



GENERAL COMMITTEE MEETING AGENDA

TUESDAY, JUNE 21, 2016

7 P.M.

**COUNCIL CHAMBERS
AURORA TOWN HALL**



**TOWN OF AURORA
ADDITIONAL ITEMS
FOR GENERAL COMMITTEE MEETING**

**Tuesday, June 21, 2016
7 p.m.
Council Chambers**

- **Revised General Committee Meeting Agenda Index**
- **Delegation (c) John Green, Ratepayers Association Yonge South
Re: Item 10 – PDS16-047 – Applications for Official Plan Amendment and
Zoning By-law Amendment, Ashlen Holdings Inc., 13859, 13875, 13887
Yonge Street, Part of Lots 15 & 16, Registered Plan 166, Related File: SUB-
2015-04, File Numbers: OPA-2015-03 and ZBA-2015-08**
- **Item 15 – Environmental Advisory Committee Meeting** pg. 148
Minutes of June 2, 2016
- **Item 16 – Economic Development Advisory Committee Meeting** pg. 152
Minutes of June 9, 2016
- **Item 17 – Heritage Advisory Committee Meeting Minutes of** pg. 156
June 13, 2016
- **Notice of Motion (a) Councillor Mrakas
Re: Library Square/Downtown Traffic Management Plan**
- **Notice of Motion (b) Councillor Humfryes
Re: Ontario Autism Program Changes**
- **Closed Session Item 1 – A proposed or pending acquisition or disposition of
land by the Town or Local Board (section 239(2)(c) of the *Municipal Act*,
2001); Re: Potential Purchase of Lands – 15085 Yonge Street**
- **Closed Session Item 2 – A proposed or pending acquisition or disposition of
land by the Town or Local Board (section 239(2)(c) of the *Municipal Act*,
2001); Re: Potential Purchase of Lands – Yonge Street**

PUBLIC RELEASE
June 17, 2016



TOWN OF AURORA GENERAL COMMITTEE MEETING AGENDA (REVISED)

Tuesday, June 21, 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, with the following additions, be approved:

- **Delegation (c) John Green, Ratepayers Association Yonge South
Re: Item 10 – PDS16-047 – Applications for Official Plan Amendment and
Zoning By-law Amendment, Ashlen Holdings Inc., 13859, 13875,
13887 Yonge Street, Part of Lots 15 & 16, Registered Plan 166, Related
File: SUB-2015-04, File Numbers: OPA-2015-03 and ZBA-2015-08**
- **Item 15 – Environmental Advisory Committee Meeting
Minutes of June 2, 2016**
- **Item 16 – Economic Development Advisory Committee Meeting
Minutes of June 9, 2016**
- **Item 17 – Heritage Advisory Committee Meeting Minutes of
June 13, 2016**
- **Notice of Motion (a) Councillor Mrakas
Re: Library Square/Downtown Traffic Management Plan**

- **Notice of Motion (b) Councillor Humfries**
Re: Ontario Autism Program Changes

- **Closed Session Item 1 – A proposed or pending acquisition or disposition of land by the Town or Local Board (section 239(2)(c) of the *Municipal Act, 2001*); Re: Potential Purchase of Lands – 15085 Yonge Street**

- **Closed Session Item 2 – A proposed or pending acquisition or disposition of land by the Town or Local Board (section 239(2)(c) of the *Municipal Act, 2001*); Re: Potential Purchase of Lands – Yonge Street**

3. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

4. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

5. DELEGATIONS

- (a) **Michelle Johnson, Nancy Black, and Shawna White, representing Aurora Sports Hall of Fame** pg. 1
Re: Item 6 – PRS16-034 – Aurora Sports Hall of Fame Capital Improvements

- (b) **Richard Hui, Manager of Transportation Planning, York Region** pg. 2
Re: Item 3 – IES16-059 – Pilot Project for Left Turn Restrictions at Yonge Street and Wellington Street Intersection

- (c) **John Green, Ratepayers Association Yonge South**
Re: Item 10 – PDS16-047 – Applications for Official Plan Amendment and Zoning By-law Amendment, Ashlen Holdings Inc., 13859, 13875, 13887 Yonge Street, Part of Lots 15 & 16, Registered Plan 166, Related File: SUB-2015-04, File Numbers: OPA-2015-03 and ZBA-2015-08

(Added Item)

6. PRESENTATIONS BY THE ADVISORY COMMITTEE CHAIR

7. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

8. NOTICES OF MOTION

- (a) Councillor Mrakas**
Re: Library Square/Downtown Traffic Management Plan
(Added Item)
- (b) Councillor Humfries**
Re: Ontario Autism Program Changes
(Added Item)

9. NEW BUSINESS/GENERAL INFORMATION

10. CLOSED SESSION

RECOMMENDED:

THAT General Committee resolve into Closed Session, following adjournment, to consider the following matters:

- 1. A proposed or pending acquisition or disposition of land by the Town or Local Board (section 239(2)(c) of the *Municipal Act, 2001*); Re: Potential Purchase of Lands – 15085 Yonge Street**
(Added Item)
- 2. A proposed or pending acquisition or disposition of land by the Town or Local Board (section 239(2)(c) of the *Municipal Act, 2001*); Re: Potential Purchase of Lands – Yonge Street**
(Added Item)

11. ADJOURNMENT

AGENDA ITEMS

- 1. CFS16-010 – 2015 Year End Budget Report as at December 31, 2015** pg. 3

RECOMMENDED:

THAT Report No. CFS16-010 be received for information.

- 2. IES16-058 – York Purchasing Cooperative Granular Supply Tender Award** pg. 15

RECOMMENDED:

THAT Report No. IES16-058 be received; and

THAT the supply and delivery of granular materials, Tender CRFT 2015-09 be awarded to Floyd Preston Limited for \$220,000 for a two (2) year term, ending on March 31, 2018.

- 3. IES16-059 – Pilot Project for Left Turn Restrictions at Yonge Street and Wellington Street Intersection** pg. 19

RECOMMENDED:

THAT Report No. IES16-059 be received; and

THAT a left turn lane restriction pilot project be implemented at the Yonge Street and Wellington Street intersection from August 15 to October 15, 2016; and

THAT northbound and southbound left turn restrictions (buses excepted) be implemented by York Region on Yonge Street at Wellington Street between the hours of 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m., Monday to Friday; and

THAT staff report back to Council following the completion of the pilot period.

- 4. IES16-060 – Drinking Water Quality Management Standard – Management Review** pg. 27

RECOMMENDED:

THAT Report No. IES16-060 be received; and

THAT the meeting minutes of the Annual Management Review by Top Management be received.

5. **PRS16-030 – Award of Tender PRS2016-38 James Lloyd Park Playground Equipment** pg. 34

RECOMMENDED:

THAT Report No. PRS16-030 be received; and

THAT Tender PRS2016-38 James Lloyd Park Playground Equipment, Capital Project No. 73208, be awarded to Play Power LT Canada Inc.; and

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

6. **PRS16-034 – Aurora Sports Hall of Fame Capital Improvements** pg. 38

RECOMMENDED:

THAT Report No. PRS16-034 be received; and

THAT direction be provided to staff with respect to funding the Capital Improvements for the Aurora Sports Hall of Fame.

7. **PDS16-041 – Cultural Precinct Public Consultation Process & Timeline** pg. 42

RECOMMENDED:

THAT Report No. PDS16-041 be received; and

THAT the public consultation and engagement process and timeline, as described in this report, be endorsed.

8. **PDS16-044 – Application for Exemption from Part Lot Control Casing Developments Inc. Blocks 13, 15, 18 and 21, Plan 65M-4478 being 65R-36332 and 65R-36333 File Number: PLC-2016-04** pg. 49

RECOMMENDED:

THAT Report No. PDS16-044 be received; and

THAT the Application for Exemption from Part Lot Control submitted by Casing Developments Inc. to divide Blocks 13, 15, 18 and 21, on Plan 65M-4478 into 26 separate lots for townhouse units be approved; and

THAT the Part Lot Control Exemption By-law be introduced and enacted at a future Council meeting.

9. **PDS16-045 – Request for Street Name Approval** pg. 57
**2351528 Ontario Limited and Aurora-Leslie
Developments Limited (Emery Investments)
15625 and 15775 Leslie Street
File Number: SUB-2014-01**

RECOMMENDED:

THAT Report No. PDS16-045 be received; and

THAT the following street names for the proposed roads within the approved Draft Plan of Subdivision, File SUB-2014-01 be approved:

STREET "1"
STREET "2"

MONARCH PARK GATE
ADDISON HALL CIRCLE

10. **PDS16-047 – Applications for Official Plan Amendment and Zoning By-law Amendment** pg. 62
**Ashlen Holdings Inc.
13859, 13875, 13887 Yonge Street
Part of Lots 15 & 16, Registered Plan 166
Related File: SUB-2015-04
File Numbers: OPA-2015-03 and ZBA-2015-08**

RECOMMENDED:

THAT Report No. PDS16-047 be received; and

THAT Application to Amend the Official Plan File No. OPA-2015-03 (Ashlen Holdings Inc.), to re-designate the land use designation to allow 30 residential lots on the subject lands be approved; and

THAT Application to Amend the Zoning By-law File No. ZBA-2015-08 (Ashlen Holdings Inc.), to allow 30 single detached 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.

- 11. PDS16-050 – Application for Zoning By-law Amendment** pg. 82
Millwell Properties Inc.
55 Wellington Street West
Part of Lot 27, Registered Plan 246
File Number: ZBA-2016-02

RECOMMENDED:

THAT Report No. PDS16-050 be received; and

THAT Application to Amend the Zoning By-law File No. ZBA-2016-02 (Millwell Properties Inc.) to add additional apartment dwelling units on the subject lands be approved; and

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

- 12. PDS16-051 – Proposed Draft Plan of Vacant Land Condominium** pg. 94
Brookfield Homes (Ontario) Limited
155 Vandorf Sideroad (former Timberlane Athletic Club property)
Related Files: OPA-2014-01 and ZBA-2014-03
File Number: CDM-2016-01

RECOMMENDED:

THAT Report No. PDS16-051 be received; and

THAT the Draft Plan of Condominium File: CDM-2015-01 for 56 single detached dwelling units, subject to conditions set out in Appendix "A" to this report, be approved; and

THAT the Mayor and Town Clerk be authorized to execute any Agreement(s) referenced in the Conditions of Approval, including any and all documents and ancillary agreements required to give effect to same.

13. PDS16-052 – Planning Applications Status List pg. 111

RECOMMENDED:

THAT Report No. PDS16-052 be received for information.

14. Finance Advisory Committee Meeting Minutes of May 24, 2016 pg. 144

RECOMMENDED:

THAT the Finance Advisory Committee meeting minutes of May 24, 2016, be received for information.

15. Environmental Advisory Committee Meeting Minutes of June 2, 2016 pg. 148

(Added Item)

RECOMMENDED:

THAT the Environmental Advisory Committee meeting minutes of June 2, 2016, be received; and

THAT the Environmental Advisory Committee recommend to Council:

THAT a Community Earth Week Fair 2017 be endorsed; and

THAT Council provide input to the objectives of a Community Earth Week Fair 2017; and

THAT a multi-department team of Town staff be made available to participate in a Working Group in support of a Community Earth Week Fair 2017.

16. Economic Development Advisory Committee Meeting Minutes of June 9, 2016 pg. 152

(Added Item)

RECOMMENDED:

THAT the Economic Development Advisory Committee meeting minutes of June 9, 2016, be received for information.

17. Heritage Advisory Committee Meeting Minutes of June 13, 2016 pg. 156
(Added Item)

RECOMMENDED:

THAT the Heritage Advisory Committee meeting minutes of June 13, 2016, be received; and

THAT the Heritage Advisory Committee recommend to Council:

**1. HAC16-004 – Heritage Permit Application, 24 Catherine Avenue,
File: NE-HCD-HPA-16-03**

THAT Heritage Permit Application NE-HCD-HPA-15-03 be approved to permit the construction of a 117m² accessory structure; and

THAT the Owner clarify materials of the proposed accessory structure as indicated in the staff report; and

THAT the Owner incorporate a rear yard amenity area or soft landscaping if possible.

**2. HAC16-005 – Request to Remove a Property from the Aurora Register of
Properties of Cultural Heritage Value or Interest,
20 Ransom Street**

THAT the property located at 20 Ransom Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and

THAT the proposed elevations are subject to approval of Planning Staff to ensure the proposed new dwelling will maintain the heritage character of the area; and

THAT prior to demolition, staff be requested to visit the property and identify any salvageable items that could be donated to Aurora's Architectural Salvage Program.

New Business Motion No. 1

THAT staff be directed to report back to the next regular Heritage Advisory Committee meeting regarding the Allen Brown Heritage Home.

New Business Motion No. 2

THAT staff be directed to investigate and report back to the Committee regarding methods by which the Town could help home owners to properly maintain heritage trees on their property.



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 21, 2016

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

NAME OF SPOKESPERSON: Michelle Johnson, Nancy Black, and Shawna White

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.



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

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

COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE: June 21, 2016

SUBJECT: Pilot Project for Left Turn Restrictions at Yonge Street and Wellington Street Intersection

NAME OF SPOKESPERSON: Richard Hui, Manager of Transportation Planning

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

The Regional Municipality of York

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

To inform Council of a pilot project to be carried out by the Region between August 15 - October 15, 2016 to restrict northbound and southbound left turn movements at the intersection of Yonge Street and Wellington Street.

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? Jamal Massadeh

DATE: June 6, 2016

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



Legal and Legislative Services
[905-727-3123](tel: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 21, 2016

SUBJECT: RAHLEN HOLDINGS INC 13859, 13875, 13887 YONGE ST
FILE NOS. OPA-2015-03, ZBA-2015-08
RELATED FILE NO SUB-2015-04. PLANNING REP. PDS16-04

NAME OF SPOKESPERSON: JOHN GREEN

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

RAYS (Ratepayers Assoc YONG SOUTH)

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

BRING ISSUES OF RESIDENTS RELATING
TO ABOVE SUBJECT.

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? MARTY ROKOS

DATE: 16/06/2016

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



TOWN OF AURORA
GENERAL COMMITTEE REPORT **No. CFS16-010**

SUBJECT: *2015 Year End Budget Report – as at December 31, 2015*

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

DATE: *June 21, 2016*

RECOMMENDATIONS

THAT Report No. CFS16-010 be received for information.

PURPOSE OF THE REPORT

To present Council with information necessary to monitor the financial performance of the tax supported operations and the rate supported utility operations. This report also provides information on the disposition of the operating surplus in accordance with the 2015 Surplus Control By-law 5783-15.

BACKGROUND

The external auditors have now completed their on-site review and will be presenting their findings as well as the audited financial statements to Council on June 28, 2016 thus allowing Financial Services staff to compile the final 2015 budget results for the corporation.

It should be noted that the audited financial statements are presented in PSAB format, whereas this report is presented in a format consistent with the “traditional balanced municipal budget” approach.

A summary of each department’s net operating budget and year end actual results with variances is presented for Council’s review in Attachment 1.

Staff have also reviewed the results of operations for the 2015 Water & Sewer budgets. A summary of these results with variances is presented for Council’s review in Attachment 2.

Over the course of the fiscal year, the originally approved 2015 operating budget of \$56,020,700 underwent subsequent council approved adjustments totalling \$473,300 resulting in a final adjusted year end budget of \$56,494,000 of operating expenditures.

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Report No. CFS16-010

COMMENTS

In December 2015, Surplus Control By-law 5783-15 was passed. This by-law authorizes the CAO and Treasurer to allocate portions of the year-end surplus to specific reserve accounts as part of the year-end accounting processes in an effort to separate this process from that of the subsequent budget. The allocations are to be made according to a specific formula set out in the by-law and are to be reported back to Council.

This report is organized as follows:

- Overview of results and major budget variances contributing to the surplus
- Budget variance explanations by department
- Summary of surplus control allocations made in accordance with the control by-law
- Water & Sewer budget results review

OPERATING BUDGET (Tax Funded)

Major budget variances to report for 2015:

Actual total expenditures for 2015 were \$61,453,300 which was 8.78 percent or \$4,959,300 above the established budget of \$56,494,000. Total 2015 revenues (including the \$36,996,300 tax levy) were \$62,135,400, which was 9.99 percent or \$5,641,400 higher than the \$56,494,000 budgeted for total revenue. These two variances make up the net \$682,100 surplus.

The 2015 approved operation budget provided for \$56,494,000 of expenses, offset by various revenue sources. Before the reallocation of surplus, the following significant variances contributed to the year end results:

	Budget Variance Favourable / (Unfavourable)
Engineering Fees	729,900
Administrative Revenues	156,000
Committee of Adjustment Fees	92,600
Investment Income	75,500
Sub-total – unplanned revenues	1,054,000
Facilities Management	(547,400)
Assessment Appeal Tax Reductions	(331,800)
Recreational Programming	(153,400)
Fire Services Operating Savings	158,100

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Waste Collection & Recycling	151,600
OMB External Legal Fees	145,700
Salaries & Benefits Saving due to vacancies	79,300
Fleet & Equipment Management	77,800
All other operating expense savings	48,210
2015 Operating Surplus	\$ 682,110

Overall, the Town's municipal operations budget closed the year with a surplus of \$682,110. However, as can be seen from the major variances summary presented above, the corporation's year end surplus position was the result of four significant unplanned revenue windfalls attributable to 2C lands development driven fee revenues, development driven increase in administrative revenues, increased revenue from committee of adjustment fees, and investment income. Had these fortuitous revenues not occurred, the corporation would have finished the fiscal year in a deficit position of \$371,900.

In general, Salaries and Benefits savings across the corporation were \$229,300. These savings were predominantly the result of delays in the staffing of positions recently vacated by employees. \$150,000 in vacant position gapping was anticipated and provided for as a credit in the budget, resulting in a net budget surplus of \$79,300.

Many of the Town's administrative revenues were higher in 2015, driven predominantly by developmental activity. In particular, legal agreement review, property tax & water/wastewater ownership change and tax certificate fees collected were materially higher than the previous year.

Committee of adjustment fees concluded the year \$92,600 higher than planned. This increase can also be attributed to development activity taking place within Town as developers come to the committee of adjustment requesting minor variances to the Town's Zoning Bylaw in preparation for development activity.

Many of the variance items in the table above are generally not directly controllable and consequently difficult to budget, and can become significant contributors to budget variances experienced at year end. Of note is the "all other" line of a net budget savings of \$48,200 representing 0.1 percent of the total expenditure budget. The Town continues to demonstrate very close budget compliance in areas within management's direct control.

Departmental Budget Variances

Council Administration

The Council budget ended 2015 with a \$12,210 (2.3 percent) favourable variance on a budget of \$525,300. This variance was the result of minor operating savings.

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Chief Administrative Officer

The CAO's Office ended the year with a \$46,700 (2.5 percent) favourable variance on a budget of \$1,869,200. These savings are attributable to a one-time favourable variance in salary and benefits as a result of the CAO's departure and employees on leave without pay, as well as contract and operating materials savings.

Legal & Legislative Services

Legal & Legislative Services ended the fiscal year with expenditures that were lower than their established budget by \$285,600, or 11.8 percent. This favourable variance is predominantly the result of external legal counsel savings of \$ 145,700 driven by lower than usual OMB related requirements and greater administrative revenues than planned. Other contributing factors include savings within Legislative Services from in-year position vacancies and less insurance related costs than anticipated.

Corporate & Financial Services Department

Corporate & Financial Services ended the year with a \$248,500, or 8.1 percent favourable variance driven by \$88,500 in higher than anticipated ownership change revenues, savings in salary and benefits as a result of staffing delays and deferred contract work for the JOC.

Building and By-law Services

The department concluded the year with a favorable net budget variance of \$121,800, representing 9 percent of its total net budget of \$1,354,100. The primary contributors to this surplus are part year vacancies in both By-law and Access Aurora, higher than anticipated court fines and postage savings.

Not included in this variance is the Building Services' surplus, as the Building Code Act provides the legislative framework for a self-funding model.

York Central Fire Services

In 2015, York Central Fire Services (CYFS) experienced a surplus of \$393,015 from a total approved operating budget of \$23,301,321. Aurora's share of this budget and resultant surplus was \$9,287,400 and \$182,000, respectively. Normally, the full CYFS surplus is transferred to and retained by the CYFS Reserve, leaving the Town's portion as budgeted. However, in 2015 Aurora retained its share of CYFS' 2015 surplus and it was not transferred to CYFS reserves.

Infrastructure and Environmental Services

On an \$11,599,600 net operating budget, the department (excluding the water, wastewater & stormwater programs) ended the year at \$165,200 or 1.4 percent, over budget.

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Salaries which are split between the tax and rate (water, wastewater & stormwater services) supported IES programs represent approximately \$6,923,000 or 21 percent of the combined program total budget. Salaries and benefits for tax supported programs finished the year over their established budgets by \$315,900 but were partially offset by a salary surplus that was experienced by the rate supported programs resulting in a net total over expenditure of \$128,500. This remaining salary over expenditure was primarily related to part time and overtime spending in facilities and roads services.

The service areas with significant over expenditures were Road Network Operations and Facilities.

The Road Network Operations deficit of \$266,200 (12.5 percent) is primarily comprised of salaries and electricity costs for street light operations. Winter roads operations are not included in this summary:

Roads Network Operations	
	Budget Variance Favorable / (Unfavorable)
Salaries	(\$150,950)
Electricity Costs	(\$150,650)
Contracts	37,600
Revenue	23,100
Operating Materials	\$14,700
Other	1,000
Net Deficit	(\$225,200)

The snow management program concluded the fiscal year in a net surplus position of \$182,000 (12.2%). This surplus was attributable to the achievement of efficiencies in service delivery and a low number of snow events in the fall of 2015.

The Facilities Management experienced a deficit of \$547,350 (11 percent) is primarily related to part time, utilities and various contract expenditures coming in higher than anticipated. Significant unplanned repairs were required for ice plant equipment as well as other building related equipment issues that were a result of normal operations. Energy cost budgets have not kept pace with actual costs as they have been growing at a greater rate than inflation over the past two years resulting in an on-going deficit arising in these budgets.

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Facility Management	
	Budget Variance Favorable / (Unfavorable)
Salaries	(\$187,500)
Electricity Costs	(\$204,250)
Building/ equipment Repairs	(\$155,600)
Net Deficit	(\$547,350)

Parks & Recreation Services Department

Parks & Recreation Services closed the year at \$123,900 (4.3 percent) over its \$2,877,900 budget. This unfavourable variance can be predominately attributed to historically underfunded accounts within the department.

Planning Department

The Planning Department ended the year with a surplus of \$596,800. The key contributing factor to this favourable variance was increased revenue recognition in 2015 predominantly in relation to the collection of subdivision engineering fees. The major driver of this increased revenue was the continued development of the 2C Lands.

Corporate Revenues & Expenses

Corporate Revenues and Expenses ended 2015 with a \$522,400 unfavourable variance. This unfavourable variance is attributed to higher than expected tax appeal adjustments and the resolution of some long standing tax in arrears accounts. Further, this variance also reflects the Town's anticipated annual salary savings of \$150,000 through normal staff attrition over the course of the year, against which no savings are directly recorded. All such savings are reflected under the department in which they occurred.

Aurora Public Library Contribution

The Town's contribution towards the operation of the Aurora Public Library was as anticipated, with no variance to budget arising.

Summary

Actual total expenditures for 2015 were \$61,453,300 which was 8.78 percent or \$4,959,300 above the established budget of \$56,494,000. Total 2015 revenues (including the \$36,996,300 tax levy) were \$62,135,400, which was 9.99 percent or \$5,641,400 higher than the \$56,494,000 budgeted for total revenue. These two variances make up the net \$682,100 surplus. The surplus in revenues is generally the result of peak development related revenues being higher than estimated. However, the over expenditures must be carefully managed in future years, both from the accuracy of

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Report No. CFS16-010

the initial budgets and the fiscal management of activities and expenses throughout the year to minimize overspending where possible. Further, as the peak development begins to wane, the Town will need to consider internal adjustments to resources and budgets necessary to adapt to the changing workloads and development activities of the community. These considerations, including correcting or rightsizing budgets, are already the subject of discussions and planning with ELT and with the Finance Advisory Committee of Council.

Overall, the Town of Aurora general municipal operations budget ended the year with a surplus of \$682,110 with no adverse impacts to service levels. Under the guidelines as presented in the Surplus/Deficit Control By-law, the CAO and Treasurer have approved the allocation of this surplus to Reserves as follows:

Transfer to Tax Rate Stabilization reserve fund	\$ 370,000
Transfer to infrastructure reserves funds	312,110
	<u>\$ 682,110</u>

The Operating Budget Summary can be found in Attachment 1.

WATER AND WASTEWATER BUDGET (Rates Funded)

The goal over the past 5 years has been to better match revenues with expenses and to eliminate the historic reliance on contributions from reserves in order to balance these programs. The strategy to achieve this goal has been the creation of more accurate revenue forecasts and the curtailment of operating costs. Improvements continue to be achieved toward the elimination of reserve subsidies as can be seen from the 2015 financial results. The net budget variance for retail revenues less wholesale costs finished the year in a favourable position of \$323,730. Overall, wholesale costs were \$76,400 over budget.

Planned rate stabilization contributions from reserves of \$523,800 were not required in 2015 as overall program operational savings eliminated the need for these budget balancing funds.

Operating expenses were \$1,043,430 (14.3%) below budget for 2015. This variance is attributable to delays in some significant planned projects in each of the water programs. The completion of these outstanding projects will continue in future years and remain an on-going operating budget cost pressure.

The overall rate funded utility program surplus of \$323,730 will be allocated to the appropriate rate reserve.

The Water and Sewer Budget Summary can be found in Attachment 2.

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Report No. CFS16-010

LINK TO STRATEGIC PLAN

The 2015 Final Budget Report provides an update on the surplus/deficit of the corporation and outlines the distribution of the \$682,110 surplus. Outlining and understanding the Town's financial results contributes 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

No practical alternatives exist, as the year end books have been closed and fully audited. This report is for information only.

FINANCIAL IMPLICATIONS

There are no other immediate financial implications arising from this report. Council fulfills its role, in part, by receiving and reviewing this financial status report on the operations of the municipality relative to the approved budget.

The audited PSAB basis financial statements for 2015 as currently drafted reflect an operating surplus of \$38,338,000. This amount reconciles to the internal report budget surplus of \$677,810 as follows:

Traditional Balanced Municipal Budget Surplus: 2015	\$ 677,810
Add Back: debt principal repaid included	1,703,400
Add: Capital asset additions	30,090,000
Add: Capital assets assumed through development	22,893,000
Add: Aurora Public Library Operations	0
Deduct: Amortization of Capital Assets	(11,688,000)
Deduct: Future Employee Benefit Liability Adjustments	(22,400)
Deduct: Loss on disposal of capital assets and land	(2,371,000)
Net all other PSAB adjustments (including transfers to/from reserves, revenue from grants, inventory changes amongst others)	(2,944,810)
PSAB 2015 "Annual Surplus": Audited (Draft)	\$38,338,000

June 21, 2016

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Report No. CFS16-010

CONCLUSIONS

The Operating Budget results show a year-end surplus of \$682,110 arising primarily from increased engineering, administrative and committee of adjustment fee revenues driven by the 2C lands and other infill development and greater than planned investment income earnings. The net Water & Wastewater Program Budget results reflect an overall surplus of \$323,730. Staff and Council will need to carefully review the budgets for the operational cost areas which have run over budget for 2015 while managing the 2016 budget and in preparing the 2017 budgets. Some core adjustments of costs may be necessary. Such discussions have already been started at the ELT level, as well as with the Finance Advisory Committee.

The above noted year-end operating surplus was then adjusted by transfers to reserve in accordance with the 2015 surplus control by-law.

PREVIOUS REPORTS

None

ATTACHMENTS

Attachment #1 – Operating Budget Summary Report
Attachment #2 – Water Budget Summary Report

PRE-SUBMISSION REVIEW

Executive Leadership Team - Thursday, June 2, 2016

Prepared by: Jason Gaertner, Manager Financial Planning



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



**Doug Nadorozny
Chief Administrative Officer**

Town of Aurora
Year End Report Card
as of December 31, 2015

	NET ADJUSTED BUDGET	DEC. 31/15 ACTUAL (UNAUDITED)	Variance Favourable / (Unfavourable)	
<u>COUNCIL</u>				
Council Administration	\$ 514,300	\$ 505,900	\$ 8,400	1.6 %
Council Programs / Grants	4,000	4,000	-	-
Advisory Committees	7,000	3,190	3,810	54.4 %
Total	\$ 525,300	\$ 513,090	\$ 12,210	2.3 %
<u>CHIEF ADMINISTRATIVE OFFICE</u>				
CAO Administration	\$ 628,000	\$ 592,200	\$ 35,800	5.7 %
Communications	595,800	644,600	(48,800)	(8.2 %)
Human Resources	624,900	572,200	52,700	8.4 %
Emergency Preparedness	20,500	13,500	7,000	34.1 %
Total	\$ 1,869,200	\$ 1,822,500	\$ 46,700	2.5 %
<u>LEGAL & LEGISLATIVE SERVICES</u>				
Legislative & Administrative Services	\$ 1,128,100	\$ 1,077,300	\$ 50,800	4.5 %
Legal Services	894,300	655,200	\$ 239,100	26.7 %
Procurement Services	315,400	317,500	(2,100)	(0.7 %)
Elections	82,500	84,700	(2,200)	(2.7 %)
Total	\$ 2,420,300	\$ 2,134,700	\$ 285,600	11.8 %
<u>CORPORATE & FINANCIAL SERVICES</u>				
Policy & Planning Administration	\$ 305,500	\$ 277,900	\$ 27,600	9.0 %
Accounting & Revenue	323,300	165,200	158,100	48.9 %
Financial Planning	411,600	403,200	8,400	2.0 %
Information Technology	1,807,500	1,768,400	39,100	2.2 %
Telecommunications	213,800	198,500	15,300	7.2 %
Total	\$ 3,061,700	\$ 2,813,200	\$ 248,500	8.1 %
<u>BUILDING & BYLAW SERVICES</u>				
Net Building Department Operations	\$ (107,700)	\$ (2,006,806)	\$1,899,106	1,763.3 %
Contribution to/(from) Building Reserve	107,700	2,006,806	(1,899,106)	(1,763.3 %)
By-law Services	540,500	471,900	68,600	12.7 %
Animal Control	191,400	184,300	7,100	3.7 %
Customer Service	622,200	576,100	46,100	7.4 %
Total	\$ 1,354,100	\$ 1,232,300	\$ 121,800	9.0 %
<u>FIRE & EMERGENCY SERVICES</u>				
Central York Fire	9,287,400	9,105,400	182,000	2.0 %
Total	\$ 9,287,400	\$ 9,105,400	\$ 182,000	2.0 %

	NET ADJUSTED BUDGET	DEC. 31/15 ACTUAL (UNAUDITED)	Variance Favourable / (Unfavourable)	
<u>INFRASTRUCTURE & ENVIRONMENTAL SERVICES</u>				
Net Engineering Service Operations	\$ -	(199,900)	\$ 199,900	n/a
IES Administration	515,200	519,600	(4,400)	(0.9 %)
Facilities & Fleet	5,548,000	6,017,600	(469,600)	(8.5 %)
Road Network Operations	2,165,100	2,390,300	(225,200)	(10.4 %)
Snow Management	1,499,600	1,317,100	182,500	12.2 %
Waste Collection and Recycling	1,871,700	1,720,100	151,600	8.1 %
Total	\$ 11,599,600	\$ 11,764,800	\$ (165,200)	(1.4 %)
<u>PARKS & RECREATION SERVICES</u>				
Parks & Recreation Administration	\$ 858,800	\$ 844,300	\$ 14,500	1.7 %
Business Support	(1,006,500)	(963,800)	(42,700)	(4.2 %)
Recreational Programming/Community Dev	680,700	834,100	(153,400)	(22.5 %)
Parks/Open Spaces	2,344,900	2,287,200	57,700	2.5 %
Total	\$ 2,877,900	\$ 3,001,800	\$ (123,900)	(4.3 %)
<u>PLANNING & DEVELOPMENT SERVICES</u>				
Development Planning	\$ (333,100)	\$ (1,176,300)	\$ 843,200	253.1 %
Long Range & Strategic Planning	648,700	895,100	(246,400)	(38.0 %)
Total	\$ 315,600	\$ (281,200)	\$ 596,800	189.1 %
<u>CORPORATE REVENUE & EXPENSE</u>				
Supplementary Taxes & Payments-in-Lieu	\$ (861,000)	\$ (864,500)	\$ 3,500	0.4 %
Penalties on Unpaid Property Taxes	(975,000)	(891,200)	(83,800)	(8.6 %)
Salary Gapping	(150,000)	-	(150,000)	(100.0 %)
Overhead Cost Re-allocation to Building Services	(476,600)	(476,600)	-	-
All Other Revenue	(5,908,600)	(5,895,200)	(13,400)	(0.2 %)
Cash to Capital	4,212,200	4,212,200	-	-
All Other Expenses	7,844,200	8,122,900	(278,700)	(4 %)
Total	\$ 3,685,200	\$ 4,207,600	\$ (522,400)	(14 %)
<u>TOTAL TAX FUNDED OPERATIONS</u>				
	\$ 36,996,300	\$ 36,314,190	\$ 682,110	1.8 %
<u>PROPERTY TAXES</u>				
Tax Levy	\$ (36,996,300)	\$ (36,996,300)	-	-
<u>TAX FUNDED OPERATIONS</u>				
	\$ -	\$ (682,110)	\$ 682,110	1.3 %
		Surplus	Surplus	

Town of Aurora
Water & Sewer ACTUAL for 2015
as of December 31, 2015

Shown in \$,000's	NET APPROVED BUDGET	DEC. 31/15 ACTUAL (UNAUDITED)	Variance to Budget Favourable / (Unfavourable)	
<u>RETAIL REVENUES</u>				
Water	\$ (9,260,000)	\$ (9,337,400)	\$ 77,400	0.8 %
Wastewater	(7,819,000)	(7,630,600)	(188,400)	(2.4 %)
Storm Water	<u>(1,313,000)</u>	<u>(1,304,500)</u>	<u>(8,500)</u>	<u>(0.6 %)</u>
Retail Revenues Total	<u>\$ (18,392,000)</u>	<u>\$ (18,272,500)</u>	<u>\$ (119,500)</u>	<u>(0.6 %)</u>
<u>RATE STABILIZATION (FROM RESERVES)</u>				
Water	\$ (99,300)	\$ -	\$ (99,300)	(100.0 %)
Wastewater	(279,600)		(279,600)	(100.0 %)
Storm Water	<u>(144,900)</u>		<u>(144,900)</u>	<u>(100.0 %)</u>
	<u>\$ (523,800)</u>	<u>\$ -</u>	<u>\$ (523,800)</u>	<u>(100.0 %)</u>
TOTAL REVENUE	<u>\$ (18,915,800)</u>	<u>\$ (18,272,500)</u>	<u>\$ (643,300)</u>	<u>(3.4 %)</u>
<u>WHOLESALE COSTS OF WATER & SEWER</u>				
Water	\$ 5,456,800	\$ 5,052,000	\$ 404,800	7.4 %
Sewage Discharge Fee	<u>6,182,200</u>	<u>6,663,400</u>	<u>(481,200)</u>	<u>(7.8 %)</u>
Wholesale Costs Of Water & Sewer Total	<u>\$ 11,639,000</u>	<u>\$ 11,715,400</u>	<u>\$ (76,400)</u>	<u>(0.7 %)</u>
NET CONTRIBUTION TO OPERATING COSTS	<u>\$ (7,276,800)</u>	<u>\$ (6,557,100)</u>	<u>\$ (719,700)</u>	<u>(9.9 %)</u>
<u>OPERATING COSTS:</u>				
Water Administration & Billing	\$ 1,056,200	\$ 1,024,200	\$ 32,000	3.0 %
Water System Operations	1,305,900	907,520	398,380	30.5 %
Wastewater System Operations	1,185,500	948,300	237,200	20.0 %
Storm Water Management Operations	458,600	119,900	338,700	73.9 %
Pumping Stations (Net)	170,600	133,450	37,150	21.8 %
Contributions TO Capital Reserves	<u>3,100,000</u>	<u>3,100,000</u>	<u>-</u>	<u>-</u>
TOTAL OPERATING COSTS	<u>\$ 7,276,800</u>	<u>\$ 6,233,370</u>	<u>\$ 1,043,430</u>	<u>14.3 %</u>
UTILITY BUDGET	<u>\$ -</u>	<u>\$ (323,730)</u>	<u>\$ 323,730</u>	<u>1.7 %</u>
		Surplus	Surplus	



**TOWN OF AURORA
GENERAL COMMITTEE REPORT**

No. IES16-058

SUBJECT: *York Purchasing Cooperative Granular Supply Tender Award*
FROM: *Ilmar Simanovskis, Director of Infrastructure & Environmental Services*
DATE: *June 21, 2016*

RECOMMENDATIONS

THAT Report No. IES16-058 be received; and

THAT the supply and delivery of granular materials, Tender CRFT 2015-09 be awarded to Floyd Preston Limited for \$220,000 for a two (2) year term, ending on March 31, 2018.

