



General Committee Meeting Agenda

**Tuesday, September 6, 2016
7 p.m.**

**Council Chambers
Aurora Town Hall**



**Town of Aurora
General Committee
Meeting Agenda**

Tuesday, September 6, 2016
7 p.m.
Council Chambers

Councillor Pirri in the Chair

- 1. Declaration of Pecuniary Interest and General Nature Thereof**
- 2. Approval of the Agenda**

Recommended:

That the agenda as circulated by Legislative Services be approved.
- 3. Determination of Items Requiring Separate Discussion**
- 4. Adoption of Items Not Requiring Separate Discussion**
- 5. Delegations**

(a) Paul Devlin, representing Adult Hockey and Men's Monday Hockey
Re: Town of Aurora Ice Allocation Policy
- 6. Presentations by the Advisory Committee Chair**

7. Consideration of Items Requiring Separate Discussion

8. Notices of Motion

(a) Councillor Kim

Re: Proposed Amendment to Sign By-law re Official Languages

9. New Business/General Information

10. Closed Session

Recommended:

That General Committee resolve into Closed Session, following adjournment, to consider the following matter:

- 1. Personal matters about an identifiable individual, including a Town or Local Board employee (section 239(2)(b) of the *Municipal Act, 2001*);
Re: Closed Session Report No. CS16-021 – Vacancies on the Canada 150 Ad Hoc, Environmental Advisory, and Heritage Advisory Committees**

11. Adjournment

Agenda Items

1. IES16-067 – Capital Budget Approval for Replacement of Parks Wood Chipper No. 300

Recommended:

1. That Report No. IES16-067 be received; and
2. That Capital Project No. 34229, Equipment No. 300, be approved for \$60,000 for the 2016 Capital Program; and
3. That funding in the amount of \$60,000 be provided from the Fleet Repair and Replacement reserve.

2. IES16-068 – Purchase Order Increase for Water Meters

Recommended:

1. That Report No. IES16-068 be received; and
2. That Purchase Order No. 396 for the supply of water meters be increased by \$200,000 to an upset limit of \$620,000, to be funded from the sale of water meters; and
3. That the Director of Infrastructure and Environmental Services be authorized to increase Purchase Order No. 396 for the supply of water meters to an upset limit of \$500,000 annually for the remaining three (3) one-year terms being the years 2017, 2018, and 2019.

3. IES16-069 – Award of Tender IES 2016-82 for the Speed Cushion Installation Pilot Project

Recommended:

1. That Report No. IES16-069 be received; and
2. That Tender IES 2016-82, Capital Project No. 31154 for the Speed Cushion Installation Pilot Project be cancelled; and

3. That Capital Project No. 31154 be reissued in early 2017 to take advantage of higher competition and potentially lower costing.

4. PRCS16-032 – Lease of Town-owned Lands and Construction of a Parking Lot to Facilitate Improved Access to Hillary House

Recommended:

1. That Report No. PRCS16-032 be received; and
2. That, subject to the Aurora Historical Society Trillium Grant being approved, the Mayor and Town Clerk be authorized to execute a lease Agreement between the Town of Aurora and the Aurora Historical Society Agreement for the purposes of constructing and operating a new access and parking lot on Town-owned lands, including any and all documents and ancillary agreements required to give effect to same; and
3. That the request for project funding assistance from the Aurora Historical Society to assist in the construction of the parking lot be referred to the 2017 Capital Budget for Council's consideration.

**5. PBS16-063 – Application for Exemption from Part Lot Control
Opus Homes (Aurora Trails) Inc.
Lots 75, 76, 77, 78, and 79, and Blocks 216, 227, 228 and 229
being 65R-36483 and 65R-36482
File Number: PLC-2016-08**

Recommended:

1. That Report No. PBS16-063 be received; and
2. That the Application for Exemption from Part Lot Control submitted by Opus Homes (Aurora Trails) Inc. to divide Lots 75, 76, 77, 78, 79 and Blocks 216, 227, 228 and 229 on Plan 65M-4462 into 14 separate lots for semi-detached units and 17 separate lots for townhouse units be approved; and
3. That the implementing Part Lot Control Exemption By-law be presented at a future Council meeting.

- 6. PBS16-064 – Application for Temporary Use Zoning By-law Amendment
455 Magna Drive Inc.
455 Magna Drive
Related File Number: SP(EX)-2016-06
File Number: ZBA-2016-04**

Recommended:

1. That Report No. PBS16-064 be received; and
2. That Application for a Temporary Use Amendment, Zoning By-law File No. ZBA-2016-04 (455 Magna Drive Inc.), to allow a proposed butcher shop for a temporary period of three (3) years on the subject lands be approved; and
3. THAT the implementing Temporary Use Zoning By-law Amendment be presented at a future Council Meeting.

- 7. PBS16-066 – Application for Site Plan Approval
FGKW Retirement Living Inc.
145 Murray Drive
Part of Lot 77, Concession 1, WYS
File Number: SP-2016-04**

Recommended:

1. That Report No. PBS16-066 be received; and
2. That the Site Plan Application File No. SP-2016-04 (FGKW Retirement Living Inc.) to permit the development of a four (4) storey, 78-unit addition on the subject lands be approved; and
3. That the Mayor and Town Clerk be authorized to execute the Site Plan Agreement, including any and all documents and ancillary agreements required to give effect to same.

**8. PBS16-068 – Application for Exemption from Part Lot Control
TACC Developments (Aurora) Inc.
Lots 50, 64, 65, 67 to 69, 90 and 91
being 65R-36304 and 65R-36407
File Number: PLC-2016-06**

Recommended:

1. That Report No. PBS16-068 be received; and
2. That the Application for Exemption from Part Lot Control submitted by TACC Developments (Aurora) Inc. to divide Lots 50, 64, 65, 67, 68, 69, 90 and 91 on Plan 65M-4462 into 16 separate lots for semi-detached units be approved; and
3. That the implementing Part Lot Control Exemption By-law be presented at a future Council meeting.

9. CS16-020 – Ontario Municipal Board (OMB) Reform Update

Recommended:

1. That Report No. CS16-020, and the attached Municipal Summit OMB Reform: Process & Powers Recommendations, be received for information.



Legal and Legislative Services
905-727-3123
CSecretariat@aurora.ca
Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1

DELEGATION REQUEST

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

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

COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE: September 6, 2016

SUBJECT: Town of Aurora Ice Allocation Policy

NAME OF SPOKESPERSON: Paul Devlin

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

Adult Hockey – Wednesday 4:00-5:00 p.m. (ACC2)
Men's Monday Hockey – Monday 9:00-11:00 p.m. (ACC1) / 9:15-11:15 p.m. (ACC2)

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

The issue is that our ice time has been moved from 4:00-5:00 pm Wednesday to 3:45 pm-4:45 pm. This will force a number of our players to stop playing. After paying at that time in the same rink (ACC1) for over 30 years, we are seeking a solution to this problem. The 2016 Master Plan indicates that minor hockey participation has peaked and will decline for at least five years and St. Andrew's College has opened their own rink which makes more ice available at town facilities.

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? Al Downey, Marianna Saavedra, Kim Teixeira, Patty Thoma **DATE:** July 28 -29, 2016 August 8-9, 2016

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

DELEGATION TO AURORA TOWN COUNCIL Tuesday, September 6, 2016

Good evening Mr. Mayor and Council.

Thank you very much for providing me this opportunity to speak this evening. I am here to request that you review the Ice Allocation Policy with a specific intent to ensure that adult hockey not be displaced from their long standing ice times.

I have been a citizen of Aurora since 1982, and have raised my four children here. My family has been extensively involved in swimming, soccer, tennis and hockey through various programs. Our recreational needs have been met without question.

Since 1984, I have been playing hockey at the Aurora Community Centre (ACC1) on Wednesday afternoon from September until April. Originally, our start time was 4:30 pm, but a number of years ago Judy Sherin informed us that we had to move to a 4:00 pm start because the Aurora Tigers Junior 'A' team needed more ice. Most of the players were able to make the change.

Last year we were informed that a number of our start times would be moved to 3:45 pm and we would be using different rinks. This eliminated some of our longest tenured players. We were surprised with this development since St. Andrew's College now had a rink, and we thought they must have given some ice back to the town.

Kim Teixeira, who is a wonderful town employee, was able to really help us out by having us fill any cancellations so that most of our games started at 4:00 pm and were in ACC2, with some in ACC1.

I met with Kim in July because she had informed my group that the same situation exists for 2016-2017 because of a commitment to youth events. I was told that this was in keeping with the Town of Aurora Ice Allocation Policy (2011). Kim has assured me that she will help us out again if there are any cancellations and we greatly appreciate her support.

My issue is that a long-standing user group seems to be getting squeezed out. Many of us are 55+ and we just can't play late at night anymore, nor can we leave work, or our child-care responsibilities any earlier. I reviewed the 2016 Parks and Recreation Master Plan and additional rinks are a low priority because of a variety of reasons (I have attached the relevant section with significant points highlighted) including a reduction in registration for organized ice activities.

The Master Plan states, "Hockey has historically been a staple of Canadian winter sports, however, **national participation in organized hockey has been declining since a registration peak in the 2008/09 season.** The decline in participation is largely driven by escalating costs of equipment and travel, greater concerns over safety, and the fact that population growth in many parts of York Region and other parts of the G.T.A. is driven by immigration from non-hockey playing nations.

The Master Plan's online survey reported 30% of households having a member participating in organized and casual forms of hockey, figure skating or other ice sports. **While registration data for groups using Aurora's arenas is not formally tracked, surveys submitted by two major arena users (Aurora Minor Hockey Association and Central York Girls Hockey Association) reported stable to modestly declining player registrations over the past three seasons through group survey submissions. Data provided by Town Staff also illustrates a stable to declining number of hours used over the past four seasons and a growing number of unused hours.**"

Last month I listened to Ron Weese, from Sport Aurora, address you about Activate Aurora and the importance of continuing to emphasize healthy active living for all citizens of Aurora. Older citizens are much more active today than they were a generation ago. Too often we only focus on young people, but we would be remiss to ignore the desire of older adults to remain fit and active.

In keeping with the Town of Aurora's emphasis on healthy active living for all citizens, I think a review of the Ice Allocation Policy with a specific intent to ensure that adult hockey not be displaced from their long standing ice times be initiated. This would include my group being allowed to retain a 4:00 p.m. start time on Wednesday afternoons in ACC2 and that Men's Monday Night Hockey be restored to ice times of 9:15 p.m. and 10:15 p.m. on ACC2. I think this is a fair and justified request. This issue is time sensitive, we are loosing players and I would like you to ask staff to review the Ice Allocation Policy as soon as possible

Paul Devlin

TOWN OF AURORA PARKS & RECREATION
MASTER PLAN UPDATE
JANUARY 11, 2016

Prepared by: Monteith + Brown Planning Consultants

4.3 Ice Pads & Curling Sheets

The Town of Aurora operates five ice pads at three municipal arenas. The Aurora Community Centre was originally constructed in 1966 as a single pad arena and its second ice pad was added in 1996. This facility is home to the Aurora Tigers Junior 'A' hockey team and contains offices for a number of ice sport associations. The Stronach Aurora Recreation Complex was constructed in 2006 and contains a twin pad arena, while the remaining municipal ice pad is located at the Aurora Family Leisure Complex that was built in 1986.

Hockey has historically been a staple of Canadian winter sports, however, **national participation in organized hockey has been declining since a registration peak in the 2008/09 season.** The decline in participation is largely driven by escalating costs of equipment and travel, greater concerns over safety, and the fact that population growth in many parts of York Region and other parts of the G.T.A. is driven by immigration from non-hockey playing nations.

The Master Plan's online survey reported 30% of households having a member participating in organized and casual forms of hockey, figure skating or other ice sports. **While registration data for groups using Aurora's arenas is not formally tracked, surveys submitted by two major arena users (Aurora Minor Hockey Association and Central York Girls Hockey Association) reported stable to modestly declining player registrations over the past three seasons through group survey submissions. Data provided by Town Staff also illustrates a stable to declining number of hours used over the past four seasons and a growing number of unused hours.**

That being said, snapshot for the month of November over the past four years (a peak arena usage month) shows a prime time utilization rate holding steady at the 96% mark suggesting there is little time available to accommodate additional bookings.

There is a possibility that demand will soften based upon market demographics and trends observed regionally. **Population projections anticipate that the number of 5 to 19 year olds in Aurora will modestly decline between 2016 and 2021, which has the potential to stagnate or erode use since this age group drives prime time utilization rates.**

Based on a pattern of stabilizing participation and usage, the fact that arenas were not identified as an overly pressing priority through the Master Plan's consultations (**other than concern about how ice is allocated to organizations**), and with demographic trends indicating Aurora is likely approaching a peak in demand, the Town should adjust arena provision targets to one ice pad per 13,000 population (the current service level is near 1 pad per 11,000 and has surplus capacity). A provision target of one ice pad per 13,000 continues to place Aurora near the upper end of the York Region and G.T.A. service spectrum where service ratios are generally between one ice pad per 11,000 to 20,000 population. This target implies that no additional ice pads are required during the next five years and results in a fiscally sustainable approach whereby the Town attempts to maximize usage of its existing ice pads given the current capacity available in the local arena system prior to constructing any new ice pads during or beyond the master planning period. A projected resurgence in the 5-19 age group beyond the year 2021, however, could result in arena needs growing once again and the Master Plan's direction to land bank (Recommendation #38) provides flexibility to accommodate arena-related demands should they emerge in the future.

