



GENERAL COMMITTEE MEETING AGENDA

TUESDAY, JUNE 7, 2016

7 P.M.

**COUNCIL CHAMBERS
AURORA TOWN HALL**



**TOWN OF AURORA
GENERAL COMMITTEE MEETING
AGENDA**

Tuesday, June 7, 2016
7 p.m.
Council Chambers

Councillor Mrakas 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) **Michelle Johnson and Nancy Black, Aurora Sports Hall of Fame
Re: Aurora Sports Hall of Fame Move to the Stronach Aurora
Recreation Complex (SARC)**

pg. 1

6. PRESENTATIONS BY THE ADVISORY COMMITTEE CHAIR

7. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

8. NOTICES OF MOTION

(a) **Mayor Dawe**

**Re: Proposed Changes to the Growth Plan for the Greater
Golden Horseshoe, 2016**

pg. 120

9. NEW BUSINESS/GENERAL INFORMATION

10. CLOSED SESSION

11. ADJOURNMENT

AGENDA ITEMS

- 1. CFS16-018 – 2015 Year End Development Charges Statement** pg. 2

RECOMMENDED:

THAT Report No. CFS16-018 be received for information.

- 2. CFS16-020 – 2015 Year End Investment Report** pg. 8

RECOMMENDED:

THAT Report No. CFS16-020 be received for information.

- 3. IES16-053 – Award of Contract for Consulting Services – Design** pg. 13
for the Reconstruction of Kennedy Street, Temperance Street, Ransom Street and Ransom Court, RFP IES 2016-15

RECOMMENDED:

THAT Report No. IES16-053 be received; and

THAT the Contract for the provision of consulting services for the design of the reconstruction of Kennedy Street, Temperance Street, Ransom Street and Ransom Court, RFP IES 2016-15 for Capital Project Nos. 31109 and 31114, be awarded to Chisholm, Fleming and Associates for \$123,790, excluding taxes; and

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

- 4. IES16-054 – Award of Tender IES 2016-29 – For the Tannery Creek** pg. 18
Drainage Channel Rehabilitation from Henderson Drive to Glass Drive

RECOMMENDED:

THAT Report No. IES16-054 be received; and

THAT Tender IES 2016-29, Capital Project No. 42052 for the Tannery Creek Drainage Channel Rehabilitation from Henderson Drive to Glass Drive be awarded to TBG Environmental Inc. in the amount of \$837,308.79 excluding taxes; and

THAT additional funding in the amount of \$223,949.96 be provided for Capital Project No. 42052, Tannery Creek Channel Rehabilitation from Henderson Drive to Glass Drive 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. IES16-055 – Request for Crossing Guards at Various Locations in the Town of Aurora pg. 23

RECOMMENDED:

THAT Report No. IES16-055 be received; and

THAT School Crossing Guards be provided during the morning and afternoon peak periods at the following locations starting September 2016:

- Mavrinc Boulevard at Cosford Street - Rick Hansen Public School
- Tecumseh Drive at Kitimat Crescent (north leg) – Aurora Heights Public School
- Conover Avenue (south leg) at River Ridge Boulevard – Hartman Public School; and

THAT necessary pavement markings, school crossing ahead, and school crossing signs be installed as required; and

THAT a letter be sent to the Town Contractor informing them of the addition of the new crossing guard locations; and

THAT the 2016 Crossing Guard budget be increased by \$17,200 to a revised amount of \$157,200 for the Crossing Guards operating account for contracts (03480-5059) to be funded from the Tax Rate Stabilization Reserve; and

THAT the 2017 Operating Budget for the Crossing Guard Contract Services be increased by an additional \$25,800 for an overall increase of \$43,000 to accommodate the increase to service levels; and

THAT a letter be sent to the respective school with Council's adopted resolution.

6. IES16-056 – Award of Tender IES 2016-42 – New Sidewalk Construction on Industrial Parkway North pg. 31

RECOMMENDED:

THAT Report No. IES16-056 be received; and

THAT Tender IES 2016-42 for Capital Project No. 34627 for New Sidewalk Construction on Industrial Parkway North be awarded to Pencon Construction of Canada Corp. in the amount of \$323,017.00 excluding taxes; and

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

7. IES16-057 – Request for Approval of Capital Projects 24010 and 72201 pg. 36

RECOMMENDED:

THAT Report No. IES16-057 be received; and

THAT Report No. IES16-057 satisfy Council's conditional budget approval for Capital Project No. 24010 – Building Department Counter Enhancements in the amount of \$175,000, excluding taxes; and

THAT Report No. IES16-057 satisfy Council's conditional budget approval for Capital Project No. 72201 – Work Station Refresh, Carpeting and Painting in the amount of \$90,000, excluding taxes; and

THAT staff be authorized to proceed with Capital Project No. 24010 – Building Department Counter Enhancements and Capital Project No. 72201 – Work Station Refresh, Carpeting and Painting.

**8. PDS16-037 – Application 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** pg. 42

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.

9. **PDS16-039 – Application for Official Plan Amendment and Zoning By-law Amendment** pg. 61
2283986 Ontario Limited
15255 Leslie Street and 1540 Wellington Street East
File Numbers: OPA-2015-06 and ZBA-2015-17

RECOMMENDED:

THAT Report No. PDS16-039 be received; and

THAT Application to Amend the Official Plan File No. OPA-2015-06 (2283986 Ontario Limited), to amend the Business Park designation to a site specific policies area to allow automobile service station and retail sales and service commercial uses on the subject lands be approved; and

THAT Application to Amend the Zoning By-law File No. ZBA-2015-17 (2283986 Ontario Limited), to allow a wider range of service commercial uses as a permitted use on the subject lands be approved; and

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

10. **PDS16-040 – Request for Street Name Approval** pg. 76
2457920 Ontario Inc. (formerly Pandolfo)
File Number: SUB-2003-02

RECOMMENDED:

THAT Report No. PDS16-040 be received; and

THAT the following street name be approved for the proposed road within the approved Draft Plan of Subdivision, File SUB-2003-02:

STREET "A" GLENSTEEPLE TRAIL

- 11. PDS16-043 – Application for Zoning By-law Amendment** pg. 81
Vello Holdings Inc.
330 McClellan Way, Block 32, Registered Plan 65M-2802
File Number: ZBA-2016-01

RECOMMENDED:

THAT Report No. PDS16-043 be received; and

THAT Application to Amend the Zoning By-law File No. ZBA-2016-01 (Vello Holdings Ltd.), to add additional permitted uses on the subject lands be approved; and

THAT the implementing Zoning By-law Amendment be presented at a future Council Meeting.

- 12. PDS16-046 – Release of Draft Provincial Planning Policy** pg. 92
Amendments

RECOMMENDED:

THAT Report No. PDS16-046 be received for information.

- 13. PRS16-023 – Wildlife Park Project Design and Contract Administration** pg. 97

RECOMMENDED:

THAT Report No. PRS16-023 be received; and

THAT Request For Proposal PRS2016-21 for the investigation, Analysis, Design and Tender process for the Construction of a Wildlife Park be awarded to Cole Engineering Group Ltd. in the amount of \$199,206.98, excluding taxes; and

THAT Request for Proposal PRS2016-21 for the Project Administration & Reporting associated with all future phases of actual construction of the Wildlife Park be committed to Cole Engineering Group Ltd. in the amount of \$238,152.80, excluding taxes, subject to Capital Budget approval of each future phase of construction of the Wildlife Park ; and

THAT the Mayor and Town Clerk be authorized to execute the Agreement between the Town of Aurora and Cole Engineering Group Ltd., for the Design and Contract Administration of the Wildlife Park including any and all documents and ancillary agreements required to give effect to same.

14. PRS16-029 – Tree Permit Application for 11 Hawthorn Lane pg. 102

RECOMMENDED:

THAT Report No. PRS16-029 be received; and

THAT the Application for the removal of trees at 11 Hawthorn Lane be approved in accordance with By-law No. 4474-03.D being a By-law to authorize the injury or destruction of trees (Tree Permit By-law); and

THAT the Mayor and Clerk be authorized to execute a Tree Protection and Compensation Agreement, including any and all documents and ancillary agreements required to give effect to same, to ensure compliance with the specific terms and conditions associated with the issuance of the Tree Permit for 11 Hawthorn Lane.

15. PRS16-031 – Aurora’s Multicultural Festival pg. 106

RECOMMENDED:

THAT Report No. PRS16-031 be received; and

THAT additional funding in the amount of \$4,400.00 be provided for the Multicultural Festival, to be allocated to the Special Events Contract Account #1-4-07501-5059.

16. Community Recognition Review Advisory Committee Meeting Minutes of May 10, 2016 pg. 111

RECOMMENDED:

THAT the Community Recognition Review Advisory Committee meeting minutes of May 10, 2016, be received for information.

- 17. Economic Development Advisory Committee Meeting Minutes of May 12, 2016** pg. 115

RECOMMENDED:

THAT the Economic Development Advisory Committee meeting minutes of May 12, 2016, be received for information.



Legal and Legislative Services
905-727-3123
CSecretariat@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: June 7, 2016

SUBJECT: Aurora Sports Hall of Fame Move to the Stronach Aurora Recreation Complex (SARC)

NAME OF SPOKESPERSON: Michelle Johnson and Nancy Black

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

Aurora Sports Hall of Fame

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

To request funding for the reinstallation of the Sports Hall of Fame at the SARC.

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? Allan Downey

DATE: May 12, 2016

I acknowledge that the Procedural By-law permits five (5) minutes for Delegations.



TOWN OF AURORA
GENERAL COMMITTEE REPORT No. CFS16-018

SUBJECT: *2015 Year End Development Charges Statement*

FROM: *Dan Elliott, Director, Corporate & Financial Services - Treasurer*

DATE: *June 7, 2016*

RECOMMENDATIONS

THAT Report No. CFS16-018 be received for information.

PURPOSE OF THE REPORT

This report provides a year end summary of development charge (DC) activity and reserve balances, as required under the *Development Charges Act*, 1997, S.O. 1997, c.27 as amended (the "DC Act").

BACKGROUND

Development charges are imposed by the Town of Aurora to recover growth-related capital costs from residential and non-residential developments as determined under the Act. Development Charges collected are held in separate reserve funds until spent.

The DC Act outlines specific reporting requirements for DC reserves funds. Sections 33 and 43 of the DC Act, require that:

- A municipality that has passed a DC bylaw shall establish a separate reserve fund for each service to which the DC relates and fund only eligible capital costs.
- The Treasurer of the municipality shall provide Council a financial statement relating to the DC bylaws and reserve funds established.

This financial statement must identify all assets where capital costs were funded in whole or in part under a DC bylaw and the manner for which any capital cost not funded under the bylaw was or will be funded.

Municipalities are also required to identify all other sources of funding applied to each project funded with DC's and provide a detailed summary of activities for each DC reserve fund for the year.

June 7, 2016

- 2 -

Report No. CFS16-018

COMMENTS

As of December 31, 2015, the Town's DC reserve fund balance was \$5.944 million as shown under Part 1 of detailed Development Charges Reserve Fund Statement in Attachment #1. Part II of this noted statement details how DC reserve fund monies were spent for both operational and capital needs.

The total Town DC's collected in 2015 amounted to \$21.0 million. Staff are anticipating another strong year in 2016 for DC collections. DC reserve funds which are reported as being in an overdrawn balance have technically been financed internally by borrowing against other DC reserve funds or other Town reserve fund balances. Interest is charged for the borrowing in accordance with the DC Act. For clarity, the individual internal borrowing accounts are not shown in Part I of the attachment.

Part III of the statement outlines the continuity of outstanding DC credits. DC credits arise from agreements with developers to construct DC eligible infrastructure on behalf of the Town. Such projects may include upsizing a sewer inside their subdivision, installing a pumping station, building a park or trail or eligible works outside of their subdivision lands. The Town normally pays the DC credit upon completion of the specific works, and documented acceptance by Town officials of the works. Some credits are only paid to the extent of specific DC collections from within the subject subdivision agreement, with further payments made periodically thereafter until cleared. At the end of 2015, the Town had a total of \$10.3 million of outstanding DC credits. For the most part, these credits are expected to be fully paid within 2 years.

As of December 31, 2015 this statement is in compliance with *Development Charges Act, 1997*, S.O. 1997, c.27 as amended (the "DC Act"). Any additional reporting requirements identified by the *Smart Growth for our Communities Act, 2015* (Bill 73) will be incorporated into the Town's 2016 DC statement.

LINK TO STRATEGIC PLAN

Reporting on Development Charges Reserve Funds contribute to achieving the Strategic Plan guiding principle of "***Leadership in Corporate Management***" and improves transparency and accountability to the community.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

N/A – Informational report only.

June 7, 2016

- 3 -

Report No. CFS16-018

FINANCIAL IMPLICATIONS

As noted above, in an effort to maintain a consistent level of service to a growing community, the Town has proactively invested in growth infrastructure ahead of its Development Charge revenues. Consequently, it requires bridge funding which is subsequently paid back as development charge revenues catch up. Staff anticipate that all DC balances will reach a positive reserve amount within two years.

CONCLUSIONS

The 2015 Development Charges Reserve Fund Statement presented in this report satisfies the Town's reporting obligation pursuant the *Development Charges Act, 1997, S.O. 1997, c.27* as amended.

PREVIOUS REPORTS

N/A

ATTACHMENTS

Attachment #1 – Development Charges Reserve Fund Statement. Parts I, II and III

PRE-SUBMISSION REVIEW

Executive Leadership Team - Thursday, June 2, 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**

**General Committee Meeting Agenda
Tuesday, June 7, 2016**

Attachment #1

PART I

**Town of Aurora
Development Charges Reserve Fund Statement
Year Ended December 31, 2015**

	GENERAL GOV'T	FIRE SERVICES	PKS DEV & FACILITIES	INDOOR REC	LIBRARY SERVICES	MUNICIPAL PARKING	ROADS & RELATED	WATER SYSTEM	SANITARY SEWER	TOTAL
Opening Balance January 1	\$ (1,350,646.91)	\$ 836,094.12	\$ (6,220,056.01)	\$ (8,929,524.73)	\$ 1,214,488.12	\$ 211,069.02	\$ 3,106,152.57	\$ (22,594.01)	\$ 2,256,570.65	\$ (8,898,447.19)
Add: Development Charges Collected	543,586.82	569,373.27	4,019,462.80	6,655,577.27	1,386,596.33	14,479.43	5,997,036.79	930,437.29	927,696.86	21,044,246.86
Less: DC credits paid in year										
- TACC									(237,965.21)	(237,965.21)
- Mattamy			(216,610.00)							(216,610.00)
- DC Refunds Cancelled	85.71	47.23	759.93	1,597.09	352.90	-	647.96	257.38	179.64	3,927.84
Add: Interest Earned (charged)	(24,334.00)	21,205.00	(125,229.00)	(124,270.00)	32,998.00	4,323.25	190,628.75	23,271.00	45,093.00	49,686.00
Less: Expenditures in Year (see Part II)	(79,786.36)	-	(1,385,009.95)	(2,417,925.37)	(364,500.00)	74,346.00	(1,529,701.48)	(136,976.19)	44,900.00	(5,794,653.35)
Closing DC Balance	(911,094.74)	1,426,719.62	(3,926,682.23)	(4,814,545.74)	2,269,535.35	304,217.70	7,764,764.59	794,395.47	3,036,474.94	5,944,184.96
Add: Unspent Committed Allocations to Capital	99,477.52	-	1,324,824.03	-	20,832.93	-	2,328,644.64	216,700.00	526,141.52	4,516,620.64
Revised Closing DC Balance	\$ (811,617.22)	\$ 1,426,719.62	\$ (2,601,858.20)	\$ (4,814,545.74)	\$ 2,290,768.28	\$ 304,217.70	\$ 10,093,409.23	\$ 1,011,095.47	\$ 3,562,616.46	\$ 10,460,805.60

General Committee Meeting Agenda

Tuesday, June 7, 2016

PART II

Town of Aurora
Development Charges Reserve Fund Statement
Year Ended December 31, 2015

Expenditures from DC's

	GENERAL GOV'T	FIRE SERVICES	PKS DEV & FACILITIES	INDOOR REC	LIBRARY SERVICES	MUNICIPAL PARKING	ROADS & RELATED	WATER SYSTEM	SANITARY SEWER	TOTAL DC FUNDING	OTHER NON-DC FUNDING	TOTAL FUNDING
<i>Funding Transferred to Operating Budget for Specific Purposes:</i>												
- SARC Debiture Payment				(1,884,125.37)	(289,500.00)					(1,884,125.37)	N/A	(1,884,125.37)
- Repayment of Internal APL Borrowing			(154,425.00)							(289,500.00)	N/A	(289,500.00)
- Landscape Architects (development related)							(59,241.19)	(10,356.19)		(69,597.38)	N/A	(69,597.38)
- IES Salaries & Wages (related to DC Capital projects)							(59,241.19)	(10,356.19)		(69,597.38)	N/A	(69,597.38)
Total Operating Budget Allocations			(154,425.00)	(1,884,125.37)	(289,500.00)		(59,241.19)	(10,356.19)		(2,397,647.75)		(2,397,647.75)
<i>Funding Transferred to Capital Projects:</i>												
14062 - Business Continuity/IT Disaster Recove	(22,500.00)									(22,500.00)	(2,500.00)	(25,000.00)
31101 - Vandrof Sideroad Reconstruction							(708,500.00)			(708,500.00)	(491,500.00)	(1,200,000.00)
31112 - Industrial Parkway South Reconstruction							(516,096.00)			(516,096.00)	(1,478,904.00)	(1,995,000.00)
34621 - Sidewalk, Bayview Ave - Hartwell to St Johns							(136,800.00)			(136,800.00)	(15,200.00)	(152,000.00)
34642 - Civic Square Gate Sidewalk							(15,000.00)			(15,000.00)	(8,000.00)	(23,000.00)
34182 - Additional 2 Tonne Flatbed Truck w Plow							(72,000.00)			(72,000.00)	(8,000.00)	(80,000.00)
34217 - Joint Operations Centre			(251,216.00)				(581,713.00)			(832,929.00)	(14,693,787.00)	(15,526,716.00)
34522 - Speed Massage Board							(12,000.00)			(12,000.00)		(12,000.00)
43048 - St Johns Sideroad & Leslie to 2C							(216,700.00)	(216,700.00)		(433,400.00)		(433,400.00)
73016 - Baseball Facility			(13,827.53)				(13,827.53)			(27,655.06)		(27,655.06)
73107 - Willow Farm to Yonge Trail Connection			(31,500.00)				(31,500.00)			(63,000.00)	(3,500.00)	(66,500.00)
73147 - Trail Construction as per Trail Master Plan			(135,000.00)				(135,000.00)			(270,000.00)	(15,000.00)	(285,000.00)
73161 - Stewart Burnett Multi-purpose Field			(180,000.00)				(180,000.00)			(360,000.00)	(20,000.00)	(380,000.00)
73169 - Wildlife Park Phases 1 to 3			(180,000.00)				(180,000.00)			(360,000.00)	(20,000.00)	(380,000.00)
73252 - Queen's Jubilee Accessible Park			(348,300.00)				(348,300.00)			(696,600.00)	(38,700.00)	(735,300.00)
73271 - Hartwell Way Overpass Construction			(270,000.00)				(270,000.00)			(540,000.00)	(30,000.00)	(570,000.00)
73134 - Parks/Trails Signage Study & Implementation			(141,750.00)				(141,750.00)			(283,500.00)	(15,750.00)	(300,000.00)
744004 - Dedicated Youth Space				(533,800.00)						(533,800.00)	(893,113.00)	(1,426,913.00)
77001 - Collection Expansion					(100,000.00)					(100,000.00)		(100,000.00)
77021 - Growth Related Shelving					(15,000.00)					(15,000.00)		(15,000.00)
81009 - Official Plan Review	(159,786.00)									(159,786.00)	(17,754.00)	(177,540.00)
Capital Close Reports - funds returned to source	102,499.64		321,008.58		40,000.00	74,346.00	571,648.71	90,080.00	44,900.00	1,244,482.93		1,244,482.93
Total Capital Project Allocations	(79,786.4)		(1,230,584.95)	(533,800.00)	(75,000.00)	74,346.00	(1,470,460.29)	(126,620.00)	44,900.00	(3,397,005.6)	(17,009,908.0)	(20,406,913.6)
Total DC Investments	\$ (79,786.36)	\$ -	\$ (1,385,009.95)	\$ (2,417,925.37)	\$ (364,500.00)	\$ 74,346.00	\$ (1,529,701.48)	\$ (136,976.19)	\$ 44,900.00	\$ (5,794,655.35)	\$ (17,009,908.00)	\$ (22,804,561.35)

PART III

**Town of Aurora
Development Charges Reserve Fund Statement
Year Ended December 31, 2015**

Development Charge Credits Continuity

	DC Credit Purpose	Balance Opening	New Credits Agreed	Credits Paid/Granted	Cr. Not Used	Ending Balance
2004 Whitwell/Centas (statefarm)	Sani Pump Station	886,655				886,655
2008 Ballymore Brentwood 2008	Sani Pump Station	115,887				115,887
2014 Mattamy 2C Phase 1	Watermain External Works Part I Sanitary External Works Part I Park construction	849,964 550,083 216,610				849,964 550,083 216,610
2012 Knights Creek/Treasure Hill	Trails works	172,395				172,395
2014 TACC 2C Phase 1	Sanitary Oversize Parks and Trails construction	275,796 70,600		(216,610)	(59,186)	- 70,600
2014 Mattamy 2C Phase 2	Watermain External Works Part II Sanitary External Works Part II Parks and Trails	789,056 957,266 1,515,929				789,056 957,266 1,515,929
2014 Brookfield 2C Phase 1	Sanitary External works Trail design/construction	518,000 109,200				518,000 109,200
2015 TACC 2C Phase 2	Sanitary Oversize Parks construction		128,598 1,668,109			128,598 1,668,109
2015 Mattamy 2C Phase 3	Park construction		344,023			344,023
2015 St. John's Development 2C	Sanitary Oversize Parks Trails Hartwell Way Valley Crossing Trail Comp.		31,162 271,722 200,000			31,162 271,722 200,000
2015 Brookfield 2C Phase 2	Parks design/construction		507,511			507,511
2015 Shimvest 2C	Watermain Sewermain trail system		136,103 245,467 209,217			136,103 245,467 209,217
		7,027,441	3,741,912	(216,610)	(59,186)	10,493,558



TOWN OF AURORA
GENERAL COMMITTEE REPORT **No. CFS16-020**

SUBJECT: *2015 Year End Investment Report*

FROM: *Dan Elliott, Director, Corporate & Financial Services - Treasurer*

DATE: *June 7, 2016*

RECOMMENDATIONS

THAT Report No. CFS16-020 be received for information.

PURPOSE OF THE REPORT

To provide Council with a summary report on the Town's investments and investment activity for the fiscal year ending December 31, 2015.

BACKGROUND

Council approved a revised Investment Policy on September 15, 2015. As per this noted policy, it is a requirement to bring an annual report to Council.

COMMENTS

On December 31, 2015, the book value of the Town's total investment portfolio was \$82.5M, with 36.8% of the portfolio invested in short term (< 1 year) and the remainder in longer term investments. The 21% increase in investments over 2014 is primarily due to the increase in development related activities. The composition of the Town's portfolio holdings at the end of 2015 were as follows:

	<u>% of Portfolio</u>	<u>Value (\$M)</u>	<u>Short or Long Term</u>
GICs	31.56%	\$26.0	Short & Long
Cash (daily interest)	14.54%	\$12.0	Short
Debentures	14.42%	\$11.9	Short & Long
Bonds	12.67%	\$10.5	Short & Long
Fixed Floaters	10.54%	\$ 8.7	Short & Long
Coupons	9.60%	\$ 7.9	Long
Step Up Deposit Notes	6.06%	\$ 5.0	Long
Protected Deposit Notes	<u>0.61%</u>	<u>\$ 0.5</u>	Long
	100.00%	\$82.5M	

June 7, 2016

- 2 -

Report No. CFS16-020

Town of Aurora – Average Yield Rates				
	2015		2014	
	Year-End Balance	Average Yield Rate	Year-End Balance	Average Yield Rate
Total Short-Term	\$ 19,000,000	2.62%	\$15,787,900	2.01%
Total Long-Term	63,521,200	3.49%	52,855,100	3.95%
Total Portfolio	\$82,521,200	3.34%	\$68,643,000	3.40%

In 2015, investment earnings on the Town’s managed funds totalled \$4.026M. The earnings were allocated proportionately to the operating budget (\$1.625M) and reserve funds (\$2.401 million) as per the Town’s interest allocation methodology.

The investment income allocated towards the town’s operating budget exceeded what was originally budgeted by \$75K. This positive variance was attributable to the Town achieving greater than anticipated proceeds from its investments driven predominantly by the Town taking advantage of one time investment opportunities that arose due to strong secondary investment market conditions.

Comparison of Rates to Market for 2015			
	Aurora	DEX Indices	Difference
Short-Term	2.62%	0.63%	1.99%
Long-Term	3.49%	3.18%	0.31%

In comparison to the FTSE TMX Canada Indices,(formerly DEX Indices), the Town’s investments for 2015 provided a substantially higher short-term return due to the laddered investment approach that is now seeing investments made prior to the 2008 market decline maturing and becoming mixed with other shorter term maturities within the year. With regards to the longer term investments, although the average return is lower than 2014, it is still higher than the comparable FTSE TMX Canada numbers.

The Town does not physically hold or take possession of any of its own long-term or short-term securities, which has not changed from the previous year.

Although the Town’s ONE Investment Program account was established by the end of 2015, staff had not invested any funds as of December 31, 2015.

It is the opinion of the Treasurer that all investments to December 31, 2015 were in compliance with Provincial Regulation 438/97 and were made in accordance with the Town’s Investment Policy.

LINK TO STRATEGIC PLAN

Investment of the surplus and reserve funds of the Town, contributes to achieving the Strategic Plan guiding principle of ‘Leadership in Corporate Management’ and improves transparency and accountability to the community.

June 7, 2016

- 3 -

Report No. CFS16-020

ALTERNATIVE(S) TO THE RECOMMENDATIONS

N/A

FINANCIAL IMPLICATIONS

There are no financial implications as a result of this report.

CONCLUSIONS

Staff continue to work with several investment brokerage firms to ensure an open and competitive process, ensuring that the Town earns the most from its investments while continuing to follow the stated investment objectives contained within the Council approved Investment Policy.

PREVIOUS REPORTS

N/A

ATTACHMENTS

Attachment #1 – Summary of Investments as of December 31, 2015

PRE-SUBMISSION REVIEW

Executive Leadership Team - Thursday, May 19, 2016

Prepared by: Laura Sheardown, Financial Analyst – Cash Flow & Investments



Dan Elliott, CPA, CA
Director of Corporate & Financial
Services - Treasurer



Doug Naderozny
Chief Administrative Officer

**General Committee Meeting Agenda
Tuesday, June 7, 2016**

**The Town of Aurora
Summary of Investments
As of December 31, 2015**

Attachment 1.