PURPOSE OF THE REPORT

To report to Council on the purchase of goods and services in accordance with the Town's Procurement By-law 5500-13.

BACKGROUND

The supply and delivery of granular material for York Region area municipalities is facilitated through the York Purchasing Co-operative (YPC). The Co-op tenders the supply of commonly required services and commodities for the benefit of the participating agencies. The Town of Aurora is a participating agency and uses the results of various tenders to procure necessary materials and services.

This report outlines the results of a recent tender for the supply and delivery of various granular products typically used by the municipality. The Town of Aurora's requirements are for the uninterrupted provision of these various types of granular materials to be delivered to the Joint Operations Centre at 229 Industrial Parkway North and other various locations as needed in Aurora.

COMMENTS

The Regional Municipality of York on behalf of the YPC issued Bid Number CRFT 2015-09 for Granular Materials Registry and closed the bid on February 2, 2016.

June 21, 2016

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Report No. IES16-058

Table 1 shows the 12 types of granular materials requested by the Town of Aurora. The successful bidding company was Floyd Preston Limited as their bid was the lowest compliant bid that was received for all 12 types of materials. The value of the estimated quantities exceeds the requested budget value. Purchased quantities will be adjusted to remain within the requested budget.

Table 1

Item	Description	Company Awarded	IES Estimated Quantity	PRS Estimated Quantity	Cost per delivered tonne	Total
1	Sand Fill	Floyd Preston Limited	1100	N/A	\$10.00	\$11,000.00
2	Limestone Screenings	Floyd Preston Limited	500	1000	\$17.50	\$26,250.00
3	19mm (3/4") Clear Stone Limestone	Floyd Preston Limited	700	300	\$23.50	\$23,500.00
4	50mm (2") Clear Stone Limestone	Floyd Preston Limited	500	N/A	\$23.50	\$11,750.00
5	19mm (3/4") Crusher Run Limestone	Floyd Preston Limited	2500	500	\$18.50	\$55,500.00
6	50mm (2") Crusher Run Limestone	Floyd Preston Limited	200	N/A	\$18.50	\$3,700.00
7	100mm-200mm (4"-8") Gabion Stone Limestone	Floyd Preston Limited	200	N/A	\$25.25	\$5,050.00
8	150mm (6") Gabion Stone Limestone	Floyd Preston Limited	100	N/A	\$25.25	\$2,525.00
9	Granular "A"	Floyd Preston Limited	500	500	\$19.50	\$19,500.00
10	Granular "B"	Floyd Preston Limited	500	300	\$11.00	\$8,800.00
11	High Performance Bedding	Floyd Preston Limited	150	N/A	\$23.50	\$3,525.00
12	HL8 Graded Limestone	Floyd Preston Limited	150	N/A	\$23.50	\$3,525.00
					Total	174,625.00

LINK TO STRATEGIC PLAN

This project supports the **Strategic Plan Goal of Supporting an Exceptional Quality of Life for All** by maintaining and expanding infrastructure to support forecasted population growth through technology, waste management, roads, emergency services and accessibility.

ALTERNATIVES TO THE RECOMMENDATION

The tender process meets all requirements of the purchasing by-law and awarding this contract is the next step in fulfilling the requirements of the tendering process.

FINANCIAL IMPLICATIONS

Funds of \$110,000 have been budgeted for 2016 in various operating and capital accounts as shown in Table 2.

June 21, 2016

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Report No. IES16-058

Table 2

Department	Account Type	Account	Amount
Infrastructure & Environmental Services	Operating - Roads	03460	\$25,000
Infrastructure & Environmental Services	Operating - Water	04320	\$25,000
Parks and Recreation Services	Operating - Parks	07302	\$40,000
Parks and Recreation Services	Capital - Kwik Copy Trail	73107	\$15,000
Parks and Recreation Services	Capital - James Lloyd Park	73208	\$5,000
2016 Total			\$110,000

The bid was based on the submission of various unit prices and Town specified quantities. It is the intention to apply the unit prices tendered to purchase granular materials to a maximum value of the approved Operating Budget approved for this project being \$110,000.00 for 2016.

It is anticipated that the future budget for 2017 will be approved during this year's budget deliberations. This contract does not have a minimum purchasing requirement and the 2017 budget will be based on usage requirements at that time but not to exceed \$110,000.00

CONCLUSIONS

Staff recommend awarding CRFT 2015-09 – Granular Materials Registry to the Municipalities within the Regional Municipality of York be awarded to Floyd Preston Limited for a two (2) year period for the supply and delivery of granular materials.

PREVIOUS REPORTS

None

ATTACHMENTS

None

June 21, 2016

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Report No. IES16-058

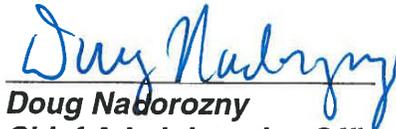
PRE-SUBMISSION REVIEW

Executive Leadership Team meeting of June 2, 2016

Prepared by: Phillip Galin, Operations Manager (Acting) - Ext. 4360



Ilmar Simanovskis
Director, Infrastructure &
Environmental Services



Doug Nadorozny
Chief Administrative Officer



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

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

DATE: *June 21, 2016*

RECOMMENDATIONS

THAT Report No. IES16-059 be received; and

THAT a left turn lane restriction pilot project be implemented at the Yonge Street and Wellington Street intersection from August 15 to October 15, 2016; and

THAT northbound and southbound left turn restrictions (buses excepted) be implemented by York Region on Yonge Street at Wellington Street between the hours of 7 a.m. to 9 a.m., and 4 p.m. to 6 p.m., Monday to Friday; and

THAT staff report back to Council following the completion of the pilot period.

PURPOSE OF THE REPORT

This report has been prepared to address the Council motion of January 20, 2015, "Pilot Project for Left Turn Restrictions for the northbound and southbound traffic during the morning and afternoon peak hours at the Intersection of Yonge Street and Wellington Street".

BACKGROUND

Council, at its meeting of January 20, 2015, adopted the following motion regarding a request for "Pilot Project for Left Turn Restrictions at the Intersection of Yonge Street and Wellington Street" during the morning and afternoon peak hours:

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

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

WHEREAS many municipalities restrict left-hand turns at high volume

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

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

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

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

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

COMMENTS

Existing Physical characteristics for Yonge Street and Wellington Street

Yonge Street is a four (4) lane arterial road under the jurisdiction of the Town of Aurora. The road has a 13.0 m pavement width, a posted speed of 50km/h, and a sidewalk on both sides. The street scape is generally commercial/retail used along this section of Yonge Street.

The weekday average of daily traffic on Yonge Street is in the order of 18,000 – 20,000 vehicles per day. These observed daily traffic volumes are within typical accepted thresholds for an arterial road, which could range up to 30,000 vehicles per day according to the Transportation Association of Canada (TAC) guidelines for arterial roads. However, the road experiences traffic delays due to the lack of turning lanes at its intersection with Wellington Street.

Yonge Street serves local and cut through traffic in addition to the Viva Blue, York Region Transit and GO busses. This corridor is a primary community destination for retail, entertainment and culture. This area also adds an historic small town and human scaled character to the downtown.

Wellington Street is an east-west regional road under the jurisdiction control of York Region. It has four (4) general purpose lanes, and it maintains a posted speed limit of 50 km/h, and a sidewalk on both sides. Additionally, there is an exclusive right turn lane for the east-west direction.

Figure 1 below shows the area in question.

Figure 1 – Area in Question

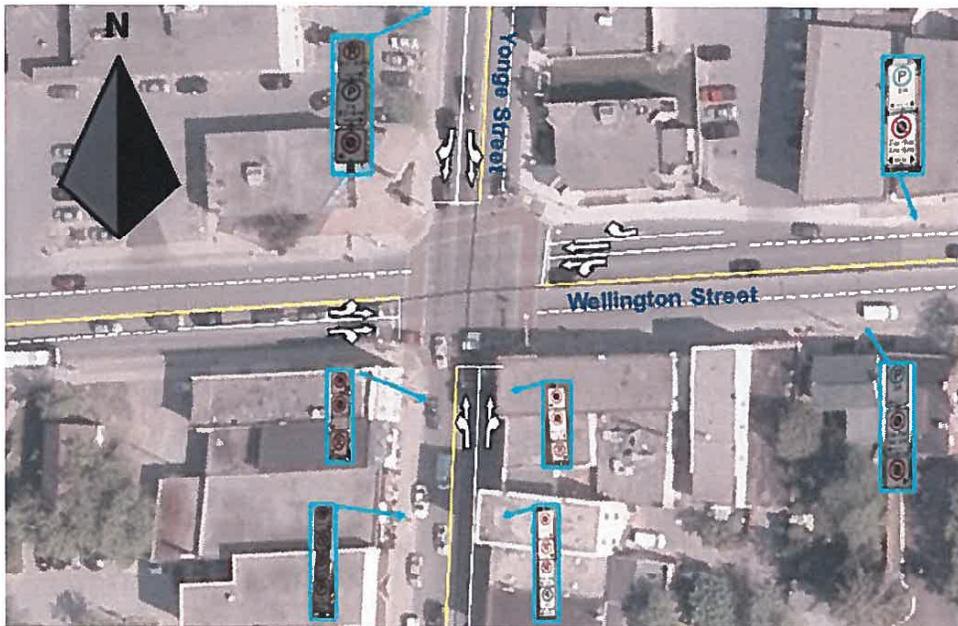


Existing Yonge Street and Wellington Street intersection configuration and on-street parking prohibitions

The Yonge Street and Wellington Street intersection is under the jurisdiction of York Region. The intersection has four lanes on each leg with two lanes in each direction, except on the east leg for the westbound direction where a 57 metre westbound right turn lane was constructed in the summer of 2005. There are two bus stops on Yonge Street, on the west side 56 metres north of the intersection and on the east side 20 metres north of the intersection. There are also two bus stops on Wellington Street, on the south side 55 metres west of the intersection and one on the northeast corner of the intersection.

Figure 2 shows the intersection configuration.

Figure 2 – Existing Yonge Street and Wellington Street Intersection Configuration



The traffic signals at the intersection are owned and maintained by York region and the existing intersection timing plans include:

- Eastbound left advance activated all day
- Southbound left advance activated from 0600 hrs to 1600 hrs
- Northbound left advance activated from 1600 hrs to 2359 hrs

The on-street parking prohibitions around the intersection are as follows:

- Yonge Street
 - North of the intersection
 - Parking prohibition – Monday to Friday 0630 hrs to 0830 hrs. One hour parking from 8:30 am to 6:00 pm, 75 metres from intersection
 - South of the intersection
 - West Side Parking prohibition from 0630 hrs to 0830 hrs, 30 metres from Intersection

June 21, 2016

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Report No. IES16-059

- East Side Parking prohibition from 1630 hrs to 1830 hrs, 30 metres from Intersection
- Wellington Street East
 - North side: Parking prohibition – Monday to Friday from 0700 hrs to 0900 hrs and 1600 hrs and 1800 hrs, on street parking starts 50 metres from intersection
 - South Side: Parking prohibition – Monday to Friday from 0700 hrs to 0900 hrs and 1600 hrs and 1800 hrs, on street parking starts 50 metres from intersection
- Wellington Street West
 - On-street parking is prohibited on both sides of Wellington Street west of Yonge Street

Time-restricted on-street parking on Yonge Street provides adequate parking turnover for shoppers and serves the business district area

The current parking restrictions along both sides of Yonge Street allow for a maximum of one (1) hour with the exception of the AM and PM peak hours where parking is not permitted to move the traffic in the downtown area. These restrictions were implemented to serve businesses and their customers and to prevent parking misuse and provide adequate turnover for customers.

Peak hours left turn restrictions at the intersection of Yonge Street and Wellington Street indicate marginal benefits to help improve the traffic operations and reduce delays at the intersection

The Town and Regional staff met on Friday May 20, 2016 to discuss the implementation of the left turn restrictions during morning and afternoon peak hours and the plan is as follows:

The Pilot Project is to be in effect from August 15, 2016 until October 15, 2016. This will provide sufficient data for the Region to determine what the impacts of the left turn prohibition has on the Regional and local Road network.

The Region will deploy two Portable Variable Message Signs (PVMS) north and south of Wellington Street and on Yonge Street on August 1, 2016 to communicate to motorists of the left turn prohibition during the AM and PM Peak hours.

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Report No. IES16-059

The Region is investigating the use of a Bluetooth reader to be strategically placed to collect travel time data, as well as completing additional traffic studies and observations.

York Regional Police will be advised of the prohibition and will be asked to monitor the intersection for compliance and enforcement.

Community engagement and feedback is a significant factor for the left turn restrictions pilot project

As this project has the potential to provide a significant change to the traffic operations at the Yonge Street and Wellington Street intersection as well as surrounding areas, there is a high priority for community engagement and feedback. If approved, staff is anticipating a rapid initiation of the following communications plan:

Objectives

- Inform residents and visitors about the Left Turn Pilot Project
- Inform local businesses about the program
- Create an online survey during the pilot program to obtain resident feedback
- Ensure results of the pilot program are communicated to residents

Strategy

- Public Service Announcement (PSA)
- Notice Board Ads
- Paid ads in The Banner to advertise the initial launch of the program (if IES budget permits)
- Website and Social Media posts – Facebook and Twitter
- Digital Screens in Town Facilities
- Electronic Signs from York Region
- Aurora Matters – External Newsletter
- Inside Aurora – Internal Newsletter
- Online Survey – via Survey Monkey

Timing will be added once dates have been established.

Measurement of Communications Tactics

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

June 21, 2016

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Report No. IES16-059

The Town and York Region will conduct traffic surveys prior and during the implementation of the left turn restrictions pilot

The Town and Region staff will conduct traffic volume counts, travel time, and queue surveys before, during and after the implementation of the pilot project. In addition, staff will observe traffic patterns and infiltration in the surrounding neighbourhoods.

Post pilot implementation- staff will report to Council on the findings of the pilot program and provide recommendations.

LINK TO STRATEGIC PLAN

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

Objective 1: Improve transportation, mobility and connectivity

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

ALTERNATIVE(S) TO THE RECOMMENDATIONS

Council may choose to not move forward with the pilot project.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report. The pilot project is being implemented and funded by the Region.

CONCLUSIONS

This report has been prepared to address the Council motion for the implementation of the northbound and southbound left turn restrictions pilot project at the intersection of Yonge Street at Wellington Street during the morning and afternoon peak hours. York Region is in support of proceeding with a pilot project to assess any potential improvements to traffic flow at this intersection. The pilot project is anticipated to start by mid-August and last for two months. During this time staff will monitor the traffic operations at the intersection and surrounding area road network. A follow up report will be presented to Council with the pilot findings.

PREVIOUS REPORTS

None

June 21, 2016

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Report No. IES16-059

ATTACHMENTS

None

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting of June 2, 2016

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



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



Doug Nadrozny
Chief Administrative Officer



**TOWN OF AURORA
GENERAL COMMITTEE REPORT No. IES16-060**

SUBJECT: *Drinking Water Quality Management Standard – Management Review*

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

DATE: *June 21, 2016*

RECOMMENDATIONS

THAT Report No. IES16-060 be received; and

THAT the meeting minutes of the Annual Management Review by Top Management be received.

PURPOSE OF THE REPORT

To provide the minutes of the Annual Management Review of the Drinking Water Quality Management System and Operational Plan as part of the Safe Drinking Water Act, 2002 and Ontario Regulation 188/07- Licensing of Municipal Drinking Water Systems.

BACKGROUND

The Ontario Government implemented the Municipal Drinking Water Licensing Program in 2007 as recommended by Justice O’Conner as a result of the Walkerton Inquiry. The Operational Plan requirement was one portion of the mandated Drinking Water Quality Management System (DWQMS) that is required by the Ministry of Environment.

The 21 Elements of the DWQMS is based on a plan, do, check, and continuous improvement principle. The Operational Plan is a document that provides an understanding of the drinking water system, the roles and responsibilities of the owner and a commitment and endorsement by the owner to provide safe drinking water.

COMMENTS

The operation and management of the water system achieved full compliance for 2015

Full requirements of the DWQMS are outlined in this report and are a critical component of the management framework under which staff and senior management are required to operate. This report details our performance for 2015 and staff is proud to report that this was a very successful year in fulfilling all requirements resulting in a very high

June 21, 2016

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Report No. IES16-060

this was a very successful year in fulfilling all requirements resulting in a very high confidence that our water system is operated and maintained to a high standard to the benefit of our community.

Operational Plan Elements

The Town of Aurora Water System Operational Plan was prepared to meet legislative requirements and was submitted to the Ministry on August 1, 2009. A Municipal Drinking Water Licence was issued August 30, 2011 to be renewed August 28th, 2016. The renewal process is in progress with staff fulfilling the necessary requirements prior to the renewal date. The status of the licence will be reported in the 2016 annual report.

A critical step in the accreditation process is the confirmation of an understanding and acceptance of the plan by Council and Senior Management. The following sections provide a summary of the document purpose and key roles and responsibilities.

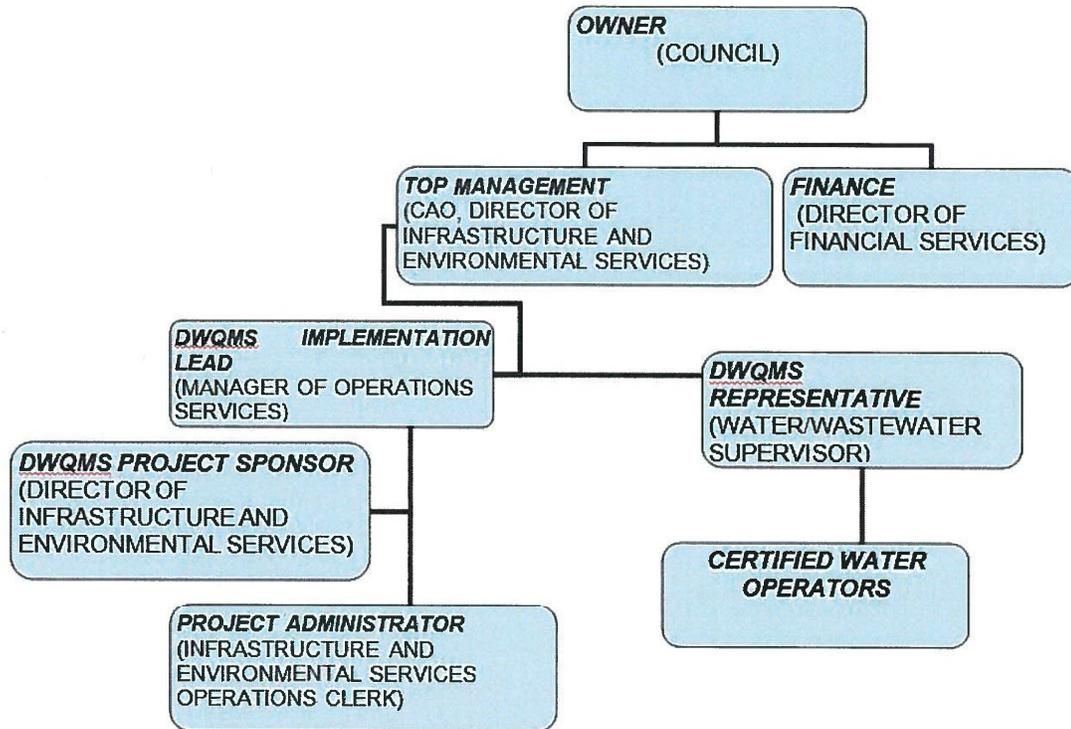
The DWQMS Operational Plan is a document that outlines all the 21 elements, which are the legislative requirements and guiding principles for each Operating Authority across the Province and that must be incorporated into its everyday operational and maintenance activities. Some of the key elements include:

- Commitment and Endorsement;
- Organizational Structure, Roles, Responsibilities and Authorities;
- Risk Assessment; and
- Emergency Management.

The elements for the commitment, endorsement and organization structure outlining the Corporation's roles and authorities must be endorsed by Council as the owner of Aurora's drinking water system.

DWQMS Management Structure

The legislation requires that proper authorities are established to ensure that the water system has qualified oversight, management support, identified ownership and financial resources. For the Town of Aurora, this structure is presented in the following organization chart. An important aspect of this structure is the identification of Council as the Owner and the body having overall responsibility for providing the necessary resources to deliver safe and reliable drinking water to the community.



Council's Role

One of the critical elements is that the Operation Plan is endorsed in writing by Top Management and the Owner, which in this case, are senior staff and the Town Council. This element requires that Top Management demonstrates its commitment to the DWQMS by being aware of the requirements and providing direction and resources as required.

The element further describes that Top Management and Council shall provide evidence of its commitment to an effective quality management system by:

- ensuring that a Quality Management System is in place that meets the requirement of this Standard;
- ensuring that the Operating Authority is aware of all applicable legislation and regulatory requirements;
- communicating the Quality Management System according to the procedure for communications; and
- determining, obtaining or providing the resources necessary to maintain and continually improve the Quality Management System;

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Report No. IES16-060

As described, Council and Top Management's commitment is a crucial part of the successful DWQMS implementation and must clearly be recognized in terms of acknowledgment of ownership and providing resources.

Role of Top Management - CAO and Director of IES

- Ensure QMS is in place and operational;
- Endorse and lead the development, implementation and maintenance of the QMS;
- Identify and obtain necessary resources to support the QMS and for the complete operation and maintenance of the drinking water system;
- Ensure the system is operating in accordance with all applicable legislation and regulations;
- Management review of the QMS;
- Communicate with Council about the QMS and the water distribution system communications lead during emergencies;

Role of Director of Financial Services

- Ensure appropriate funding is available for the QMS to deliver safe drinking water;
- Incorporate water delivery components of the budget within the overall budget presentation;
- Conduct financial audits on the QMS and the water delivery program;

Role of Project Sponsor – Director of IES

- Help orchestrate project team direction and flow;
- Assuring the systematic progression through the program's action and implementation plans;
- Ensures adequate funds are available;
- Communicate with the Mayor and Council about the QMS and the water distribution system;
- Is authorized to designate Infrastructure & Environmental Services Crew Leaders as Operators-in-Charge as required in the absence of the Infrastructure & Environmental Services Supervisors;

Role of DWQMS Implementation Lead – Manager of Operation Services

- Carry out the activities and manage programs related to the water distribution system as outlined by approval policies, procedures and legislative requirements;
- Appoints QMS Representative;
- QMS Implementation Lead;
- Preparation of budget and program;
- Assessment of supervisor's personnel performance (annual);

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Report No. IES16-060

- Ensures adequate staffing is available at all times;
- Recommendation of system improvements;
- Emergency response planning and training;
- Reports on Operations and the QMS to Top Management and the CEO through management review meeting, on an annual basis, to evaluate the continuing suitability, adequacy, effectiveness and compliance of the DWQMS;

Role of DWQMS Representative – Water/Wastewater Supervisor

- Carry out the activities and manage programs related to the water distribution system as outlined by approval policies, procedures and legislative requirements;
- Communication/liaison with the Water Treatment Plants run by the Region of York;
- Act on and report incidents of non-compliance;
- Assessment of operator's personnel performance (annual);
- Reporting of distribution system performance to the Manager of Operations Services;
- Maintains regulatory compliance;
- Is the system overall responsible operator schedules work assignments;
- Monitors water quality and demand;
- Supervises operations and maintenance staff;
- Maintains provincial operator licensing at system certification level;
- Organizes work-safety program;
- Assists in the development of the facility budget;
- Maintain and update QMS as required;
- Identifies co-ordinates and communicates staff training programs to comply with appropriate legislation;
- Recommendation of system improvements;
- Emergency response planning and training;
- Reports on Operations and the QMS to Top Management and the CEO through management review meeting, on an annual basis, to evaluate the continuing suitability, adequacy, effectiveness and compliance of the DWQMS;
- Develop procedures and processes for assuring water quality;

Certified Operators

- Monitor, maintain and operate the distribution system in accordance with established standard operating procedures;
- Document all operating activities in accordance with provincial legislation and established operating procedures;
- Report on and act on incidents of non-compliance;
- Report any abnormal conditions to the Supervisor;
- Carry-out duties and tasks as assigned by the Supervisor and as per established water distribution policies and procedures;

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Report No. IES16-060

- Is the designated operator-in-charge;
- Files records;
- Attends training;
- Receives and communicates external complaints;
- Regularly communicates to the Quality Manager;
- Maintains operator's license;

Internal Audit, System Audit, Inspections and Management Review

As part of the oversight responsibilities, the management team is required to conduct internal program audits, external third party system and inspection audits and an annual management team review.

Aurora's annual internal audit was performed by the AET Group on December 1, 2015. All 21 Elements of Aurora's Operational Plan were audited to ensure "we do what we say we do". A copy of the AET Group Audit report, Appendix "A" is attached.

The external accreditation audit is required to be performed annually by a Ministry approved auditor, NSF. An off-site system audit took place June 16, 2015. All 21 Elements of Aurora's Operational Plan were audited to ensure "we do what we say we do". A copy of NSF Audit report, Appendix "B" is attached.

An unannounced inspection of The Town of Aurora's Drinking Water Distribution System is conducted annually by The Ministry of Environment. The primary focus of this inspection is to conform compliance with the Ministry of Environment and the Climate Change (MOECC) legislation as well as evaluating conformance with ministry drinking water policies and guidelines during the inspection period. The MOE System Inspection Report, Appendix "C" is attached.

The Plan also requires that a Management Review meeting be held annually to review the system performance and identify necessary actions to ensure compliance with the regulations. The Management Review meeting was held on March 4, 2016, in which the audit results were reviewed. The Management Review minutes, Appendix "D" are attached.

LINK TO STRATEGIC PLAN

Objective 2: Invest in sustainable infrastructure

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

ALTERNATIVE(S) TO THE RECOMMENDATIONS

There are no alternatives to this report. Council's commitment and endorsement for the

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Report No. IES16-060

Aurora's Drinking Water Quality Management System (DWQMS) Operational Plan is a requirement under the Safe Water Drinking Act, 2002, and Ontario Regulation 188/07-Licensing of Municipal Drinking Water Systems.

FINANCIAL IMPLICATIONS

A budget of \$20,000 is requested annually through the water operating budget to support external audit costs and training and development costs of the DWQMS system as required. This amount will be carried into future budgets as a requirement for demonstrating financial support to the ongoing maintenance of the DWQMS and will be adjusted as required to ensure adequate funding is in place.

CONCLUSIONS

The Town has now completed all the requirements to maintain its accreditation under the Drinking Water Quality Management Standard for 2015. As Owner of the system, Council will receive periodic reports on the performance and financial aspects of the Town's water distribution system.

PREVIOUS REPORTS

N/A

ATTACHMENTS (Note: Attachments can be accessed at <http://www.aurora.ca/TownHall/Pages/Council-and-Committee-Meetings/Agendas-and-Minutes.aspx>)

- Appendix "A" AET Group Internal Audit Report (December 1, 2015)
- Appendix "B" NSF System Audit Report (June 16, 2015)
- Appendix "C" MOE System Inspection Report (August 6, 2015)
- Appendix "D" Minutes of Management Review Meeting (March 4, 2016)

PRE-SUBMISSION REVIEW

Executive Leadership Team meeting of June 2, 2016

Prepared by: Lindsay Hayworth, Supervisor, Water/Wastewater - Ext. 3442



Ilmar S. Imanovskis
**Director, Infrastructure &
Environmental Services**



Doug Nadorozny
Chief Administrative Officer



TOWN OF AURORA
GENERAL COMMITTEE REPORT **No. PRS16-030**

SUBJECT: *Award of Tender PRS2016-38 James Lloyd Park Playground Equipment*

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

DATE: *June 21, 2016*

RECOMMENDATIONS

THAT Report No. PRS16-030 be received; and

THAT Tender PRS2016-38 James Lloyd Park Playground Equipment, Capital Project No. 73208 be awarded to Play Power LT Canada Inc.; and

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

PURPOSE OF THE REPORT

To obtain Council authorization to award Tender PRS2016-38 for the provision and installation of Playground Equipment in James Lloyd Park in accordance with the Procurement By-law

BACKGROUND

James Lloyd Park Playground equipment was initially installed when the Park was constructed in 1994. This playground is nearing the end of its service life as defined by its current condition and the Corporations Capital Asset Management Plan, where playground equipment is forecast to provide a useful service life of 20 years.

At the end of this year, this particular Playground will have been in service for 22 years and based on its aging condition and non-compliance with current CSA Safety and Accessibility Standards, staff is recommending that the new equipment be approved in the 2016 Capital Budget.

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Report No. PRS16-030

COMMENTS

With respect to accessibility, the playground equipment is certified compliant with CSA standard CAN/CSA-Z614-14. The playground also complies with Annex "H" requirements for accessibility and inclusiveness and exceeds the requirements for play activities accessible by transfer station, as well; it exceeds the requirements for ground level activity types and quantities. There are two transfer stations provided. Inclusive play components for differently abled users include auditory, sensory and tactile activity panels.

Furthermore, an accessible ground surface will be provided in the form of wood mulch, drop curbs will be provided in locations in close proximity to the transfer stations, and an accessible walkway surrounds the playground. The playground design was presented and approved at the June 1st, 2016 Accessibility Committee meeting.

Tender Number PRS2016-38 was issued on the open market on April 14, 2016 and a total of seventeen (17) companies picked up the tender documents. On May 3, 2016 the Tender Opening Committee received two (2) bids. The lowest compliant bidder for this tender was \$113,572.15 as per the following summary:

	FIRM NAME	TOTAL BID PRICE (excl taxes)
1	Play KSL/ Kayscott Holding Limited	\$129,995.00
2	Play Power LT Canada Inc.	\$113,572.15

Verification of the Tenders has been completed and business references provided by the low bidder were followed up by the Parks and Recreation Services Department. The Tender submitted by the low bidder is compliant with purchasing protocol and the reference checks were favorable.

LINK TO STRATEGIC PLAN

The Award of Tender supports the ***Strategic Plan Goal of Supporting an Exceptional Quality of Life for All*** by **encouraging an active and healthy lifestyle.**

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

ALTERNATIVE(S) TO THE RECOMMENDATIONS

1. Council could defer replacement of this playground until a future date and continue to maintain the existing playground ,however given the age and noncompliance

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Report No. PRS16-030

issues associated with this existing equipment this may not be the most viable alternative

2. Further Options as required.

FINANCIAL IMPLICATIONS

The overall budget for Capital project No.73208 is \$150,000 which includes \$35,000.00 for site preparation and restoration works which will be conducted in house by Parks Division Staff.

The total expenditure for Project 73208 will be \$148,527.15 as outlined in the financial summary table below:

Capital Project # 73208 Total Approved Budget	\$150,000.00
Tender PRS2016 -38 James Lloyd Park Playground Equipment	\$113,572.15
Removal of existing equipment and site prep.	\$10,000.00
New safety surface , sub drainage and site restoration	\$25,000.00
Sub Total	\$148,572.15
Approved budget	\$150,000.00
Budget Variance	\$1,428.15
Total Project Cost	\$148,572.15

CONCLUSIONS

The Tender review has complied with the Purchasing By-law requirements and it is recommended that PRS2016-38 for the provision and installation of Playground Equipment in James Lloyd Park be awarded to Play Power LT Canada Inc.

And that all site preparation, safety surfacing, drainage and other works required to facilitate this Playground installation be completed in-house by Parks Division staff.

PREVIOUS REPORTS

None.

ATTACHMENTS

None.

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Report No. PRS16-030

PRE-SUBMISSION REVIEW

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

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



Allan D. Downey
Director of Parks and Recreation



Doug Nadorozny
Chief Administrative Officer



**TOWN OF AURORA
GENERAL COMMITTEE REPORT No. PRS16-034**

SUBJECT: *Aurora Sports Hall of Fame Capital Improvements*
FROM: *Allan D. Downey, Director of Parks & Recreation Services*
DATE: *June 21, 2016*

RECOMMENDATIONS

THAT Report No. PRS16-034 be received; and

THAT direction be provided to staff with respect to funding the Capital Improvements for the Aurora Sports Hall of Fame.

PURPOSE OF THE REPORT

To obtain Council direction regarding the funding model for proposed Capital Improvements for the Sports Hall of Fame.

BACKGROUND

Nancy Black and Michelle Johnson made presentation to the June 7th, 2016 General Committee meeting to seek endorsement of the proposed Capital Improvements to the Aurora Sports Hall of Fame.

COMMENTS

At that meeting, General Committee requested that the Aurora Sports Hall of Fame Committee provide the estimated cost for the proposed Capital Improvements.

Staff have attached the presentation as well as budget details provided by the Aurora Sports Hall of Fame.

LINK TO STRATEGIC PLAN

The Aurora Sports Hall of Fame 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:

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Report No. PRS16-034

Celebrating and Promoting our Culture: Expand opportunities and partnerships that contribute to the celebration of culture in the community.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

None.

FINANCIAL IMPLICATIONS

Funding for these proposed improvements has not been considered in the 2016 Capital Budget. The budget estimate provided by the Aurora Sports Hall of Fame is estimate at \$77,050.00. The Aurora Sports Hall of Fame has identified a contribution of \$18,200.00 and a request for the outstanding balance of \$58,850.00 The options available to Council with regards to funding source are:

1. Full funding can be provided from the Facilities Repair and Replacement Reserve Fund in the amount of \$58,850.00.
2. Full funding can be provided from the outstanding balance in the Sports Plan Reserve Fund in the amount of \$43,862.00 in combination with funding from Facilities Repair and Replacement Reserve Fund in the amount of \$14,988.00.
3. Less than full funding can be provided from either Reserve.
4. Council can direct staff to refer this item to the 2017 Capital Budget Review.

