Robust landscaped garden with perennials to soften the surrounding buildings
- Raised gardens
- Shade with a wall or canopy such as an arbour with vines
- **Dedicated Christmas Tree**
- Enhance the existing walkway
- Maintain the essence of the park to be a green space
- Cost benefit should focus on use by seniors more than children

Represented;

- Kerry's Place was represented at the meeting and mentioned they would appreciate the consideration of autistic children and creating spaces that make them comfortable
- Aurora Accessibility Committee- V.P. Tyler Barker strongly supports for an inclusive playground
- Majority of attendance were neighbours that view the park from their home, and were middle aged to senior age.
- Town Councillors and Landscape Architects were also present



Landscape Architects

Aurora Queen's Diamond Jubilee Public Meeting Notes by PMA

May 14, 2015 7:00 - Aurora Town Hall, Holland Room

In attendance: Town of Aurora - Jim Tree, Brian Jakovina, Carol Wright, Gary Greidanus; PMA Landscape Architects -Jim Melvin

11 members of the public were present

Jim Tree- Opening Remarks:

- Process and status of park project
- The Town is hosting the meeting to update the public and request information from the stakeholders

Background/ Overview:

JT informed the group of the following:

- The concept came from the previous council
- The council at the time wanted to provide an inclusive outdoor space
- The budget is \$500,000
- Construction may take place in the fall, depending on the design approvals and Town tendering process.

Jim Melvin presented an overview of the master plan. He spoke about the following:

- selection of equipment based upon the preferences expressed by the public at the initial meeting.
- Organization of the paly to the west and the passive to the east side of the park based upon concerns expressed in the initial meeting.
- The soccer field and open field activities are not changed based upon the new design.
- The existing circuit pathway remains unchanged
- A line by line item review of the concerns expressed and documented in the minutes from meeting one.

The Public was encouraged to view the plans.

During and after the review of the plans the following comments from the public were heard:

- wheelchair access at the central steps off John West Way is desired
- ensure that new activities occur within the current space- do not move the soccer field goals
- sandbox cleanliness- racoons and cat use is a concern cover or different types of sand can be considered.
- where is the water source for the sandbox coming from? The park has water service to it in the form or a yard hydrant that was to be used to supply water for natural ice rink flooding.
- Children play area next to John West Way a concern. A fence barrier is desired that could also be used a play
- Accessible parking from the side and end. Quantity of spaces to be determined

Next steps:

Jim Tree- tender review/ tender and award contract by end of August 2015 to start construction September 2015 - based upon approvals, tender procurement process and councils approval.

Adjournment - 7:40pm

Minutes taken by Jim Melvin





TOWN OF AURORA GENERAL COMMITTEE REPORT

No. PRS16-026

SUBJECT: Multi-Purpose Synthetic Turf Sports Field at Stewart Burnett Park

FROM: Allan D. Downey, Director of Parks & Recreation Services

DATE: May 17, 2016

RECOMMENDATIONS

THAT Report No. PRS16-026 be received; and

THAT a budget increase be approved for Capital Project No. 73161 Multipurpose Field by \$1,027,225.20 bringing the total project budget amount to \$2,727,225.20; and

THAT staff be directed to proceed to Tender for the Stewart Burnett Multi-Purpose Field project for construction in 2016.

PURPOSE OF THE REPORT

To seek Council approval to increase the Capital Project budget and authorization to proceed to Tender the project for construction in 2016.

BACKGROUND

At its June 26, 2012 meeting, Council authorized staff to proceed with Tendering a multi-purpose synthetic sports field at Stewart Burnett Park for possible construction in 2012. This facility was recommended as a high priority in the previous Parks and Recreation Master Plan where it was identified for construction in 2011.

The recently revised Parks and Recreation Master Plan continues to include this project as a high priority. In view of this recommendation, the ever increasing demands for sports field facilities by our user groups and the fact that our existing facilities are at or above capacity it will be necessary to build this new facility in order to meet existing and future service levels.

Pursuant to Council direction June 2012 direction, Tender PRS2012-51 Multi-Purpose Synthetic Turf Sports Field was issued. On August 23, 2012, the Tender Opening Committee received six (6) tenders. Prices ranged from the low bid of \$2,066,737.06 to a high of \$2,553,908.05.

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Report No. PRS16-026

The available approved budget for the project in 2012 was \$1,500,000.00. As a result of this insufficient funding and several other site-related issues, Council did not award the Tender as recommended in the staff report PR12-037.

COMMENTS

There were two significant site-related issues that were driving the cost of the project upward. The first issue was related to the existing stormwater management (SWM) facility which was servicing the SWM requirements of the Stronach Aurora Recreation Complex (SARC). The Location of SWM facility was conflicting with the layout of the multipurpose field and it would have been necessary to reconfigure the SWM at considerable cost.

This situation has now been resolved in that all SWM requirements for the SARC and the park have been redirected to a new SWM facility which was designed and constructed at no cost to the Town. This facility has been located further north of Stewart Burnett Park on the Shimvest Development lands. As such, the existing SWM facility can now be decommissioned and filled-in to facilitate the multi-purpose field.

The second issue has not been resolved and is related to site grading and additional costs arising from a combination of moving, exporting and manipulating existing surplus soils on the site. These surplus soils have been identified from more recent site analysis and the revised grading plans that were required to accommodate the functionality of the overall site including the proposed Tennis Bubble. It has been determined that a significant quantity of mixed soils will remain on the site that originated from the building of the SARC. These soils consist of a mix of organic and non-organic soils that cannot be used in significant quantities for structural fill or landscaping and must be exported from the site.

There are other instances where soils are useable to fulfill some requirements provided they are adequately handled and manipulated on site prior to final placement.

Increased costs associated with this issue have been identified in the financial section of this report.

LINK TO STRATEGIC PLAN

This project supports the Strategic Plan Goal of **Supporting an Exceptional Quality of Life for All** by investing in sustainable infrastructure.

Maintain and expand infrastructure to support forecasted population growth through technology, waste management, roads, emergency services and accessibility.

Report No. PRS16-026

ALTERNATIVE(S) TO THE RECOMMENDATIONS

- Council could defer additional funding and Tendering of the project in 2017 and direct staff to bring the project forward for Council consideration in the 2017 Capital Budget
- Council could reduce the size and scope of the multi-purpose field to facilitate soccer only; however, this will have an impact on the usability of the facility for football and rugby and will result in a substandard field size for the intended sports.
- 3. Council could remove the optional LED Sports Field lighting system for a savings of \$96,000.00.
- 4. Further Options as required.

FINANCIAL IMPLICATIONS

The current available budget for the Multipurpose Field, Capital Project No. 73161 is \$1,700,000.00. The project was originally scheduled to be constructed in 2012 which was subsequently delayed due to site related constraints.

Project costs are currently estimated to be \$2,727,225.20 of which an estimated \$400,000.00 is attributed to significant earthworks and site grading requirements associated with the surplus soils remaining on the site from the construction of the SARC.

This cost also includes the estimated cost of \$147,000.00 required to prepare the proposed location of the Tennis Bubble.

Overall costs will likely have incrementally increased since the project was last Tendered in 2012 and the current project cost estimate is now more indicative of the actual costs for the work. The table below outlines the project financial outlook:

| 2012 Approved Budget | 2015 Budget Increase | Current Budget | Requested Budget Increase | TOTAL REVISED COST |
|----------------------------|----------------------------|-------------------|---------------------------------|--------------------|
| \$1,500.000.00 | \$200,000.00 | \$1,700,000.00 | \$1,027,225.20 | \$2,727,225.20 |

CONCLUSIONS

Approval of a budget increase in the amount of \$1,027,225.20 for the multi-purpose field and approve the proceeding with a Tender the project for construction in 2016.

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Report No. PRS16-026

PREVIOUS REPORTS

PR15-006 Aurora King Baseball Association Waiving of User Fees, April 14, 2015 PR15-010 Aurora King Baseball Association Provision of Maintenance Service at Stewart Burnett Park, April 21, 2015

ATTACHMENTS

Attachment #1 - Conceptual site plans of proposed multi-purpose field .fig.2 &fig. 3 Attachment #2 - Multipurpose field cost estimate

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting, Thursday, April 28, 2016.

Prepared by: Jim Tree, Manager of Parks - Ext. 3222

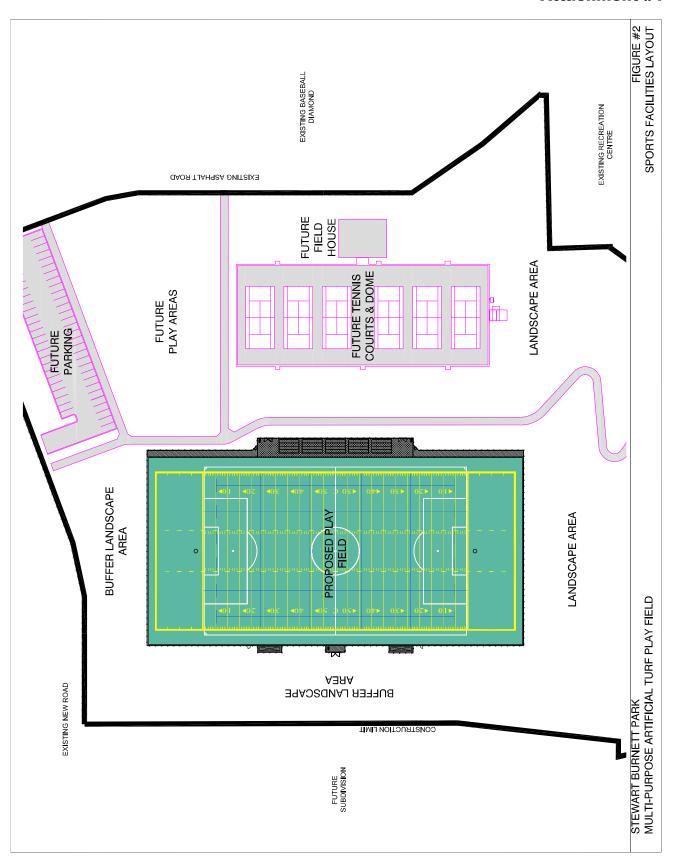
Allan D. Downey

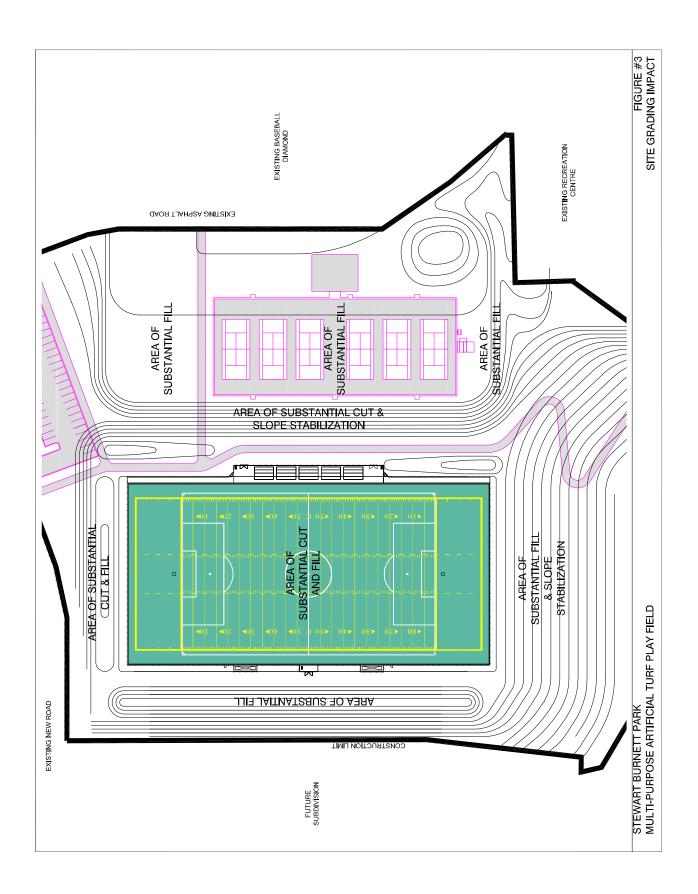
Director of Parks and Recreation

Doug Nadorozny

Chief Administrative Officer

Item 13 Page - 5 Attachment #1





| ITEM# | DESCRIPTION | UNIT | QTY | UNIT RATE | EX | TENDED RATE |
|--------|--|------------|-------------|--------------|----|-------------|
| PART A | - MOBILIZATION AND DEMOBILIZATION | | | | | |
| A1 | Mobilization, demobilization, bonding, permits, site security, temporary facilities, utility locates, dust control, staging, traffic control, signs, total station layout by contractor and all other costs required for compliance with the General Conditions and not specifically listed herein | lump sum | | | \$ | 25,000.00 |
| | PART A - M | OBILIZATIO | N AND DEI | MOBILIZATION | \$ | 25,000.00 |
| PART B | - REMOVALS & SITE PREPARATION | | | | | |
| B1 | 1.8m high modular metal safety fence, Fast fence or equal (supply, maintain & remove) | lm | 500 | \$ 22.00 | \$ | 11,000.00 |
| B2 | Sediment control fence (supply, maintain & remove) | lm | 411 | \$ 16.00 | \$ | 6,576.00 |
| В3 | Sediment control fence around staging area (supply, maintain & remove) | lm | 195 | \$ 16.00 | \$ | 3,120.00 |
| B4 | 20m long X 5m wide mud mat 100-200mm dia, 300mm deep quarry stone over geotextile (supply, maintain & remove) | m3 | 60 | \$ 90.00 | \$ | 5,400.00 |
| B5 | Remove existing post & wire fence | lm | 428 | \$ 8.00 | \$ | 3,424.00 |
| В6 | Clear & grub surficial vegetation within limits of construction | m2 | 31430 | \$ 1.50 | \$ | 47,145.00 |
| В7 | Remove top 300mm deep layer from stockpiled material off site | m3 | 2414 | \$ 60.00 | \$ | 144,840.00 |
| | PART B | - REMOVAI | LS & SITE I | PREPARATION | \$ | 221,505.00 |
| PART C | - DRAINAGE | | | | | |
| C1 | CBMH#1 c/w excavation & backfill | each | 1 | \$ 3,600.00 | \$ | 3,600.00 |
| C2 | CBMH#1 c/w excavation & backfill | each | 1 | \$ 5,800.00 | \$ | 5,800.00 |
| C3 | CBMH#2 c/w excavation & backfill | each | 1 | \$ 5,800.00 | \$ | 5,800.00 |
| C4 | Headwall#1 c/w outfall horizontal revetment spillway, grate, chain-link fence, excavation & backfill | each | 1 | \$ 12,000.00 | \$ | 12,000.00 |
| C5 | Headwall#2 c/w outfall horizontal revetment spillway, grate, chain-link fence, excavation & backfill | each | 1 | \$ 12,000.00 | \$ | 12,000.00 |
| C6 | Cleanouts including lead pipes | each | 4 | \$ 600.00 | \$ | 2,400.00 |
| C7 | 250mm dia PVC SDR 35 STM PIPE c/w excavation, bedding and backfill | lm | 48 | \$ 105.00 | \$ | 5,040.00 |
| C8 | 300mm dia PVC SDR 35 STM PIPE c/w excavation, bedding and backfill | lm | 24 | \$ 125.00 | \$ | 3,000.00 |
| C9 | 450mm dia PVC SDR 35 STM PIPE c/w excavation, bedding and backfill | lm | 88 | \$ 150.00 | \$ | 13,200.00 |
| C10 | 525mm dia CONCRETE STM PIPE c/w excavation, bedding and backfill | lm | 33 | \$ 350.00 | \$ | 11,550.00 |

| | | | | | l . | |
|--------|--|-------------|-----------|--------------|-----|--------------|
| ITEM# | DESCRIPTION | UNIT | QTY | UNIT RATE | E) | KTENDED RATE |
| C7 | 300mm dia PERFORATED DRAIN PIPES in landscape areas c/w excavation, bedding, geotextile and backfill | lm | 204 | \$ 75.00 | \$ | 15,300.00 |
| C8 | 300mm dia PERFORATED DRAIN PIPES inside perimeter of play field c/w excavation, bedding, geotextile and backfill | lm | 416 | \$ 75.00 | \$ | 31,200.00 |
| C9 | 25mm x 150mm 'multi flow' drain pipes laid flat | lm | 1697 | \$ 20.00 | \$ | 33,940.00 |
| C10 | Closed-circuit television inspection of STM PIPES | lump sum | > < | >< | \$ | 1,000.00 |
| | | | PART | C - DRAINAGE | \$ | 155,830.00 |
| PART D | - ARTIFICIAL TURF & GRANULAR BASE | | | | | |
| D1 | Top granular leveling layer, <u>excluding</u> excavation, grading and subgrade preparation | m2 | 10151 | \$ 3.00 | \$ | 30,453.00 |
| D2 | Middle granular layer <u>excluding</u> excavation, grading and subgrade preparation | m2 | 10151 | \$ 3.00 | \$ | 30,453.00 |
| D3 | Bottom granular layer, excluding excavation, grading and subgrade preparation | m2 | 10151 | \$ 20.00 | \$ | 203,020.00 |
| D4 | Geotextile liner over subgrade | lump sum | > < | $>\!\!<$ | \$ | 27,000.00 |
| D5 | SLIT FILM artificial turf system including infill and colour inlays and including Labosport Inc. testing, prepaid insured 8-year warranty, spare turf infill, maintenance manuals and training of Town staff | m2 | 10151 | \$ 48.00 | \$ | 487,248.00 |
| | PART D - A | RTIFICIAL T | URF & GR | ANULAR BASE | \$ | 778,174.00 |
| PART E | - PAVING AND CURBS | | | | | |
| E1 | Perimeter concrete curb including excavation & granular base & compaction | lm | 430 | \$ 115.00 | \$ | 49,450.00 |
| E2 | Concrete paving Type A including excavation & granular base & compaction | m2 | 272 | \$ 120.00 | \$ | 32,640.00 |
| E3 | Concrete paving Type B including excavation & granular base & compaction | m2 | 415 | \$ 195.00 | \$ | 80,925.00 |
| | | PART | E - PAVIN | G AND CURBS | \$ | 163,015.00 |
| PART F | ELECTRICAL | | | | | |
| F1 | Sports lighting complete as per all drawings and specifications by MJS Consultants Inc., c/w excavation and backfill | lump sum | X | | \$ | 180,000.00 |
| | | • | PART F | - ELECTRICAL | \$ | 180,000.00 |
| PART G | - FURNITURE | | | | | |
| G1 | Team shelters including players benches | pair | 1 | \$ 60,000.00 | \$ | 60,000.00 |
| G2 | 7-tier bleachers including certified drawings by P.Eng. for building permit | each | 5 | \$ 10,000.00 | \$ | 50,000.00 |

| ITEM# | DESCRIPTION | UNIT | QTY | H | IIT RATE | FY | TENDED RATE |
|----------|---|----------|-----------|-----|-----------|----|--------------|
| IIEWI# | DESCRIPTION | ONIT | Q I I | UN | III NAIE | | TENDED RATE |
| G3 | Soccer goals | pair | 1 | \$ | 7,500.00 | \$ | 7,500.00 |
| G4 | Football goals | pair | 1 | \$ | 12,000.00 | \$ | 12,000.00 |
| G5 | Team shelters concrete footings Type B c/w excavation & backfill | each | 8 | \$ | 1,500.00 | \$ | 12,000.00 |
| G6 | Soccer goals concrete footings Type B c/w excavation & backfill | each | 8 | \$ | 1,500.00 | \$ | 12,000.00 |
| G7 | Football goals concrete footings Type D c/w excavation & backfill | each | 2 | \$ | 1,200.00 | \$ | 2,400.00 |
| | | | PART G | - F | URNITURE | \$ | 155,900.00 |
| PART H | - FENCES AND GATES | | | | | | |
| I1 | 1.8m high chain-link fence including double and single gates and including concrete footings Type A, c/w excavation and backfill | lm | 201 | \$ | 155.00 | \$ | 31,155.00 |
| 12 | 3.0m high chain-link fence including concrete footings Type C, c/w excavation and backfill | lm | 258 | \$ | 215.00 | \$ | 55,470.00 |
| | | PART | H - FENCE | S A | ND GATES | \$ | 86,625.00 |
| PART I - | LANDSCAPING | | | | | | |
| J1 | 2-year growth #1 Nursery Sod including watering until establishment and 2 cuts prior to acceptance | m2 | 2403 | \$ | 7.00 | \$ | 16,821.00 |
| J2 | Terraseed including watering until establishment and 2 cuts prior to acceptance | m2 | 36603 | \$ | 4.00 | \$ | 146,412.00 |
| J3 | Planting - Deciduous Trees, 50mm caliper | each | 40 | \$ | 390.00 | \$ | 15,600.00 |
| J4 | Planting - Coniferous Trees, 2000mm height | each | 50 | \$ | 365.00 | \$ | 18,250.00 |
| | | | PART I - | LAN | IDSCAPING | \$ | 197,083.00 |
| PART J | - EARTHWORKS | | | | | | |
| L1 | Cut and fill rough grading in accordance with geotechnical report including all import and export of soil materials and including all proof-rolling and compaction in lift depths specified. Spread and fine grade topsoil to a minimum depth of 200mm in all landscaped areas including import, export and shredding of existing topsoil. Include for any dewatering that may be required for the pond area. | m3 | 17700 | \$ | 14.00 | \$ | 247,800.00 |
| L2 | Earthworks in the area of the future tennis courts and dome. | m3 | 10500 | \$ | 14.00 | \$ | 147,000.00 |
| L3 | Contractor's staged total station surveys as specified | lump sum | > < | | $>\!<$ | \$ | 5,000.00 |
| | | | PART J - | EAR | THWORKS | \$ | 399,800.00 |
| | SUBTO | TAL PART | S A-J EXC | LU | DING HST | \$ | 2,362,932.00 |
| PART K | - OTHER COSTS | | | | | | |
| K1 | Contingency allowance on subtotal | 5% | | | $>\!\!<$ | \$ | 118,146.60 |

| ITEM# | DESCRIPTION | UNIT | QTY | UNIT RATE | EXT | ENDED RATE |
|-------|---|----------|----------|-------------------|-----|------------|
| K2 | Construction inspection & testing allowance | lump sum | \times | \times | \$ | 20,000.00 |
| КЗ | LSRCA permit cost | lump sum | \times | >> | \$ | 1,000.00 |
| K4 | Construction contract consulting administration fees | lump sum | \times | >> | \$ | 8,000.00 |
| K5 | Electrical consulting fees for re-design fees if LED sports lighting is considered. | lump sum | \times | $\supset \subset$ | \$ | 4,000.00 |
| K6 | Upcharge for LED sports lighting system | lump sum | \times | > < | \$ | 95,000.00 |
| | PART K - OTHER COSTS EXCLUDING HS | | | | | |