Investment Date	Security	Issuer	Investment Type	Minimum Yield to Maturity	Maturity Date	Book Value	% of Total
various	Bank of Montreal		Cash Account	1.05	as needed	12,000,000	14.54%
Jun 18, 2015	First West Credit Union		GIC	1.61	Jun 18, 2016	7,000,000	8.48%
May 12, 2015	First West Credit Union		GIC	1.55	May 12, 2016	4,063,000	4.92%
Feb 3, 2011	Bank of Montreal		Fixed Floater	5.75	Sep 26, 2017	3,833,500	4.65%
Apr 12, 2010	Ontario, Province of		Coupon	4.50	Dec 2, 2019	2,408,419	2.92%
Apr 14, 2011	Bank of Montreal		Fixed Floater	3.98	Jul 8, 2016	2,004,000	2.43%
Apr 14, 2011	Canadian Imperial Bank of Commerce		Fixed Floater	6.00	Jun 6, 2018	1,847,841	2.24%
Nov 18, 2011	York, Regional Municipality of		Debenture	4.00	Jun 30, 2021	1,500,000	1.82%
Jul 25, 2014	Bank of Montreal		GIC	3.50	Jul 24, 2024	1,300,000	1.58%
Feb 23, 2015	Ontario Savings Bond		Bonds	1.79	Jun 21, 2019	1,260,625	1.53%
Apr 8, 2010	Quebec Hydro		Coupon	4.58	Aug 15, 2019	1,175,840	1.42%
May 16, 2014	Canadian Imperial Bank of Commerce		GIC	1.90	May 16, 2016	1,050,000	1.27%
May 16, 2014	Canadian Imperial Bank of Commerce		GIC	2.10	May 16, 2017	1,044,000	1.27%
Mar 31, 2011	York, Regional Municipality of		Bonds	4.75	Jun 1, 2016	1,000,000	1.21%
Mar 31, 2011	Toronto, Municipality of Metropolitan		Bonds	8.00	Sep 27, 2016	1,000,000	1.21%
May 30, 2007	York, Regional Municipality of		Debenture	4.60	May 30, 2017	1,000,000	1.21%
Nov 30, 2007	York, Regional Municipality of		Debenture	4.60	May 30, 2017	1,000,000	1.21%
Nov 15, 2010	Toronto Dominion Canada Trust		Bonds	5.76	Dec 18, 2017	1,000,000	1.21%
Jan 22, 2015	Canadian Imperial Bank of Commerce		GIC	2.11	Jan 22, 2019	1,000,000	1.21%
Jul 17, 2014	Canadian Imperial Bank of Commerce		GIC	2.50	Jul 18, 2019	1,000,000	1.21%
Dec 12, 2014	Ontario, Province of		Coupon	2.50	Dec 15, 2019	1,000,000	1.21%
Jan 7, 2015	Canadian Imperial Bank of Commerce		GIC	2.50	Jan 7, 2020	1,000,000	1.21%
Feb 25, 2015	Bank of Nova Scotia		GIC	2.20	Feb 25, 2020	1,000,000	1.21%
Mar 31, 2015	Hong Kong Shanghai Banking Corporation		GIC	2.20	Mar 31, 2020	1,000,000	1.21%
Apr 27, 2015	Bank of Nova Scotia		GIC	2.25	Apr 27, 2020	1,000,000	1.21%
May 27, 2015	National Bank		GIC	2.41	May 27, 2020	1,000,000	1.21%
Aug 28, 2015	Bank of Nova Scotia		GIC	2.30	Aug 28, 2020	1,000,000	1.21%
Oct 28, 2011	Quebec, City of		Debenture	3.70	Oct 28, 2021	1,000,000	1.21%
Dec 6, 2011	Toronto, Municipality of Metropolitan		Debenture	3.50	Dec 6, 2021	1,000,000	1.21%
Mar 10, 2015	Canadian Imperial Bank of Commerce		Step-up Deposit Note	2.00	Mar 10, 2025	1,000,000	1.21%
May 1, 2015	Bank of Montreal		Step-up Deposit Note	1.75	May 1, 2025	1,000,000	1.21%
Jun 3, 2015	National Bank		Step-up Deposit Note	2.97	Jun 5, 2025	1,000,000	1.21%
Jul 8, 2015	National Bank		GIC	2.97	Jul 7, 2025	1,000,000	1.21%
Feb 19, 2015	Bank of Montreal		Step-up Deposit Note	1.75	Feb 19, 2027	1,000,000	1.21%
Mar 3, 2015	Bank of Montreal		Step-up Deposit Note	2.00	Mar 3, 2027	1,000,000	1.21%
May 6, 2013	New Brunswick, Province of		Bonds	2.67	Jun 3, 2022	999,792	1.21%
Aug 2, 2013	Canadian Imperial Bank of Commerce		Bonds	3.39	Jan 7, 2021	999,457	1.21%
Dec 15, 2015	York, Regional Municipality of		Debenture	2.71	Dec 15, 2025	990,500	1.20%
May 5, 2014	New Brunswick, Province of		Coupon	3.54	Jun 3, 2025	984,000	1.19%
Dec 13, 2010	Royal Bank of Canada		GIC	4.93	Jul 16, 2025	965,000	1.17%
Apr 11, 2014	Ontario Hydro		Coupon	2.84	Nov 27, 2020	904,000	1.10%
Apr 5, 2013	Ontario Savings Bond		Bonds	2.08	Dec 6, 2016	821,000	0.99%
Apr 5, 2013	Ontario, Province of		Bonds	2.89	Dec 2, 2022	758,000	0.92%
Apr 5, 2013	Ontario, Province of		Bonds	3.00	Jun 2, 2023	739,000	0.90%
Oct 28, 2008	Waterloo, Regional Municipality of		Debenture	5.00	Nov 29, 2016	706,000	0.86%
Jul 30, 2014	Canadian Imperial Bank of Commerce		Debenture	3.50	Mar 11, 2024	675,000	0.82%
Feb 27, 2012	Canadian Imperial Bank of Commerce		GIC	2.59	Feb 27, 2017	608,000	0.74%
Jun 21, 2010	York, Regional Municipality of		Debenture	4.50	Jun 30, 2020	600,000	0.73%
Mar 2, 2015	Bank of Nova Scotia		Bonds	8.90	Mar 2, 2025	596,000	0.72%
Sep 17, 2010	Bank of Montreal		Fixed Floater	6.17	Mar 28, 2018	554,535	0.67%
Jun 19, 2008	Halton, Regional Municipality of		Debenture	4.45	Jun 19, 2016	500,000	0.61%
Jun 27, 2008	Toronto, Municipality of Metropolitan		Debenture	4.95	Jun 27, 2018	500,000	0.61%
Mar 3, 2013	Manulife Bank		GIC	2.75	Mar 3, 2019	500,000	0.61%
Jun 30, 2011	York, Regional Municipality of		Debenture	4.00	Jun 30, 2021	500,000	0.61%
Apr 15, 2013	Ontario Hydro		Coupon	3.18	May 26, 2024	500,000	0.61%
Aug 15, 2014	Bank of Montreal		GIC	3.50	Aug 15, 2024	500,000	0.61%
May 13, 2015	Bank of Montreal		Protected Deposit Note	1.00	May 13, 2025	500,000	0.61%
Sep 17, 2014	Ontario Hydro		Coupon	3.25	May 26, 2025	500,000	0.61%
Apr 15, 2013	Quebec Hydro		Bonds	3.25	Jul 16, 2024	499,728	0.61%
Aug 16, 2013	Ontario, Province of		Bonds	2.61	Dec 2, 2018	499,484	0.61%
Sep 16, 2010	Canadian Imperial Bank of Commerce		Fixed Floater	6.00	Jun 6, 2018	459,638	0.56%

**General Committee Meeting Agenda
Tuesday, June 7, 2016**

**The Town of Aurora
Summary of Investments
As of December 31, 2015**

Attachment 1.

Investment Date	Security	Issuer	Investment Type	Minimum Yield to Maturity	Maturity Date	Book Value	% of Total
Aug 19, 2014	Canadian Imperial Bank of Commerce		Coupon	3.65	Jan 7, 2026	455,800	0.55%
Jul 13, 2009	Ontario, Province of		Debenture	4.20	Jun 2, 2018	320,000	0.39%
May 11, 2012	Ontario Savings Bonds		Bonds	4.25	Jun 21, 2020	285,000	0.35%
Jun 29, 2010	Peel, Regional Municipality of		Debenture	3.75	Jun 29, 2016	220,000	0.27%
Jun 29, 2010	Peel, Regional Municipality of		Debenture	4.00	Jun 29, 2017	220,000	0.27%
Jun 29, 2010	Peel, Regional Municipality of		Debenture	4.20	Jun 29, 2018	220,000	0.27%
Jun 29, 2010	Peel, Regional Municipality of		Debenture	4.35	Jun 29, 2019	220,000	0.27%
Jun 29, 2010	Peel, Regional Municipality of		Debenture	4.50	Jun 29, 2020	220,000	0.27%
Sep 24, 2007	Vancouver, City of		Debenture	4.70	Dec 1, 2017	200,000	0.24%
Nov 20, 2008	British Columbia, Province of		Debenture	5.10	Nov 20, 2018	200,000	0.24%
Sep 30, 2008	Toronto, Municipality of Metropolitan		Debenture	6.10	Dec 12, 2017	114,000	0.14%
						82,521,158	100.00%



TOWN OF AURORA
GENERAL COMMITTEE REPORT **No. IES16-053**

SUBJECT: *Award of Contract for Consulting Services – Design for the Reconstruction of Kennedy Street, Temperance Street, Ransom Street and Ransom Court RFP IES 2016-15*

FROM: *Ilmar Simanovskis, Director of Infrastructure and Environmental Services*

DATE: *June 7, 2016*

RECOMMENDATIONS

THAT Report No. IES16-053 be received; and

THAT the Contract for the provision of consulting services for the design of the reconstruction of Kennedy Street, Temperance Street, Ransom Street and Ransom Court, RFP IES 2016-15 for Capital Project No. 31109 & 31114, be awarded to Chisholm, Fleming and Associates for \$123,790, excluding taxes; and

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

PURPOSE OF THE REPORT

To receive Council's authorization to award the contract for consulting services for the design of the reconstruction of Kennedy Street West from Yonge Street to George Street, Temperance Street from Kennedy Street West to Ransom Court, Ransom Street and Ransom Court to Chisholm, Fleming and Associates.

BACKGROUND

This project is included in the Ten-year Capital Plan. Kennedy Street West from Yonge Street to George Street is a minor collector road currently constructed to a two-lane urban cross-section. The existing roadway is in poor condition and in need of replacement. The watermain, sanitary and storm sewers are aged and need to be replaced.

Temperance Street from Kennedy Street West to Ransom Court, Ransom Street and Ransom Court are local roads with urban road cross-sections. The roadways and watermains are in poor condition and require replacement. The sanitary and storm sewer systems will be assessed and replaced, if required.

The reconstruction of this road will improve the road condition, provide safer driving, pedestrian access and improve drainage. Existing speed controls will also be re-established.

June 7, 2016

- 2 -

Report No. IES16-053

COMMENTS

A Request for Proposal (RFP IES 2016-15) - Design for the Reconstruction of Kennedy Street, Temperance Street, Ransom Street and Ransom Court was issued on April 4, 2016 and closed on 19 April 2016; the Tender Opening Committee received four (4) proposals.

A review of the proposals was undertaken with each proposal evaluated based on pre-defined criteria as identified in the RFP. The Chisholm, Fleming and Associates proposal received the highest combined score based on staff's evaluation (see Table 1).

Table 1

Firm	Technical Score	Cost Score	Total Score
Chisholm Fleming & Associates	610	138	748
Ainley & Associates Limited	583	148	731
Aquafor Beech Limited	500	200	700
AECOM Canada Limited	588	110	698

Project Schedule

The above noted project is a design project and will commence in July with the final design to be completed in late 2016 to permit early tendering of the construction contract in the spring of 2017.

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. This ensures vehicular and pedestrian safety is provided to meet the needs and expectations of our community.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

Council may choose to not award this project. The RFP 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. If Council chooses to not award this contract, the reconstruction of Kennedy Street, Temperance Street, Ransom Street and Ransom Court will not proceed.

FINANCIAL IMPLICATIONS

The design for Capital Project 31109 and 31114 will be delivered as one project. Table 2 is a financial summary based on the Proposal submitted by Chisholm, Fleming and Associates.

June 7, 2016

- 3 -

Report No. IES16-053

Table 2

Approved Budget for Design	
Capital Project # 31109	\$105,000.00
Capital Project # 31114	\$50,000.00
Total Approved Budget for Design	\$155,000.00
Less previous commitments	\$0.00
Funding available for subject Project	\$155,000.00
Contract Award excluding HST	\$123,790.00
Non-refundable taxes (1.76%)	\$2,178.70
Sub-Total	\$125,968.70
Contingency amount (10%)	\$12,596.87
Total Funding Required	\$138,565.57
Budget Variance	\$16,434.43

CONCLUSIONS

The RFP review has complied with the Procurement By-law requirements and it is recommended that the Contract for the provision of consulting services for the design of the reconstruction of Kennedy Street, Temperance Street, Ransom Street and Ransom Court, RFP IES 2015-15, be awarded to Chisholm, Fleming and Associates for \$123,790.00, excluding taxes

PREVIOUS REPORTS

None

ATTACHMENTS

Appendix 'A' - Key plan showing location of proposed road reconstruction

June 7, 2016

- 4 -

Report No. IES16-053

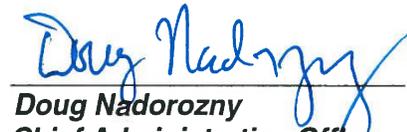
PRE-SUBMISSION REVIEW

Executive Leadership Team meeting of May 18, 2016

Prepared by: Patrick Ngo - Ext. 4375

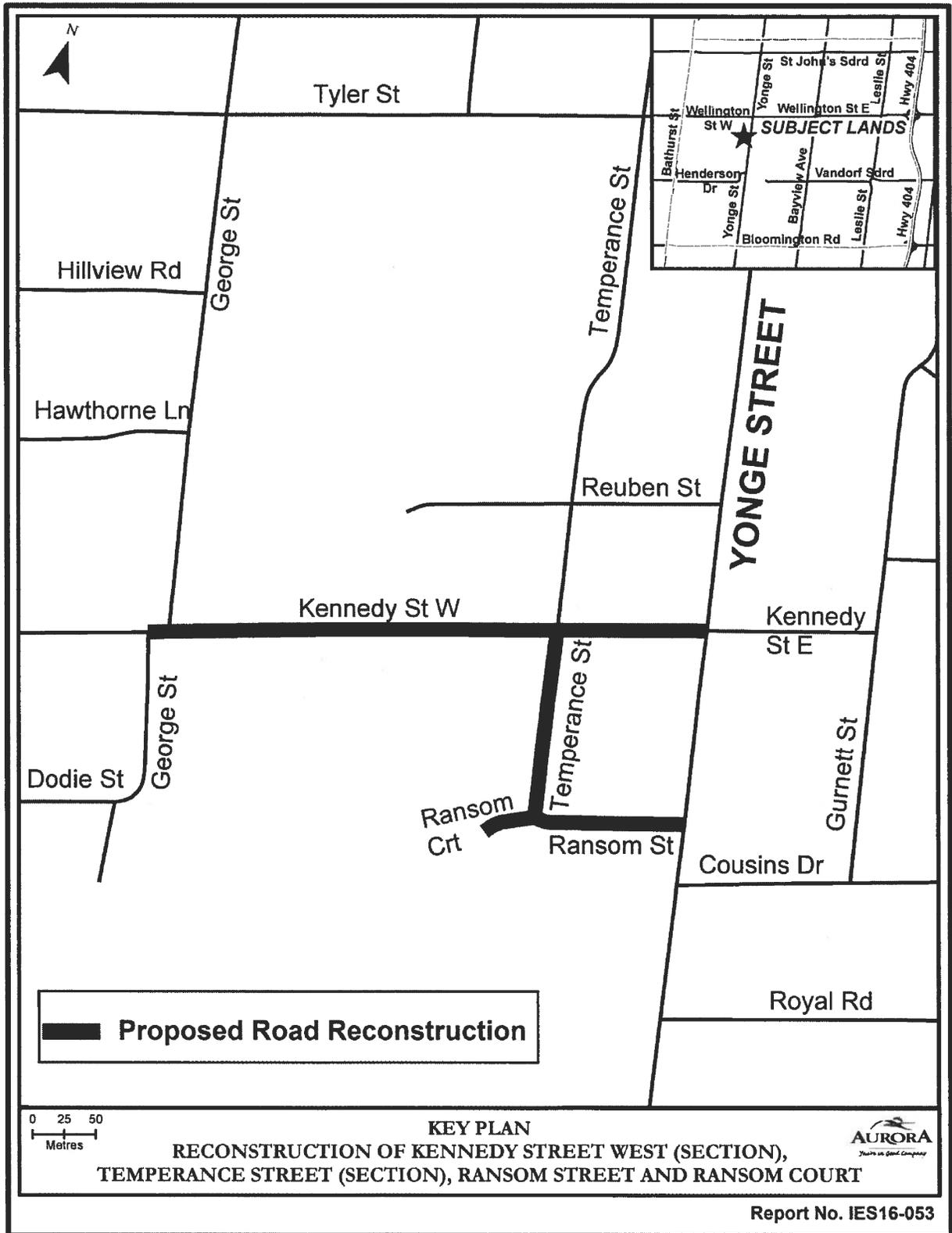


Ilmar Simanovskis
Director, Infrastructure &
Environmental Services



Doug Nadorozny
Chief Administrative Officer

Appendix 'A' - Key plan





TOWN OF AURORA
GENERAL COMMITTEE REPORT **No. IES16-054**

SUBJECT: *Award of Tender IES 2016-29 – For the Tannery Creek Drainage Channel Rehabilitation from Henderson Drive to Glass Drive*

FROM: *Ilmar Simanovskis, Director of Infrastructure & Environmental Services*

DATE: *June 7, 2016*

RECOMMENDATIONS

THAT Report No. IES16-054 be received; and

THAT Tender IES 2016-29, Capital Project No. 42052 for the Tannery Creek Drainage Channel Rehabilitation from Henderson Drive to Glass Drive be awarded to TBG Environmental Inc. in the amount of \$837,308.79 excluding taxes; and

THAT additional funding in the amount of \$223,949.96 be provided for Capital Project No. 42052, Tannery Creek Channel Rehabilitation from Henderson Drive to Glass Drive 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 2016-29 to TBG Environmental Inc.

BACKGROUND

Tannery Creek runs along a drainage channel on the rear yards of the residential properties located on Child Drive between Glass and Henderson Drive. The drainage channel is actively eroding and the old gabion baskets are failing. As a result of the active creek erosion, debris jams and fallen trees are causing risks to private properties and the environment requiring extensive rehabilitation work. The drainage channel is within a Town easement and is beginning to widen beyond the Town's easement limits. The Lake Simcoe Region Conservation Authority (LSRCA) has provided the Town with \$56,000 in support of this environmental enhancement project that contributes to the ongoing Town's efforts to improve water quality and aquatic habitat.

June 7, 2016

- 2 -

Report No. IES16-054

The rehabilitation of this drainage channel has been included in the most recent 10-year capital plan.

COMMENTS

1.0 Project Description

The project involves the complete restoration of the channel from Glass Drive to Child Drive by removing the gabion baskets and recreating the channel bed and banks using a combination of natural channel design techniques as well as engineered methods. All works will occur within the Town's drainage channel easement area. Invasive and dead trees within the Town's easement area will be removed. Armourstone will be placed along the channel banks and roundstone along the base of the channel providing a long term solution to the channel erosion. Between Henderson and Child Drive, where the channel is stable, cap rock and new fencing is going to be installed. Once construction is completed, all disrupted areas will be restored with native plantings and seed mixes designed to provide stability, sustainability and improved conditions in terms of the natural functions and processes of the watercourse.

2.0 Tender Opening

A total of 60 firms picked up the tender documents, and on May 5, 2016 the Tender Opening Committee received 8 compliant bids. The lowest compliant bidder for this tender was TBG Environmental Inc. as summarized in Table 1.

Table 1

	FIRM NAME	TOTAL BID (excluding taxes)
1	TBG Environmental Inc.	\$837,308.79*
2	Seawaves Development	\$841,650.00
3	Dynex Construction Inc.	\$932,949.30*
4	Cambridge Landscaping & Construction Ltd.	\$950,377.50
5	R & M Construction	\$988,757.50
6	Hawkins Contracting Services Limited	\$1,266,780.00
7	Tascan Corp.	\$1,428,900.00*
8	Rocky River Construction Limited	\$1,700,530.00*

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

Verification of the tenders was undertaken by Town staff. TBG Environmental Inc. has

June 7, 2016

- 3 -

Report No. IES16-054

successfully completed similar projects and received good performance reviews from contacted references.

3.0 Project Schedule

The Contract is expected to commence in July, 2016 and will be completed by September, 2016.

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. This ensures public safety and protection of property to meet the needs and expectations of our community.

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, the channel will continue to erode undermining the existing infrastructure like fences and retaining walls. Vegetation and aquatic habitat conditions would also continue to degrade due to erosion.

FINANCIAL IMPLICATIONS

Table 2 is a financial summary for Capital Project 42052 as based on the tender submitted by TBG Environmental Inc.

Table 2

Approved Budget	
Capital Project 42052 – construction budget	\$721,000.00
Total Approved Budget for Construction	\$721,000.00
Less previous commitments	\$0.00
Funding available for subject Contract	\$721,000.00
Contract Award excluding HST	\$837,308.79
Non-refundable taxes (1.76%)	\$14,736.63
Geotechnical Inspection (Under Separate P.O.)	\$5,000.00
Arborist Inspection (Under Separate P.O.)	\$2,000.00
Sub-Total	\$859,045.42
Contingency amount (10%)	\$85,904.54

June 7, 2016

- 4 -

Report No. IES16-054

Total Funding Required	\$944,949.96
Budget Variance	-\$223,949.96
Grant Funding Received from LSRCA	\$56,000.00
Net Budget Variance	-\$167,949.96

The approved construction budget of \$721,000.00 is provided from the Storm Sewer Reserve. An additional amount of \$223,949.96 is required to fund the project. It is recommended that the budget variance of \$223,949.96 be provided from the storm sewer reserve. A cheque of \$56,000 has already been received by the Town from the LSRCA in support of this project resulting in a net budget increase of \$167,949.96.

CONCLUSIONS

The tender review has complied with the Procurement By-law requirements and it is recommended that Tender IES 2016-29 – For the Tannery Creek Drainage Channel Rehabilitation from Henderson Drive to Glass Drive be awarded to TBG Environmental Inc. in the amount of \$944,949.96 excluding taxes. An additional amount of \$223,949.96 from the Storm Sewer Reserve is required to fund the project.

PREVIOUS REPORTS

None

ATTACHMENTS

- Appendix 'A' – Key plan showing location of proposed road reconstruction.

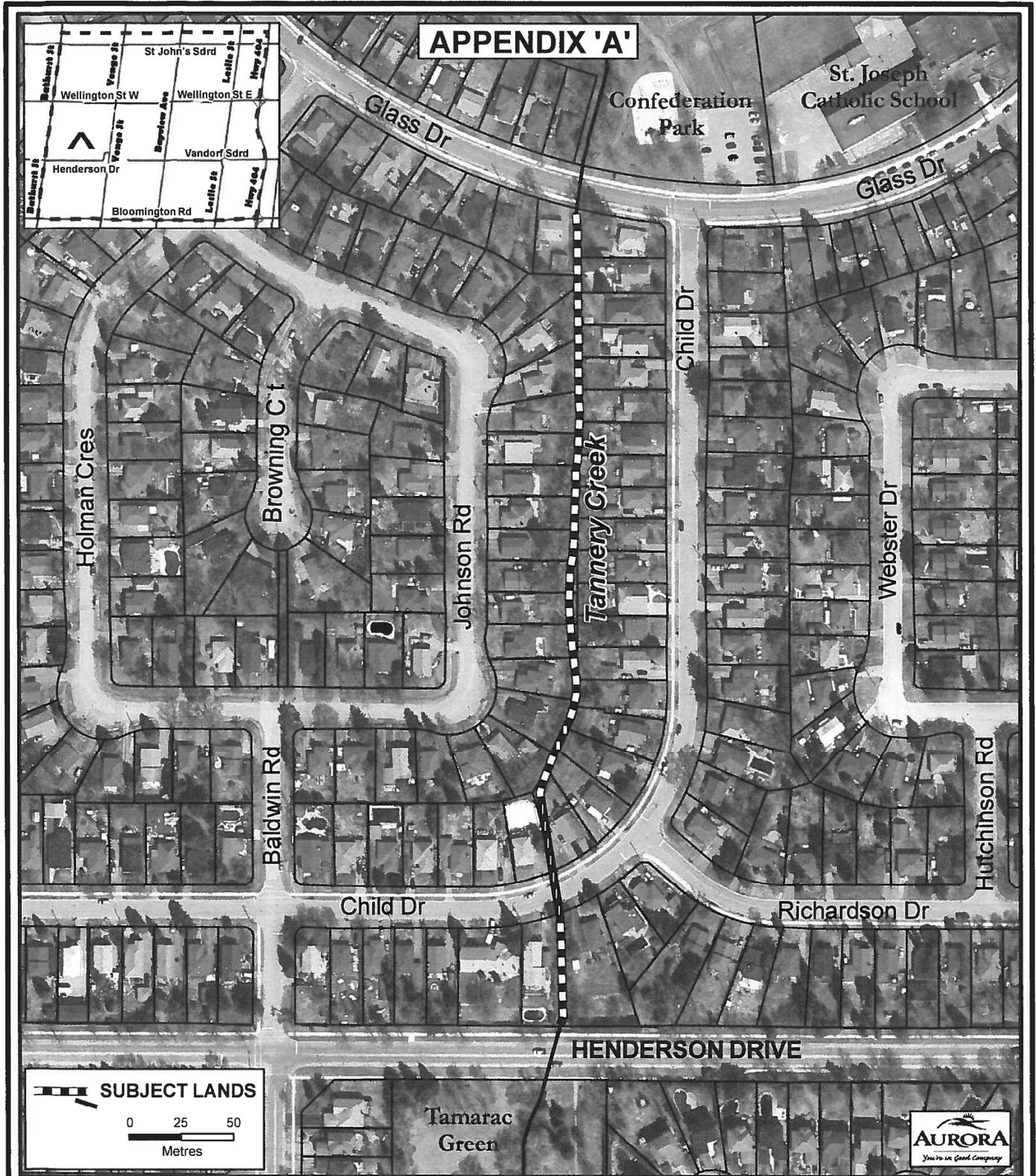
PRE-SUBMISSION REVIEW

Executive Leadership Team meeting of May 18, 2016.

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


Ilmar Simanovskis
Director, Infrastructure &
Environmental Services


Doug Nadrozny
Chief Administrative Officer



**KEY PLAN
 TANNERY CREEK DRAINAGE CHANNEL REHABILITATION
 (FROM HENDERSON DRIVE TO GLASS DRIVE)**

INFRASTRUCTURE AND ENVIRONMENTAL SERVICES DEPARTMENT IES16-054

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. IES16-055

SUBJECT: *Request for Crossing Guards at Various Locations in the Town of Aurora*

FROM: *Ilmar Simanovskis, Director of Infrastructure & Environmental Services*

DATE: *June 7, 2016*

RECOMMENDATIONS

THAT Report No. IES16-055 be received; and

THAT School Crossing Guards be provided during the morning and afternoon peak periods at the following locations starting September 2016:

- *Mavrinac Boulevard at Cosford Street - Rick Hansen Public School*
- *Tecumseh Drive at Kitimat Crescent (north leg) – Aurora Heights Public School*
- *Conover Avenue (south leg) at River Ridge Boulevard – Hartman Public School*

THAT necessary pavement markings, school crossing ahead and school crossing signs be installed as required; and

THAT a letter be sent to the Town Contractor informing them of the addition of the new crossing guard locations; and

THAT the 2016 Crossing Guard budget be increased by \$17,200 to a revised amount of \$157,200 for the Crossing Guards operating account for contracts (03480-5059) to be funded from The Tax Rate Stabilization Reserve; and

THAT the 2017 operating budget for The Crossing Guard Contract Services be increased by an additional \$25,800 for an overall increase of \$43,000 to accommodate the increase to service levels; and

THAT a letter be sent to the respective school with Council's adopted resolution.