CONCLUSIONS

The Aurora Sports Hall of Fame has had a very positive impact on elevating the profile and significance of sports in the community. The proposed improvements identified by the Aurora Sports Hall of Fame Committee further increase the profile of the Hall and have lasting benefits to the legacy of sport and the individuals who have been recognized for their contributions.

PREVIOUS REPORTS

None.

ATTACHMENTS

Attachment #1 – Presentation “The Grand Re-Opening” by Nancy Black, to the June 7th, 2016 General Committee meeting (available at <http://www.aurora.ca/TownHall/Pages/Council-and-Committee-Meetings/Agendas-and-Minutes.aspx>)

Attachment #2 – Budget Details for Proposed Aurora Sports Hall of Fame Capital Improvements

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Report No. PRS16-034

PRE-SUBMISSION REVIEW

CAO Review

Prepared by: Allan D. Downey, Director of Parks & Recreation Services - Ext. 4752



Allan D. Downey
Director of Parks and Recreation



Doug Nadorozny
Chief Administrative Officer

Attachment #2

BUDGET DETAILS



Project Budget

Design Fees:	\$20,000
Display cases:	\$12,000
New Inductee Wall:	\$4,700
Column Wraps:	\$3,750
Display Cabinet:	\$2,100
Sports Legacy Graphics:	\$2,000
Interactive Wall:	\$10,000
Sponsor Recognition:	\$1,500
Title Wall:	\$4,250
Education Wall:	\$1,100
Honoured Members:	\$1,000
Exterior Signage:	\$5,000
Hanging Sign:	\$750
Staff and Admin:	\$8,900
Total Costs:	\$77,050

Total Project Budget: \$77,050
ASHoF Contribution: \$18,200
Requested Amount: \$58,850

General Council Delegation June 7, 2016



TOWN OF AURORA
GENERAL COMMITTEE REPORT No. PDS16-041

SUBJECT: *Cultural Precinct Public Consultation Process & Timeline*

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

DATE: *June 21, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-041 be received; and

THAT the public consultation and engagement process and timeline, as described in this report, be endorsed.

PURPOSE OF THE REPORT

The purpose of this report is to seek Council endorsement of the public consultation and engagement process and timeline for the Cultural Precinct as described. Staff have prepared a survey questionnaire and social media strategy for public input and outreach to occur during July, August and September; with additional community consultation to be scheduled in the early fall.

BACKGROUND

On April 19, 2016, Report No. PDS16-026 was before the General Committee of Council regarding the Cultural Precinct Conceptual Plans which were prepared by FOTENN; the Town's Planning and Design Consultants. The General Committee passed a resolution endorsing the planning approval process outlined in the report and directed staff to prepare reports and schedule public consultations. Furthermore, on May 3, 2016, Report No. PRS16-028 was before the General Committee regarding the Repurposing Study for the Town owned buildings located in Library Square. The General Committee passed a resolution in this regard notionally agreeing that regardless of the path chosen, a large investment would be required from the Town to move this project forward.

Report No. PDS16-026 identified four milestones with respect to the Cultural Precinct Planning Timelines as follows:

- **Milestone 1:** April 19, 2016 - Council Approval of the Guiding Principles for the Cultural Precinct;

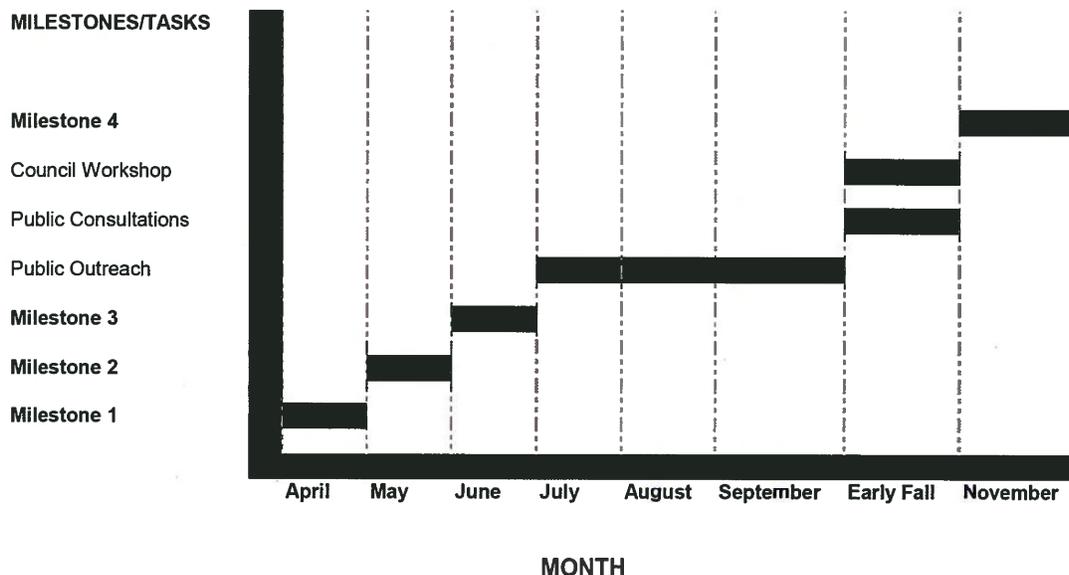
- **Milestone 2:** May 3, 2016 - Council receipt of the re-purposing study and approval of a “notional” budget for future investment in the Cultural Precinct;
- **Milestone 3:** June 21, 2016 - Council Endorsement of Public Consultation/Engagement process (subject of this report); and
- **Milestone 4:** Fall 2016 - Council Direction of a Concept Plan for the Cultural Precinct that will involve either the repurposing or demolition of Town owned buildings.

On May 10, 2016, Council outlined a number of initiatives that they would like to include as part of the public input with respect to the Cultural Precinct; which therefore changed the completion date for Milestone 3. Staff have therefore provided a public consultation process and revised timeline as follows. This is not expected to delay the completion of the final milestone.

COMMENTS

Revised Timeline and Strategy

The following public consultation process will be prefaced with the project background and the goal of revitalizing Yonge Street which dates back to the Aurora Promenade Secondary Planning Process. Therefore, and in accordance with Council direction, staff are proposing to revise the timeline for the Cultural Precinct planning/public consultation process as follows:



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Report No. PDS16-041

- **July/August/September 2016:**
 - Meet with Town Centre Ratepayers Group;
 - public outreach including short questionnaire targeted for various Town events such as Doors Open, the Farmer's Market and Concerts in the Park;
 - on-line survey; and
 - social media strategy.
- **Early Fall 2016**
 - Two public consultation sessions; one targeted for the area rate payers and the other for the general public as a whole;
 - meeting with interested community groups such as the Aurora Chamber of Commerce; and
 - facilitated Council Workshop where the results of the public consultation will be presented and Council will provide their input.
- **November 2016**
 - Council consideration of a final plan for the Cultural Precinct.

Consultation Details

Public Outreach in July/August

In an attempt to not be onerous, the questionnaire designed for the public outreach targeted for the Town events described above will be very short and direct. Generally, there will be two or three questions which will ask participants if they favour Block 1 (Library Square) and Block 3 (Town Park) remaining as is; or would they favour the implementation of the Concept Plans. Participants will also have the opportunity to provide their own ideas. Participants will be shown pictures of existing conditions and renderings/photos of the proposed concepts. Participants will then be asked if they wish to participate in a short, but detailed on-line survey regarding the proposed Concept Plans and the Repurposing Study.

The on-line survey will provide for an opportunity to provide greater information with respect to the project background. The questionnaire will be short but detailed and will contain specifics about existing conditions and proposed concepts;

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Report No. PDS16-041

including asking preferences with respect to the proposed repurposing of the former library, former seniors centre and armoury as identified in the Repurposing Study. The survey/questionnaire will focus on Blocks 1 and 3 as the potential for major structural changes are in those two blocks.

Social Media Strategy

The social media strategy will include video vignettes of each area of the Cultural Precinct, messaging regarding updates of the project, 'did you knows' of the area/project and information regarding upcoming consultations, paid ads and twitter poll. The social media strategy will be timed as follows:

Videos: Summer/Fall 2016

Twitter poll: Fall 2016

Messages: Summer/Fall 2016

Public Consultations in September

Staff will schedule two public consultation sessions in early fall. The first is intended to be primarily for the area rate payers and the second is intended to be for the general public as a whole. The public consultations will generally be structured as follows:

- Staff will briefly present the background for both the Cultural Precinct Conceptual Plans as well as the Repurposing Study;
- staff will then present the details with respect to the findings of the respective studies; and
- staff will then field any questions the public may have, as well as obtain any input with respect to the studies.

The consultations with interested community groups such as the Aurora Chamber of Commerce will follow a similar format.

Council Workshop/Meeting

The results of all of the above noted consultation methods will be collected, analyzed and presented to Council in a workshop in the fall. Council will then have the opportunity to give their input with respect to the results of the public consultation; and provide direction with respect to the Cultural Precinct. Staff are proposing that the final decision with respect to establishing a Concept Plan for the Cultural Precinct which would involve either the repurposing or demolition of Town owned buildings in Library Square could take place as early as November 2016.

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Report No. PDS16-041

LINK TO STRATEGIC PLAN

The Cultural Precinct Plan supports the Strategic Plan goal of **Supporting an exceptional quality of life for all** through the following key objectives:

- *Develop a Cultural Master Plan that includes heritage, music, and art to promote more cohesive and coordinated cultural services;*
- *expand opportunities and partnerships that contribute to the celebration of culture in the community; and*
- *actively promote and support a plan to revitalize the downtown that includes culture.*

ALTERNATIVE(S) TO THE RECOMMENDATIONS

1. Council may wish to direct staff to engage in an alternative public consultation approach or timeline.

FINANCIAL IMPLICATIONS

The financial implications associated with this project have and will be reported in other staff reports.

PREVIOUS REPORTS

- PR15-026 - Award of Request for Proposal PRS 2015-77 Cultural Precinct Plan, September 15 and December 1, 2015;
- PRS15-040 - Purchase Order Increase for Cultural Precinct Consultant, December 1, 2015;
- PRS16-006 - Status of the Cultural Precinct Plan, January 19, 2016;
- PDS16-026 - Cultural Precinct/Library Square Repurposing Endorsement of Planning Approvals Process, April 19, 2016; and
- PRS16-028 - Seeking Council Investment for Library Square Repurposing Study, May 3, 2016.

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Report No. PDS16-041

CONCLUSIONS

As stated in this report, staff and their consultants have undertaken a study and prepared some conceptual plans with respect to the Town's Cultural Precinct. In addition, a repurposing study was also undertaken regarding the Town owned buildings in the Precinct. In previous staff reports to Council, milestones have been identified with respect to establishing a Concept Plan for the Cultural Precinct which would involve either the repurposing or demolition of Town owned buildings in Library Square. Council has since expressed their desire for further public input with respect to the Cultural Precinct; which has therefore changed the completion date for Milestone 3; however, it is not expected to delay the final milestone. Staff have therefore provided a public consultation process and revised timeline for which Council endorsement is being requested.

ATTACHMENTS

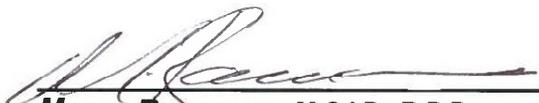
Figures

Figure 1 - Location Map: Cultural Precinct Study Area

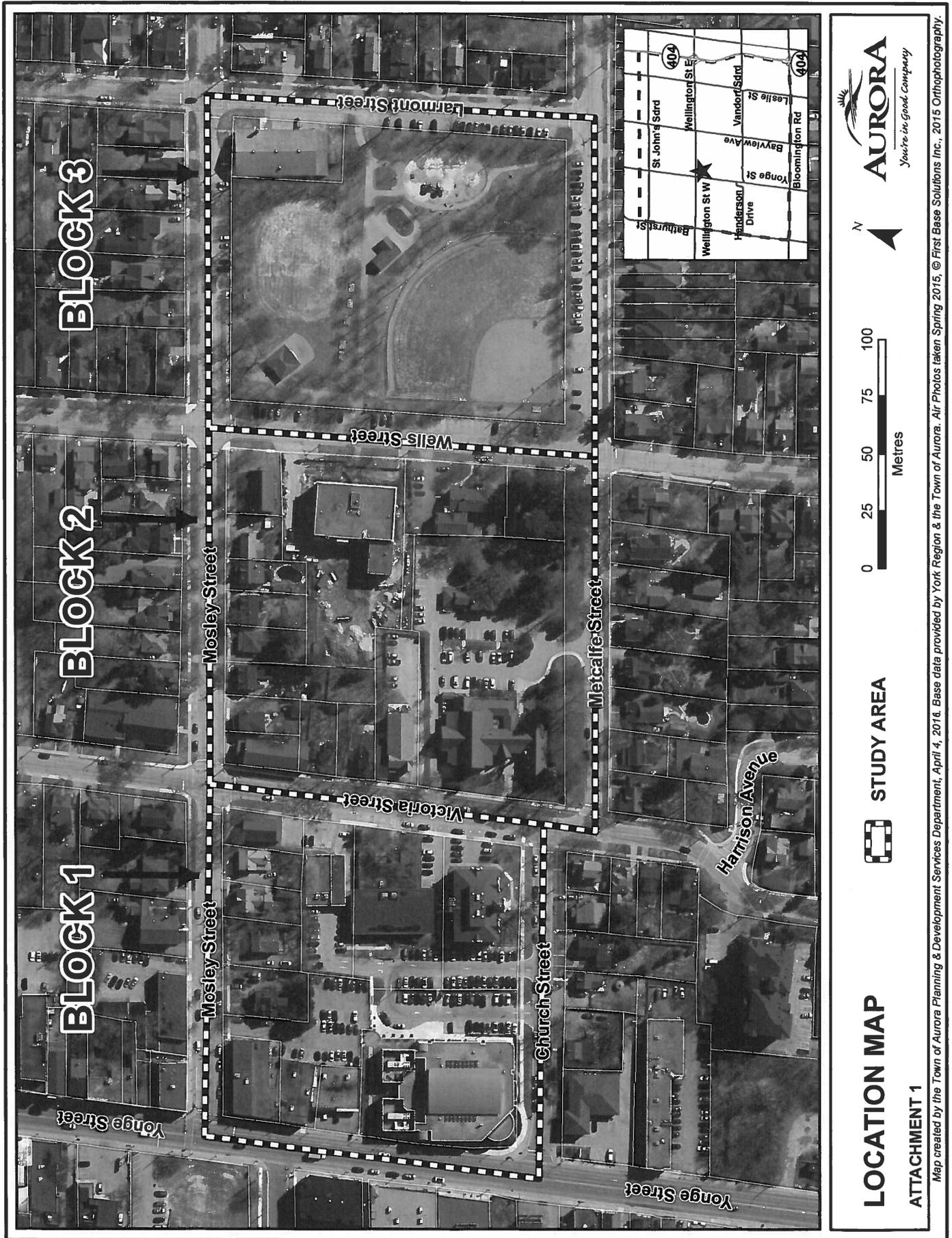
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting - June 2, 2016.

Prepared by: Fausto Filipetto, Senior Policy Planner, Extension 4342


Marco Ramunno, M.C.I.P., R.P.P.
**Director of Planning & Building
Services**


Doug Nadorozny
Chief Administrative Officer





TOWN OF AURORA
GENERAL COMMITTEE REPORT **No. PDS16-044**

SUBJECT: *Application for Exemption from Part Lot Control
Casing Developments Inc.
Blocks 13, 15, 18 & 21 Plan 65M-4478 being
65R-36332 and 65R-36333
File Number: PLC-2016-04*

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

DATE: *June 21, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-044 be received; and

THAT the Application for Exemption from Part Lot Control submitted by Casing Developments Inc. to divide Blocks 13, 15, 18 and 21, on Plan 65M-4478 into 26 separate lots for townhouse units be approved; and

THAT the Part Lot Control Exemption By-law be introduced and enacted at a future Council meeting.

PURPOSE OF THE REPORT

The purpose of this report is to seek Council's approval of a Part Lot Control Exemption By-law applying to Blocks 13, 15, 18 and 21 on Plan 65M-4478.

Part Lot Control Exemption Defined

Section 50 of the *Planning Act* grants municipalities the authority to pass a By-law to exempt lands within a Registered Plan of Subdivision from the Part Lot Control provisions in the Act. This process is used to lift Part Lot Control restrictions from lands within Registered Plans of Subdivision to create parcels for sale and freehold title. It is primarily used for semi-detached and townhouse developments after construction has started to accurately set the boundary lines between the residential units.

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Report No. PDS16-044

BACKGROUND

A Draft Plan of Subdivision, including the subject blocks (Blocks 13, 15, 18 & 21 Plan 65M-4478), was registered on January 8, 2016. A Part Lot Control Application to allow the creation of Townhouse lots was received by the Town on April 26, 2016.

Location/ Land use

The lands subject to the Part Lot Control Application form part of the Bayview Northeast 2B Secondary Plan (See Figure 1). The subject lands are located north of Wellington Street East and west of Leslie Street. The surrounding lands uses are as follows:

North: vacant residential lands

South: vacant residential lands and Wellington Street East;

East: Central York Fire Station and the Stronach Aurora Recreation Complex; and

West: residential lands within the 2B Secondary Plan.

Proposal

The Owner, Casing Developments Inc., is currently developing the subject lands identified as Blocks 13, 15, 18 & 21 on Plan 65M-4478 (see Figure 2). The subject blocks comprise a total of 26 street townhouse units fronting onto Elyse Court. The dwellings are currently under construction.

Town of Aurora Official Plan

The subject lands are designated as "Medium- High Density Residential" by the Town of Aurora Official Plan Amendment No. 30. The Medium- High Density Residential Designation permits street and/or block row houses. The location and size of such areas are intended to provide a strong built form presence along Wellington Street East and ensure an appropriate transition to the lower density housing type. The subject proposal is consistent with the housing forms on the local streets within the registered plan.

Zoning By-law

The subject lands are zoned Row Dwelling Residential "R6-53" Exception Zone and Row Dwelling Residential "R6-54" Exception Zone within the Town of Aurora By-law 2213-78, as amended. The "R6-53" and "R6-54" Exception Zones primarily permits residential uses such as townhouse units. The proposed developments conform to the Zoning By-law. The existing zoning map is detailed on Figure 1, as attached.

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Report No. PDS16-044

COMMENTS

The Applicant is requesting an exemption from Part Lot Control (as provided for under Section 50(7) of the *Planning Act*) for the following:

Blocks 13, 15, 18 & 21 on Plan 65M-4478 as a means of achieving the proposed lot divisions (see Figure 3 & 4).

The subject Application was circulated to all relevant internal departments and no objections were received. The lots that comprise the subject Application comply with the provisions of both the Official Plan and the Zoning By-law and are consistent with the Subdivision Agreement (File No. SUB-2006-01) registered over the subject lands. The Part Lot Control Application applies to 26 of the total 134 townhouse lots. The remaining lots will be subject to a future Part Lot Control Application. No additional lots are being created to what was draft plan approved.

LINK TO STRATEGIC PLAN

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

Strengthening the fabric of our community: approval of the subject Applications will assist in **collaborating with the development community to ensure future growth includes housing opportunities for everyone.**

ALTERNATIVE(S) TO THE RECOMMENDATIONS

None.

FINANCIAL IMPLICATIONS

None.

PREVIOUS REPORTS

General Committee Report No. PDS16-013, dated March 22, 2016.

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Report No. PDS16-044

CONCLUSIONS

The Planning & Development Services Department has reviewed the subject Part Lot Control Exemption Application in the context of the Official Plan, the Zoning By-law and Subdivision Agreement respecting the subject lands. Planning & Development Services Staff support the subject Part Lot Control Exemption Application to facilitate the creation a total of 26 freehold lots for townhouse dwellings and accordingly, recommend that the Part Lot Control By-laws be enacted at a future Council meeting.

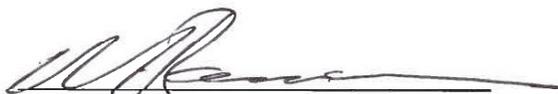
ATTACHMENTS

- Figure 1- Location/Zoning Map – Casing Developments Inc.
- Figure 2- Registered Plan of Subdivision – 65M-4478
- Figure 3- Blocks 13 and 15 (Reference Plan – 65R-36332)
- Figure 4- Blocks 18 and 21 (Reference Plan – 65R-36333)

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – June 2, 2016

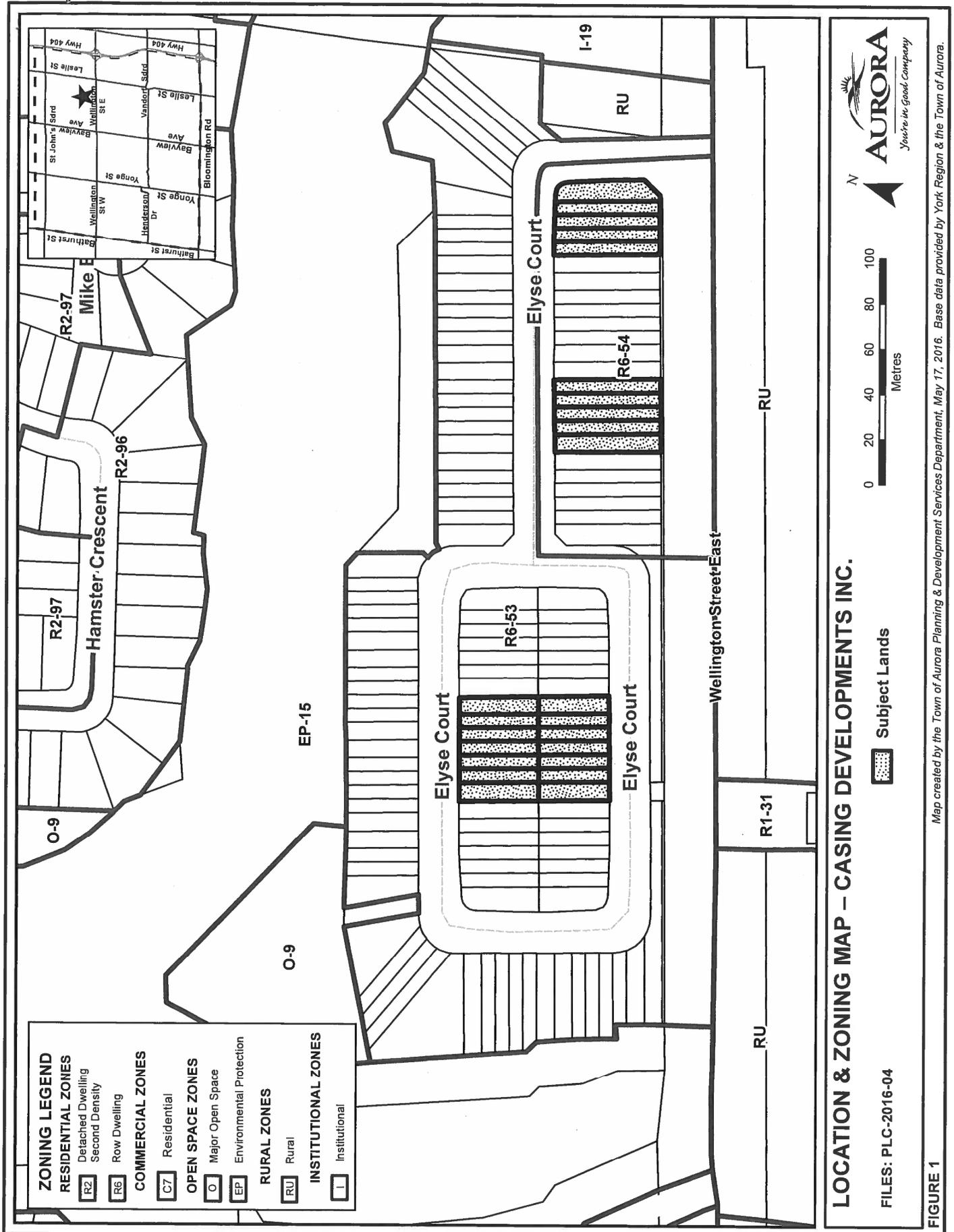
Prepared by: Lawrence Kuk, Planner - Ext. 4343

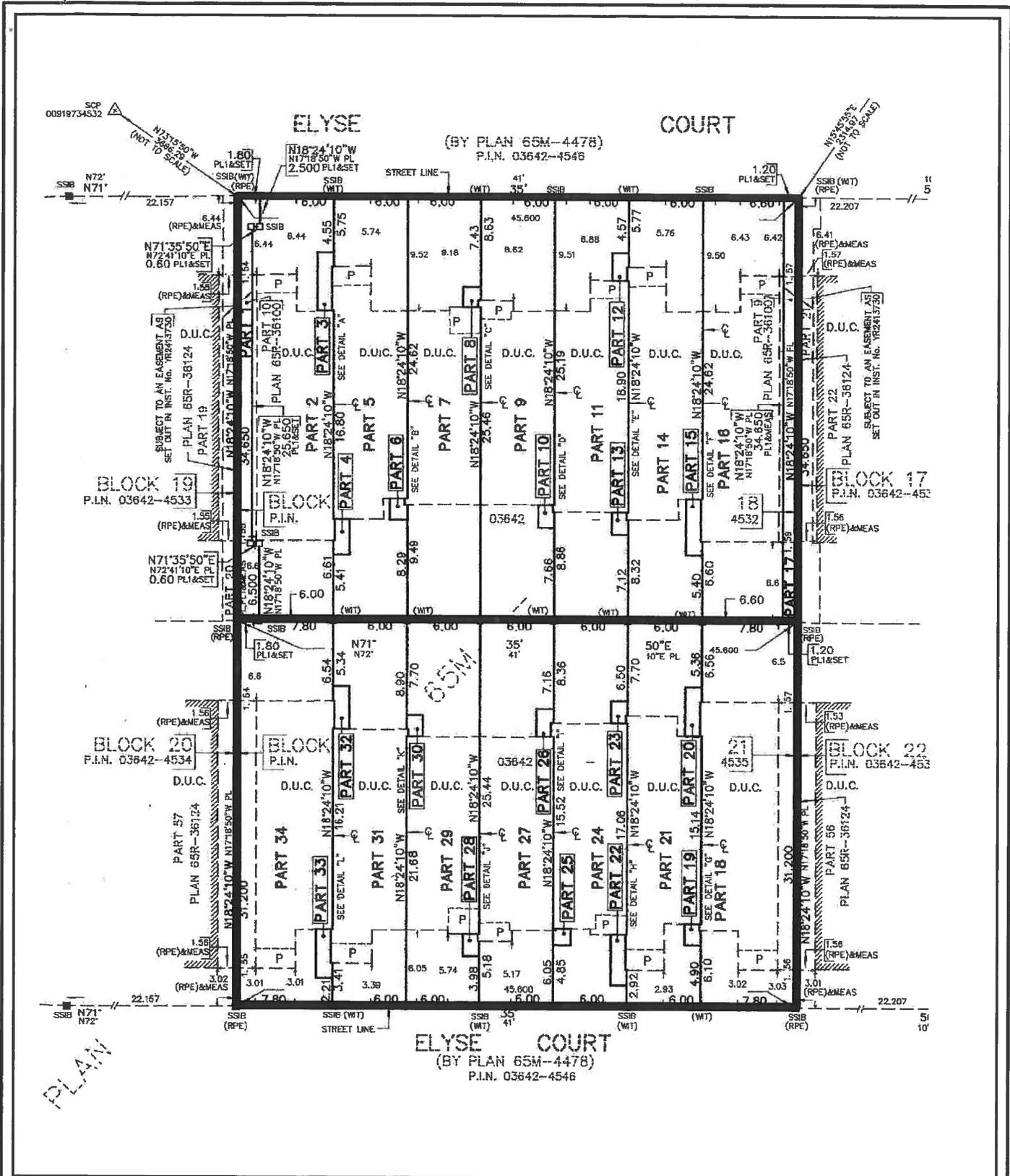


Marco Ramunno, MCIP, RPP
Director of Planning & Building
Services



Doug Nadorozny
Chief Administrative Officer





SUBJECT BLOCK 18 & 21 (REFERENCE PLAN - 65R-36333)

APPLICANTS: CASING DEVELOPMENTS INC.
 FILE: PLC-2016-04



SUBJECT BLOCK



FIGURE 4

Map created by the Town of Aurora Planning Department, May 17, 2016. Base data provided by Randy-Pentek & Edward Surveying LTD.



TOWN OF AURORA
GENERAL COMMITTEE REPORT **No. PDS16-045**

SUBJECT: *Request for Street Name Approval*
2351528 Ontario Limited and Aurora- Leslie Developments Limited
(Emery Investments)
15625 and 15775 Leslie Street
File Number: SUB-2014-01

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

DATE: *June 21, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-045 be received; and

THAT the following street names for the proposed roads within the approved Draft Plan of Subdivision, File SUB-2014-01 be approved:

STREET "1"
STREET "2"

MONARCH PARK GATE
ADDISON HALL CIRCLE

PURPOSE OF THE REPORT

To seek Council approval of the street names proposed by 2351528 Ontario Limited and Aurora- Leslie Developments Limited (Emery Investments). 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 names be approved for the site at this time.

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Report No. PDS16-045

COMMENTS

The proposed names were brought forward by 2351528 Ontario Limited and Aurora-Leslie Developments Limited (Emery Investments), who first had the opportunity to review the Approved Bank of Street Names. After careful consideration, the applicant has proposed that Street 1 take the name Monarch Park Gate and Street 2 take the name Addison Hall Circle. The proposed name of Street 1 is the name of the best horse previously boarded at the Addison Hall Horse Farm and the proposed name of Street 2 is of the original farm's name. The proposed names have been approved by Central York Fire Services and by the Regional Municipality of York.

LINK TO STRATEGIC PLAN

The proposed draft plan of condominium 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 names, 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

Public Planning Report No. PL14-046, June 25, 2014;
General Committee Report No. PL14-054, September 16, 2014;
General Committee Report No. LLS15-002, January 13, 2015; and
General Committee Report No. PL15-011, February 3, 2015.

CONCLUSIONS

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

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Report No. PDS16-045

ATTACHMENTS

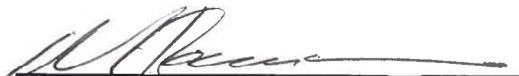
Figure 1 – Location Map

Figure 2 – Proposed Plan of Subdivision

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – June 2, 2016.

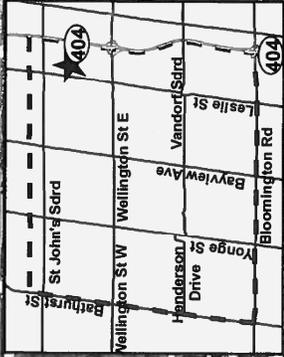
Prepared by: Mark Lemmon, GIS Analyst - Ext. 4348



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



**Doug Nadorozny
Chief Administrative Officer**



LOCATION MAP

APPLICANT: 2351528 ONTARIO LIMITED AND AURORA -

LESLIE DEVELOPMENTS LIMITED (EMERY INVESTMENTS)

FILE: SUB-2014-01

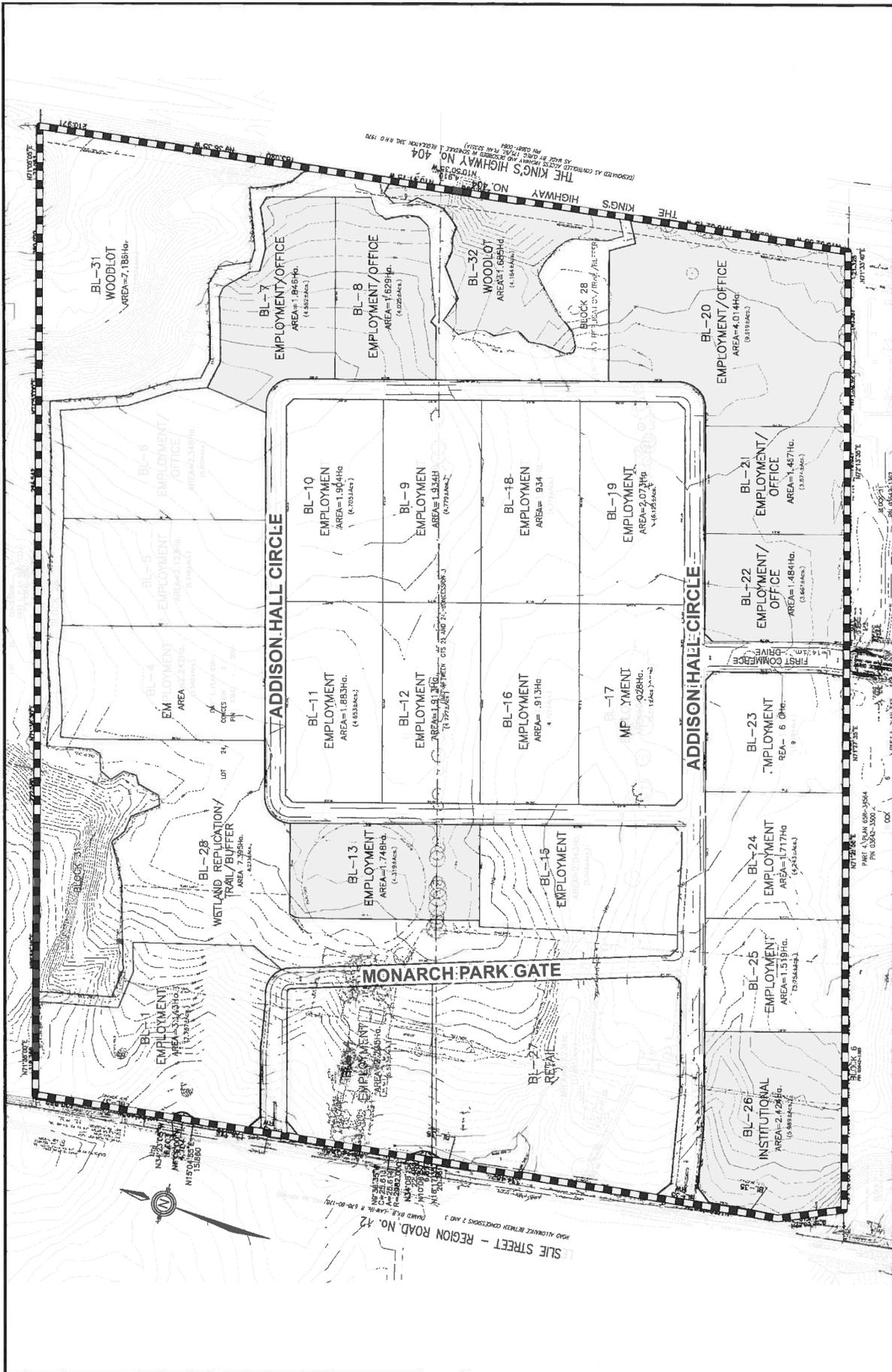
FIGURE 1



Subject Lands



Map created by the Town of Aurora Planning & Development Services Department, May 13, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015, © First Base Solutions Inc., 2015 Orthophotography.



Subject Lands

PROPOSED PLAN OF SUBDIVISION
 APPLICANT: 2351528 ONTARIO LIMITED AND AURORA -
 LESLIE DEVELOPMENTS LIMITED (EMERY INVESTMENTS)
 FILE: SUB-2014-01
 FIGURE 2

Map created by the Town of Aurora Planning & Development Services Department, May 13, 2016. Drawing provided by KLM Planning Partners Inc.