TOWN OF AURORA GENERAL COMMITTEE REPORT

No. PRS16-027

SUBJECT: Aurora Youth Soccer Club: Request for Exemption from Municipal

Alcohol Policy

FROM: Allan D. Downey, Director of Parks and Recreation Services

DATE: May 17, 2016

RECOMMENDATIONS

THAT Report No. PRS16-027 be received; and

THAT the Town of Aurora grant an exemption to the Municipal Alcohol Policy to permit the serving of alcohol by the Aurora Youth Soccer Club for "League 1" games during the 2016 season.

PURPOSE OF THE REPORT

To allow the Aurora Youth Soccer Club (AYSC) to serve alcohol at the Sheppard's Bush snack bar, during "League 1" games during the 2016 summer season.

BACKGROUND

The AYSC has recently been licensed as a "League 1" soccer club by the Ontario Soccer Association and the Canadian Soccer Association. "League 1" is the semi-pro level of Canadian soccer drawing teams from across Canada to play in Aurora. Other venues that host "League 1" serve alcohol during the games at their venues, and AYSC is requesting authorization to do the same

COMMENTS

The AYSC has secured a Special Occasion Permit from the LCBO for all fourteen "League 1" home games in 2016, and have provided information to staff confirming that their site plan will meet all requirements of the Town's Municipal Alcohol Policy, including fencing to separate the licenced area, provision of Smart Serve certified servers and all other requirements.

- 2 -

Report No. PRS16-027

LINK TO STRATEGIC PLAN

This exemption would support the Strategic Plan Goal of **Supporting an Exceptional Quality of Life for All** by encouraging an active and healthy lifestyle. Develop a long-term needs assessment for recreation programs, services and operations to march the evolving needs of the growing and changing population.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

- 1. Council can deny this request.
- 2. Further Options as required.

FINANCIAL IMPLICATIONS

There are no financial implications for the Town. As these events will draw visitors from other communities, it is anticipated that some visitors will spend money at local businesses.

CONCLUSIONS

An exemption to the Municipal Alcohol Policy be granted to the Aurora Youth Soccer Club, permitting the serving of alcohol at the Sheppard's Bush snack bar during "League 1" games for the 2016 season.

ATTACHMENTS

Attachment #1 - Letter of request from AYSC.

Attachment #2 - Community Outdoor Event Questionnaire

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting, Thursday, April 28, 2016.

Prepared by: John Firman, Manager of Business Support - Ext. 4328

Allan Downey

Director of Parks and Recreation

Doug Nadorozny

Chief Administrative Officer

General Committee Meeting Agenda Tuesday, May 17, 2016

Item 14 Page - 3 Attachment #1







To John Firman,

AYSC has obtained a liquor license for our semi- pro League 1 Ontario adult soccer teams. The games are scheduled to be played at Sheppard's Bush and will have an allocated section for food and beverage. As this is Semi-Professional and the highest level of soccer in Ontario, AYSC has chosen to create a professional environment for spectators with a concession stand and beverages sold at the event. Security will be present on game days and will be managed by Dominic Reynolds who serves as a board member. Dominic is also a York Region Police Officer who is very active in our club as a parent and coach. We are requesting the support of council to wave the condition of the municipal alcohol policy.

There will be 13 home games for our men and women listed on the dates below.

Aurora United FC Home Games @ Sheppard's Bush: May 14th, 21st, 28th, June 11th,18th July 2nd, 16th Aug 7th, 20th,27th,31st, Sept 17th 24th Oct 5th

Jimmy Brennan

Executive Director

Aurora Youth Soccer Club

General Committee Meeting Agenda Tuesday, May 17, 2016

Item 14 Page - 4
Attachment #2



Community Outdoor Event Questionnaire

| Group. | Aurora Youth Soc | cer CLub | |
|--|--|--|---|
| Applicant Name: | Jimmy Brennan | | |
| Address: | 75 Mary St, Unit 3 | The state of the s | |
| City/Town: | Aurora | | Postal Code: L4G 1G3 |
| Email: | Jimmy.brennan@a | aysc.ca | |
| Home Phone: | | Cell Phone: 4166713231 | Business Phone: 905 727 0624 |
| Location: | Sheppard's Bush | | business Filone. 903 /2/ 0624 |
| Event Date(s): | The state of the s | ^h June 11 th ,18 July 2,16 Aug 7, | 20,27, 31 Sept 17 th 24th |
| Food/Beverage | | | |
| Are you serving alco | hol? Yes ⊠ | No □ | |
| If yes, please obtain | guidelines and the | application forms for a Special (| Occasion Permit: |
| http://www.agco | .on.ca/en/whatw | edo/permit special.aspx | |
| The Town of Aurora Town of Aurora alon must be approved by | g with the Ontario (| saming Corporation. The servin | attached) regarding guidelines adopted by the ng of alcohol in any of our outdoor settings |
| Are you serving food | l? Yes ⊠ | No □ | |
| If yes, please obtain | the guidelines and a | application forms from: | |
| http://www.york. or contact York Region | ca/Services/Publon Health Services a | ic+Health+and+Safety/Foo tt 1-800-361-5653. | od+Safety/FoodSafetySpecialEvents.htm |
| Please note that the issued upon receipt of | Town of Aurora Fac of the health inspect | ility Bookings must receive a lisi ion form. Barbeques must be i | t of all food vendors. A Refreshment Permit is nspected by Central York Fire Department. |
| Applicant Information | | | |
| If yes, do your group | p a Charitable Orgar u have Charitable Do o a Non-Profit Orgar e provide paper docu | onation Number Yes □ # nization Yes ⋈ No □ | |
| Event/Function Ov | <u>verview</u> | | |

Please provide an outline of the activity you plan to present (include agendas and/or flyers that may be in place for your event).

Our Schedule is on the AYSC home page as well as League 1 Ontario website. www.league1ontario.com No flyers will be handed out for the event.

Item 14 Page - 5

Event/Function Location and Dates/Times

| | Event/Function Dates | Times Required | |
|----------|----------------------|----------------|--|
| Set-Up | | | |
| 1. | | | |
| 2. | | | |
| 3. | | | |
| Clean-Up | | | |

When League 1 Men and Women play games they will start at 4pm and 7pm. 3pm will be set up time and 11pm will be closing and clean up

Site Plan

Please provide a detailed site plan of your event/function

Equipment/Services Required

| 1. | Do you require fencing | Yes 🗆 | No ⊠ |
|----|------------------------------------|-------|------|
| 2. | Do you require barricades | Yes ⊠ | No □ |
| 3. | Do you require pylons | Yes □ | No ⊠ |
| 4. | Do you require picnic tables | Yes ⊠ | No □ |
| 5. | Do you require hydro | Yes ⊠ | No □ |
| 6. | Will police/security be onsite | Yes ⊠ | No □ |
| 7. | Are you renting portable toilets | Yes □ | No ⊠ |
| 8. | Do you require washroom facilities | Yes ⊠ | No □ |

Installation of Tents/Structures

Do you plan to erect tents or any other structure(s) during your event? Yes \boxtimes No \square

This includes bouncy castles, hot air balloons, etc. Please note the location on your site plan

If yes, please specify for what purpose (please note that stakes are not permitted in Town of Aurora parks. Weights must be used):

The tents will be up to provide shade on hot days. 10x10 will be the dimensions.

Sound/Hydro

| Will you require access to electrical power? | Yes ⊠ | No 🗆 |
|--|-------|------|
| If yes, please specify the purpose: | | |

For trailors, Concession stand and music

Amperage/power that is required:

Will you be using a generator? Yes \square No \boxtimes

Do you plan to use any device or mechanism to amplify sound? Yes \boxtimes No \boxtimes If yes, please specify for what purpose:

General Committee Meeting Agenda Tuesday, May 17, 2016

Item 14 Page - 6

| Water Access Do you require access to water? Yes ☑ No ☐ If yes, for what purpose: | | | | | | | |
|--|--|--|--|--|--|--|--|
| For public fountain and concession stand | | | | | | | |
| | | | | | | | |
| Parking Lot Closures | | | | | | | |
| Do you require parking lot closure? Yes \square No \boxtimes If yes, please indicate the area you require and the purpose: | | | | | | | |
| | | | | | | | |
| <u>Vehicle Access</u> | | | | | | | |
| Will you require vehicle access on site: Yes \boxtimes No \square If yes, please indicate the purpose and also the location on the site map: | | | | | | | |
| <u>Animals</u> | | | | | | | |
| Will your event include animals? Yes \square No \boxtimes Please state the nature of animals being used in your event: | | | | | | | |
| Tanana | | | | | | | |
| <u>Insurance</u> | | | | | | | |
| Event organizers are required to carry liability insurance. The amount of insurance is dependant of the type of event. Insurance may be available to purchase through the Town of Aurora. Groups are required to provide a "Certificate of Insurance" naming the Town of Aurora as "Additional Insured". | | | | | | | |
| Are you providing your own insurance? Yes \boxtimes No \square | | | | | | | |
| <u>Fees</u> | | | | | | | |
| Will you be charging an admission fee? Yes \boxtimes No \square | | | | | | | |
| Security | | | | | | | |
| Will your event require police/security? Yes x No \square Please note that the nature of your event may make it mandatory to provide paid duty police officers and additional security. | | | | | | | |

<u>Please submit this form the Town of Aurora, Parks & Recreation Services, Facility Bookings Department as soon as possible</u>



Community Outdoor Event Application

| | CONTACT | INFORMATION | | | | |
|--|--|--|--|--|--|--|
| Primary Contact: | jimmy Brennan | | | | | |
| Home Address: | 973 Goring Circle | | | | | |
| City/Town: | Newmarket | Postal Code | :: L3X 0A2 | | | |
| Email: | jimmy.brennan@aysc.ca | | | | | |
| Home Phone: | The state of the s | Phone: | Work Phone: 9057270624 | | | |
| | ORGANIZATIO | ON INFORMATION | | | | |
| Organization: | Aurora Youth Soccer Club | | Company of the Compan | | | |
| Contact Person: | Jimmy Brennan | | | | | |
| Address: | 75 Mary St, Unit 3 | PORTAL MARKET STATE OF THE STAT | | | | |
| City/Town: | Aurora | Postal Code | : L4G 1G3 | | | |
| Email: | Jimmy.brennan@aysc.ca | | | | | |
| Work Phone: | 9057270624 Cell | Phone: | | | | |
| | 79411777774 | IFORMATION | | | | |
| Event Name: | Aurora United FC League 1 Ontario | | | | | |
| Date(s) Requested: May 14,21,28 Jun 11,18 July 2,16 Aug 7,20,27,31 Sept 17,24 Oct 5 | | | | | | |
| Location | 24 Oct 5 | | | | | |
| 1 st Choice: Set-Up | Sheppard's Bush Event | 2nd Choice Event | | | | |
| Start Time: | 6:00pm Start Time: 7:00pm | End Time: 11:00 | Clean-Up om End Time: 11:00pm | | | |
| Description of Event: | Semi Pro Soccer | | | | | |
| Estimated # of | | | | | | |
| participants: Will you be | 150-200 (including individuals, bands, se | ecurity, etc) | | | | |
| serving alcohol? | Will you be yes serving food? | | our event open he public? yes | | | |
| Will you have music? | | ом о обобить оне (тургия р. дення приняти на видення обору в (В до дов) проектором обору в обору в (В то до на дов) | | | | |
| • | | | ecorded, live band, etc) | | | |
| Event Name: | en held in the Town of Aurora previously, | please complete the follow | ving: | | | |
| Date(s): | | | | | | |
| Location: | | | | | | |
| Set-Up | Event | Event | Clean-Up | | | |
| Start Time: | Start Time: | End Time: | End Time: | | | |
| م منطنا المام م | Those will be 42 be a six of the | | | | | |
| Additional There will be 13 home games. When the league 1 Men and Women play games will be at 4pm and Comments: 7pm on Saturday's or Sunday's | | | | | | |
| and the state of t | | AND AND AND ASSESSMENT OF THE PROPERTY OF THE | | | | |
| Signature: | | | Date: APRIL 26th 2016 | | | |
| PLE | ASE EMAIL, FAX OR MAIL THIS COMPLET | ED FORM TO THE ADDRES | S/NUMBER BELOW | | | |

100 John West Way, Box 1000, Aurora, Ontario, Canada, L4G 6J1 FAX: 905-726-4734 kteixeira@aurora.ca 100 John West Way, Aurora, Ontario, Canada, L4G 6J1 FAX: 905-726-4734 kteixeira@aurora.ca



TOWN OF AURORA GENERAL COMMITTEE REPORT

No. PDS16-030

SUBJECT: Changes to the Planning Act, 1997 as set out in Bill 73, the Smart

Growth for our Communities Act, 2015.

FROM: Marco Ramunno, Director of Planning & Development Services

DATE: May 17, 2016

RECOMMENDATIONS

THAT Report No. PDS16-030 be received for information.

PURPOSE OF THE REPORT

The purpose of this report is to provide Council with background information related to changes to the *Planning Act and the Development Charges Act, 1997* as set out in Bill 73, the Smart Growth for our Communities Act, 2015. This report focuses on the *Planning Act* changes.

BACKGROUND

On December 13, 2013 Council endorsed staff comments as outlined in report PL13-068 related to the the Ministry of Municipal Affairs and Housing (MMAH) Review of Land Use Planning and Appeal System and Development Charge System. These comments were forwarded to MMAH. On January 23, 2014 the Region Council endorsed a similar report which provided recommendations to the MMAH on the *Planning Act* and *Development Charges Act* review.

As a result of a formal public consultation conducted by from October 2013 through to January 2014 which reviewed the current land use planning and appeal system, Bill 73 – the proposed Smart Growth for Our Communities Act was introduced in the Legislature on March 5, 2015.

On December 3, 2015, Ontario passed Bill 73, which imposes significant amendments to the *Planning Act* and the *Development Charges Act*, 1997. This update will focus on the changes to the *Planning Act* that will alter, and in some areas restrict, the planning approval process as it is currently administered.

Bill 73 is a significant reform to the planning and development process and involves over 120 amendments to the Planning Act and the Development Charges Act. The

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proposed amendments to the *Planning Act* focus on enhancing citizen engagement, achieving more predictability, supporting municipal leadership and protecting long-term public interests. The changes are designed to make the system more transparent and cost effective, and to better meet the needs of stakeholders and communities. Some of the amendments made by Bill 73 are already in effect. For example, the Province's obligation to review its policy statements is now increased from every five years to every ten years. However, the majority of the changes to the planning approvals process as discussed below will come into force on a day(s) to be named by proclamation of the Lieutenant Governor. As of the time of this writing, that day(s) had not yet been determined.

Please note that this is not intended to be a complete summary of all changes to the *Planning Act* made by Bill 73. This is intended to be a summary of certain changes that will affect the normal processing of public and private applications. The description of the Bill 73 *Planning Act* amendments has been prepared by staff with the acknowledgement of Aird Berlis who prepared a similar overview.

Existing Policy Context

All *Planning Act* development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns.

The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed.

The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

Bill 73 has been approved by the Ministry of Municipal Affairs and Housing as an Amendment to the provisions of the *Planning Act* and *Development Charges Act* as a further means to implement the provincial plans and create more accountability and predictability in the planning review and processing of *Planning Act* applications.

Bill 73, Amendments to the Planning Act

Section 2 - New Matters of Provincial Interest

Section 2 of the *Planning Act* provides a non-exhaustive list of matters of provincial interest to which all approval authorities (including the Ontario Municipal Board) shall

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have regard in making a decision. This list includes such items as the protection of ecological systems and agricultural resources, the conservation of natural resources and significant features, the adequate provision of a full range of housing, and the appropriate location of growth and development.

Urban design is now added to the list through a new reference to the promotion of built form that is well-designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Section 2.1 – OMB to Have Regard to Information, Even on a Non-Decision

Section 2.1 of the *Planning Act* obligates the Ontario Municipal Board to have regard for the decision of municipal council as well as any information and material that municipal council considered in making its decision. The section did not apply when the OMB was hearing an appeal from a non-decision.

Bill 73 amends section 2.1 to now require the OMB to have regard to any information and material that municipal council received in relation to the matter under appeal, including written and oral submissions received from the public — even if municipal council did not render a decision on the matter.

Section 8 – Mandatory Planning Advisory Committee

Previously, the council of a municipality (upper, lower or single-tier) had discretion to appoint a planning advisory committee. The appointment of a planning advisory committee will now be mandatory for almost every upper-tier and single-tier municipality, though the appointment will remain optional for lower-tier municipalities. The members of the planning advisory committee shall be chosen by council and must include at least one resident who is neither a member of council nor an employee of the municipality.

Section 16 – Procedures for Informing the Public Must be in the Official Plan

Section 16 of the *Planning Act* prescribes what an official plan shall and may contain. This section is amended by Bill 73 to mandate that every official plan contain a description of the measures and procedures for informing and obtaining the views of the public in respect of proposed official plans (and amendments), zoning by-laws (and amendments), plans of subdivision and consents to sever. Adding procedures for informing the public of other types of *Planning Act* approvals remains discretionary.

Section 17 – Process for Adopting an Official Plan

There are numerous changes to the process requirements for lawfully adopting an official plan or official plan amendment. Some of the highlights are as follows:

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Notice – In giving written notice of the adoption of a plan, the notice must now contain a brief explanation of the effect, if any, that written and oral submissions received prior to the council decision and/or at a public meeting had on council's decision to adopt the plan.

No Global Appeals – In the case of the adoption of a new official plan, there can be no appeal in respect of all of the new plan. Appeals will now be limited to part of the plan. This applies to a decision to adopt an official plan (by a lower-tier municipality) as well as a decision to approve an official plan (by an upper or single-tier municipality or by the Ministry).