Canadian Physical Activity Guidelines

FOR ADULTS - 18 – 64 YEARS

Guidelines



To achieve health benefits, adults aged 18-64 years should accumulate at least 150 minutes of moderate- to vigorous-intensity aerobic physical activity per week, in bouts of 10 minutes or more.



It is also beneficial to add muscle and bone strengthening activities using major muscle groups, at least 2 days per week.



More physical activity provides greater health benefits.

Let's Talk Intensity!

Moderate-intensity physical activities will cause adults to sweat a little and to breathe harder. Activities like:

- Brisk walking
- Bike riding

Vigorous-intensity physical activities will cause adults to sweat and be 'out of breath'. Activities like:

- Jogging
- Cross-country skiing

Being active for at least 150 minutes per week can help reduce the risk of:

- Premature death
- Heart disease
- Stroke
- High blood pressure
- Certain types of cancer
- Type 2 diabetes
- Osteoporosis
- Overweight and obesity

And can lead to improved:

- Fitness
- Strength
- Mental health (morale and self-esteem)

Pick a time. Pick a place. Make a plan and move more!

- Join a weekday community running or walking group.
- Go for a brisk walk around the block after dinner.
- Take a dance class after work.
- Bike or walk to work every day.
- Rake the lawn, and then offer to do the same for a neighbour.
- Train for and participate in a run or walk for charity!
- Take up a favourite sport again or try a new sport.
- Be active with the family on the weekend!

**Now is the time. Walk, run,
or wheel, and embrace life.**



Tips to Get Active

> Physical Activity Tips for Adults (18-64 years)

Physical activity plays an important role in your health, well-being and quality of life. Improve your health by being active as part of a healthy lifestyle.

1

Be active at least **2.5 hours a week** to achieve health benefits.

2

Focus on **moderate to vigorous aerobic activity** throughout each week, broken into sessions of 10 minutes or more.

3

Get stronger by adding activities **that target your muscles and bones** at least two days per week.

Tips to help you get active

- ✓ **Choose a variety of physical activities you enjoy.** Try different activities until you find the ones that feel right for you.
- ✓ **Get into a routine** — go to the pool, hit the gym, join a spin class or set a regular run and do some planned exercise. Make it social by getting someone to join you.
- ✓ **Limit the time you spend watching TV** or sitting in front of a computer during leisure time.
- ✓ **Move yourself** — use active transportation to get places. Whenever you can, walk, bike, or run instead of taking the car.
- ✓ **Spread your sessions of moderate to vigorous aerobic activity throughout the week.** Do at least 10 minutes of physical activity at a time.
- ✓ **Join a team** — take part in sports and recreation activities in groups. You'll make new friends and get active at the same time.



- Set a goal
- Make a plan
- Pick a time & place
- Every step counts





Tips to Get Active

> Physical Activity Tips for Adults (18-64 years)

Health Benefits

LIVE LONGER! LIVE HEALTHIER!

Physical activity is an important part of a healthy lifestyle. Regular physical activity can help to reduce the risk of premature death and chronic diseases such as coronary heart disease, stroke, hypertension, colon cancer, breast cancer, type-2 diabetes and osteoporosis.

EVERY STEP COUNTS!

If you're not active now, adding any amount of physical activity can bring some health benefits. Take a step in the right direction. Start now and slowly increase your physical activity to meet the recommended levels.

FEEL BETTER!

Regular physical activity can improve your overall sense of well being by improving fitness levels and self esteem, reducing the effects of stress, increasing energy and contributing to positive mental health.

What is moderate aerobic activity?

Moderate-intensity aerobic activity makes you breathe harder and your heart beat faster. You should be able to talk, but not sing.

- > Examples of moderate activity include walking quickly, skating and bike riding.

What is vigorous aerobic activity?

Vigorous-intensity aerobic activity makes your heart rate increase quite a bit and you won't be able to say more than a few words without needing to catch your breath.

- > Examples of vigorous activity include running, basketball, soccer and cross-country skiing.

What are strengthening activities?

Muscle-strengthening activities build up your muscles.

With bone-strengthening activities, your muscles push and pull against your bones, helping make your bones stronger.

- > Examples of muscle-strengthening activities include push-ups and sit-ups, lifting weights, climbing stairs and digging in the garden.
- > Examples of bone-strengthening activities include running, walking and yoga.

www.publichealth.gc.ca/paguide

Is physical activity safe for everyone?

The recommended level of physical activity applies to all adults aged 18-64 years who do not have a suspected or diagnosed medical condition. These guidelines may be appropriate if you are pregnant. Consult a health professional if you are unsure about the types and amounts of physical activity most appropriate for you.



Tips to Get Active

> Physical Activity Tips for Older Adults (65 years and older)

Physical activity plays an important role in your health, well-being and quality of life. These tips will help you improve and maintain your health by being physically active every day.

1

Take part in at least **2.5 hours of moderate- to vigorous-intensity aerobic activity each week.**

2

Spread out the activities into sessions of **10 minutes** or more.

3

It is beneficial to **add muscle and bone strengthening activities** using major muscle groups **at least twice a week.** This will help your posture and balance.

Tips to help you get active

- Find an activity you like such as swimming or cycling.
- Minutes count** — increase your activity level 10 minutes at a time. Every little bit helps.
- Active time can be social time** — look for group activities or classes in your community, or get your family or friends to be active with you.
- Take the stairs instead of the elevator, when possible.
- Carry your groceries home.
- Walk wherever and whenever you can.



- Start slowly
- Listen to your body
- Every step counts





Tips to Get Active

> Physical Activity Tips for Older Adults (65 years and older)

The Health Benefits of Being Active

- > **IMPROVE YOUR BALANCE**
- > **REDUCE FALLS AND INJURIES**
- > **HELP YOU STAY INDEPENDENT LONGER**
- > **HELP PREVENT HEART DISEASE, STROKE, OSTEOPOROSIS, TYPE 2 DIABETES, SOME CANCERS AND PREMATURE DEATH**

Aerobic activity, like **PUSHING A LAWN MOWER, TAKING A DANCE CLASS, OR BIKING TO THE STORE**, is continuous movement that makes you feel warm and breathe deeply.

Strengthening activity, like **LIFTING WEIGHTS OR YOGA**, keeps muscles and bones strong and prevents bone loss. It will also improve your balance and posture.

What is moderate aerobic activity?

Moderate-intensity aerobic activity makes you breathe harder and your heart beat faster. You should be able to talk, but not sing.

- > Examples of moderate activity include walking quickly or bike riding.

What is vigorous aerobic activity?

Vigorous-intensity aerobic activity makes your heart rate increase quite a bit and you won't be able to say more than a few words without needing to catch your breath.

- > Examples of vigorous activity include jogging or cross-country skiing.

What are strengthening activities?

Muscle-strengthening activities build up your muscles.
With bone-strengthening activities, your muscles push and pull against your bones. This helps make your bones stronger.

- > Examples of muscle-strengthening activities include climbing stairs, digging in the garden, lifting weights, push-ups and curl-ups.
- > Examples of bone-strengthening activities include yoga, walking and running.

www.publichealth.gc.ca/paguide

Every step counts!

If you're not active now, adding any amount of physical activity can bring some health benefits. Take a step in the right direction. Start now and slowly increase your physical activity to meet the recommendations.

More physical activity provides greater health benefits!

That means the more you do, the better you'll feel. Get active and see what you can accomplish! Move more!

Is physical activity safe for everyone?

The recommended level of physical activity applies to all adults aged 65 years and older who do not have a suspected or diagnosed medical condition. Consult a health professional if you are unsure about the types and amounts of physical activity most appropriate for you.

Grownups Need to Be Active Too!

Physical activity can:

- dramatically lower your risk of heart disease and stroke
- help prevent and control risk factors such as:
 - high blood pressure
 - high cholesterol
 - type 2 diabetes
 - osteoporosis
 - certain types of cancer
 - obesity
- reduce stress levels
- increase energy
- improve sleep
- improve digestion

You may see benefits within the first week of regular activity! For example, your blood pressure may improve and you could start to feel more energetic and relaxed. After three months, you may experience better health, improved posture and balance, stronger muscles and bones, more confidence and a more positive outlook on life.

Because physical activity makes you feel better about yourself, you're more likely to make healthy lifestyle choices and avoid unhealthy ones such as smoking, overeating or drinking too much alcohol.

Inactivity, on the other hand, is linked to a higher risk of heart disease, stroke and the many disabilities they can cause. In addition, lack of activity may increase your risk for:

- high blood pressure
- high cholesterol
- type 2 diabetes
- osteoporosis
- certain types of cancer
- obesity
- falls and injuries
- depression



Town of Aurora

General Committee Report

No. IES16-067

**Subject: Capital Budget Approval for Replacement of Parks Wood Chipper
No. 300**

**Prepared by: Phillip Galin, Manager, Facilities, Property & Fleet
Acting Manager of Operations Services (Roads & Water)**

Department: Infrastructure and Environmental Services

Date: September 6, 2016

Recommendation

- 1. That Report No. IES16-067 be received; and**
- 2. That Capital Project No. 34229, Equipment No. 300, be approved for \$60,000 for the 2016 Capital Program; and**
- 3. That funding in the amount of \$60,000 be provided from the Fleet Repair and Replacement reserve.**

Executive Summary

To advance the procurement of a new wood chipper to replace the current non-functioning wood chipper, Asset No. 300.

- Recent inspections on Parks wood chipper (Asset No. 300) have determined that a significant investment is required to maintain the chipper to an acceptable level of operation.
- There is a long-term cost advantage to advancing the replacement of the chipper and disposing of the current chipper over continued investment in repairs.
- The Town is currently incurring a rental cost for a replacement chipper pending approval of the recommendations in this report.

Background

The Parks wood chipper was scheduled for replacement in 2020, as reported in the most recent 10 year Capital Plan. There is a proposal to advance this purchase to 2017 as part of the 2017 Capital Budget.

Recent equipment failures and inspections by staff have determined that this equipment has reached the end of its economic useful life. The equipment has logged 1,118 hours of operation. This equipment is used during tree removals in day to day use as well as emergency use during storm events.

Analysis

A significant cost is required to repair the wood chipper

Staff have determined that repair costs of \$13,000 will be required to bring this equipment to a safe operational condition. This amount represents over 20 percent of the estimated replacement costs.

Deferral of this equipment for purchase in 2017 would impact service levels

This equipment is not functioning and is unavailable for use by staff. To continue regular operations, a rental unit has been procured on a short term basis at a monthly cost of \$3200 to allow operations to continue while an appropriate longer term solution is approved.

Deferral of this purchase to the 2017 capital budget approval process will result in higher operational rental costs.

Advisory Committee Review

Not Applicable

Financial Implications

Wood Chipper Asset No. 300	
10 year capital plan approved funding (2020)	\$48,000
Estimated equipment costs, including non-rebatable taxes	\$60,000
Additional Funding Requested	\$12,000
Total Requested Budget	\$60,000

Communications Considerations

There is no external communication required.

Link to Strategic Plan

Maintaining our fleet of Roads vehicles supports the Strategic Plan goal of **Investing in sustainable infrastructure** by maintaining infrastructure to support forecasted population growth through technology, waste management, roads, emergency services and accessibility.

Alternative(s) to the Recommendation

1. Option 1: Council may choose not to proceed with the early replacement of this asset. In this case, the repairs will be made to the existing wood chipper and the replacement time frame will be adjusted to match the revised replacement date.

Conclusions

Staff recommends proceeding with the replacement of the Parks wood chipper Asset No. 300 in the amount of \$60,000. Staff recommends auction and proceeds be returned to the Fleet Reserve.

Attachments

Not Applicable

September 6, 2016

Page 4 of 4

Report No. IES16-067

Previous Reports

Not Applicable

Pre-submission Review

Agenda Management Meeting review on August 18, 2016.

Departmental Approval

Approved for Agenda



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



**Doug Nadorozny
Chief Administrative Officer**



Town of Aurora

General Committee Report

No. IES16-068

Subject: Purchase Order Increase for Water Meters

Prepared by: Lindsay Hayworth, Water and Wastewater Supervisor

Department: Infrastructure and Environmental Services

Date: September 6, 2016

Recommendation

- 1. That Report No. IES16-068 be received; and**
- 2. That Purchase Order No. 396 for the supply of water meters be increased by \$200,000 to an upset limit of \$620,000, to be funded from the sale of water meters; and**
- 3. That the Director of Infrastructure and Environmental Services be authorized to increase Purchase Order No. 396 for the supply of water meters to an upset limit of \$500,000 annually for the remaining three (3) one-year terms being the years 2017, 2018, and 2019.**

Executive Summary

To increase the purchase order to purchase water meters from Wamco Municipal Products Inc. for the sale and installation into new homes primarily in the 2C area.

- Higher than anticipated home occupancy rates have superseded the estimated quantity of new water meters required for the new homes.
- The Town supplies new water meters for new development on a full cost recovery basis resulting in a net revenue surplus. This ensures that the correct meters are installed and properly registered with the Town for accurate consumption tracking and billing, and that there is no additional cost to the Town for meter supply.
- Allowing the Director of Infrastructure and Environmental Services Department to increase the purchase order to an upset limit of \$500,000 will ensure minimal stock is kept on hand while allowing the flexibility to purchase additional meters promptly when required.