PURPOSE OF THE REPORT

This report seeks Council approval to provide Crossing Guards during the morning drop-off and afternoon pick-up times at various school locations in the Town of Aurora.

June 7, 2016

- 2 -

Report No. IES16-055

BACKGROUND

The School Travel Planning Program has identified a number of crossing locations that required Crossing Guards to provide assistance to students walking to and from school

The Active and Safe Routes to School Program has helped to encourage the physical activity of youth, enhance environmental sustainability by reducing greenhouse gas emissions and helped alleviate traffic concerns in school areas.

A number of local schools have approached the Town, The York Region District School Board and The York Region Community and Health Services to implement the School Travel Planning Program at their school. One of the requests was identified during the consultation and walkabout is the need of Crossing Guards to assist students in crossing streets where there are limited opportunities for them to safely do so by themselves.

COMMENTS

The School Crossing Guard Program and existing locations in the Town of Aurora

School Crossing Guards play an important role in the lives of children. The mandate of the program is to ensure elementary school children cross streets safely as they walk to and from school. School Crossing Guards are legally permitted to stop traffic and assist children to cross the street by raising their stop sign. All vehicles are required to come to a complete stop and remain stopped until the children and the Crossing Guard are safely off the road and have lowered their stop sign.

The Town currently has 11 school crossing guard locations. Table 1 below identifies these locations:

Table 1 – School Crossing Guard Locations in the Town of Aurora

No.	Location
1	McClellan Way & Allenvale Drive
2	Gateway Drive & Earl Stewart Drive/Birkshire Drive
3	Bridgenorth Drive & Hollandview Drive
4	Crawford Rose Drive & Aurora Heights Drive
5	River Ridge Road & Conover Avenue
6	Murray Drive & Glass Drive
7	Murray Drive & Seaton Drive

June 7, 2016

- 3 -

Report No. IES16-055

8	Orchard Heights Boulevard & Hill Drive
9	Stone Road & Crow's Nest Gate
10	McClellan Way and Tradewind Terrace
11	Aurora Heights Drive and Haida Drive

Description of the locations where the Crossing Guards are required:

- **Mavrinac Boulevard and Cosford Street intersection - Rick Hansen Public School**

Rick Hansen Public School is located at 490 Mavrinac Boulevard. The number of students attending the school in the 2015/2016 school year is approximately 510 and it ranges from junior kindergarten to grade 8 students. For the 2016/2017 school year, the number of students is expected to increase, due to the addition of students expected from the 2C West Lands. The number of students that will be eligible for bussing is between 20-30% of the total number of students. The rest of the students are not eligible for bussing and live within walking distance to the school. The school boundaries extend from Bayview Avenue to the west, Highway 404 to the east, Spring Farm Road and Collingwood Court to the south, and the Town's northern boundary to the north.

- **Tecumseh Drive and Kitimat Crescent (north leg) intersection – Aurora Heights Public School**

Aurora Heights Public School is located at 85 Tecumseh Drive. The number of students attending the school in the 2015/2016 school year is approximately 385 and it ranges from junior kindergarten to grade 8 students. The number of students eligible for bussing is approximately 233. The remainder of the students are not eligible for bussing and live within walking distance to the school. Recently, Council approved the installation of a three-way stop at the intersection in order to assist students and provide controlled crossing across at Tecumseh Drive.

- **Conover Avenue and River Ridge Boulevard Roundabout – Hartman Public School**

Hartman Public School is located at 130 River Ridge Boulevard. The number of students attending the school in the 2015/2016 school year is approximately 625 and it ranges from junior kindergarten to grade 8 students. The school currently has no bussing services and all students live within walking distance to the school. In the past, Council approved a Crossing Guard on River Ridge Boulevard (east leg of the roundabout) and due to the exponential growth of the student population an additional Crossing Guard is needed for the south leg of the roundabout.

June 7, 2016

- 4 -

Report No. IES16-055

Appendix "A" shows the three areas in question.

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/students.

Objective 4: Encouraging an active and healthy lifestyle

Develop programs and policies that nurture and contribute to the development of youth. Continue to develop awareness programs that promote the benefits of recreation in supporting a healthy lifestyle.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

Council may wish not to provide Crossing Guards at the proposed locations.

FINANCIAL IMPLICATIONS

Crossing Guards are typically provided at an intersection for one hour in the morning (drop-off time) and one hour in the afternoon (pick-up time). It is estimated that the Crossing Guards would be expected to work 2 hours a day, 187 days a year (on average) at the rate of \$76.54 per day (Contract IES2015-12). Therefore, it is estimated that \$43,000 should be approved for the 2017 Crossing Guard operating budget for the addition of three Crossing Guards and that the 2016 Crossing Guards operating account contracts (03480-5059) be increased by \$17,200 to accommodate the 2016 fall semester.

The cost for the implementation of the pavement markings and school crossing signs will be covered by the Roads Operations Budget.

CONCLUSIONS

The Active and Safe Routes to School in conjunction with the traffic demand management promote alternative modes of transportation for students. The School Travel Planning Program supports these initiatives. Based on discussions and a walkabout investigation, it was determined that for the benefit and safety of the students attending these schools, three new Crossing Guards are required on Mavrillac Boulevard at Cosford Street, Tecumseh Drive at Kitimat Crescent (north leg) and on Conover Avenue (south leg) at River Ridge Boulevard.

June 7, 2016

- 5 -

Report No. IES16-055

PREVIOUS REPORTS

None

ATTACHMENTS

Appendix "A" – Maps showing the areas in question

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting of May 18, 2016

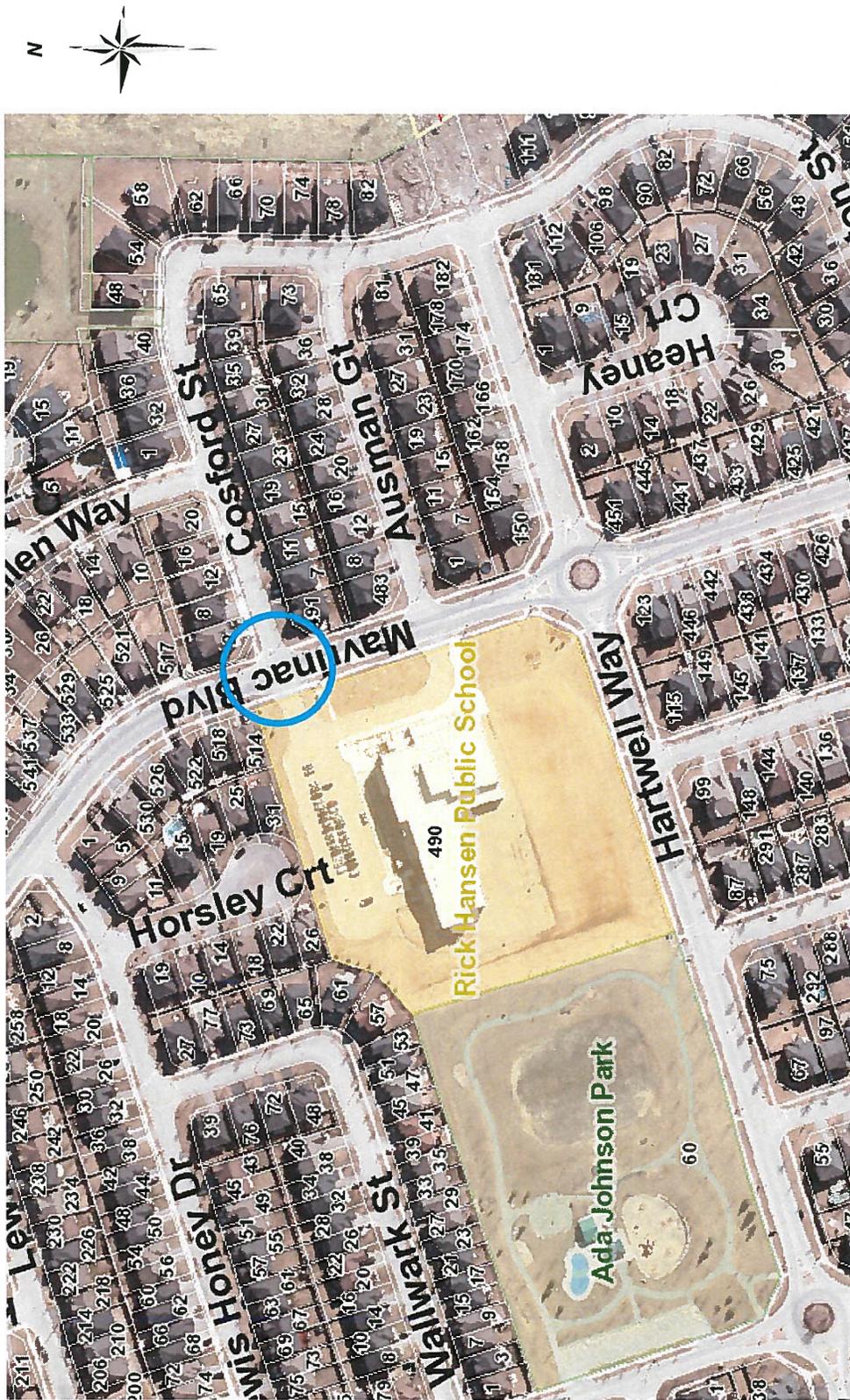
Prepared by: Jamal Massadeh, Traffic Transportation Analyst - Ext. 4374



Umar Simanovskis
**Director, Infrastructure &
Environmental Services**



Doug Nadrozny
Chief Administrative Officer

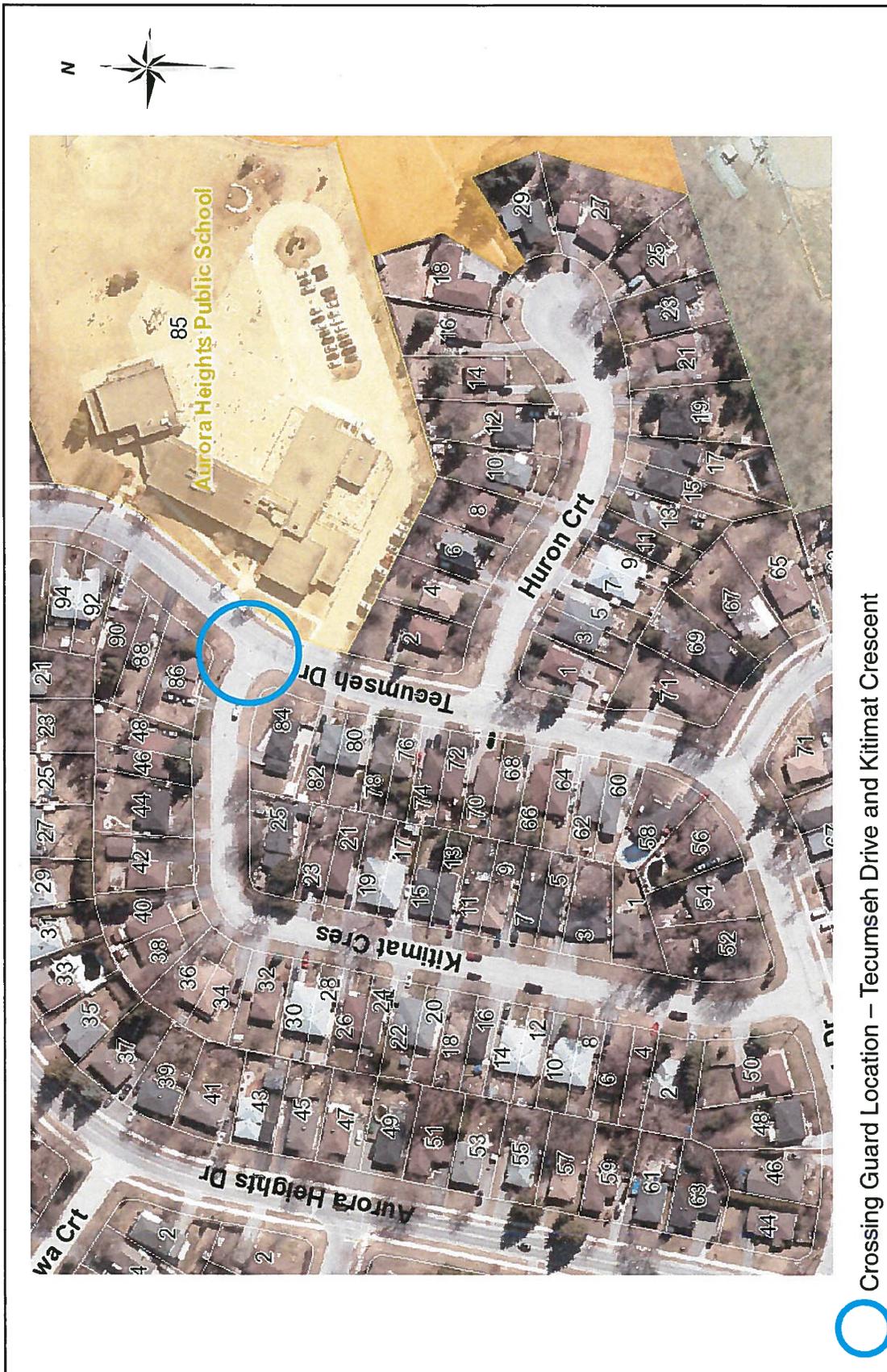


 Crossing Guard Location – Mavrinnac Boulevard and Cosford Street

Rick Hansen Public School – 490 Mavrinnac Boulevard

Appendix "A"

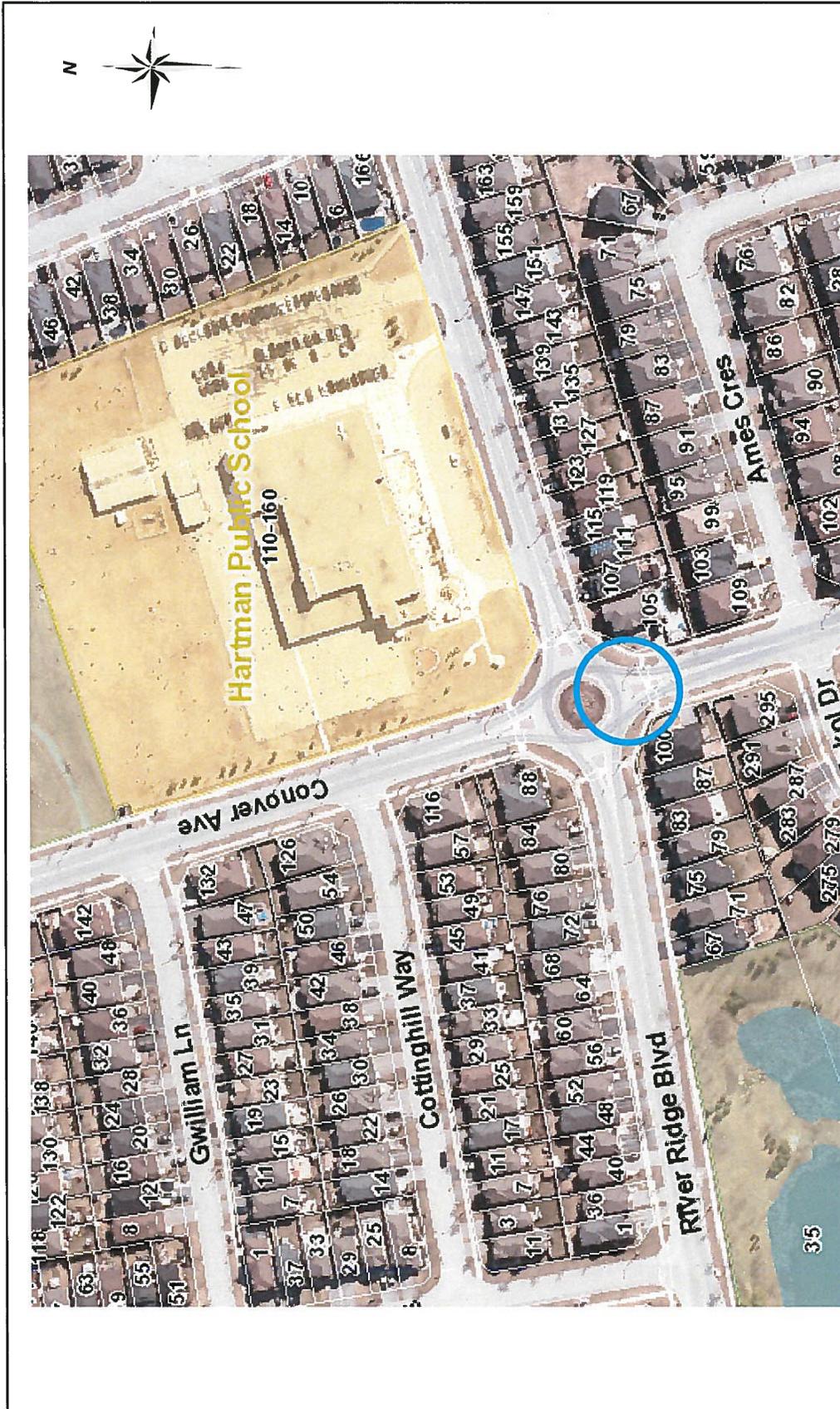




 Crossing Guard Location – Tecumseh Drive and Kitimat Crescent

Aurora Heights Public School – 85 Tecumseh Drive





 Crossing Guard Location – Conover Avenue and River Ridge Boulevard

Hartman Public School – 130 Conover Avenue





TOWN OF AURORA
GENERAL COMMITTEE REPORT **No. IES16-056**

SUBJECT: *Award of Tender IES 2016-42 – New Sidewalk Construction on Industrial Parkway North*

FROM: *Ilmar Simanovskis, Director of Infrastructure & Environmental Services*

DATE: *June 7, 2016*

RECOMMENDATIONS

THAT Report No. IES16-056 be received; and

THAT Tender IES 2016-42 for Capital project# 34627 for New Sidewalk Construction on Industrial Parkway North be awarded to Pencon Construction of Canada Corp. in the amount of \$323,017.00 excluding taxes; and

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

PURPOSE OF THE REPORT

To receive Council's authorization to award Tender IES 2016-42 to Pencon Construction of Canada Corp.

BACKGROUND

IES staff performed a Sidewalk Gap Study in 2010 to identify locations where sidewalks are required based on the criteria contained within the Sidewalk Installation Policy. The Sidewalk Gap Study identified Industrial Parkway North as a street that required a sidewalk.

The design for Capital Project no. 34627 – New Sidewalk Construction on Industrial Parkway North was completed in 2013 and the capital funding for this project was approved by Council for delivery in 2016.

This report provides the details of the tendering results and recommendation to proceed to construction.

June 7, 2016

- 2 -

Report No. IES16-056

COMMENTS

1.0 Project Description

The project includes the construction of new sidewalks on the east side of Industrial Parkway North from the Aurora Family Leisure Complex to St. John's Sideroad and on the west side of Industrial Parkway North from the Montessori School (#330 Industrial Parkway North) to St. John's Sideroad. These works will not require the closure of the road to vehicular traffic.

2.0 Tender Opening

A total of 34 firms picked up the tender documents, and on May 12, 2016, the Tender Opening Committee received 8 compliant bids. The lowest compliant bidder for this tender was Pencon Construction of Canada Corp. as summarized in Table 1.

Table 1

	FIRM NAME	TOTAL BID (excluding taxes)
1	Pencon Construction of Canada Corp.	\$323,017.00*
2	Aqua Tech Solutions Inc.	\$346,180.70
3	Onsite Contracting Inc.	\$362,617.64
4	Bennington Construction Ltd.	\$368,801.00
5	Aloia Bros. Concrete Contractors Ltd.	\$394,485.85*
6	Ashland Paving Ltd.	\$395,686.27
7	IL Duca Contracting Inc.	\$448,737.50
8	Blackstone Paving & Construction Limited	\$449,853.00

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

Verification of the tenders was undertaken by Town staff. Pencon Construction of Canada Corp. has successfully completed similar projects and received good performance reviews from the contacted references. Also, Pencon Construction completed, in good conditions a 3-year contract (2013-2015) with the IES/Operations Division for Town-wide sidewalk repairs.

3.0 Project Schedule

The Contract is expected to commence on July 1, 2016 and be completed within thirty (30) working days.

June 7, 2016

- 3 -

Report No. IES16-056

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. This ensures road safety is provided to meet the needs and expectations of our community.

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.

FINANCIAL IMPLICATIONS

Table 2 is a financial summary for Capital Project 34627 as based on the tender submitted by Pencon Construction of Canada Corp.

Table 2

Approved Budget	
Capital Project 34627	\$515,660.00
Total Approved Budget	\$515,660.00
Less previous commitments	\$0.00
Funding available for subject Contract	\$515,660.00
Contract Award excluding HST	\$323,017.00
Non-refundable taxes (1.76%)	\$5,685.10
Utility Relocation (Under Separate P.O.s)	\$20,000.00
Geotechnical Inspection (Under Separate P.O.)	\$5,000.00
Arborist Inspection (Under Separate P.O.)	\$2,000.00
Sub-Total	\$355,702.10
Contingency amount (10%)	\$35,570.21
Total Funding Required	\$391,272.31
Budget Variance	\$124,387.69

CONCLUSIONS

The tender review has complied with the Procurement By-law requirements and it is

June 7, 2016

- 4 -

Report No. IES16-056

recommended that Tender IES 2016-42 – for New Sidewalk Construction on Industrial Parkway North be awarded to Pencon Construction of Canada Corp. in the amount of \$323,017.00 excluding taxes.

PREVIOUS REPORTS

None

ATTACHMENTS

- Appendix 'A' – Key plan showing location of proposed road reconstruction.

PRE-SUBMISSION REVIEW

Executive Leadership Team meeting of May 18, 2016.

Prepared by: Dan Vink, Administrator, Construction Projects - Ext. 4380



Ilmar Simanovskis
Director, Infrastructure &
Environmental Services



Doug Nedorozny
Chief Administrative Officer



KEY PLAN
LOCATION OF PROPOSED SIDEWALK CONSTRUCTION

INFRASTRUCTURE AND ENVIRONMENTAL SERVICES DEPARTMENT IES16-056

Map created by the Town of Aurora Infrastructure & Environmental Services Department May 10th 2016. Base data provided by York Region and Aurora - GIS. This is not a final survey.



TOWN OF AURORA
GENERAL COMMITTEE REPORT **No. IES16-057**

SUBJECT: *Request for Approval of Capital Projects 24010 and 72201*

FROM: *Ilmar Simanovskis, Director of Infrastructure & Environmental Services*

DATE: *June 7, 2016*

RECOMMENDATIONS

THAT Report No. IES16-057 be received; and

THAT Report No. IES16-057 satisfy Council's conditional budget approval for Capital Project No. 24010 - Building Department Counter Enhancements in the amount of \$175,000, excluding taxes; and

THAT Report No. IES16-057 satisfy Council's conditional budget approval for Capital Project No. 72201 – Work Station Refresh, Carpeting and Painting in the amount of \$90,000, excluding taxes; and

THAT staff be authorized to proceed with Capital Project No. 24010 – Building Department Counter Enhancements and Capital Project No. 72201 – Work Station Refresh, Carpeting and Painting.

PURPOSE OF THE REPORT

To satisfy Council's request for a detailed report on Capital Project No. 24010 and Capital Project No. 72201 and seek final project budget approval.

BACKGROUND

During the 2016 capital budget process, Council identified the following projects as "Approved Pending Further Report"

- Capital Project No. 24010 - Building Department Counter Enhancements
- Capital Project No. 72201 - Work Station Refresh, Carpeting, and Painting pending a detailed report back to Council

These projects are in support of a revised approach to the Town Hall refresh. This report provides the additional information requested through the capital projects approval process.

June 7, 2016

- 2 -

Report No. IES16-057

COMMENTS

Summary of current Town Hall Refresh Strategy

The Town Hall Refresh Strategy that was developed in 2014 is based on the following principles:

- The accommodation strategy is summarized as:
 - Wholesale re-organization and renovation of Town Hall space is not considered.
 - Existing departmental spaces are to be optimized based on standard work station configurations for each specific staff function.
 - Accommodate for near term growth (10 years) is based on more efficient use of space rather than re-organization of department locations or addition to the existing building.
 - That the accommodation strategy will follow two streams being the ongoing refresh of workstations, painting and carpet, and the second stream of special requests proposed by department heads and approved by ELT prior to the request for additional budget through Council.
- Ongoing building refresh will occur with a controlled multiyear approach and will include:
 - Replacement of furniture based on a corporate standard.
 - Replacement of carpeting and repainting based on an approved coordinated colour scheme.
 - Nominal wall reconfigurations if required to increase efficiency of work station configurations.
 - The annual budget for the basic building refresh is \$90,000 starting in 2015 and continuing every year thereafter.
- Specific department needs beyond the above refresh work is to be identified by the requesting department, reviewed by ELT as to fit and form with the overall accommodation strategy.

Genesis of Current Town Hall refresh strategy is the outcome of previous comprehensive approach to Town Hall refresh

Considerations for a Town Hall refresh have been discussed as early as 2008. The following provides background information on the transition from a comprehensive refresh to the current strategy.

Town Hall refresh project approved by Council June 2010

In June 2010, Council approved the initiation of a Town Hall refresh with the first step being the issuance of a Request for Proposal for architectural services. ZAS Architects were retained for this assignment and proceeded to develop a space plan and space

June 7, 2016

- 3 -

Report No. IES16-057

reconfiguration strategy for all three floors. The initial project budget was \$5M.

Project scope adjusted to start refresh on first floor

At the Council meeting held on February 12, 2013 regarding recommendations from staff report BBS13-005 the following motion was carried:

THAT Report No. BBS13-005 be received; and

THAT Council approve Capital Project #12018 in the amount of \$842,600 for the renovation of the entire ground floor of Town Hall to accommodate Access Aurora customer care centre and future short term growth for approximately 3 to 5 years; and

THAT Council approve an increase to the architectural design fees in the amount of \$41,600 plus HST for the design and contract administration of a 400 square foot addition to the main lobby on the ground floor of Town Hall; and

THAT Council approve an increase to the Joint Operations Capital Project #34217 of \$30,000 to allow for detailed design of an additional 15,000 square feet of unfinished shell space to accommodate future growth needs; and

THAT all future Town Hall renovations be deferred until the new Joint Operations Centre is constructed.

In staff Report No. BBS13-007, dated August 13, 2013, it was recommended that a contract be awarded to the successful tender for a value of \$1,009,440. This was above the approved budget and Council, at its August 13, 2013 meeting approved the following motion:

THAT this item be referred back to staff for additional information to respond to the concerns of members of Council.

Project scope refocused on refresh of first floor counter as first phase

Staff Report No. BBS13-010 was presented to Council with the additional information requested and the following motion was carried regarding staff Report No. BBS13-007:

THAT Staff move forward with a new counter for the Customer Service Strategy on the main floor of Town Hall, pending a report back to General Committee outlining the associated costs.