TOWN OF AURORA
GENERAL COMMITTEE REPORT **No. PDS16-047**

SUBJECT: *Applications for Official Plan Amendment and
Zoning By-law Amendment
Ashlen Holdings Inc.
13859, 13875, 13887 Yonge Street
Part of Lots 15 & 16, Registered Plan 166
Related File: SUB-2015-04
File Numbers: OPA-2015-03 and ZBA-2015-08*

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

DATE: *June 21, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-047 be received; and

THAT Application to Amend the Official Plan File No. OPA-2015-03 (Ashlen Holdings Inc.), to re-designate the land use designation to allow 30 residential lots on the subject lands be approved; and

THAT Application to Amend the Zoning By-law File No. ZBA-2015-08 (Ashlen Holdings Inc.), to allow 30 single detached 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 30 single detached dwelling lots on the subject lands having a total area of 4.3 hectares.

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Report No. PDS16-047

BACKGROUND

History

The subject Official Plan and Zoning By-law Amendment applications were submitted on August 6, 2015. The initial application was for 42 lots on the subject lands. On September 10, 2015, a Notice of Complete Application respecting the Official Plan and Zoning By-law Amendments as well as the related Draft Plan of Subdivision Amendment were published in the Auroran and Aurora Banner newspapers.

A Public Planning Meeting was held on November 30, 2015. At that meeting, Council adopted the following resolutions:

"THAT Report No. PL15-088 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 30, 2015 Public Planning Meeting, the Owner revised the applications to reduce the number of lots from 42 to 34. A second Public Planning Meeting was held on April 20, 2016. At that Public Planning meeting Council passed the following resolutions:

"THAT Report No. PDS16-028 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 will be heard at the June 21, 2016 General Committee Meeting.

Location/Land Use

The subject property is located on the east side of Yonge Street, municipally known as 13859, 13875, and 13887 Yonge Street (Figure 1). The total area of land holding is 4.3 hectares in size and consists of three parcels.

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Report No. PDS16-047

The subject lands have the following characteristics:

- 133 m of frontage on Yonge Street;
- Two single detached dwellings are located on the subject lands, each with driveway access from Yonge Street; and
- Balance of the site is a vacant field.

The surrounding land uses are as follows:

North: Residential
South: Institutional
East: Vacant
West: Yonge Street and institutional

Existing Policy Context

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

Yonge Street South Secondary Plan (OPA 34)

As illustrated on Figure 2, the subject lands are designated as “Cluster Residential” by the Yonge Street South Secondary Plan. The lands are designated “Oak Ridges Moraine Settlement Area” by Schedule “J” of the Town of Aurora Official Plan. The southeast corner of the lands are designated “Woodlands Minimum Vegetation Protection Zone” (MVPZ) by Schedule “K” (Figure 3). Schedule “L” identifies the lands as “Category 1 (Complex Landform)” and Schedules “M” identifies the subject lands as a Low Vulnerability Aquifer Class.

The “Cluster Residential” Designation is intended to provide for a range of development patterns which are mutually compatible with the low density of existing development and the environmentally sensitive features and functions of the area. Permitted uses include single detached dwellings, semi-detached dwellings, linked housing townhouses, and private open space. Site specific Official Plan policies will be required to permit the proposed development.

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The proposed Official Plan Amendment policies as submitted by the applicant for the revised 30 lot draft plan are summarized in the following table.

	Existing Official Plan Policy	Proposed Official Plan Policy
Permitted Uses	As per Cluster Residential designation	As per Cluster Residential designation
Gross residential density (maximum)	5 units per hectare	7 units per hectare*
Building coverage (maximum)	12% of all lands within Cluster Residential designation	12% of all constrained and unconstrained lands*
Minimum distance separation to Estate Residential designations	35 m between an Estate Residential designation and the limit of a cluster residential unit amenity space	35 m between a house in an Estate Residential designation and a house within a Cluster Residential designation with a 10 m landscaped buffer*
Setback from Yonge Street	60 m from centreline	60 m from centreline

*Site specific Cluster Residential policy required

Zoning By-law 2213-78, as amended

The subject property is zoned “Estate Residential (ER) Zone” by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 4). A portion of the subject lands are zoned “Woodlands MVPZ” by Schedule “B” of By-law 4469-03.D. The subject lands are zoned “Low Vulnerability Aquifer Area” by Schedule “C” and “Category 1 (Complex Landform)” by Schedule “E”.

The ER Zone permits one detached dwelling unit per lot (including a separate dwelling unit for servant quarters) and a home occupation. The owner proposes to rezone the property to “Detached Dwelling Second Density (R2-X1) Exception Zone”, “Detached Dwelling Second Density (R2-X2) Exception Zone” and “Major Open Space (O-X1) Exception Zone to accommodate the proposed 30 lot development.

Site Design

The owner has recently submitted a revised plan proposing a Draft Plan of Subdivision, Official Plan Amendment and Zoning Bylaw Amendment which would allow the development comprising of 30 single detached lots and three (3) open space blocks for stormwater management (Figure 5). The draft plan proposes a new municipal road (cul-de-sac) that would run east-west within the draft plan. The lots on the north side of Street ‘A’ have typical frontages of 18.2 m while the lots on the south side have typical frontages of 16.7 m. A north-south trail is proposed along the east side of Yonge Street.

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A revised draft plan has been recently submitted. The applicant is currently addressing technical comments from agencies and departments. This includes the two rain gardens on the westerly portion of the draft plan, which are identified in Figure 5 as being under review. The design of these blocks will be further evaluated and reported on at the time of the plan of subdivision.

Upon receipt of the submission to address the technical comments, the draft plan will be recirculated for comments and submission of draft plan conditions. A recommendation report for the draft plan of subdivision will be prepared for consideration by General Committee at a later date.

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 are consistent with the policies of the PPS.

Places to Grow Growth Plan for the Greater Golden Horseshoe (GGH)

Places to Grow promotes 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 to permit the proposed residential development are consistent with Places to Grow Plan by directing growth to the built up area 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

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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 Horseshoe.

Oak Ridges Moraine Conservation Plan

The policies of the Oak Ridges Moraine Conservation Plan (ORMCP) are incorporated into the Town of Aurora Official Plan. The Official Plan designates the subject lands as "Oak Ridges Moraine Settlement Area". There is a Woodlands Minimum Vegetation Protection Zone (MVPZ) Key Natural Heritage Feature (KNHF) on the southeast portion of the subject lands, however the adjoining Woodlands KNHF is entirely on neighbouring properties. There are no other KNHFs on the subject lands.

The applicant submitted a Natural Heritage Evaluation (NHE) prepared by WSP Canada Inc. in July 2015. Two field investigations and an analysis of potential impacts to adjacent natural features were undertaken. The NHE concluded that with mitigation measures, the development would not adversely affect the ecological integrity of the ORMCP. Recommended mitigation measures include fencing, silt fencing, monitoring for species at risk, monitoring the stormwater management facilities, and seeding and mulching areas of the site to be disturbed for more than six months.

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

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 subject application to amend the Official Plan will require York Region approval.

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Land Use Framework

Yonge Street South Secondary Plan (OPA 34)

The subject lands are designated "Cluster Residential" by OPA 34. The applicant proposes a special policy "Cluster Residential" designation for the number of units and buffer between new Cluster Residential lots and existing Estate Residential lots.

The residential development policies of OPA 34 are intended to provide a range of development patterns which are mutually compatible with the low density of existing uses and the environmentally sensitive features and functions of the area. New development is to generally occur at somewhat higher densities than existing development such as that in the Estate Residential designations. The Growth Management Study that preceded the Secondary Plan concluded that the planning area would accommodate approximately 700 new residential units in addition to the approximately 650 units existing within the Planning Area. Since the Secondary Plan was approved, 428 new units have been built or approved on lands designated for "Cluster Residential" uses by OPA 34 (see Figure 6).

Based on development to date and remaining undeveloped lands, Planning Staff anticipate that growth within the Secondary Plan Area will be consistent with the projected population targets established by OPA 34. The Growth Management Study recommended low intensity residential development in keeping with the existing estate and natural environment character of the area while acknowledging that some growth should occur in the area to support the provision of full municipal services. Density was estimated at 5 units per gross hectare (2 units per gross acre) and was not intended to limit net densities that might be achieved on a site specific basis after protecting sensitive natural features and undertaking more detailed planning.

The density of the proposed development is 7.0 units per gross hectare (30 units on 4.3 hectares) or 2.8 units per gross acre. The surrounding residential area is typified by estate residential dwellings to the north. Institutional land uses are adjacent to the subject lands to the south (retirement residence) and across Yonge Street to the west (Provincial offices including the OPP and Land Registry). The lands to the east are undeveloped and a part of Block C within OPA 34.

To maintain the natural environment goals of the Official Plan, OPA 34 provides that buildings shall not cover more than 12% of the lands within a Cluster Residential designation and that lots shall preserve a minimum of 40% of the lot area in an open, landscaped or natural condition. A subdivision with a prototypical house form and building types within a Cluster Residential designation will typically have higher building coverage than 12%. With the proposed 35% lot coverage for the lots, buildings will cover more than the 12% provision. However, the policy requirement is to maintain a minimum 40% of the lot area in an open, landscaped or natural condition. This requirement will be implemented through the Zoning By-law as well as a maximum lot

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coverage of 35%. This 40% provision is consistent with other recently approved residential subdivisions in the Yonge Street South Secondary Plan area, and is considered to maintain the general environmental policies of OPA 34.

The owner is proposing a 10 m planted buffer space in the rear yards of the lots on the north side of Street "A". This would be in addition to the wooded vegetation at the rear of each of the adjacent lots on Hunters Glen Road, which acts as a visual buffer. The houses on Hunters Glen Road are within an "Estate Residential (ER) Zone", which requires a minimum rear yard of 22 m. The existing houses on these lots are between 45 m and 75 m from the rear lot lines of the proposed lots on the subject lands. Planning Staff are of the opinion that visual and privacy impacts would be minimal as a result of these applications.

Planning staff are of the opinion that the proposed applications to amend the Official Plan and Zoning By-law are appropriate and compatible with the goals and objectives of OPA 34 and are compatible with adjacent and neighbouring developments.

Trails

A north-south trail is proposed on the east side of Yonge Street. This trail is identified in the Aurora Trails Master Plan. The trail will be on two blocks to be dedicated to the Town as illustrated in Figure 5. Parks & Recreation Services staff have reviewed the subject applications and have no concerns with the proposed trail.

Zoning By-law 2213-78, as amended

The Zoning By-law Amendment as illustrated in Figure 4 proposes to rezone the subject lands from "Estate Residential (ER) Zone" to "Detached Dwelling Second Density (R2-X1) Exception Zone", "Detached Dwelling Second Density (R2-X2) Exception Zone" and "Major Open Space (O-X1) Exception Zone". Following the Public Planning Meetings, the applicant has updated the draft plan to include larger lots on the north side of Street 'A' than on the south side. This is reflected in the proposed Zoning By-law as two separate R2 Zones. The residential zoning standards for the proposed Zoning By-law Amendment are as follows:

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	Proposed R2-X1 Zone Requirements	Proposed R2-X2 Zone Requirements	Proposed O-X1 Zone Requirements
Permitted Uses	As per R2 Zone	As per R2 Zone	Conservation, trails, stormwater management facilities, municipal servicing infrastructure
Lot Area (minimum)	1150 m ²	800 m ²	As per O Zone
Lot Frontage (minimum)	18.0 m	16.5 m	
Front Yard (minimum)	6.0 m	6.0 m	
Rear Yard (minimum)	10.0 m	7.5 m	
Interior Side Yard (minimum)	1.5 m	1.5 m	
Exterior Side Yard (minimum)	4.5 m	4.5 m	
Main building height (maximum)	10.0 m	10.0 m	
Lot Coverage (maximum)	35.0%	35.0%	
Garage Width (minimum)	6.0 m	6.0 m	

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 and the resubmitted 30 lot plan of subdivision. Planning Staff are of the opinion that the proposed rezoning with appropriate exceptions 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, the proposed draft plan as revised now consists of 30 single detached lots, three (3) open space blocks, a trail along the east side of Yonge Street, and a new municipal road (cul-de-sac). A sidewalk on the south side of Street "A" would provide pedestrian access. A minimum of three (3) parking spaces would be provided on each residential property per municipal policy.

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A more detailed technical review pertaining to the proposed Draft Plan of Subdivision will be brought forward to Council at a future date with recommendations and conditions of Draft Plan Approval. Servicing allocation for the 30 units will also be allocated at the Draft Plan Approval stage.

Department/Agency Comments

The application was circulated to all internal Town Departments and no comments or concerns were received regarding the proposed Official Plan or Zoning By-law Amendment applications. As noted above conditions of Draft Plan Approval will be provided by departments and agencies to the plan of subdivision.

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. They have asked for further information regarding the Environmental Impact Study, a survey of the dripline of the Significant Woodland on the adjacent property to the south, and additional drainage information. The owner will be required to provide this information and obtain a sign-off from the LSRCA before the Official Plan Amendment and implementing Zoning By-law are brought to Council for enactment.

York Region

Based on York Region's review, the proposed applications to amend the Official Plan and Zoning By-law are in keeping with the Regional Community Building policies. The applications 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 subject lands. York Region has no objection to the proposed applications.

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 30, 2015 and April 20, 2016 in regards to the subject applications:

- Possible impacts to groundwater supply;
- Privacy of residents of lots to the north of the subject lands;
- Buffer between existing lots and proposed lots;
- Potential impacts to wildlife;
- Density of the proposed development;

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- Compliance with the Oak Ridges Moraine Protection Plan;
- Parking supply;
- Potential for impacts on property values; and
- Precedent for future development.

A discussion of these comments is provided below:

Possible impacts to groundwater supply

To support the Hydrogeological Study and Water Balance Assessment, on-site investigations were carried out and three boreholes were drilled to evaluate soil conditions. The study identifies that three stormwater management features (rain gardens) will manage stormwater and replace or enhance the function of existing topographic depressions on the site. The study concludes that hydrogeological conditions under the site are not observed to be sensitive in a way that would limit the proposed development.

Buffering and privacy of residents of lots to the north of the subject lands

As discussed in the Land Use Framework section of this report, the owner is proposing a 10 m planted buffer space in the rear yards of the lots on the north side of Street "A". The landscaped buffer, rear yard setbacks, and wooded vegetation at the rear of each of the adjacent lots on Hunters Glen Road, mitigate any potential privacy impacts to surrounding properties. It is the opinion of Planning staff that visual and privacy impacts would be minimal as a result of this application.

Potential impacts to wildlife

The Natural Heritage Evaluation states that while the site displays some characteristics of a meadow habitat, it does not have the potential to be designated a Significant Wildlife Habitat due its size and the transient nature of the two potential vernal pooling areas. The NHE states that an additional survey for breeding bird habitat will be carried out, which will focus on the potential for Eastern Meadowlark, Bobolink, and Chimney Swift. This survey will be required before approval of the subdivision application. Because there are no surface waters on or within 120 m of the subject lands, there is no related fish habitat. Based on the analysis contained within the NHE, Planning Staff have no concerns about impacts to significant wildlife.

Density of the proposed development

The density of the proposed development is discussed in the Land Use Framework section of this report. As noted in that section, Planning staff are of the opinion that the proposed application density is only slightly higher than the current Cluster Residential designation of OPA 34, and is appropriate and compatible with adjacent and neighbouring development.

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Compliance with the Oak Ridges Moraine Protection Plan

As noted in the Current Policy Framework section of this report, the Natural Heritage Evaluation concludes that the development would not adversely affect the ecological integrity of the ORMCP.

Parking supply

A 1999 Council approved Parking Standards Policy that applies to new residential development within plans of subdivision (singles, semis and street townhouses) requires a minimum of three (3) parking spaces to be provided on site. All units proposed within the draft plan of subdivision will have a minimum of 3 on-lot parking spaces. In addition, the 18 m width of the Street "A" right of way provides adequate space for on-street parking.

Potential for impacts on property values

Planning staff evaluate development applications based on the planning merits of the application. This includes compatibility with surrounding residential land uses, the potential for visual and privacy impacts, and appropriate buffering. Planning Staff have no concerns with the applications to amend the Official Plan and Zoning By-law.

Precedent for future development

While the analysis of a development application takes into account the existing and approved developments within the surrounding area, there is no precedent that becomes established for a development application. Each application is reviewed based on its own merits. The subject applications to amend the Official Plan and Zoning By-law are on lands without any Key Natural Heritage Features and fewer constraints to development than most of the Yonge Street South Secondary Plan.

LINK TO STRATEGIC PLAN

The Official Plan Amendment and Zoning By-law Amendment 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 addition of 30 residential units, housing is provided in accordance with the ***Collaborate with the development community to ensure future growth includes housing opportunities for everyone*** action item.

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Strengthening the fabric of our community: Through the approval of an infill residential development, the *Work with the development community to meet intensification targets to 2031 as identified in the Town's Official Plan* action item is realized.

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

FINANCIAL IMPLICATIONS

The site will be developed through a (Draft Plan of Subdivision Application); as such fees, securities, and cash in lieu of parkland will be required with the Subdivision Agreement. The development of this site will also generate development charges.

PREVIOUS REPORTS

Public Planning Meeting Report No. PL15-088, dated November 30, 2015; and Public Planning Meeting Report No. PDS16-028, dated April 20, 2016.

CONCLUSION

Planning & Building Services staff have reviewed the subject Official Plan Amendment and Zoning By-law Amendment in accordance with Provincial policy and the provisions of the Town's Official Plan and in the context of the compatible surrounding land uses. Staff recommend approval of Official Plan Amendment file: OPA-2015-03 and Zoning By-law Amendment application file: ZBA-2015-08.

June 21, 2016

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Report No. PDS16-047

ATTACHMENTS

Figure 1 – Location Map

Figure 2 – Official Plan Map

Figure 3 – ORM Key Natural Heritage Features

Figure 4 – Zoning Map

Figure 5 – Draft Plan of Subdivision

Figure 6 – OPA 34 Planning Area – Existing and Approved Residential Land Areas and Units

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – June 2, 2016.

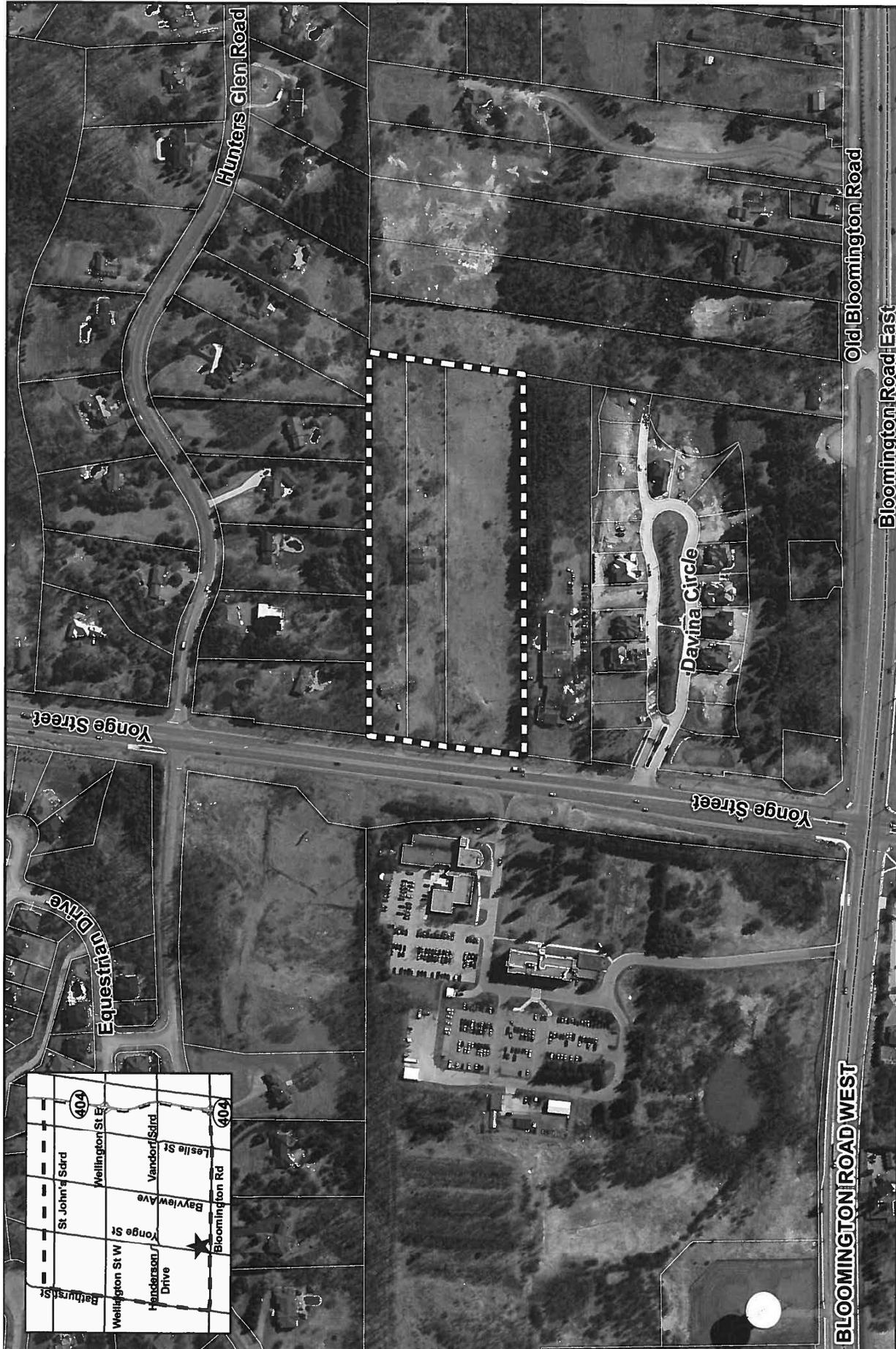
Prepared by: Marty Rokos, Planner, Ext. 4350



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



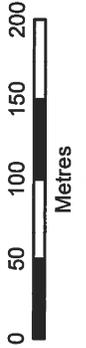
**Doug Nadorozny
Chief Administrative Officer**



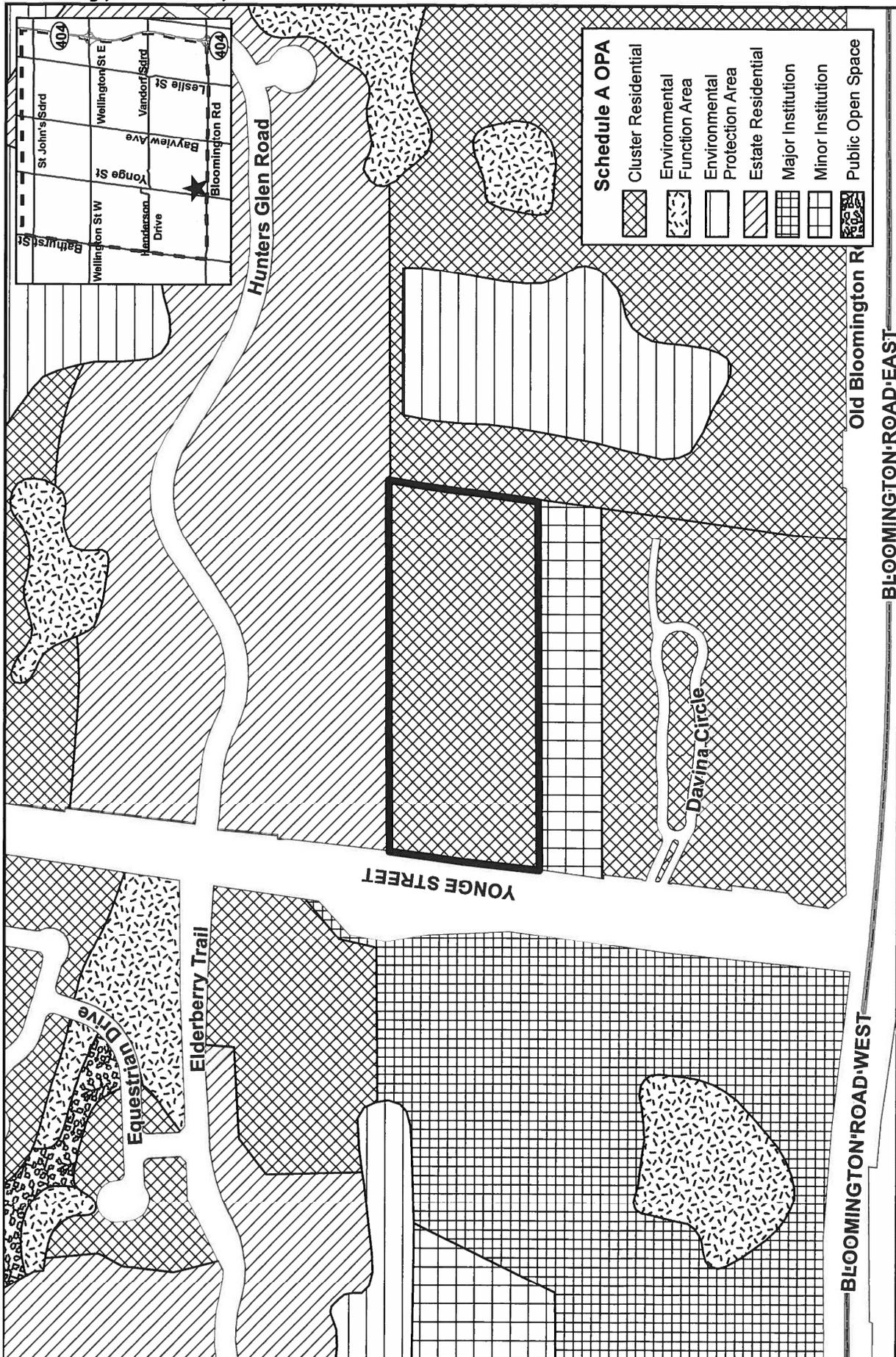
LOCATION MAP

APPLICANT: Ashlen Holdings Inc.
 FILES: OPA-2015-03, SUB-2015-04 & ZBA-2015-08
FIGURE 1

 **SUBJECT LANDS**

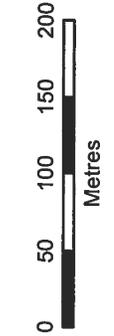


Map created by the Town of Aurora Planning & Development Services Department, March 22, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015, © First Base Solutions Inc., 2015 Orthophotography.



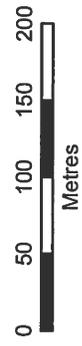
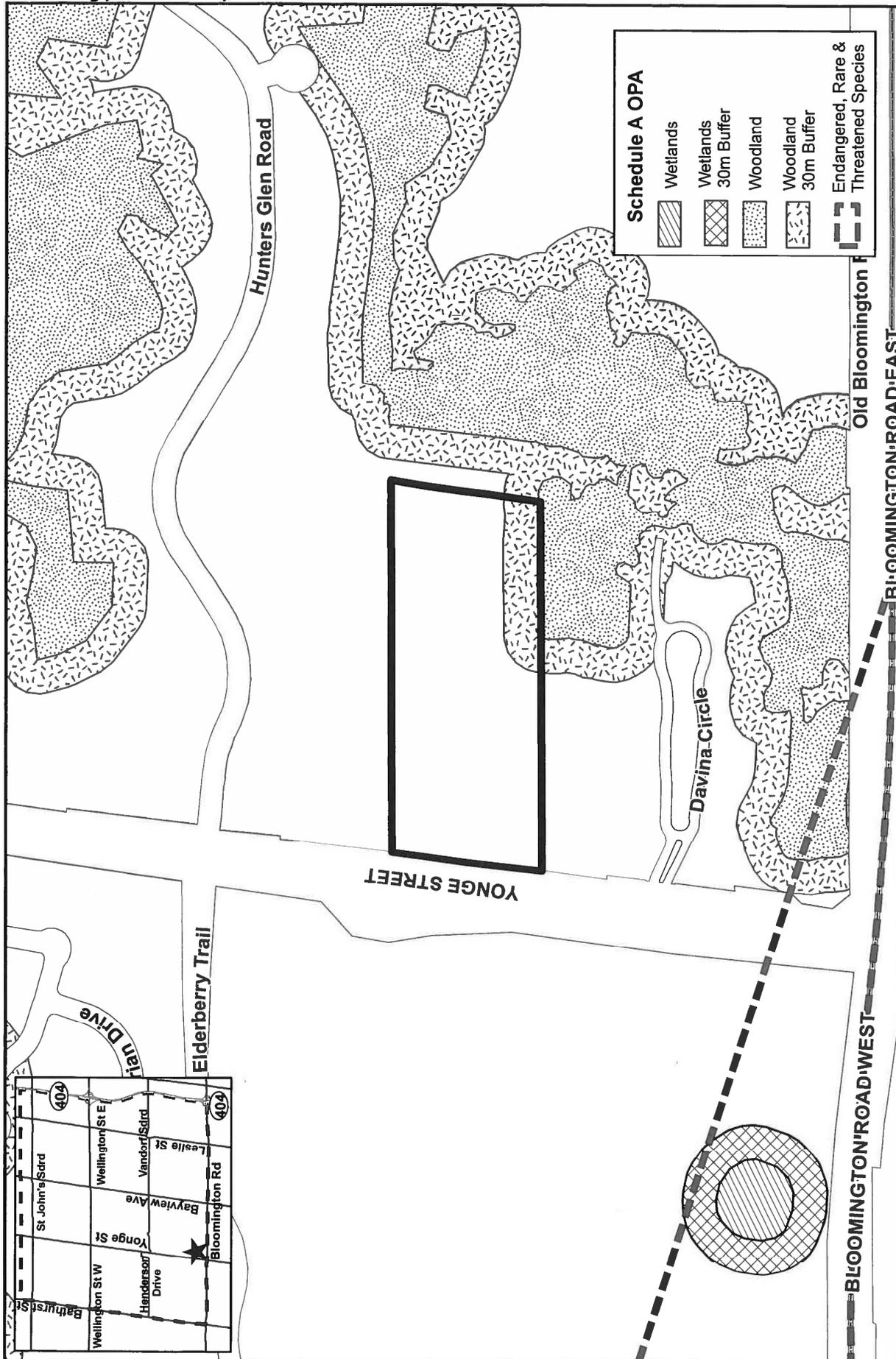
OFFICIAL PLAN MAP

APPLICANT: Ashlen Holdings Inc.
 FILES: OPA-2015-03, SUB-2015-04 & ZBA-2015-08
FIGURE 2



SUBJECT LANDS

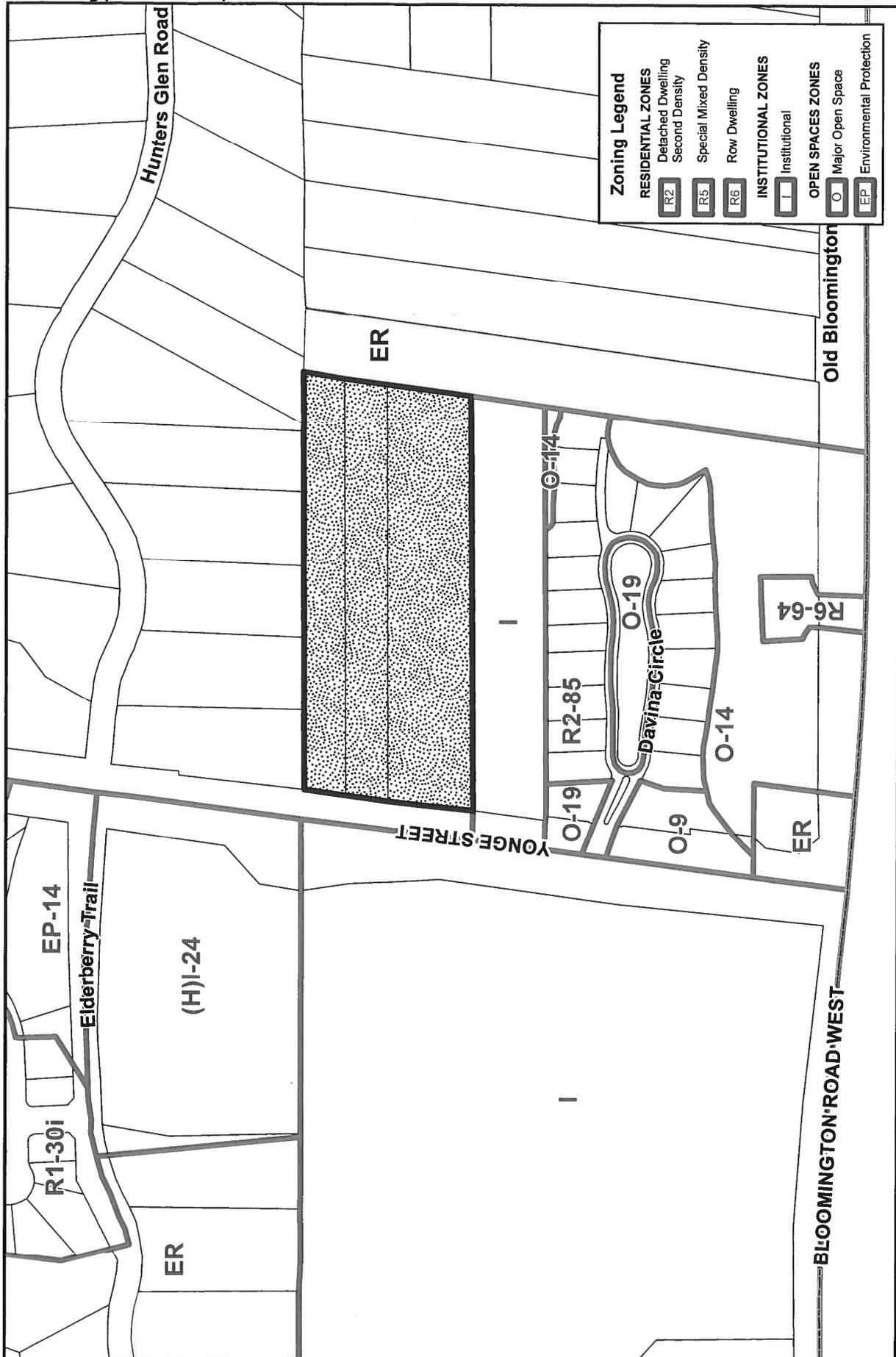
Map created by the Town of Aurora Planning & Development Services Department, May 19, 2016. Base data provided by York Region & the Town of Aurora.



ORM KEY NATURAL HERITAGE FEATURES

APPLICANT: Ashlen Holdings Inc.
FILES: OPA-2015-03, SUB-2015-04 & ZBA-2015-08
FIGURE 3

Map created by the Town of Aurora Planning & Development Services Department, May 19, 2016. Base data provided by York Region & the Town of Aurora.