Background

During the construction of new homes, the builder is required to purchase and install new meters from the Town as a condition of turning on the water supply. The Town provides the meters at cost plus a 15 percent administration fee. The benefit of providing this service is to ensure that the proper meter is installed and that meter data is entered into the financial system correctly for billing purposes.

Analysis

Additional water meters are required for 2016 due to the volume of building activity occurring

The annual expense and revenue forecast for water meter sales was \$150,000 for 2016 based on expected home occupancy rates. However, sales have been higher than anticipated resulting in the need to purchase more water meters than anticipated. As this program is revenue neutral, there will be an increase in sales revenues equal to the cost of the meter plus an additional 15 percent administration charge. This program therefore has a net positive effect on the operating budget.

Providing this service ensures information for water usage billing is correct

Water meters for new homes are provided to the builder through the Town. Fees are charged to the builder for these meters and result in a net surplus to the Town based on fees plus administration charges.

Advisory Committee Review

Not applicable

Financial Implications

The 2016 annual operating budget for water meters is \$150,000. An additional \$200,000 is being requested to a revised budget of \$350,000 for the remainder of 2016. Funding will come from the revenue collected through the sale of water meters. As this program is cost-neutral, there will be no net impact on the departments operating budget.

Purchase Order No. 396 is required to be revised from \$420,000 to \$620,000. As this is a multiyear purchase order, the current purchase order value reflects costs to be incurred for the years spanning 2014, 2015, and 2016.

Table 1- Purchase Order (PO) Status

Description	PO Change Value	Total PO Value
Initial PO (Feb. 17, 2015 Report)	\$150,000	\$150,000
Revision 2 (Nov. 17, 2015 Report)	\$120,000	\$270,000
2016 PO amount (per contract)	\$150,000	\$420,000
Revision 3 (Sept. 6, 2016 Report)	\$200,000	\$620,000

Communications Considerations

The client group for this program is the development community. As there is no change to the program other than ensuring that sufficient meters are available to meet the demand of new development, there is no direct need for additional communications.

Link to Strategic Plan

Objective 2: Invest in sustainable infrastructure

Maintain and expand infrastructure to support forecasted population growth through technology.

Alternative(s) to the Recommendation

1. Option 1: Each builder could be required to purchase water meters directly from the supplier based on Town specifications. This option could create billing and meter recording issues if staff are not informed of meter installations in a timely manner.

September 6, 2016

Page 4 of 4

Report No. IES16-068

Conclusions

It is recommended that the purchase order for Wamco Municipal Products Inc. be increased by \$200,000 to a revised upper limit of \$620,000 excluding taxes, to purchase water meters, and that the Director of Infrastructure and Environmental Services be authorized to increase the purchase order to an upset limit of \$500,000 annually for the remaining 3 one-year terms.

Attachments

None

Previous Reports

IES15-009 February 17, 2015, Award of Single Source contract to Wamco Municipal Products Inc.

IES15-067 November 17, 2015, Purchase Order Increase to Purchase Water Meters for 2C.

Pre-submission Review

Agenda Management Meeting review on August 18, 2016.

Departmental Approval



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

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**



Town of Aurora

General Committee Report

No. IES16-069

Subject: Award of Tender IES 2016-82 for the Speed Cushion Installation Pilot Project

Prepared by: Jamal Massadeh, Traffic/Transportation Analyst

Department: Infrastructure and Environmental Services

Date: September 6, 2016

Recommendation

- 1. That Report No. IES16-069 be received; and**
- 2. That Tender IES 2016-82, Capital Project No. 31154 for the Speed Cushion Installation Pilot Project be cancelled; and**
- 3. That Capital Project No. 31154 be reissued in early 2017 to take advantage of higher competition and potentially lower costing.**

Executive Summary

To cancel the Speed Cushion Installation Pilot Project on Mavrinac Boulevard, McMaster Avenue and Kennedy Street West and retender the project in the winter of 2017.

Council directed staff to implement the Speed Cushion Installation Pilot Project in various locations in the Town.

- Council approved a budget of \$100,000 for the installation of the Speed Cushion Pilot Project.
- Tendering is occurring during the summer where there is limited competition, and when pricing tends to be higher based on past experience.
- There is value in deferring award and retendering this project in early 2017 when past experiences have demonstrated better pricing can be achieved.

Background

Council, at its meeting of July 12, 2016, considered Report No. IES16-062 – Speed Cushion Pilot Project – Funding Request – and adopted the following recommendations:

That Report No. IES16-062 be received; and

That staff be directed to establish Capital Project No. 31154 with the maximum budget of \$100,000 for the construction of speed cushions on Kennedy Street West (Murray Drive to McGee Crescent/Corner Ridge Road), McMaster Avenue (Hollidge Boulevard to Hollandview Trail), and Mavrillac Boulevard (Borealis Avenue to Spring Farm Road), to be funded from the Roads & Related Development Charges Reserve Fund.

Analysis

Council directed staff to install speed cushions as a pilot project in various locations in the Town

At its meeting of May 24, 2016, Council directed staff to implement speed cushions as a pilot project on the following streets:

- Kennedy Street West from Murray Drive to McGee Crescent/Corner Ridge Road
- McMaster Avenue from Hollidge Boulevard to Hollandview Trail
- Mavrillac Boulevard from Borealis Avenue to Spring Farm Road

Staff issued Tender Document No. IES 2016-82 for the installation of the speed cushions

A total of thirteen (13) firms picked up the tender documents, and on August 16, 2016 the Tender Opening Committee received two (2) compliant bids. The lowest compliant bidder was Edgeway Paving Ltd. as summarized in Table 1.

Table 1 – Bid Summary

	Firm Name	Total Bid (excluding taxes)
1	Edgeway Paving Ltd.	\$126,300.00
2	Hilton Construction Corporation	\$180,000.00

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

It is recommended that this tender be cancelled and retendered in early 2017 to achieve better pricing

Tendering construction projects during the summer months generally results in lower interest and higher pricing due to the fact that the industry has secured the bulk of its annual work by this time of the year. Any submissions are generally provided at a premium wherein a successful bidder will accommodate additional work at a premium rate. This trend has been observed in other roads-related projects that have been tendered late in the year with much more favourable costing occurring when retendering occurs in the early spring.

For this reason, staff has recommended that this contract not be awarded at this time and be retendered in early 2017.

Advisory Committee Review

Not applicable

Financial Implications

Table 2 is a financial summary for Capital Project No. 31154 as based on the tender submitted by Edgeway Paving Ltd. The high prices for this tender are attributed to the timing of the bid issuance and staff is not recommending proceeding with this contract.

Table 2 – Financial Summary

Approved Budget	
Capital Project No. 31154 – construction budget	\$100,000
Total Approved Budget for Construction	\$100,000
Less previous commitments	\$0
Funding available for subject Contract	\$100,000
Contract Award excluding HST	\$126,300
Non-refundable taxes (1.76%)	\$2,223
Sub-Total	\$128,523
Contingency amount (10%)	\$12,800
Total Funding Required	\$141,323
Budget Variance	-\$41,323

Communications Considerations

Should this project be deferred for retendering in early 2017, the residents within the areas affected will be notified of the delay in construction.

Once the project is retendered in the spring, notices for construction activity will be provided to the areas where the construction activity will be occurring to allow local residents to adjust their travel patterns accordingly.

Link to Strategic Plan

Objective 2: Invest in sustainable infrastructure

Maintain and expand infrastructure to support forecasted population growth through technology.

Alternative(s) to the Recommendation

1. Option 1: Should Council choose to proceed with this project at this time, the following recommendation would be required to be approved:
 1. That Tender IES 2016-82, Capital Project No. 31154 for the Speed Cushion Installation Pilot Project be awarded to Edgeway Paving Ltd. in the amount of \$126,300.00 excluding taxes; and
 2. That additional funding in the amount of \$42,000 be provided for the Capital Project No. 31154, Speed Cushion Installation Pilot Project; and
 3. 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.

Conclusions

The tender review has complied with the Procurement By-law requirements and it is recommended that Tender IES 2016-82 for the Speed Cushion Installation Pilot Project be cancelled and that the project be retendered in early 2017.

September 6, 2016

Page 5 of 5

Report No. IES16-069

Attachments

None

Previous Reports

IES15-027 – Speed Cushions on Roads Prone to Speeders
IES15-054 – Speed Cushions Pilot Project Progress Report
IES16-051 – Speed Cushions Pilot Project Survey Results
IES16-062 - Speed Cushion Pilot Project – Funding Request

Pre-submission Review

Agenda Management Meeting review of August 18, 2016

Departmental Approval

Approved for Agenda



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



**for Doug Nadorozny
Chief Administrative Officer**



Town of Aurora

General Committee Report No. PRCS16-032

Subject: Lease of Town-owned Lands and Construction of a Parking Lot to Facilitate Improved Access to Hillary House

Prepared by: Jim Tree, Manager of Parks

Department: Parks, Recreation and Cultural Services

Date: September 6, 2016

Recommendation

- 1. That Report No. PRCS16-032 be received; and**
- 2. That, subject to the Aurora Historical Society Trillium Grant being approved, the Mayor and Town Clerk be authorized to execute a lease Agreement between the Town of Aurora and the Aurora Historical Society Agreement for the purposes of constructing and operating a new access and parking lot on Town-owned lands, including any and all documents and ancillary agreements required to give effect to same; and**
- 3. That the request for project funding assistance from the Aurora Historical Society to assist in the construction of the parking lot be referred to the 2017 Capital Budget for Council's consideration.**

Executive Summary

The Purpose of this report is as follows:

- To obtain Council approval to lease approximately 1,100 square meters of Town-owned land to the Aurora Historical Society (AHS) to facilitate a new access and parking lot for the Hillary House; and
- To advise Council of the Aurora Historical Society's request for project funding assistance from the Town of Aurora which will be specifically detailed and included in the 2017 Capital Budget for Council's consideration:

- A new access and parking facility will result in a much more functional and safe parking arrangement for the ongoing operation of Hillary House without adversely affecting the historical character of the site;
- A new parking lot and access will assist the Aurora Historical Society promoting and hosting larger events at the Hillary House as well as additional fund raising opportunities to aid in maintaining this historic landmark;
- Trillium Grant and land lease provides an excellent opportunity to leverage funding for this important project and demonstrates a strong partnership between the Municipality and a dedicated community group;
- Critical timing associated with Trillium grant application and project completion deadlines requires some flexibility on the part of both partners in absence of all project details and costs; and
- With the phasing out of the Machell Avenue property from municipal operations, this project aligns well with both the Official Plan and the Aurora Promenade Plan.

Background

The AHS approached the Town with a request to access Hillary House from the westerly boundary of the property whereby a new vehicular entrance and parking lot is proposed to be constructed. As such, it will be necessary for this new access to enter from the dead end of Machell Avenue via Town-owned lands at the former Aurora Waste Water Treatment Plant / Parks Yard.

The AHS has indicated that the Province recently announced an Infrastructure Grant on July 18, 2016 and that the access and parking project is eligible for funding under the Trillium Foundations "Community Infrastructure Grant".

The AHS has advised that they will be submitting a grant application prior to the deadline of 5:00PM September 14, 2016.

In order for the grant to be considered for approval, the grant applicant must include evidence confirming that the applicant has the legal authority to enter onto the site of the project to construct and operate the works.

Analysis

Long Standing Parking and Access Issue Resolved

New vehicle access and parking solves long-term problem of insufficient parking and potentially unsafe access and egress to Hillary House.

The current access and vehicle parking arrangement has been problematic to the successful operation of the Hillary House due to the fact that the Yonge Street access is restricted to a single vehicle width with poor sightlines for motorists entering and exiting the property. This situation poses an inherent risk to motorists in the event that two vehicles attempt to enter and exit at the same time. In addition, sufficient parking is limited with a current capacity of approximately less than 10 vehicles.

Re-Purposing of Machell Avenue Yard Required

The proposal to create a new access and parking area via Machell Avenue and the Town-owned lands maximises an opportunity to create both a fully accessible and improved capacity parking facility without the need to alter the character or charm of the Hillary House site.

It is unlikely that a similar result could be achieved by conducting all of the proposed work entirely within the Hillary House property without significantly altering the overall exterior character and appearance of the site. To do so would negatively impact site vegetation, grading and perhaps overall functionality of the property. Increased parking and improved access provides a major opportunity that will potentially increase programs, attendance and events at the Hillary House.

New Parking Lot will Permit Growth of Program Opportunities at Hillary House

One of the limiting factors in the successful operation of the Hillary House has been directly related to access and parking. This new access and parking proposal will provide the Historical Society with a major opportunity to grow their programs and events and in turn, showcase this important Aurora Heritage landmark.

Vision is to Create a 40-Car Parking Facility

As shown on the attached concept plan, the project will result in the creation of a safe vehicular access from the dead end of Machell Avenue and a 40-car parking facility complete with night lighting and illuminated pathway leading up to Hillary House.

September 6, 2016

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Report No. PRCS16-032

Detailed plans will be developed for the project and the Town's current design standards and guidelines for parking and landscaping will be respected and included in the final design.