No Appeals of Certain Parts of the Plan — Portions of a plan that identify lands as being within the boundary of areas such as the Lake Simcoe watershed, the Greenbelt or the Oak Ridges Moraine are exempt from appeal. Also exempt from appeal are portions of an official plan that identify forecasted population and employment growth as set out in the Growth Plan. This latter exclusion includes population and employment growth as set out in a lower-tier official plan where the lower-tier plan's forecasts match the allocation(s) from an approved upper-tier official plan. The exclusion also includes the boundaries of areas of settlement shown in lower-tier official plans where such areas match an approved upper-tier plan.

Appeals Must Explain — Where an appeal asserts that a decision of council is inconsistent with or fails to conform with a provincial policy statement or upper-tier official plan, the appellant's notice of appeal must explain how council's decision is inconsistent with, fails to conform with, or conflicts with the provincial policy or upper-tier plan at issue. This requirement applies whether the appeal is from the adoption or the approval of an official plan. An appeal can be dismissed without a hearing if the required explanation has not been provided.

Dispute Resolution of Appeals – Municipal councils and approval authorities will now be empowered to use mediation, conciliation or other dispute resolution techniques to attempt to resolve an appeal of an adopted or approved official plan. Where the council or approval authority chooses this option and gives notice, the 15-day period in which an appeal is normally to be forwarded to the OMB is extended to 75 days. Participation in the dispute resolution process offered by the municipality is voluntary, but the 75-day "dispute resolution" extension will apply regardless of whether any appellant accepts the municipality's invitation to try to resolve the dispute.

No Approval/Appeal Without Conformity – An approval authority will now be restricted from approving any part of a lower-tier's adopted official plan that does not, in the approval authority's opinion, conform with the upper-tier official plan. This includes conformity with any new upper-tier official plan or conformity with an amendment made to the upper-tier official plan that was adopted no more than 180 days after the lower-tier municipality adopted its plan.

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In addition, within 180 days of receiving a lower-tier municipality's adopted official plan, the approval authority may issue a statement indicating that the lower-tier plan as adopted does not conform to the upper-tier official plan. When such a statement is issued, the 180-day appeal period does not begin to run until the approval authority confirms that the non-conformity is resolved. The approval authority's opinion on this issue is not subject to review by the OMB.

Extension of Approval Authority's Time to Approve – Subject to conformity issues as noted above, approval authorities have 180 days to render a decision in respect of all or part of an adopted official plan. This period may now be extended by an additional 90 days if notice of an extension is given before the initial 180 days expires. The notice of extension may be given by the municipality or the approval authority, but there can be only one 90-day extension. The first notice of extension issued is the one that governs and the party issuing the notice of extension may terminate the extension at any time by issuing another written notice.

Cutting Off Appeals of Non-Decisions – After receiving a notice of appeal from a non-decision (with or without the above-described extension), an approval authority may issue a notice that contains certain information that will be prescribed by regulation. The notice must be provided to all persons or public bodies that made a written request to be notified of the approval authority's decision. Twenty days after this notice is provided, no other person or public body will be entitled to appeal the non-decision. This amendment addresses the "never-ending appeals" issue arising under the current *Planning Act* in situations where an approval authority fails to render its decision on an adopted official plan within the statutory time period.

Section 22 – Amending an Official Plan

Some of the changes under section 17 (summarized above) will similarly be applied to private requests to amend official plans under section 22. For example, if municipal council refuses a request for an official plan amendment, the notice of refusal must explain the effect, if any, that written and oral submissions had on the decision to refuse. Also, the 75-day dispute resolution extension may be exercised by the municipality or approval authority in the event of an appeal from a refusal.

Most significantly, the Province has amended section 22 to preclude any requests for an amendment to a new official plan before the second anniversary of the first day that any part of the new plan comes into force. The only exception is where council has declared by resolution that a private request for an amendment can proceed.

The appeal period for a non-decision in respect of a private official plan amendment application is not changed. Applicants may still appeal a non-decision on a private application after 180 days and these appeals are not subject to the dispute resolution extension described above. In the case of appeals from non-decisions by approval authorities, either the applicant or the approval authority may extend the 180-day appeal

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period by an additional 90 days by issuing a written notice. The 90-day extension may be terminated by the party that requested it by a further written notice.

Section 26 - Official Plan Updates - 10-Year Reviews of New Official Plans

Municipal councils have an obligation to update their official plans to conform with, be consistent with and have regard to provincial plans, policies and matters of provincial interest. However, in the case of new official plans, this obligation will now not kick in until 10 years after the new plan comes into effect. After that, the plan must be reviewed every 5 years unless it is replaced by another new official plan. Municipal councils will also have the discretion to combine a provincial plan conformity exercise with a 10/5 year review.

The process for undertaking a conformity exercise or 10/5 year review remains the same, including the requirement that within three years of a provincial plan conformity exercise or 10/5 year review, municipal council must amend all zoning by-laws in effect in the municipality to ensure they conform with the official plan.

Section 34 - Amending a Zoning By-law

Many of the procedural changes made applicable to official plans and official plan amendments are similarly made applicable to zoning by-laws and zoning by-law amendments:

Two-Year Freeze – As noted above, municipal council must amend all of its zoning by-laws within three years of carrying out a provincial plan conformity exercise or a 10/5 year review. In carrying out such by-law amendments, if municipal council elects to simultaneously repeal and replace all zoning by-laws in effect within the municipality, no person may submit an application to amend the replacement zoning by-law(s) until after the second anniversary of the new by-law(s). This is similar to the two-year freeze on private official plan amendment applications, but will only apply where there is a global repeal and replacement of all of a municipality's zoning by-laws undertaken in response to a new official plan or an official plan review. Similar to Official Plan Amendments Council can pass a resolution to allow a specific application, a class of application or in respect of such applications generally.

In the Case of a Refusal – Similar to the new requirements for notices of refusals of official plan amendment applications, where a municipal council refuses a zoning by-law amendment application, council's notice of refusal must contain a brief explanation of the effect, if any, that written and oral submissions had on the decision to refuse. Also, the same dispute resolution extension of 75 days is available where an appeal is filed from the refusal of a zoning by-law amendment application.

In the Case of an Approval – Where council passes a new zoning by-law or an amendment to an existing zoning by-law (whether publicly or private initiated), council must now include in its notice of approval a brief explanation of the effect, if any, that written and oral submissions had on the decision to pass the by-law or by-law

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amendment. Also, any person appealing council's approval on grounds of inconsistency with matters of provincial interest or a failure to conform with a provincial plan must explain how the by-law or by-law amendment is inconsistent or fails to conform. An appeal may be dismissed without a hearing if the appellant fails to provide the required explanation. Finally, the dispute resolution extension of 75 days is available for appeals of council decisions to approve.

In the Case of a Non-Decision – The appeal period for non-decisions on zoning by-law amendment applications remains 120 days.

Section 37 - New Accounting Requirements

Municipalities will now need to pay all money received pursuant to section 37 into a special account that can be used only for the facilities, services or other matters specified in the municipality's Section 37 By-law. The special account money can be invested in accordance with the *Municipal Act, 2001* or the *City of Toronto Act, 2006*, as the case may be, with any earnings derived from such investments being paid into the special account. Municipal treasurers will be required to give municipal council an annual, publicly-available financial statement relating to the special account.

Section 41 – No Changes

Bill 73 does not amend any of the *Planning Act*'s current processes or requirements related to site plan approval.

Section 42 – Prerequisites to the Alternative Requirement for Parkland

Subsection 42(1) provides that as a condition of development or redevelopment, the council of a local municipality may require that land in an amount not exceeding 2% for commercial/industrial land and 5% for residential land be conveyed to the municipality for park or other recreational purposes. Subsection 42(3) provides an alternative requirement for residential development that may require parkland dedication at a rate of 1 hectare for each 300 units proposed (or such lesser rate as may be specified in the municipality's parkland dedication by-law).

In order to impose the alternative requirement of 1ha/300 units, the municipality must first have policies in its official plan dealing with parkland and the use of the alternative rate. Bill 73 further requires that before adopting the required official plan policies, the municipality must first prepare a parks plan that examines the need for parkland in the municipality. This new requirement will only apply to official plan policies adopted after the effective date of the Bill 73 amendments.

Bill 73 further changes the calculation of cash-in-lieu paid in respect of parkland where the alternative requirement is used. Instead of cash-in-lieu payable at the rate of 1ha/300 units, council may only require cash-in-lieu payable at the rate of 1ha/500 units. This new cash-in-lieu alternative rate will apply as of Bill 73's effective date (yet to be determined). The only exception will be situations where a payment in lieu has already

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been made or arrangements for payment in lieu have already been made to the satisfaction of council.

Finally, while all payments in lieu were already subject to a requirement to be deposited in a special account and were already available to be invested by the municipality, Bill 73 will add the same annual treasurer reporting requirements discussed above for section 37 benefits.

Section 45 - Local Tests for Minor Variance

The four-part test for a minor variance remains unchanged: an applicant must demonstrate that the requested variance is minor, desirable for the appropriate development or use of the land/building/structure, maintains the general intent and purpose of the zoning by-law, and maintains the general intent and purpose of the official plan.

The Bill 73 amendments to section 45 will now require that the committee of adjustment be satisfied that the requested variances also conform with (a) criteria to be prescribed by regulation (if any) and (b) criteria to be prescribed by the local municipal by-law (if any). The latter provision will effectively allow each local municipality in Ontario to create its own "minor variance criteria" in addition to the standard 4-part test summarized above.

Some of the procedural matters that go along with the new local minor variance criteria are addressed in the amendments to section 45:

New criteria (whether provincial or local) that were not in force on the day a variance application was made do not apply to that application.

With limited exceptions, the process for adopting a local variance criteria by-law is the same as the process for adopting a zoning by-law under section 34 of the *Planning Act*.

Unlike zoning by-laws, local variance criteria by-laws will not be deemed to be retroactive to the date they were passed by municipal council. A local variance criteria by-law comes into force after the appeal period expires, once all of the appeals are withdrawn, or once the by-law is finally approved by either the OMB or the municipality acting under a direction from the OMB.

The Province has amended section 45 to preclude any applications for a further minor variance in respect of any land, building or structure before the second anniversary of the day on which a prior minor variance was granted. The only exception to this two-year freeze on minor variances is where council has declared by resolution that an application can proceed. This exemption resolution can be application-specific, class-specific or general in its application.

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Finally, in addition to providing signed written reasons for a decision, committees of adjustment will now be required to provide a brief explanation of the effect, if any, that written and oral submissions received by the committee had on the committee's decision to approve or refuse a requested variance.

Section 51 – Plans of Subdivision, Built Form, and Alternative Dispute Resolution

While the criteria for approving a plan of subdivision remain unchanged, as noted above, the list of matters of provincial interest has been amended to include urban design considerations. The new built form considerations will become a key factor in the assessment of all new plans of subdivision.

If an approval authority gives or refuses to give approval to a draft plan of subdivision, the authority's notice of decision must contain a brief explanation of the effect, if any, that any written or oral submissions received before the decision had on the approval or refusal given by the authority.

Appeals can be filed from the decision of the approval authority, from the conditions imposed by the approval authority, or from any changes made to the conditions imposed. In each case, the approval authority will have the right to issue a dispute resolution notice and through such notice obtain a 75-day extension to the time in which an appeal received by the approval authority must be forwarded to the OMB. As in all other cases of the new dispute resolution extension, participation in the proposed dispute resolution will be voluntary.

Section 51.1 - Draft Plan Conditions Regarding Parkland

The changes summarized under section 42 above are similarly made to section 51.1. To impose the alternative parkland requirement of 1ha/300 units, the municipality must first prepare a parks plan and implement official plan policies in accordance with that parks plan. Also, if cash-in-lieu is to be received, the maximum alternative requirement the municipality can impose through a draft plan approval condition will be 1ha/500 units.

Section 53 - Consents

The changes summarized under section 51 above are similarly made to section 53. Decisions to approve or refuse a consent must include a brief explanation concerning the effect, if any, that any written or oral submission had on the decision. Also, the 75-day dispute resolution extension is available to the municipal authority on appeals of decisions as well as appeals from changed conditions.

Section 70 – Development Permit System

The Development Permit System effectively remains the same which the addition that there is now prohibitions on development permit by-law amendments. A council is authorized to pass a development permit by-law to provide that no person can apply to

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amend the relevant development permit by-law (or Official Plan policies) prior to the fifth anniversary the day the by-law is passed. However, Council can override this prohibition through a resolution that an application for such amendments is permitted.

COMMENTS

Ministry of Municipal Affairs and Housing has passed legislative amendments to the *Development Charges Act* and *Planning Act* as part of Smart Growth for Our Communities Act, 2015. These follow a MMAH consultative and public input process. Changes to the *Planning Act* and related initiatives are intended to:

Give residents a greater, more meaningful say in how their communities grow by:

Requiring municipalities to look at opportunities to better involve residents in the planning process for new developments. Municipalities will need to set out in their official municipal plans how and when the public will be consulted, and explain in Council decisions how public input has affected planning decisions.

Where municipal planning advisory committees are established allow citizen representation so council can benefit from their views.

Maintaining the Community Planning Permit System, to encourage innovative ways to plan and address local needs raised by municipalities and community groups. The tool will be implemented locally in consultation with residents and other stakeholders.

Protect and promote green spaces by:

Encouraging more municipalities to put parks plans in place that involve input from school boards and community members.

Make the planning and appeals process more predictable by:

Requiring reviews of new, comprehensive municipal official plans every 10 years, instead of five.

Providing municipalities with more control and stability over their planning documents. Once a municipality establishes a new official plan, or comprehensive zoning bylaw it will be frozen and not subject to applications for two years unless permitted by Council. Similarly a Community Planning Permit System will not be subject to any private applications for five years after its establishment unless permitted by the municipality.

Enabling the province and local municipalities to further define what constitutes a minor variance.

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Give municipalities more independence and make it easier to resolve disputes by:

Providing an option for an additional 90 days to resolve issues involving Official Plans and amendments.

Allowing more opportunities to resolve disputes locally to make it easier and more efficient to resolve disputes without going before the Ontario Municipal Board. For example, municipalities will be allowed time to engage in alternative dispute resolution. The ability to appeal some items will be removed.

LINK TO STRATEGIC PLAN

Implementing the changes to the Planning Act pursuant to Bill 73 will support the Strategic Plan goals of: Supporting an exceptional quality of life for all and enabling a diverse, creative and resilient economy. The relevant supporting objectives include: Strengthening the fabric of our community and promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

n/a

FINANCIAL IMPLICATIONS

None.

PREVIOUS REPORTS

General Committee report PL13-068, dated December 10, 2013.

CONCLUSION

This report is provided to Council as information to the changes in effect and forthcoming to the *Planning Act*. The requisite Regulations which will further specify the procedures to be followed have not yet been released by MMAH. Municipal policies and implementation actions which require approval will be prepared and scheduled for Council approval when they become available.

ATTACHMENTS

None.

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PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting- April 28, 2016.

Prepared by: Glen Letman, Manager of Development Planning - Extension 4346

Marco Rámunno, MCIP, RPP

Director of Planning & Development

Services

Doug Nadorozny

Chief Administrative Officer



TOWN OF AURORA GENERAL COMMITTEE REPORT No. PDS16-031

SUBJECT: Application for Site Plan Approval

MHJH Holdings Inc. 75 Eric T Smith Way

Lot 4, Part of Block 11, Plan 65M-4324

File Number: SP-2016-01

FROM: Marco Ramunno, Director of Planning & Development Services

DATE: *May 17, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-031 be received; and

THAT Site Plan Application File No. SP-2016-01 (MHJH Holdings Inc.) to permit the development of the subject lands for a one (1) storey 3,611 square metre industrial building be approved; 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.

PURPOSE OF THE REPORT

The purpose of this report is to provide background information and details of a proposed Site Plan Application submitted by MHJH Holdings Incs. for the subject lands located on 75 Eric T Smith Way south of Don Hillock Drive and East of Goulding Avenue. The Owner proposes to construct a one storey 3,611 sqm GFA single unit industrial building.

BACKGROUND

The Town received the site plan application from MHJH Holdings Inc. on January 26, 2016. The proposed development is located just south of the Hallgrove Business Park. The prospective tenant is Pinnacle Tool Works which currently operating in the Town of Newmarket. Due to the business expanding, the applicant advises that Pinnacle Tool Works will be relocating their business to the subject lands in the Town of Aurora. On April 14, 2016, the Committee of Adjustment approved a consent application to sever a parcel of land south of 75 Eric T Smith Way. The proposed severed parcel was created to be conveyed to the subject lands to allow for truck turning and loading and parking.

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Location/ Land use

As illustrated on Figures 1, the subject lands are located on the south side of Eric T Smith Way and just East of Goulding Avenue. The subject lands is located just south of the Bulk Barn office building on 320 Don Hilllock Drive. The subject lands are currently vacant.

The surrounding land uses are as follows:

North: Bulk Barn, Eric T Smith Way:

West: Current Vacant Business Park lands; East: Current Vacant Business Park Lands, and South: Current Vacant Business Park Lands.

Existing Policy Context

Town of Aurora Official Plan

As shown on Figure 2, the subject lands are designated "Business Park" by the Bayview Northeast Secondary Plan (OPA 30), which permits "an integrated mix of employment activities and businesses that occur within buildings and on sites that are designed, and landscaped to present a high quality, prestige image". The Official Plan also requires the landscaping design to facilitate the establishment of distinctive, landmark buildings. The proposed use of the lands is permitted by the Official Plan.

Zoning By-law 2213-78, as amended

As illustrated by Figure 3, the subject lands are zoned "Business Park (BP-4i) Exception Zone" by the Town of Aurora Zoning By-law 2213-78, as amended. The Business Park "BP-4i" Exception Zone permits the same uses within the general Business Park classification. The site-specific zoning is in place to recognize that the maximum percentage of Office use. The maximum office use within an industrial building can be increased to 50%, provided that the proposed development can accommodate the increase traffic without negativity impacting the existing road networks.

Site Design

As shown in Figure 4, the Owner has submitted an application to the Town for Site Plan approval to permit a one storey industrial building totalling 3,611 sqm of Gross Floor Area (GFA). The pertinent site statistics are as follows:

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| | - 1 1 1 | |
|---------------------------------------|--------------------------|-------------------------|
| | Existing - Zoning By-law | Proposed |
| | (BP-4i) | Development |
| Lot Area (minimum) | 0.8 Hectares | 1.17 Hectare |
| Lot Frontage (minimum) | 60 metres | 90.6 metres |
| Front Yard (minimum) | 6 metres | 24 metres |
| Rear Yard (minimum) | 3 metres | 36.7 metres |
| Interior Westerly Side Yard (minimum) | 3 metres | 20.05 metres |
| Interior Easterly Side Yard (minimum) | 3 metres | 4.50 metres |
| % of Building Coverage | N/A | 30.1 % |
| % of Landscape Coverage | Dimension requirements | 18% |
| (maximum) | as per Section 27.D.4.3 | |
| | not percentage | |
| | | |
| Parking Requirements | 3.5 parking spaces per | 3.5 parking spaces per |
| | 100 square metres for | 100 square metres for |
| | office parking and 1 | office parking and 1 |
| | parking spaces per 100 | parking spaces per 100 |
| | square metres for | square metres for |
| | warehousing | warehousing |
| Total Parking Spaces | 50 Parking Spaces | 51 Parking Spaces |
| | | including accessible |
| | | parking spaces |
| Accessible parking (minimum) | 1 | 2 only requires 1 space |
| Loading Spaces | 3 | 6 |
| Building Height | 4 storey (maximum) | 1 storey |

Staff have reviewed the proposed site plan and is satisfied that it conforms to the provisions of the Zoning By-law and that the overall site plan layout & design complies with the urban design guidelines applying to the employment area.