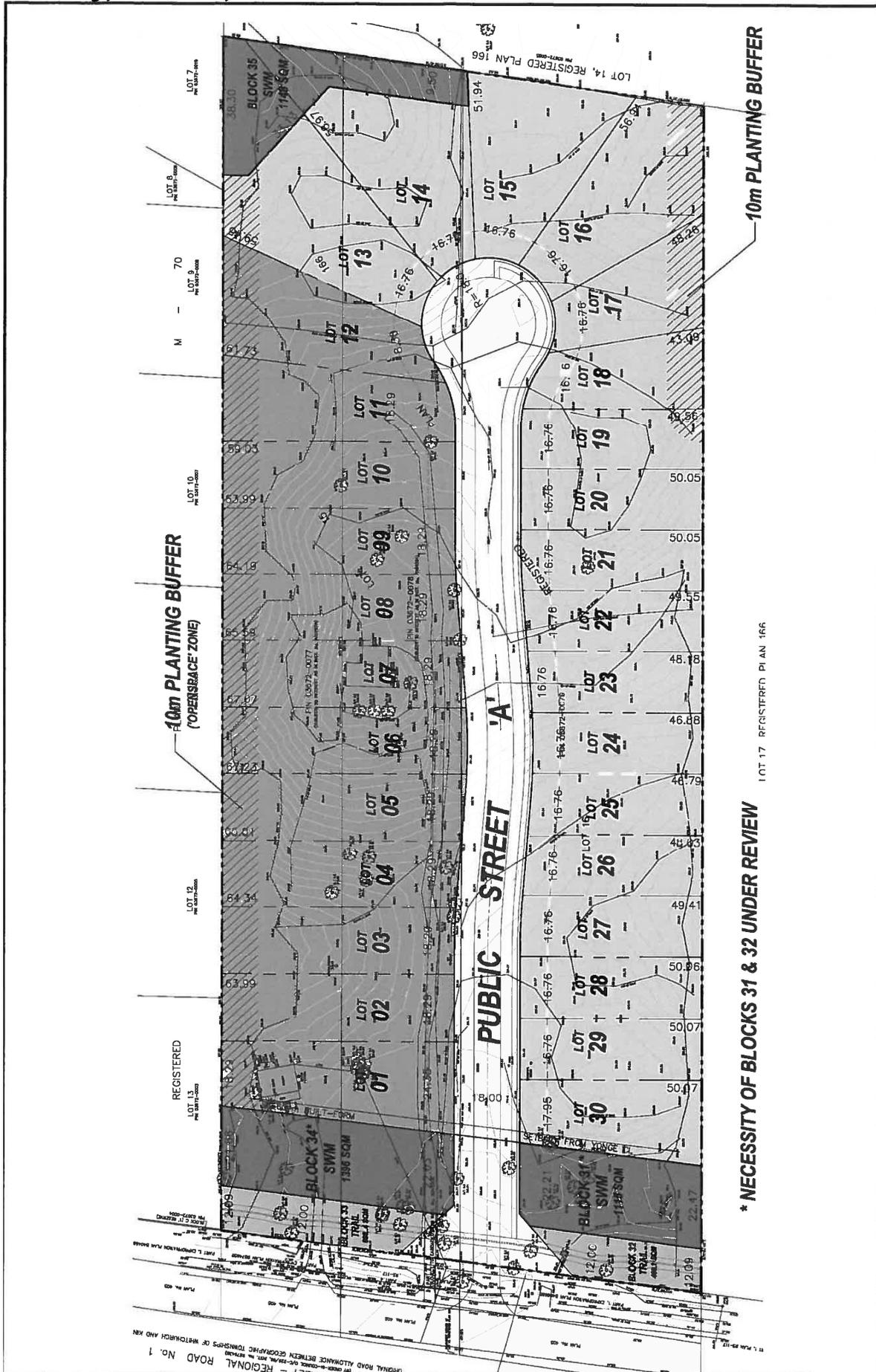


SUBJECT LANDS



ZONING MAP
 APPLICANT: Ashlen Holdings Inc.
 FILES: OPA-2015-03, SUB-2015-04 & ZBA-2015-08
FIGURE 4

Map created by the Town of Aurora Planning & Development Services Department, May 19, 2016. Base data provided by York Region & the Town of Aurora.



DRAFT PLAN OF SUBDIVISION

APPLICANT: Ashlen Holdings Inc.
 FILES: OPA-2015-03, SUB-2015-04 & ZBA-2015-08

FIGURE 5

Map created by the Town of Aurora Planning & Development Services Department, May 19, 2016. Drawing provided by Brutto Consulting



TOWN OF AURORA
GENERAL COMMITTEE REPORT **No. PDS16-050**

SUBJECT: *Application for Zoning By-law Amendment*
 Millwell Properties Inc.
 55 Wellington Street West
 Part of Lot 27, Registered Plan 246
 File Number: ZBA-2016-02

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

DATE: *June 21, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-050 be received; and

THAT Application to Amend the Zoning By-law File No. ZBA-2016-02 (Millwell Properties Inc.) to add additional apartment dwelling units 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 an evaluation and recommendations related to the Zoning By-law Amendment application submitted by the Owner proposing an additional 10 permitted apartment dwelling units within the existing apartment building at 55 Wellington Street West.

BACKGROUND

History

The subject Zoning By-law Amendment application was submitted on February 1, 2016. On March 31, 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.

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Report No. PDS16-050

A Public Planning Meeting was held on April 20, 2016. At that meeting Council passed the following resolution:

“THAT Report No. PDS16-027 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 are no interested parties for this application. As such, only the applicant was notified about the June 21, 2016 General Committee Meeting.

Location/Land Use

The subject lands, municipally known as 55 Wellington Street West and 20 Mill Street, are located at the southwest corner of Wellington Street West and George Street (Figure 1). The property has a lot area of 8,247 m² and a frontage of 108.51 m on Wellington Street West.

The subject lands have the following characteristics:

- The existing building at 55 Wellington Street West is a five (5) storey building with 71 apartment dwelling units;
- The existing building at 20 Mill Street is a two (2) storey building with 38 apartment dwelling units;
- The two buildings have a total GFA of 2,897 m²; and
- 109 parking spaces are located on site, including 69 underground spaces.

The surrounding land uses are as follows:

North: Institutional and Wellington Street West
South: Institutional
East: Commercial, environmental protection, and Mill Street
West: Residential

Policy Context

Town of Aurora Official Plan

The subject lands are designated as “Stable Neighbourhoods” and “Public Parkland” by the Town of Aurora Official Plan (Figure 2). The “Stable Neighbourhoods” Designation is intended to protect the area from incompatible forms of development while permitting

June 21, 2016

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Report No. PDS16-050

the area to evolve and be enhanced over time. Permitted uses include ground-related residential uses, existing multiple-unit buildings, secondary suites, communal housing, special needs housing, home occupations, bed and breakfast establishments, elementary schools, places of worship, child care facilities, local convenience/service retail, office uses, parks and recreation facilities, public uses, and private utilities. While existing apartment buildings are permitted, new apartment buildings are not permitted.

A narrow portion of the subject lands adjacent to Wellington Street West is within the Public Parkland designation; the balance of the property is within the Stable Neighbourhoods designation.

Zoning By-law 2213-78, as amended

The subject lands are currently zoned “Central Commercial (C2-1A) Exception Zone” and “Third Density Apartment Residential Exception (RA3-1) Exception Zone” by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 3).

The C2-1A Zone applies to a portion of the 5 storey building (55 Wellington Street West) and permits banks or other financial establishments, business or professional offices, commercial schools, commercial clubs, clinics, dry cleaning establishment, funeral parlours, institutional uses, hotels or motels, places of entertainment, restaurants, retail stores, light service shops, personal service shops, studios, supermarkets, and a maximum of two (2) dwelling units above the first storey. The commercial space was most recently used as a pre-school and daycare centre. This use no longer exists and the commercial space is currently vacant.

The RA3-1 Zone permits a maximum of 68 apartment dwelling units at 55 Wellington Street West and 38 apartment dwellings special at 20 Mill Street. For the purposes of this property, an apartment dwelling special is specifically defined and means “a separate building containing more than four dwelling units which shall be constructed under a program administered through the Canada Mortgage and Housing Mandate” and must be either bachelor dwelling units or 1 bedroom dwelling units. These units are now administered by York Region.

Including residential density permitted in the C2-1A and RA3-1 Zones, a total of 108 dwelling units are permitted on the subject lands. It is noted that 55 Wellington Street West has 71 dwelling units while only 70 units are permitted.

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.

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Report No. PDS16-050

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 1.1.3 of the PPS promotes intensification within settlement areas. The subject site is located on a Regional arterial road and is an appropriate location for the addition of the proposed apartment dwelling units. 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 2.2.3 of the *Growth Plan* promotes a range and mix of housing and requires a minimum of 40% of all residential development to be within the built up area. The application to amend the Zoning By-law is consistent with the *Growth Plan* for the Greater Golden Horseshoe.

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.

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Report No. PDS16-050

Land Use Framework

Town of Aurora Official Plan

As noted earlier, the “Stable Neighbourhoods” Designation is intended to protect the area from incompatible forms of development while permitting the area to evolve and be enhanced over time. Section 8.1.3 of the OP states that all new development shall be sympathetic to the form and character of existing development and shall be compatible with adjacent uses and buildings. The applicant is proposing to add 10 additional permitted apartment dwelling units to the existing building.

The additional units would be entirely within the existing building, with no proposed exterior changes to the building or the site. The surrounding neighbourhood is made up of residential apartment buildings to the south and west, the York Region District School Board offices to the north, and commercial buildings to the east. The additional units would be within an existing higher density neighbourhood of the town a regional road. It is the opinion of Planning Staff that the proposed addition of 10 permitted apartment dwelling units would be compatible with the surrounding stable residential neighbourhood and would not negatively impact surrounding properties.

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

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Zoning By-law 2213-78, as amended

The applicant proposes to add 10 additional permitted residential units to the existing building at 55 Wellington Street West. 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 C2-1A Zone and RA3-1 Zone	C2-1A Zone rezoned to RA3-1 Zone
Apartment Dwelling Units (maximum)	55 Wellington St W: Maximum 68 dwelling units + 2 dwelling units in C2-1A Zone 20 Mill St: Maximum 38 units (bachelor and 1 bedroom only) Total units: 108	55 Wellington St W: Maximum 80 dwelling units 20 Mill St: Maximum 38 units (bachelor and 1 bedroom only) Total units: 118
Lot Area (minimum)	95.0 m ² per dwelling unit	95.0 m ² per dwelling unit
Lot Frontage (minimum)	30.0 m	30.0 m
Front Yard (minimum)	8.0 m	8.0 m
Rear Yard (minimum)	9.0 m	9.0 m
Side Yards (minimum)	East: 7.0 m West: 9.0 m	East: 7.0 m West: 9.0 m
Building Height (maximum)	15.0 m	15.0 m
Lot Coverage (maximum)	35.0%	35.0%
Floor Area (minimum)	Bachelor: 37.0 m ² 1 bedroom: 55.0 m ² 2 bedroom: 65.0 m ² 3 bedroom: 75.0 m ²	Bachelor: 37.0 m ² 1 bedroom: 55.0 m ² 2 bedroom: 65.0 m ² 3 bedroom: 75.0 m ²
Parking Requirement (minimum)	1.25 spaces per apartment dwelling 0.4 spaces per apartment dwelling special	1.25 spaces per apartment dwelling 0.4 spaces per apartment dwelling special

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 support the approval of the Zoning By-law Amendment application.

June 21, 2016

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Report No. PDS16-050

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 buildings on the subject lands as well as the surrounding neighbourhood inquiring what the Zoning By-law Amendment application was about. None of the residents expressed any significant concerns with the proposal. No written submissions have been received and no members of the public spoke at the Public Planning Meeting on April 20, 2016.

LINK TO STRATEGIC PLAN

The proposed Zoning By-law Amendment 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: Through the review and approval of the Zoning By-law Amendment, additional residential dwelling units are permitted through the ***Collaborate with the development community to ensure future growth includes housing opportunities for everyone*** action item.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

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

FINANCIAL IMPLICATIONS

Additional apartment dwelling units would generate development charges.

PREVIOUS REPORTS

Public Planning Meeting Report No. PDS16-027 dated April 20, 2016.

June 21, 2016

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Report No. PDS16-050

CONCLUSION

Planning & Building 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-2016-02 with the exceptions described in the Comments section of this report.

ATTACHMENTS

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

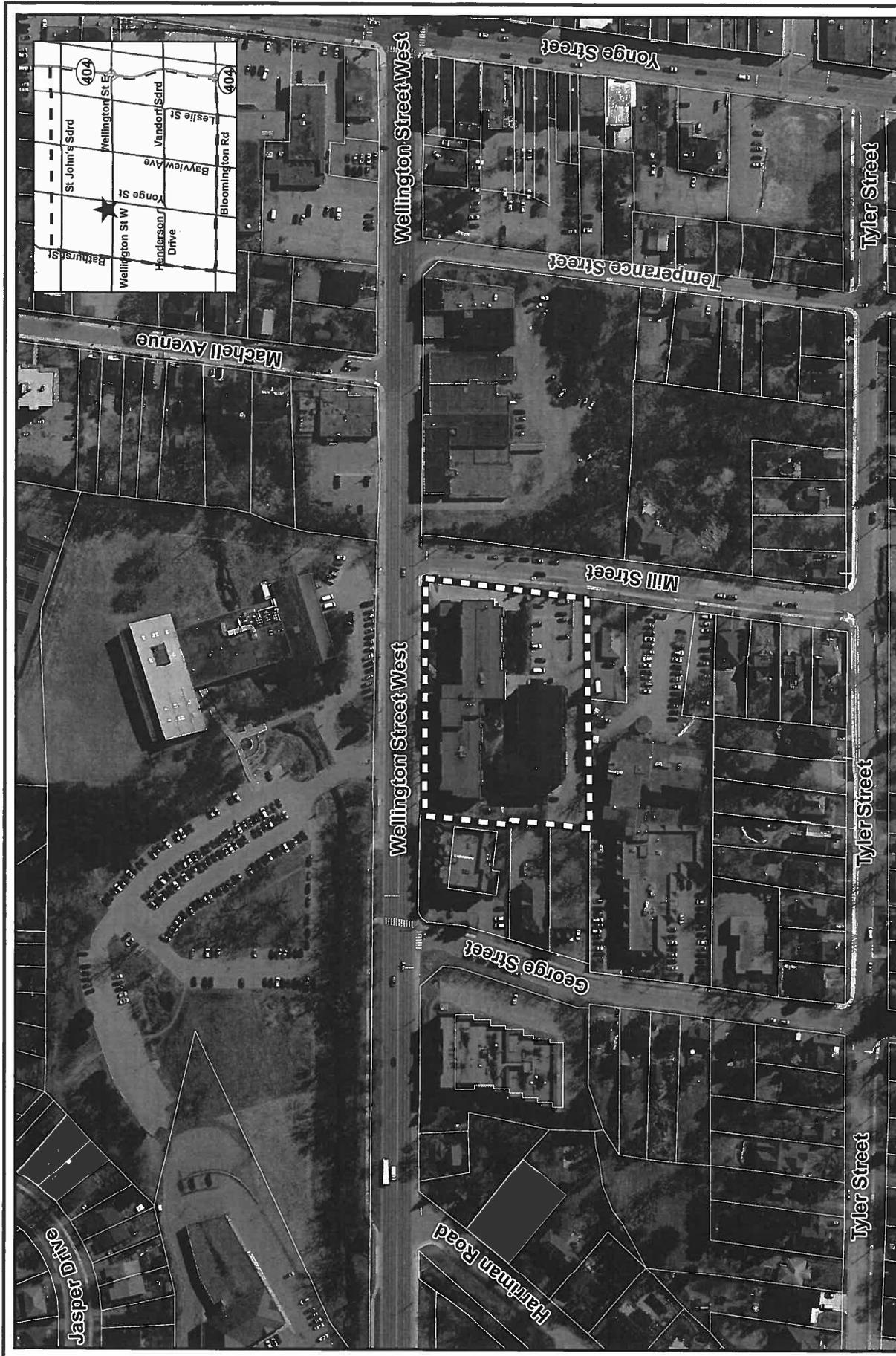
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – June 2, 2016.

Prepared by: Marty Rokos, Planner, Ext. 4350


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

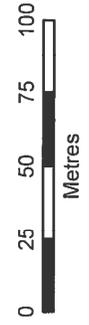

Doug Nadorozny
Chief Administrative Officer



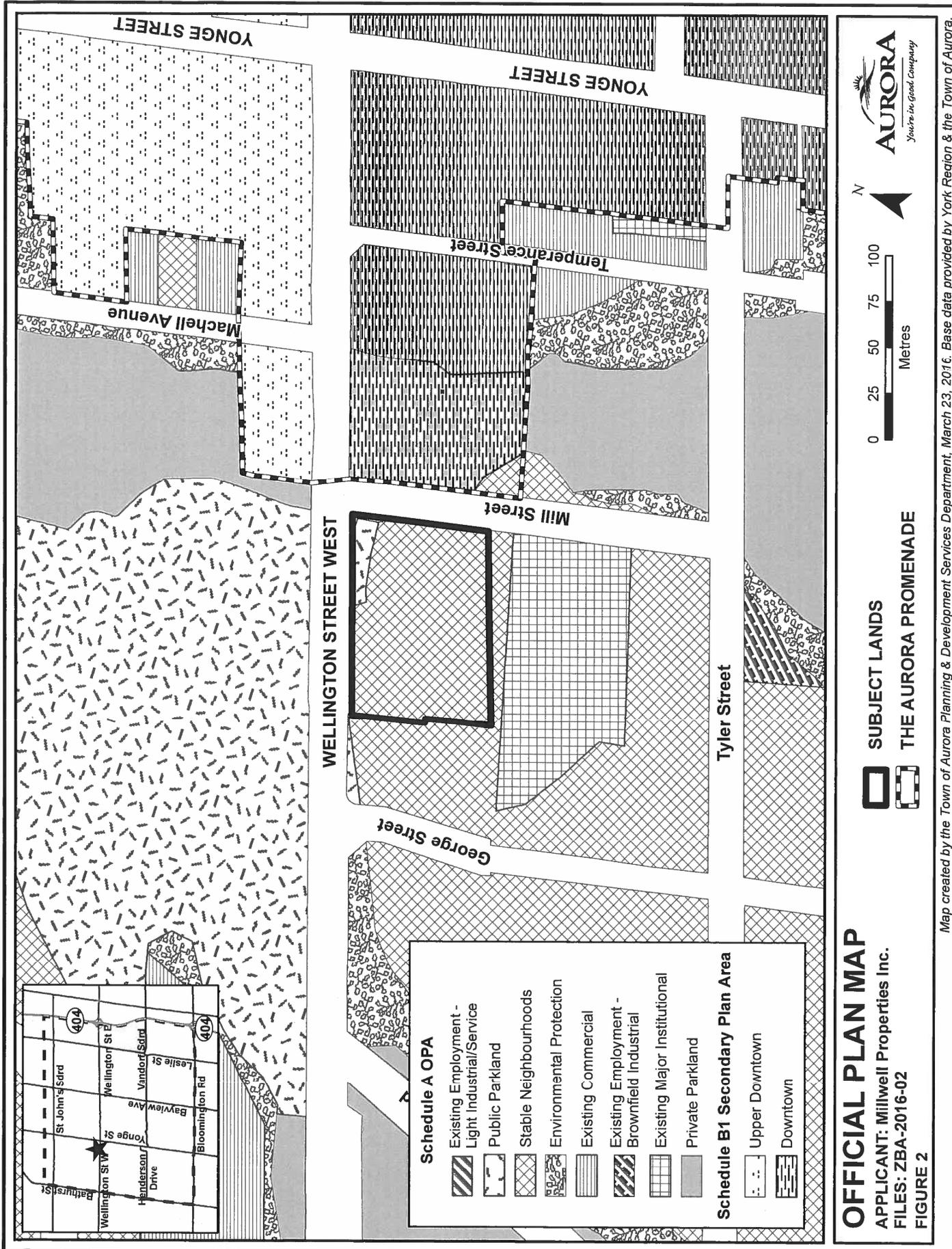
LOCATION MAP
 APPLICANT: Millwell Properties Inc.
 FILES: ZBA-2016-02
FIGURE 1



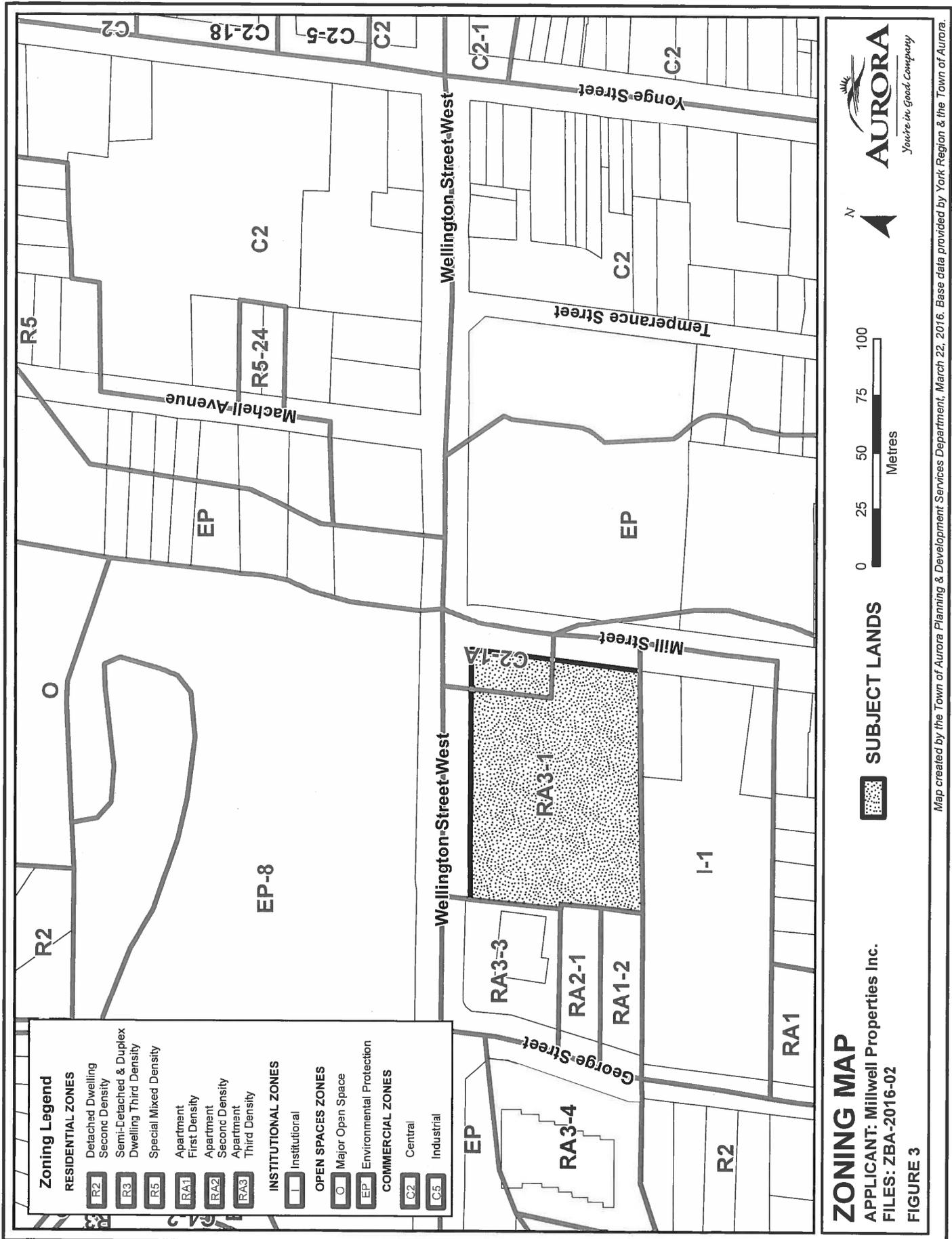
SUBJECT LANDS

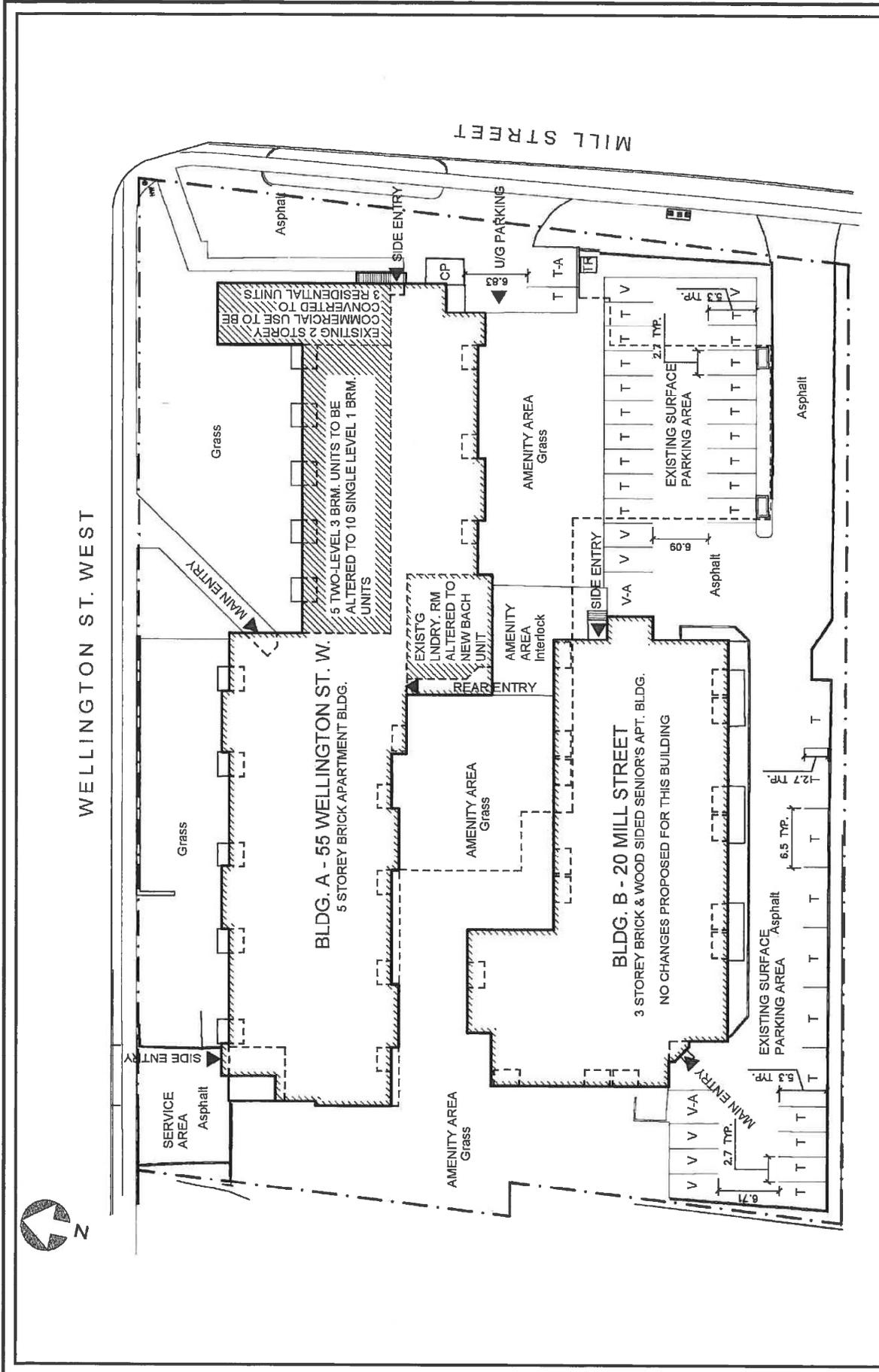


Map created by the Town of Aurora Planning & Development Services Department, March 23, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015. © First Base Solutions Inc., 2015 Orthophotography.



OFFICIAL PLAN MAP
 APPLICANT: Millwell Properties Inc.
 FILES: ZBA-2016-02
 FIGURE 2





SITE PLAN

APPLICANT: Millwell Properties Inc.
 FILES: ZBA-2016-02

FIGURE 4



Map created by the Town of Aurora Planning & Development Services Department, March 23, 2016. Drawing provided by Talo Architect Inc.



TOWN OF AURORA
GENERAL COMMITTEE REPORT No. PDS16-051

SUBJECT: *Proposed Draft Plan of Vacant Land Condominium
Brookfield Homes (Ontario) Limited
155 Vandorf Sideroad (Former Timberlane Athletic Club property)
Related Files: OPA-2014-01 & ZBA-2014-03
File Number: CDM-2016-01*

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

DATE: *June 21, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-051 be received; and

THAT the Draft Plan of Condominium File: CDM-2015-01 for 56 single detached dwelling units be approved subject to conditions set out in Appendix "A" to this report; and

THAT the Mayor and Town Clerk be authorized to execute any Agreement(s) referenced in the Conditions of Approval, including any and all documents and ancillary agreements required to give effect to same.

PURPOSE OF THE REPORT

The purpose of this report is to provide an evaluation and recommendations regarding the subject application to permit draft approval to a vacant land draft plan of condominium to allow the proposed 56 single detached dwelling units on the subject lands.

BACKGROUND

The subject lands, municipally known as 155 Vandorf Sideroad, have been re-designated to "Cluster Residential – Site Specific Policy No. 43" and rezoned to "Detached Dwelling Second Density Residential (R2-103) Exception Zone", "Major Open Space (O-17) Exception Zone" and "Major Open Space (O-15) Exception Zone". The amendments were part of the Official Plan Amendment and Zoning By-law Amendment applications (Files: OPA-2014-01 and ZBA-2014-03), approved by Town Council on July 14, 2015.

June 21, 2016

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Report No. PDS16-051

By-law 5748-15 was subsequently enacted to adopt Official Plan Amendment No. 8 and Zoning By-law 5749-15 was enacted to rezone the property to allow 56 single detached dwelling units. The applications to amend the Official Plan and Zoning By-law are in full force and effect.

Location/ Land Use

The lands subject to the Draft Plan of Condominium application form part of the Yonge Street South Secondary Plan (OPA 34) (see Figure 1). The subject lands are located on the south east corner of Vandorf Sideroad and Falconwood Hollow. The surrounding land uses are as follows:

North: Vandorf Sideroad and industrial;
South: Residential;
East: Residential and open space; and
West: Residential.

Existing Policy Context

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

Town of Aurora Official Plan

The subject lands are designated as "Cluster Residential – Site Specific Policy No. 43" by the Yonge Street South Secondary Plan, as amended. The Cluster Residential – Site Specific Policy No. 43 designation permits a maximum of 56 single detached dwellings. Maximum building coverage is 30% and a minimum of 45% of the entire site shall be preserved in an open or landscaped condition.

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Report No. PDS16-051

Zoning By-law

The subject lands are zoned “Detached Dwelling Second Density Residential (R2-103) Exception Zone”, “Major Open Space (O-17) Exception Zone” and “Major Open Space (O-15) Exception Zone” by Town of Aurora By-law 2213-78, as amended. The R2-103 Zone permits a maximum of 56 single detached dwellings, one home occupation per detached dwelling, and a private park. The existing zoning map is detailed on Figure 3, attached.

Proposal

The applicant has applied to the Town of Aurora for approval of a vacant land Draft Plan of Condominium over the subject lands which are proposed to contain 56 single detached dwelling lots. As shown on Figure 4, the proposed lots will be free-hold properties fronting onto private common element roads that will be accessed from Vandorf Sideroad via a full move intersection. The private roads are proposed to be 6.5 m wide. The entrance roadway from Vandorf Sideroad will be a maximum of 25.4 m wide including an 11.4 m wide landscaped median. The proposed single detached units will have driveways leading to double car garages. Each unit will provide a minimum of 4 parking spaces and the site features 13 additional visitor parking spaces for a total of 237.

Conditions of Approval

The proposed draft plan of condominium conditions of approval have been formulated in consultation with Town departments and external agencies. The conditions include standard and site-specific conditions relevant to the development. Recommended conditions of condominium approval are illustrated in Appendix “A” to this report.

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 vacant land condominium application is consistent with the policies of the PPS.

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Report No. PDS16-051

Places to Grow Growth Plan for the 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 2.1 of the *Growth Plan* encourages a better use of land and infrastructure to 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 vacant land condominium application is consistent with the Growth Plan for the Greater Golden Horseshoe.

Land Use Framework

Yonge Street South Secondary Plan (OPA 34)

As previously identified, the subject lands are designated as “Cluster Residential – Site Specific Policy No. 43” by the Yonge Street South Secondary Plan. Planning Staff are of the opinion that the proposed development conforms to the policies of Official Plan Amendment No. 34.

Zoning By-law Amendment

As previously mentioned, the subject lands are currently zoned “Detached Dwelling Second Density Residential (R2-103) Exception Zone”, “Major Open Space (O-17) Exception Zone” and “Major Open Space (O-15) Exception Zone” by the Town of Aurora By-law 2213-78, as amended. Staff have evaluated the proposed development and have determined the subject proposal meets the zoning provisions of the R2-103 zone category. Planning Staff are of the opinion that the proposed residential development is appropriate and conforms to the Zoning By-law.

Planning Considerations

Site Design

The applicant has applied to the Town of Aurora for approval of a vacant land Draft Plan of Condominium over the subject lands, proposed to contain 56 single detached dwelling units. The Owner will not be required to submit a Site Plan application; Site Plan comments have been addressed through the Draft Plan of Condominium process and related condominium agreement. The site includes 56 single detached lots on private condominium roads. A 0.1 ha private park is located at the centre of the community. The owner has agreed to convey a 7.5 m wide strip of land along the southerly and westerly property lines to the adjacent Falconwood Hollow condominium. The perimeter of the site as well as the private park and median of Street ‘A’ are proposed to be extensively landscaped.

June 21, 2016

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Report No. PDS16-051

Parking, Signage and Pavement Marking

The Owner submitted a pavement marking and signage plan for the condominium development, prepared by WSP. The plan also undertook a vehicle manoeuvring analysis to confirm that emergency vehicles and refuse vehicles can be accommodated on the proposed site. The study concluded that the proposed private road will adequately accommodate emergency and refuse truck access and circulation. As noted earlier, a total of 237 parking spaces are proposed. The Town's Traffic/Transportation Analyst has reviewed the proposal and has no concerns.

Urban Design/Building Elevations

The applicant submitted Urban Design Guidelines prepared by Malone Given Parsons with the Official Plan Amendment and Zoning By-law Amendment applications. The Guidelines include conceptual elevations and information on building placement, architectural style, height and massing, facades, and corner and gateway homes. The building elevations, materials and architecture will be compatible with the single detached, semi-detached, and townhouse building forms in the surrounding area. Overall, the proposed buildings are designed in a consistent manner and display positive architectural qualities. Staff have no objection to the Urban Design and Architectural elements proposed. All building plans will require the urban design architect's stamp prior to a building permit being issued.

Municipal Servicing/Grading and Drainage

The Town's Development Planning Engineer has reviewed the Draft Plan of Condominium application and has no major concerns with the application subject to Conditions of Condominium approval and minor technical updates. It will be necessary for the applicant to satisfy the requirements prior to the execution of the Condominium Agreement.

Landscaping

The Parks and Recreation Services (PRS) department have reviewed the Draft Plan of Condominium application. The PRS department have no major concerns with the application subject to minor technical updates and provisions in the Condominium Agreement relating to cost estimates.

Building Services

Building Services Staff have reviewed the application and have no major concerns with the approval of the application subject to Conditions of Condominium approval and minor technical updates.

June 21, 2016

- 6 -

Report No. PDS16-051

External Agency Comments

The Lake Simcoe Region Conservation Authority, Central York Fire Services, Regional Municipality of York, Rogers, Canada Post, and Enbridge have reviewed the application and have no objection to the approval of the Draft Plan of Condominium subject to conditions of approval outlined in greater detail in Appendix 'A'.

SERVICING ALLOCATION

Servicing allocation for 56 units of water and sewage capacity was previously granted to the development by Council report PL15-029.

LINK TO STRATEGIC PLAN

The proposed Draft Plan of Condominium 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: Through the development of this residential plan of condominium on the subject lands, approval of this 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 of 2031 as identified in the Town's Official Plan.**

ALTERNATIVE(S) TO THE RECOMMENDATIONS

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

FINANCIAL IMPLICATIONS

The site will be developed through a Condominium Agreement; as such, fees and securities will be required with the Condominium Agreement.