Lease Required to Permit Application for Trillium Grant by Historical Society

In order to receive Trillium Grant funding consideration the proponent must have legal access to the lands on which the project is to be constructed and the grant application must be submitted by September 14, 2016.

Staff has been advised by the AHS that the application for project funding must be submitted and received by the Trillium Foundation not later than 5:00 p.m. on September 14, 2016. Also the proponent being the AHS must have legal access to the property where the project is to occur and staff is advised that the project must be substantially completed by March 31, 2018.

In recognition of these requirements the AHS will require confirmation from the Town that a lease of land will be approved between the Town of Aurora and the AHS for a portion of the Town-owned lands. As such, staff has recommended that a lease agreement be approved, (subject to the AHS being successful with their grant application) in order to comply with the terms and requirements associated with the Trillium Grant application.

Terms and Conditions of the Lease to be Approved by Council in a Future Report

Terms to be included in the lease agreement will include all matters associated with the ongoing use of the property including maintenance, repair, hours of use and liability related issues. Machell Avenue Property being phased out from former municipal operations uses. The terms and conditions will be the subject of a future report to Council upon the successful receipt of a Trillium Grant.

Machell Yard to be Phased-out of Operation

Since decommissioning of the former Aurora Waste water Treatment Plant in the mid-1980s, the Machell Avenue property has served as a storage Yard to support the Parks operation's needs.

With the completion of the Joint Operations Centre, there was a significant reduction in the use of the property and it is expected that use of the property for municipal operations will completely cease in the near future. As such, there will be no impact on

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Report No. PRCS16-032

any municipal operations and the proposed use of a portion of the lands for parking would appear to be appropriate.

Notwithstanding, it should be noted that there remains on the property, a significant amount of active buried infrastructure associated with water supply mains and sanitary drains, some of which may be situated in the location of the proposed parking.

Staff will review all aspect of this proposal and any impact that the proposed parking facility may have on existing Municipal or Regional infrastructure. In the event that a conflict of uses is identified staff will work with the proponent and the applicable infrastructure managers to resolve the issues where possible. This may involve some modification of the parking lot layout and size; however this is to be determined.

Parking Facility Proposal is Consistent with Planning Requirements

Staff have also discussed this proposal with Planning Department staff and has been advised that the Official Plan designation for this property is “Public Parkland” and was identified for potential uses in the Promenade study as “Promenade General”. As such there are potential uses identified in the study including a possible connection of Machell Avenue to Aurora Heights Drive. The proposed parking use can be accommodated without impacting a future connection to Aurora Heights Drive should Council elect to do so and Planning staff has indicated that a parking lot in this location is in keeping with both the Official Plan and Promenade Plan.

Lake Simcoe Region Conservation Authority Approval will be Required

A permit to construct the parking facility will also be required from the Lake Simcoe Region Conservation Authority (LSRCA) as the property is situated below the top of bank within the flood prone area. Staff will work with LSRCA in addressing their requirements in the final design plans and specifications for the project.

Financial Implications

Staff have confirmed, through a conversation with a proponent of the project on August 11, 2016, that the AHS is seeking both the land and a financial contribution toward the construction of the new access and parking lot.

At this time staff has not had an opportunity to accurately identify all of the design considerations or costs associated with the project however it is stated with some level confidence that a project of this nature will exceed \$150,000.

In an effort to assist the AHS with their Grant application, staff are developing an overall conceptual site plan and costs estimate, however it is unknown at this time the level of funding being requested by the AHS.

Advisory Committee Review

Due to the very short timeframe associated with this project, it has not been referred by Council or Staff to the Heritage Advisory Committee. A copy of this report will go back to the Heritage Advisory Committee for information.

In view of the above, staff have recommended that the project be approved in two stages as follows:

- Stage 1 Approval of the land lease in principal, subject to the grant approval, for a nominal amount of \$2 to facilitate the Historical Society's Trillium Grant submission

- Stage 2 Complete the Conceptual Design and project costing and determine the amount being requested by the Historical Society and submit a Capital Budget project for Councils consideration in the 2017 Capital Budget.

Communications Considerations

At this preliminary stage, there is no communications required.

If approved, surrounding residents will be notified via a targeted communication.

Link to Strategic Plan

The leasing of Town-owned lands and the construction of a parking lot to Hillary House supports the Strategic Plan goal of Enabling a Creative, Diverse and Resilient Economy through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Supporting small business and encouraging a more sustainable business environment:
Through recognizing corporate social responsibility in the Aurora business community.

Alternative(s) to the Recommendation

1. Option 1: Council could elect to not support the lease of Town-owned lands to the AHS; however, this would disqualify the Historical Society's Grant and result in a missed opportunity to effect a major improvement to the Hillary House operation.
2. Option 2: Council could decline a request for funding assistance above the in-kind value of the land lease, however this decision may be more appropriately reserved at the 2017 Capital Budget submission where all financial will be fully presented.

Conclusions

Based on the information provided by the AHS and the benefits that would result from leasing a portion of the Machell Avenue Town-owned lands for an improved access and parking facility, it can be concluded that the project is a worthy venture from a number of positive attributes.

Staff recommends that Council support the AHS's Trillium Grant application by committing to a lease of lands and consider their request for funding support in the 2017 Capital Budget.

Attachments

Attachment #1 – Concept Parking and Access Plan

September 6, 2016

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Report No. PRCS16-032

Previous Reports

None.

Pre-submission Review

Agenda Management Meeting review on August 18, 2016.

Departmental Approval



Allan D. Downey
Director, Parks, Recreation and
Cultural Services

Approved for Agenda



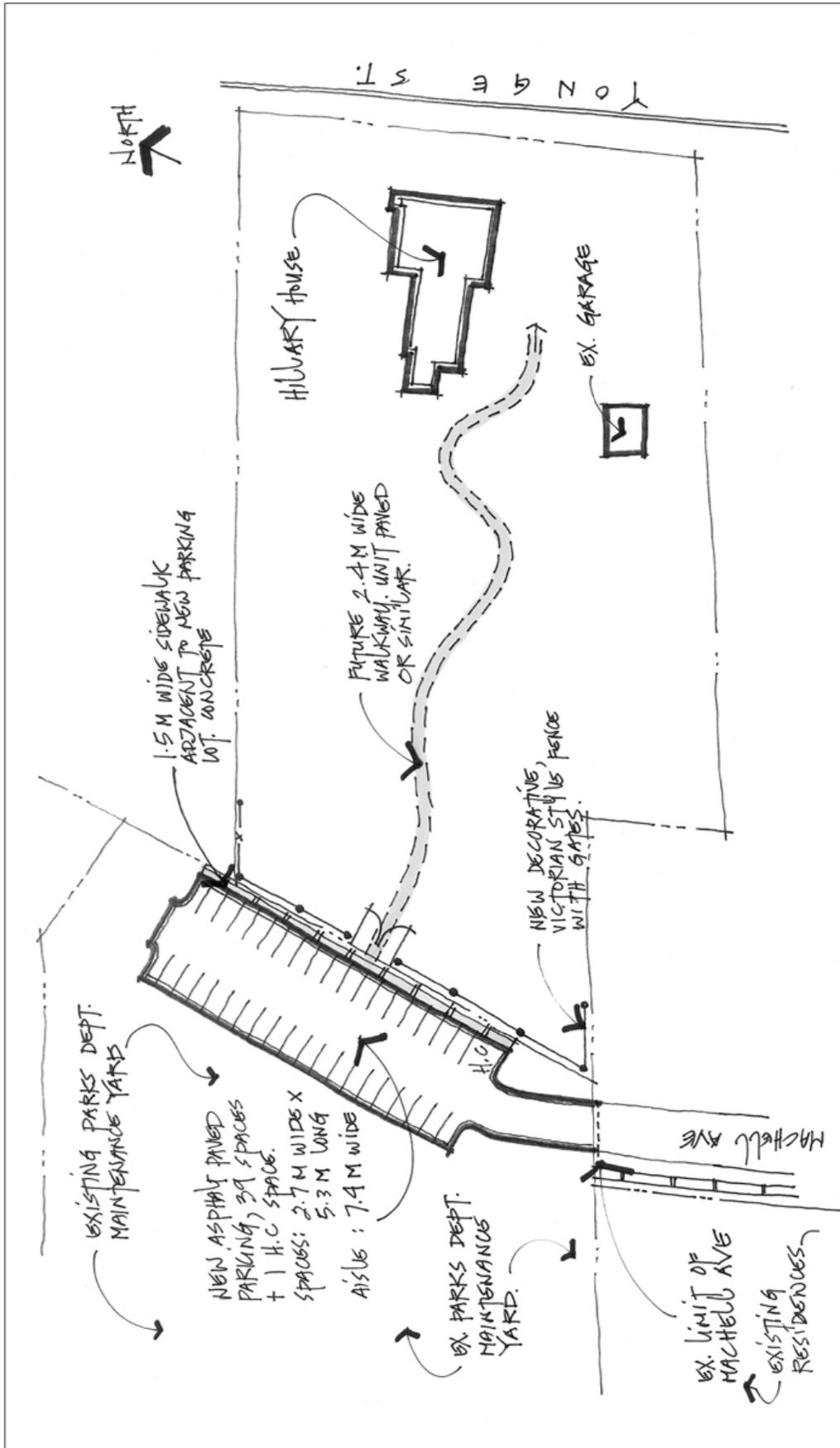
for **Doug Nadorozny**
Chief Administrative Officer

Attachment #1



Hillary House
Parking Lot Concept

LOCATION PLAN, Aurora, ON.
NOT TO SCALE



Hillary House
Parking Lot Concept

PROPOSED PARKING LOT CONCEPT PLAN
AUGUST 2016, NOT TO SCALE



Town of Aurora

General Committee Report No. PBS16-063

Subject: Application for Exemption from Part Lot Control
Opus Homes (Aurora Trails) Inc.
Lots 75, 76, 77, 78, 79 and Blocks 216, 227, 228 and 229
being 65R-36483 and 65R-36482
File Number: PLC-2016-08

Prepared by: Lawrence Kuk, Planner

Department: Planning and Building Services

Date: September 6, 2016

Recommendations

1. That Report No. PBS16-063 be received; and
2. That the Application for Exemption from Part Lot Control submitted by Opus Homes (Aurora Trails) Inc. to divide Lots 75, 76, 77, 78, 79 and Blocks 216, 227, 228 and 229 on Plan 65M-4462 into 14 separate lots for semi-detached units and 17 separate lots for townhouse units be approved; and
3. That the implementing Part Lot Control Exemption By-law be presented at a future Council meeting.

Executive Summary

This report seek Council's approval of a Part Lot Control Exemption By-law applying to 75, 76, 77, 78, 79 and Blocks 216, 227, 228 and 229 on Plan 65M-4462.

- The subject proposal is consistent with the housing forms on the local streets within the registered plan.
- The subject lands are zoned "Semi-Detached & Duplex Dwelling Third Density "R3-20" Exception Zone and "Row Dwelling Residential "R6-58" Exception Zone within the Town of Aurora By-law 2213-78, as amended.
- No objections were received from all internal departments.

Background

A Draft Plan of Subdivision, including the subject lots and blocks was registered on August 27, 2015. A Part Lot Control Application to allow the creation of Semi-detached and Townhouse lots was received by the Town on July 12, 2016.

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.

Location/ Land use

The lands subject to the Part Lot Control Application form part of the Aurora Northeast 2C Secondary Plan Development (See Figure 1). The subject lands are located south of St. John's Sideroad and west of Leslie Street. The surrounding lands uses are as follows:

North: residential lands and St. John's Sideroad;
South: residential lands;
East: vacant lands and Leslie Street; and
West: residential lands.

Proposal

The Owner, Opus Homes (Aurora Trails) Inc. is currently developing the subject lands identified as Lots 75, 76, 77, 78, 79 and Blocks 216, 227, 228 and 229 on Plan 65M-4462 (see Figure 2). The subject blocks comprise a total of 14 semi-detached units and 17 townhouse units fronting onto Chouinard Way, Hancock Street and Folliot Street. The dwellings are currently under construction.

Town of Aurora Official Plan

The subject lands are designated as "Urban Residential 1" and "Urban Residential 2" by the Town of Aurora Official Plan Amendment No. 73. The Urban Residential 1 Designation permits semi-detached dwellings. The Urban Residential 2 Designation permits a range of residential dwelling units including townhouse dwellings. The subject proposal is consistent with the housing forms on the local streets within the registered plan.

September 6, 2016

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Report No. PBS16-063

Zoning By-law

The subject lands are zoned “Semi-Detached & Duplex Dwelling Third Density “R3-20” Exception Zone and “Row Dwelling Residential “R6-58” Exception Zone within the Town of Aurora By-law 2213-78, as amended. The “R3-20” Exception Zone primarily permits residential uses such as semi-detached units and the “R6-58” 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.

Analysis

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

Lots 75, 76, 77, 78, 79 and Blocks 216, 227, 228 and 229 on Plan 65M-4462 as a means of achieving the proposed lot divisions (see Figure 3 and 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-2011-03) registered over the subject lands. 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.

Advisory Committee Review

Not applicable.

Financial Implications

There are no financial implications.

Communications Considerations

No communication required.

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.

September 6, 2016

Page 4 of 4

Report No. PBS16-063

Alternative to the Recommendation

None.