Reports and Studies

As part of the Site Plan application, the applicant has submitted the following studies, which have been reviewed by Town Staff:

- Geotechnical Investigation Report Toronto Inspection Ltd.
- Elevation VGA (Venchiarutti Gagliardi Architect Inc.)
- Floor Plan VGA (Venchiarutti Gagliardi Architect Inc.)
- Landscape Plan Strategy 4
- Roof Plan VGA (Venchiarutti Gagliardi Architect Inc.)
- Servicing and Grading EMC Group Limited
- Servicing Details EMC Group Limited

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- Site Plan VGA (Venchiarutti Gagliardi Architect Inc.)
- Site Plan Details VGA (Venchiarutti Gagliardi Architect Inc.)
- Storm Water Report EMC Group Limited

COMMENTS

Planning Considerations

Town of Aurora Official Plan/ Secondary Plan

The property is designated as "Business Park (BP)" by the Town's Official Plan Amendment No. 30. The intent of the BP designation is to provide opportunities for a mix of high quality employment uses and a variety of supporting commercial and community facilities geared generally to satisfying the needs of residents, businesses and employees in the Town of Aurora and the Region.

The Official Plan policy states that industrial uses and other employment activities including such business activities as manufacturing, assembly, fabrication, processing, warehousing and storage of goods and materials are permitted within the Business Park designation.

Zoning By-law

The subject lands under review for site plan approval are zoned "Business Park" (BP-4i) Exception Zone by the Town of Aurora Zoning By-law 2213-78, as amended. The subject lands are located in a business park area characterized by large industrial / office developments. The applicant has demonstrated that the proposed site plan development complies with the performance standards of the zoning by-law.

Urban Design

The proposed development occupies a prominent business park site within the Town's Business Park area. Although the subject lands are not technically within the Hallgrove Business Park Subdivision, in order to create a continuous business park development, the applicant has applied the general principles from the approved Hallgrove Business Park Urban Design Guidelines. The applicant proposes to develop the site with a one storey office building. Staff are satisfied with the proposed urban design and architectural components of the development. The applicant has applied the following principles from the Hallgrove Business Park Urban Design Guidelines:

- Providing landscaped areas along the frontage and the interior sideyards which are large enough to allow trees to grow;
- Maximizing the front face of the building façade along the frontage of the property; and

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Directing the bulk of the loading spaces away from the public view and in the rear
of the property.

The revised building's architectural style is considered by staff to be complementary to the surrounding context and provides a landscaped street edge along Eric T Smith Way. Figures 4-6 shows the proposed site plan, building elevations and landscape plan. Planning staff are of the opinion that the proposed site plan application is appropriate and compatible with adjacent and neighbouring development. Staff are satisfied and recommend approval to the site plan application.

Department/Agency Comments

Accessibility

The Town's Accessibility Advisory Committee (AAC) discussed the above noted site plan and have no further comments

Parks & Recreation Services Department

The Parks & Recreation Services department have reviewed the landscape plans of the site plan application and has no further comments to the application.

Development Planning Engineer

The Development Planning Engineer has no major concerns with the application subject to provisions in the Site Plan Agreement relating to technical comments. Technical comments include but not limited to cost estimates, clarification on the details of the engineering drawing. The owner will be required to satisfy the requirements prior to execution of the Site Plan Agreement.

Regional Municipality of York

Although the subject lands do not abut a Regional road or infrastructure, the subject lands is located within Wellhead Protection Area "Q" (WHPA-Q). As such, the Region reviewed the proposed site plan for conformity to the Source Protection Water Quantity recharge maintenance policy. In discussions with the Lake Simcoe Region Conservation Authority, York Region has determined that the source protection plan does not apply to the proposed site plan application due to the estimated impervious area being relatively the same as within the 2012 Engineering plans prepared for the required approved Plan of Subdivision. The proposed site plan application falls under the source protection plan's transition policy and is considered "existing". As such, the source protection plan recharge policy does not apply to this application and York Region has no further comments.

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Lake Simcoe Region Conservation Authority (LSRCA)

Although the subject land is not within an area regulated under Ontario Regulation 179/06 of the Conservation Authorities Act, the subject lands is located within WHPA-Q. As such the proposed site plan application was circulated to the LSRCA for review and conformity with the requirements of the South Georgian By Lake Simcoe Source Water Protection Plan on behalf of the Region of York. As noted above, the source protection plan recharge policy does not apply to this application and as such LSRCA have no further comments.

LINK TO STRATEGIC PLAN

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business: The site plan application to permit business park uses will help Develop plans to attract businesses that provide employment opportunities for our residents.

The subject application supports the Strategic Plan goal of *supporting an exceptional quality of life for all* through its accomplishment in satisfying requirements in the following key objective within this goal statement:

Strengthening the fabric of our community: By permitting business park uses in a highly visible location of Aurora, the review of surplus lands and structures to facilitate growth and revitalization in the community action item is realised.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

- 1. Direct staff to report back to Council addressing any issues that may be raised at the General Committee Meeting.
- 2. Refusal of the application with an explanation for the refusal.

FINANCIAL IMPLICATIONS

The site will be developed through a (Site Plan Application); as such fees and securities will be required with the Site Plan Agreement. The development of this site will also generate Development Charges and cash-in-lieu of parkland. In addition, the proposed development will generate yearly tax assessment to the Town.

PREVIOUS REPORTS

None.

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Report No. PDS16-031

CONCLUSIONS

Planning & Development Services have reviewed the subject site plan application in accordance with the provisions of the Town's Official Plan, Zoning By-law and municipal development standards respecting the business park development. The Site Plan application is considered to be in keeping with the development standards of the Town. Therefore, staff recommends approval of the Site Plan application File: SP-2016-01.

ATTACHMENTS

Figure 1 – Location Map

Figure 2 – Existing Official Plan

Figure 3 – Existing Zoning By-law

Figure 4 – Proposed Site Plan

Figure 5 – Proposed Elevations

Figure 6 - Proposed Landscape Plan

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting - April 28, 2016.

Prepared by: Lawrence Kuk, Planner – Extension 4343.

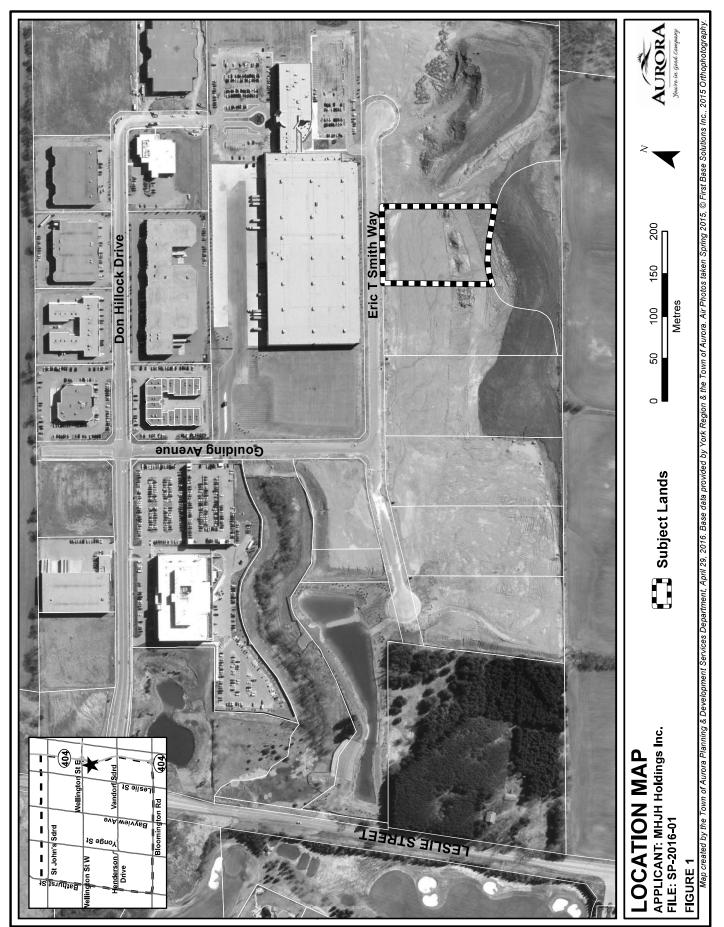
Marco Ramunno, MCIP, RPP

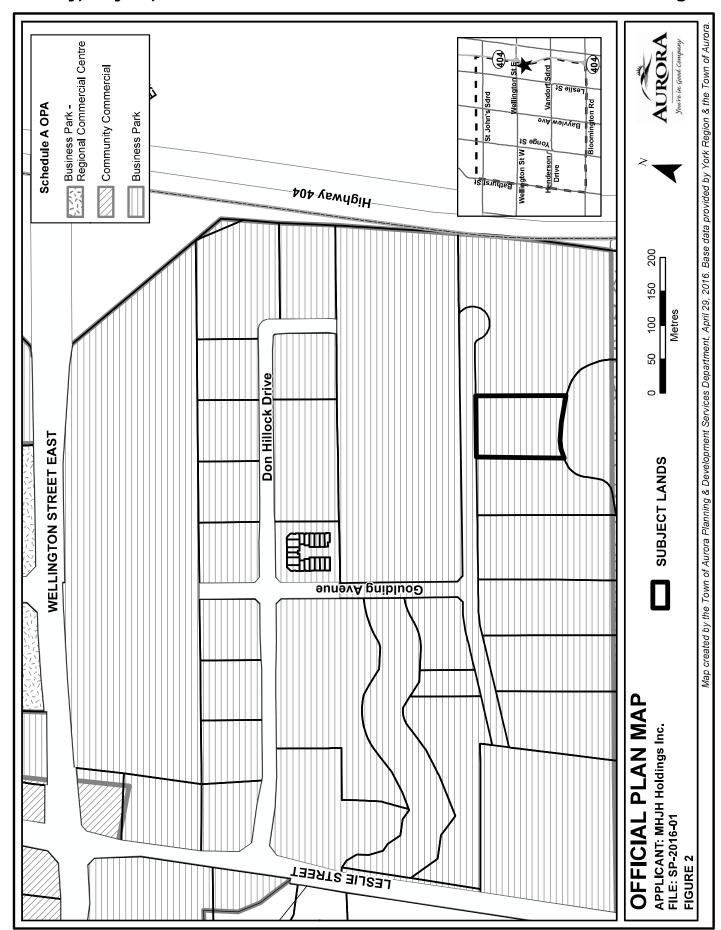
Director of Planning & Development

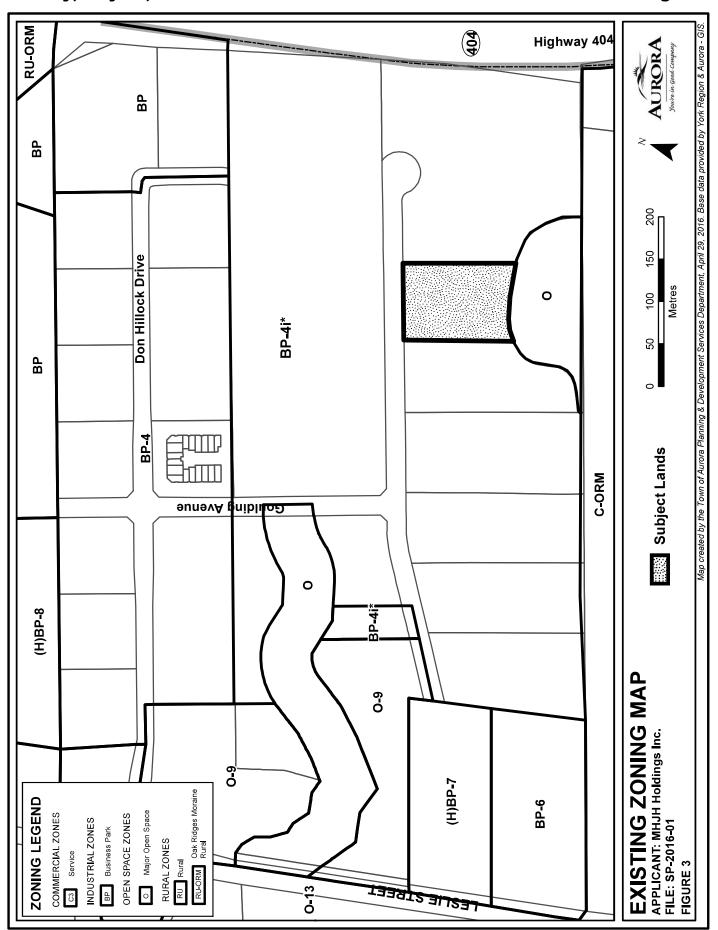
Services

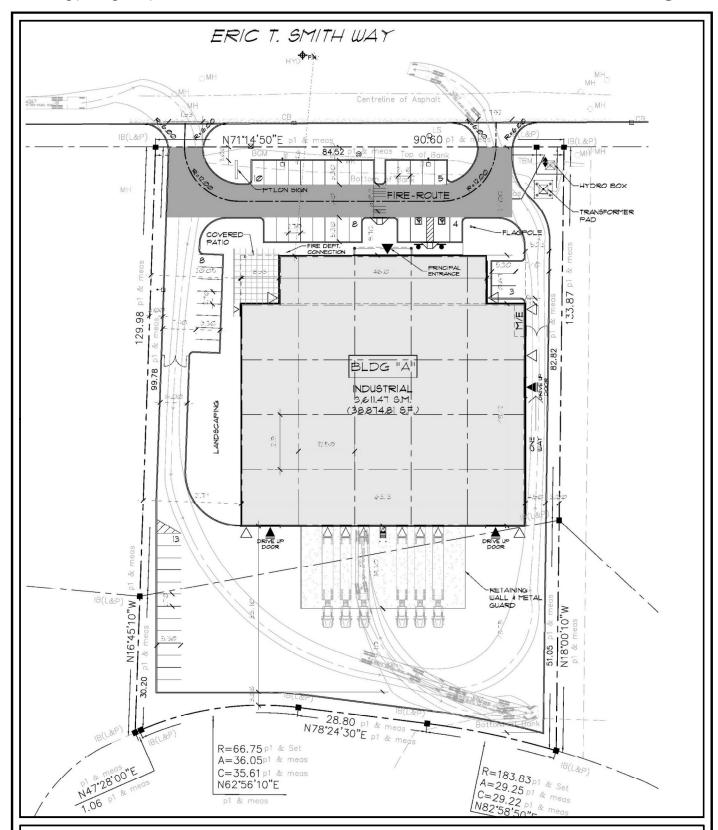
Doug Nadorozny

Chief Administrative Officer









PROPOSED SITE PLAN

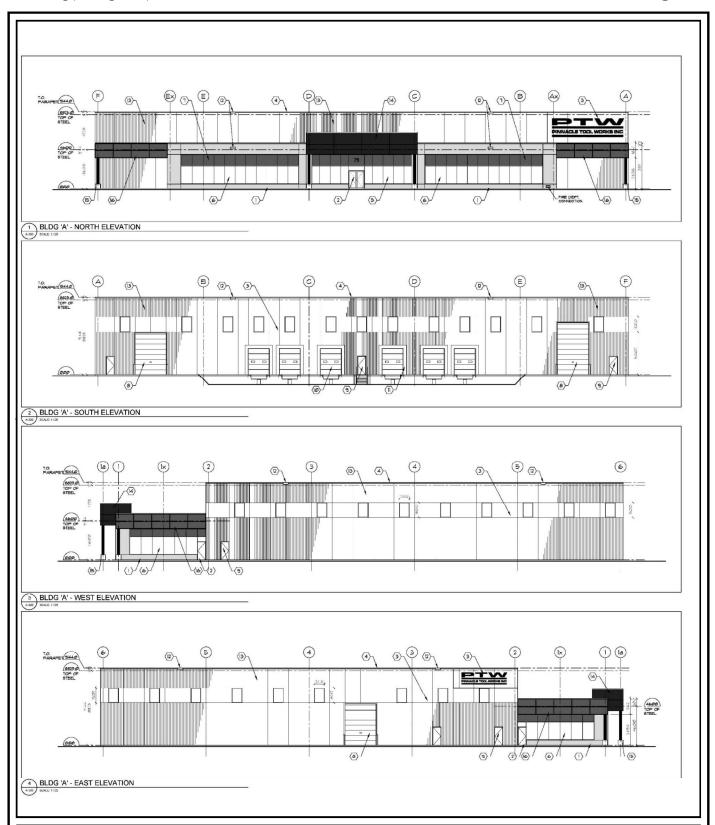
APPLICANT: MHJH Holdings Inc.

FILE: SP-2016-01

FIGURE 4



Map created by the Town of Aurora Planning & Development Services Department, April 18, 2016.



PROPOSED ELEVATIONS

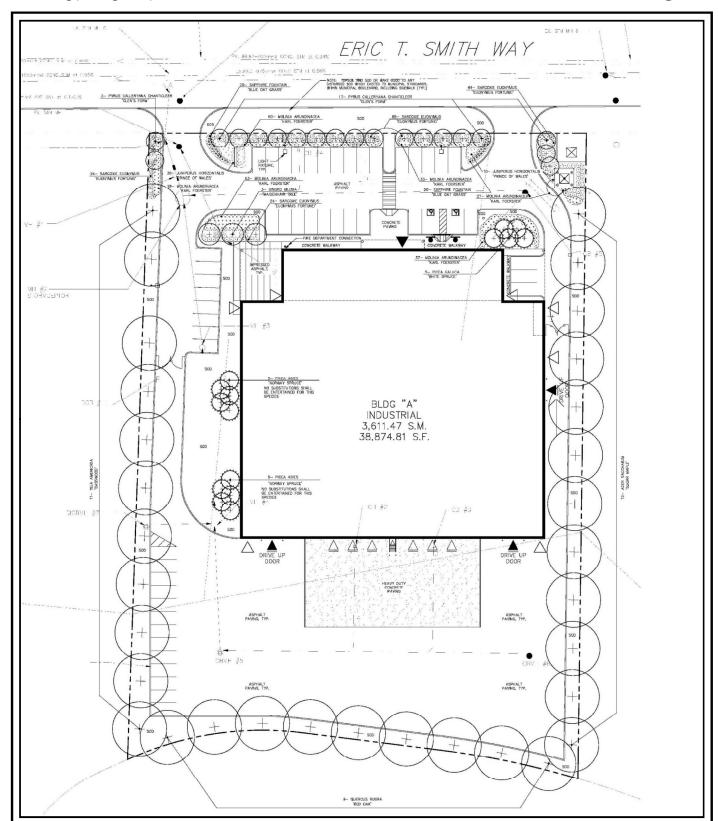
APPLICANT: MHJH Holdings Inc.

FILE: SP-2016-01

FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, April 18, 2016.



PROPOSED LANDSCAPE PLAN

APPLICANT: MHJH Holdings Inc.

FILE: SP-2016-01

FIGURE 6



Map created by the Town of Aurora Planning & Development Services Department, April 18, 2016.



TOWN OF AURORA GENERAL COMMITTEE REPORT No. PDS16-033

SUBJECT: Zoning By-law Amendment & Site Plan Application

Lora Cai, Xun Gong & Richard Gong 15342 Yonge Street (Horton Place) Files: ZBA-2015-16 & SP-2015-10

FROM: Marco Ramunno, Director of Planning & Development Services

DATE: May 17, 2016

RECOMMENDATIONS

THAT Report PDS16-033 be received; and

THAT Application to Amend the Zoning By-law File: ZBA-2015-16 (Lora Cai, Xun Gong & Richard Gong) BE APPROVED, to add "Business and Professional Offices" as a permitted use on the subject lands; and

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

THAT Site Plan Application File: SP-2015-10 (Lora Cai, Xun Gong & Richard Gong) BE APPROVED to permit the development of the subject lands for the conversion of the existing residential building into a 254 m² commercial building on the subject lands; and

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

PURPOSE OF THE REPORT

The purpose of this report is to provide an evaluation and recommendations related to the Zoning By-law Amendment and Site Plan applications proposing to permit a Business and Professional Offices use on the subject lands.

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Report No. PDS16-033

BACKGROUND

History

The proposed Zoning By-law Amendment application was heard at the Public Planning Meeting held on February 24, 2016.

At that meeting Council passed the following resolution:

"THAT report PDS16-008 be received; and

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

Since the Public Planning Meeting, the applicant has worked with Town staff in addressing the comments and has prepared a draft by-law to permit a Business and Professional Office. A detailed discussion of these comments are provided in the Planning Considerations section of this report.