June 7, 2016

- 4 -

Report No. IES16-057

Staff Report No. BBS-013 dated November 5, 2013 provided the requested cost information of \$78,000 for the new customer service counter refresh and Council approved the following motion on November 26, 2013:

THAT Council authorize staff to commence with a detailed design for an Access Aurora customer service counter and functional work space followed by procurement of construction services.

The project was implemented and Access Aurora was launched in the summer of 2014. Since this project, no further actions have been taken to proceed with an overall building refresh.

Building refresh strategy developed to allow orderly replacement and updating of aged furniture and building finishes

Staff has revised the building refresh approach to move away from a wholesale building retrofit to a more manageable phasing based on annual incremental investments in furniture, painting and carpeting.

This process is being guided by ELT and includes recommendations on standardization of workstations/workspace, and approval of a colour/finish scheme to ensure uniform, consistent and coordinated decoration of the interior spaces.

The initial capital budget request for this program was in 2015 for \$90,000 with an ongoing annual request and is detailed in Capital Project No. 72201.

As part of the 2015 budget, the architectural firm of HOK was retained to make recommendations on a holistic and phased approach to refresh the carpet, paint and office furniture. This phased approach will run through to 2020.

Departmental requests for works outside the basic refresh scope must follow the agreed approval process

Capital Project No. 24010 for the Building Department Counter Enhancement is a project outside the basic building refresh scope and was required to follow a separate approval process. This project was initially identified as a need in 2013. The requesting department was required to scope the project and verify capacity for delivery through facilities staff prior to submission to ELT for consideration and approval to proceed through the capital approval process with Council.

The need for this project is clear and is required to increase counter space and access to improve customer service for building applicants who generally are required to view large format drawings and documents at the counter. The current counter does not afford sufficient space to accommodate these needs.

June 7, 2016

- 5 -

Report No. IES16-057

With recent organizational changes, the new managing department will review the proposed plan in light of the new departmental structure. However, there is agreement that a counter enhancement is still warranted.

Organization changes that were initiated in May 2016 have been included in the annual refresh program

With the recent organizational alignment exercise, there has been a change to some departments resulting in the need for some changes to physical space. Staff has identified the various needs and have developed a transition plan to accommodate the new organization design.

These changes will be made as quickly as possible to accommodate the realignment and will be funded from the annual refresh program. Where warranted, the new standards will be applied. Areas where minor layout changes are required will be accommodated with existing furniture inventory for the interim.

Next steps for Refresh

The next step for the refresh strategy is to update the Human Resources area. This area has been selected as the first refresh as it represents a microcosm of the various office components found in all departments and will be a showcase of the new design palette and furniture system.

Once complete, a second area will be selected based on direction from ELT.

Accommodation of staff during the renovation works is being considered as well. There may be opportunity to either complete the work while the area remains occupied, as well; staff is investigating the set-up of swing space at the new operations centre. These details are under investigation and will be determined as the project progresses.

LINK TO STRATEGIC PLAN

The approval of Building Department Counter Enhancements Capital Project No. 24010 and the Work Station Refresh, Carpeting and Painting Capital Project No. 72201 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:

Invest in sustainable infrastructure: through the enhancement of a modern, accessible Building department counter ***promotes the adaptability and flexibility of services to respond to demographic shifts*** and through ***establishing policies and programs that enhance the accessibility and safety of new and existing facilities***

June 7, 2016

- 6 -

Report No. IES16-057

and infrastructure and by *developing and implementing a technology plan to improve the Town's efficiency in providing services* that these action items are realized.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

Council may choose not to approve these capital projects.

FINANCIAL IMPLICATIONS

These projects are included in the 2016 Capital Budget provided the information contained within this report meets the needs of Council.

CONCLUSIONS

This report seeks the approval of Capital Projects No. 24010 and No. 72201 based on their current status of "Approved Pending A Further Report"

The information provided in this staff report is intended to respond to the needs of Council identified during the 2016 capital project approval process.

PREVIOUS REPORTS

None

ATTACHMENTS

None

PRE-SUBMISSION REVIEW

Executive Leadership Team meeting of May 18, 2016

Prepared by: Chris Catania, Acting Manager of Customer Service - Ext. 4212



Ilmar Simanovskis
Director, Infrastructure &
Environmental 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: *June 07, 2016*

RECOMMENDATIONS

THAT Report No. PPDS16-037 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).

June 07, 2016

- 2 -

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 Auran 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 June 07, 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.

June 07, 2016

- 3 -

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).

June 07, 2016

- 4 -

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 By-law Amendment to permit residential uses on the subject lands are consistent with the policies of the PPS.

June 07, 2016

- 5 -

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

June 07, 2016

- 6 -

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 re-designate 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 step-back 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.

June 07, 2016

- 7 -

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:

June 07, 2016

- 8 -

Report No. PDS16-037

	C2	R6-XX
Permitted uses	-Commercial uses -Dwelling units above to first storey	-stacked row-house, dwelling
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 located in the rear yard of the lot	17 visitor parking stalls. All other parking shall be under 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.

June 07, 2016

- 9 -

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).

June 07, 2016

- 10 -

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.

June 07, 2016

- 11 -

Report No. PDS16-037

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.

June 07, 2016

- 12 -

Report No. PDS16-037

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 By-law amendment applications. A Site Plan application requesting approval will be brought forward to Council at a future date.

June 07, 2016

- 13 -

Report No. PDS16-037

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.

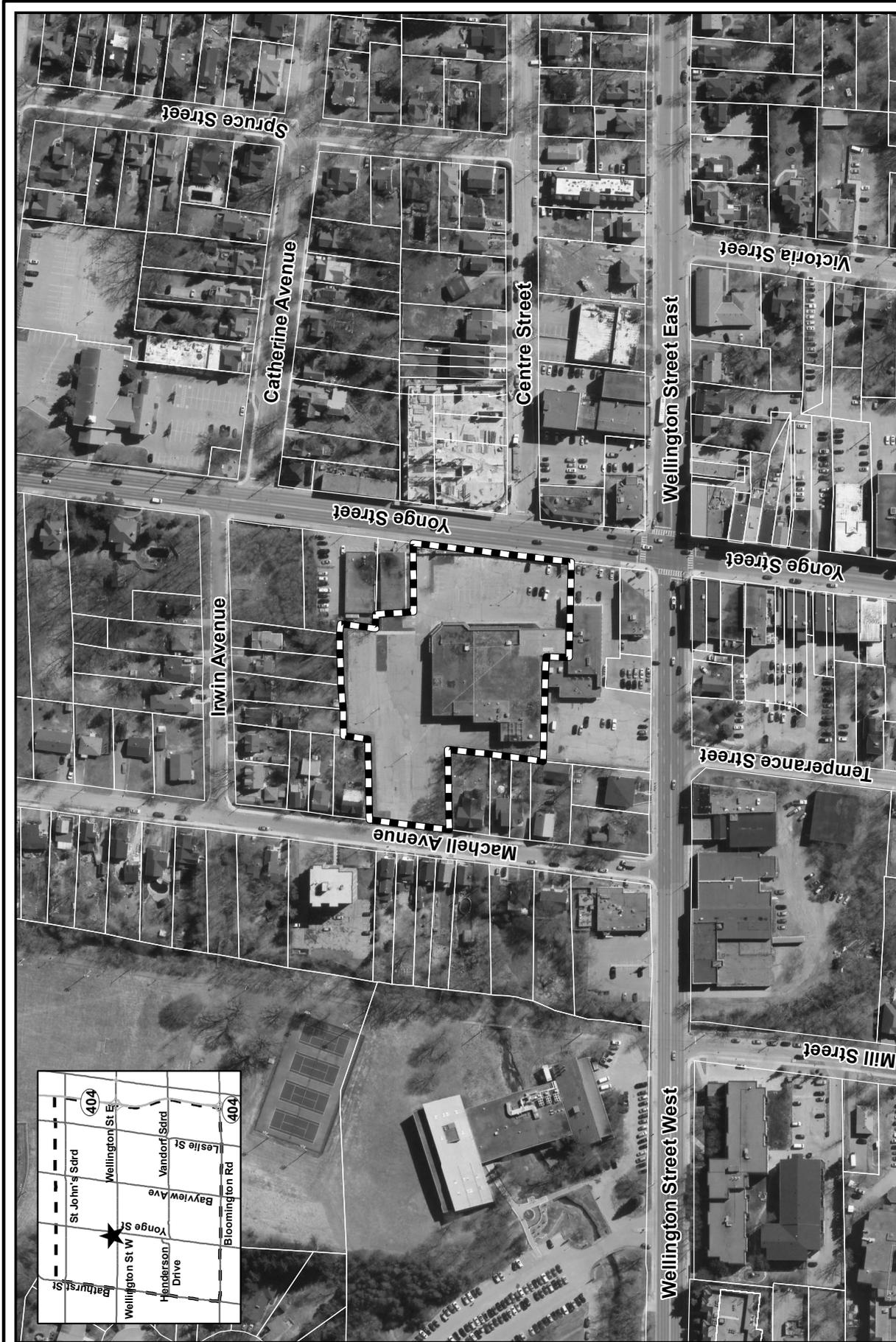
Prepared by: Drew MacMartin, Planner – Extension 4347



Marco Ramunno, MCIP, RPP
Director of Planning & Development
Services



Doug Nadorozny
Chief Administrative Officer



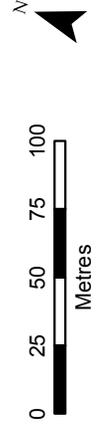
LOCATION MAP

APPLICANT: Carpino Construction Inc.
 FILES: OPA-2015-04 & ZBA-2015-10

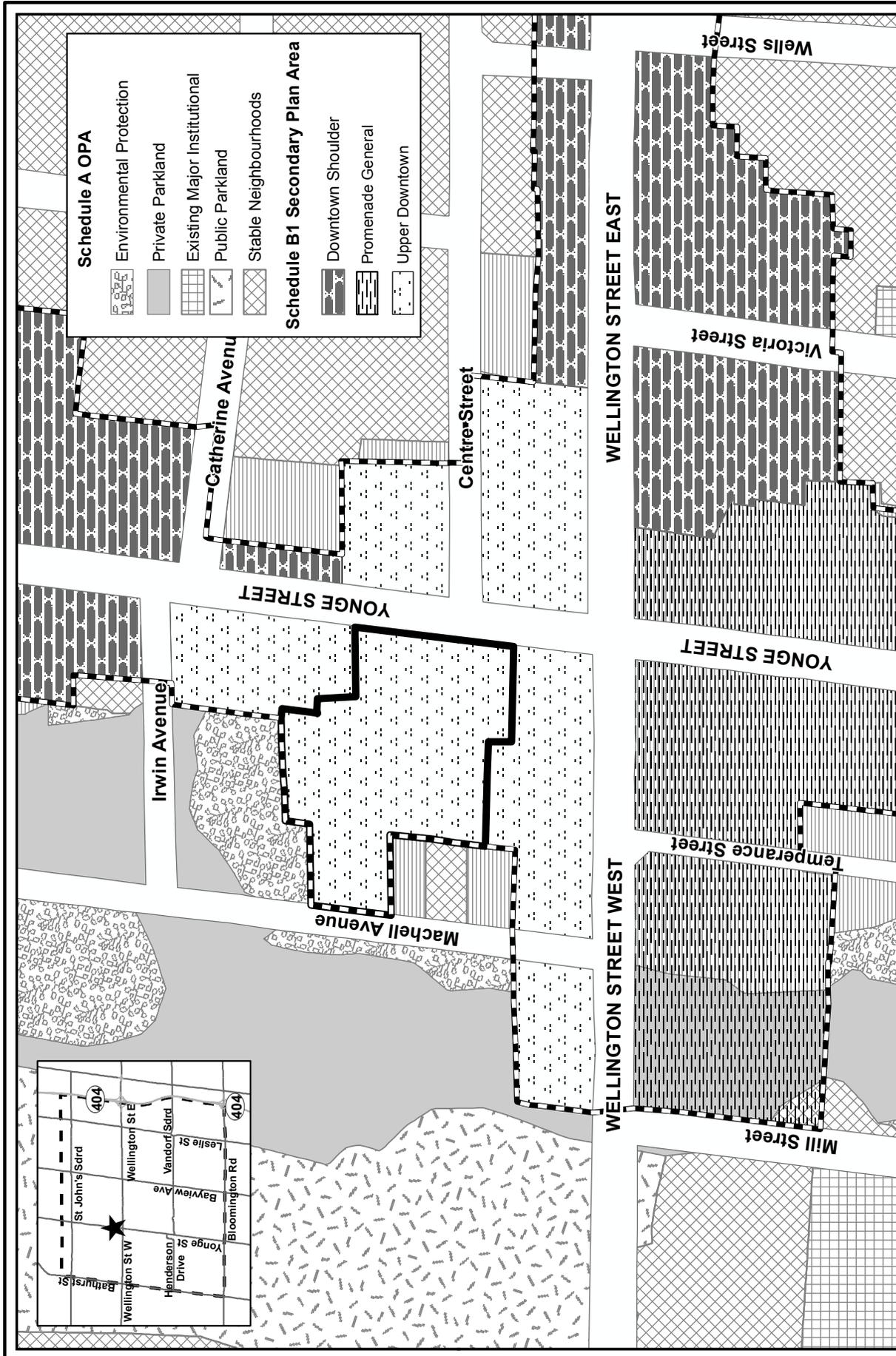
FIGURE 1



SUBJECT LANDS



Map created by the Town of Aurora Planning & Development Services Department, April 19, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015. © First Base Solutions Inc., 2015 Orthophotography.



EXISTING OFFICIAL PLAN DESIGNATION

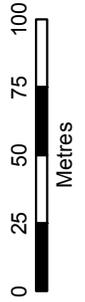
APPLICANT: Carpino Construction Inc.

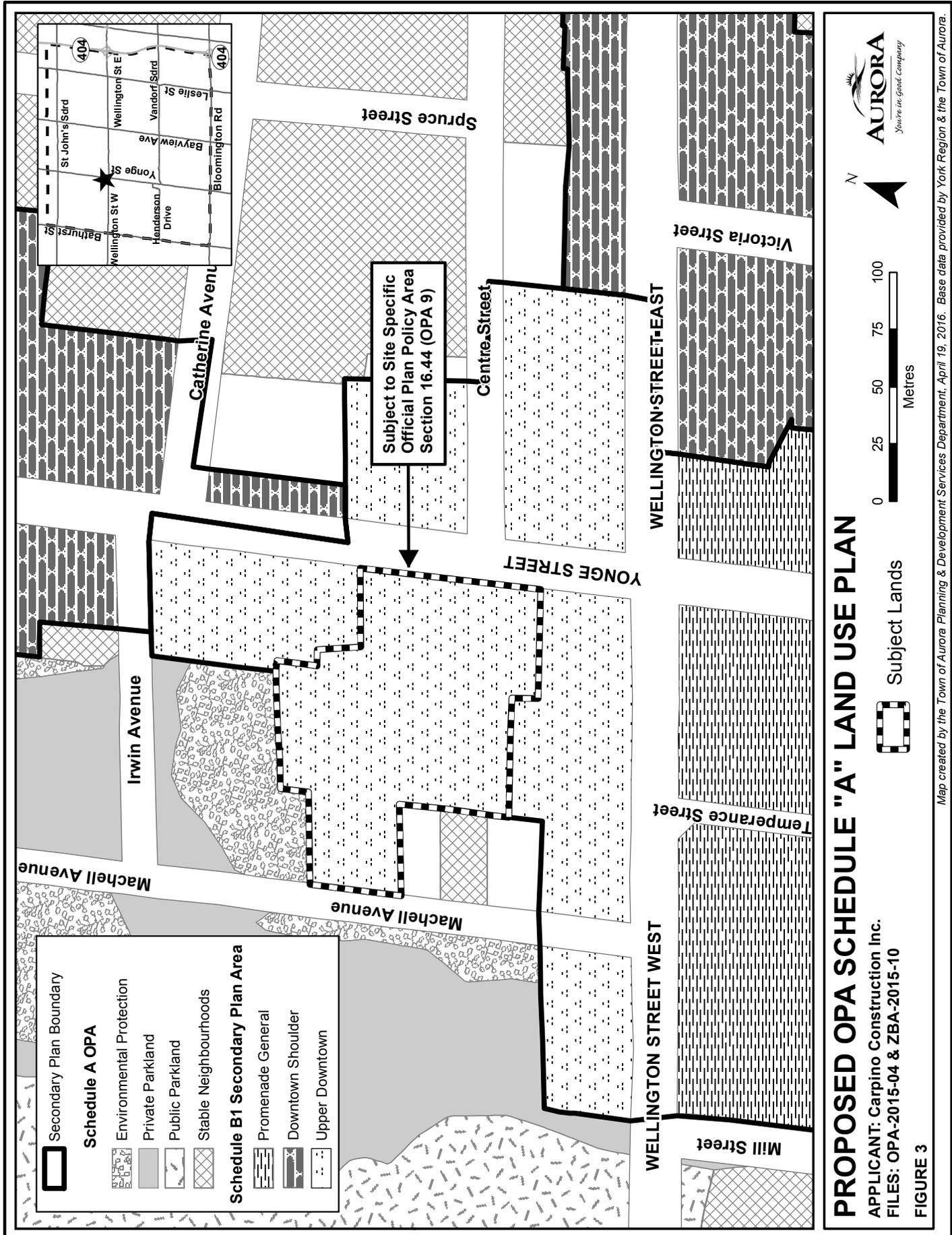
FILES: OPA-2015-04 & ZBA-2015-10

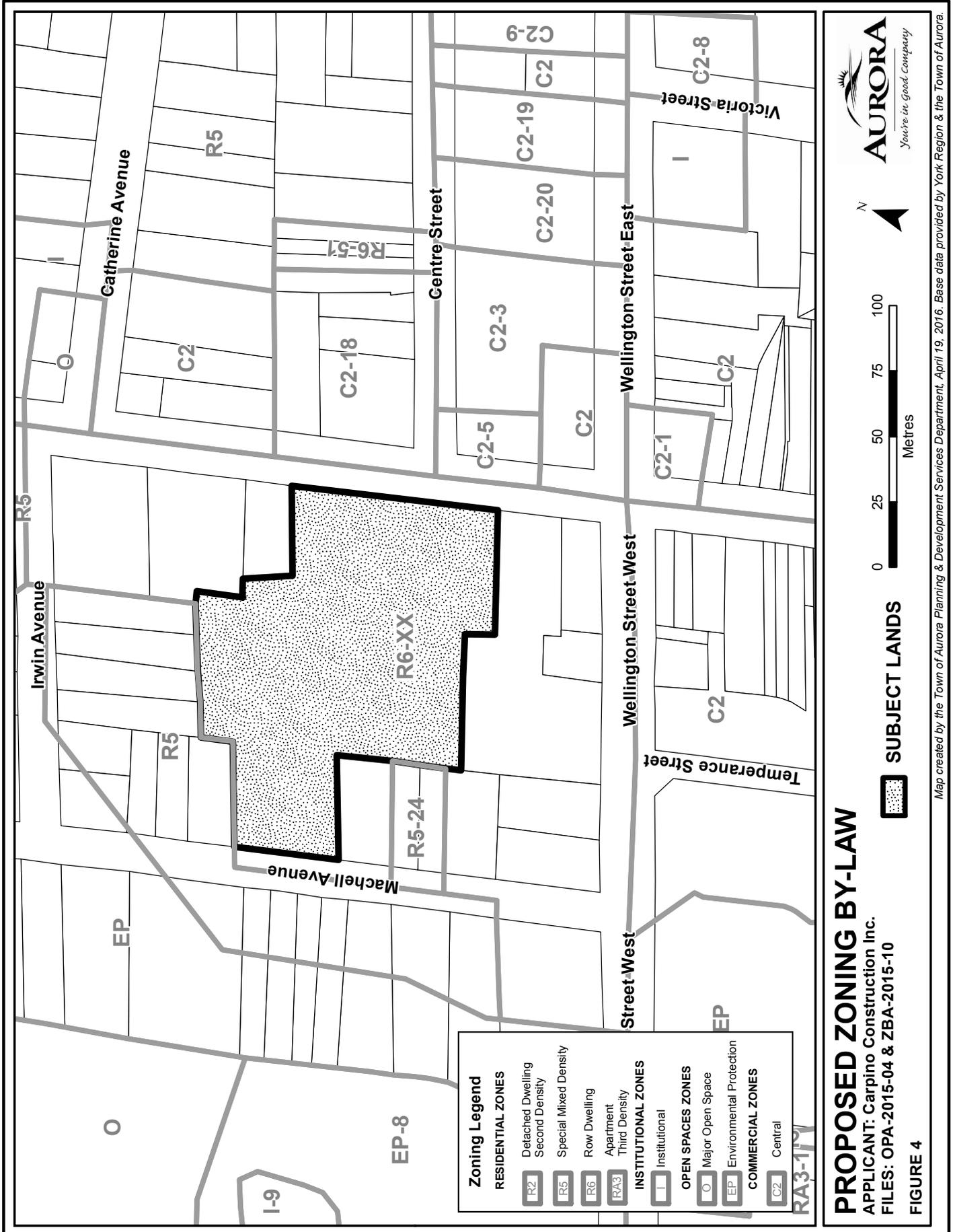
FIGURE 2

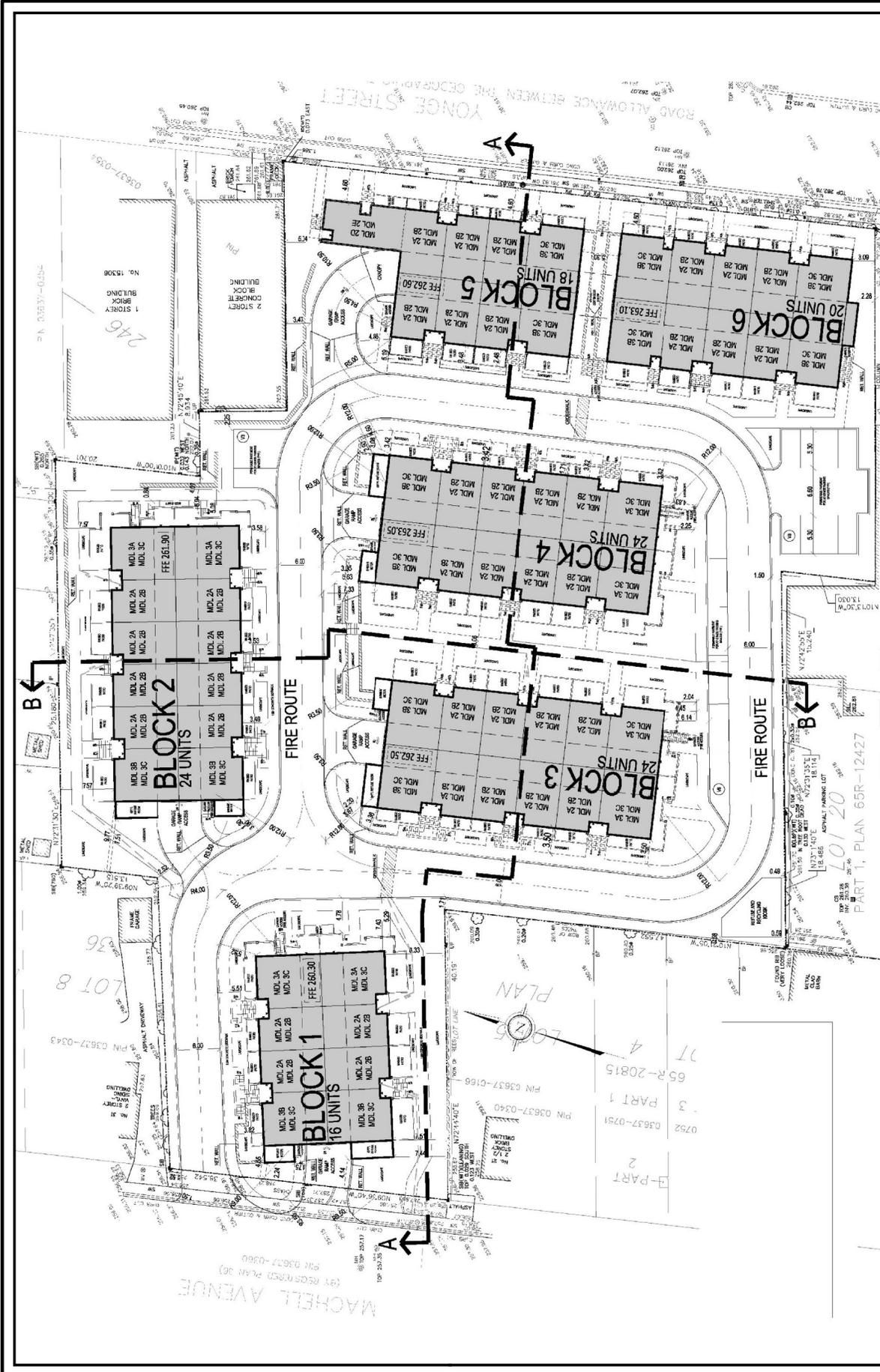
SUBJECT LANDS

THE AURORA PROMENADE









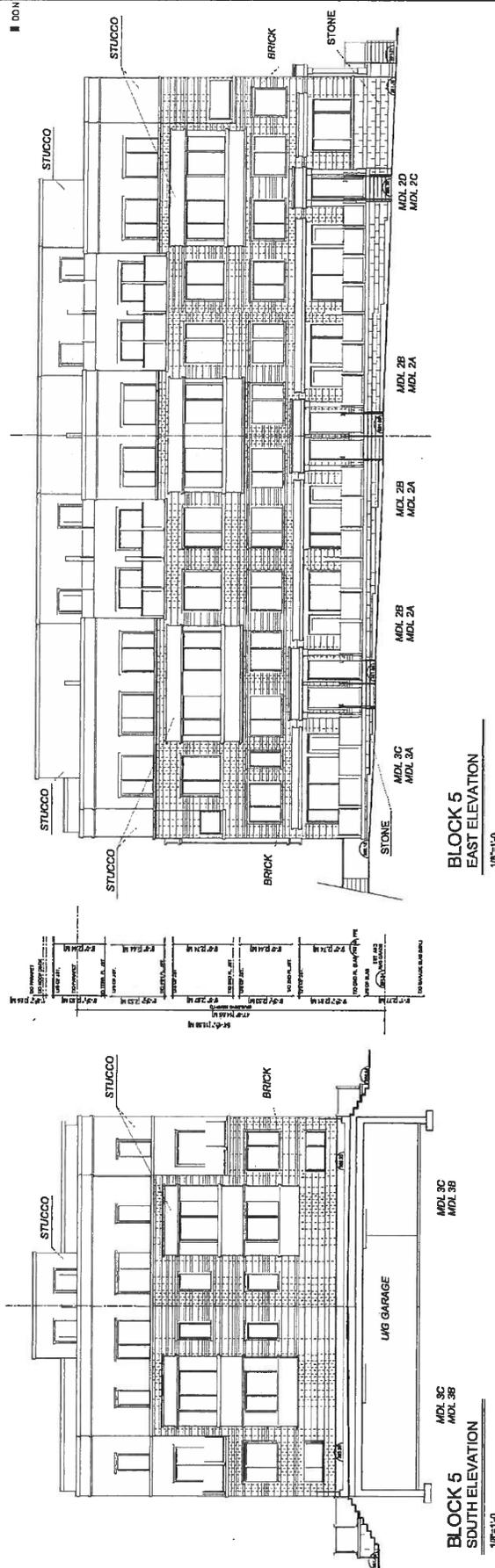
CONCEPTUAL SITE PLAN

APPLICANT: Carpino Construction Inc.
 FILES: OPA-2015-04 & ZBA-2015-10

FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, April 19, 2016. Photo provided by Guthrie Muscovitch Architect.