Conclusions

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

Lots 75, 76, 77, 78, 79 and Blocks 216, 227, 228 and 229 on Plan 65M-4462 as a means of achieving the proposed lot divisions (see Figure 3 and 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-2011-03) registered over the subject lands. 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.

Attachments

- Figure 1- Location/Zoning Map – Opus Homes (Aurora Trails) Inc.
- Figure 2- Registered Plan of Subdivision – 65M-4462
- Figure 3- Lots 75 to 79 and Blocks 227 to 229 (Reference Plan – 65R-36483)
- Figure 4- Lots 213, 214 and Block 216 (Reference Plan – 65R-36482)

Previous Reports

General Committee Report No. PDS13-007, dated March 19, 2013.

Pre-submission Review

Agenda Management Team Meeting review on August 18, 2016.

Departmental Approval

Approved for Agenda



**Marco Ramunno, MCIP, RPP
Director, Planning and Building Services**



**Douglas Nadorozny
Chief Administrative Officer**



LOCATION & ZONING MAP – OPUS HOMES (AURORA TRAILS) INC.

APPLICANTS: OPUS HOMES (AURORA TRAILS) INC.
 FILES: PLC-2016-08

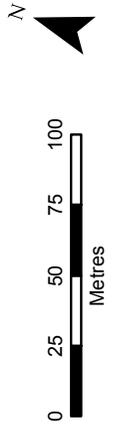
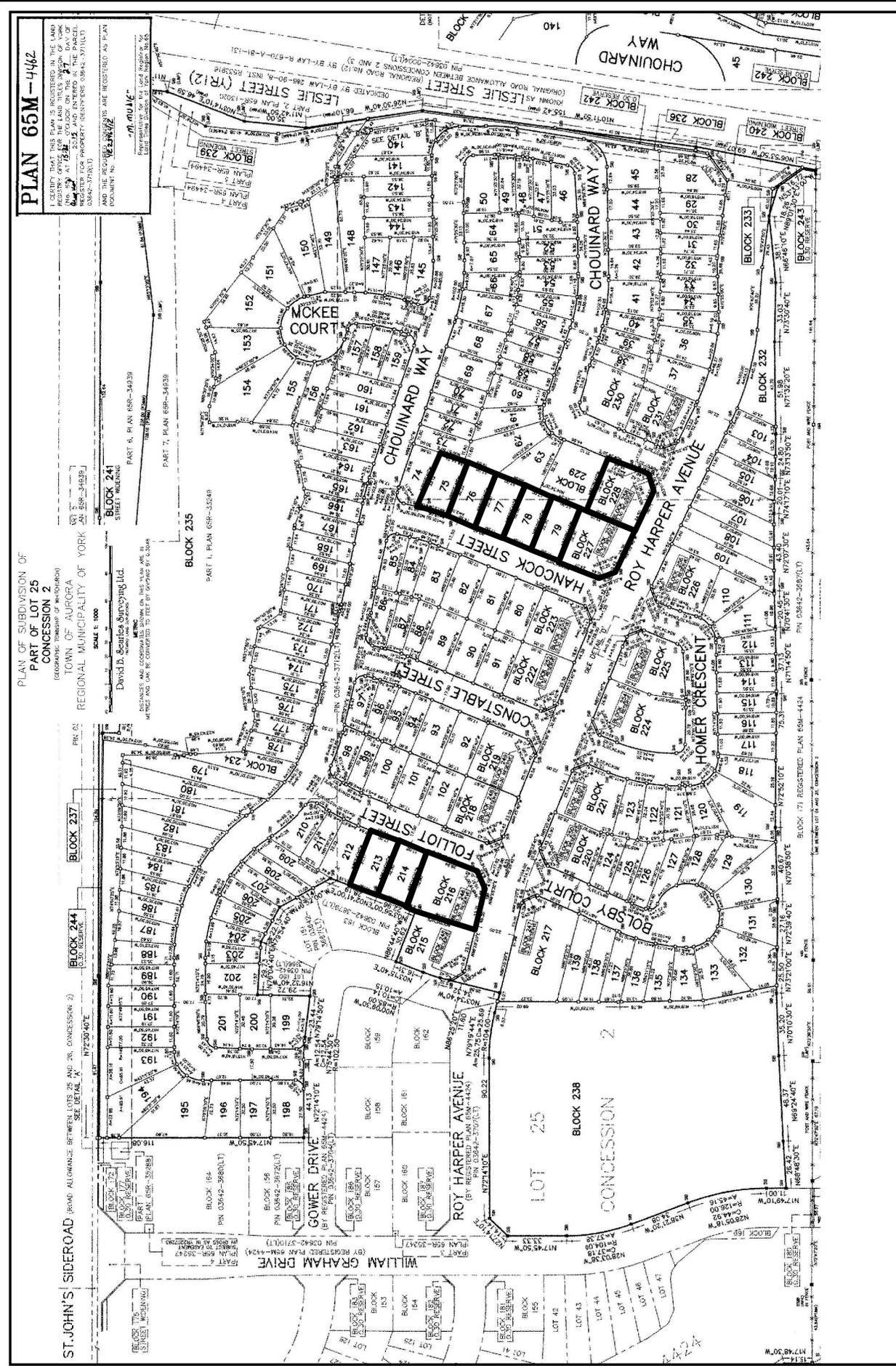


FIGURE 1

Map created by the Town of Aurora Planning & Development Services Department, July 20, 2016. Base data provided by York Region & the Town of Aurora.



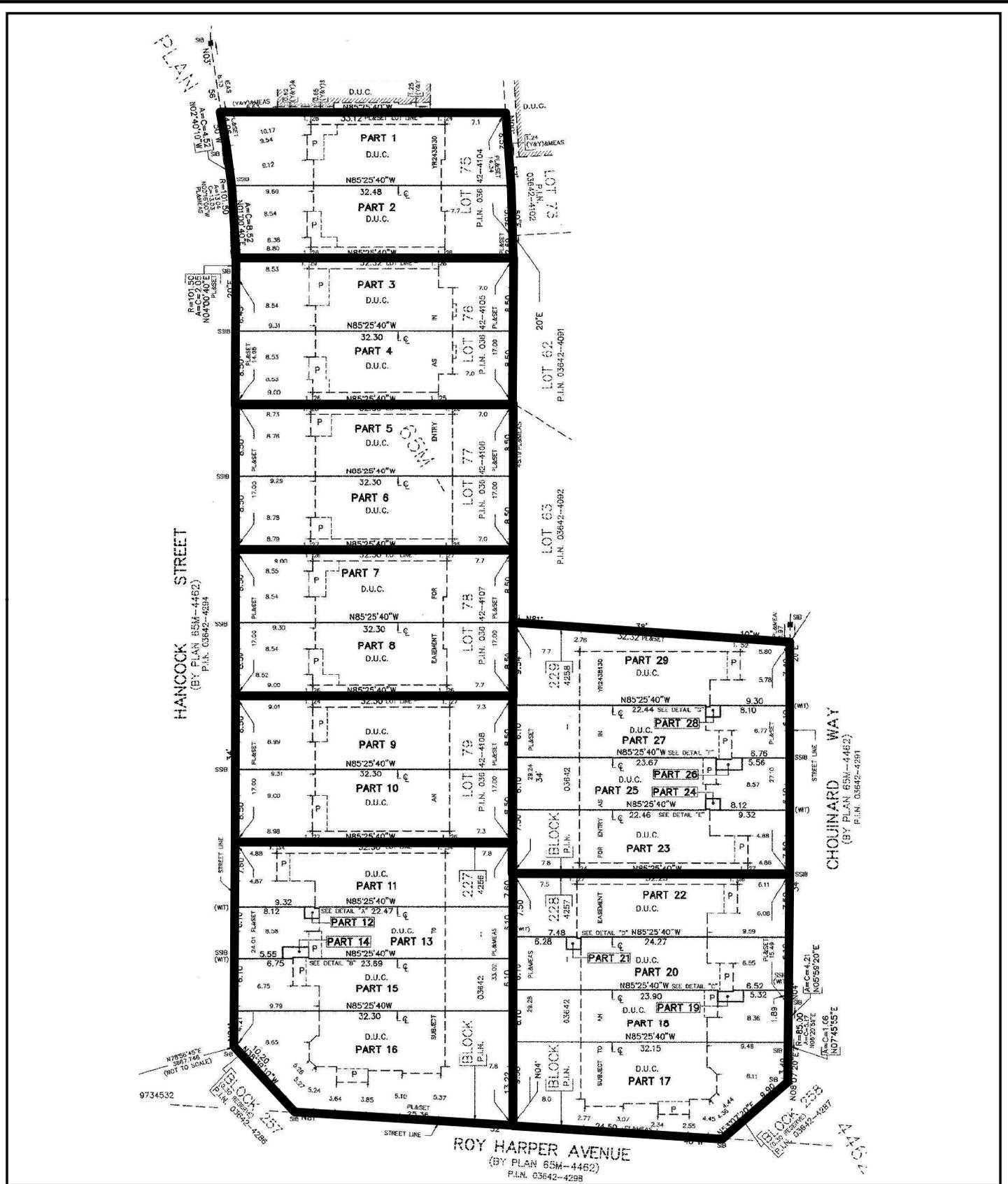
REGISTERED PLAN 65M-4462

APPLICANTS: OPUS HOMES (AURORA TRAILS) INC.
FILES: PLC-2016-08



SUBJECT BLOCKS





LOTS 75 TO 79 AND BLOCKS 227 TO 229 (REFERENCE PLAN – 65R-36483)

APPLICANTS: OPUS HOMES (AURORA TRAILS) INC.
 FILES: PLC-2016-08

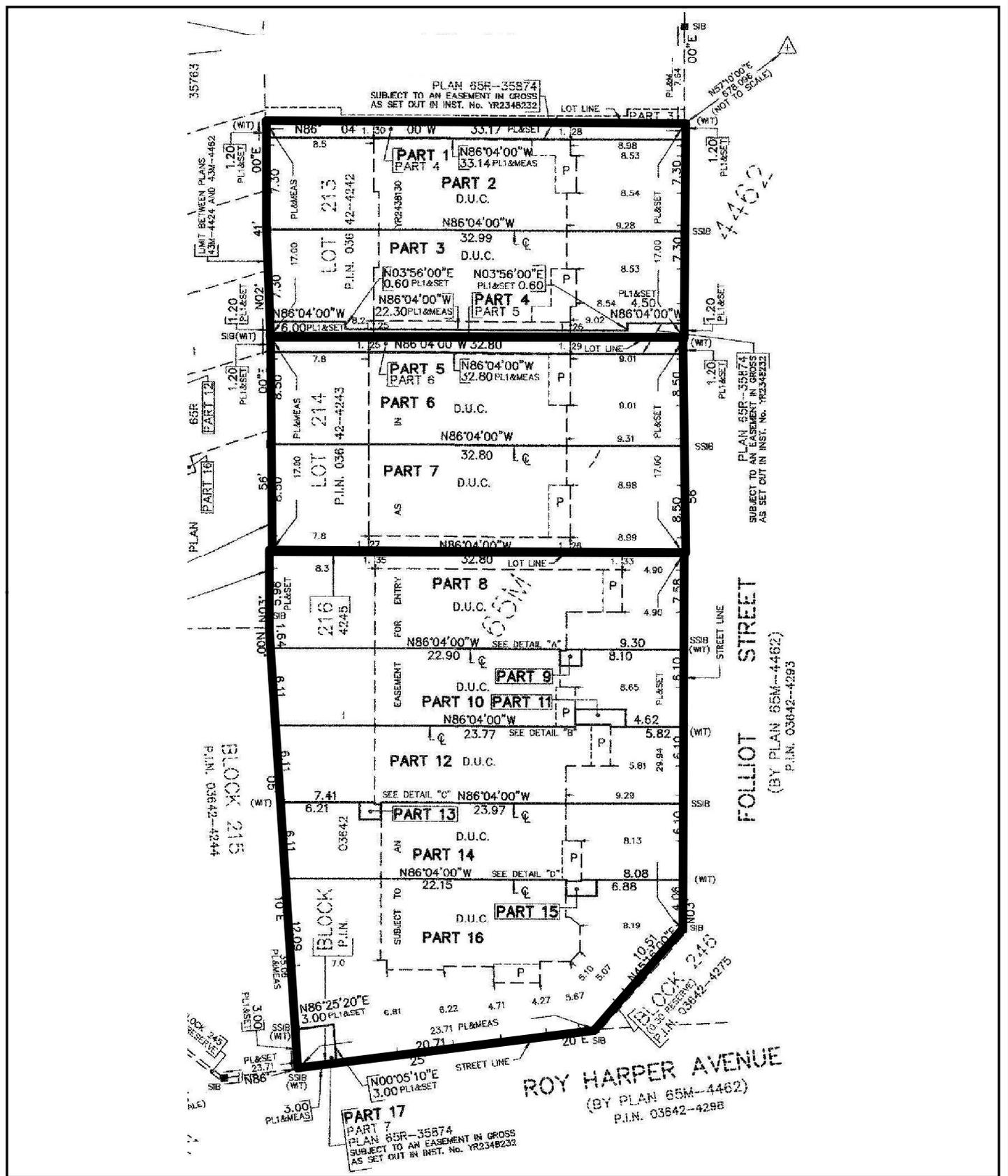


SUBJECT BLOCK



FIGURE 3

Map created by the Town of Aurora Planning Department, July 20, 2016. Base data provided by Randy-Pentek & Edward Surveying LTD.