Public Notification

On February 4, 2016 notice of a Public Planning Meeting respecting the February 24, 2016 Public Planning Meeting to consider the subject zoning by-law amendment application was published in the Auroran and Aurora Banner newspapers. A Notice of Public Planning Meeting was given by mail on February 4, 2016 to all addressed property owners within a minimum of 120 metres of the subject property. A notice was also posted by two ground signs at 15342 Yonge Street facing Yonge Street and Irwin Avenue.

Location/Land Use

The subject lands are located on the west side of Yonge Street and municipally known as 15342 Yonge Street (see Figure 1). The subject lands have the following characteristics:

- total site area of 2,995 m² (0.74 acres);
- existing two storey building with total Gross Floor Area (GFA) of 289.68 m² and a lot coverage of 5.8%;
- frontage on Yonge Street of 66.2m (217.3 ft);
- frontage on Irwin Avenue of 40.3m (132.2 ft); and
- designated under Parts IV and V of the Ontario Heritage Act

May 17, 2016 - 3 - Report No. PDS16-033

The surrounding land uses are as follows:

North: Existing residential, and beyond The Koffler Museum of Medicine (Hillary

House)

South: Irwin Avenue, and beyond vacant commercial lands; East: Yonge Street, and beyond existing Institutional; and

West: Existing residential

Policy Context

All Planning Act development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns. The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

York Region Official Plan (2010)

The subject lands are designated as "Urban Area" and "Regional Corridor" by the York Region Official Plan. York Region's vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable lively communities. Under the York Region's Official Plan, one regional urbanization goal is to enhance the Region's urban structure through city building, intensification and compact, complete communities. Regional Corridors support a range and mix of activities that enrich the character and meet the needs of the local community. Regional Corridors are planned to function as urban mainstreets that have a compact, mixed-use, well-designed, pedestrian-friendly and transit-oriented built form.

Town of Aurora Official Plan

As illustrated on Figure 2, the subject lands are designated as "The Aurora Promenade" and more specifically as within the "Downtown Shoulder Area" of the Town of Aurora Official Plan. The Downtown Shoulder Area designation is primarily residential in character, although some homes have been converted to a mix of uses including offices. The purpose of the Downtown Shoulder Area is to protect and reinforce the heritage 'residential' character and identity. The proposed Business and Professional Office, is considered to conform to the Official Plan. Schedule "D" of the Official Plan identifies the property as Designated under Parts IV and V of the Ontario Heritage Act.

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Report No. PDS16-033

Northeast Old Aurora Heritage Conservation District

The subject lands are located within the Northeast Old Aurora Heritage Conservation District Plan. The goal of the Heritage Conservation District Plan is to provide a framework to guide the preservation, development, re-development and alteration of the properties and streetscapes located within the boundaries of the District. Within the District Plan, the subject lands are considered a High Value Heritage Property, where existing buildings will be conserved, any new construction on the properties will be at the rear of the lots, and new construction will be architecturally sympathetic to the principal building.

Zoning By-law

The subject lands are currently zoned Special Mixed Density Residential (R5) Zone by Zoning By-law 2213-78, as amended. The Special Mixed Density Residential (R5) Zone permits a wide variety of residential uses including detached, semi-detached, duplex, double duplex and triplex dwellings.

An amendment to the Zoning By-law is required to facilitate the proposed business and professional office on the subject lands. The existing zoning of the lands and the surrounding area are detailed on Figure 3, attached.

| | Existing Residential Zone Requirement | Proposed "R5-X" Exception Zone |
|---------------------------------|---|---|
| Permitted Uses | As per "R5" Zone | -As per "R5" Zone* -Business and Professional Office |
| Front yard (minimum) | 6.0 m | 6.0 m |
| Rear Yard (minimum) | 7.5 m | 7.5 m |
| Interior Side yard (minimum) | 1.5 m | 1.5 m |
| Exterior Side yard (minimum) | 6.0 m | 6.0 m |
| Manoeuvering Space (minimum) | 7.4 m | 6.5 m* |
| Parking Space (minimum) | 3.3 spaces per 90 m ² (11 spaces required) | 3.3 spaces per 90 m ² (11 spaces provided) |

^{*}Exception to the By-law required

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Report No. PDS16-033

Site Design

The Owner has submitted a Site Plan application to the Town to convert an existing residential dwelling into a 254 m^2 (2,723.2 ft^2) office use on the subject lands. Additional details of the proposal include:

| Site Statistics | Zone Requirement (minimum) | Proposed |
|--------------------------------|--|---------------------------------------|
| Total Ground Floor Area | N/A | 172.63 sq. m. (1,858.1 sq.ft.) |
| Total Gross Floor Area | N/A | 253 sq. m (2,723.2 sq.ft.) |
| Lot Area | 460 sq. m | 2,995 sq. m |
| Lot Frontage | 15 m | 66.24m |
| Front Yard Setback | 6 m | 6 m |
| Rear Yard Setback | 7.5 m | 14.5 m |
| Side yard Setback- North | 1.5 m | 19.7 m |
| Side Yard Setback- South | 1.5 m | 32m |
| Parking Provided | 10 parking spaces (3.3 / 90 sq. m of Commercial Floor Space) | 11 parking spaces |
| Lot Coverage | 35% (maximum) | 5.8% |
| Building Height | 10m (maximum) | 10m (maximum) |
| Buffer adjacent to residential | 1.5 m plus a 1.8 m fence | Minimum 3 m surrounding the |
| area | | property, no fencing will be provided |
| Maneuvering Space | 7.4 m | 6.5 m |

Reports and Studies

As part of the zoning amendment and site plan applications, the owner has submitted the following studies, which have been reviewed by Town staff:

- Draft Zoning By-law Amendment, prepared by HBR Planning Centre Inc.
- Planning Justification Report, prepared by HBR Planning Centre Inc.
- Tree Inventory and Preservation Plan, prepared by Kelly's Tree Care Ltd.
- Environmental Impact Study, prepared by River Stone Environmental Solutions Inc.
- Geotechnical Investigation, Retaining Wall Design and Slope Stability Study, prepared by Soil Engineers Ltd.
- Phase 1 Environmental Site Assessment, prepared by G2S Environmental Consulting Inc.
- Stormwater Management and Site Servicing Brief, prepared by Cole Engineering
- Parking Review Study, prepared by Cole Engineering
- Stage 1 & 2 Archaeological Assessment, prepared by Archeological & Cultural Heritage Services
- Heritage Impact Assessment, prepared by MTBW-Wai

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Report No. PDS16-033

- Conceptual Landscape Plan, prepared by Mark Setter Associates
- Designated Substances Survey, prepared by G2S Environmental Consulting Inc.
- Heritage Conservation Plan, prepared by Robyn Huether Architect

COMMENTS

Planning Considerations

Provincial Policy Statement

The Provincial Policy Statement, 2014 (PPS) provides policy direction on matters of provincial interest for land use planning matters within the Province of Ontario. The proposal demonstrates cost-effective development patterns and standards to minimize land consumption and servicing costs. The proposal is transit supportive given the property's proximity to existing YRT and GO bus routes along Yonge Street. The subject applications are in keeping with the PPS.

Growth Plan for the Greater Golden Horseshoe

The subject lands are located within the built-up area of the Growth Plan for the Greater Golden Horseshoe, as amended. A significant portion of population and employment growth is required to be accommodated within existing built-up areas through intensification. The plan encourages transit-supportive densities and a healthy mix of residential and employment land uses. Furthermore, cultural heritage conservation, including conservation of cultural heritage resources are supported within this plan. In this regard, the subject applications reflect conformity to the Growth Plan.

York Region Official Plan

The subject lands are designated as "Urban Area" and "Regional Corridor" by the York Region Official Plan, as amended. Regional Corridors support a range and mix of activities that enrich the character and meet the needs of local communities. The subject applications are considered to conform to the York Region Official Plan.

Town of Aurora Official Plan

As identified previously, the property is designated as "The Aurora Promenade" and more specifically as within the "Downtown Shoulder Area" of the Town of Aurora Official Plan, which permits shops, offices and restaurants as well as the introduction of more residential uses. Planning Staff are of the opinion that the proposed use of a Business and Professional Offices conforms to the land use and development policies of the Official Plan and is compatible with the surrounding land uses.

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Report No. PDS16-033

Zoning By-law

The subject lands are currently zoned "Special Mixed Density Residential Zone (R5)" by the Town of Aurora Zoning By-law, as amended. The applicant is proposing an insurance office on the subject lands. To facilitate the subject proposal, the applicant is proposing to add a Business and Professional Offices to the existing zoning to permit the office use.

Site specific by-law exceptions will be required to facilitate the proposed development. These exceptions include:

 A minimum vehicle maneuvering space of 6.5 metres, whereas the by-law requires 7.4 metres

Planning Staff have evaluated the above proposed by-law amendment and exceptions to the by-law and have determined these to be appropriate in the context of the subject lands. The subject lands are located in an area characterized by residential and institutional uses to the north and east along Yonge Street and further residential uses to the west. The westerly portion of the lands will be zoned EP-Environmental Protection to recognize the limits of the LSRCA Flood and Natural Hazard limit of development. Planning staff are of the opinion that the proposed zoning amendment application is appropriate and compatible with adjacent and neighbouring development, and in particular the uses envisioned along Yonge Street by the Promenade Plan.

Department/Agency Comments

Accessibility

The Town's Accessibility Advisory Committee (AAC) discussed the above noted site plan and have no further comments.

Parking/ Maneuvering

The Promenade Shoulder Area designation of the Official Plan requires a minimum of 2.0 spaces and a maximum of 3.0 spaces per $100m^2$ of office use GFA for the subject lands. Given the total Gross Floor Area of $289.6~m^2$, the applicant requires a maximum of twelve (12) parking spaces on the subject lands. Vehicles enter and exit the property via an existing access from Yonge Street. The applicant has proposed eleven (11) parking spaces on the subject lands. Section 11.14.1 e) of the Official Plan states that land use specific and/or alternative parking requirements may be provided in the implementing zoning by-law. Maneuvering space and parking requirements has been reviewed by the Town's Traffic Analyst and are considered acceptable.

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Report No. PDS16-033

Parks & Recreation Services Department

Where a lot is used for Commercial and is adjacent to any Residential Zone, the Zoning By-law requires a buffer/ landscaping strip on the lands. The applicant is proposing a 3.0 metre landscaping strip along all lot lines. No fencing is proposed along all lot lines.

A total of twenty-six (26) trees will be removed as a result of the construction of the parking lot, sewer installation or existing poor condition. The owner proposes to re-plant thirty-eight (38) trees on site as part of the Town's Tree Removal/Pruning and Compensation Policy. A landscaping plan has been submitted by the owner, which has been reviewed by the Town's Landscape architect. The landscape architect has no major concerns with the application subject to provisions in the Site Plan Agreement relating to technical comments. Technical comments include but not limited to cost estimates, reducing the height or a proposed retaining wall facing Yonge Street.

Development Planning Engineer

The Development Planning Engineer has no major concerns with the application subject to provisions in the Site Plan Agreement relating to technical comments. Technical comments include but not limited to cost estimates, clarification on the details of the grading plan. The owner will be required to satisfy the requirements prior to execution of the Site Plan Agreement.

Building and By-law Services

Building and By-law Services has reviewed the application and has no objections to the applications, subject to minor technical updates. A change of use permit and a sign permit will be required for the subject lands.

Central York Fire Services

Central York Fire Services have reviewed the application and provided no comments or objections to the applications.

Heritage Planning

The existing building is included within the Register of Properties of Cultural Heritage Value or Interest as a designated property. Also known as the "Horton Place" the property is designated under both Part IV (Individual) and Part V (Heritage Conservation District). The property is located within the Northeast Old Aurora Heritage Conservation District. The building was constructed in 1875 and designed in an Italianate architecture style. The structure is one of the best examples of Italianate Architecture within the Town. The Northeast Old Aurora Heritage Conservation District Plan identifies the

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Report No. PDS16-033

subject lands a High Value Heritage Property.

Abutting heritage resources include the Redman House, which is located immediately north of the subject lands. There is one (1) additional listed heritage property located to the west of the subject property.

An existing Carriage House (constructed in 1875) will be removed as part of the proposed development. The Carriage House will be salvaged and relocated to the Hillary House for future heritage conservation purposes. More information with regards to the Carriage House can be found in Heritage Advisory Committee report No. HAC15-010 and Heritage Advisory Committee Memorandum dated December 14, 2015.

Section 7.3 a) of the Northeast Old Aurora Heritage Conservation District Plan states that existing district land uses, designated in the Official Plan and the prevailing zoning classifications are supported. Therefore, office uses are supported along the Yonge Street corridor as per the Aurora Promenade Secondary Plan policies.

The existing building is proposed to be maintained and preserved. The owner has submitted a Conservation Plan for the repair and restoration of designated heritage elements on the existing building. No additions are proposed for the existing building. The owner proposes three sunroofs and a staircase to the western entrance, which will be addressed in a future Heritage Permit. The interior of the main building will be modified to accommodate the proposed office use.

It is the opinion of Heritage Staff that the proposed Zoning By-law Amendment and Site Plan meets the policies and intent of the Northeast Old Aurora Heritage Conservation District Plan. Technical details will be evaluated to the policies of the Northeast Old Aurora Heritage Conservation District Plan and Town Standards.

Regional Municipality of York

The subject lands is located within the Wellhead Protection Area "Q2" (WHPA-Q2) and the Wellhead Protection Area "B" (WHPA-B). As such, the Region reviewed the proposed site plan for conformity to the Source Protection Water Quantity recharge maintenance policy. York Region has determined that the source protection plan does not apply to the proposed applications and has no objections.

Lake Simcoe Region Conservation Authority

The western portion of the subject lands is regulated under Ontario Regulation 179/06 of the Conservation Authorities Act. As such the proposed applications were circulated to the LSRCA for review and conformity with the requirements of the South Georgian Bay Lake Simcoe Source Water Protection Plan on behalf of the Region of York and the Lake Simcoe Protection Plan. As noted above, the source protection plan recharge policy does not apply to this application. The EP zone limits will be applied to the

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Report No. PDS16-033

LSRCA Flood and Natural Hazard limit. LSRCA conditions will be incorporated into the Site Plan Agreement.

Other External Agencies

Responses were received from Powerstream and Enbridge Gas, who all advised that they have no comments or concerns regarding the zoning amendment and site plan applications.

SERVICING ALLOCATION

Not applicable

LINK TO STRATEGIC PLAN

The proposed Zoning By-law Amendment and Site Plan Applications supports the Strategic Plan goal of **Supporting an exceptional quality of life for all** through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business: Through the monitoring of emerging employment trends and economic trends, future workforce, education and business development needs are identified in accordance with the *Develop plans to attract businesses that provide employment opportunities for our residents* action item.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

- 1. Direct staff to report back to Council addressing any issues that may be raised at the General Committee Meeting;
- 2. Refusal of the application with an explanation for the refusal.

FINANCIAL IMPLICATIONS

The site is being developed through a site plan application; as such fees and securities will be required with the development agreement. The development of this site will also generate development charges. In addition, the proposed development will generate yearly tax assessment to the Town.

PREVIOUS REPORTS

Public Planning Meeting Report No. PDS16-008, dated February 24, 2016.

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Report No. PDS16-033

CONCLUSIONS

Planning and Development Services has reviewed the subject zoning by-law amendment and site plan applications that proposes Business and Professional Offices allowing the conversion of the existing residential building into a 254 m² gfa commercial building use on the subject lands is in accordance with the provisions of the Town's Official Plan and in the context of the compatible surrounding and future land uses. Staff recommends approval of Zoning By-law Amendment application File: ZBA-2015-16 and Site Plan Application SP-2015-10.