PREVIOUS REPORTS

Public Planning Meeting Report No. PL15-029, dated April 22, 2015; and
Public Planning Meeting Report No. PL15-005, dated January 28, 2015.

June 21, 2016

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Report No. PDS16-051

CONCLUSION

Staff have reviewed the subject draft plan of condominium application for 56 single detached dwelling units on the subject lands. The planning application has been evaluated in accordance with the provisions of the Town's Official Plan, Zoning By-law, municipal development standards, and in the context of surrounding and future land uses.

Staff recommends approval of Draft Plan of Condominium Application file: CDM-2016-01 subject to the conditions set out in Appendix "A" to this report.

ATTACHMENTS

Figure 1 – Location Map

Figure 2 – Official Plan Map

Figure 3 – Zoning By-law Map

Figure 4 – Site Plan/Vacant Land Plan of Condominium

Figure 5 – Vacant Land Plan of Condominium

Appendix "A" – Conditions of Approval

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting- June 2, 2016.

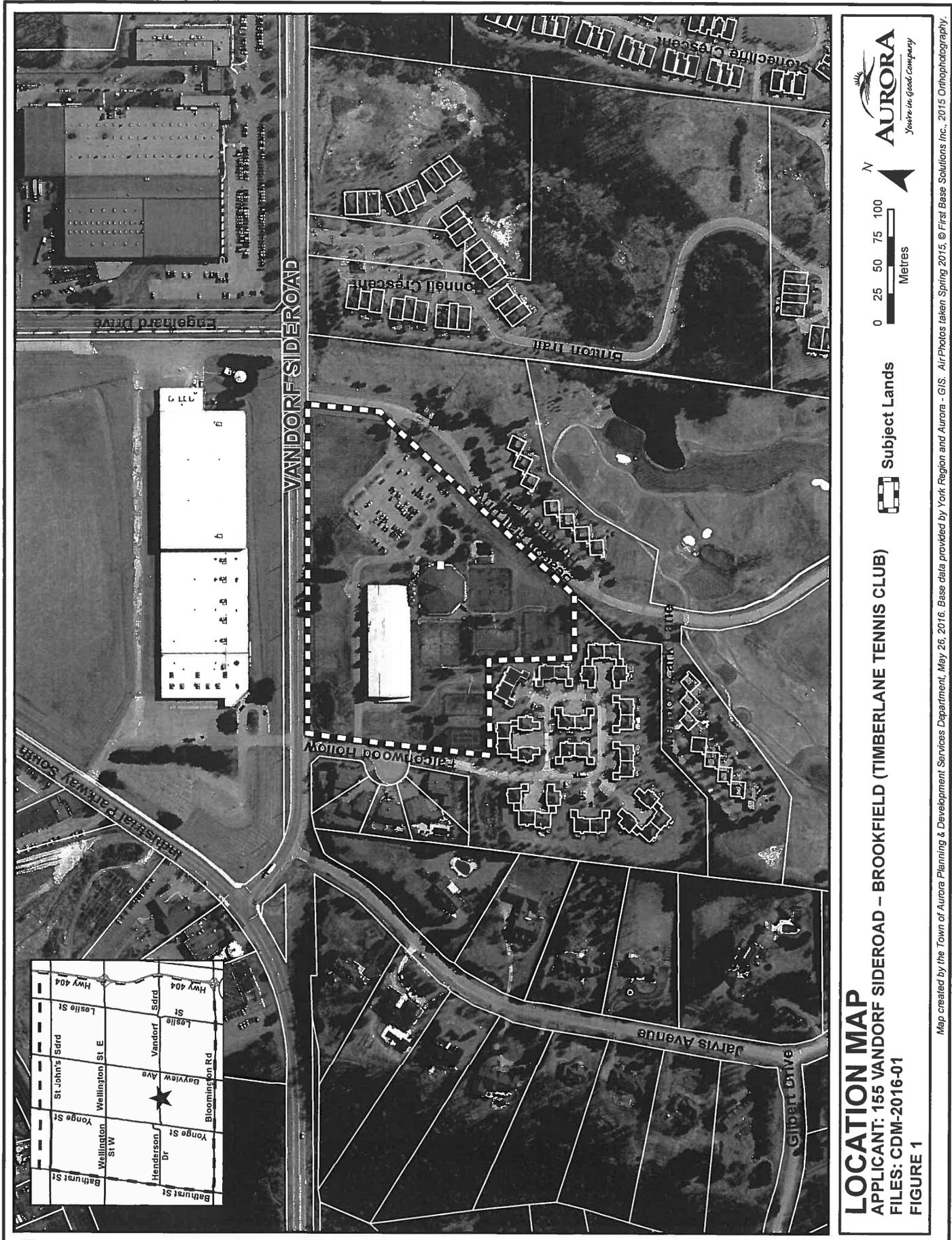
Prepared by: Marty Rokos, Planner – Extension 4350.



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



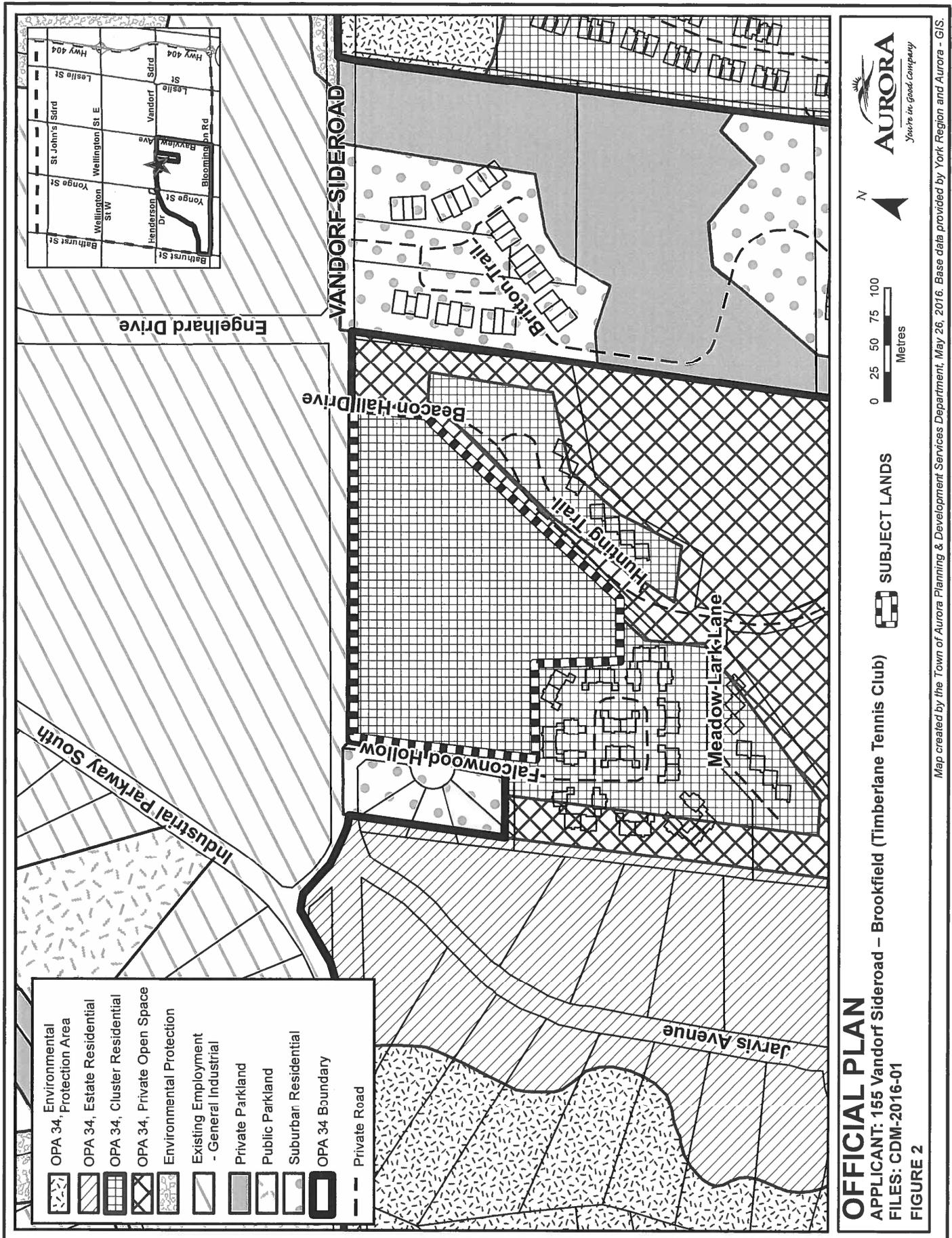
**Doug Nadorozny
Chief Administrative Officer**



LOCATION MAP
APPLICANT: 155 VANDORF SIDEROAD – BROOKFIELD (TIMBERLANE TENNIS CLUB)
FILES: CDM-2016-01
FIGURE 1

N
 0 25 50 75 100
 Metres
 Subject Lands

Map created by the Town of Aurora Planning & Development Services Department, May 26, 2016. Base data provided by York Region and Aurora - GIS. Air Photos taken Spring 2015, © First Base Solutions Inc., 2015. Orthophotography.

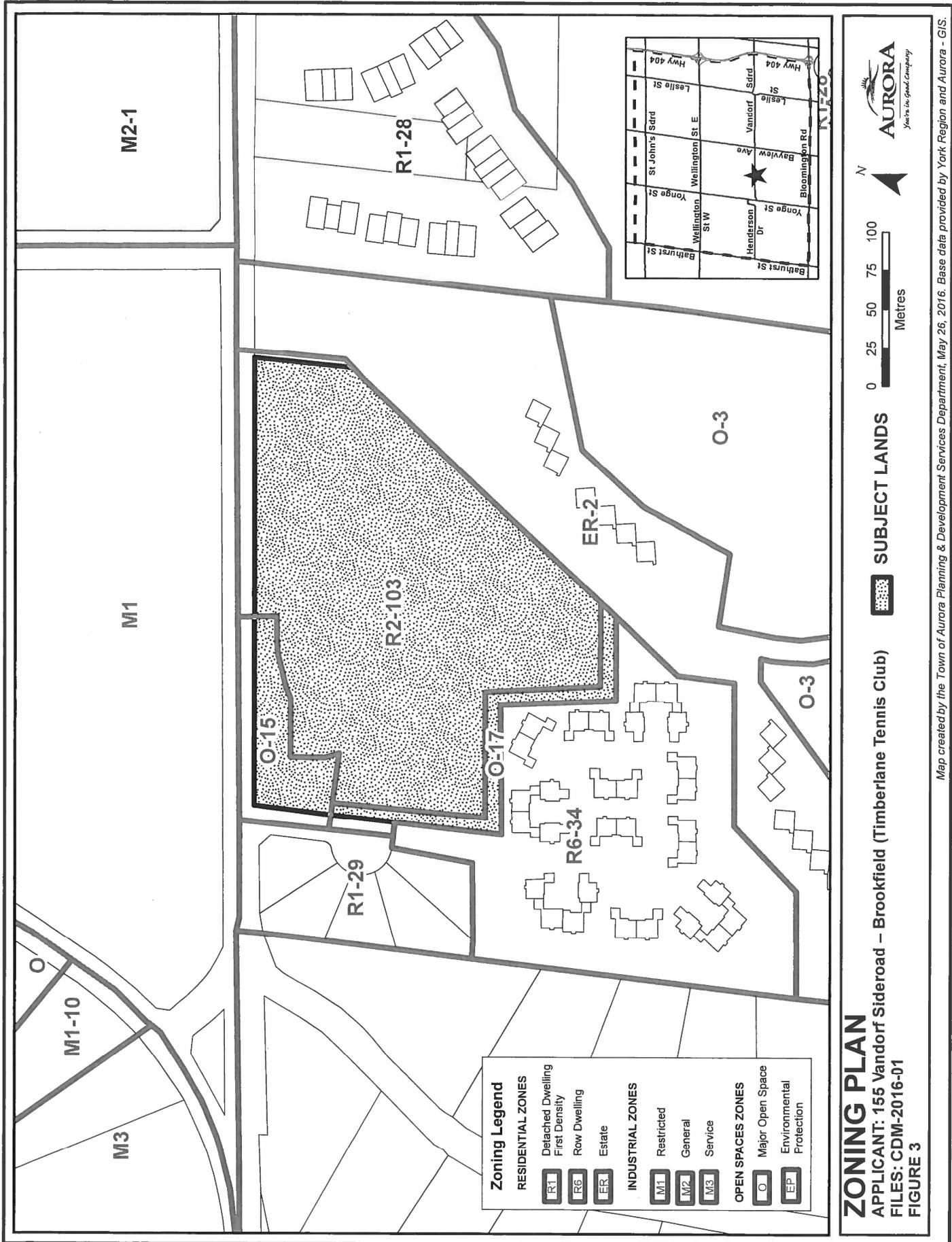


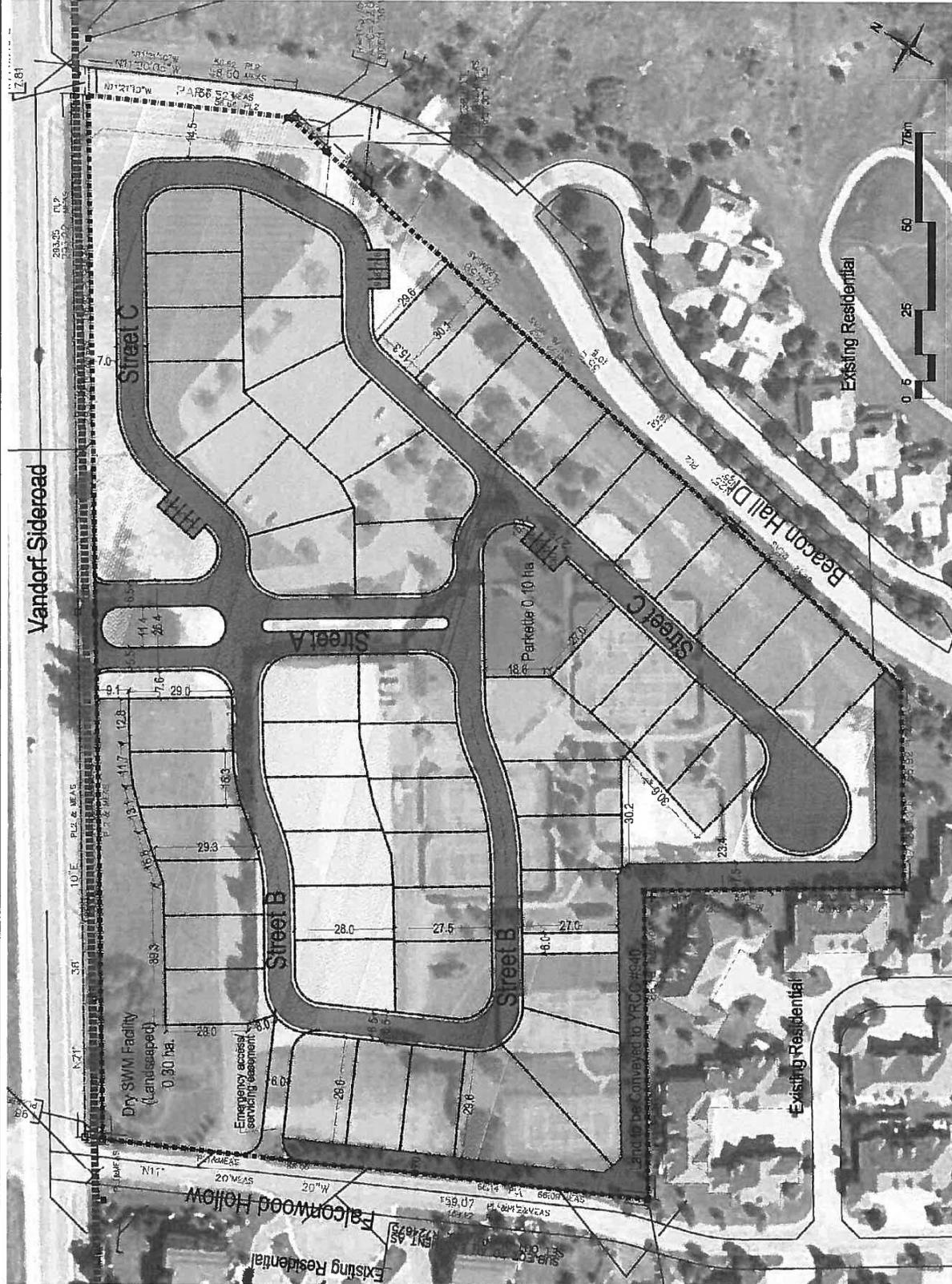
OFFICIAL PLAN
APPLICANT: 155 Vandorf Sideroad – Brookfield (Timberlane Tennis Club)
FILES: CDM-2016-01
FIGURE 2

SUBJECT LANDS



Map created by the Town of Aurora Planning & Development Services Department, May 26, 2016. Base data provided by York Region and Aurora - GIS.





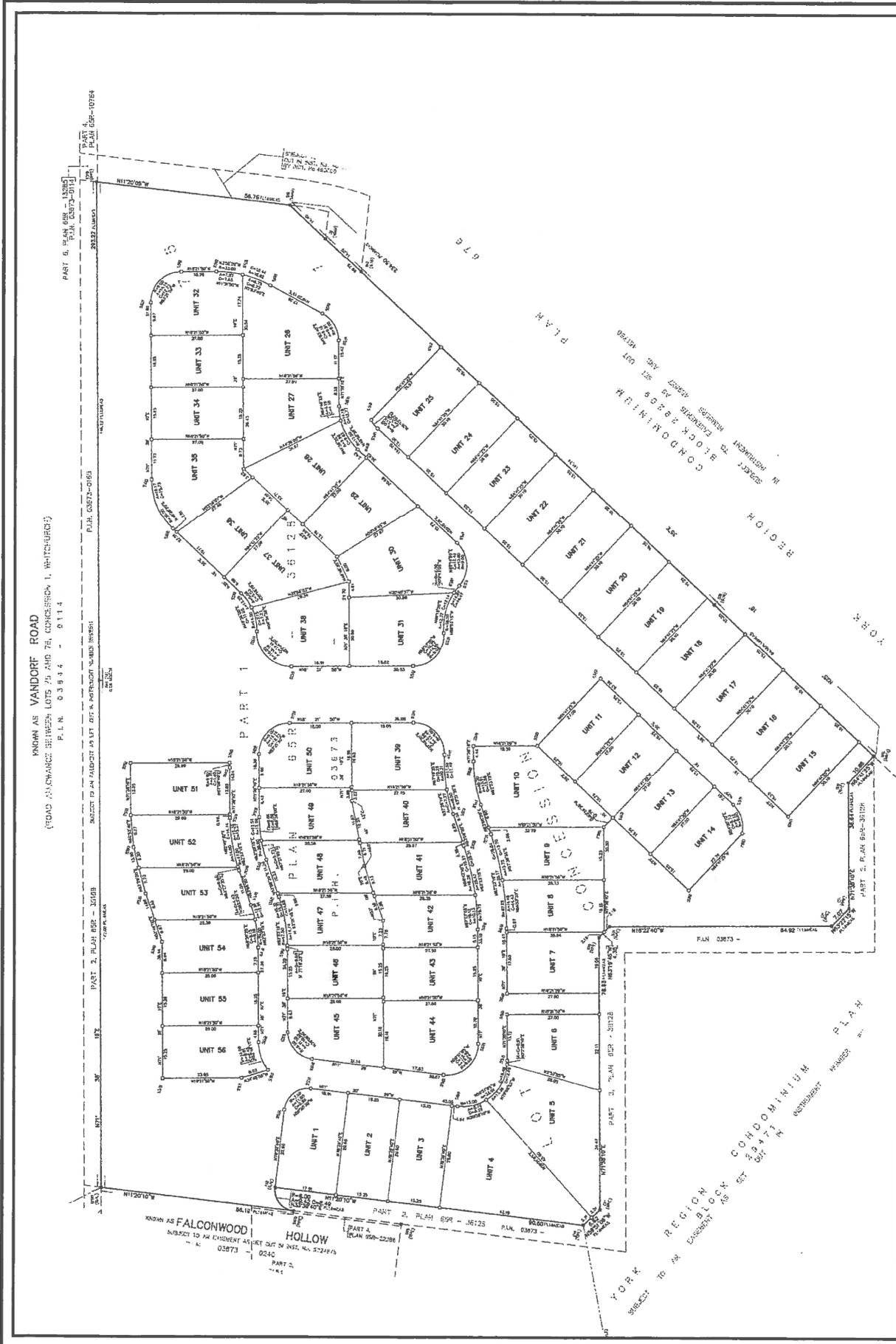
SITE PLAN / VACANT LAND PLAN OF CONDOMINIUM

APPLICANT: 155 Vandorf Sideroad – Brookfield (Timberlane Tennis Club)

FILES: CDM-2016-01

FIGURE 4





VACANT LAND PLAN OF CONDOMINIUM
APPLICANT: 155 Vandorf Sideroad - Brookfield (Timberlane Tennis Club)
FILES: CDM-2016-01
FIGURE 5

Map created by the Town of Aurora Planning & Development Services Department, May 30, 2016. Data provided by Rady-Pentek & Edward Surveying LTD.

Appendix "A"

CONDITIONS OF APPROVAL

***Draft Plan of Vacant Land Condominium
Brookfield Homes (Ontario) Aurora Limited
155 Vandorf Sideroad, Lot 75, Concession 1
CDM-2016-01***

THE CONDITIONS OF THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA (THE "TOWN") TO BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF THE DRAFT PLAN OF VACANT LAND CONDOMINIUM CDM-2016-01 ARE AS FOLLOWS:

- 1) Approval shall relate to the Vacant Land Plan of Condominium prepared by Rady-Pentek & Edward Surveying Ltd., dated February 12, 2016 (the "Plan") with respect to the lands described as Part of Lot 75, Concession 1 (Geographic Township of Witchurch), Town of Aurora, Regional Municipality of York (the "Lands").
- 2) The Plan and associated conditions of Draft Approval may require revisions, to the satisfaction of the Town, to implement or integrate any recommendations included as a condition of Draft Plan Approval. Further, minor redline revisions to the Plan to ensure property alignment with existing or proposed lots, blocks, streets, and/or facilities on lands adjacent to the Plan may also be required.
- 3) The Owner shall, prior to the Town's final approval of the Plan, enter into and execute a Development Agreement with the Town, agreeing to satisfy all conditions of the Town related to the development of the Lands including but not limited to site servicing, access, engineering, legal, financial, and otherwise to be registered on title against the Lands, as provided for in the *Planning Act*, at the sole expense of the Owner.
- 4) The Owner shall provide to the Town a copy of the final version of the Vacant Land Condominium declaration and description for the Plan to be registered on title.
- 5) The Owner shall covenant and agree in the Development Agreement to satisfy any cash-in-lieu of parkland requirements to the satisfaction of the Town Solicitor in accordance with: a) the Town of Aurora's By-law Number 4291-01.F, as amended or successor thereto and applicable policies; and b) any related parkland agreements imposed by the Town.
- 6) The Owner shall acknowledge and agree in the Development Agreement that the private road(s) on the Plan are "common elements" and will not be maintained or assumed by the Town.
- 7) The Owner shall agree in the Development Agreement to satisfy the following requirements for the development of the Lands:
 - i) The Owner shall, prior to final approval, submit a schedule certified by an Ontario Land Surveyor indicating the areas and frontages of the Lots, Blocks and/or Units within the plan, to the satisfaction of the Director of Building & By-law Services.
 - ii) The Owner shall, prior to final approval, engage the services of a qualified noise

General Committee Meeting Agenda

Tuesday, June 21, 2016

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Brookfield Homes (Ontario) Aurora Limited
CDM-2016-01
Conditions of Approval
Page 2

consultant to complete a Noise Study which assesses projected nuisances caused by noise or vibration within the development to the satisfaction of the Director of Building & By-law Services.

- iii) The Owner shall agree, prior to the final approval, to submit a geotechnical report for review and approval by the Town of Aurora, which deals with the relative elevations of foundations and footings, the requirements for engineered fill based on existing subsurface conditions, and the requirements for road and municipal services construction, to the satisfaction of the Director of Building & By-law Services.
 - iv) The Owner shall submit Reference Plans and Engineering Details and Specifications for any retaining walls which a permit is required under the Building Code Act, indicating any restrictions such as setback limits for structures, inground pools, above-ground pools and possibly landscaping to the satisfaction of the Director of Building & By-law Services.
 - v) The Owner shall agree to obtain a permit under the Building Code Act for the decommissioning of any septic system and submit a Consultant's Certificate upon completion of the decommissioning to the satisfaction of the Director of Building & By-law Services.
 - vi) The Owner shall agree to obtain a permit under the Building Code Act for the demolition of any buildings or structures prior to the demolition of said structures to the satisfaction of the Director of Building & By-law Services.
- 8) The Owner shall agree in the development agreement to satisfy the Regional Municipality of York requirements for the development of the Lands:
- i) York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the Town of Aurora for the development proposed within this draft plan of condominium or any phase thereof. Registration of the plan of condominium shall occur in phases based on the availability of water supply and sewage servicing allocation.
 - ii) The Owner shall agree in the Condominium Agreement that the Owner shall save harmless the Town of Aurora and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
 - iii) Prior to final approval, an engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review.
 - iv) The Owner shall agree in the Condominium Agreement that any direct connection to and/ or the crossing of a York Region water or wastewater system requires Regional approval prior to construction, and engineering drawings showing details of the connection shall be submitted to the Infrastructure Asset Management Branch for approval.
 - v) Prior to final approval, the Owner shall conduct and submit a Source Water Impact and

Brookfield Homes (Ontario) Aurora Limited
CDM-2016-01
Conditions of Approval
Page 3

Assessment Mitigation Plan (SWIAMP), to the satisfaction of York Region, to identify and address any potential water quality and water quantity threats to the municipal groundwater supplies for the portion of the land within the Wellhead Protection Area but not the Oak Ridges Moraine. The SWIAMP shall be prepared by a qualified professional, to the satisfaction of Regional Environmental Services staff in the Water Resources group. The SWIAMP must follow the York Region document Guidance for Proposed Developments in Wellhead Protection Areas In York Region (October 2014). A SWIAMP is required for any of the activities listed below if they will occur on the site for the storage or manufacture of:

- a) Petroleum-based fuels and or solvents;
- b) Pesticides, herbicides, fungicides or fertilizers;
- c) Construction equipment;
- d) Inorganic chemicals;
- e) Road salt and contaminants as identified by the Province;
- f) The generation and storage of hazardous waste or liquid industrial waste, and waste disposal sites and facilities;
- g) Organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials; and,
- h) Snow storage and disposal facilities.

If a SWIAMP is not triggered, a letter prepared by a qualified professional will be required in its place stating that the above note activities will not be occurring.

- vi) Prior to final approval, the Owner shall agree to provide direct shared pedestrian/cycling connections from the proposed development to roads and communities to support active transportation and public transit. A drawing shall be provided to clearly show the locations of the connections.
- vii) Prior to final approval, the Owner shall provide a Transportation Demand Management (TDM) communication strategy shall be provided to communicate and notify York Region and the Town of Aurora to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. This strategy shall also include the physical location of distribution of the Information Packages and pre-loaded PRESTO Cards.
- viii) Prior to final approval, the Owner shall provide a copy of the Condominium Agreement to Community Planning and Development Services, outlining all applicable requirements.
- ix) The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law # 2012-36.
- x) The Regional Community Planning and Development Services Division shall advise that Conditions 1 to 9 inclusive, have been satisfied.

General Committee Meeting Agenda

Tuesday, June 21, 2016

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Brookfield Homes (Ontario) Aurora Limited
CDM-2016-01
Conditions of Approval
Page 4

- 9) The Owner shall agree in the development agreement to satisfy the Enbridge Gas Distribution requirements for the development of the Lands:
- i) service and meter installation details to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving;
 - ii) all costs are the responsibility of the Owner if the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction;
 - iii) any easements necessary will be conveyed to Enbridge Gas Distribution at no cost; and
 - iv) a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance in the event a pressure reducing regulator station is required.
- 10) The Owner shall agree in the development agreement to satisfy the Canada Post requirements for the development of the Lands:
- i) The owner/developer agrees to include on all offers of purchase and sale, a statement that advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
 - ii) The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any unit sale.
 - iii) The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plans.

The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
 - An appropriately sized sidewalk section (concrete pad) to place the Community Mailboxes on.
 - Any required walkway across the boulevard.
 - Any required curb depressions for wheelchair access.
 - iv) The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to the new homes as soon as they are occupied.
- 11) The Owner shall agree in the development agreement to satisfy the Lake Simcoe Region Conservation Authority requirements including stormwater management and erosion and sediment control for the development of the Lands.

Brookfield Homes (Ontario) Aurora Limited
CDM-2016-01
Conditions of Approval
Page 5

Clearances

The Town's Planning & Development Services Department shall advise that Conditions 1 to 4 inclusive have been satisfied, stating briefly how each condition has been met.

The Town's Legal & Legislative Services Department shall advise that Condition 5 has been satisfied, stating briefly how the condition has been met.

The Town's Infrastructure & Environmental Services Department shall advise that Condition 6 has been satisfied, stating briefly how the condition has been met.

The Town's Building & By-law Services Department shall advise that Condition 7 has been satisfied, stating briefly how the condition has been met.

The Regional Municipality of York shall advise the Town of Aurora that Condition 8 has been satisfied in a clearance letter to the Town of Aurora detailing how the condition has been met.

Enbridge Gas Distribution Inc. shall advise the Town of Aurora that Condition 9 has been satisfied in a clearance letter to the Town of Aurora detailing how the condition has been met.

Canada Post shall advise the Town of Aurora that Condition 10 has been satisfied in a clearance letter to the Town of Aurora detailing how the condition has been met.

Lake Simcoe Region Conservation Authority shall advise the Town of Aurora that Condition 11 has been satisfied in a clearance letter to the Town of Aurora detailing how each condition has been met.



TOWN OF AURORA
GENERAL COMMITTEE

No. PDS16-052

SUBJECT: *Planning Applications Status List*

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

DATE: *June 21, 2016*

RECOMMENDATIONS

THAT Report No. PDS16-052 be received for information.

PURPOSE OF THE REPORT

This report provides a summary and update of development applications that have been received by Planning & Building Services.

BACKGROUND

Attached is a list updating the status of applications being reviewed by Planning & Building Services. The list supersedes the March 27, 2016 Planning Applications Status list and is intended for information purposes. The text in bold italics represents changes in status since the last update of the Planning Applications Status List.

COMMENTS

Since the preparation of the last status list, twelve (12) new planning applications have been filed with Planning & Building Services as follows:

- Part Lot Control Application (PLC-2016-02) for Townhouses on Blocks 15, 16 & 19, Plan 65M-4467;
- Part Lot Control Application (PLC-2016-03) for Townhouses on Blocks 17, 18, 20, 21 & 22, Plan 65M-4467;
- Draft Plan of Condominium Application (CDM-2016-03) to allow 42 single detached residential units;
- Part Lot Control Application (PLC-2016-04) for Townhouses on Blocks 13, 15, 18 & 21, Plan 65M-4478;
- Official Plan Amendment, Zoning Bylaw Amendment and Draft Plan of Subdivision Applications (SUB-2016-01, OPA-2016-01 and ZBA-2016-03) to allow 145 single detached lots;
- Site Plan Application (SP-2016-04) to allow additional 78 units to an existing retirement home;

June 21, 2016

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Report No. PDS16-052

- Temporary Use Zoning Bylaw Application (ZBA-2016-04) to allow a retail use (butcher shop) within an existing building;
- Zoning By-law Amendment Application (ZBA-2016-05) to allow a wider range of commercial uses; and
- Official Plan Amendment and Zoning By-law Amendment Applications (OPA-2016-02 and ZBA-2016-06) to allow a place of worship.

LINK TO STRATEGIC PLAN

None.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

None.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with this report.

PREVIOUS REPORTS

Planning Report No. PDS16-020, dated March 27, 2016.

CONCLUSIONS

Planning & Building Services will continue to provide this update to inform Council of the number and status of planning applications filed with the Town.

ATTACHMENTS

Figure 1 – Planning Applications Status Map*

Figure 2 – Secondary Plan Map

Figure 3 – Planning Applications Status List – June 21, 2016

**Planning Applications Status Map (large colour version available via Town's website or by visiting Planning & Development Services)*

June 21, 2016

- 3 -

Report No. PDS16-052

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – June 9, 2016.