LOTS 213, 214 AND BLOCK 216 (REFERENCE PLAN - 65R-36482)

APPLICANTS: OPUS HOMES (AURORA TRAILS) INC.
 FILES: PLC-2016-08



SUBJECT BLOCK



FIGURE 4

Map created by the Town of Aurora Planning Department, July 20, 2016. Base data provided by Randy-Pentek & Edward Surveying LTD.



Town of Aurora

General Committee Report No. PBS16-064

Subject: Application for Temporary Use Zoning By-law Amendment
455 Magna Drive Inc.
455 Magna Drive
Related File Number: SP(EX)-2016-06
File Number: ZBA-2016-04

Prepared by: Lawrence Kuk, Planner

Department: Planning and Building Services

Date: September 6, 2016

Recommendations

1. That Report No. PBS16-064 be received; and
2. That Application for a Temporary Use Amendment, Zoning By-law File No. ZBA-2016-04 (455 Magna Drive Inc.), to allow a proposed butcher shop for a temporary period of three (3) years on the subject lands be approved; and
3. That the implementing Temporary Use Zoning By-law Amendment be presented at a future Council Meeting.

Executive Summary

This report seeks Council's approval to the application for Temporary use Zoning By-law Amendment on 455 Magna Drive. The approval will temporarily permit a butcher shop with a maximum of 235 square metres gross floor area within the existing building for 3 years.

- Section 39 of the Planning Act allows Council to pass a temporary use of land, buildings or structures by-law under section 34 (Zoning By-law) of the Planning Act.
- No objections were received from all internal departments and external agencies.
- No public comments received.
- The application is consistent with Provincial, Regional and Town Policy context, and compatible with the surrounding and future land uses.
- The proposed application is in keeping with the character of the neighbourhood.

Background

The proposed Temporary Use Zoning By-law Amendment application was heard at the Public Planning Meeting held on June 29, 2016.

At that meeting Council passed the following resolution:

“That Report No. PDS16-054 be received; and

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

After the June 29, 2016 Public Planning Meeting, the Owner submitted a revision to the proposed butcher shop. No members of the public came forward to speak on the proposed application. Details of the revisions are discussed in the Comment section of this report.

Location/Land use

The subject lands, municipally known as 455 Magna Drive is located between Stronach Boulevard and Adena Meadows Way and on the south side of Wellington Street East (Figure 1). The subject lands have the following characteristics:

- Magna Drive is a private road;
- The subject lands is currently occupied by a two storey multi-unit office building;
- Other tenants within the existing office building are currently occupied by the Magna International Inc., The Stronach Group, and a bicycle company (Bionx);
- The entrance to the main building is located on the east side of the building;
- The loading docks are located on the south side of the main building;

The surrounding land uses are as follows:

North: Vacant Lands;
South: Magna Golf Club Lands;
East: Magna Golf Club Lands, Adena Meadows Way; and
West: Magna International Inc. Office Buildings

Existing Policy Context

Details of the existing policy context were discussed in the previous Public Planning Meeting report PDS16-054. The following is a summary of the existing policy context.

September 6, 2016

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Report No. PBS16-064

Provincial Policies

All Planning Act development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. 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 Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

York Region Official Plan (2010)

The subject lands are designated as “Urban Area” within the York Region Official Plan. York Region’s vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable lively communities.

Town of Aurora Official Plan/ Area 2B (OPA 30) Secondary Plan

Under section 15.2.5 of the Official Plan, the Town may pass a Zoning By-law under Section 39 of the Planning Act to authorize the temporary use of land, building or structure. As illustrated on Figure 2, the subject lands are designated as “Business Park” by the Bayview Northeast Area 2B Secondary (OPA 30).

Zoning By-law 2213-78, as amended

The subject property is currently zoned “Rural General (RU-6) Exception Zone” by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 3).

Proposed Amendment

Proposed Temporary Use Zoning By-law Amendment

The applicant is proposing a Temporary Use Zoning Amendment pursuant to Section 39 of the Planning Act, to permit Food Processing Establishment as a permitted use for a period of 3 years. All other terms, provisions, and existing amendments of the Zoning By-law remain the same (Figure 3). The term Food Processing Establishment is defined in the Zoning By-law as follows:

“means a premises used for the processing or other preparation of food and/or beverages, however does not include a restaurant, drive-thru restaurant, take out restaurant or bake shop.”

Note: the preparation of food in the context of the proposed butcher shop does not include an abattoir of live animals on site.

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Site Design

The applicant has submitted a formal Site Plan Exemption application (SP(EX)-2016-06) to facilitate the proposed temporary butcher shop. The proposed butcher shop is located within the existing office building at 455 Magna Drive. The proposed butcher shop will only consist of areas for preparation, retail and storage. The applicant confirms that no live animals will be brought on site as part of the preparation of food. The proposed butcher shop will be limited to a maximum gross floor area of 235 square metres. A new vehicular access is being proposed off Magna Drive, with 8 parking spaces available for the butcher shop (Figure 4). The proposed butcher shop will utilize the existing loading area at the south side of the main building. The proposed main entrance into the butcher shop will be complementary to the existing architecture. Details of the proposed butcher shop are illustrated in Figure 5.

Reports and Studies

A comprehensive listing of the reports and studies submitted with the proposed application were identified in the Public Planning Meeting report number PDS16-054.

Analysis

Provincial Policy Statement (PPS)

It is Planning Staff's opinion that the proposed Temporary Zoning By-law Amendment application is consistent with the PPS.

The PPS encourages the development of strong communities through the promotion of efficient land use and development patterns. The proposed commercial development is being developed on an existing urban area which minimizes land consumption and uses the existing servicing infrastructure to provide services to a wider range of residents in the area. The proposed development is located along a major transit route which promotes alternative modes of transportation. The proposed amendment will encourage and provide opportunities for economic development and community investment.

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

It is Planning Staff's opinion that the proposed Temporary Zoning By-law Amendment application is consistent with the Growth Plan.

Places to Grow promote and encourages new growth in built-up areas of a community through intensification. The application for Temporary Use Zoning By-law Amendment to permit the proposed butcher shop is consistent with the Places to Grow Plan by directing new growth to the built up areas and reducing dependence on the automobile through the development of a trans-supportive, pedestrian-friendly urban environment.

The proposed use diversifies the existing economic activity in the area and is proposed on the existing municipal water and wastewater systems. The proposed development represents intensification in the form of an additional employment and commercial use within an existing office space.

Lake Simcoe Protection Plan (LSPP)

It is Planning Staff's opinion that the proposed Temporary Zoning By-law Amendment application is consistent with the LSPP.

The subject lands are located north-east of the regulated area. Lake Simcoe Region Conservation Authority is satisfied from a watershed perspective and the proposed temporary use by-law is in conformity with the Greenbelt Plan and the Lake Simcoe Protection Plan. The protection and preservation of the natural resources in this area will not change as a result of this application and the proposed use.

York Region Official Plan (YROP)

The lands are designated "Urban Area" in the YROP. York Region has no objection to the proposed Temporary Zoning By-law Amendment to permit a butcher shop on the subject lands.

Town of Aurora Official Plan/ Area 2B Secondary Plan (OPA Number 30)

Planning Staff have reviewed the aforementioned and consider them appropriate and in compliance with the overall policies of the Official Plan.

Section 15.2.5 of the Official Plan allows the Town to pass a Temporary Zoning By-law under Section 39 of the Planning Act. However, prior to enacting a Temporary Use By-law, the applicant shall satisfy a list of criteria listed under section 15.2.5 b) of the Official Plan. The following is a discussion with regards to the conformity of section 15.2.5 b).

- i) Is in conformity with the general intent of the policies of this Plan and maintains the long term viability of the lands for the uses permitted in this Plan?

The proposed Temporary Zoning By-law Amendment does not require amendments to the Town's Official Plan. The Official Plan will maintain the existing Business Park designation and will maintain the long term viability of the lands. Pursuant to Section 3.5.2b) of the Secondary Plan, Mixed Use land uses such as community commercial and retail uses are permitted in Business Park uses, provided the lands are adjacent to Mixed Use designated lands. Due to the temporary nature of the amendment, the proposed use

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- ii) is compatible with the adjacent land uses, or incorporates site mitigation measures to ensure compatibility;

The proposed development is located within a business park designation. Designations surrounding the proposed temporary use are Mixed Use, Business Park and Medium High Density Residential. Both the Business Park and Mixed Use Designations are intended to provide opportunities for a mix of high quality employment uses and a variety of supporting commercial and community facility geared generally to the needs of residents, businesses and employees in the Town of Aurora and the Region. As such, Planning Staff believes that the proposed temporary use is compatible with the adjacent land uses.

- iii) is suitable for the site in terms of site layout, building design, accessibility, provision of landscaping, screening and buffering and available services such as water and sewage disposal;

The proposed butcher shop will be located within the existing office building at 455 Magna Drive (Figure 4). The proposed use will be located in an area of the existing structure that currently houses a test kitchen. The applicant submitted a formal Site Plan Exemption application (SP(EX)-2016-06) to facilitate the proposed development. Comments from the circulation of the site plan exemption indicates that the Town have no concerns with regards to the site layout, building design, accessibility or landscaping and servicing for the proposed use.

- iv) does not adversely impact the natural environment or Greenlands System;

Lake Simcoe Region Conservation Authority is satisfied from a watershed perspective and the proposed temporary use by-law is in conformity with the Greenbelt Plan and the Lake Simcoe Protection Plan.

- v) does not adversely impact traffic, transportation or parking facilities in the area;

The Town's Traffic/ Transportation Analyst reviewed the site plan exemption and have no concerns with the proposed access onto Magna Drive. The proposed butcher shop is proposing a total of 8 parking spaces. The proposed parking spaces conform to the Town's Zoning By-law with regards to the parking requirement.

- vi) is temporary in nature, appropriate only for a limited time span, which shall not exceed a period of three years from the passing of the By-law unless approved by by-law extension that is subject to the policies of this Plan, and can be terminated when the authorizing by-law expires.

The current application only seeks a temporary use for a maximum of three years from the passing of the by-law. After the initial three years, under the terms of the Planning Act, the applicant may request Council for an extension for another three years or return the area back to its original use or removed and renovated the area as necessary to suit

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the needs of the adjacent tenants. Any future developments will be subject to the Town's approval and Planning Act applications as necessary.

Furthermore, the Temporary use By-law does not permit any new buildings or expansions to buildings, except for temporary or moveable structures.

Zoning By-law 2213-78, as amended

Planning Staff are able to support the Temporary Zoning By-law Amendment to allow a butcher shop to locate within the existing building on 455 Magna Drive for 3 years.

Currently, the subject property is zoned "Rural General (RU-6) Exception Zone". The RU-6 Exception Zone primarily permits manufacturing, assembly, fabrication and processing. In addition, subordinate accessory uses includes a gatehouse or security facility, day care facilities and cafeterias which are located within a main building and primarily serve the employees of the principal use.

The proposed temporary butcher shop is located within the main building and is replacing the existing test kitchen area where food is currently being prepared. The temporary butcher shop will not only serve the employees but also the public. As such,

Department/ Agency Comments

The application was circulated to all internal Town Departments and External Agencies and no objections in principle were received regarding the proposed Temporary Zoning By-law Amendment application.

Summary of Public Comments

Planning Staff did not receive any comments from the public with regards to the proposed Temporary Zoning By-law application.

Advisory Committee Review

Not applicable.

Financial Implications

There are no financial implications.

Communications Considerations

No interested parties were identified for the subject application. As such, all statutory notification requirements were completed as part of the public planning meeting.

Link to Strategic Plan

The proposed Temporary Use Zoning By-law Amendment supports the Strategic Plan Goal of Enabling a Diverse, Creative and Resilient Economy through its accomplishment in satisfying requirements in the following key objective within this goal statement:

Strengthening the fabric of our community and promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business; and

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

Alternative(s) to the Recommendation

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

Conclusions

The Planning and Building Services has reviewed the proposed Temporary Zoning By-law Amendment application to facilitate the proposed butcher shop on the subject lands. The application is consistent with Provincial, Regional and Town Policy context, and compatible with the surrounding and future land uses. Planning and Building Services are of the opinion that the proposed application is in keeping with the character of the neighbourhood.

In view of the above, Staff supports the approval of the Temporary Zoning By-law Amendment application.

Attachments

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designation
- Figure 3 – Existing/ Proposed Zoning By-law
- Figure 4 – Proposed Site Plan
- Figure 5 – Proposed Elevation

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Previous Reports

Public Planning Report No. PDS16-054, dated June 29, 2016.

Pre-submission Review

Agenda Management Team Meeting review on August 18, 2016.