CONCEPTUAL ELEVATIONS – SOUTH AND EAST ELEVATION

APPLICANT: Carpino Construction Inc.
 FILES: OPA-2015-04 & ZBA-2015-10

FIGURE 6



Map created by the Town of Aurora Planning & Development Services Department, April 19, 2016. Photo provided by Guthrie Muscovitch Architects.



TOWN OF AURORA
GENERAL COMMITTEE REPORT **No. PDS16-039**

SUBJECT: *Applications for Official Plan Amendment and
Zoning By-law Amendment
2283986 Ontario Limited
15255 Leslie Street & 1540 Wellington Street East
File Numbers: OPA-2015-06 and ZBA-2015-17*

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

DATE: *June 7, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-039 be received; and

THAT Application to Amend the Official Plan File No. OPA-2015-06 (2283986 Ontario Limited), to amend the Business Park designation to a site specific policies area to allow automobile service station and retail sales and service commercial uses on the subject lands BE APPROVED; and

THAT Application to Amend the Zoning By-law File No. ZBA-2015-17 (2283986 Ontario Limited), to allow a wider range of service commercial uses as a permitted use on the subject lands BE APPROVED; and

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

PURPOSE OF THE REPORT

The purpose of this report is to provide Council with an evaluation and recommendations related to the Official Plan Amendment, Zoning By-law Amendment applications to permit the development of the lands for a multi-tenant commercial building with retail sales and service commercial uses as the primary use.

BACKGROUND

History

On June 25, 2013 Council approved an amendment to the Zoning By-law 2213-78, as amended to permit a gasoline bar and convenience store with car wash on 15255 Leslie Street (westerly portion of the subject lands). In addition, Council approved a site plan application over 15255 Leslie Street and 1540 Wellington Street East to permit the development of the subject lands for the development of a gasoline bar, convenience store

June 7, 2016

- 2 -

Report No. PDS16-039

with a car wash, an automobile service station and a multi-tenant commercial unit building.

The subject Official Plan and Zoning By-law Amendment applications were submitted on December 23, 2015. On January 14, 2016, 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 February 24, 2016. At that Public Planning Meeting Council passed the following resolution:

“THAT Report No. PDS16-010 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.**”*

After the February 24, 2016 Public Planning Meeting, the Owner submitted additional justification in support of the proposed service commercial use.

Public Notification

All interested parties were notified that the Official Plan Amendment and Zoning By-law Amendment applications would be heard at the June 7, 2016 General Committee Meeting.

Location/ Land Use

The subject property is located at the northeast corner of the Leslie Street and Wellington Street East, municipally known as 15255 Leslie Street and 1540 Wellington Street East (Figure 1). The total area of land holding is 0.7 hectares in size and has approximately 164 metres of frontage along Wellington Street East and 50 metres along Leslie Street.

The subject lands have the following characteristics:

- Subject lands are currently occupied by Ultramar Gas Station and Mr. Lube Automobile Service Station;
- Two access points along Wellington Street East and the one access point along Leslie Street are restricted to a right-in/right-out access due to the centre medians along the rights of way;
- The subject lands is situated at a lower grade than the adjoining property to the south;

June 7, 2016

- 3 -

Report No. PDS16-039

The surrounding land uses are as follows:

North: Commercial use (Smart Centres Commercial Development);
South: Wellington Street and East Shell Gas Station use;
East: Commercial use (Smart Centres Commercial Development);
West: Leslie Street and ESSO Gas Station use.

Policy Context

Town of Aurora Official Plan

As illustrated on Figure 2, the western portion of the subject lands are designated as "Community Commercial," and the eastern portion of the subject lands are designated as "Business Park", within the Bayview Northeast Area 2B Secondary Plan (Official Plan Amendment No. 30).

Under the Community Commercial designation, the northeast and southeast corners of the Wellington Street East and Leslie Street intersection automobile service stations and accessory car washes are permitted. The eastern portion of the subject lands is designated as "Business Park". The intension of the Business Park designation under section 3.5.1 a) 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 proposed Automobile Service Station and Retail Sales and Service Commercial Uses requires an Official Plan Amendment from "Business Park" to "Site Specific – Business Park" to allow Automobile Service Station and Retail Sales and Service Commercial Uses as a primary use on the subject lands (Figure 3).

Zoning By-law 2213-78, as amended

The westerly portion of the subject lands is currently zoned "Service Commercial (C3-18) Exception Zone. The "C3-18" Exception Zone limits the permitted uses to an automobile service station, automobile washing establishment, convenience retail stores and gasoline bars. The easterly portion of the subject lands is currently zoned "Service Commercial (C3-1) Exception Zone" by the Town of Aurora Zoning By-law 2213-78, as amended. The "C3-1" Exception Zone limits the specific type of commercial retail use to "animal hospitals and kennels, antique shops, automobile service stations, convenience retail stores, farm implement dealerships, gasoline bars, garden and nursery sales and supply establishment including commercial greenhouses."

An Amendment to the Zoning By-law is required to re-zone the subject lands to allow for a wider range of service commercial uses as a permitted use. The applicant is proposing to rezone the subject lands from "Service Commercial "C3-18" and "Service

June 7, 2016

- 4 -

Report No. PDS16-039

Commercial (C3-1) Exception Zone” to “Service Commercial (C3-X) Exception Zone” as illustrated on Figure 4.

Site Design

As a result of the proposed Official Plan and Zoning By-law Amendments, there will be no changes to the approved site plan application (SP-2013-02), as shown on figure 5. However, any future amendments to the approved site plan to accommodate the proposed service commercial uses will require a site plan application.

COMMENTS

Current Policy Framework

Provincial Policy Statement (PPS), 2014

The PPS promotes the efficient use of lands, services, resources and opportunities for redevelopment where this can be accommodated taking into account the availability of suitable infrastructure and public service facilities required to accommodate projected needs. Understanding that section 1.3.2.1 of the PPS speaks to protect and preserve employment areas for current and future uses. According to the Town’s Vacant Employment Land Inventory (2014), the subject lands amounts to only 1.25% of the overall employment land area within the Town of Aurora’s Wellington / 404 Employment Area. Section 1.8.2 c) of the PPS also encourages commercial uses on sites which are well served by transit. The subject site is located along a Regional Arterial Road and within proximity from a GO Transit stop. Town and Regional Staff confirmed that the proposed application will not adversely affect provincial policies or interests. The applications to amend the Official Plan and Zoning By-law Amendment to permit a wider range of service commercial uses on the subject lands are consistent with the policies of the PPS.

Greater Golden Horseshoe (GGH)

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 2.2.6.2) of the *Growth Plan* promotes economic development and competitiveness by providing for an appropriate mix of employment uses including commercial uses to meet long-term needs. In addition, section 2.2.5.1 b) encourages commercial development nearby a major transit station area. 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

June 7, 2016

- 5 -

Report No. PDS16-039

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 will not change the approved site plan, as such the proposed service commercial uses will conform to the Lake Simcoe Protection Plan.

York Region Official Plan (2010)

The subject lands are designated as "Urban Area" within the York Region Official Plan (YROP). The western half of the site is within a Wellhead Protection Area (WHPA-D) and is subject to the applicable policies of the Lake Simcoe Protection Plan. Both Leslie Street and Wellington Street East are identified as regionally owned roads within the YROP with planned street widths of up to 36 metres.

Regional staff has no comments to the proposed amendments. However, should a different use be proposed on 15255 Leslie Street other than the existing gas bar/car wash as part of any future site plan application, the application will be subject to the Regional Official Plan Source Protection Policies. Note, policy 4.3.11 allows for a limited amount of ancillary uses on employment lands. Provided that the proposed non-employment uses do not exceed 15% of an employment area as defined in the local official plan. The proposed non-employment uses is only approximately 1.25% of the employment land inventory for the broader employment area. As such, 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 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 subject lands are designated as "Community Commercial" and "Business Park" within the Bayview Northeast Area 2B Secondary Plan (Official Plan Amendment No. 30). The existing Business Park designation prohibits Automobile Service Station use and limits the Retail Sales and Service Commercial Uses as only accessory to a hotel, a motel or an office building.

The lands designated as "Business Park" by Official Plan Amendment No. 30 were previously part of a comprehensive Business Park area. The surrounding lands proceeded to redevelop the lands as a "Business Park – Regional Commercial Centre" without the subject lands. As a result, the easterly portion of the subject land is a

June 7, 2016

- 6 -

Report No. PDS16-039

remnant piece of an overall business park area. Based on the existing grade difference between the subject lands and the adjacent Business Park – Regional Commercial Centre, the subject site is forced to be developed independently from the larger centre. According to the applicant, a hotel or motel, an office building or even a second storey office above the retail service commercial uses is not feasible given the development constraints and restrictions of available parking and site circulation. A reduction of building footprint in order to accommodate the parking space requirement for an office building or a hotel would increase the construction costs significantly and lose valuable floor area. Furthermore, a reduced building footprint would create an under sized office. According to the Owner of the property, the limited office space on the second storey is not marketable compare to at-grade units. As such, the Owner is proposing an amendment to allow service commercial uses including office and retail within a site plan approved multi-tenant at grade building.

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 “Service Commercial “C3-18” and “Service Commercial (C3-1) Exception Zone” to “Service Commercial (C3-X) Exception Zone”.

The applicant is proposing to combine the permitted uses within the existing zoning C3-18 (westerly portion of the subject lands) and C3-1 (easterly portion of the subject lands) while including additional service commercial uses to create a new C3 exception zone.

The following is a table to demonstrate the existing and proposed new uses on the subject lands. The highlighted permitted uses are the additional services commercial uses being proposed. The permitted uses that are not highlighted are being reclassified or carried over from the existing C3-18 and C3-1 commercial zone to the new C3 exception zone.

June 7, 2016

- 7 -

Report No. PDS16-039

	C3-18	C3-1	C3-XX
Permitted uses	Automobile Service Stations	Animal hospitals and kennels	Animal hospitals and kennels
	Automobile Washing Establishments	Antique shops	Automobile Service Stations
	Convenience Retail Stores	Automobile Service Stations	Automobile Washing Establishments
	Gasoline Bars	Convenience Retail Stores	Convenience Retail Stores
		Farm Implement Dealerships	Commercial Schools
		Gasoline Bars	Clinic
		Garden and Nursey Sales and Supply establishment including commercial greenhouses	Day nursery, day centre-adult, day centre-intergenerational
			Drive-Thru Facility
		One apartment dwelling unit above	Dry cleaning distribution depot
		One detached dwelling unit per lot	Dry cleaning establishment
		Take-out Restaurant and a Drive-Thru restaurant	Financial Institution
			Fitness centre
			Gasoline Bars
			Places of Entertainment
			Professional and business offices
		Restaurants	
		Retail stores	
		Service shops	
		Service shops, personal	
		Studios	

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.

The recently approved C3-18 zoning performance standards will apply to the entire lands. 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.

June 7, 2016

- 8 -

Report No. PDS16-039

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.

LINK TO STRATEGIC PLAN

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business: By rezoning the subject lands to permit service commercial uses, this 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 service commercial uses in an underutilized property at a secondary gateway 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 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

N/A

FINANCIAL IMPLICATIONS

The development of this site will generate development charges. In addition, the proposed development will generate yearly tax assessment to the Town.

PREVIOUS REPORTS

Public Planning Report No. PL13-026, April 24, 2013; and
General Committee Report No. PL13-039, June 18, 2013; and
Public Planning Report No. PDS16-010, February 24, 2016.

June 7, 2016

- 9 -

Report No. PDS16-039

CONCLUSION

The Planning and Development Services department has reviewed the proposed Official Plan Amendment and Zoning By-law Amendment applications to expand the limit of service commercial and retail uses on the subject lands. The applications are consistent with Provincial, Regional and Town Policy context, and compatible with the surrounding and future land uses. Planning and Development Services are of the opinion that the applications are in keeping with the character of the neighbourhood.

In view of the above, Staff can support the approval of the Official Plan and Zoning By-law amendment applications.

ATTACHMENTS

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designation
- Figure 3 – Existing Zoning By-law
- Figure 4 – Proposed Site Specific Official Plan Policy
- Figure 5 – Proposed Zoning By-law
- Figure 6 – Approved Site Plan

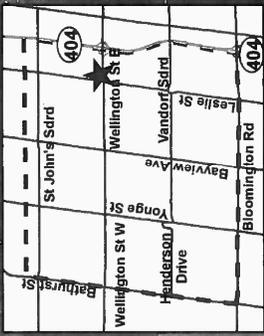
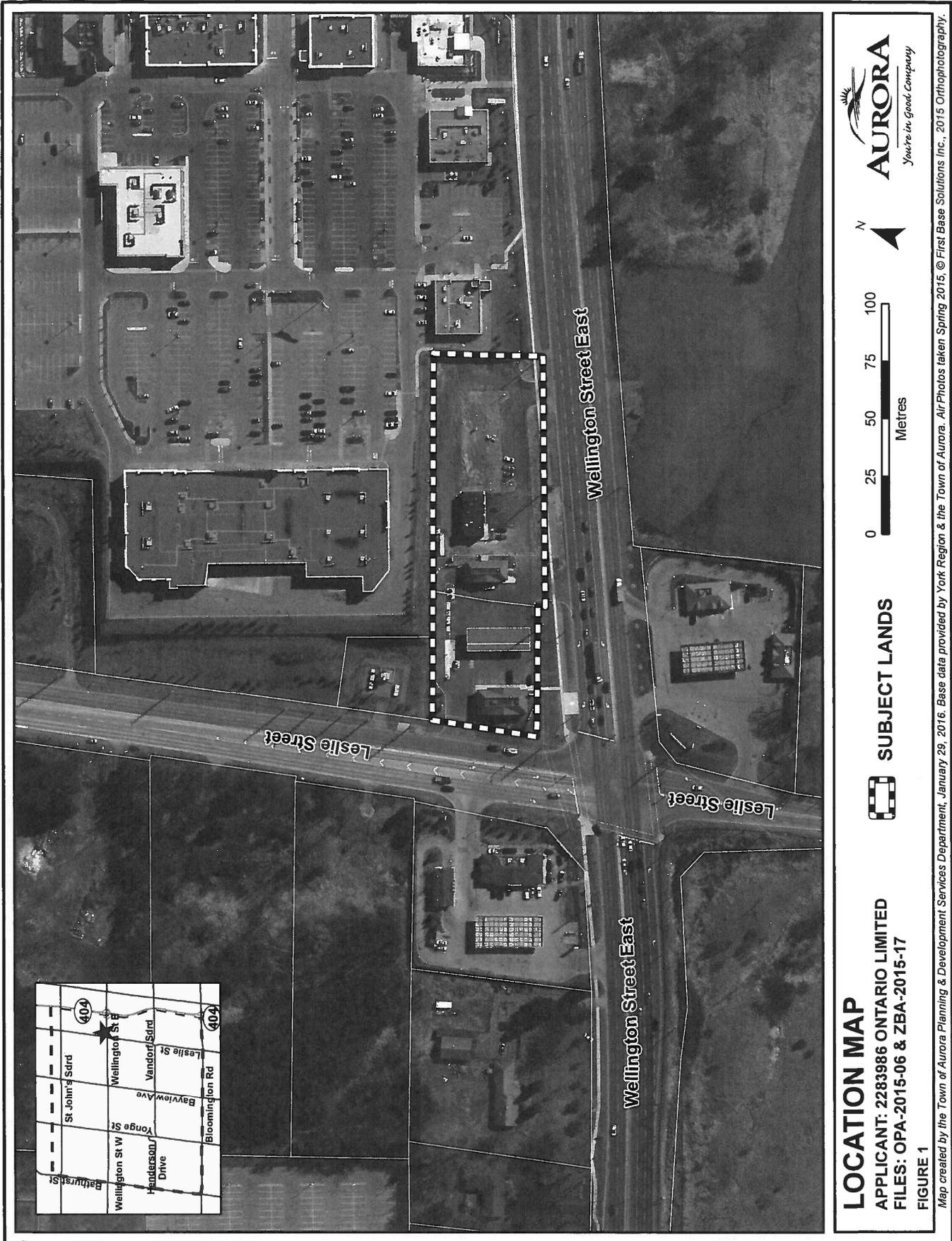
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting- May 19, 2016.