ATTACHMENTS

Figure 1 – Location Map with circulation radius

Figure 2 – Official Plan Map

Figure 3 - Zoning Map

Figure 4 – Proposed Zoning Map

Figure 5 – Proposed Site Plan

Figure 6 – Photo of Property

Figure 7 – Proposed Elevations

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – April 28, 2016

Prepared by: Jeff Healey, Planner- Ext. 4349

Marco Ramunno, MCIP, RPP

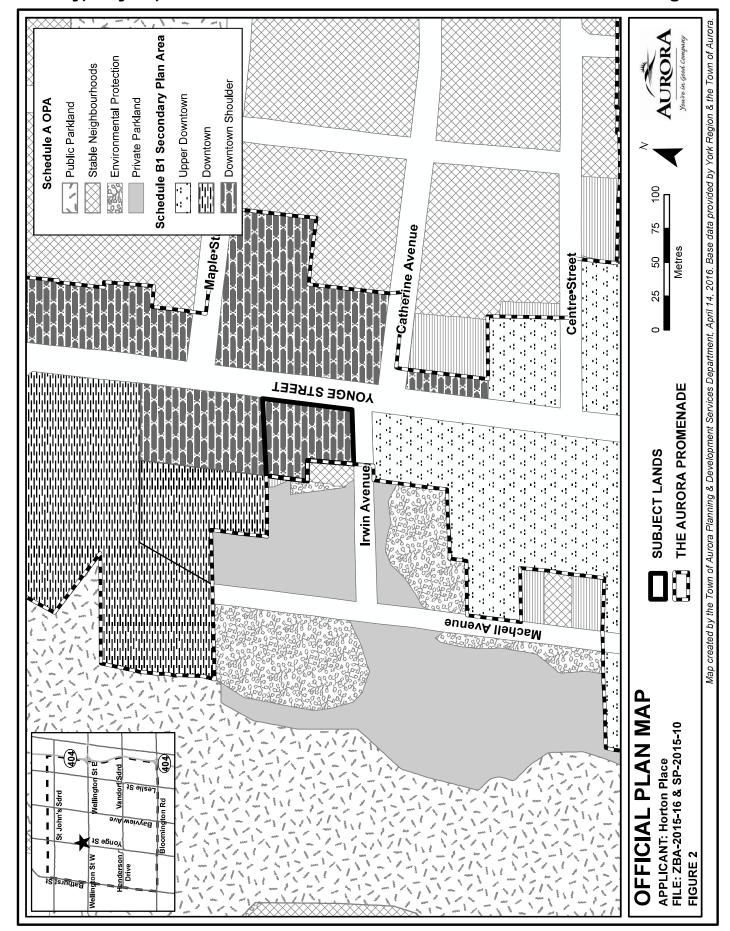
Director of Planning & Development

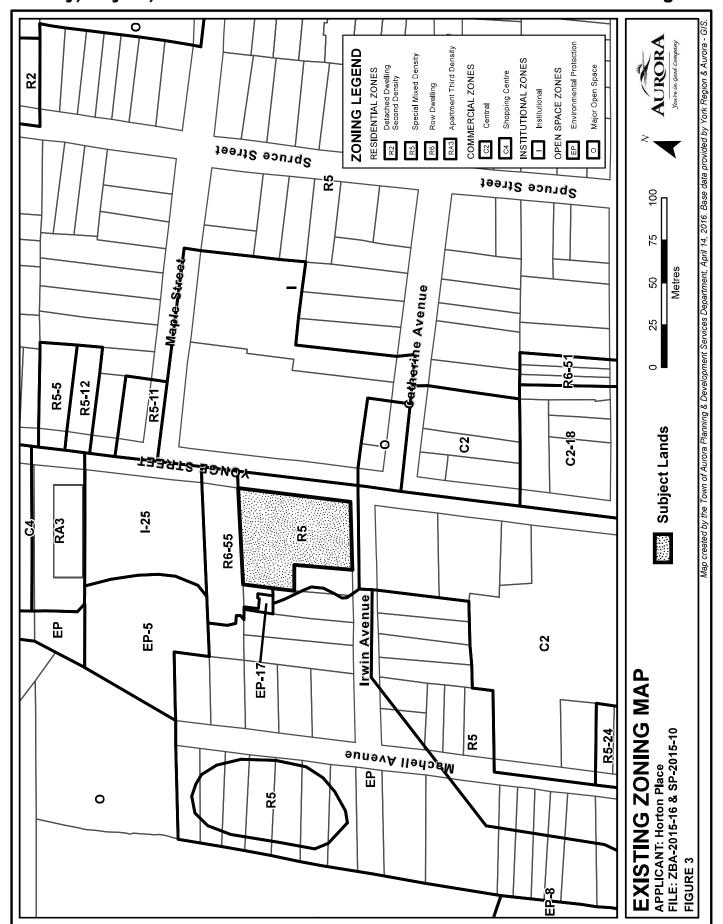
Services

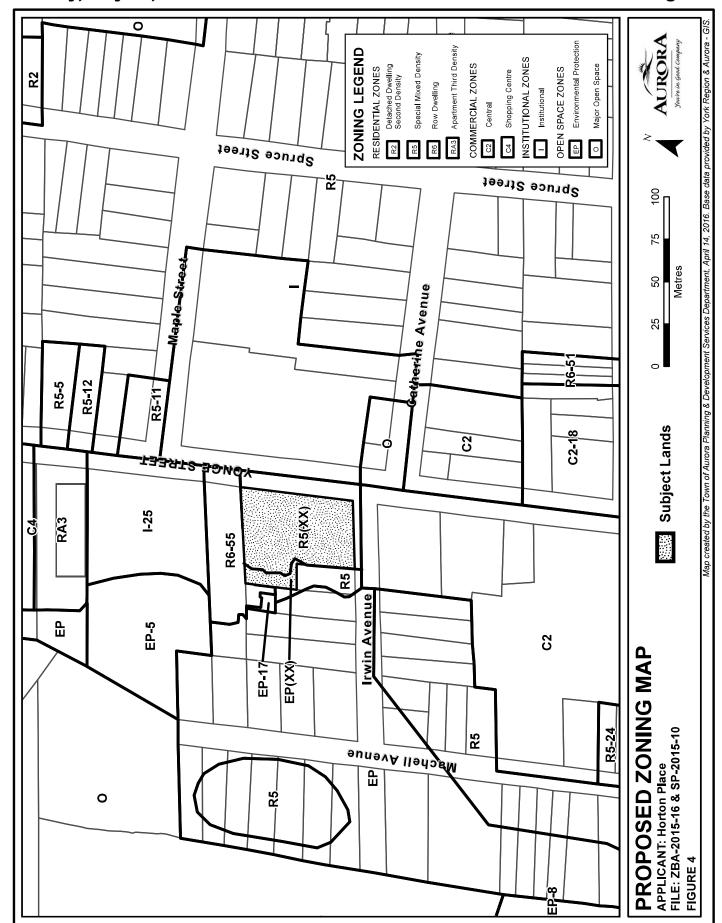
Doug Nadorozny

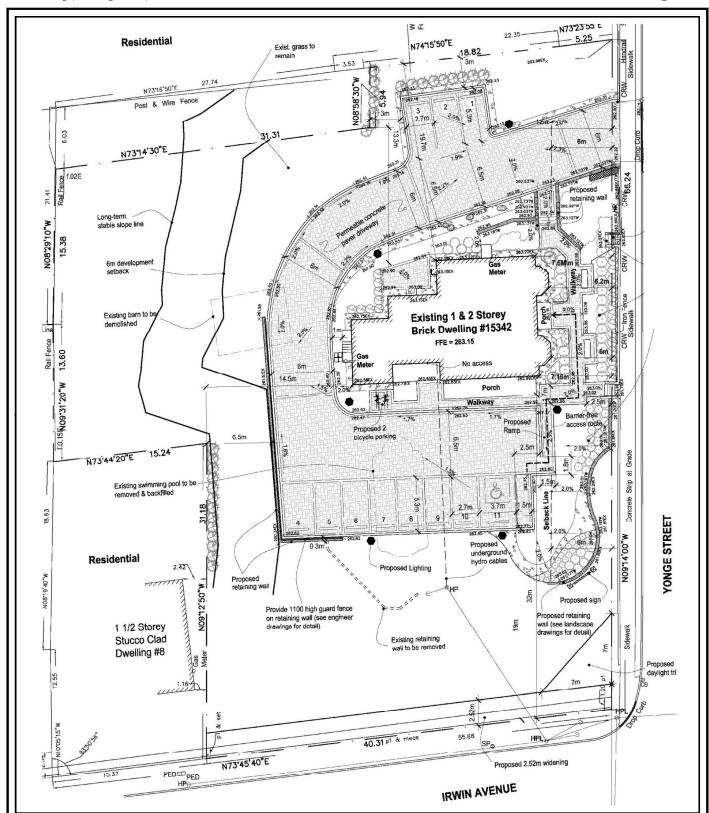
Chief Administrative Officer











PROPOSED SITE PLAN

APPLICANT: Horton Place FILE: ZBA-2015-16 & SP-2015-10

FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, April 14, 2016. Data provided by SustainGlobe Ltd. Consulting Engineers.

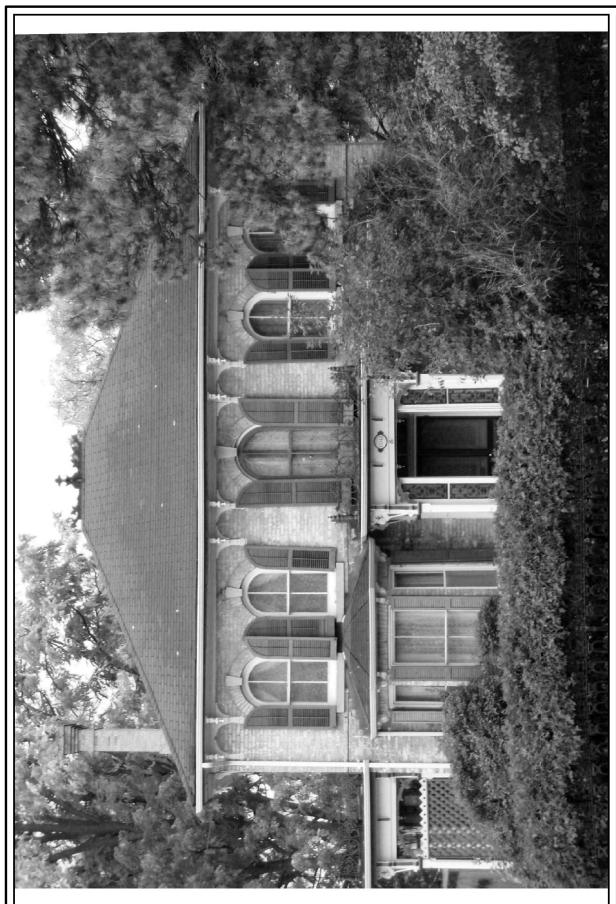
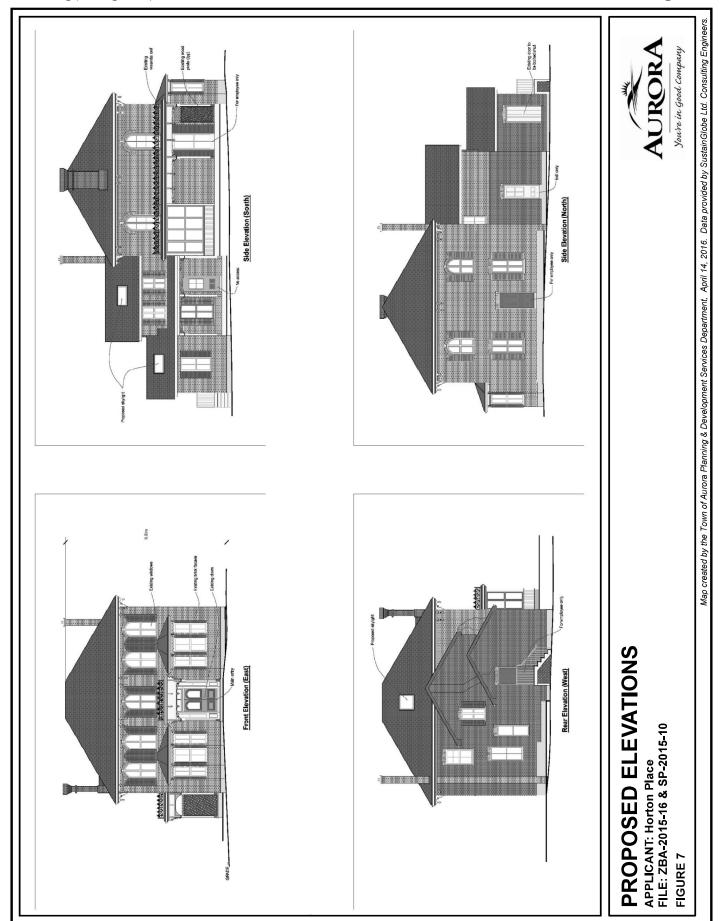




PHOTO OF PROPERTY
APPLICANT: Horton Place
FILE: ZBA-2015-16 & SP-2015-10
FIGURE 6





TOWN OF AURORA GENERAL COMMITTEE REPORT No. PDS16-034

SUBJECT: Site Plan Application

Gineve Inc.

250 Don Hillock Drive File: SP-2016-03

Related File: SUB-2000-02A

FROM: Marco Ramunno, Director of Planning & Development Services

DATE: May 17, 2016

RECOMMENDATIONS

THAT Report No. PDS16-034 be received; and

THAT Site Plan Application File No. SP-2016-03 (Gineve Inc.) to permit the development of the subject lands for a multi-unit, one (1) storey 8,815 square metre industrial building be approved; 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.

PURPOSE OF THE REPORT

The purpose of this report is to provide background information, evaluation and recommendations regarding the Site Plan Application submitted by Gineve Inc. to permit a multi-unit, one (1) storey 8,815 square metre industrial building located at 250 Don Hillock Drive.

BACKGROUND

The Town received the site plan application from Gineve Inc. on February 12, 2016. The proposed development is located within the Hallgrove Business Park. Four (4) industrial units are proposed within the multi-unit industrial building. A squash court/ fitness centre will be relocating from their current residence on Don Hillock Drive and moving to the subject lands. No other prospective tenants are identified at this time.

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Report No. PDS16-034

Location/Land Use

As illustrated on Figure 1, the subject lands are located on the north and east sides of Don Hillock Drive and backs onto Highway 404 and the Highway 404 southbound on ramp. The total area of the subject lands is 19,524 sqm (4.82 acres). The subject lands are abutting a two (2) storey industrial manufacturing and office building on 288 Don Hillock Drive. The subject lands are currently vacant.

The surrounding land uses are as follows:

North: Currently Vacant Business Park;

West: Office/ Industrial Building;

East: Highway 404 and Highway 404; and,

South: Industrial Manufacturing and Office Building.

Existing Policy Context

Town of Aurora Official Plan

As shown on Figure 2, the subject lands are designated as "Business Park" by the Bayview Northeast Secondary Plan (OPA 30), which permits "an integrated mix of employment activities and businesses that occur within buildings and on sites that are designed, and landscaped to present a high quality, prestige image". The Official Plan also requires lands to be designed and create a striking built presence on Highway 404 and the building and landscape design shall facilitate the establishment of distinctive, landmark buildings. The proposed use of the subject lands is permitted by the Official Plan.

Zoning By-law 2213-78, as amended

The subject lands under review for site plan approval are currently zoned "Business Park" (BP) by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 3). The subject lands are located in a business park area characterized by large industrial/office developments. No exceptions and/or amendments to the Zoning By-law are required as a result of the proposed development.

Site Design

As shown on Figure 4, the Owner has submitted an Application to the Town for site plan approval for a one (1) storey multi-unit industrial building.

The pertinent site statistics are as follows:

- 3 -

Report No. PDS16-034

| Site Statistics | Proposed | Zoning By-law Requirements |
|--|--|---|
| Permitted Uses | Industrial use, if conducted within wholly enclosed buildings & accessory office | Office; Industrial use, if conducted within wholly enclosed buildings. |
| Lot Area (minimum) | 1.95 Hectares (4.82 Acres) | 1.0 hectares |
| Lot Frontage (minimum) | 64.0 metres | 60.0 metres |
| Yard setback from Highway 404 (minimum) | 21.4 metres (to second floor) | 13.7 metres |
| Yard setback adjacent to other streets (minimum) | 6.0 metres | 6.0 metres |
| Other yards (minimum) | 13.0 metres | 3.0 metres |
| Ground Floor Office | 450.00 square metre | N/A |
| Ground Floor Industrial | 8,365 square metre | N/A |
| Total Industrial Building (GFA) | 8,815.33 square metre | N/A |
| Landscape Requirement (minimum) | 3.0 m | Lots fronting on other roads 3.0 m |
| Floor Area Ratio (maximum) | 45.15% | 50% |
| Building Height (maximum) | 1 storey | 4 storeys |
| Loading Spaces – Industrial uses | 8 loading spaces | 2,500 square metres or more but less than 7500 square metres; plus 1 additional space for every 7,500 square metres thereafter (3 loading spaces is required). |
| Parking Provided | 120 spaces | Office area: 450 m² @ 3.5 spaces/100m² = 16 Industrial Use: 1st -3,000 m² @ 2 spaces/100m² = 60 2nd -3,000 m² @ 1 space/100m² = 30 3rd - remaining @ 0.5/100m² = 12 Total Required (minimum) = 118 |
| Accessible parking (minimum) | 4 parking spaces | 3 |

Urban Design

The proposed development is located within the Hallgrove Industrial Park and subject to the Hallgrove Industrial Park Urban Design Guidelines. These Urban Design Guidelines, as required by the Town of Aurora's Official Plan and outlined in Sections 3.1.2 and 3.9 of Official Plan Amendment 30 (Bayview Northeast Area 2B Secondary Plan, outline the methods for building a visually attractive and consistent industrial park. The Guidelines address the various architectural, landscape and planning issues which affect the site and provide the foundations necessary to guide development of the Hallgrove Industrial Park. As such, the proposed development is subject to an urban design and architectural peer review to the satisfaction of the Town. The Planning Partnership has been retained to peer review the urban design and architectural components of the development.

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Report No. PDS16-034

Reports and Studies

The Owner submitted the following documents as part of a complete Site Plan application. They are as follows:

- Stromwater Management Report, prepared by Bronte Engineering Ltd.;
- Servicing and Gradin Plan, prepared by Bronte Engineering Ltd.;
- Electrical Site Lighting Plan, prepared by Manuel Jordao & Associates Ltd.; and,
- Soil Investigation Report, prepared by Soils Engineers Ltd.

COMMENTS

Planning Considerations

Town of Aurora Official Plan/ Secondary Plan

The property is designated as "Business Park (BP)" by the Town's Official Plan Amendment No. 30. The intent of the BP designation is to provide opportunities for a mix of high quality employment uses and a variety of supporting commercial and community facilities geared generally to satisfying the needs of residents, businesses and employees in the Town of Aurora and York Region. The maximum height of any building within the BP designation shall be low to mid-rise in form and shall not exceed seven (7) storeys in height.

The Official Plan policy states "Development in the Business Park designation shall display high design standards and shall include uses such as corporate head office, research and development facilities". As such, the site plan application was circulated to the Hallgrove Business Park Control Architect (The Planning Partnership) to review the urban design components of the application.

Zoning By-law Amendment

The subject lands under review for site plan approval are currently zoned "Business Park (BP)" by the Town of Aurora Zoning By-law 2213-78, as amended. The subject lands are located in a business park area characterized by large industrial/ office developments. Planning Staff are of the opinion that the proposed site plan application complies with the Zoning By-law.

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Report No. PDS16-034

Urban Design

The subject lands are within the "Hallgrove Industrial Park Urban Design Guidelines. The Hallgrove Industrial Park is envisioned to be an attractive setting for office and industrial activity within the community. The vision for the Industrial Park will be achieved through landscape and built form to create consistent and visually appealing streetscape; as well as orienting built form to ensure a balance of parking and urban form along the edge of the streetscape.

The proposed urban design and architectural components of the development application have been peer reviewed by the Planning Partnership. All loading areas have been appropriately located to the interior of the site (north elevation) and that the Don Hillock frontage is populated by the office portion of the building and that a continuous driveway is proposed along the periphery of the site.

Subject to minor architectural detailing, the building's architecture is considered by staff to be complementary to the surrounding context. Figures 4-7 illustrate the proposed site plan, building elevations and landscape plans. Staff are satisfied with the applicant's revisions and recommend approval to the site plan application. Final building elevation plans will be approved by the Planning Partnership prior to issuance of a building permit.

Site Plan

As shown in Figure 4, the Owner submitted an application for site plan approval to permit a one (1) storey multi-unit industrial building. The subject lands abut Don Hillock Drive at an elbow enclave with little frontage on Don Hillock Drive. As such, the site can be accessed from 2 locations through a drive that is continuous along the periphery of the site boundary. A 14.0m setback/ buffer has been preserved along Highway 404 as required by the Ministry of Transportation. The proposed building is located in the centre of the subject lands with parking provided to the periphery of the site The four loading spaces in close proximity to the highway 404 on ramp will be screened through a proposed 3.0m high privacy screen wall to help mitigate the impacts and views of the loading spaces on highway 404 traffic.

Building Elevations

The proposed development occupies a highly visible property along Don Hillock drive. The site functions as a visual terminus for Don Hillock Drive, as well as a prominent viewpoint along Highway 404 and the Highway 404 on ramp south. Currently, building façades are long with flat roofs. Planning Partnership recommends continuous horizontal detail to break down the massing of the long walls (Figures 5 & 6) and can be coordinated with the second row of windows and a different colour can be used for emphasis. The Planning Partnership recommends that these comments be applied to all elevations, especially those that will be visible to public views such as the east

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Report No. PDS16-034

elevation which faces the Highway 404. Extending roof parapets to accentuate the entries of the proposed buildings and a change of plane at these locations to further break down the long façades is also recommended by the Planning Partnership. Staff have requested that all building elevations comments will be addressed prior to the execution and registration of the Site Plan Agreement.

Department/ Agency Comments

Accessibility

The Town's Accessibility Advisory Committee (AAC) discussed the above noted site plan on March 2, 2016 and provided initial comments regarding the Site Plan application. As a result, the applicant will consider the following standards in the final building permit drawings:

- Consideration be given for barrier free access to the building via automatic door openers to each office;
- Consideration for the removal of two individual parking spaces and relocation of two accessible parking spaces for better access.

Parks & Recreation Services Department

The Parks & Recreation Services department have reviewed the landscape plans of the site plan application and have no major concerns to the application. Park staff request additional deciduous and coniferous tree material to enhance the eastern landscape buffer, an increase to the feature landscape area at the southwest corner of the building, and additional planning in landscape space along the east and west sides of the building (Figure 7). Park staff will also require an itemized landscape cost estimate in order to finalize the landscape fees and security requirements prior to the execution and registration of the Site Plan Agreement.

Trail Connections

The approved Trails Master Plan, as well as the Town's Official Plan identifies a trail corridor system through the subject lands adjacent to Highway 404. However, the Ministry of Transportation (MTO) did not support a trail corridor within the MTO 14.0 metre setback to Highway 404 on the abutting property to the south (site plan application SP-2012-05 (Bulk Barn)). Council approved the Bulk Barn site plan application without a trail system adjacent to Highway 404. For the Bulk Barn site plan approval, the trail was re-routed along Eric T Smith Way frontage of the property and north through Goulding Avenue in order for the trail to connect to Wellington Street. Since there is no interconnecting trail to the south of the subject lands, a similar re-route is proposed to go along Don Hillock Drive and proceed to connect to Goulding Avenue and easterly along Wellington Street East is proposed.

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Report No. PDS16-034

As a result, the north-south trail corridor is still maintained and the trail network in the eastern portion of Town can be accommodated as per the Trails Master Plan.

Development Planning Engineer

The Town's Development Planning Engineer has reviewed the Site Plan application and has advised that they have no major concerns with the application subject to provisions in the Site Plan Agreement relating to minor technical comments. The Owner will be required to satisfy the requirements prior to the execution of the Site Plan Agreement.

Traffic/ Transportation Analyst

The Town's Traffic Transportation Analyst has reviewed the submitted site plan proposed and has no comments or concerns regarding the subject proposal. The proposal provides 120 parking stalls whereas the Zoning By-law requires a minimum of 118 parking stalls. Additionally, the subject proposal illustrates 8 loading spaces, whereas the minimum zoning by-law requirement is three (3) loading spaces.

Building and By-law Services (BBS)

Building and By-law Services Staff have reviewed the Site Plan application and have no major concerns with the application subject to minor technical comments and minor revisions to the size of a designated disabled parking stalls delineated aisle.

Central York Fire Services

Central York Fire Services has reviewed the submitted Site Plan Application and has no major concerns with the application subject to minor technical comments pertaining to fire route design and turning radius.