Departmental Approval

Approved for Agenda



**Marco Ramunno, MCIP, RPP
Director, Planning and Building Services**



**for Doug Nadorozny
Chief Administrative Officer**



LOCATION MAP
 APPLICANT: 455 Magna Drive Inc.
 FILES: ZBA-2016-04

FIGURE 1

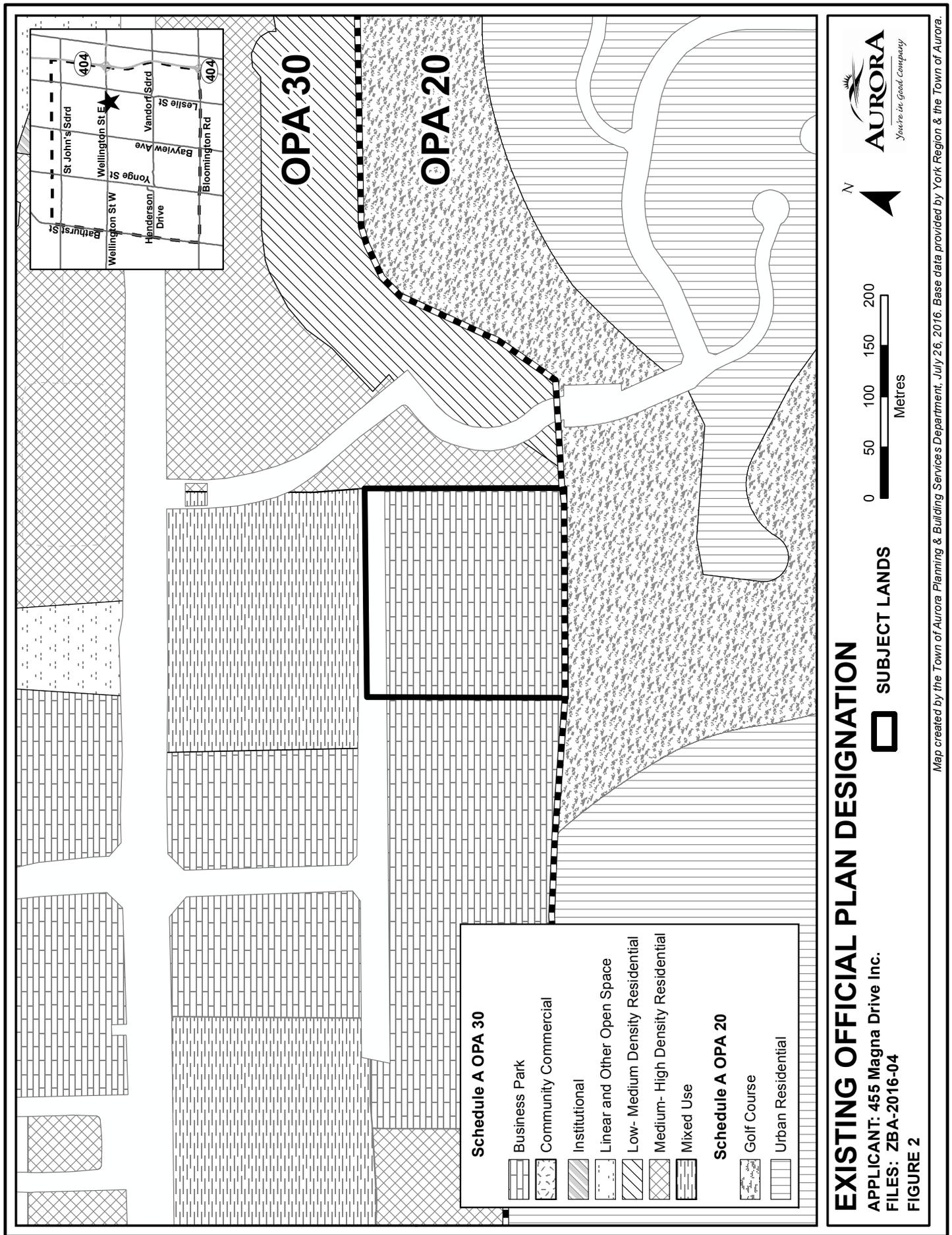
Map created by the Town of Aurora Planning & Building Services Department, July 26, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015, © First Base Solutions Inc., 2015 Orthophotography.

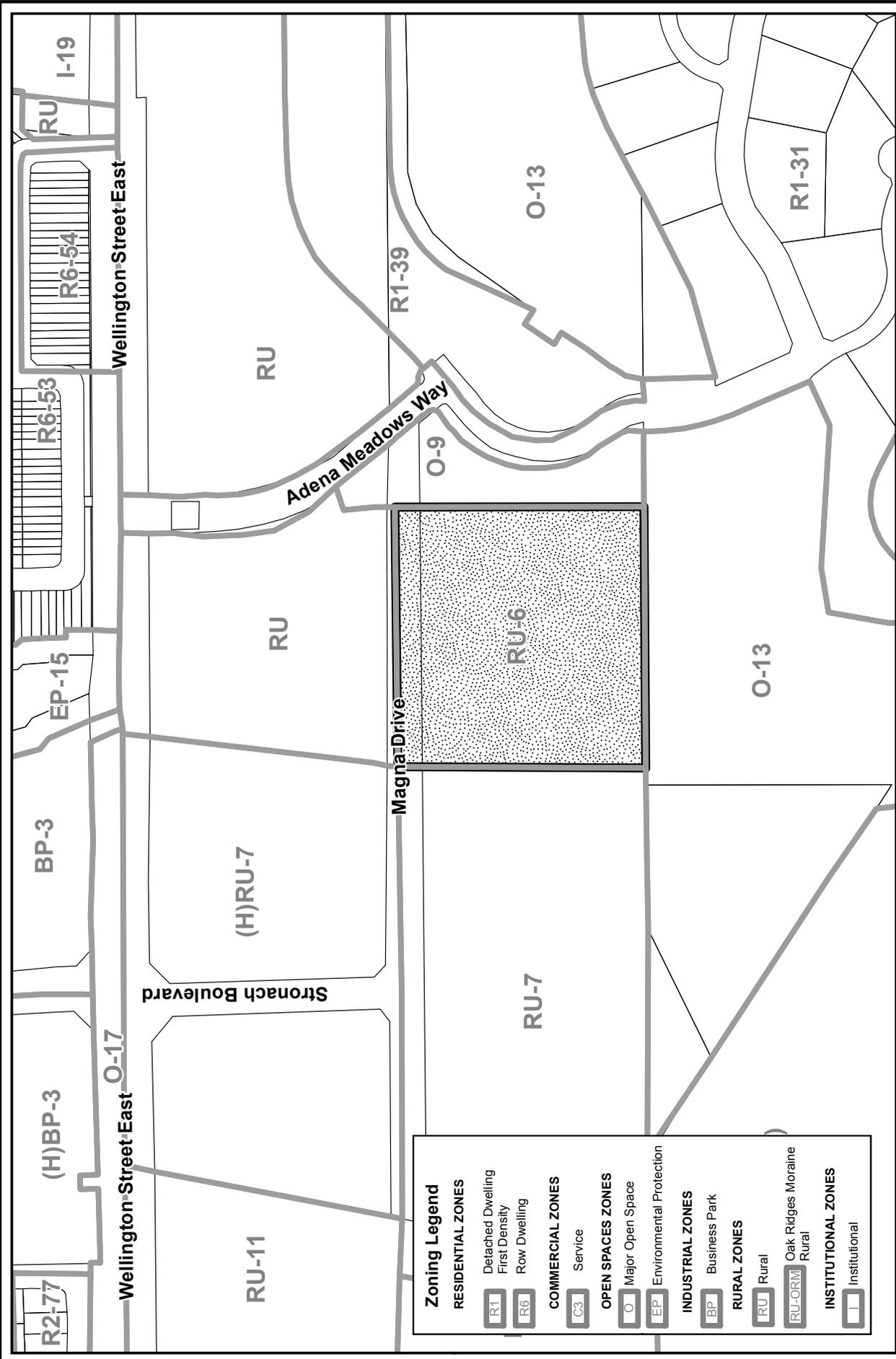
AURORA
You're in Good Company

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SUBJECT LANDS





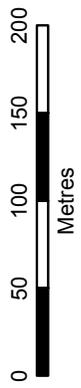
Zoning Legend

RESIDENTIAL ZONES	Detached Dwelling
R1	First Density
R6	Row Dwelling
COMMERCIAL ZONES	Service
C3	
OPEN SPACES ZONES	Major Open Space
O	
EP	Environmental Protection
INDUSTRIAL ZONES	Business Park
BP	
RURAL ZONES	Rural
RU	
RU-ORM	Oak Ridges Moraine Rural
INSTITUTIONAL ZONES	Institutional
I	

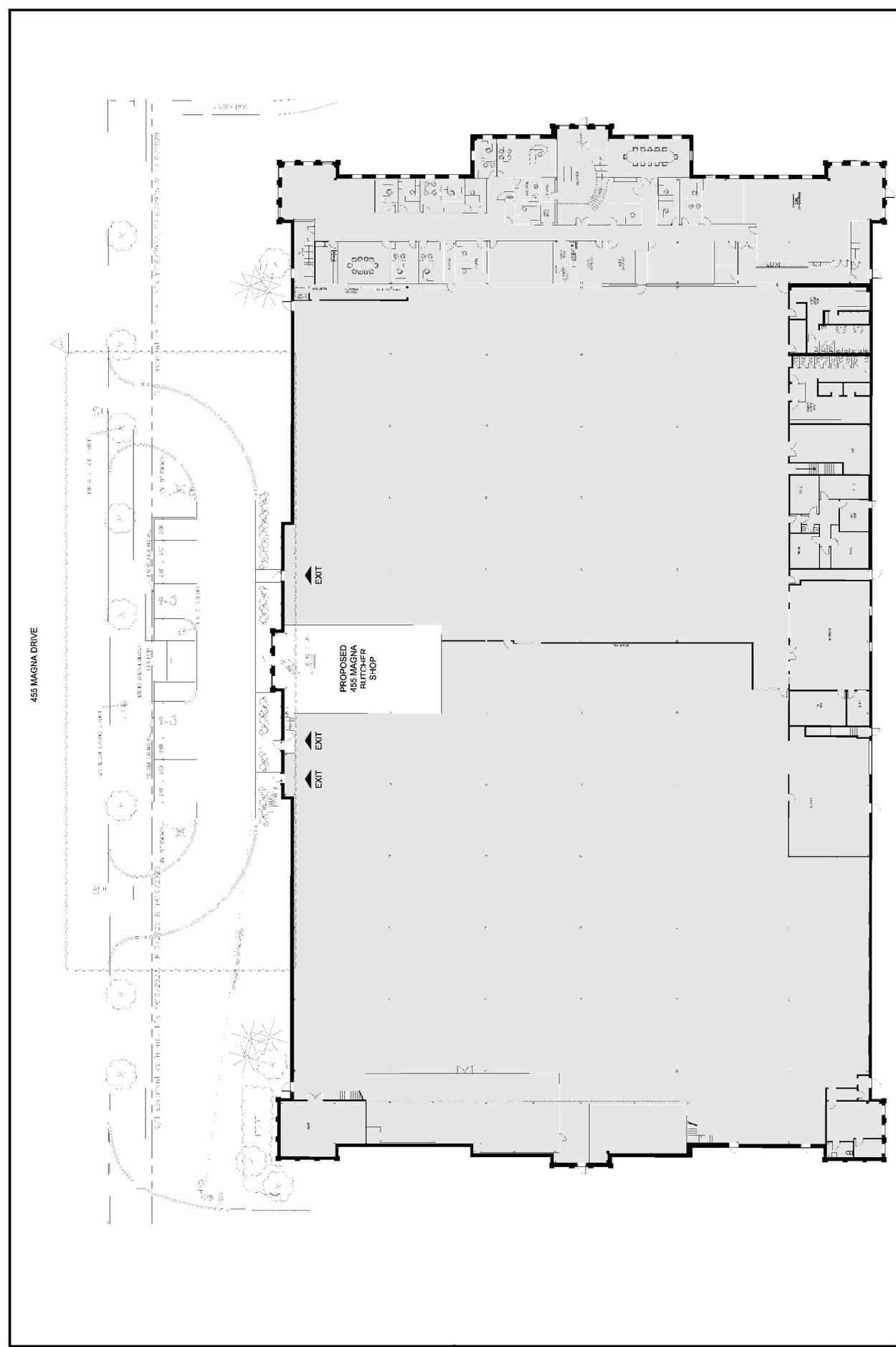
EXISTING / PROPOSED ZONING BY-LAW

APPLICANT: 455 MAGNA DRIVE INC.
 FILES: ZBA-2016-04

FIGURE 3



Map created by the Town of Aurora Planning & Building Services Department, July 26, 2016. Base data provided by York Region & the Town of Aurora.