Prepared by: Lawrence Kuk, Planner – Extension 4343


Marco Ramunno, MCIP, RPP
Director of Planning & Development
Services


Doug Nadrozny
Chief Administrative Officer



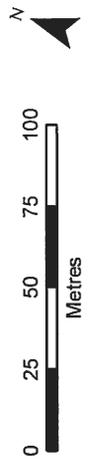
LOCATION MAP

APPLICANT: 2283986 ONTARIO LIMITED
 FILES: OPA-2015-06 & ZBA-2015-17

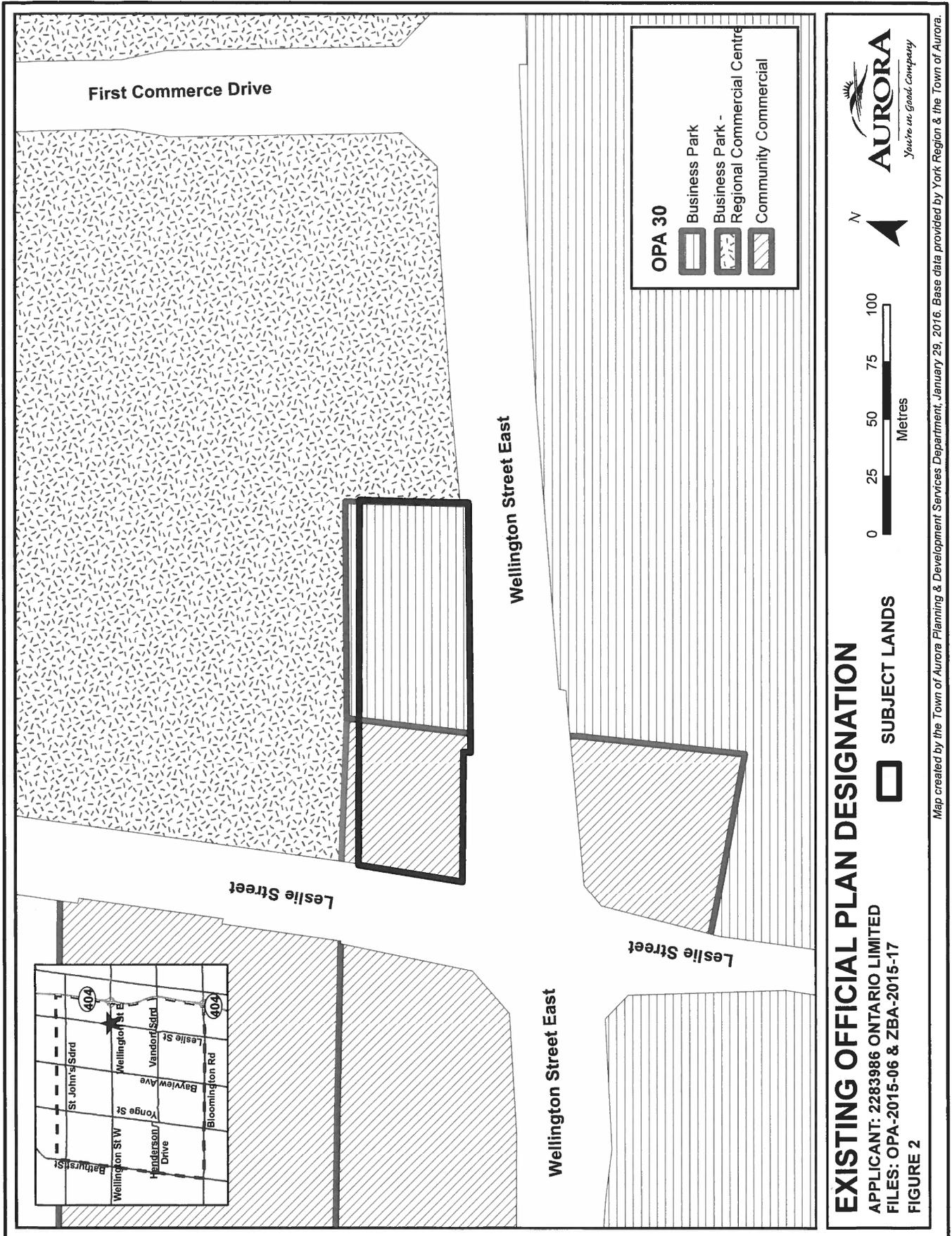
FIGURE 1

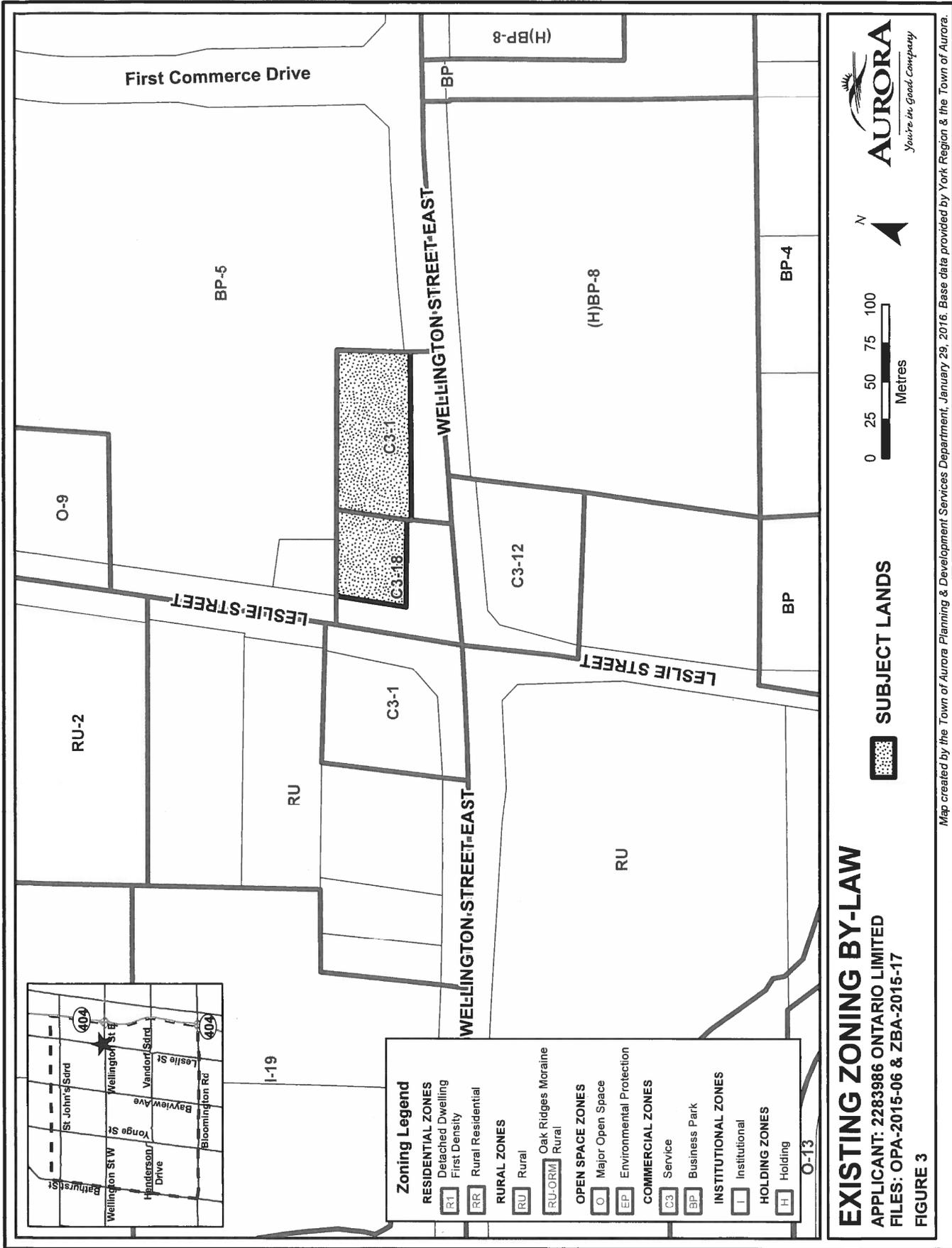


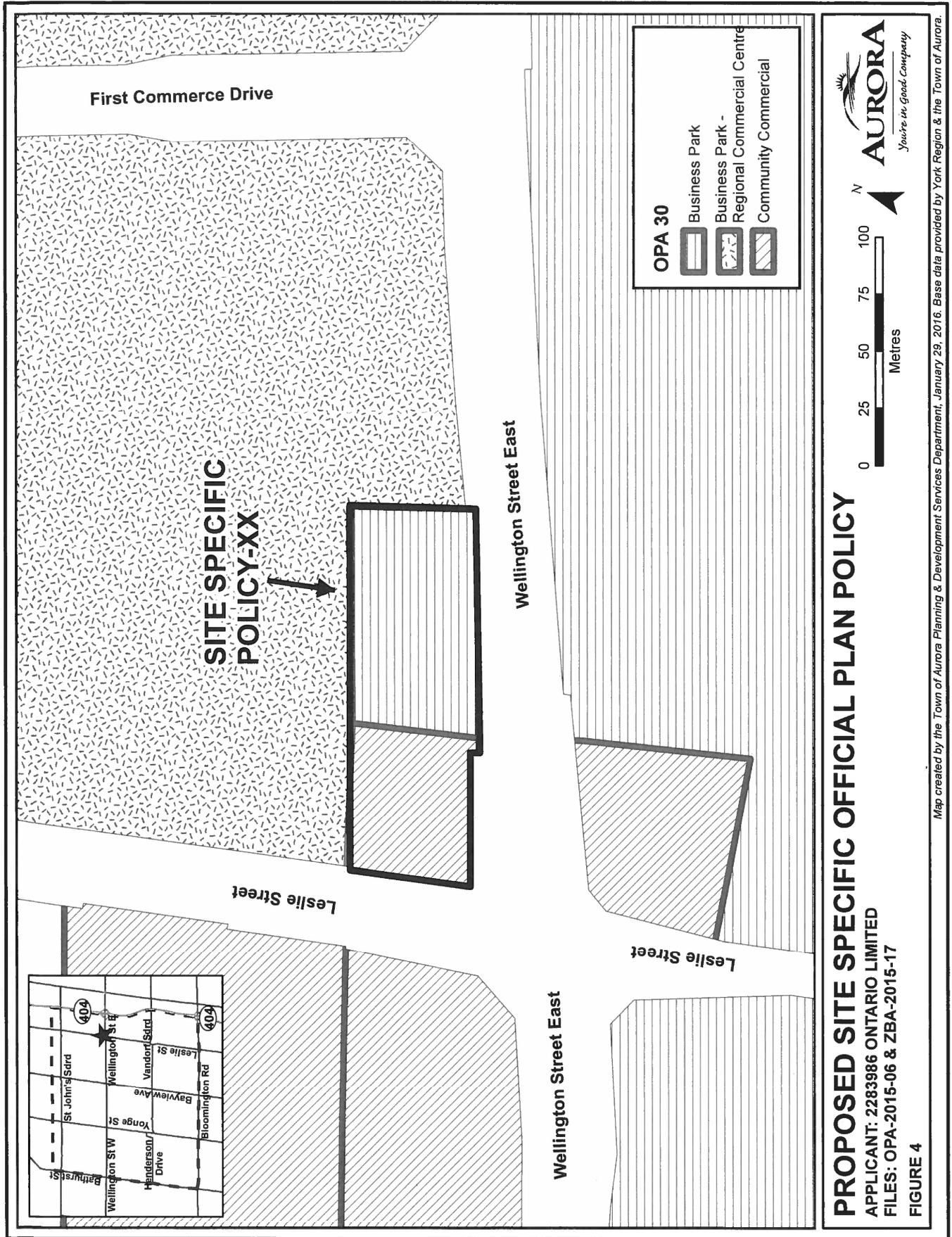
SUBJECT LANDS

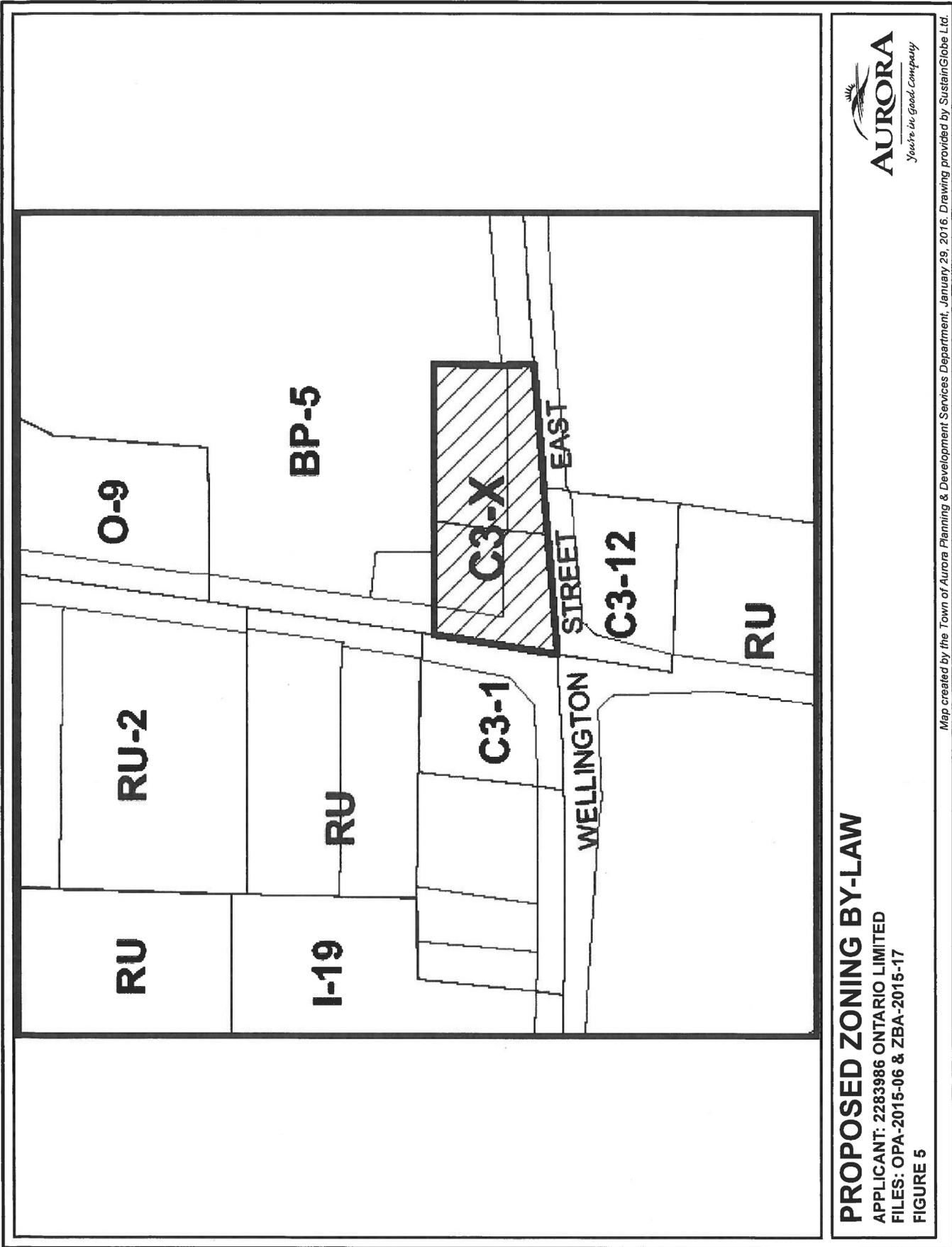


Map created by the Town of Aurora Planning & Development Services Department, January 29, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015. © First Base Solutions Inc., 2015 Orthophotography.









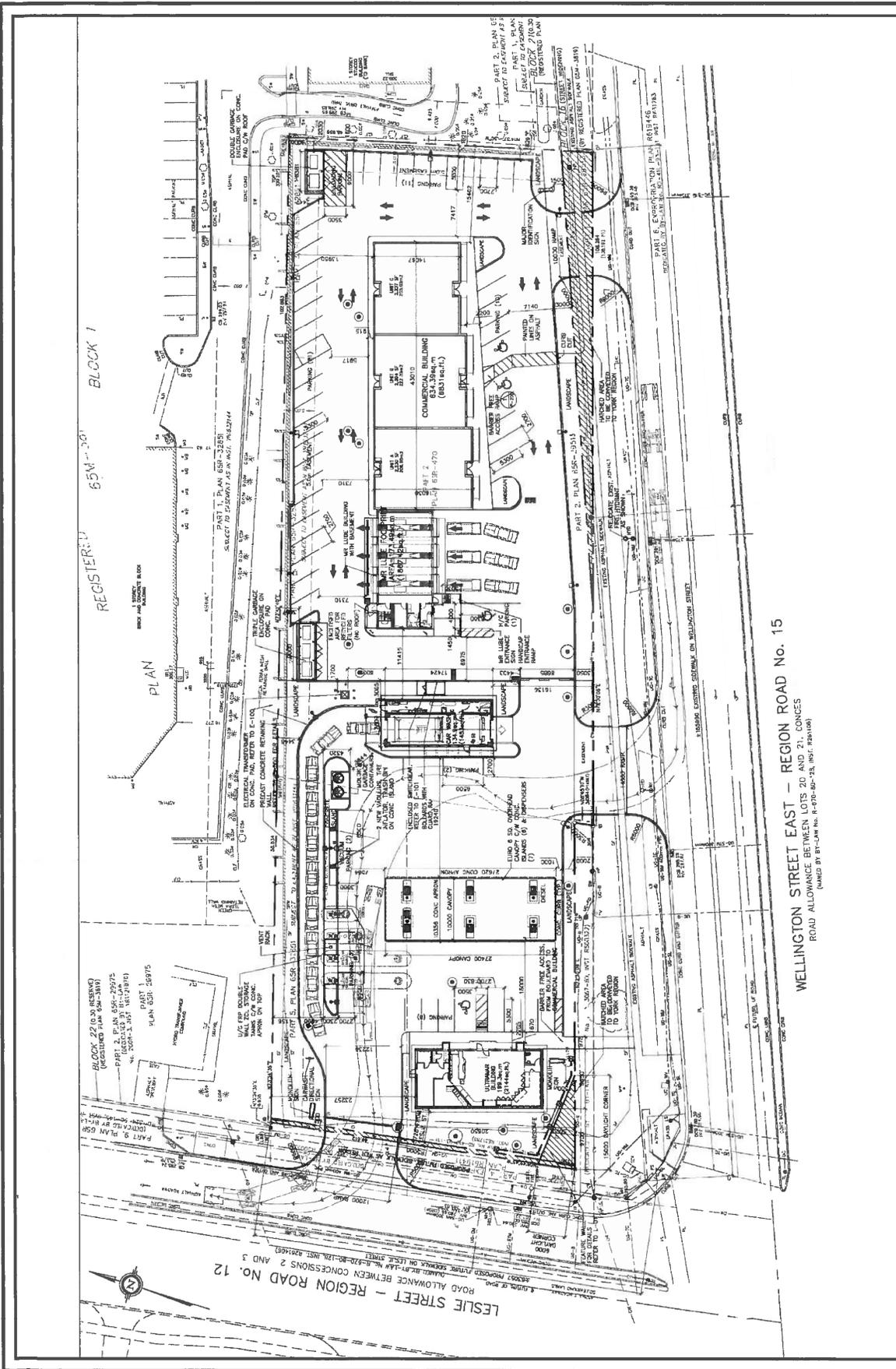
PROPOSED ZONING BY-LAW

APPLICANT: 2283986 ONTARIO LIMITED

FILES: OPA-2015-06 & ZBA-2015-17

FIGURE 5

Map created by the Town of Aurora Planning & Development Services Department, January 29, 2016. Drawing provided by SustainGlobe Ltd.



APPROVED SITE PLAN
APPLICANT: 2283986 ONTARIO LIMITED
FILES: OPA-2015-06 & ZBA-2015-17
FIGURE 6



Map created by the Town of Aurora Planning & Development Services Department, May 11, 2016. Drawing provided by SustainGlobe Ltd.



TOWN OF AURORA
GENERAL COMMITTEE REPORT **No. PDS16-040**

SUBJECT: *Request for Street Name Approval*
 2457920 Ontario Inc. (Formerly Pandolfo)
 File: SUB-2003-02

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

DATE: *June 7, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-040 be received; and

THAT the following street name BE APPROVED for the proposed road within the approved Draft Plan of Subdivision, File SUB-2003-02.

STREET "A"

GLENSTEEPLE TRAIL

PURPOSE OF THE REPORT

To seek Council approval of the street names proposed by 2457920 Ontario Inc. (Formerly Pandolfo). The names were not selected from the Town of Aurora's approved bank of street names but have been approved by York Region and Central York Fire Services.

BACKGROUND

In accordance with the Town of Aurora's Street Naming Policy, developers have the option of requesting specific street names for proposed new developments, pending obtaining clearance by the York Region Planning Department and acceptance by the Town's Fire Department, and subsequently Council's approval. The applicant has indicated their desire to proceed with the clearance of conditions of approval, working towards the preparation of the subdivision agreement and registration of the plan. It is appropriate that the street name be approved for the site at this time.

June 7, 2016

- 2 -

Report No. PDS16-040

COMMENTS

The proposed names were brought forward by 2457920 Ontario Inc. (Formerly Pandolfo), who first had the opportunity to review the Approved Bank of Street Names. After careful consideration, the applicant has proposed that Street "A" take the name "Glensteeple". The proposed name is in line with the Developer's naming standards as they feel that it will reflect the type of homes that they are constructing. The proposed name has been approved by Central York Fire Services and by the Regional Municipality of York.

LINK TO STRATEGIC PLAN

The proposed draft plan of subdivision supports the Strategic Plan goal of **Supporting and exceptional quality of life for all** through its accomplishment in satisfying requirements in the objectives of **strengthening the fabric of our community**.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

1. Council has the option to not approve the proposed name, at which point the developer would have to re-submit alternate requests to the applicable agencies for review and a future report.

FINANCIAL IMPLICATIONS

None.

PREVIOUS REPORTS

None.

June 7, 2016

- 3 -

Report No. PDS16-040

CONCLUSIONS

In keeping with Council's resolution respecting the naming of roads, staff recommends that the name GLENSTEEPLE TRAIL be considered for the road servicing the proposed development.

ATTACHMENTS

Figure 1 – Location Map
Figure 2 – Plan of Subdivision

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – May 19, 2016.

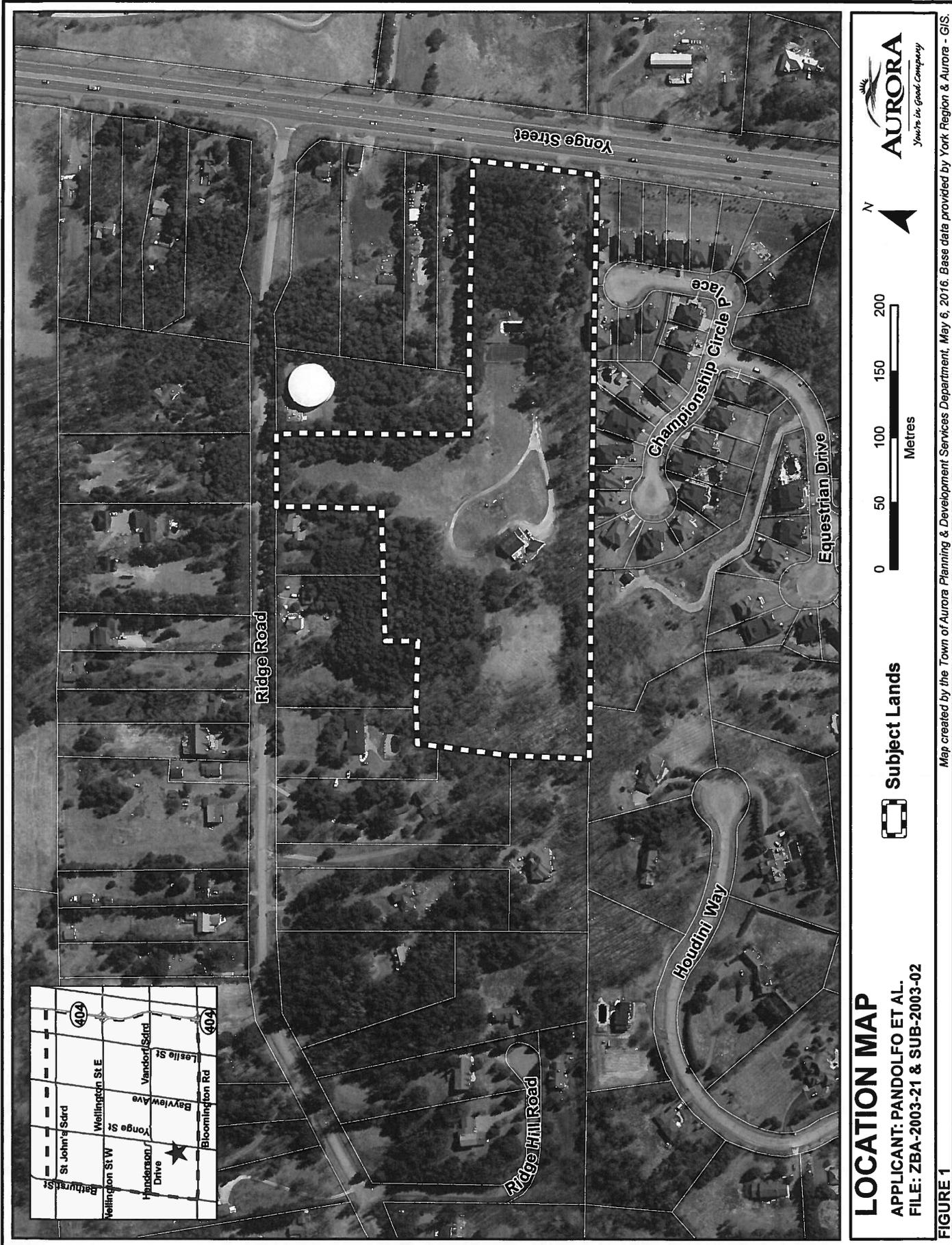
Prepared by: Mark Lemmon, GIS Analyst - Ext. 4348



Marco Ramunno, MCIP, RPP
Director of Planning & Development
Services



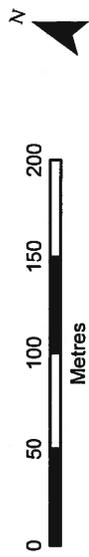
Doug Nadrozny
Chief Administrative Officer



LOCATION MAP

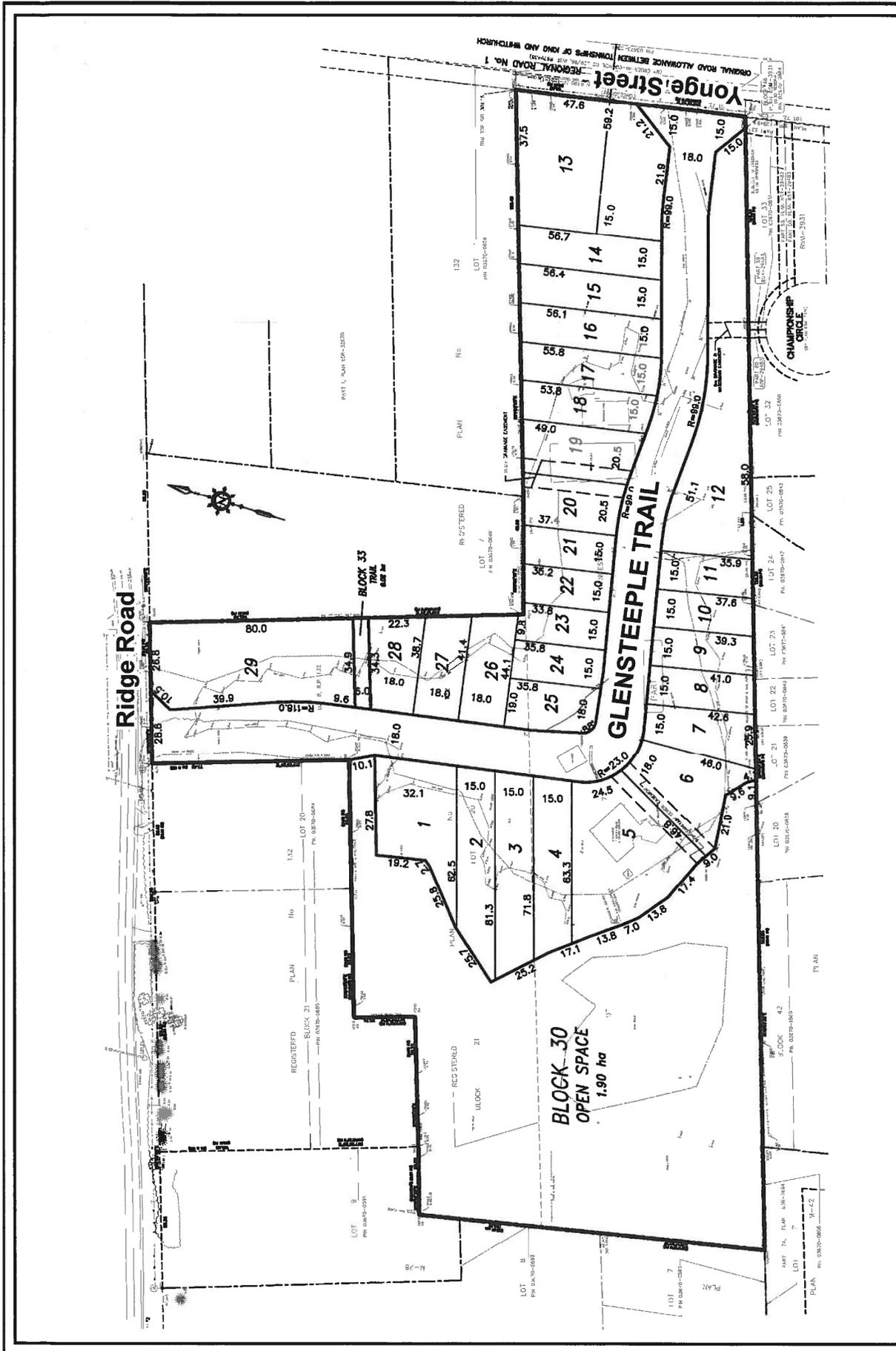
APPLICANT: PANDOLFO ET AL.
FILE: ZBA-2003-21 & SUB-2003-02

 **Subject Lands**



Map created by the Town of Aurora Planning & Development Services Department, May 6, 2016. Base data provided by York Region & Aurora - GIS.

FIGURE 1



PLAN OF SUBDIVISION
 APPLICANT: PANDOLFO ET AL.
 FILE: SUB-2003-02



Map created by the Town of Aurora Planning & Development Services Department, May 6, 2016. Base data provided by Templeton Planning Limited

FIGURE 2



TOWN OF AURORA
GENERAL COMMITTEE REPORT **No. PDS16-043**

SUBJECT: *Application for Zoning By-law Amendment*
 Vello Holdings Inc.
 330 McClellan Way
 Block 32, Registered Plan 65M-2802
 File Number: ZBA-2016-01

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

DATE: *June 7, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-043 be received; and

THAT Application to Amend the Zoning By-law File No. ZBA-2016-01 (Vello Holdings Ltd.), to add additional permitted uses on the subject lands BE APPROVED; and

THAT the implementing Zoning By-law Amendment be presented at a future Council Meeting.

PURPOSE OF THE REPORT

The purpose of this report is to provide Council with background information related to the proposed Zoning By-law amendment application to permit additional uses within the existing commercial building on the subject lands. As such, the applicant is proposing to rezone the property to permit the requested uses.

BACKGROUND

History

The subject Zoning By-law Amendment application was submitted on January 5, 2016. On March 10, 2016 a Notice of Complete Application and Public Planning Meeting respecting the Zoning By-law Amendment was published in the Auroran and Aurora Banner newspapers.

June 7, 2016

- 2 -

Report No. PDS16-043

A Public Planning Meeting was held on March 30, 2016. At that meeting Council passed the following resolution:

“THAT Report No. PDS16-019 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

There were no interested parties for this application. As such, only the applicant was notified about the June 7, 2016 General Committee Meeting.

Location/Land Use

The subject property is located on the north side of McClellan Way between Bathurst Street and Cashel Court, municipally known 330 McClellan Way (Figure 1). The subject lands have a total lot area of 5260 m² and 74 m of frontage along McClellan Way.

The subject lands have the following characteristics:

- Subject lands are currently occupied by an 8-unit, 1,130 m² GFA commercial plaza;
- Two vehicle access points along McClellan Way; and
- The site has 61 parking spaces.

The surrounding lands uses are as follows:

North: Residential
South: McClellan Way and residential
East: Residential
West: Open space

Policy Context

Town of Aurora Official Plan

The subject lands are designated as “Existing Commercial” by the Town of Aurora Official Plan (Figure 2) and further refined as “Convenience Commercial Area” by Schedule “C” of the Official Plan. The subject lands are also within the “Oak Ridges Moraine Settlement Area”. The “Convenience Commercial Area” Designation is intended to recognize existing convenience and neighbourhood plazas. Retail and

June 7, 2016

- 3 -

Report No. PDS16-043

service commercial uses are permitted including convenience stores, food stores, variety stores, financial institutions, restaurants, personal service shops, and child care centres, subject to the development policies of the Official Plan.

Zoning By-law

The subject lands are currently zoned "Local Commercial (C1-1) Exception Zone" by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 3). This zoning was approved in 1989 at the time of the development of the surrounding plan of subdivision. The C1-1 Zone permits retail stores, personal service shops, bake shops, public libraries, business and professional offices, banks or other financial establishments, and one apartment dwelling with restrictions on unit size and total GFA.

In 2005 the Committee of Adjustment granted a variance to allow a restaurant with a maximum 115 m² GFA and 40 fixed seats (File No. MV-2005-48).

Site Design

As a result of the proposed Zoning By-law Amendment, there will be no changes to the existing site plan, as shown on Figure 4.

COMMENTS

Current Policy Framework

Provincial Policy Statement (PPS), 2014

The PPS promotes the efficient use of land, services, resources and opportunities for redevelopment where this can be accommodated taking into account the availability of suitable infrastructure and public service facilities required to accommodate projected needs. Section 1.8.2 c) of the PPS also encourages commercial uses on sites which are well served by transit. The subject site is located near a Regional arterial road and on the York Region Transit 32 bus line. Town and Regional Staff have confirmed that the proposed application will not adversely affect provincial policies or interests. The application to amend the Zoning By-law is consistent with the policies of the PPS.

Greater Golden Horseshoe (GGH)

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 2.2.2 of the *Growth Plan* promotes the development complete communities with mixed use, transit-supportive urban environments and a diverse mix of land uses. The application to amend the Zoning By-law is consistent with the *Growth Plan* for the Greater Golden Horseshoe.

June 7, 2016

- 4 -

Report No. PDS16-043

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 will not change the existing site plan; as such the proposed uses will conform to the Lake Simcoe Protection Plan.

York Region Official Plan (2010)

The subject lands are designated as "Urban Area" by the York Region Official Plan. York Region's vision for the Urban Area is to strategically focus growth while creating a vibrant and sustainable community. York Region has reviewed the Zoning By-law Amendment application and have no objections to its approval.

Land Use Framework

Town of Aurora Official Plan

As noted earlier, the "Convenience Commercial Area" Designation is intended to recognize existing convenience and neighbourhood plazas. The planned size and function of these centres are designed to serve the trade area of the surrounding residential neighbourhood and shall not exceed 1,800 m² in floor area. The proposed increase in maximum GFA to 1,800 m² complies with the Official Plan policies. Any proposal to increase the size of the building would be subject to site plan approval. No changes to the site are proposed at this time. The proposed permitted uses fall within the range of permitted uses in the Official Plan. A clinic has the potential to attract a client base that extends beyond the immediate neighbourhood and have higher traffic and parking demands than the convenience commercial plaza can accommodate. To prevent any potential impacts, it is recommended that the implementing by-law include a maximum GFA for a clinic use.

The applicant has applied to remove the provision that restricts the maximum GFA for each commercial unit to 225 m². The intent of this provision is to ensure that the plaza provides a variety of local commercial uses and primarily serves as a neighbourhood shopping centre and does not act as a larger community or regional draw at the expense of its intended neighbourhood function. This is accomplished by maintaining a group of tenants through size limits on each commercial unit. The subject plaza is divided into space for 10 units, each with approximately 113 m² GFA. The Italian bakery has expanded into the space allocated for two other units, which was approved through a minor variance. As such, there are currently eight (8) commercial units in the building. Planning Staff are of the opinion any fewer than three (3) commercial units would compromise the planned function of the plaza to serve the surrounding neighbourhood. Staff do not recommend removing the maximum unit size altogether, but rather to increase it to no more than 375 m². This would provide the owner with increased

June 7, 2016

- 5 -

Report No. PDS16-043

flexibility while ensuring a minimum of three (3) commercial units. For example, limiting the proposed clinic use to 375 m² as one (1) unit.

The Zoning By-law Amendment application is considered to conform to the commercial policies of the Official Plan.

Zoning By-law 2213-78, as amended

The applicant proposes to add a broader range of uses not currently permitted in the site specific Zoning By-law. The proposed zoning provisions as applied for by the applicant are summarized in the following table.

	Existing Zone Requirement	Proposed Zone Requirement
Permitted Uses	As per C1-1 Zone	In addition to existing C1-1 permitted uses: Animal hospital, clinic, private club, day nursery, adult and intergenerational day centre, dry cleaning distribution, fitness centre, health and wellness centre, pet services, restaurant, commercial school, service shop, studio*
Definitions	No site specific definitions	Definitions for health and wellness centre, pet services, adult and intergenerational day centres (not currently defined in Zoning By-law)
Lot Area (minimum)	5000.0 m ²	5000.0 m ²
Lot Frontage (minimum)	90.0 m	90.0 m
Front Yard (minimum)	7.5 m	7.5 m
Rear Yard (minimum)	7.5 m	7.5 m
Side Yard, East Side (minimum)	7.5 m	4.5 m*
Side Yard, West Side (minimum)	7.5 m	7.5 m
Building Height (maximum)	1 storey	1 storey
Lot Coverage (maximum)	30.0%	30.0%
Floor Area (maximum)	Total complex: 1120.0 m ² Each unit: 225.0 m ²	Total complex: 1800.0 m ² * Each unit: No maximum*
Parking Requirement (minimum)	4.5 spaces for each 100 m ² GFA	4.5 spaces for each 100 m ² GFA
Buffer Strip adjacent to residential use (minimum)	Along property frontage: 3 m Adjacent to western property line: 3 m grassed strip with an earth berm and planting strip or a 1.5 m grassed strip with a 1.5 m high wood privacy fence	Along property frontage: 3 m Adjacent to western property line: 3 m grassed strip with an earth berm and planting strip or a 1.5 m grassed strip with a 1.5 m high wood privacy fence

*By-law exception required

June 7, 2016

- 6 -

Report No. PDS16-043

As noted previously, Planning Staff have no concerns with the Zoning By-law Amendment application including a clinic and increasing the maximum GFA of any commercial unit to 375 m².