Ministry of Transportation

Correspondence with MTO has confirmed that a 14.0 m setback from the limits of Highway 404 will be required. The proposed Site Plan application will be required to conform to the Ministry's setback requirements. Prior to any construction or site servicing, a permit shall be required from MTO.

External Agencies

The Regional Municipality of York, Powerstream and Enbridge Gas has reviewed the submitted Site Plan Application and have advised that they have no major comments or concerns.

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Report No. PDS16-034

LINK TO STRATEGIC PLAN

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business: The site plan application to permit business park uses will help Develop plans to attract businesses that provide employment opportunities for our residents.

The subject application supports the Strategic Plan goal of **supporting an exceptional quality of life for all** through its accomplishment in satisfying requirements in the following key objective within this goal statement:

Strengthening the fabric of our community: By permitting business park uses in a highly visible location of Aurora, the review of surplus lands and structures to facilitate growth and revitalization in the community action item is realised.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

- 1. Direct staff to report back to Council addressing any issues that may be raised at the General Committee Meeting.
- 2. Refusal of the application with an explanation for the refusal.

FINANCIAL IMPLICATIONS

At the time of Site Plan agreement, fees and securities will be applied to the development. Further financial implications will be addressed when a technical review of the future proposal is completed.

PREVIOUS REPORTS

None.

CONCLUSIONS

Planning & Development Services reviewed the subject site plan application in accordance with the provisions of the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. The Site Plan application is considered to be in keeping with the development standards of the Town. Architectural control comments and technical updates to the servicing plan and site grading plan will be reviewed by Town Staff prior to the execution of the site plan agreement. Therefore, staff recommends approval of the Site Plan application File: SP-2016-03 subject to the Owner satisfying the detailed requirements with respect to the Ministry of Transportation, Development Engineering and Parks & Recreation Services prior to the execution of the Site Plan Agreement.

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Report No. PDS16-034

ATTACHMENTS

Figure 1 – Location Map

Figure 2 – Official Plan Map

Figure 3 – Existing Zoning Map

Figure 4 – Proposed Site Plan

Figure 5 – Conceptual North and South Elevations

Figure 6 - Conceptual East and West Elevations

Figure 7 – Proposed Landscape Plan

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting- April 28, 2016.

Prepared by: Drew MacMartin, Planner - Extension 4347

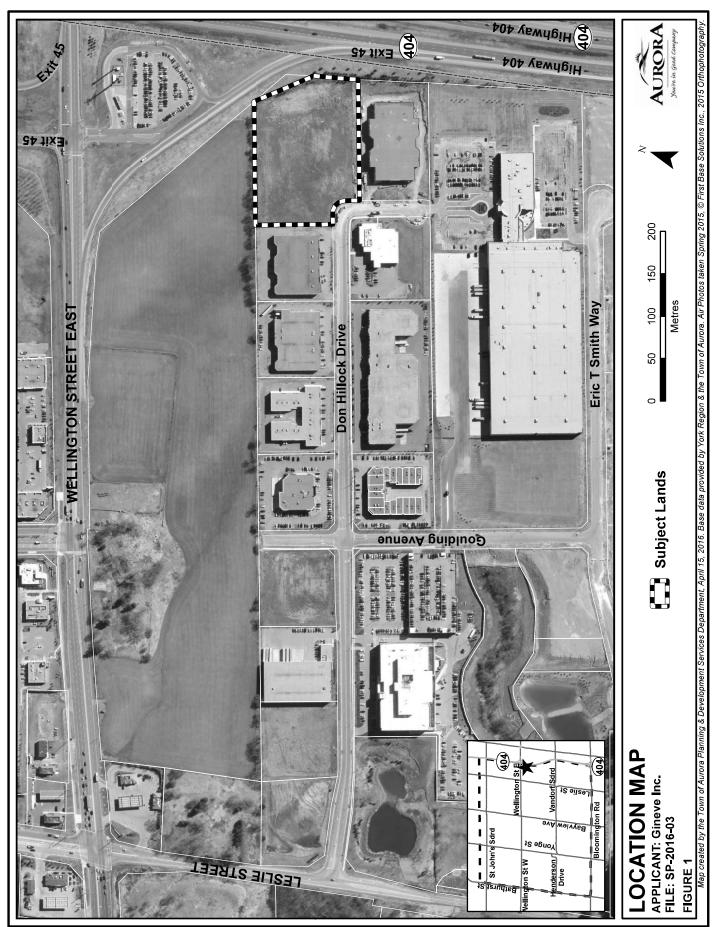
Marco Ramunno, MCIP, RPP

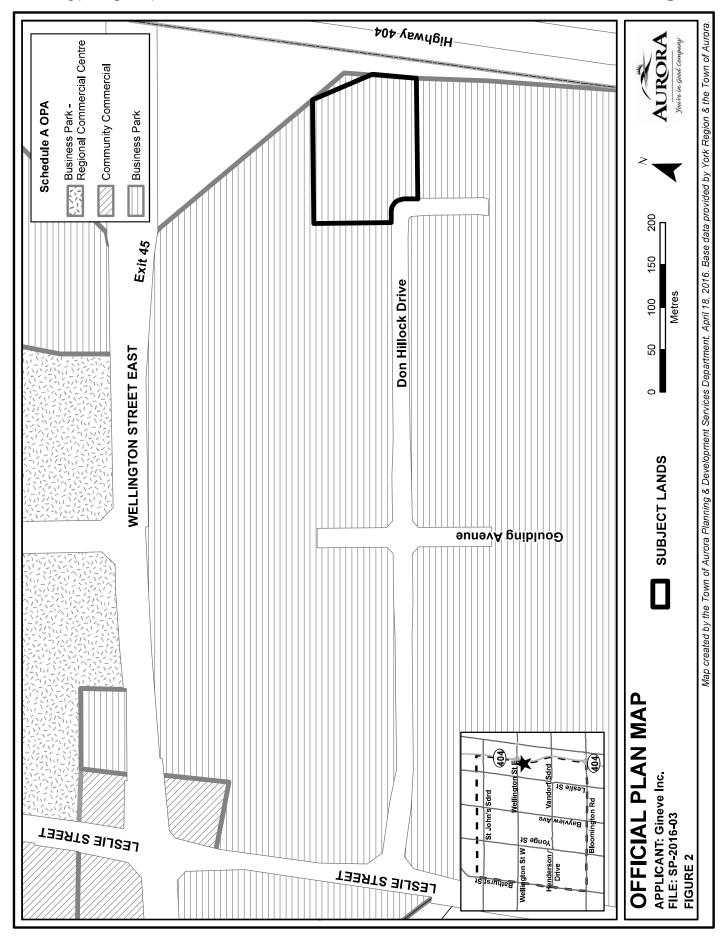
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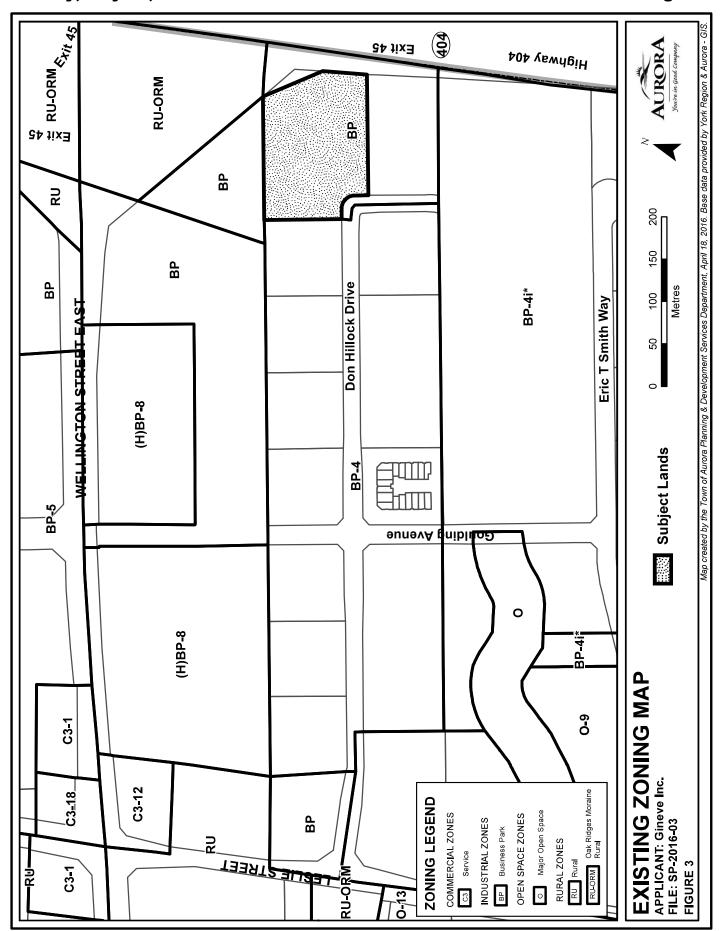
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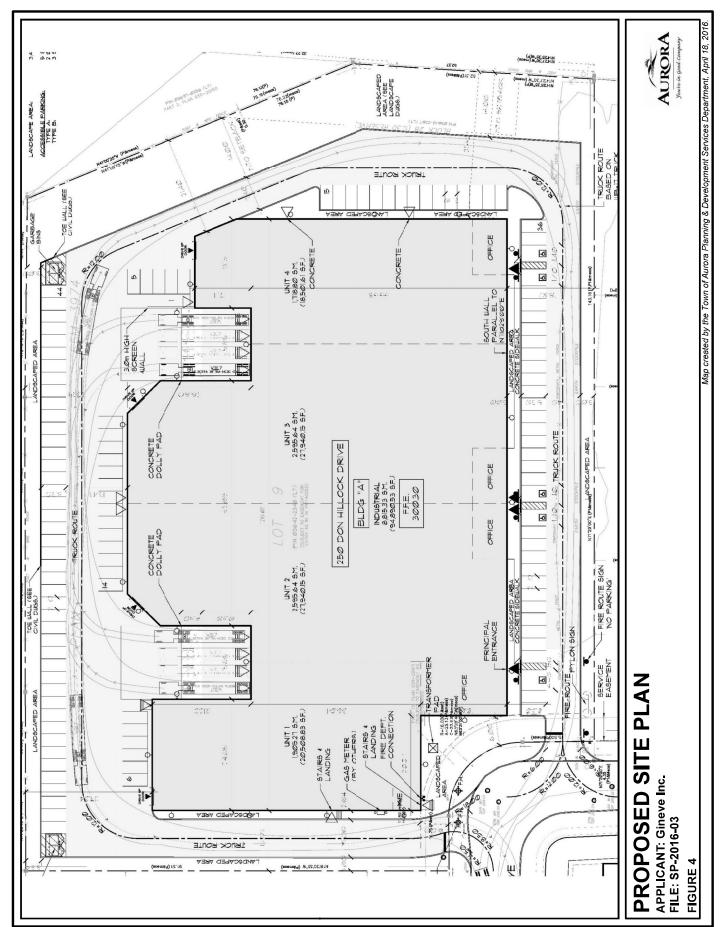
Doug Nadorozny

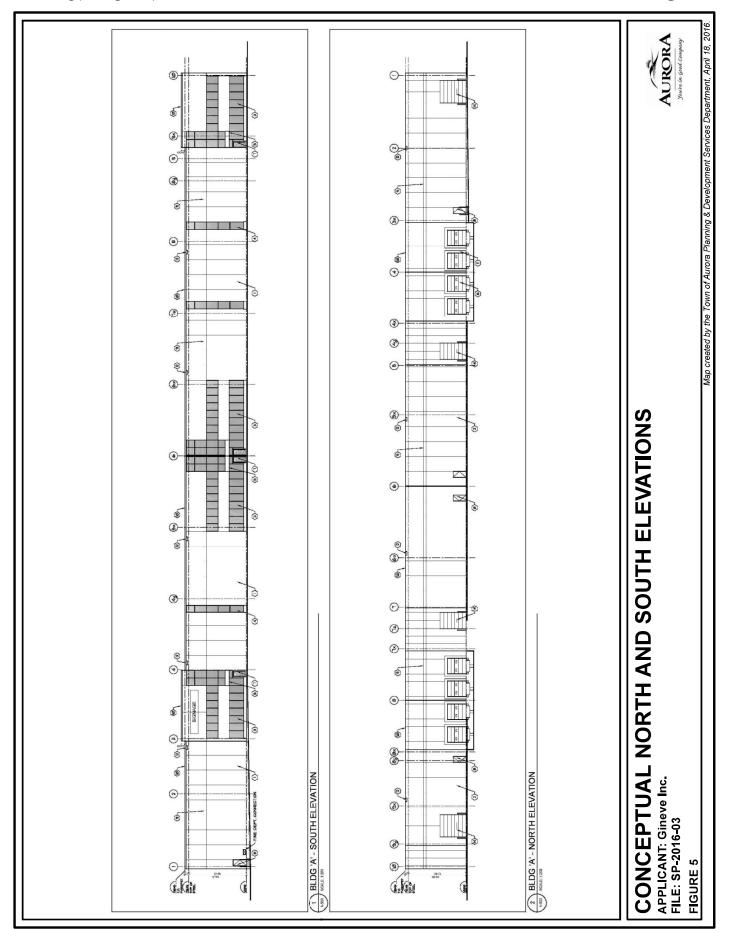
Chief Administrative Officer

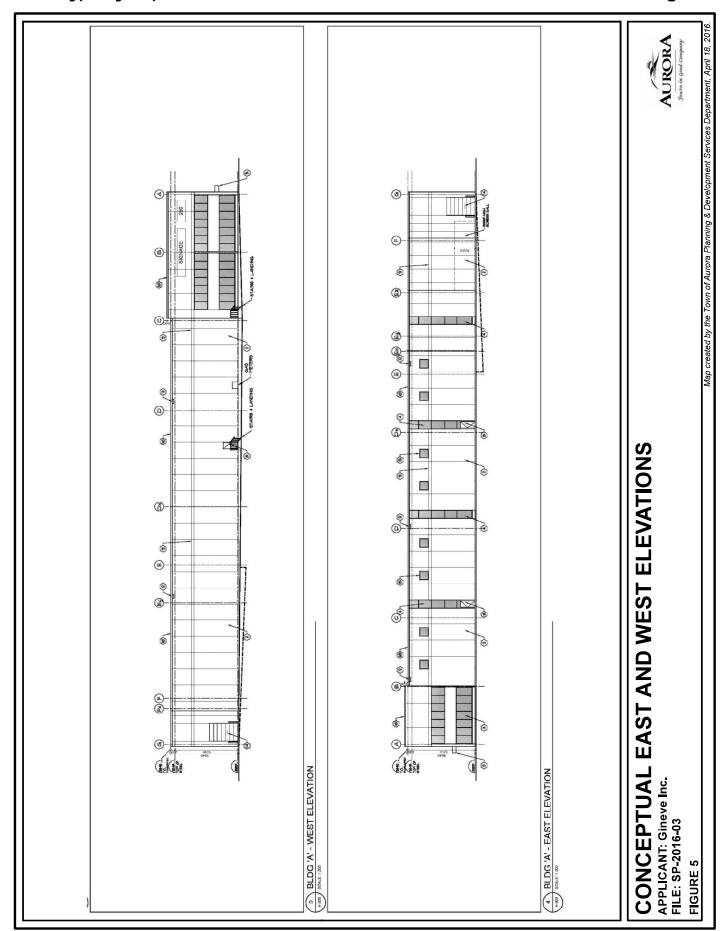


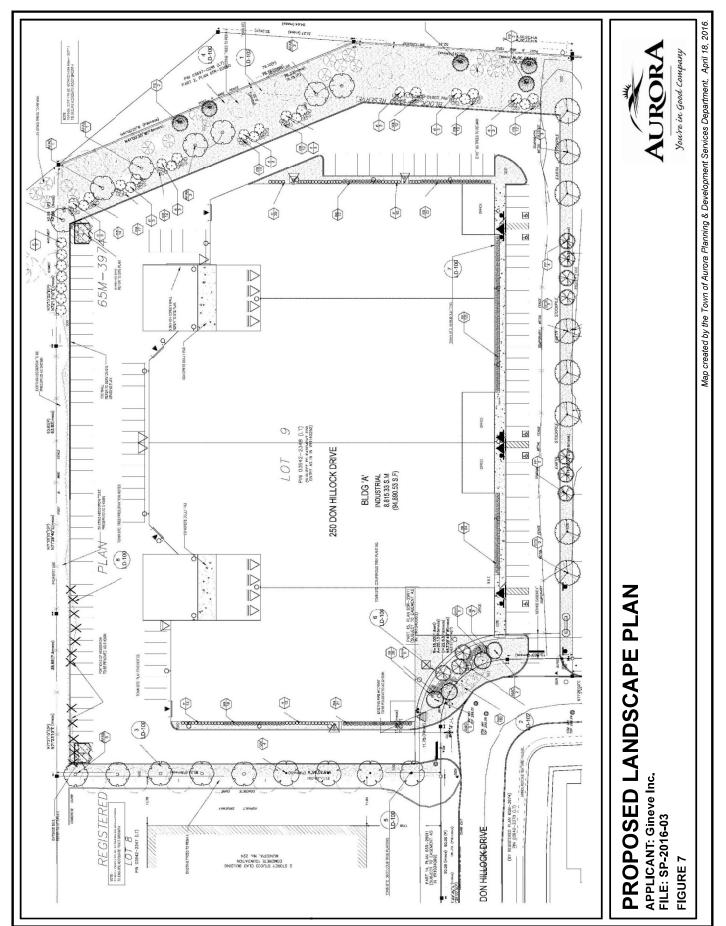














SUBJECT: Delegated Development Agreements, 2016 Summary Report

FROM:

Marco Ramunno, Director of Planning & Development Services

DATE:

May 17, 2016

RECOMMENDATIONS

THAT Report No. PDS16-036 be received for information.

PURPOSE OF THE REPORT

The purpose of this report is to provide Council with a summary report of Development Agreements that have been processed by the Planning Department based on Council's Delegated Approval Bylaw 5540-13.

BACKGROUND

On February 22, 1995 Council enacted Bylaw 3604-95.1 designating portions of the Town as site plan control areas. The Site Plan Control Bylaw has been further amended since that time including Bylaw 4933.07.P which granted delegated approval authority to the Director of Planning & Development Services. Delegated approval applies to agreements which, in the opinion of the Director are considered to be minor in nature, and amendments to existing agreements where the terms and plans remained substantially unaltered.

The Planning Act allows Committees of Adjustment, in granting minor variances or consents, to impose terms or conditions to the approval, and can require the owner to enter into one or more agreements with the municipality to fulfill the terms and conditions set out in its decision. As such, on July 16, 2013 Council approved Bylaw 5540-13 granting Delegated Approval Authority to the Director of Planning & Development Services to approve and execute Simplified Development Agreements, Oak Ridges Moraine Agreements, and other minor development agreements required by the conditional approval of the Committee of Adjustment. The provisions of that Bylaw also provides that the Director present a summary report on a semi-annual basis of all simplified development agreements entered into by the Town.

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Report No. PDS16-036

COMMENTS

The following is a listing of Committee of Adjustment conditional approvals requiring Simplified Development Agreements for both Minor Variance and Consent Applications:

| File and Name | Status | Description of Application | Agreement Date |
|----------------|------------|-------------------------------|-------------------|
| 457 St. John's | Registered | To permit a one storey 190 m2 | November 24, 2015 |
| Sideroad | | building addition | |
| (MV-2015-26) | - 0 | | |

LINK TO STRATEGIC PLAN

Supporting small business and encouraging a more sustainable business environment: By providing a more streamlined administrative approvals process for simplified agreements and reporting to Council on a regular basis on the numbers and status of these agreements.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

None.

FINANCIAL IMPLICATIONS

None.

PREVIOUS REPORTS

General Committee Report PL12-001 dated June 18, 2013; and General Committee Report PL15-085 dated November 17, 2015.

CONCLUSIONS

Pursuant to Delegation Bylaw No. 5540-13 staff have provided a summary report of the one (1) Development Agreements that has been executed by the Director of Planning & Development Services since November 2015.

ATTACHMENTS

None.

General Committee Meeting Agenda Tuesday, May 17, 2016

May 17, 2016

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Report No. PDS16-036

PRE-SUBMISSION REVIEW

Executive Leadership Team - April 28, 2016.