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


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


Doug Nadorozny
Chief Administrative Officer

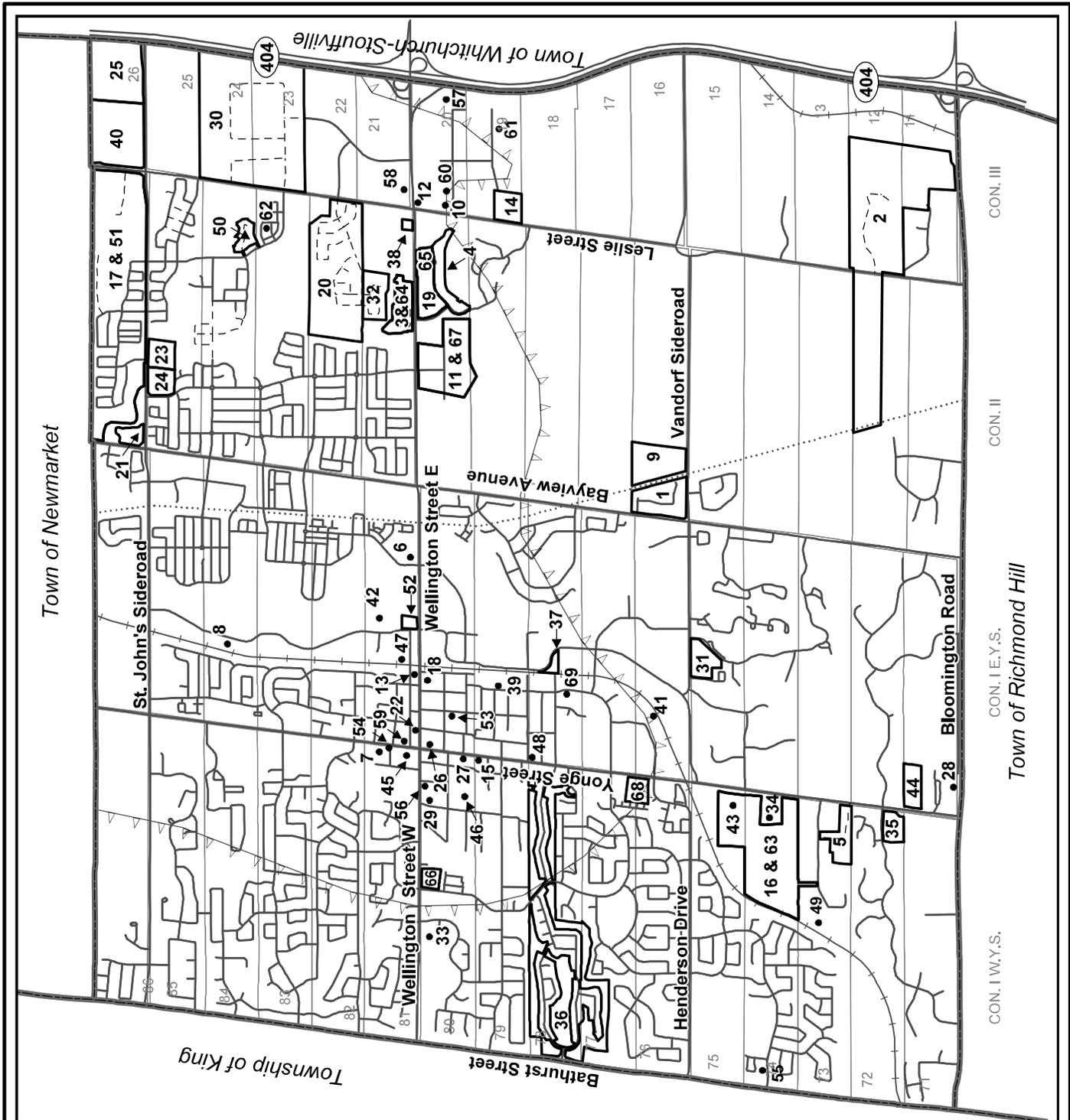


FIGURE 1

PLANNING APPLICATIONS MAP

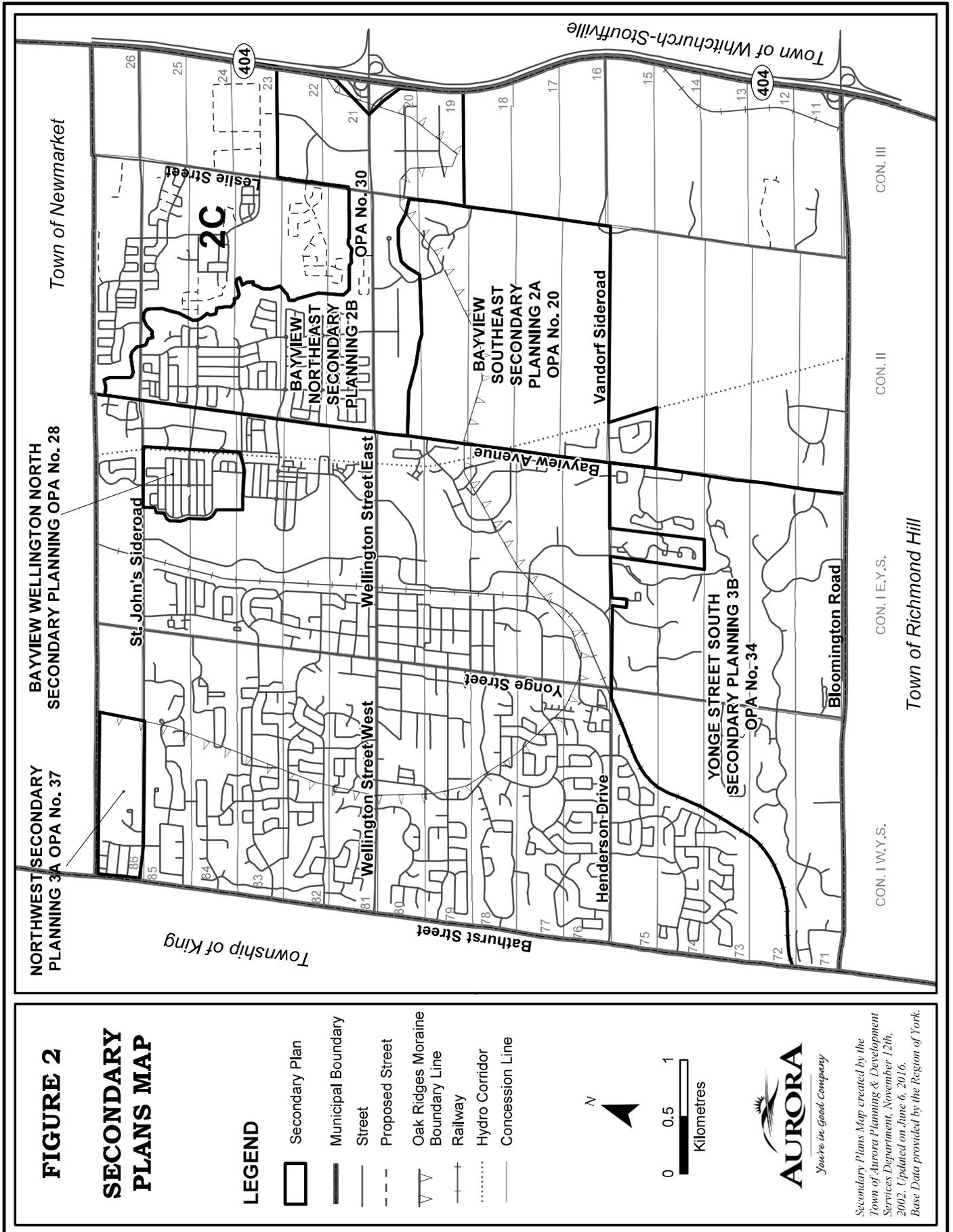
LEGEND

APPLICATIONS

- Approximate Location
- Large Application
- Municipal Boundary
- Street
- - - Proposed Street
- ∇ Oak Ridges Moraine Boundary Line
- + Railway
- Hydro Corridor
- Concession Line



*Planning Applications Map created by the
 Town of Aurora Planning & Development
 Services Department, November 12th,
 2002. Updated on June 6, 2016.
 Base Data provided by the Region of York.*



1

PLANNING APPLICATION STATUS LIST – FIGURE 3
 June 21, 2016

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
1.	<p>Genview Development Corp. 14575 Bayview Avenue Malone Given Parsons Attn: Joan MacIntyre 905-513-0170 Ext. 115 Files: ZBA-2001-04 & SUB-2001-01</p>	<p>Plan of Subdivision to permit 61 residential lots.</p>	<p>Jan.4, 2001</p>	<p>Phase 1 consisting of 56 lots was registered on October 20, 2011. Registered Plan 65M-4292. Phase II (5 lots) to be developed with adjacent lands: SUB-04-07. Detailed Engineering Drawings submitted to the Town for review.</p>
2.	<p>Lebovic Enterprises Limited (Formerly Westhill Redevelopment Co.) 13927 & 14012 Leslie Street and 1796 Bloomington Road GHD Investments. Attn:Glen Easton 905-752-4369 Files: OPA-2000-04, ZBA-2000-12 & CDM-2000-03 OMB Case No. PL030997, PL080014 OMB File Nos. 0030373 Z030149 S030085</p>	<p>Applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium to permit 75 condo units and 18 hole golf course.</p>	<p>May 3, 2000</p>	<p>Ontario Municipal Board Hearing held September 14, 2010 to January 5, 2011. Ontario Municipal Board approved appeals on April 14, 2011. Ontario Municipal Board issued Order approving; OPA 74, ZBA 5361-11 Plan of Subdivision and Condominium Draft Plan approval on September 15, 2011. OMB issued Order approving Draft Plan of Subdivision on November 14, 2011. Top soil removal permit issued. Subdivision Agreement executed by Owner and Town.</p>

2

PLANNING APPLICATION STATUS LIST – FIGURE 3
 June 21, 2016

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
3.	MI Developments Inc. Part of Lot 21, Con 2 Attn: Dan Robert 905-726-7805 Files: SUB-2006-01 & ZBA-2006-03	Draft Plan of Subdivision and Zoning By-law Amendment Application for 134 townhouse units.	Jan. 3, 2006	Council approved Draft Plan of Subdivision on August 14, 2007 and implementing Zoning By-law on November 27, 2007. On September 29, 2015 the Removal of Holding 'H' By-law was enacted. Subdivision Agreement executed by Owner and Town.
4.	MI Developments Inc. Leslie & Wellington Street E. Attn: Ari Huber 905-726-7607 Files: ZBA-2003-19 & CDM-2003-03	Zoning By-law Amendment and Vacant Land Condominium Applications to permit 14 units detached residential.	May. 5, 2003	Revised Draft Plan of Condominium approved on October 9, 2012. Notice of Decision issued. Certification of notification with Draft Plan of Condominium sent out on November 13, 2012. Applicant to clear conditions. Inactive.

**PLANNING APPLICATION STATUS LIST – FIGURE 3
June 21, 2016**

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
5.	<p>Pandolfo, et al. Lot 8, Part Lots 20 & 21, Plan 132 14070 Yonge Street</p> <p>Templeton Planning Consulting Attn: Gary Templeton 905-727-8672</p> <p>Files: OPA-2012-03, ZBA-2003-21 & SUB-2003-02</p>	<p>Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to permit 29 single detached dwellings and two (2) open space blocks.</p>	<p>May. 7, 2003</p>	<p>Public Planning Meeting held February 27, 2013. Additional Public Planning Meetings held November 27, 2013 and March 26, 2014. Official Plan Amendment and Zoning By-law Amendment Applications approved by General Committee on June 17, 2014. Official Plan Amendment No. 6 (By-law 5656-14) and Zoning By-law Amendment 5657-14 enacted by Council on August 12, 2014 are in full force and effect. Draft Plan of Subdivision approved by Council on September 23, 2014. OMB Appeal to Council's Decision to Draft Plan Approval. OMB Decision / Minutes of Settlement issued April 23, 2015, Case No. PL141259. Subdivision Agreement being prepared.</p>

**PLANNING APPLICATION STATUS LIST – FIGURE 3
June 21, 2016**

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
6.	Perwick Inv. (Deltera) Part of Lot 81, Con 1 N/E corner Wellington & John West Way Tridel Attn: Gouled Osman 416-661-9290 Files: OPA-2005-03, ZBA-2005-16 & SP-2013-13	Application to Amend the Official Plan and Zoning By-law to permit a 1,255m2 multi-unit retail commercial plaza. Site Plan Application to develop a 1,255 sqm one storey commercial plaza.	Oct. 11, 2005 Revised Appl. Rec'd June 1, 2011. Dec.23, 2013	Council Approved Report July 16, 2013. Official Plan Amendment adopted by Council on August 13, 2013. Regional approval granted November 5, 2013. Site Plan Application received as complete and circulated. Site Plan Application approved by Council on May 26, 2015. Awaiting Final Site Plan submission.
7.	1087931 Ontario Ltd. c/o Bruce Spragg Lot 13, Part Lot 14, Plan 246 15356 Yonge Street Attn: Bruce Hall 416-686-3563 Files: ZBA-2006-11 & SP-2006-13	Zoning By-law Amendment Application to permit a single existing detached and 5 new townhouse residential infill development.	Apr. 12, 2006 (ZBA) May 31, 2006 (Site Plan)	Zoning By-law Amendment and Site Plan Application approved by Council on November 10, 2009. LSRCA approval granted. Site Plan Agreement drafted. Inactive.
8.	Hamil Inc. 260 Industrial Parkway North Blocks 1, 2, 3 & Part Block 4, 65M-2718 Attn: Michael Langer 416-398-0747 File: SP-2007-09	Minor Site Plan Application to permit an addition to an existing 4,879 m ² industrial building.	May 25, 2007	Applicant has requested the File to be held in abeyance. Inactive.

PLANNING APPLICATION STATUS LIST – FIGURE 3
 June 21, 2016

OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
9. Genview, formerly Clifford Sifton 908 Vandorf Sdrd. Malone Given Parsons Ltd. Attn: Joan MacIntyre 905-513-0170 Ext. 115 Files: BLK-2007-04 & ZBA-2007-12	Draft Plan of Subdivision and Zoning By-law Amendment Application to allow for a 20 lot residential development within Settlement Area of the Oak Ridges Moraine.	Oct. 15, 2007	Draft Plan of Subdivision approved on August 1, 2012. Zoning By-law passed at Council on June 26, 2012 and is now in full force and effect. Awaiting Final Engineering Plans. Inactive.
10. 2292863 Ontario Inc. (Best Western Hotel) 4 Don Hillcock Drive Attn: Claudio Rabalino 416-425-2222 Ext. 245 File: SP-2008-06	Revised Site Plan Application for four (4) storey hotel with pool, bar/lounge and convention facilities.	Revised proposal by new owner, Dec. 23, 2011	Awaiting final Site Plan submission. Inactive. File Maintenance fee received April 25, 2016.
11. 1207309 Ontario Inc. 337, 375 & 455 Magna Drive Attn: Frank Tozzi 905-726-7607 File: SP-2008-02	Site Plan Application for three (3) storey 9600m ² (103,333ft ²) Arts and Education building.	Mar. 14, 2008	Applicant required to obtain Infrastructure Easement prior to executing Site Plan Agreement. Inactive.

PLANNING APPLICATION STATUS LIST – FIGURE 3
 June 21, 2016

OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
12. Vinder Holdings Inc. 15195 Leslie Street Attn: Stephen Bernatt 416-449-8845 File: ZBA-2008-04	Zoning By-law Amendment Application to permit business uses and a free standing restaurant.	Feb. 29, 2008	Approved in principle pending Site Plan Application. Pre-consultation held with Applicant on November 12, 2015. Awaiting submission of Site Plan Application. Inactive. File closed.
13. Farid Ameryoun 118 Wellington Street East Intelliterra Inc. Attn: Bruce Hall 416-525-1133 Files: ZBA-2008-19 & SP-2014-03	Zoning By-law Amendment Application to permit a personal service shop (hair salon) & business & professional office within existing building. Site Plan Application to permit business and professional offices, and personal shop uses, as well as related parking on the subject lands.	Nov. 3, 2008 Jun. 9, 2014	Public Planning Meeting held May 27, 2009. Public Planning Meeting held November 27, 2013. Zoning By-law Application approved by Council on August 12, 2014. Zoning By-law 5652-14 passed by Council on September 9, 2013 is in full force and effect. Site Plan, approved by Council on August 12, 2014. Site Plan Agreement being prepared.
14. Richardson House Developments Inc. (Bellwood) 14985 Leslie Street Attn: Martin Rendl 416-291-6902 File: SP-2010-01	Site Plan Application to permit four (4) storey health and wellness centre.	Apr. 13, 2010	Site Plan Application approved by Council on September 14, 2010. Inactive.

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PLANNING APPLICATION STATUS LIST – FIGURE 3
 June 21, 2016

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
15.	Malfaro, Giorgio, Bucciol 15086 – 15088 Yonge Street Soccia Engineering Attn: Sandro Soccia 416-707-3868 File: SP-2009-10	Site Plan Application to permit two (2) storey Montessori school.	Oct. 8, 2009	Inactive.
16.	BG Properties (Aurora) Inc. (formerly, Rod Coultis & Brian Coultis) 222 Ridge Roads & 14222, 14314, 14338 & 14378 Yonge Street Brutto Consulting Attn: Matthew King 905-851-1201 Ext. 225 Files: SUB 2012-03 & ZBA-2012-16	Draft Plan of Subdivision and Zoning By-law Amendment Applications proposing 195 residential units.	Dec. 17, 2012	Draft Plan of Subdivision was approved by Council on June 26, 2013. Zoning By-law 5836-16 enacted on April 26, 2016. Bylaw in effect.

**PLANNING APPLICATION STATUS LIST – FIGURE 3
June 21, 2016**

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
17.	<p>Mattamy (Aurora) Ltd. 2C (West) Area Part Lot 26, Concession 2 (NE corner of Bayview Avenue and St. John's Sideroad)</p> <p>Malone Given Parsons Ltd. Attn: Joan MacIntyre 905-513-0170 Ext. 115</p> <p>Files: SUB-2011-02 & ZBA-2011-08</p>	<p>Draft Plan of Subdivision and Zoning By-law Amendment Applications to permit a 760 unit residential subdivision.</p>	<p>Aug. 25, 2011</p>	<p>Applications received as complete and circulated. Public Planning Meeting held on June 27, 2012. General Committee Meeting held on April 16, 2013. Zoning By-law Amendment and Plan of Subdivision Draft Plan approved by Council April 23, 2013. Zoning By-law 5522-13 approved by Council, is in force and effect. Council approved Lifting of "H" symbol on December 10, 2013. Subdivision Agreements executed by the Town and the Owner. The Plan of Subdivision registered as Numbers 65M-4407, 65M-4408 and 65M-4423. Subdivision Agreement (Phase 3) Registered. Phase 4 Subdivision Agreement being prepared.</p>
18.	<p>99 Wellington Street Limited 99 Wellington Street East Part of Lot 15, Plan 68</p> <p>Lepek Consulting Inc. Attn: Helen Lepek 416-485-3390</p> <p>Files: ZBA-2011-10 & SP-2012-06</p>	<p>Zoning By-law Amendment Application to permit business and professional office use. Site Plan Application to convert the existing house to 177.6 m² of office space.</p>	<p>Oct. 31, 2011 June. 7, 2012</p>	<p>Zoning By-law 5490-13 approved by Council on February 26, 2013, is in force and effect. Site Plan second submission comments provided to Applicant. Inactive.</p>

**PLANNING APPLICATION STATUS LIST – FIGURE 3
June 21, 2016**

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
19.	<p>Stronach Group 1289 Wellington Street MHBC</p> <p>Attention: Mr. Ryan Moore 905-761-5588</p> <p>File: ZBA-2012-03</p> <p>Site Plan Application: Adena Wellington Developments Inc.</p> <p>Attn: Mr. Andrew Gerth 905-726-0995</p> <p>File: SP-2012-08</p>	<p>Zoning By-law Amendment Application to permit four (4) residential condominium buildings consisting of 116 units, a sales/recreation centre; and tennis courts.</p> <p>Site Plan Application to implement the above proposal.</p>	Mar. 15, 2012	<p>Application for Zoning approved by Council on October 9, 2012.</p> <p>By-law to proceed in conjunction with Site Plan Application.</p> <p>Site Plan Application received as complete and circulated.</p> <p>Inactive.</p>

PLANNING APPLICATION STATUS LIST – FIGURE 3
 June 21, 2016

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
20.	Shimvest Investments Ltd. 15436 Leslie Street 2C (West) Area (Westside of Leslie St., north of SARC) Malone Given Parsons Ltd. Attn: Joan MacIntyre 905-513-0170 Ext. 115 Files: SUB-2012-02 & ZBA-2012-02	Draft Plan of Subdivision and Zoning By-law Amendment Applications to permit a subdivision with 359 residential units and a commercial block with up to 1858 m ² of gross floor area.	Mar. 7, 2012	Applications received as complete and circulated. Public Planning Meeting held on June 27, 2012. Zoning By-law and Draft Plan of Subdivision approved by Council March 26, 2013. Zoning Bylaw 5526-13 approved by Council, is in force and effect. Phase 1 Subdivision Agreement registered as 65M-4485 Phase 2 Subdivision Agreement being prepared.
21.	RCG Aurora North Limited Partnership 800 St. John's Sideroad (North East corner of Bayview Ave. and St. John's Sdrd.) Attn: Michael Mendes 905-888-1277 Ext. 227 Files: OPA-2012-02 & ZBA-2012-09	Official Plan Amendment and Zoning By-law Amendment Applications seek to permit a commercial development including three (3) one (1) storey buildings having an approximate gross floor area of 5600 m ² .	Jun. 5, 2012	Applications received as complete and circulated. Public Planning Meeting held on September 24, 2012. File Maintenance Fees received on November 6, 2013. Revised Official Plan and Zoning Amendment received and circulated for comments. Public Planning Meeting held March 25, 2015. Scheduled for July 12, 2016 Council consideration.

**PLANNING APPLICATION STATUS LIST – FIGURE 3
June 21, 2016**

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
22.	<p>2101154 Ontario Inc. 32 Wellington Street East</p> <p>Templeton Planning Consulting Attn: Gary Templeton 905-727-8672</p> <p>Files: SP-2012-09 & ZBA-2012-11</p>	<p>Site Plan Application to develop a 3 storey, 22 unit residential apartment building with ground floor retail onto the existing heritage building.</p> <p>Zoning By-law Amendment Application to implement the above noted Site Plan Application.</p>	<p>Aug. 2, 2012</p> <p>Sep. 28, 2012</p>	<p>Site Plan Application received as complete and circulated.</p> <p>Zoning By-law Amendment Application received as complete and circulated.</p> <p>Public Planning Meeting held December 19, 2012.</p> <p>Zoning By-law Amendment and Site Plan Applications approved by Council on September 24, 2013.</p> <p>Zoning Bylaw 5550-13 is in force and effect.</p> <p>Site Plan Agreement sent to York Region for execution.</p>
23.	<p>Luvian Homes (Aurora) Limited 1001 St. John's Sideroad East</p> <p>GHD Inc. Attn: Glen Easton 905-752-4300</p> <p>Files: SUB-2012-04 & ZBA-2012-12</p>	<p>Draft Plan of Subdivision and Zoning By-law Amendment</p> <p>Applications to permit 30 single detached dwellings and a 2.03 ha open space block.</p>	<p>Oct. 3, 2012</p>	<p>Applications received as complete and circulated.</p> <p>Public Planning Meeting held March 27, 2013.</p> <p>Inactive.</p>

**PLANNING APPLICATION STATUS LIST – FIGURE 3
June 21, 2016**

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
24.	Edenbrook (Aurora) Inc. 929 St. John's Sdrd E Evans Planning Attn: Murray Evans 905-669-6992 Files: SUB-2012-06 & ZBA-2012-15	Draft Plan of Subdivision and Zoning By-law Amendment Applications to allow 33 single detached lots.	Nov. 29, 2012	Applications received as complete and circulated. Public Planning Meetings held on March 27, 2013 and June 25, 2014. Draft Plan of Subdivision approved by Council on July 29, 2014. Zoning By-law 5659-14 approved by Council on September 9, 2014, is in force and effect. Subdivision Agreement being prepared.
25.	Coppervalley Estates Inc. formally Northern Thoroughbred Equine Production Ltd. (Sikura) 1756 St. John's Sideroad KLM Planning Partners Inc. Attn: Roy Mason 905-669-4055 Files: ZBA-2015-09 & SUB-2015-05	Application for a Draft Plan of Subdivision & Zoning By-law Amendments for 101 single family detached lots.	Nov. 13, 2012	Applications received as complete and circulated. Comments provided to Applicant. Application File closed and transfer to a new File Number. Public Planning Meeting held on October 14, 2015.
26.	Yonge Developments Inc. 15217 Yonge Street Markets on Mainstreet Inc. Attn: Jack Dougan 416-759-1093 File: SP-2013-04	Site Plan Application to construct a 5 storey mixed-use building including 12 residential units and 195 m ² of commercial space.	Apr. 9, 2013	Application received as complete and circulated. Site Plan Application approved by General Committee on March 4, 2014. Revised Plans received and circulated. Inactive.

**PLANNING APPLICATION STATUS LIST – FIGURE 3
June 21, 2016**

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
27.	<p>Joe Cara 15132 Yonge Street 647-300-2272 File: SP-2013-05</p>	<p>Site Plan Application to construct a three (3) storey mixed use building including 12 residential units and 240 sqm of commercial space.</p>	<p>Apr. 24, 2013</p>	<p>Application received and circulated. Comments provided to Applicant. Inactive.</p>
28.	<p>Stirling Cook Aurora Ltd. 74 Old Bloomington Road YRVLCP – 1159 Level 1, Unit 22 Macaulay, Shiomi, Howson Ltd. Attn: Angela Sciberras 905-868-8230 File: ZBA-2013-04</p>	<p>Zoning By-law Amendment Application to permit six (6) row house units on the subject lands. Site Plan Application to permit six (6) row house units on the subject lands.</p>	<p>Nov. 15, 2013 Aug. 6, 2014</p>	<p>Application received as complete and circulated. Public Planning Meetings were held on March 26, 2014 and May 28, 2014. Zoning By-law 5661-14 passed by Council on September 23, 2013. Site Plan Application received as complete and circulated. Site Plan Application approved by Council on September 23, 2014. Site Plan Agreement being prepared.</p>

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**PLANNING APPLICATION STATUS LIST – FIGURE 3
June 21, 2016**

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
29.	<p>L.S. Consulting Inc. 29 George Street</p> <p>Larkin Associates Attn: Aaron Gillard 905-895-0554</p> <p>Files: OPA-2013-02, ZBA-2013-05, SP-2014-08 & CDM-2016-02</p>	<p>Official Plan Amendment and Zoning By-law Amendment Applications to permit a four (4) storey apartment building.</p> <p>Site Plan Application to permit a four (4) storey, 12 unit apartment building.</p> <p>Condominium Application</p>	<p>Dec. 11, 2013</p> <p>Oct. 8, 2014</p> <p>Feb 29, 2016</p>	<p>Applications received as complete and circulated. Awaiting second submission. Public Planning Meeting held on April 30, 2014. A report to be brought back to a future Public Planning Meeting. Official Plan Amendment, Zoning By-law Amendment and Site Plan Applications approved by Council on January 28, 2015. OPA No.7 and By-law 5712-15 approved by Council on May 11, 2015. Site Plan Agreement being prepared. Condominium Application comments provided to Applicant.</p>

**PLANNING APPLICATION STATUS LIST – FIGURE 3
June 21, 2016**

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
30.	<p>2351528 Ontario Limited and Aurora-Leslie Developments Limited (Emery Investments) 15625 and 15775 Leslie Street</p> <p>KLM Planning Attn: Bill Tam 905-669-4055</p> <p>Files: ZBA-2014-01 & SUB-2014-01</p>	<p>Zoning By-law Amendment Application and a Draft Plan of Subdivision Application to develop a business park over the 76.6 hectare of land.</p> <p>The business park development proposes Employment Blocks, Office Employment Blocks, a Retail Block, an Institutional Block, a Park Block and open space, woodlot, stormwater management, buffers and road widening.</p>	Mar. 26, 2014	<p>Applications received as complete and circulated.</p> <p>Public Planning Meeting held June 25, 2014.</p> <p>Draft Plan of Subdivision and Zoning By-law Applications approved by Council on September 16, 2014.</p> <p>By-law approved by Council on November 25, 2014.</p> <p>No appeals, Zoning Bylaw Amendment in effect.</p> <p>Subdivision Agreement being prepared.</p>

**PLANNING APPLICATION STATUS LIST – FIGURE 3
June 21, 2016**

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
31.	<p>Brookfield Homes (Ontario) Limited 155 Vandorf Sideroad</p> <p>Malone Given Parsons Ltd. Attn: Adrian Cammaert 905-513-0170 Ext. 148</p> <p>Files: OPA-2014-01, ZBA-2014-03 & CDM-2016-01</p>	<p>Official Plan Amendment, and Zoning By-law Amendment, for a condominium development 56 single detached units.</p> <p>Condominium Application</p>	<p>Apr. 28, 2014</p> <p>Feb 23, 2016</p>	<p>Applications received as complete and circulated. Comments provided to Applicant.</p> <p>Public Planning Meetings held on January 28, 2015 and April 22, 2015.</p> <p>Official Plan Amendment and Zoning By-law Amendment approved by Council on June 9, 2015.</p> <p>Official Plan Amendment No. 8 (By-law 5748-15) and Zoning By-law Amendment 5749-15 enacted by Council on July 14, 2015 are in full force and effect.</p> <p>Scheduled for June 21, 2016 General Committee.</p>
32.	<p>Eyelet Investment Corp 1114 Wellington Street East</p> <p>Malone Given Parsons Ltd. Attn: Joan MacIntyre 905-513-0177</p> <p>Files: SUB-2014-03 & ZBA-2014-08</p>	<p>Draft Plan of Subdivision and Rezoning Applications for 82 single detached lots and a 0.3 hectare community park.</p>	<p>Aug. 22, 2014</p>	<p>Application received as complete and circulated.</p> <p>Public Planning Meeting held on December 14, 2014.</p> <p>Report scheduled for General Committee on March 24, 2015.</p> <p>Subdivision and Zoning By-law Amendment Applications approved by Council on March 31, 2015.</p> <p>Zoning By-law 5735-15 enacted on June 9, 2015.</p> <p>Subdivision Agreement being prepared.</p>

PLANNING APPLICATION STATUS LIST – FIGURE 3
 June 21, 2016

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
33.	2419059 Ontario Inc. 497 Wellington St. West Markets on Main Street Inc. Attn: Jack Dougan 416-759-1093 Files: ZBA-2014-07 & SP-2015-01	A Zoning By-law Amendment to permit 22 Row house units. Site Plan Application to permit 22 Row house units.	Sept. 3, 2014 Feb. 2, 2015	Application received as Complete and circulated. Public Planning Meeting held on February 25, 2015. Public Planning Meeting held on September 21, 2015. Zoning By-law Amendment Application refused by Council at the Public Planning Meeting. Owner appealed Applications to OMB.
34.	David Frattaroli 14288 Yonge Street Brutto Consulting Attn: Matt King 905-761-9890 Files: SUB-2014-04 & ZBA-2014-08	Draft Plan of Subdivision and Re-Zoning Applications for nine (9) townhouse units and two (2) semi-detached units.	Sept. 29, 2014	Application received as complete and circulated. Comments provided to Applicant. Public Planning Meeting held March 25, 2015. Awaiting 2 nd Draft Plan of Subdivision Submission.
35.	P.A.R.C.E.L S/W Corner of Yonge & Elderberry Trail Mark Emery, Weston Consulting 905-738-8080 Ext. 240 File: SP-2014-07	A Site Plan Application to facilitate a wellness living and health centre, 20 unit adult living facility and doctor's residence.	Oct. 8, 2014	Application received as complete and circulated. Comments provided to Applicant for review and resubmission. Awaiting 2 nd Site Plan Submission.

PLANNING APPLICATION STATUS LIST – FIGURE 3
 June 21, 2016

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
36.	Highland Gate Developments Inc. 21 Golf Links Drive Malone Given Parsons Attn: Matthew Cory 905-513-0170 Ext. 138 Files:OPA-2015-01, ZBA-2015-02 & SUB-2015-01	Official Plan Amendment, Zoning By-law Amendment Application and a Draft Plan of Subdivision Application to develop a residential subdivision. The Draft Plan of Subdivision proposes 184 lots for single detached dwellings and a block for a high-density building (estimated to yield 144 units plus small scale commercial at grade).	Feb. 27, 2015	Applications received as complete and circulated. First Public Planning Meeting for June 24, 2015. Second Public Planning Meeting scheduled for September 30, 2015. Third Public Planning Meeting held on October 28, 2015. Owner appealed Applications to OMB.
37.	Jochri Investments Ltd. 200 Industrial Parkway South. Trumbley Hampton Design Build Inc. Attn: Robert Trumbley 416-258-1424 File: SP-2015-02	Site Plan Application for a new 625 m ² warehouse building. A 1398 m ² industrial building already exists on the property.	Mar. 4, 2015	Application received as complete and circulated. Comments provided to Applicant. Site Plan Application approved by Council on June 23, 2015. Site Plan Agreement executed .

PLANNING APPLICATION STATUS LIST – FIGURE 3
 June 21, 2016

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
38.	Leswell Investments Inc. 1452 Wellington Street Michael Smith Planning Consultants Attn: Michael Smith 905-989-2588 Files: ZBA-2015-04 & SP-2015-04	Zoning By-law Amendment and Site Plan Application to permit the development of two commercial buildings on the subject property.	May. 13, 2015	Applications received as complete and circulated. Public Planning Meeting held on September 21, 2015.
39.	The Priestly Holding Corporation 125 Edward Street Hunter & Associates Limited Attn: Diana Mercier 416-444-8095 File: ZBA-2015-03	Zoning By-law Amendment to permit the existing use of the existing business and professional office building with By-law exceptions on the subject lands.	Apr. 23, 2015	Application received as complete and circulated. Comments provided to the Applicant. Public Planning Meeting held May 21, 2015. By-law approved May 10, 2016. Bylaw in effect.
40.	2352017 Ontario Inc. 1588 St. John's Sideroad Humphries Planning Group Inc. Attn: Rosemarie Humphries 905-264-7678 Ext. 244 Files: SUB-2015-02 & ZBA-2015-05	Zoning By-law Amendment and Draft Plan of Subdivision Applications to develop a 10 block business park and 10 ha EP on the 19.8 ha lands.	May. 29, 2015	Applications received as complete and circulated. Comments provided to the Applicant. Public Planning Meeting held November 16, 2015. Awaiting 2nd Submission.
41.	Green Storage Inc. 27 Allaura Blvd Attn: Al Azevedo 905-424-2947 File: SP-2015-07	Site Plan Application to construct a self-storage facility with four builcings with 8,596 m ² gross floor area.	Jul. 13, 2015	Application received as complete and circulated. Comments provided to the Applicant. 2nd submission circulated for comments.

PLANNING APPLICATION STATUS LIST – FIGURE 3
 June 21, 2016

OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
42. 1525366 Ontario Ltd. 67 Industrial Parkway North AECOM Canada Ltd. Attn: Arthur Diamond 905-668-9363 Ext. 2212 File: SP-2015-05	Site Plan Application to build a 334 m ² addition and a new 156 m ² storage structure.	Jul. 27, 2015	Application received as complete and circulated. Comments provided to Applicant. Site Plan Application approved by Council on October 13, 2015. Site Plan Agreement being prepared.
43. Rod Coutts & Brian Coutts 14314 & 14338 Yonge Street Brutto Consulting Attn: Claudio Brutto/ Mattt King 906-761-9890 File: ZBA-2015-07	Zoning By-law Amendment to permit a retirement home with By-law exceptions on the subject lands.	Aug. 6, 2015	Application received as complete and circulated. Public Planning Meeting held November 30, 2015. By-law approved May 10, 2016. Bylaw in effect.
44. Ashlen Holdings Ltd. 13859, 13875, & 13887 Yonge St. Brutto Consulting Attn: Matthew King 905-761-5497 Ext. 225 Files: OPA-2015-03, ZBA-2015-08 & SUB-2015-04	Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Application to develop 30 single detached dwellings.	Aug. 6, 2015	Application received as complete and circulated. Comments provided to Applicant. Public Planning Meeting held on November 30, 2015. Second Public Planning Meeting held on April 20, 2016. Official Plan Amendment and Zoning By-law Amendment scheduled for General Committee on June 21.