Department/Agency Comments

The proposed Zoning By-law Amendment application was circulated to internal agencies and external agencies for comments. All departments and agencies are satisfied with the application and have no concerns.

Public Comments

A number of phone calls were received by residents of the surrounding neighbourhood. Some concerns were raised about including restaurants and pubs in the permitted uses. Pubs are not specifically defined but would be included within the definition of a restaurant use in the Town of Aurora Zoning By-law. Planning Staff have reviewed this concern and are of the opinion that restaurants are a use that is generally compatible with neighbourhood plazas. The plaza is within walking distance of the surrounding residential area and currently contains a small pub (granted by minor variance MV-2005-48 as noted earlier) as well as an Italian bakery and pizzeria. None of the uses appear to negatively impact the surrounding neighbourhood. It is noted that no written submissions have been received from the public and no members of the public attended the Public Planning Meeting on March 30, 2016.

LINK TO STRATEGIC PLAN

The proposed Zoning By-law Amendment supports the Strategic Plan goal of ***Enabling a diverse, creative and resilient economy*** through its accomplishment in satisfying requirements in the following key objective within this goal statement:

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business: Through the review and approval of the Zoning By-law Amendment, additional businesses are permitted in accordance with the ***Develop plans to attract businesses that provide employment opportunities for our residents*** action item.

June 7, 2016

- 7 -

Report No. PDS16-043

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; or
2. Refusal of the applications with an explanation for the refusal.

FINANCIAL IMPLICATIONS

None.

PREVIOUS REPORTS

Public Planning Meeting Report No. PDS16-019, dated March 30, 2016.

CONCLUSION

Planning & Development Services staff have reviewed the subject Zoning By-law Amendment in accordance with the provisions of the Town's Official Plan and in the context of the compatible surrounding land uses. Staff recommend approval of Zoning By-law Amendment application file: ZBA-2016-01 with the limits described in the Comments section of this report.

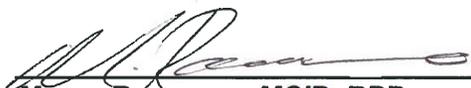
ATTACHMENTS

- Figure 1 – Location Map
- Figure 2 – Official Plan Map
- Figure 3 – Zoning Map
- Figure 4 – Existing Site Plan

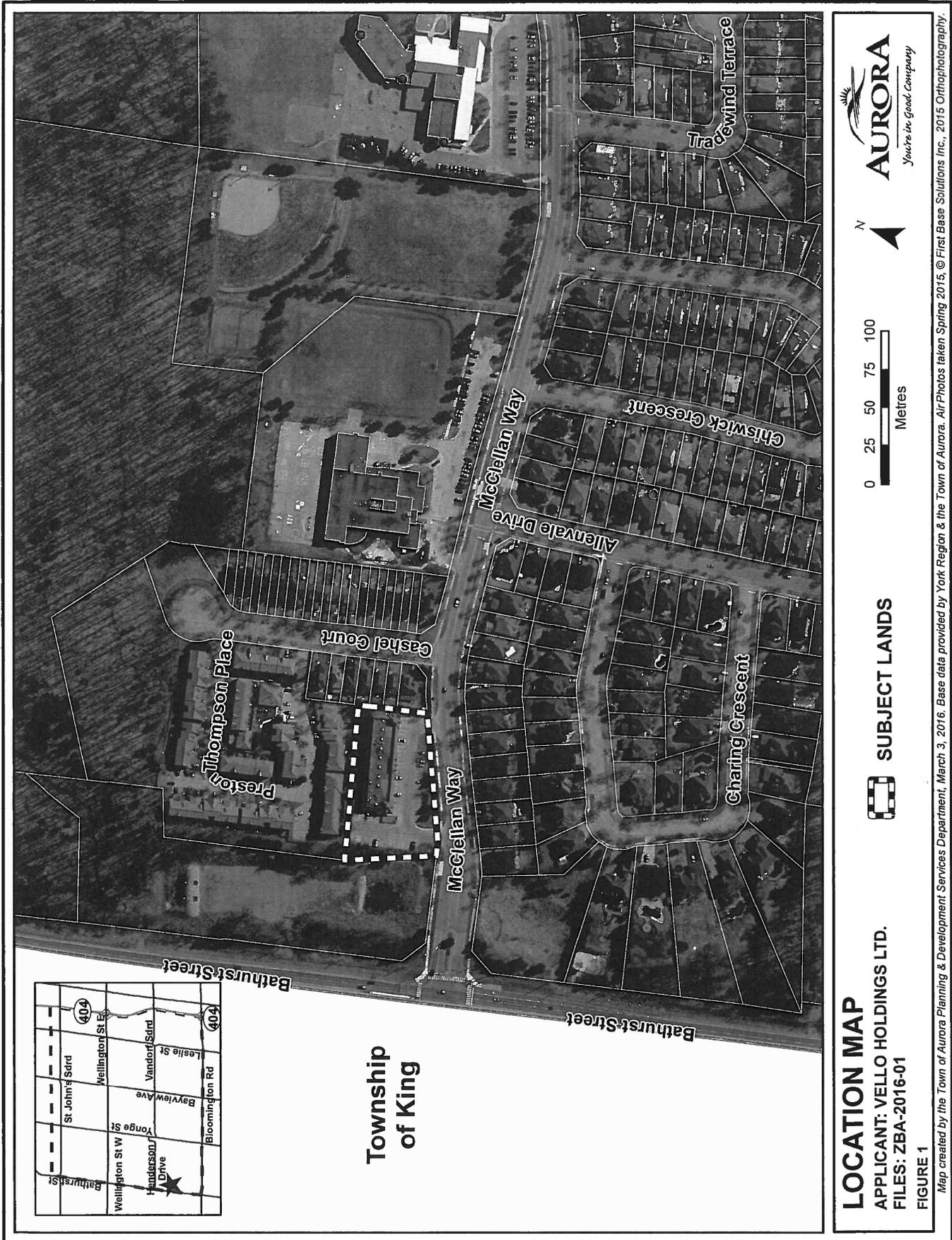
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – May 19, 2016.

Prepared by: Marty Rokos, Planner, Ext. 4350


Marco Ramunno, MCIP, RPP
Director of Planning & Development
Services


Doug Nadorozny
Chief Administrative Officer



**Township
of King**

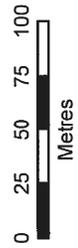
LOCATION MAP

APPLICANT: VELLO HOLDINGS LTD.
 FILES: ZBA-2016-01

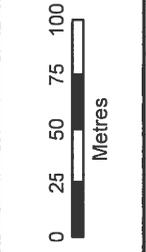
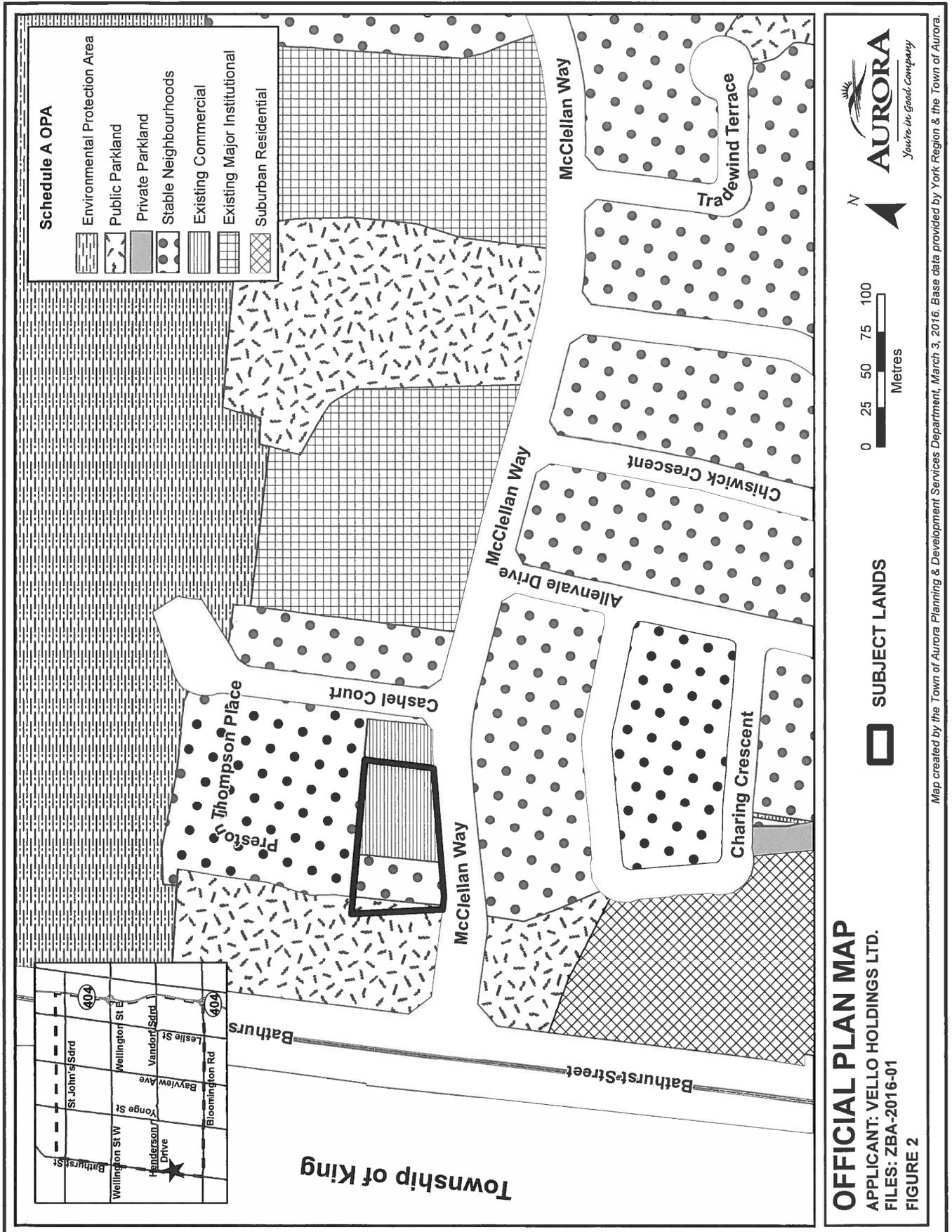
FIGURE 1



SUBJECT LANDS



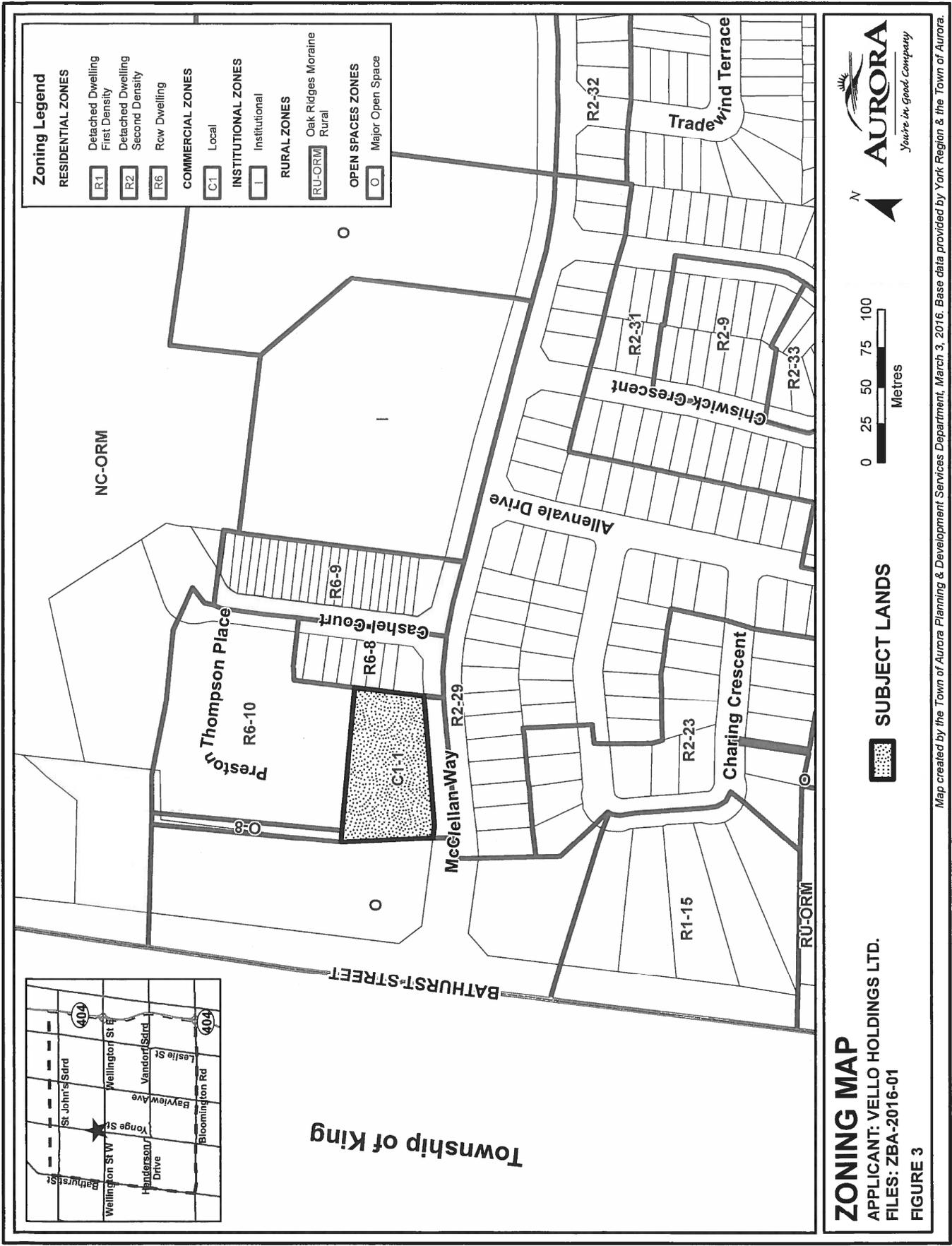
Map created by the Town of Aurora Planning & Development Services Department, March 3, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015. © First Base Solutions Inc., 2015 Orthophotography.



SUBJECT LANDS

OFFICIAL PLAN MAP
 APPLICANT: VELLO HOLDINGS LTD.
 FILES: ZBA-2016-01
FIGURE 2

Map created by the Town of Aurora Planning & Development Services Department, March 3, 2016. Base data provided by York Region & the Town of Aurora.

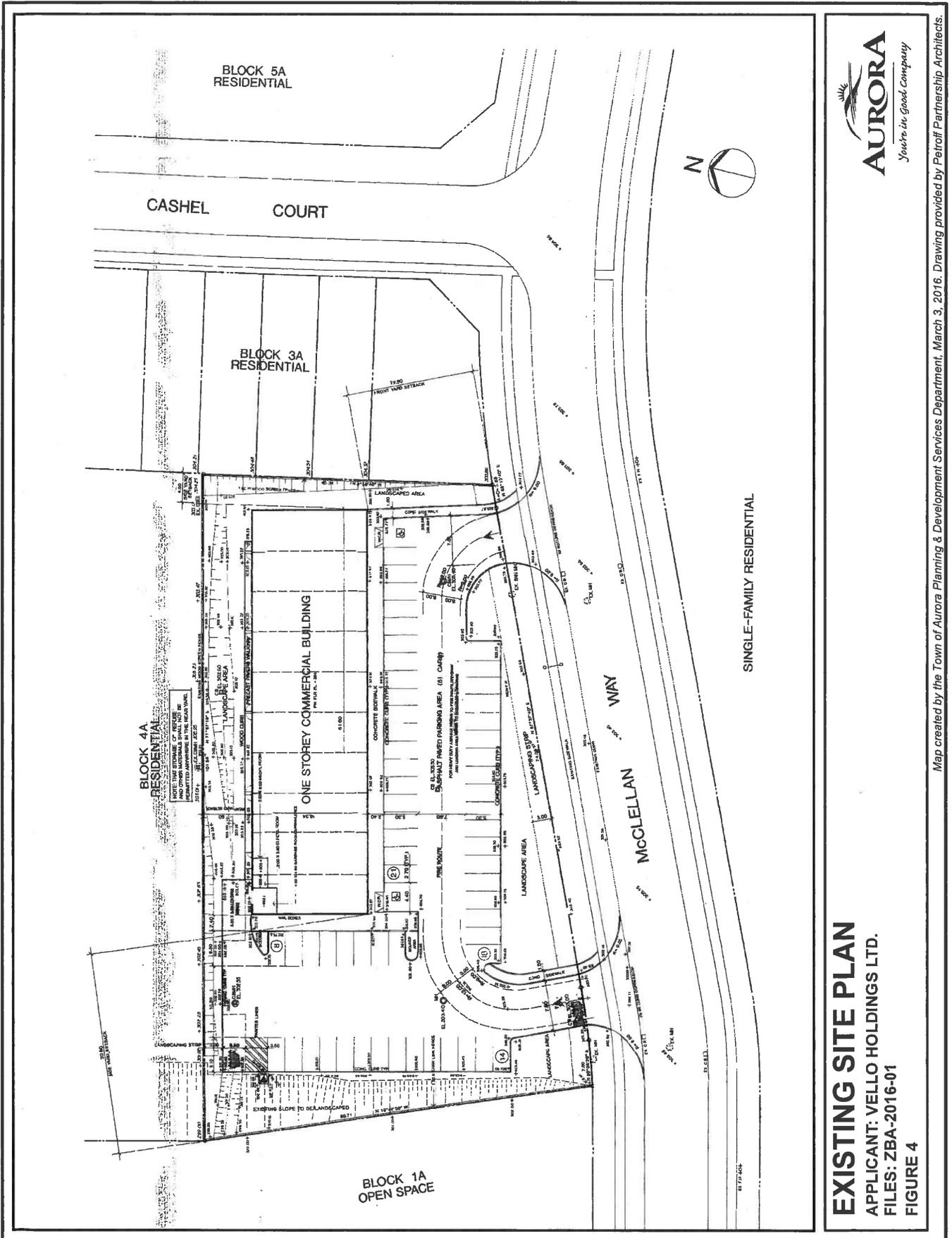


ZONING MAP
 APPLICANT: VELLO HOLDINGS LTD.
 FILES: ZBA-2016-01
 FIGURE 3

SUBJECT LANDS



Map created by the Town of Aurora Planning & Development Services Department, March 3, 2016. Base data provided by York Region & the Town of Aurora.



EXISTING SITE PLAN
 APPLICANT: VELLO HOLDINGS LTD.
 FILES: ZBA-2016-01
FIGURE 4



Map created by the Town of Aurora Planning & Development Services Department, March 3, 2016. Drawing provided by Petroff Partnership Architects.



**TOWN OF AURORA
GENERAL COMMITTEE REPORT No. PDS16-046**

SUBJECT: *Release of Draft Provincial Planning Policy Amendments*
FROM: *Marco Ramunno, Director of Planning and Development Services*
DATE: *June 7, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-046 be received for information.

PURPOSE OF THE REPORT

To highlight for Council proposed changes to Ontario planning policy through amendments to four plans touching land-use planning; to preliminarily highlight impacts, including timelines, on York Region and local growth planning exercises, such as Aurora's Official Plan review.

BACKGROUND

Aurora's initial Official Plan review consultation and work plan process was presented to Council in March 2016 via report PL16-009, and was based on Provincial and Regional considerations known to staff at that time. The bulk of Aurora's work was to follow York Region's original target of completing their Regional Official Plan amendment prior to mid-year 2017.

COMMENTS

Province releases proposed changes May 2016

On May 10, 2016, the Province of Ontario announced draft amendments to the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, and the Niagara Escarpment Plan.

York Region highlights proposed changes & Official Plan conformity implications

On May 12, 2016, a memo to York Region's Committee of the Whole from the Region's Chief Planner responded to the draft Provincial amendments, highlighting proposed changes and implications on the current Regional Municipal Comprehensive Review exercise.

June 7, 2016

- 2 -

Report No. PDS16-046

Proposed Growth Plan amendments include increased density & intensification, identifying and protecting prime employment lands

Proposed policy changes under the banner of Building Complete Communities include:

- Require municipalities to identify and protect prime employment areas
- Increase intensification target from 40% to 60% of all new residential growth annually to be directed to the existing built-up area
- Increase the Designated Greenfield Area density target from a minimum of 50 to a minimum of 80 residents and jobs per hectare excluding certain non-developable lands (natural heritage features, rights of way for certain infrastructure and prime employment areas)
- Setting minimum density targets around major transit stations
- When identifying settlement areas, consider integrated planning for infrastructure and public service facilities that considers the full life cycle costs of assets and identifies options to pay for these costs over the long-term

Additional proposed changes to Oak Ridges Moraine & Greenbelt Plans

Proposed changes also covered the areas of: Supporting Agriculture; Protecting Natural Heritage and Water; Growing the Greenbelt; Addressing Climate Change; Integrating Infrastructure; and Improving Plan Implementation.

In-progress York Region OP conformity work required to conform to new Provincial policies once finalized, delaying final Regional OP Amendment

The update to the York Region Official Plan 2010, addressing growth to 2041, will be required to conform with pending Growth Plan updates. The Province is targeting the end of 2016 to have updates to all four Provincial Plans in force. The most recent Regional Municipal Comprehensive Review work plan, presented to Council in February 2016, targeted a draft Regional Official Plan Amendment being presented to Regional Council for adoption in the spring 2017, following which the Regional Official Plan Amendment will be forwarded to the Province for approval. This will now be delayed, and although the Region's current conformity deadline with the Province of June 2018 remains, the Province has verbally indicated it may be revised.

York Region to report further details in June 2016 & draft comments prior to Province's September 2016 consultation deadline

York Region staff will report to Regional Council in June with more detail on the draft provincial plan amendments, propose an approach to respond to them, and present

June 7, 2016

- 3 -

Report No. PDS16-046

impacts on the Regional Municipal Comprehensive Review schedule. Regional staff will further review the proposed amendments and report to Regional Council prior to the Province's September 30, 2016 commenting deadline.

Higher density for new areas & increased intensification Regionally could result in slightly higher longer-term growth for Aurora

Arguably two of the more substantial proposed changes, planning for greater levels of intensification and density, will have impacts on the Region's Municipal Comprehensive Review land budget and growth scenario work. However, the increased density target is not anticipated to have any immediate impact on any active development applications in Aurora.

The increased intensification target from 40% to 60%, if approved, could result in directing slightly more growth over the long-term to Aurora's built-up area, as it may result in little-to-no additional urban expansion lands in the Region for the 2031-2041 period. The Region's most recently forecast 2041 population targets for Aurora are presented below:

Forecast Scenario	Regional Report Date	2041 forecast
40% Intensification	April 2015	76,700
45% Intensification	November 2015	79,000
50% Intensification	April 2015	79,500
No Urban Expansion	April 2015	81,000

These figures are presented for prior reference only, as it is also noted that the Province is proposing to establish a standard methodology for assessing land needs, of which little is known at this time, and may impact the Region's methods for determining population forecasts.

Regional delay in Official Plan conformity to result in delay for Aurora as well

In terms of timelines, Aurora's own Official Plan review will be delayed, in line with the Region's delay. Aurora's March 2016 report targeted final documents by year-end 2018, which, pending further detail from York Region on their revised timelines, could delay the adoption of the Town's Official Plan.

Pending further analysis, feedback on proposed changes to be forwarded to Province

The Province of Ontario is seeking input on proposed revisions brought about through their Co-ordinated Land Use Planning Review. Upon further analysis from Aurora staff and York Region's reporting, staff will coordinate comments with the Region.

June 7, 2016

- 4 -

Report No. PDS16-046

LINK TO STRATEGIC PLAN

The Release of Draft Provincial Planning Policy Amendments report supports the Strategic Plan goal of **Enabling a Creative, Diverse and Resilient Economy** 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.*

This report also 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: **Strengthening the fabric of our community.**

ALTERNATIVE(S) TO THE RECOMMENDATIONS

None.

FINANCIAL IMPLICATIONS

There are no direct financial implications for this report; the work will be conducted by existing staff within current budget.

PREVIOUS REPORTS

General Committee Planning Report No. PL16-009 dated, March 1, 2016.

CONCLUSION

As part of the Co-ordinated Land Use Planning Review, the Province of Ontario released proposed revisions to four key plans on May 10, 2016. York Region staff were able to respond quickly with a preliminary outline of proposed policy changes and impacts on the timing of the Official Plan conformity exercise currently underway. Highlights of proposed changes to the Growth Plan for the Greater Golden Horseshoe include increasing density targets for greenfield areas, increasing the population intensification target, and a stronger focus on protecting employment lands.

Delays in York Region's conformity process are inevitable due to their requirement to conform with whatever the Provincial policies are once finalized – happening sometime after the commenting period closes September 30, 2016 (ideally by year-end 2016). Delays in York Region's growth management exercise unfortunately also will mean delays in Aurora's Official Plan review, as Aurora's OP must conform with the upper tier's. Pending further analysis from Aurora and York Region staff, Aurora will coordinate comments in response to the proposed provincial changes to the four plans.

June 7, 2016

- 5 -

Report No. PDS16-046

ATTACHMENTS

None.

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting- May 19, 2016.

Prepared by: Michael Logue, Program Manager, Economic Planning, Ext. 4324



**Marco Ramunno, MCIP, RPP
Director of Planning & Development
Services**



**Doug Nadorozny
Chief Administrative Officer**



TOWN OF AURORA
GENERAL COMMITTEE REPORT No. PRS16-023

SUBJECT: *Wildlife Park Project Design and Contract Administration*

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

DATE: *June 7, 2016*

RECOMMENDATIONS

THAT Report No. PRS16-023 be received; and

THAT Request For Proposal PRS2016-21 for the investigation, Analysis, Design and Tender process for the Construction of a Wildlife Park be awarded to Cole Engineering Group Ltd. in the amount of \$199,206.98, excluding taxes; and

THAT Request for Proposal PRS2016-21 for the Project Administration & Reporting associated with all future phases of actual construction of the Wildlife Park be committed to Cole Engineering Group Ltd. in the amount of \$238,152.80, excluding taxes, subject to Capital Budget approval of each future phase of construction of the Wildlife Park ; and

THAT the Mayor and Town Clerk be authorized to execute the Agreement between the Town of Aurora and Cole Engineering Group Ltd., for the Design and Contract Administration of the Wildlife Park 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 RFP 2016-21 to Cole Engineering Group Ltd. for the detailed design and contract administration for the Aurora Community Wildlife Park (CWP).

BACKGROUND

The Aurora CWP Plan, produced by David Tomlinson, was presented to Council for approval in principal in 1998. The CWP was the result of many years of well documented detailed study and observation by Mr. Tomlinson, of both the flora and fauna on the subject site long before urban development had occurred.

June 7, 2016

- 2 -

Report No. PRS16-023

Council endorsed Mr. Tomlinson's CWP and the lands were subsequently designated as a Class 1 Provincially Significant Wetland by the Ministry of Natural Resources in conjunction with the environmental studies associated with the 2B expansion area.