Prepared by: Glen Letman, Manager of Development Planning, Ext. 4346.

Marco Ramunno, M.C.I.P., R.P.P.
Director of Planning & Development

Services

Doug Nadorozny

Chief Administrative Officer



TOWN OF AURORA GENERAL COMMITTEE REPORT No. PDS16-037

SUBJECT: Applications for Official Plan Amendment and

Zoning By-law Amendment Carpino Construction Inc. 15278 Yonge Street

File Numbers: OPA-2015-04. ZBA-2015-10

Related File: SP-2015-08

FROM: Marco Ramunno, Director of Planning & Development Services

DATE: *May 17, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-037 be received; and

THAT Application to Amend the Official Plan File No. OPA-2015-04 (Carpino Construction Inc.), to re-designate the land use to allow stacked, back-to-back townhouse dwelling units on the subject lands be approved; and

THAT Application to Amend the Zoning By-law File No. ZBA-2015-10 (Carpino Construction Inc.), to allow 126 stacked, back-to-back townhouse dwelling units as a permitted use on the subject lands be approved; and

THAT the implementing Official Plan and Zoning By-law Amendments be presented at a future Council Meeting.

PURPOSE OF THE REPORT

The purpose of this report is to provide an evaluation and recommendations related to the Official Plan and Zoning By-law amendment applications submitted by the Owner proposing the development of 126 stacked, back-to-back townhouse dwelling units on the subject lands having a total area of 1.1 ha (2.7 acres).

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Report No. PDS16-037

BACKGROUND

History

The subject Official Plan and Zoning By-law Amendment applications were submitted on August 20, 2015. On September 10, 2015, a Notice of Complete Application respecting the Official Plan and Zoning By-law Amendments were published in the Auroran and Aurora Banner newspapers.

A Public Planning Meeting was held on November 25, 2015. At that Public Planning Meeting Council passed the following resolution:

"THAT Report No. PL15-080 be received; and

THAT comments presented at the Public Planning meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future **Public Planning** meeting."

After the November 25, 2015 Public Planning Meeting, the Owner submitted additional studies (Commercial Needs Critique & Preliminary Environmental Noise Report) in support of the proposed application. A second Public Planning Meeting was held on March 30, 2016. At that Public Planning Meeting Council passed the following resolution:

"THAT Report No. PDS16-014 be received; and

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

Public Notification

All interested parties were notified that the Official Plan Amendment and Zoning By-law Amendment applications would be heard at the May 17, 2016 General Committee Meeting.

Location/Land Use

The subject property is located on the west side of Yonge Street, municipally known as 15278 Yonge Street (Figure 1). The total area of land holding is 1.1 hectares in size and consists of two irregularly shaped parcels.

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Report No. PDS16-037

The subject lands have the following characteristics:

- Eastern portion of the site has 82.0 m of frontage on Yonge Street and the western portion has 38.5 m of frontage on Machell Avenue;
- Site generally slopes down from the southwest to northeast corner along Yonge Street;
- A 2,790 sqm (30,000 sqft) one storey building was previously located on site (former Liquidation World) has been demolished;
- Balance of the site was previously asphalt surface parking lot, which has since been removed; and
- Two full moves access points to the subject lands, one access from Machell Avenue and one access from Yonge Street.

The surrounding land uses are as follows:

North: Automotive service shops and vacant lot;

South: Dollarama store and Bank of Montreal;

East: Yonge Street, TD Bank and one storey retail/ commercial uses; and West: Machell Avenue, single detached residential units and one six (6) storey

apartment building.

Policy Context

Town of Aurora Official Plan

As illustrated on Figure 2, the subject lands are designated as "The Aurora Promenade" by the Official Plan and more specifically as "Upper Downtown" within the Aurora Promenade Secondary Plan Area. The "Upper Downtown" is contiguous with and integral to the historic 'Downtown'. The purpose of the 'Upper Downtown' designation is to guide development, while extending and reinforcing the heritage 'main street' character and identity associated with the 'Downtown' designation to the south of Wellington Street. Careful regulation of land uses and control over the scale and character of new structures is required in order to enhance the pedestrian experience. Retail, entertainment and cultural venues are encouraged, as well as the introduction of more residential uses.

The proposed stacked, back-to-back residential development requires an Official Plan Amendment from "Aurora Promenade – Upper Downtown" to "Site Specific Aurora Promenade – Upper Downtown" to allow stand-alone, as well as first floor residential land use policies on the subject lands (Figure 3).

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Report No. PDS16-037

Zoning By-law 2213-78, as amended

The subject property is zoned "Central Commercial (C2) Zone" by the Town of Aurora Zoning By-law 2213-78, as amended. The C2 zone only permits dwelling units above the first storey.

An Amendment to the Zoning By-law is required to re-zone the subject lands to allow for stacked, back-to-back dwelling units as a permitted use and site specific exceptions to accommodate the proposed 126 unit development. The applicant is proposing to rezone the subject lands from "Central Commercial (C2) Zone" to "Row Dwelling Residential (R6-XX) Exception Zone" as illustrated on Figure 4. The proposed R6-XX Exception Zone would permit a minimum of 126 Stacked, Back-to-Back Row-House Dwelling Units.

Site Design

As illustrated on Figure 5, the proposed site plan illustrates 126 stacked, back-to-back townhouse condominium dwelling units within six (6) separate buildings of four (4) storeys. Proposed buildings have a consistent level of architectural design and detail on each building façade. Each unit is two (2) stories in height, with a two (2) storey unit stacked on-top of another two (2) storey unit. Approximately two-thirds of all units will have two bedrooms with the remaining third of units having three (3) bedrooms. Each townhouse unit will have private amenity space of approximately 25.0 sqm/ unit. Ground floor units will have a ground floor porch, balcony or patio, while the upper units will have a balcony and roof top terrace.

COMMENTS

Current Policy Framework

Provincial Policy Statement (PPS)

The PPS promotes the efficient use of lands, services, resources and opportunities for intensification and redevelopment where this can be accommodated taking into account the availability of suitable infrastructure and public service facilities required to accommodate projected needs. Decisions on planning matters shall be consistent with the provisions of the PPS. The applications to amend the Official Plan and Zoning Bylaw Amendment to permit residential uses on the subject lands are consistent with the policies of the PPS.

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Report No. PDS16-037

Places to Grow/ Greater Golden Horseshoe (GGH)

Places to Grow promote and encourages directing new growth in built-up areas of a community through intensification. The applications to amend the Official Plan and Zoning By-law Amendment to permit the proposed residential development are consistent with the Places to Grow Plan by directing growth to the built up areas where capacity exists to accommodate the expected population.

The *Growth Plan* for the Greater Golden Horseshoe (2006), as amended in June 2013, is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. Section 2.1 of the *Growth Plan* encourages a better use of land and infrastructure can be made by directing growth to existing urban areas. Section 2.2.3 requires a minimum of 40% of all residential development occurring annually within each upper-and single tier municipality will be within the built-up area.

The *Growth Plan* also provides intensification policies and growth targets for each upper-tier and single-tier municipality in the Greater Golden Horseshoe. Aurora's upper-tier, York Region, subsequently assigned growth targets and intensification targets to each local municipality, for the years 2006 to 2031, through their Regional Official Plan (2010). Intensification is considered to be any growth occurring within the Built-Up Area, as defined by the Provincially-delineated Built Boundary (2006). The applications to amend the Official Plan and Zoning By-law Amendments to permit the proposed residential development are consistent with the Growth Plan for the Greater Golden Horeshoe

Lake Simcoe Protection Plan (LSPP)

The LSPP is a provincial document that provides policies which addressed aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation. The Subject proposal conforms to the Lake Simcoe Protection Plan.

York Region Official Plan (2010)

The lands are designated "Urban Area" in the York Region Official Plan. The Urban Areas are the focus of growth within York Region, with a full range of residential, commercial, industrial and institutional uses permitted. York Region's vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable and lively communities. Under the York Region's Official Plan, one regional urbanization goal is to enhance the Region's urban structure through City Building, intensification and compact and complete communities.

The Proposed Official Plan and Zoning By-law Amendments are in keeping with the policies and objectives of the York Region Official Plan and are exempted from Regional approval. York Region Staff are of the opinion that the proposed Official Plan

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Report No. PDS16-037

Amendment is in keeping with the policy intent of the York Region Official Plan (2010) and appears to be a routine matter of local significance and thereby exempted from approval by Regional Planning Committee and Council.

Land Use Framework

Town of Aurora Official Plan

The Official Plan Amendment Land Use Plan as illustrated in Figure 3, proposed to redesignate the Official Plan (designation) affecting the subject lands from "Aurora Promenade – Upper Downtown" to "Aurora Promenade – Upper Downtown, Site Specific Area".

The following are the site specific "Aurora Promenade – Upper Downtown" policies that the subject proposal requires exception from:

- residential uses at-grade;
- Dwelling units located on the second storey, and/or above, of all building types:
- Buildings taller than three storeys or 10.5 metres are subject to a front yard stepback at the third storey of this Plan;
- The minimum lot coverage by a building or buildings shall be 50 percent;
- On lot with 40.0 metres or greater frontage, the Build-Within Zone is located between 1.0 and 3.0 metres from the front and/or exterior side lot line. A minimum of 80 percent of the main front wall shall be located within the Build-Within Zone;
- Interior side yard setback minimum of 0.0 metres and a maximum setback of 3.0 metres;
- Minimum required rear yard setback shall be 7.5 metres; and
- Parking lots/ facilities shall only be permitted within the rear yard and/or below grade.

The Owner's Official Plan Amendment proposes stand-alone residential (stacked, back-to-back townhouse) uses. The Owner has submitted a 'Commercial Needs Critique' which provides an assessment of the demand for ground floor commercial space as part of the proposed development. The study submitted by Urban Metrics concluded that the market opportunity for ground floor commercial space on the subject site is limited based on high vacancy rates, indicating a fragile commercial market, the sites long history of commercial failure and the potential for duplication of nearby commercial space, creating undue competition and leading to adverse impacts on the downtown commercial market. The report states that the proposed Official Plan Amendment to allow stand along residential will assist in supporting and enhancing the existing mixed-use, pedestrian-friendly, transit-oriented environment in the Upper Downtown area.

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Report No. PDS16-037

Site specific policy will address building height, building coverage and building setbacks. The Owner is requesting that no step back at the third storey be implemented to accommodate the unique building form of a two storey townhouse unit stacked on top of another two storey townhouse units.

Site specific policy is also proposed to decrease the minimum lot coverage from 50% to 35%. Given the large size of the site, as well as the site fronting a local road to the rear and residential development to the north and south of the subject lands, the ability to adhere to a 50% lot coverage, while maintaining compatible transition to the neighbouring residential is limited.

The Official Plan Amendment also includes amending the front, side and rear yard setback requirements of the Official Plan. Pushing the residential buildings back slightly from Yonge Street allows patios to front Yonge Street, enhancing the pedestrian experience. Due to the irregular nature and size of the lot, as well as the subject lands double frontage, the Owner is unable to adhere to the Official Plan policies with regards to building setbacks.

Lastly, the Official Plan Amendment proposed visitor parking above ground within the centre of the proposed development. The Official Plan requires all parking lots to only be permitted within the rear yard and/or below grade. All resident parking spaces are located below grade. Visitor parking is located above ground behind the proposed buildings at-grade screened from Yonge Street.

Staff have reviewed the aforementioned exceptions to the Official Plan in the context of the subject lands relative to the surrounding lands and consider them appropriate and in compliance with the overall growth policies of the Official Plan.

Zoning By-law 2213-78, as amended

The Zoning By-law Amendment as illustrated in Figure 4 proposes to re-zone the subject lands from 'Central Commercial (C2) Zone' to 'Row dwelling Residential (R6-XX) Exception Zone'. The residential zoning standards for the proposed By-law Amendment are as follows:

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Report No. PDS16-037

| | C2 | R6-XX |
|--------------------------------|---|--------------------------------|
| Permitted uses | -Commercial uses | -stacked row-house, dwelling |
| | -Dwelling units above to first | _ |
| 18 | storey | |
| Lot Area (min) | 230.0 sqm | 10,900.0 sqm |
| Lot Frontage (min) | 10.0 m | 80.0 m |
| Height (max) | 3 storeys | 4 storeys |
| Height (Step Back) | A max of 5 storeys shall be | - |
| | permitted provided that the 4 th | |
| | and 5 th storeys are set back a | |
| | minimum of 3.0m from the | |
| * | main front and exterior side | |
| | walls of the 3 rd storey. | |
| Front Yard (min) | - | 1.0 m |
| Rear Yard (min) | 7.5 metres | 4.5 m |
| Interior Side Yard South (min) | - | - |
| Interior Side Yard North (min) | | 5.0 m |
| Exterior Side Yard (min) | - | - |
| Lot Coverage (min) | - | 35% |
| Parking Location | All parking areas are to be | 17 visitor parking stalls. All |
| | located in the rear yard of the | other parking shall be under |
| | lot | ground. |

Note: Final zoning performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment.

Planning Staff have evaluated the implementing Zoning By-law in the context of the Official Plan. Planning staff are of the opinion that the proposed rezoning is appropriate and consistent with the development standards of the Town and compatible with adjacent and neighbouring development

Planning Considerations

Proposed Development

As previously stated in Planning Report PL15-080, the proposed site plan illustrates 126 stacked, back-to-back townhouse condominium dwelling units within six (6) separate buildings (Figure 5). The proposed buildings will be four (4) storeys in height with outdoor terraces on the rooftop. Residential parking will be located partially below ground, beneath the units. Visitor parking will be outdoors at ground level throughout the subject lands. Overall, 131 resident parking spaces and 17 visitor parking spaces will be provided on the subject lands. Circulation through the proposed redevelopment will be from a 6.0m wide private condominium road with access from Machell Avenue. No direct access from Yonge Street is proposed. The current driveway access to Yonge Street will be closed.

A more detailed technical review pertaining to the proposed development will be brought forward to Council at the time of Site Plan Application approval.

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Report No. PDS16-037

Urban Design

Under the provisions of the Official Plan, the proposed development is subject to The Aurora Promenade – Concept Plan – Urban Design Strategy and Aurora Promenade Streetscape Design and Implementation Plan. The Urban Design Guidelines identify the subject property as a 'Key Visual Terminus Site' by the Aurora Promenade Urban Design Framework. As such, the proposed development is subject to an urban design and architectural peer review to the satisfaction of the Town. The Planning Partnership has been retained to peer review the urban design and architectural components of the development. The Planning Partnership are satisfied with the architecture and built form components of the plan. A detailed evaluation of the proposal will occur through site plan review and approval prior to the execution and registration of the Site Plan Agreement. Sign-off on building plans will also be required.

Department/ Agency Comments

The application was circulated to all internal Town Departments and no objections in principle were received regarding the proposed Official Plan or Zoning By-law Amendment applications.

Lake Simcoe Region Conservation Authority (LSRCA)

The LSRCA have reviewed the proposed Official Plan and Zoning By-law Amendment applications in the context of the PPS, the Lake Simcoe Protection Plan (LSPP) and conformity with Ontario Regulation 179/06 of the Conservation Authorities Act. Based on their review and the information provided in support of the application, the LSRCA has no objection to any approval of the Official Plan and Zoning By-law Amendment applications.

York Region

Based on York Region's review, the proposal is in keeping with the Regional Community Building policies, and the proposed Official Plan Amendment will assist in ensuring that a minimum of 40% of all residential development in York Region occurs within the built-up area as defined by the Province's Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe, through the redevelopment of the underutilized subject lands.

Cultural Heritage

The previous retail building on the subject lands was constructed in the mid-1960's. Heritage Staff have reviewed the application and have advised there is no heritage value with the previous existing building (since demolished).

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Report No. PDS16-037

Summary of Resident Comments

The following is a summary of all local resident comments that have been received to date, including the Public Planning meeting dates of November 25, 2015 and March 30, 2016 in regards to the above mentioned applications:

- Increase in stormwater runoff that will impede drainage as a result of the proposed development;
- Increased traffic along Yonge Street, Machell Avenue and Irvin Avenue;
- Emergency vehicle access to the subject lands;
- Enhanced pedestrian experience;
- Proposal not representing the policies of the Aurora Promenade and Aurora Promenade Urban Design Strategy;
- Proposal lacks the opportunity to promote mixture of uses;
- Concerns regarding no commercial uses proposed;
- Machell street width is too narrow:
- Lack of greenspace proposed;
- Building height is not in form and character with the surrounding area;
- Proposal is too dense for the area;
- Lack of snow storage addressed on the subject lands;
- Unimaginative urban design of the submitted proposal; and
- Proposal fails to illustrate a collaborative development with property Owners to the north and south.

A detailed explanation of the above mentioned items was outlined through Planning Report PSD16-014. Additional comments provided at the March 30, 2016 Public Planning Meeting included:

- Construction impact on the surrounding neighbourhood;
- · Amount of Parking Provided; and
- Providing designated parking on the subject lands for public use.

A discussion of these comments is provided below:

Construction impact on the surrounding neighbourhood

A construction mitigation plan will be required prior to the execution of the Site Plan Agreement. The mitigation plan will include hours of operation, lighting, dust, debris. The construction mitigation plan shall conform to Town of Aurora Engineering construction criteria.

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Amount of Parking provided on the subject lands

New residential development within the 'Upper Downtown' designation of the official plan shall provide parking on the basis of a minimum of 1.0 and a maximum of 1.25 spaces per unit, inclusive of visitor parking. The Owner proposes 148 parking stalls for 126 residential dwelling units (1.17 parking spaces/ unit), a parking rate which adheres to the parking requirements of the Official plan.

Residents have inquired about the possibility of providing designated parking on the subject lands for public use.

The proposed development plan is not providing public parking on the subject lands however, the Town has allowed on-street parking and overnight parking during the winter month restrictions (November 15 – April 15) on Machell Avenue by permit request.

LINK TO STRATEGIC PLAN

The proposed Official Plan and Zoning By-law Amendments support the Strategic Plan goal of *Supporting an exceptional quality of life for all* through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Strengthening the fabric of our community: Through the proposed Official Plan and Zoning by-law amendment on the subject lands, the application will assist in working with the development community to ensure future growth includes housing opportunities for everyone and Work with the development community to meet intensification targets to 2031 as identified in the Town's Official Plan.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

- 1. Direct staff to report back to another Council Meeting addressing any issues that may be raised at the Council Meeting.
- 2. Refusal of the application with an explanation for the refusal.

SERVICING ALLOCATION

Water and Sanitary capacity for 126 stacked, back-to-back residential units will be required to facilitate this development. The allocation of water and sanitary sewer servicing capacity will require Council approval at the site plan approval stage.

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FINANCIAL IMPLICATIONS

The site will be developed through a (Site Plan Application); as such fees & securities will be required with the Site Plan Agreement. The development of this site will also generate development charges and cash in lieu of parkland. In addition, the proposed development will generate yearly tax assessment to the Town. The Owner has committed to providing a financial contribution to the Town for the purpose of Public Art within the Downtown. The financial contribution will be required at the time of Site Plan Agreement.

PREVIOUS REPORTS

Public Planning Report No. PDS16-014, March 30, 2016.

Public Planning Report No. PL15-080, November 25, 2015.

CONCLUSION

The Planning and Development Services department has reviewed the proposed Official Plan Amendment and Zoning By-law Amendment applications to create 126 stacked, back-to-back townhouse dwelling units on the subject lands. The applications are consistent with Provincial, Regional and Town Policy context, and compatible with the surrounding and future land uses. The subject applications are considered to represent proper and orderly development of the subject lands in terms of density and built form. Planning and Development Services are of the opinion that the applications are in keeping with the residential character of the neighbourhood.

In view of the above, Staff can support the approval of the Official Plan and Zoning Bylaw amendment applications. A Site Plan application requesting approval will be brought forward to Council at a future date.

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ATTACHMENTS

Figure 1 – Location Map

Figure 2 – Existing Official Plan Designation

Figure 3 – Proposed OPA Schedule "A" Land Use Plan

Figure 4 – Proposed Zoning By-law

Figure 5 – Conceptual Site Plan

Figure 6 - Conceptual Elevations - South and East elevations

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting- April 28, 2016.

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Services

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