PLANNING APPLICATION STATUS LIST – FIGURE 3
 June 21, 2016

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
45.	<p>Carpino Construction Inc. c/o Treasure Hill Homes 15278 Yonge Street</p> <p>Malone Given Parsons Attn: Joan MacIntyre 905-513-0170 Ext. 115</p> <p>Files: OPA-2015-04, ZBA-2015-04 & SP-2015-08</p>	<p>Official Plan Amendment, Zoning By-law Amendment and Site Plan Application to develop a 126 unit stacked townhouse development.</p>	<p>Aug. 20, 2015</p>	<p>Application received as complete. Comments provided to Applicant</p> <p>Public Planning Meeting held November 25, 2015.</p> <p>Second Public Planning Meeting held March 30, 2016.</p> <p>Scheduled June 7, 2016 Council consideration.</p>
46.	<p>Charleville Developments Ltd. 45 Tyler Street</p> <p>Groundswell Urban Planners Inc. Attn: Kerigan Kelly 905-597-8204</p> <p>Files: OPA-2015-02 & ZBA-2015-06</p>	<p>Official Plan Amendment, Zoning By-law Amendment to develop a 68 unit condominium townhouse development.</p>	<p>Aug. 20, 2015</p>	<p>Application received as complete and circulated.</p> <p>Public Planning Meeting held May 25, 2016.</p>
47.	<p>Small Steps Programs Inc. 138 Centre Street</p> <p>LARKIN+ Land Use Planners Attn: Matt Bagnall 905-895-0554</p> <p>Files: ZBA-2015-11 & SP-2015-09</p>	<p>Zoning By-law Amendment and Site Plan Application to allow a day nursery use and develop a 103.2 m² addition onto the existing 65.8 m² building.</p>	<p>Aug. 27, 2015</p>	<p>Application received as complete and circulated. Comments provided to Applicant.</p> <p>Public Planning Meeting held on November 25, 2015.</p> <p>By-law approved on May 24, 2016.</p>

PLANNING APPLICATION STATUS LIST – FIGURE 3
 June 21, 2016

OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
48. Grossi, Nunzio 7, 15, 19 Cousins Drive MPlan Inc. Attn: Michael Mannett 905-889-6309 File: ZBA-2015-12	Zoning Bylaw Amendment Application to allow four (4) new and one retained lots.	Sept. 8, 2015	Application received as complete and circulated. Comments provided to Applicant. Public Planning Meeting held on November 25, 2015. 2nd Submission received and circulated for comment.
49. Frank Luciani 340 Ridge Road Brutto Consulting Attn: Matthew King 905-761-5497 Ext. 225 File: ZBA-2015-13	Zoning By-law Amendment Application to facilitate a severance on the subject lands, to create one (1) additional residential lot.	Sept. 23, 2015	Application received as complete and circulated. Comments provided to Applicant. Public Planning Meeting held January 27, 2016. Awaiting 2nd Submission.
50. Brookfield Homes (Ontario) Aurora Ltd. 15778 Leslie Street Malone Given Parsons Attn: Joan MacIntyre 905-513-0170 Ext. 115 Files: CDM-2015-01 & PLC-2015-07	Draft Plan of Condominium and Part Lot Control Applications to allow 49 single detached dwelling units on a private condominium road.	Oct. 6, 2015	Application received as complete and circulated. Comments provided to Applicant. Part Lot Control By-law 5807-16 registered as YR2431625. Draft Plan of Condominium Conditions of Approval approved by Council on January 26, 2016. Notice of Confirmation of Draft Plan of Condominium Approval issued Feb 18, 2016. Common Elements Condominium Agreement Executed May 10, 2016. Awaiting Final Condominium Plan.

**PLANNING APPLICATION STATUS LIST – FIGURE 3
June 21, 2016**

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
51.	Mattamy (Aurora) Ltd. 1280 St. John's Sideroad Mattamy (Aurora) Ltd. Attn: Andrew Sjogren 905-943-2145 File: ZBA-2015-14	Zoning By-law Amendment Application to require a minimum 5 metres of private landscape buffer on residential lots abutting the municipal boundary to the Town of Newmarket.	Oct. 13, 2015	Application received as complete and circulated. Comments provided to Applicant. Public Planning Meeting held December 16, 2015. Council approved Bylaw Amendment February 23, 2016. Bylaw in effect.
52.	Metropolitan Square Inc. 180, 190 & 220 Wellington Street East MSH Ltd. Attn: Angela Sciberras 905-868-8230 Files: OPA-2015-05 & ZBA-2015-15	Official Plan Amendment, Zoning By-law Amendment to develop two (2) 10 – storey buildings for a total of 296 residential condominium units.	Nov. 6, 2015	Application received as complete and circulated. Public Meeting held January 27, 2016. Second Public Planning Meeting held June 29, 2016.
53.	Wells Street Schoolhouse Lofts Inc. 64 Wells Street Bernard H. Watt Architect Attn: Joanne Birch 416-920-1660 Files: OPA-2012-01 & CDM-2015-02	Plan of Condominium Application to permit 34 residential units within the existing structure.	Dec. 7, 2015	Application received as complete and circulated. Comments provided to Applicant. Draft Plan of Condominium Conditions of Approval approved by Council on March 22, 2016. Notice of Confirmation of Draft Plan of Condominium Approval issued April 19, 2016.

PLANNING APPLICATION STATUS LIST – FIGURE 3
 June 21, 2016

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
54.	Lora Cai, Xun Gong and Richard Gong 15342 Yonge Street HBR Planning Centre Inc. Attn: Stacey Williams 905-853-1841 Files: ZBA-2015-16 & SP-2015-10	Zoning By-law Amendment Application to propose a Business and Professional Office as an additional permitted use on the subject lands. A Site Plan Application to permit a 11 space parking lot surrounding the existing heritage structure.	Dec. 21, 2015	Application received as complete and circulated. Comments provided to Applicant. Public Planning Meeting held February 24, 2016. Zoning By-law Amendment and Site Plan Applications approved by Council on May 24, 2016. Enacting Zoning By-law scheduled for June 14, 2016.
55.	Vello Holdings Ltd. 330 McClellan Way MPlan Inc. Attn: Michael Manett 905-889-1564 File: ZBA-2016-01	Rezoning to allow a wider range of commercial uses.	Jan. 5, 2016	Application received as complete and circulated. Public Planning Meeting held on March 30, 2016. Scheduled for General Committee on June 7, 2016.
56.	Millwell Properties Inc. 55 Wellington Street West Lepek Consulting Inc. Attn: Helen Lepek 416-485-3390 File: ZBA-2016-02	Rezoning to allow 9 additional residential units, remove commercial Zoning.	Feb. 1, 2016	Application received as complete and circulated. Public Planning Meeting held on April 20, 2016. Scheduled for General Committee on June 21, 2016.

PLANNING APPLICATION STATUS LIST – FIGURE 3
 June 21, 2016

OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
57. Gineve Inc. 250 Don Hilllock Drive Weston Consulting Attn: Deborah Alexander 905-738-8080 ext. 296 File: SP-2016-03	Site Plan Application to build a single storey, multi-unit industrial building with an approximate Gross Floor Area of 8,815 sqm.	Feb. 12, 2016	Application received as complete and circulated. Site Plan Report Approved by Council May 24, 2016.
58. 2283986 Ontario Ltd. (Ultramar) 15255 Leslie St. and 1540 Wellington St. E KLM Planning Partners Inc Attn: Mark Yarrington 905-669-0097 Files: OPA-2015-06 & ZBA-2015-17	Official Plan and Zoning Bylaw Amendment Applications to permit broader range of retail uses.	Dec. 23, 2015	Application received as complete and circulated. Public Planning Meeting held February 24, 2016. Scheduled for General Committee on June 7, 2016.
59. Kaitlin Estates Ltd, 15277 Yonge Street Attn: Kelvin Whalen 905-642-7050 File: CDM-2015-03	95 residential unit, 3 commercial Draft Plan of Condominium.	Dec. 22, 2015	Application approved at March 1, 2016 General Committee Meeting.
60. 2450290 Ontario Inc. 32 Don Hilllock Drive A. Fazel Architect Inc. Attn: Alireza Fazel 416-444-5480 File: SP-2016-02	2 storey office building with a total gfa of 4,265 m2	Feb. 5, 2016	Application received and circulated for comment. Comments provided to Applicant and awaiting second submission.

PLANNING APPLICATION STATUS LIST – FIGURE 3
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	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
61.	MHJH Holdings Inc. 75 Eric T Smith Way Hallmark Design Build Attn: Scott Byers File: SP-2016-01	One storey industrial building with a total gfa of 3,611.5 m2	Jan. 25, 2016	Application received and circulated for comment. Comments provided to Applicant and awaiting second submission. Site Plan Application approved by Council on May 17, 2016. Site Plan Agreement being finalized.
62.	Brookfield Homes (Ontario) Aurora Ltd. Blocks 15, 16 & 19, Plan 65M-4467 Attn: David Murphy 905-948-4732 Files: PLC-2016-02 & PLC-2016-03	Part Lot Control application for Townhouses on Blocks 15, 16 & 19 Plan 65M-4467 Part Lot Control Application for Townhouses on Blocks 17, 18, 20, 21 & 22 Plan 65M-4467.	Mar. 18, 2016 Apr. 13, 2016	Application received and circulated for comment. By-law 5842-16 registered as YR2470768 approved by Council April 26, 2016. Application received and circulated for comment. By-law 5854 approved by Council May 10, 2016.
63.	BG Properties (Aurora) Inc. 14222, 14314, 14358 & 14378 Yonge Street Attn: Joan MacIntyre 905-513-0170 ext 115 File: CDM-2016-03	42 Residential single detached dwelling units (Phase 1) Draft Plan of Condominium.	Apr. 25, 2016	Application received and circulated for comment.

**PLANNING APPLICATION STATUS LIST – FIGURE 3
June 21, 2016**

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
64.	<i>CASING Developments Inc. 1114 Wellington Street East Blocks 13, 15, 18 & 21, Plan 65M-4478 Attn: George Pietracci File: PLC-2016-04</i>	<i>Part Lot Control Application for Townhouses on Blocks 13, 15, 18 & 21, Plan 65M-4478</i>	<i>Apr. 28, 2016</i>	<i>Application received and circulated for comment. Scheduled for General Committee on June 21, 2016.</i>
65.	<i>Leslie-Wellington Developments Inc. 1289 Wellington Street East Attn: Angela Sciberras Files: SUB-2016-01, OPA-2016-01 & ZBA-2016-03</i>	<i>Official Plan Amendment, Zoning By-law Amendment, and a Draft Plan of Subdivision Application to develop a residential subdivision. The Draft Plan of Subdivision proposes 145 lots for single detached dwellings and an Environmental Protection block.</i>	<i>May 6, 2016</i>	<i>Application received with addendum reports received on May 25, 2016 and circulated for comment. Public Planning Meeting held June 29, 2016.</i>
66.	<i>FGKW Retirement Living Inc. 145 Murray Drive Attn: Todd Cullen 416-221-3335 ext 422 File: SP-2016-04</i>	<i>Rear addition to allow 78 additional retirement home suites/units on the subject lands.</i>	<i>May 20, 2016</i>	<i>Application received and circulated for comment.</i>

PLANNING APPLICATION STATUS LIST – FIGURE 3
June 21, 2016

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS
67.	455 Magna Drive Inc. 455 Magna Drive Attn: Templar Trinaistich File: ZBA-2016-04	Temporary Use By-law to permit a Butcher Shop within the existing building on Magna Drive for a period of 3 years.	May 18, 2016	Application received and circulated for comment. Public Planning Meeting held June 29, 2016.
68.	Canadian Tire Corporation 14700 Yonge Street Hunter & Associates Ltd Attn: Diana Mercier File: ZBA-2016-05	Zoning By-law Amendment to allow a wider range of commercial uses.	June 3, 2016	Application received.
69.	The Gathering Place of Aurora 210 Edward Street Attn: James Hettinger 905-331-0792 Files: OPA-2016-02 & ZBA-2016-06	Official Plan Amendment and Zoning By-law Amendment to allow a place of worship.	June 6, 2016	Application received.



**TOWN OF AURORA
FINANCE ADVISORY COMMITTEE
MEETING MINUTES**

Date: Tuesday, May 24, 2016

Time and Location: 5:30 p.m., Leksand Room, Aurora Town Hall

Committee Members: Councillor Michael Thompson (Chair), Mayor Geoffrey Dawe

Member(s) Absent: Councillor Harold Kim

Other Attendees: Councillor Wendy Gaertner, Councillor Sandra Humfries, Councillor Tom Mrakas, Doug Nadorozny, Chief Administrative Officer, Dan Elliott, Director of Corporate and Financial Services/Treasurer, Jason Gaertner, Manager of Financial Planning/Deputy Treasurer, and Linda Bottos, Council/Committee Secretary

The Chair called the meeting to order at 5:36 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 Mayor Dawe
Seconded by Councillor Thompson**

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

CARRIED

3. RECEIPT OF THE MINUTES

Finance Advisory Committee Meeting Minutes of April 19, 2016

Moved by Mayor Dawe
Seconded by Councillor Thompson

THAT the Finance Advisory Committee meeting minutes of April 19, 2016, be received for information.

CARRIED

4. DELEGATIONS

None

5. CONSIDERATION OF ITEMS

1. CFS16-017 – 2017 Budget Preparation Directions

Staff provided background to the report including a review of the key principles for the development of the 2017 Budget, Budget concerns, Base Operating Budget directions, the Phase-In Budget for Fire Services expansion, and the Fiscal Strategy Budget. The Committee discussed various aspects of the report. Staff noted that 2016 is a re-assessment year and that MPAC (Municipal Property Assessment Corporation) would be making a presentation to Council on June 14, 2016.

Moved by Mayor Dawe
Seconded by Councillor Thompson

THAT Report No. CFS16-017 be received; and

THAT the comments and directions of Committee be incorporated into a revised Budget Directives report for the next Finance Advisory Committee in a form which can referred by Committee to Council for approval.

CARRIED

2. Memorandum from Treasurer
Re: Departmental Budget Review – Corporate Accounts

Staff noted that Corporate Accounts includes accounts which cannot be easily attributed to any particular department or are Corporation-wide in nature. The Committee reviewed the memorandum and variances highlighted in the line-by-

line analysis of the core Corporate accounts and Taxation accounts. No further input was requested and the review was deemed complete.

**Moved by Mayor Dawe
Seconded by Councillor Thompson**

THAT the memorandum regarding Departmental Budget Review - Corporate Accounts be received for information.

CARRIED

**3. Memorandum from Treasurer
Re: Residential/Non-residential Assessment Split – Comparators**

Staff provided background to the memorandum.

**Moved by Mayor Dawe
Seconded by Councillor Thompson**

THAT the memorandum regarding Residential/Non-residential Assessment Split – Comparators be received for information.

CARRIED

4. Review (Part 2) of the BMA Management Consulting Inc. Municipal Study – 2015 (Link to full report: <http://www.aurora.ca/bma>)

**Motion to refer
Moved by Mayor Dawe
Seconded by Councillor Thompson**

THAT the Review (Part 2) of the BMA Management Consulting Inc. Municipal Study – 2015 be referred to the 2017 Budget presentation.

CARRIED

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

**Moved by Mayor Dawe
Seconded by Councillor Thompson**

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

CARRIED

6. NEW BUSINESS

Staff discussed elements of the Citizen Budget Survey and noted that the Committee had previously recommended that the Survey be enhanced. Staff advised that the survey can be modified, but timing and resources presented a challenge at this time. Staff provided options and it was agreed to implement a survey similar to last year, with the addition of a deliberate intercept process at various Town events and locations, to obtain 2017 Budget feedback from the community, and plan for an improved Citizen Budget Survey for the 2018 Budget.

7. ADJOURNMENT

Moved by Mayor Dawe
Seconded by Councillor Thompson

THAT the meeting be adjourned at 6:45 p.m.

CARRIED

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



**TOWN OF AURORA
ENVIRONMENTAL ADVISORY COMMITTEE
MEETING MINUTES**

Date: Thursday, June 2, 2016

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

Committee Members: Irene Clement, Larry Fedec, Melville James, Nancee Webb, Kristina Zeromskiene

Member(s) Absent: Councillor Mrakas (Chair), Councillor Paul Pirri (Vice Chair), Danielle Howell, Sara Varty

Other Attendees: Christina Nagy-Oh, Program Manager, Environmental Initiatives, Justin Leung, Committee of Adjustment Secretary-Treasurer, Linda Bottos, Council/Committee Secretary

The Council/Committee Secretary called the meeting to order at 7:12 p.m.

**Moved by Nancee Webb
Seconded by Kristina Zeromskiene**

THAT Irene Clement be appointed as Chair for the meeting.

CARRIED

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 AGENDA

**Moved by Nancee Webb
Seconded by Melville James**

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

CARRIED

3. RECEIPT OF THE MINUTES

Environmental Advisory Committee Meeting Minutes of April 7, 2016

**Moved by Larry Fedec
Seconded by Kristina Zeromskiene**

THAT the Environmental Advisory Committee meeting minutes of April 7, 2016, be received for information.

CARRIED

4. DELEGATIONS

**(a) Barry Bridgeford, Resident
Re: Need for Invasive Plant Species Management Policy and Control
Program**

The Committee consented on a two-thirds vote that the requirements of section 3.8(c) of the Procedural By-law be waived to permit the delegation additional time as required.

Mr. Bridgeford expressed his concerns regarding the impact of invasive plant species in a number of the Town's wooded, forested, and natural areas, and requested that a "Forest Advisory Team" be organized and operational no later than January 2017 to provide input on environmental, forestry, and trail issues.

**Moved by Nancee Webb
Seconded by Melville James**

THAT the delegation by Barry Bridgeford be received for information.

CARRIED

5. MATTERS FOR CONSIDERATION

**1. Memorandum from Program Manager, Environmental Initiatives
Re: Corporate Environmental Action Plan (CEAP) Update**

Staff invited the Committee to consider items that could be added to the CEAP and submit their suggestions by email to the Program Manager by mid-July for review at the September meeting.

**Moved by Melville James
Seconded by Kristina Zeromskiene**

THAT the memorandum regarding Corporate Environmental Action Plan (CEAP) Update be received; and

THAT the Environmental Advisory Committee provide comment to be considered by staff in the preparation of the CEAP update.

CARRIED

**2. Memorandum from Program Manager, Environmental Initiatives
Re: Community Earth Week Fair 2016 and 2017**

The Committee noted that the recent Community Earth Week Fair 2016 was a success with more than 600 visitors. The Committee discussed various aspects and potential for a Community Earth Week Fair in 2017.

**Moved by Nancee Webb
Seconded by Kristina Zeromskiene**

THAT the memorandum regarding Community Earth Week Fair 2016 and 2017 be received; and

THAT the Environmental Advisory Committee recommend to Council:

THAT a Community Earth Week Fair 2017 be endorsed; and

THAT Council provide input to the objectives of a Community Earth Week Fair 2017; and

THAT a multi-department team of Town staff be made available to participate in a Working Group in support of a Community Earth Week Fair 2017.

CARRIED AS AMENDED

6. INFORMATIONAL ITEMS

**3. Extract from Council Meeting of May 10, 2016
Re: Environmental Advisory Committee Meeting Minutes of April 7, 2016**

**Moved by Nancee Webb
Seconded by Larry Fedec**

THAT the Extract from Council Meeting of May 10, 2016, regarding the Environmental Advisory Committee meeting minutes of April 7, 2016, be received for information.

CARRIED

7. NEW BUSINESS

The Committee suggested considering ways in which residents could be encouraged to stop using plastic water bottles. Staff noted that this issue has been included on the CEAP update list.

The Committee commented on the need for a central communication network to facilitate the dissemination of environmental information in the Town.

The Committee advised that two new acts had recently been passed in Ontario: Bill 172, *Climate Change Mitigation and Low-carbon Economy Act, 2016*; and Bill 151, *Waste-Free Ontario Act, 2016*.

The Committee noted that used textiles may be donated at a fundraising event for Free the Children on Saturday, June 25, 2016, to be held in the parking lot at Town Hall. It was further noted that Value Village in Newmarket also accepts used textiles and clothing.

The Committee suggested that residents should be encouraged to recycle plastic plant pots by including relevant information in Aurora's Waste Management Guide and Recycling Calendar for 2017.

The Committee suggested that recyclables should be separated from garbage during Aurora's next Annual Clean-up Day by offering participants two different bags.

Staff advised that a Regional Environmental Advisory Committee meeting will be held on Tuesday, June 21, from 6 p.m. to 9 p.m., at the Trisan Centre in Schomberg.

Staff advised that they would be using digital agendas only in future. Committee members were invited to advise staff if they no longer wish to receive paper copies.

8. ADJOURNMENT

**Moved by Nancee Webb
Seconded by Melville James**

THAT the meeting be adjourned at 8:25 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, June 9, 2016

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

Committee Members: Councillor Paul Pirri (Chair), Councillor John Abel (Vice Chair)
Rosalyn Gonsalves, Javed Khan, and Bruce Walkinshaw

Member(s) Absent: Don Constable and Marilee Harris

Other Attendees: Councillor Harold Kim, Councillor Tom Mrakas, Councillor
Michael Thompson, 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 Rosalyn Gonsalves
Seconded by Bruce Walkinshaw**

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

CARRIED

3. RECEIPT OF THE MINUTES

Economic Development Advisory Committee Meeting Minutes of May 12, 2016

Moved by Javed Khan

Seconded by Rosalyn Gonsalves

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

CARRIED

4. DELEGATIONS

None

5. MATTERS FOR CONSIDERATION

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

Staff gave an overview of the memorandum and noted that it would cost approximately \$25,000 for a consultant to complete the scope of work.

The Committee discussed the possibility of completing the scope of work in-house and the impact of Regional hotel development charges, and made suggestions that could be considered as part of the hotel feasibility study and attraction strategy.

Moved by Councillor Abel

Seconded by Bruce Walkinshaw

THAT the memorandum regarding Development of an Attraction Strategy for the Hotel Industry be received for information.

CARRIED

6. INFORMATIONAL ITEMS

**2. Memorandum from Manager of Long Range & Strategic Planning
Re: Economic Development Action Plan Update**

The Committee inquired about the status of the establishment of a BIA in downtown Aurora, the proposed Bell Canada small cell pilot project, and the

status of the proposed medical campus. Staff advised on various aspects of these inquiries.

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

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

CARRIED

**3. Memorandum from Manager of Long Range & Strategic Planning
Re: Call for Town of Aurora Business Ambassadors**

Staff provided a brief overview of the Business Ambassadors Program. The Committee inquired about aspects of the program, including the selection process, compensation, and membership.

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

THAT the memorandum regarding Call for Town of Aurora Business Ambassadors be received for information.

CARRIED

7. NEW BUSINESS

The Chair thanked staff for their work on the Business Ambassadors Program.

The Committee discussed their initiatives and strategic priorities.

The Committee discussed the possibility of participating in a hotel attraction strategy working group with the Aurora Chamber of Commerce.

8. ADJOURNMENT

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

THAT the meeting be adjourned at 8:23 p.m.

CARRIED

Economic Development Advisory Committee Meeting Minutes
Thursday, June 9, 2016

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



**TOWN OF AURORA
HERITAGE ADVISORY COMMITTEE
MEETING MINUTES**

Date: Monday, June 13, 2016

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

Committee Members: Councillor Jeff Thom (Chair), Councillor Wendy Gaertner (Vice Chair), Barry Bridgeford, James Hoyes, John Kazilis, Bob McRoberts (Honorary Member), and Martin Paivio

Member(s) Absent: Carol Gravelle

Other Attendees: Councillor Tom Mrakas, Marco Ramunno, Director of Planning and Development Services, Jeff Healey, Planner, and Samantha Kong, Council/Committee Secretary

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

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

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

2. APPROVAL OF THE AGENDA

**Moved by Bob McRoberts
Seconded by James Hoyes**

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

- Delegation (a) Mark Hall and Ray Kurkjian, Representing the Applicant
Re: Allen Brown Heritage Home

Heritage Advisory Committee Meeting Minutes
Monday, June 13, 2016

Page 2 of 6

- Delegation (b) Nick Racanelli and Frank Abbaglivio, Applicants
Re: Item 1 – HAC16-004 – Heritage Permit Application
24 Catherine Avenue, File: NE-HCD-HPA-16-03

CARRIED

3. RECEIPT OF THE MINUTES

Heritage Advisory Committee Meeting Minutes of April 11, 2016

**Moved by John Kazilis
Seconded by Barry Bridgeford**

THAT the Heritage Advisory Committee meeting minutes of April 11, 2016, be received for information.

CARRIED

4. DELEGATIONS

- (a) Mark Hall and Ray Kurkjian, Representing the Applicant
Re: Allen Brown Heritage Home
(Added Item)**

Mr. Hall and Mr. Kurkjian presented an overview of the Allen Brown Heritage Home, which was relocated in 2012 next to David English Park where it was placed on a new foundation. They expressed concerns regarding the structural integrity of the dwelling and evidence of mold and asbestos. Mr. Hall and Mr. Kurkjian requested that the existing dwelling be demolished and replicated in the reconstruction.

**Moved by Martin Paivio
Seconded by Barry Bridgeford**

THAT the comments of the delegation be received and referred to New Business.

CARRIED

- (b) Nick Racanelli and Frank Abbaglivio, Applicants**
Re: Item 1 – HAC16-004 – Heritage Permit Application,
24 Catherine Avenue, File: NE-HCD-HPA-16-03
(Added Item)

Mr. Racanelli and Mr. Abbaglivio provided an overview of the proposed construction of a new accessory structure in the form of a three-bay garage at the rear of the property, and noted that no trees would be affected.

Moved by John Kazilis
Seconded by Councillor Gaertner

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

CARRIED

5. MATTERS FOR CONSIDERATION

- 1. HAC16-004 – Heritage Permit Application, 24 Catherine Avenue,**
File: NE-HCD-HPA-16-03

Staff provided a brief history of the property and confirmed that the accessory structure would serve as a garage. Staff noted that the proposed materials are consistent with the surrounding neighbourhood.

The Committee made various inquiries and staff advised that both properties on either side of 24 Catherine Avenue currently each possess a detached garage.

Moved by Councillor Gaertner
Seconded by Martin Paivio

THAT Report No. HAC16-004 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT Heritage Permit Application NE-HCD-HPA-15-03 be approved to permit the construction of a 117m² accessory structure; and

THAT the Owner clarify materials of the proposed accessory structure as indicated in the staff report; and

THAT the Owner incorporate a rear yard amenity area or soft landscaping if possible.

CARRIED

2. HAC16-005 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 20 Ransom Street

Staff provided a brief history of the property and indicated that the original dwelling has incurred significant modifications to the main structure and façade.

The Committee made various inquiries and staff advised that the owners had indicated that all trees on the property would be maintained.

**Moved by Bob McRoberts
Seconded by Barry Bridgeford**

THAT Report No. HAC16-005 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the property located at 20 Ransom Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and

THAT the proposed elevations are subject to approval of Planning Staff to ensure the proposed new dwelling will maintain the heritage character of the area; *and*

THAT prior to demolition, staff be requested to visit the property and identify any salvageable items that could be donated to Aurora's Architectural Salvage Program.

CARRIED AS AMENDED

6. INFORMATIONAL ITEMS

**3. Extract from Council Meeting of April 12, 2016
Re: Heritage Advisory Committee Meeting Minutes of March 7, 2016**

**Moved by John Kazilis
Seconded by Barry Bridgeford**

THAT the Extract from Council Meeting of April 12, 2016, regarding the Heritage Advisory Committee meeting minutes of March 7, 2016, be received for information.

CARRIED

**4. Extract from Council Meeting of April 26, 2016
Re: Heritage Advisory Committee Meeting Minutes of April 11, 2016**

**Moved by Bob McRoberts
Seconded by Barry Bridgeford**

THAT the Extract from Council Meeting of April 26, 2016, regarding the Heritage Advisory Committee meeting minutes of April 11, 2016, be received for information.

CARRIED

7. NEW BUSINESS

Staff reviewed the delegation information provided by Mark Hall and Ray Kurkjian regarding the request to demolish the existing dwelling and replicate the original structure of the Allen Brown Heritage Home.

The Committee deferred any decision regarding the Allen Brown Heritage Home until a report is provided containing background information of the property, structural conditions, and proposed demolition and reconstruction plans.

**New Business Motion No. 1
Moved by Martin Paivio
Seconded by Barry Bridgeford**

THAT the Heritage Advisory Committee recommend to Council:

THAT staff be directed to report back to the next regular Heritage Advisory Committee meeting regarding the Allen Brown Heritage Home.

CARRIED

The Committee indicated that the building located on 45 Mosley Street has been demolished, although only the demolition and reconstruction of the second storey had been approved. The Committee expressed concern regarding the lack of consequences for an owner that has not adhered to the decisions recommended by the Committee and ratified by Council. Staff indicated that they would investigate the feasibility of imposing fines or fees and report back to the Committee.

The Committee made inquiries regarding Doors Open Aurora. Staff noted that there are new walking tours planned for the event, and new sites including the Patrick House. Staff extended an invitation to members to volunteer on the day of the event, or forward any additional sites to staff for consideration.

The Committee expressed concern regarding heritage trees that are located on private properties and requested staff to investigate what other municipalities are doing to assist owners in properly maintaining these trees.

New Business Motion No. 2
Moved by Councillor Gaertner
Seconded by Martin Paivio

THAT the Heritage Advisory Committee recommend to Council:

THAT staff be directed to investigate and report back to the Committee regarding methods by which the Town could help home owners to properly maintain heritage trees on their property.

CARRIED

The Committee expressed interest in reviewing and providing input into the Cultural Precinct project.

8. ADJOURNMENT

Moved by James Hoyes
Seconded by Bob McRoberts

THAT the meeting be adjourned at 8:40 p.m.

CARRIED

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



NOTICE OF MOTION

Councillor Tom Mrakas

Date: June 21, 2016

To: Mayor and Members of Council

From: Councillor Mrakas

Re: Library Square/Downtown Traffic Management Plan

WHEREAS parking has been identified as a need for users of the Library, Cultural Centre and businesses in the Downtown core; and

WHEREAS traffic infiltration to the secondary roads around the Downtown core has been an ongoing concern for both residents and business owners; and

WHEREAS revitalization of the Downtown core is a high priority for the Town of Aurora; and

WHEREAS Council has identified Library Square as the central "Hub" of the Downtown core;

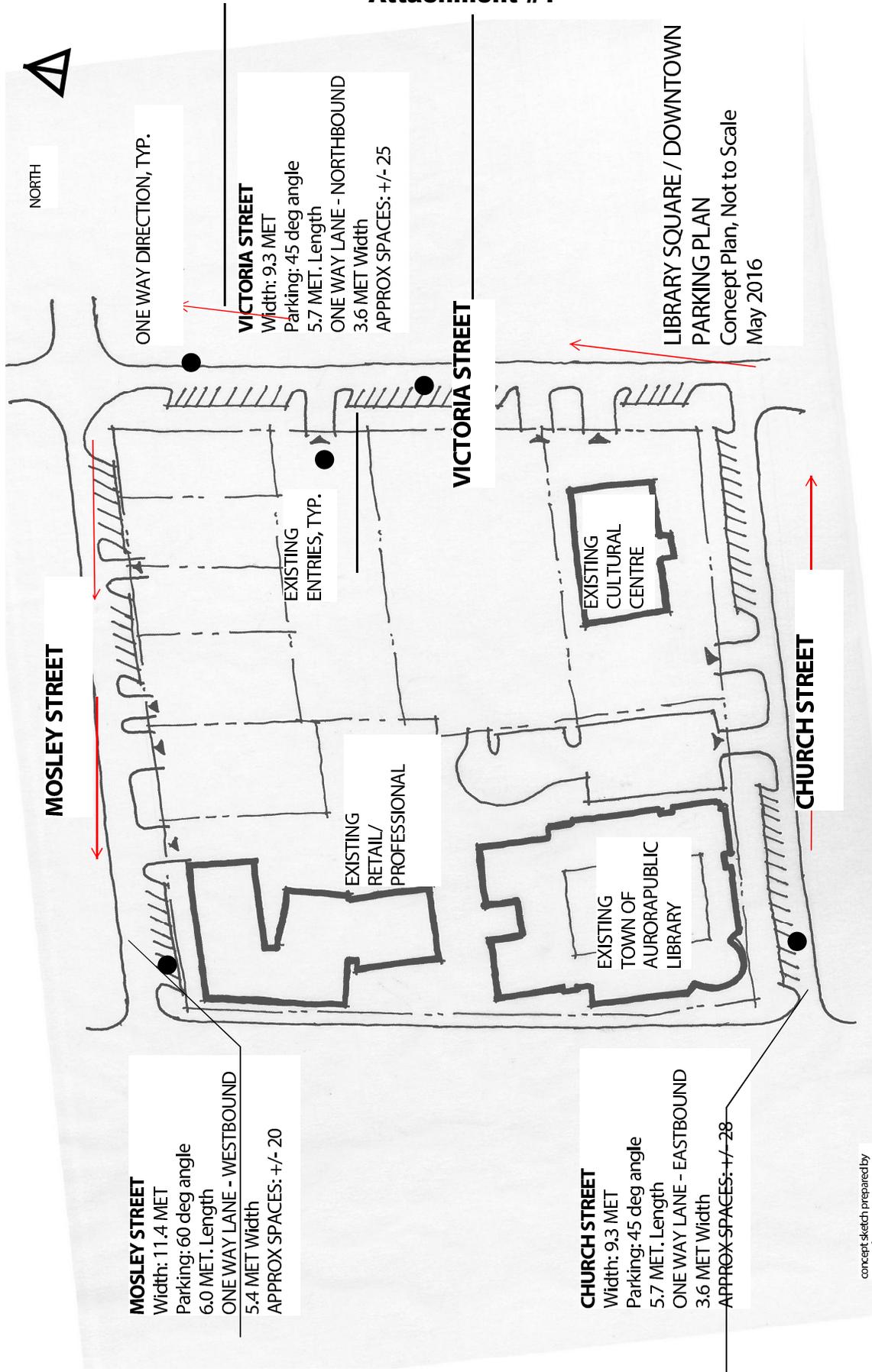
NOW THEREFORE BE IT HEREBY RESOLVED THAT staff investigate the feasibility of the Conceptual Downtown Traffic Management Plan (conceptual plan attached to this motion) and report back to Council in September 2016; and

BE IT FURTHER RESOLVED THAT the Conceptual Downtown Traffic Management Plan be put forward to the "Town Park Area Residents Ratepayer's Association", for their review and comment; and

THAT the results of that consultation be brought back to Council along with the staff feasibility study for Council review and approval.

ATTACHMENT

Attachment 1 - Conceptual Library Square/Downtown Traffic Management Plan



concept sketch prepared by
Town of Aurora Parks Dept



NOTICE OF MOTION

Councillor Sandra Humfries

Date: June 21, 2016
To: Mayor and Members of Council
From: Councillor Humfries
Re: Ontario Autism Program Changes

WHEREAS Autism Spectrum Disorder is now recognized as the most common neurological disorder affecting 1 in every 94 children, as well as their friends, family and community; and

WHEREAS Applied Behaviour Analysis (ABA) is the scientific process based on objective evaluation and empirically based interventions used to achieve meaningful, generalizable and enduring behavioural change, and Intensive Behavioural Intervention (IBI) is an application of the principles of ABA in an intensive setting used to affect behaviour change and improvement; and

WHEREAS the current waiting list of children for IBI is over 2,000 and more than 13,000 children await ABA; and

WHEREAS the Province of Ontario has announced it intends to discontinue IBI services to children over the age of four and provide a one-time payment to assist with services, thereby abandoning thousands who have been wait-listed for years; and

WHEREAS there are two service models for affected children to be treated, the Direct Service Offering (DSO) where children receive services directly from trained staff at Ontario's nine regional service providers, and the Direct Funding Offering (DFO) where parents receive funding directly in order to purchase services; and

WHEREAS the DFO model to provide services is used in Alberta, British Columbia and imminently Saskatchewan. Such a model is clinically rigorous and has been identified by the Auditor General of Ontario as being less expensive than Ontario's DSO model;

NOW THEREFORE BE IT HEREBY RESOLVED THAT a letter be sent to the Honourable Michael Coteau, Minister of Children and Youth Services; Alexander Bezzina, Deputy Minister of Children and Youth Services; the Honourable Eric Hoskins, Minister of Health and Long-Term Care; and the Honourable Kathleen Wynne, Premier of Ontario, requesting the Province to:

June 21, 2016
Page 2 of 2

Notice of Motion
Ontario Autism Program Changes

1. Amend its policy to one that will allow all children on the current waiting list to receive the IBI services promised them; and
2. Remove the age limit for IBI therapy and replace it with a program that provides ongoing IBI services based on need and individual development, not age; and
3. Ensure oversight by professionals and parents based on 'development progress' criteria and milestones; and
4. Adopt a DFO model in lieu of the current DSO model; and

BE FURTHER RESOLVED THAT a copy of this resolution be forwarded to the Honourable Chris Ballard, MPP for Newmarket-Aurora and all York Region Municipalities.