Mr. Tomlinson continued to enhance his proposed CWP design producing a Master Plan Concept Plan in 2007 and a further Water System Control Concept Plan in 2008.

Council again endorsed these plans and a technical working group was established involving a number of stakeholders and Town staff. The stakeholders continued to meet for the purposes of establishing the limits of the CWP and to further define and refine all aspects of the proposed CWP.

It was determined that the next step in the evolution of the CWP would require that a Hydrology Feasibility study be conducted in order to confirm whether or not there was sufficient quantities of water flowing through the wetland area to support the proposed wetland features and aquatic functions that must managed to ensure the long term success of the CWP.

Staff initiated an RFP process in August 2011 for the purposes of retaining the professional consulting services for the Hydrology Feasibility Study. Council subsequently awarded the RFP and the study commenced in April 2012. The Feasibility Study was ongoing for a period of approximately 38 months concluding in June 2015.

This lengthy period of time was deemed necessary in order to obtain critical hydrology information over multiple seasons and to confirm with reasonable certainty the volume of water passing through the wetland complex and in turn the feasibility of the proposed CWP feature and functions.

Based on the results of the Hydrology Feasibility Study, it has been concluded that there are sufficient flows and volumes of water available on an annual basis to generally sustain the aquatic needs of the CWP.

COMMENTS

With the completion of the Hydrology Feasibility Study, staff presented the applicable documents and a revised Concept Plan to the stakeholders and staff had sufficient confidence in the study results to proceed into the next phase in the realization of the CWP and the Detail Design.

Based on this, staff developed a Terms of Reference and a comprehensive Request for Proposal document for the purposes of retaining detailed design and contract

June 7, 2016

- 3 -

Report No. PRS16-023

administration services that will be required to produce the plans and specifications in order to tender the work for construction of the first phase of the CWP.

Request for Proposal PRS2016-21–Aurora Community Wildlife Park Design and Implementation was issued on March 10, 2016 and on April 7, 2016 the Tender Opening Committee received three (3) proposals.

A review of the proposals was undertaken with each proposal being evaluated on pre-defined criteria as identified in the RFP. The Cole Engineering Group Ltd. proposal received the highest combined score based on staff's evaluation:

Firm	Technical Score	Cost Score	Total Score
Schollen & Company Inc.	76.34	5.55	81.88
Cole Engineering Group Ltd.	78.50	6.27	84.77
Natural Resources Solutions Inc.	48.84	10.00	58.83

Project Schedule

This project recommended for Award is based on Investigation, Analysis, Design and Tender process.

The Project Administration & Reporting will be based on the actual approved construction work in each of the planned phases of construction over a recommended five years commencing with phase one construction in 2017 followed by four subsequent phases proposed in each of the following years ending in 2021.

LINK TO STRATEGIC PLAN

The detailed design and contract administration for the Aurora Community Wildlife Park 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 reject the RFP and defer the project to a later date or indefinitely.
2. Council could direct staff to reduce the size and scope of the wildlife park as a cost saving measure; however, this will compromise the overall design and functionality of Mr. Tomlinson's Wildlife Park conceptual plans.
3. Further Options as Required.

June 7, 2016

- 4 -

Report No. PRS16-023

FINANCIAL IMPLICATIONS

The below chart is a financial summary for Capital Project 73169 approved in the 2015 Capital Budget for CWP Design and Tendering:

Approved Budget	
2015 Capital Project 73169 Wildlife Park Design and Tender Preparation	\$200,000.00
Total Approved 2016 Budget	\$200,000.00
Less previous commitments	\$0.00
*Funding available for subject Contract	\$200,000.00
Contract Award excluding HST	\$199,206.98
Non-refundable taxes (1.76%)	\$3,506.02
Sub-Total	\$202,713.00
Total Funding Required	\$202,713.00
Budget Variance	-\$2,713.00

**Funds for the Design and Tendering of the Wildlife Park Project are available in Capital Project No. 73169 in the amount of \$200,000.00*

The below chart is a financial Summary for Capital Project 73169 for the CWP estimated Construction cost pending Council approval in future years as included in the Ten Year Capital Investment Plan:

2017 proposed phase 1 construction estimate	\$1,000,000.00
2018 proposed phase 2 construction estimate	\$1,000,000.00
2019 proposed phase 3 construction estimate	\$1,000,000.00
2020 proposed phase 4 construction estimate	\$1,000,000.00
2021 proposed phase 5 construction estimate	\$1,000,000.00
Sub-Total	\$5,000,000.00
Project contract administration & reporting as per RFP subject to future year capital budget approval by Council	\$238,152.80
*Total Approved Budget	\$0
Total Funding Required	\$5,238,152.80

**Note funding for the CWP Construction is identified in the 10 year capital plan and as such each phase of the project will be introduced in the annual capital budget for Council's consideration and approval*

CONCLUSIONS

That Council approve of the Request for Proposal as recommended and direct staff to commence the Wildlife Park Detailed Design and Tender preparation process in 2016 and that subject to future Capital Budget approvals, Council approve, in principal, as

June 7, 2016

- 5 -

Report No. PRS16-023

outlined in RFP 2016-21 for Project Contract Administration and Reporting associated with all future phases of actual construction of the Wildlife Park.

PREVIOUS REPORTS

PR11-042 October 18, 2011 Community Wildlife Park

ATTACHMENTS

None.

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting, Wednesday, May 18, 2016.

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



Allan D. Downey
Director, Parks & Recreation Services



Doug Nadorozny
Chief Administrative Officer



TOWN OF AURORA
GENERAL COMMITTEE REPORT **No. PRS16-029**

SUBJECT: *Tree Permit Application for 11 Hawthorn Lane*

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

DATE: *June 7, 2016*

RECOMMENDATIONS

THAT Report No. PRS16-029 be received; and

THAT the Application for the removal of trees at 11 Hawthorn Lane be approved in accordance with By-law 4474-03.D being a By-law to authorize the injury or destruction of trees (Tree Permit By-law); and

THAT the Mayor and Clerk be authorized to execute a Tree Protection and Compensation Agreement, including any and all documents and ancillary agreements required to give effect to same, to ensure compliance with the specific terms and conditions associated with the issuance of the Tree Permit for 11 Hawthorn Lane.

PURPOSE OF THE REPORT

To process a Tree Removal Permit Application in accordance with By-law 4474-03.D

BACKGROUND

An application to remove trees has been submitted for the removal of trees on the property at 11 Hawthorn Lane.

The Owner of the subject lands has obtained conditional permission from the Committee of Adjustment for a Minor Variance associated with construction of a new home on the subject property. Due to the larger foot print of the proposed new dwelling it has been determined that a quantity of existing trees will need to be removed.

The owner has submitted an arborists report outlining a number of recommendations and tree protection measures that will be implemented prior to and during tree removal on this property.

June 7, 2016

- 2 -

Report No. PRS16-029

Staff have reviewed all of the information and site conditions and subject to Councils approval of the Tree removal permit, it is recommended that the property owner enter a tree protection and compensation agreement with the Town to ensure compliance with the recommendations contained in the arborists report and a tree compensation replanting plan.

In addition the owner has committed to the provision of planting approximately 50 trees as replacements, In addition the owner has indicated that a comprehensive landscape plan for the entire property is being developed which will include a significant quantity of high quality landscaping and plant material

The table below outlines the vegetation proposed for removal on the subject lands required to facilitate the new dwelling, accessory amenity uses and private sewage treatment system.

PROPOSED TREE REMOVAL		
QTY.	DIAMETER SIZE	TOTAL TREES REMOVED
5	20 CM OR > (Protected under by-law)	8
3	19 CM OR < (Not protected under by-law)	

Under the current *Municipal Tree Protection By-law*, removing more than four trees greater than 20 centimetres in diameter in one calendar year requires Council approval. The owner proposes to remove five (5) trees 20cm or greater in diameter.

COMMENTS

As per the *Tree Permit By-law*, signage has been posted on the subject property serving notice that a tree permit to remove trees from the property has been sought .Signage also includes information concerning this evenings meeting should any one wish to attend or address Council in this regard

In addition to submitting an Arborist's Report, the owner will also be required to comply with Policy "C" Tree Pruning /Removal and Compensation for trees removed as outlined in the Urban Forestry Management Plan whereby the Owner will be required to provide replacement trees based on the value of the individual trees being removed from the property.

June 7, 2016

- 3 -

Report No. PRS16-029

LINK TO STRATEGIC PLAN

The removal of trees at 11 Hawthorn Lane 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

1. Council could deny the application for a tree removal permit; however this may adversely impact the property owners proposed development for which a building permit cannot be withheld.
2. Further options as required.

FINANCIAL IMPLICATIONS

Tree removal permit fees have been paid in the amount of \$715.00 and the property owner will be required to replant trees on the subject property as compensation.

CONCLUSIONS

That Council approve the application to remove one (1) tree that is currently protected under by-law 4474-03. D and that the owner be required to enter a Tree Protection Agreement.

PREVIOUS REPORTS

None.

ATTACHMENTS

None.

June 7, 2016

- 4 -

Report No. PRS16-029

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting, Wednesday, May 18, 2016.

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



Allan D. Downey
Director, Parks & Recreation Services



Doug Nadorozny
Chief Administrative Officer



**TOWN OF AURORA
GENERAL COMMITTEE REPORT No. PRS16-031**

SUBJECT: *Aurora's Multicultural Festival*

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

DATE: *June 7, 2016*

RECOMMENDATIONS

THAT Report No. PRS16-031 be received; and

THAT additional funding in the amount of \$4,400.00 be provided for the Multicultural Festival, to be allocated to the Special Events Contract Account #1-4-07501-5059.

PURPOSE OF THE REPORT

To provide Council with an update regarding the progress made to date on the Multicultural Festival in Aurora to be held on Saturday, September 10, 2016 at Ada Johnson Park.

BACKGROUND

Council originally approved the Multicultural Festival at its April 12, 2016 meeting and directed that the Festival be held prior to the "Dance in the Park" event. Council further directed that this event be referred to as "Dance in the Park Celebrates Cultural Diversity" and be held on Thursday, June 30, 2016 at Aurora Town Park.

Subsequently, on April 26, 2016, Council directed that the preferred location for this Festival is Ada Johnson Park and that the event be held on Saturday September 10 during the day. Staff were directed to proceed with planning this event with this new location and date.

COMMENTS

Staff have dedicated time and resources to develop a spectacular inaugural multicultural festival in Aurora. Building on the best practises for similar festivals in York Region and the GTA, staff have started planning an event that will celebrate a variety of cultures, that Aurora residents will be able to identify with and/or appreciate.

June 7, 2016

- 2 -

Report No. PRS16-031

Based on Council direction, staff's vision for Aurora's Multicultural Festival is to provide individuals and families with an unforgettable event experience focused on celebrating a variety of cultures in an entertaining and interactive format. Councillor Harold Kim originally put forth the recommendation to have a Multicultural Festival and, as such, staff have worked in collaboration with him. Staff will continue to work in collaboration with Councillor Kim and update him on a regular basis. Staff will also provide all of Council an update on the Festival, prior to public distribution of marketing materials.

Staff have researched best practices from established multicultural festivals including the Town of Richmond Hill's "Taste of the Hill" event. Staff have met with the events team in Richmond Hill and have been in contact with their entertainment providers and other vendors and stakeholders. Staff have researched performance fees, length of performances, performance authenticity and availability. The final entertainment lineup will be confirmed shortly to ensure a high calibre of engaging performances.

At Council's request, this festival is being designed to showcase the following cultures; Chinese, Caribbean, Korean, Russian, South Asian, Greek and Portuguese. These are only a few cultures of the many different cultural backgrounds of Aurora residents, however a "short list" had to be determined to work within the resources we have available. The trajectory of this festival is to celebrate and to appreciate a variety of cultures.

The stage entertainment will include live performances from various professional entertainers, while providing as much interaction as possible. Event attendees will have the opportunity to meet with the entertainers and possibly to learn some dance steps. Live entertainment incorporating dance has become a seemingly ubiquitous theme for celebrating cultural expression.

While the live entertainment will be engaging, a variety of hands on activities will also be available for event attendees. Staff have secured professional face paint artists with a culturally artistic delivery, henna artists, children's craft stations and bouncy castles. The craft stations will be culturally relevant and designed for children to learn about various cultures. A dedicated space for a variety of globally played cultural games such as Mahjong will be set up for those seeking a competitive and interactive experience.

A popular element of any event is the culinary experience. Staff contacted fifteen local restaurants that serve a variety of palates on two separate occasions to encourage them to participate as a food vendor in this event. All fifteen restaurants declined to participate due to a variety of reasons such as a lack of;

- Staffing;
- equipment for mobile set ups;
- experience in this setting; and
- interest in taking the financial risk of setting up without the guarantee of breaking even.

June 7, 2016

- 3 -

Report No. PRS16-031

A catering model is being considered, whereby the Town would purchase entrees from restaurants and then re-sell the food at the event. This would enable restaurants to participate with zero risk and will still enable their restaurant to remain open during the event. With this model, additional costs will be incurred such as the purchasing of the food, renting a tent, renting culinary equipment and additional staff to sell and serve. A wider variety of food choices can be available for the event attendees to experience upon purchase. Event attendees would purchase tickets and redeem for samples of their choice.

Staffing will be required for the crafts, activities, games and food components, but this will be kept to a minimum as a volunteer strategy will be incorporated into the delivery of these event features.

The marketing plan is being developed. Although the event as a whole will be promoted, there will be a greater focus on reaching out to the residents of the 2B and 2C areas through a niche marketing strategy focused on “door knockers”. Additionally, an extensive cross promotional strategy with the Town’s summer events will be created. For instance, staff are looking into the feasibility and affordability of having some cultural performers interacting with Aurora’s Ribfest attendees to promote the event, as well as some cameo performances during the Concerts in the Park series to provide a “teaser” for the enticing and captivating entertainment that will be featured at this event.

LINK TO STRATEGIC PLAN

Aurora’s Multicultural Festival supports the Strategic Plan goal of **Supporting an exceptional quality of life for all** through its accomplishment in satisfying requirements of the objectives of **Celebrating and promoting our culture**.

FINANCIAL IMPLICATIONS

Council approved an operating budget of \$20,000.00 for this Festival. The current budget projection exceeds this amount based on event elements staff have been encouraged to include. These budget numbers include associated staffing costs for the areas outlined.

<u>Budget</u>	\$20,000
<u>Expenses</u>	
Entertainment	\$6,000
Marketing	\$8,400
Technical	\$4,100
Children’s Activities	\$5,100
Food	\$2,800
Subtotal	<u>\$26,400</u>
Difference	(\$6,400)
Less Food Sales	\$2,000
Net Difference	(\$4,400)

June 7, 2016

- 4 -

Report No. PRS16-031

The budget priorities for this event are the entertainment and the marketing expenses. Once these expenses have been finalized, staff will review the budget and make any adjustments as required to the remaining event elements. This will ensure that the event stays within budget.

If there are extenuating circumstances or requests that cannot be accommodated by the base budget, and staff determine these are necessary, staff will consult Council for increased funding.

CONCLUSIONS

The planning of Aurora's Multicultural Festival is well under way. Staff are passionate and focused on delivering a festival that is current, memorable and culturally authentic. In doing so, staff will ensure that the community has a multicultural festival that they can look forward to participating in, not only this year, but for many years to come.

PREVIOUS REPORTS

PRS16-021 Multicultural Festival, April 12, 2016

ATTACHMENTS

Attachment #1 - Event Projected Operating Budget

PRE-SUBMISSION REVIEW

CAO Review only.

Prepared by: Shelley Ware, Recreation Supervisor, Special Events - Ext. 4762



Allan D. Downey
Director of Parks and Recreation



Doug Nadorozny
Chief Administrative Officer

**General Committee Meeting Agenda
Tuesday, June 7, 2016**

Attachment #1

Multicultural Event Budget

<u>Marketing</u>			
Door Knocker	\$ 2,000.00		focused on homes in 2B and 2C
SNAP	\$ 395.00		August edition
Full Page Auroran	\$ 1,500.00		September 1 and 8 editions
Full Page Era Banner	\$ 1,900.00		September 1 and 8 editions
Mobile Signs	\$ 610.68		4 mobile signs to be placed in 2B and 2C
Posters	\$ 100.00		
Postcards	\$ 450.00		
Translation	\$ 500.00		
Graphic Design	\$ 900.00		
Subtotal	\$ 8,355.68		
<u>Stage Entertainment</u>			
12 Dance Groups @ \$500	\$ 6,000.00		budgeting to cover 6 cultural groups
Subtotal	\$ 6,000.00		
<u>Childrens Activities</u>			
Henna Artist - 2	\$ 1,200.00		
Facepainting - 2	\$ 630.00		
Craft Stations - 3	\$ 1,000.00		
Kids Inflatables - 2	\$ 722.64		
Tent for games	\$ 483.46		
Tent for crafts	\$ 483.46		
Games Purchase	\$ 150.00		
Part Time Staff	\$ 455.00		with a full compliment of volunteers for crafts and games
Subtotal	\$ 5,124.55		
<u>Food Concept</u>			
Tent for Food Service	\$ 483.46		10 X 40 tent could accommodate 3 food providers
Equipment Rental	\$ 150.00		chaffing dishes, serving items to be rented
Food Purchase	\$ 2,000.00		upset limit for food to be purchased
Part Time Staff	\$ 195.00		staff required to sell food tickets, maintain food temps, complimented with volunteers
Subtotal	\$ 2,828.46		
<u>Technical Requirements</u>			
Sound	\$ 950.00	6000	
On Site Signage	\$ 450.00	8400	
Stage	\$ 1,577.59	4100	
Electrician	\$ 450.00	5100	
Plywood Highway	\$ 500.00	2800	
First Aid	\$ 200.00	26400	
Parks Staff			
Event Staff Day Of			
	\$ 350.00		will be absorbed by salaries
	\$ 930.00		will be absorbed by salaries for the day of only, not including any pre-planning
Subtotal	\$ 4,127.59		
Grand Total	\$ 26,436.28		
Revenue from Food Sales	\$ 2,000.00		hopefully to recover cost of purchased food
Balance	\$ 24,436.28		
Approved Budget	\$ 20,000.00		
Difference	-\$ 4,436.28		



**TOWN OF AURORA
COMMUNITY RECOGNITION REVIEW
ADVISORY COMMITTEE MEETING MINUTES**

Date: Tuesday, May 10, 2016

Time and Location: 3 p.m., Tannery Room, Aurora Town Hall

Committee Members: Councillor Tom Mrakas (Chair), Diane Buchanan, Tim Jones (arrived 3:35 p.m.), Brian North, and Jo-anne Spitzer

Members Absent: Councillor Sandra Humfries (Vice Chair) and Steven Hinder

Other Attendees: Jennifer Norton, Web Services and Corporate Events Co-ordinator, and Samantha Yew, Council/Committee Secretary

The Chair called the meeting to order at 3:05 p.m.

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

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

2. APPROVAL OF THE AGENDA

**Moved by Diane Buchanan
Seconded by Jo-anne Spitzer**

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

CARRIED

3. RECEIPT OF THE MINUTES

**Community Recognition Review Advisory Committee Meeting Minutes of
March 22, 2016**

**Moved by Brian North
Seconded by Diane Buchanan**

THAT the Community Recognition Review Advisory Committee Meeting Minutes of March 22, 2016, be received for information.

CARRIED

4. DELEGATIONS

None

5. MATTERS FOR CONSIDERATION

1. 2016 Awards Event – Sponsorship Update and Discussion

Staff provided an update regarding the food sponsorships for the event.

**Moved by Brian North
Seconded by Diane Buchanan**

THAT the 2016 Awards Event – Sponsorship Update and Discussion be received and the comments of the Committee be referred to staff for consideration.

CARRIED

2. 2016 Awards Event – Video/Presentation Update and Discussion

Staff provided an update regarding the video segments, award formats, and other logistics of the event.

**Moved by Diane Buchanan
Seconded by Brian North**

THAT the 2016 Awards Event – Video/Presentation Update and Discussion be received and the comments of the Committee be referred to staff for consideration.

CARRIED

3. 2016 Awards Event – Discussion re Debrief Meeting and Next Steps

Staff and the Committee discussed roles that Committee members could fill during the event. The Committee discussed the accessibility features of the event.

**Moved by Diane Buchanan
Seconded by Brian North**

THAT the 2016 Awards Event – Discussion re Debrief Meeting and Next Steps be received and the comments of the Committee be referred to staff for consideration.

CARRIED

4. 2016 Awards Event – Roundtable Discussion

The Committee discussed possible dates for a debriefing meeting after the event.

**Moved by Diane Buchanan
Seconded by Brian North**

THAT the 2016 Awards Event – Roundtable Discussion be received and the comments of the Committee be referred to staff for consideration.

6. INFORMATIONAL ITEMS

**5. Extract from Council Meeting of April 26, 2016
Re: Community Recognition Review Advisory Committee Meeting
Minutes of March 22, 2016**

**Moved by Tim Jones
Seconded by Diane Buchanan**

THAT the Extract from Council Meeting of April 26, 2016, regarding the Community Recognition Review Advisory Committee meeting minutes of March 22, 2016, be received for information.

CARRIED

7. NEW BUSINESS

None

8. ADJOURNMENT

Moved by Diane Buchanan
Seconded by Brian North

THAT the meeting be adjourned at 3:39 p.m.

CARRIED

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



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

Date: Thursday, May 12, 2016

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

Committee Members: Councillor Paul Pirri (Chair), Councillor John Abel (Vice Chair) (departed 8:05 p.m.), Don Constable (departed 8:05 p.m.) Marilee Harris, Javed Khan, and Bruce Walkinshaw

Member(s) Absent: Rosalyn Gonsalves

Other Attendees: Councillor Tom Mrakas, Anthony Ierullo, Manager of Long Range & Strategic Planning, Michael Logue, Program Manager, Economic Development, and Samantha Yew, Council/Committee Secretary

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

1. DECLARATION OF PECUNIARY INTEREST

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

2. APPROVAL OF THE AGENDA

**Moved by Javed Khan
Seconded by Bruce Walkinshaw**

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

New Business be discussed following Delegations.

CARRIED

3. RECEIPT OF THE MINUTES

Economic Development Advisory Committee Meeting Minutes of March 10, 2016

Moved by Don Constable
Seconded by Councillor Abel

THAT the Economic Development Advisory Committee meeting minutes of March 10, 2016, be received for information.

CARRIED

4. DELEGATIONS

- (a) **Doug Lindeblom, Economic Strategy Office, Regional Municipality of York**
Re: Item 4 – Greater Toronto Investment Attraction Agency – Toronto Global

Mr Lindeblom gave an overview of Toronto Global, and outlined the history of the strategy, organizational structure, funding sources, the role of York Region, and the potential benefits of the strategy. The Committee inquired about the role of the Chamber of Commerce, and the benefits of the Toronto Global in relation to the Town's economic development.

Moved by Councillor Abel
Seconded by Bruce Walkinshaw

THAT the delegation by Doug Lindeblom be received for information

CARRIED

5. MATTERS FOR CONSIDERATION

None

6. INFORMATIONAL ITEMS

1. **Memorandum from Manager of Long Range & Strategic Planning**
Re: Small Cell Technology with Bell Canada

Staff provided an update and informed the Committee that Bell Canada could be implementing a small cell pilot project in Aurora. The Committee expressed their support for the project and inquired about timelines.

**Moved by Marilee Harris
Seconded by Bruce Walkinshaw**

THAT the memorandum regarding Small Cell Technology with Bell Canada be received for information.

CARRIED

**2. Memorandum from Manager of Long Range & Strategic Planning
Re: Aurora Employment & Industry Trends**

Staff provided background to the memorandum and noted that there is positive employment and business growth.

**Moved by Marilee Harris
Seconded by Bruce Walkinshaw**

THAT the memorandum regarding Aurora Employment & Industry Trends be received; *and*

THAT the information in this memorandum be presented at a future Council meeting.

CARRIED

**3. Memorandum from Manager of Long Range & Strategic Planning
Re: Activity Report**

**Moved by Javed Khan
Seconded by Bruce Walkinshaw**

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

CARRIED

**4. Memorandum from Manager of Long Range & Strategic Planning
Re: Greater Toronto Investment Attraction Agency – Toronto Global**

The Committee inquired about the benefits that Toronto Global could bring to the Town. Staff advised that it could attract more business.

Moved by Bruce Walkinshaw
Seconded by Marilee Harris

THAT the memorandum regarding Greater Toronto Investment Attraction Agency – Toronto Global be received for information.

CARRIED

5. Memorandum from Manager of Long Range & Strategic Planning
Re: Development of an Attraction Strategy for the Hotel Industry

Staff provided background to the memorandum and asked the Committee to provide ideas for a work plan. The Committee discussed the objective of the hotel, hotel development charges, feasibility studies, and the possibility of sending marketing materials to architectural firms that specialize in hotel design.

Moved by Marilee Harris
Seconded by Bruce Walkinshaw

THAT the memorandum regarding Development of an Attraction Strategy for the Hotel Industry be received; and

THAT comments provided by the Economic Development Advisory Committee be considered by staff when developing of an attraction strategy for the Hotel Industry.

CARRIED

6. Extract from Council Meeting of April 12, 2016
Re: Economic Development Advisory Committee Meeting
Minutes of March 10, 2016

Moved by Bruce Walkinshaw
Seconded by Javed Khan

THAT the Extract from Council Meeting of April 12, 2016, regarding the Economic Development Advisory Committee meeting minutes of March 10, 2016, be received for information.

CARRIED

7. NEW BUSINESS

The Committee consented to discussing New Business following Delegations on Approval of the Agenda.

Councillor Abel advised that Council recently endorsed a Music Strategy, and provided copies of the Aurora Music Strategy to the Committee. The Committee discussed the Music Strategy and whether it would fit within the Committee's strategic priorities.

New Business Motion No.1

**Moved by Don Constable
Seconded by Councillor Abel**

THAT the Aurora Music Strategy be received for information.

CARRIED

The Committee inquired about whether they have any input in the downtown revitalization strategy, and asked questions regarding the proposed patios on Yonge Street. Staff indicated that the Committee has not been directed to provide input, and that the patios would be a pilot program which is pending Council approval.

The Committee inquired whether the targets outlined in the Business Retention & Expansion Plan have been met for the year. Staff advised that they have not met the business visitation requirements as yet, however it is anticipated that they will meet the expected targets.

8. ADJOURNMENT

**Moved by Javed Khan
Seconded by Bruce Walkinshaw**

THAT the meeting be adjourned at 8:50 p.m.

CARRIED

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



NOTICE OF MOTION

Mayor Geoffrey Dawe

Date: June 7, 2016
To: Members of Council
From: Mayor Dawe
Re: Proposed Changes to the Growth Plan for the Greater Golden Horseshoe, 2016

WHEREAS the Province is proposing amendments to the Growth Plan to increase the intensification targets for built-up areas from a minimum of 40 to at least 60 percent of annual residential development and increasing density targets for designated greenfield areas from 50 to at least 80 people and jobs per hectare; and

WHEREAS the Town will continue to experience redevelopment pressures within its existing built boundary; and

WHEREAS appropriate infill development and other forms of intensification are objectives of the Provincial Growth Plan and Policy Statement, the York Regional Official Plan and the Town's Official Plan;

NOW THEREFORE BE IT HEREBY RESOLVED THAT as part of the upcoming five-year Official Plan Review, Planning staff ensure that the appropriate intensification policies are incorporated into the Official Plan to accommodate for projected residential growth while ensuring compatibility of future infill redevelopment proposals.