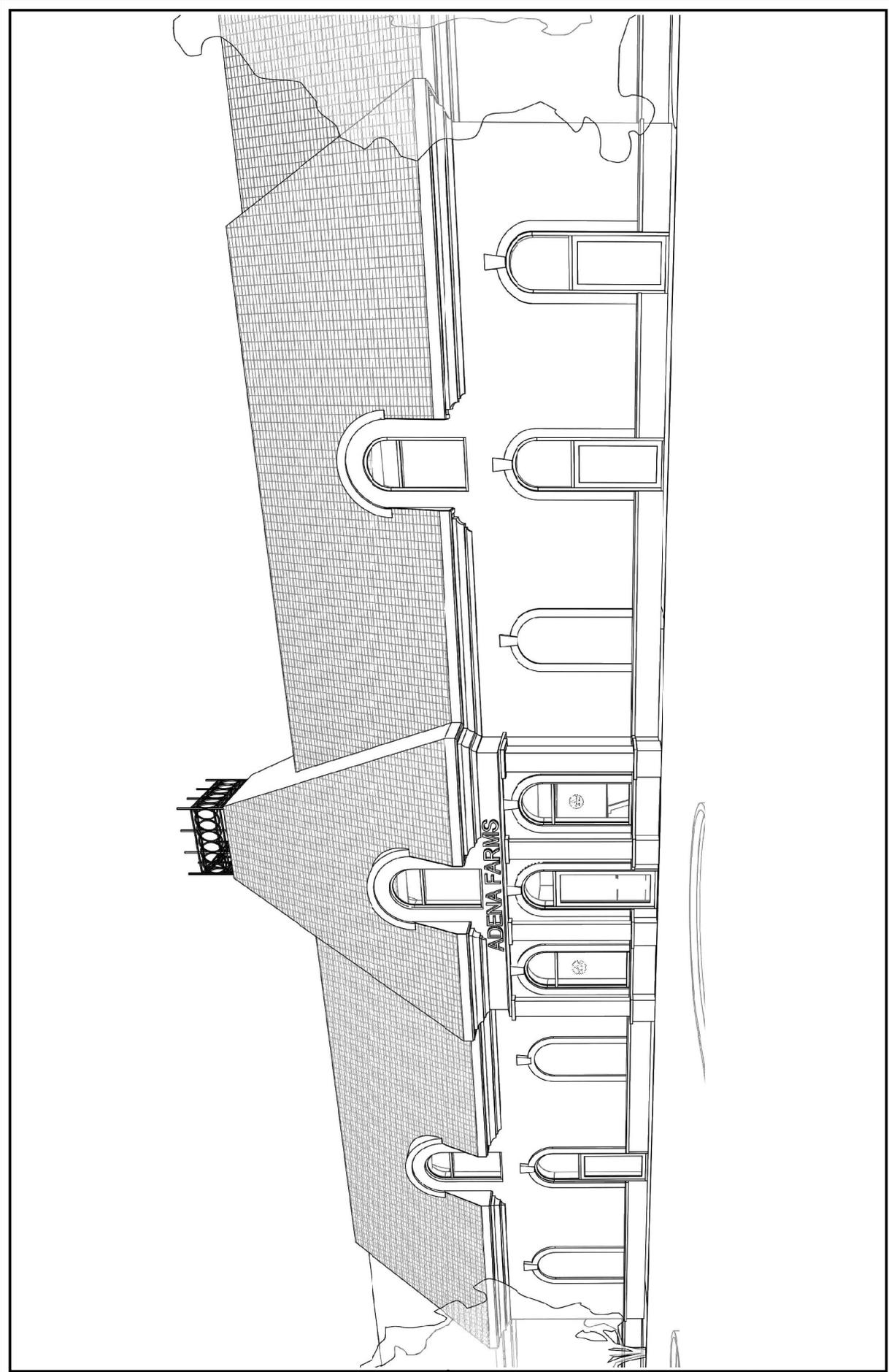


PROPOSED SITE PLAN

APPLICANT: 455 Magna Drive Inc.
FILES: ZBA-2016-04

FIGURE 4





PROPOSED ELEVATION

APPLICANT: 455 Magna Drive Inc.
FILES: ZBA-2016-04

FIGURE 5





Town of Aurora

General Committee Report

No. PBS16-066

Subject: Application for Site Plan Approval
FGKW Retirement Living Inc.
145 Murray Drive
Part of Lot 77, Concession 1, WYS
File Number: SP-2016-04

Prepared by: Drew MacMartin, Planner

Department: Planning and Building Services

Date: September 6, 2016

Recommendation

- 1. That Report No. PBS16-066 be received; and**
- 2. That the Site Plan Application File No. SP-2016-04 (FGKW Retirement Living Inc.) to permit the development of a four (4) storey, 78-unit addition on the subject lands be approved; and**
- 3. That the Mayor and Town Clerk be authorized to execute the Site Plan Agreement, including any and all documents and ancillary agreements required to give effect to same.**

Executive Summary

This report seeks Council approval to a site plan application.

- This report provides background information, evaluation and recommendations regarding the Site Plan Application submitted by FGKW Retirement Living Inc. to permit a four (4) storey, 78-unit retirement home addition on the subject lands located at 145 Murray Drive.
- Planning and Building Services have reviewed the subject site plan application in accordance with the provisions of the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands.
- Committee of Adjustment approval will be required to some By-law performance standards. The Site Plan application is considered to be in keeping with the general development standards of the Town.

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Report No. PBS16-066

- All departments and agencies have provided comment and are able to support the site plan application.
- All technical revisions to the proposed plans will be reviewed by Town Staff prior to the execution of the Site Plan Agreement. Staff recommends approval of the Site Plan Application File: SP-2016-04.

Background

Application History

The Town received the Site Plan Application from FGKW Retirement Living Inc. on May 20, 2016. The proposed development is located at the south-west corner of Murray and Seaton Drive. Currently, 52 retirement home suites are located within the existing one (1) storey building. Seven (7) existing suites are to be demolished for a new dining area and office. 78 new retirement home units are proposed within the four (4) storey addition for a total of 123 retirement home suites.

Location/Land

As illustrated on Figure 1, the subject lands are located on the south west corner of Murray Drive and Seaton Drive. The total area of the subject lands is 0.72ha (1.78 acres) and consists on an irregularly shaped parcel.

The subject lands have the following characteristics:

- Approximately 86.0 m of frontage on Murray Drive and the north portion of the subject lands has approximately 54.0 m of frontage on Seaton Drive;
- Site slopes downward from east to west;
- Three (3) road access points from Murray Drive to the subject lands; and
- A one (1) storey 3,156 sqm, 52 unit retirement home is located on the subject lands.

The surrounding land uses are as follows:

North: Seaton Drive and existing residential;

South: Regency Acres Public School;

West: Confederation Park and existing residential;

East: Murray Drive and existing residential.

Existing Policy Context

The Site Plan Application is consistent with the policies of the PPS, the Growth Plan for the Greater Golden Horseshoe, the Regional OP and the Lake Simcoe Protection Plan.

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Provincial Policy Statement (PPS) & Places to Grow Plan for the Greater Golden Horseshoe

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. Places to Grow promotes and encourages directing new growth in built-up areas of a community through intensification.

Oak Ridges Moraine Conservation Plan (ORMCP)

The proposed development conforms to the Oak Ridges Moraine Conservation Plan. The proposed Site Plan is located within the Settlement Area Designation of the Oak Ridges Moraine Conservation Plan (ORMCP) implemented by OPA 48. No Key Natural Heritage and/or Hydrologically Sensitive features are located on the subject lands.

York Region Official Plan

The proposed Site Plan development is in keeping with the policies and objectives of the 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.

Lake Simcoe Protection Plan (LSPP)

The LSPP is a provincial document that provides policies which address aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation. A portion of the lot is located within the floodplain boundary of the Lake Simcoe Region Conservation Authority. Conformity with floodplain mapping is under review by the Lake Simcoe Region Conservation District.

Town of Aurora Official Plan

As shown on Figure 2, the subject lands are designated as "Existing Major Institutional" by the Official Plan. Lands designated 'Existing Major Institutional' include public and private schools, Municipal Community Services and homes for the aged. A small northern portion of the subject lands are located within the floodplain boundaries under Lake Simcoe Region Conservation Authority Jurisdiction. The use of the subject lands for a retirement home is permitted by the Official Plan.

Zoning By-law 2213-78, as amended

The subject lands under review for Site Plan Approval are current zoned “Institutional (I)” by the Town of Aurora Zoning By-law 2213-78, as amended (Figure 3). The proposed Site Plan as prepared by the applicant does not fully comply with current Zoning By-law standards. As a result, the Owner will be required to submit a minor variance application to the Committee of Adjustment for approval. The Institutional (I) Zone includes a variety of uses including:

- children’s homes;
- colleges or universities;
- day care centres;
- government buildings including offices;
- hospitals;
- nursing homes;
- public or private schools;
- senior citizen’s homes;
- religious institutions.

Proposed Site Plan

The Site Plan proposes a four (4) storey, 78 unit rear addition to an existing one (1) storey, 52 unit retirement home (Figure 4). Six (6) existing retirement home units are to be demolished to accommodate a new dining area, while one (1) existing suite will be converted to an office. In total, 123 retirement home suites are proposed through the Site Plan Application. Of the 123 units, the Site Plan proposes 104 units studio units, 17 one (1) bdrm units and two (2), two (2) bdrm units. The Site Plan proposes a new service access for vehicles entering the subject lands from Seaton Drive, where the Site Plan proposes six (6) additional parking spaces accessing Seaton Drive.

The Site Plan proposes to expand the existing southern parking lot to accommodate additional parking stalls while servicing as the fire route to the building addition.

As shown on Figure 4, The Owner’s Site Plan application to the Town is for a four (4) storey, 78 unit retirement home addition. The pertinent Site statistics are as follows:

Site Statistics	Proposed	Zoning By-law Requirements
Permitted Uses	Retirement/ nursing home	Nursing homes
Lot Area (minimum)	1.95 Hectares (4.82 Acres)	460.0 square metres
Lot Frontage (minimum)	86.0 metres	30.0 metres
Front Yard (minimum)	10.0 metres	10.0 metres
Rear Yard (minimum)	10.7 metres*	15.0 metres
Interior Side Yard (minimum)	15.4 metres	½ the height of the building and in no case less than 4.5 metres

Site Statistics	Proposed	Zoning By-law Requirements
Exterior Side Yard (minimum)	10.0 metres	10.0 metres
Floor Area	8,365 square metres	100.0 square metres
Lot Coverage (maximum)	35%	35%
Building Height (maximum)	12.8 metres (4 storeys)	28.0 metres
Parking (minimum)	47 Parking Spaces (including 2 designated disabled parking spaces)*	One (1) parking space for each two (2) beds a maximum capacity = 64 parking spaces
Minimum manoeuvring distance for 90 degree parking spaces	6.2 metres*	7.4 metres
Buffer Strip	1.1 m grassed strip containing a solid wood fence of a minimum height of 1.8 metres*	1.5 m grassed strip containing a solid wood fence of a minimum height of 1.5 metres
Accessible parking spaces (minimum)	2 parking spaces	1 parking space

*Proposed Site Plan provision does not conform to the Zoning By-law and will require a minor variance to the Committee of Adjustment to address the deficiency.

Reports and Studies

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

- External Sanitary Sewer Capacity Analysis, prepared by SCS Consulting Group Ltd.;
- Floodplain Analysis and Stormwater Management Report, prepared by Husson Engineering and Management;
- Hydrogeological Study, prepared By Soil Engineers Ltd.;
- Phase 1 Environmental Site Assessment Update, prepared by exp Services Inc.;
- Electrical Site Lighting Plan, prepared by Tristar Engineering;
- Parking Justification and Traffic Impact Statement prepared by Nextrans Engineering;
- Tree Preservation and Landscape Plan, prepared by Marton Smith Landscape Architects; and
- Site Servicing and Grading Plans, prepared by Husson Engineering and Management.

Analysis

Planning Considerations

Town of Aurora Official Plan

The proposed Site Plan development conforms to the Official Plan.

The subject lands are designated as “Existing Major Institutional” by the Town of Aurora Official Plan. Permitted uses on lands identified as ‘Existing Major Institutional’ include facilities related to federal, provincial or municipal government service delivery and administration which includes adult care facilities, such as nursing homes, long-term care facilities, retirement homes, continuum of care developments and independent living units for seniors.

Zoning By-law Amendment

Minor variances to the provisions of the Zoning Bylaw are required prior to final approval (as outlined in the Site Design chart on pages 4 & 5).

The subject property is zoned “Institutional (I)” by the Town of Aurora Zoning By-law 2213-78, as amended. The proposed Site Plan as prepared by the applicant does not comply with all current Zoning By-law performance standards. The submission of a minor variance application to the Committee of Adjustment for approval will be required. The required variances were identified previously in this report. The Site Plan cannot be executed and registered on title until the variances are applied for and approved by the Committee of Adjustment.

Urban Design

Staff have reviewed the urban design, building materials and landscaping. Staff are satisfied with the submission subject to minor technical comments related to massing and building materials.

The proposed Site Plan development will be designed and constructed in accordance with the Official Plan General Urban Design and Architectural policies. The proposed Site Plan design will ensure best practice urban design and architectural detail is adhered to with regards to the proposed Site Plan application.

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Landscaping

As indicated on the landscape plan, the Owner proposes a 1.8m high wood privacy fence and a deciduous tree along the north-west of the property line to buffer the proposed four (4) storey building addition from the rear lots of the existing single detached dwelling units located north-west of the subject lands fronting Seaton Drive. Shrub gardens and additional deciduous trees are proposed along the west of the existing one (1) storey structure and to the south to the proposed four (4) storey addition (Figure 7).

Building Elevations

The Owner has made good use of materials, colour scheme and pronounced architectural details to create an attractive façade that is compatible with the existing one storey structure (Figures 5 and 6). The Owner has proposed a mixture of red brick and stucco building materials, providing detail to the four (4) storey addition and a material pattern that is consistent in style to the existing one (1) storey retirement home. Roof level architectural features help augment the roof line to transition the existing one (1) storey structure to the four (4) storey addition.

Department/ Agency Comments

The Accessibility Advisory Committee, Parks, Recreation & Cultural Services Department, Development Engineer and Building division have no concerns regarding the proposed Site Plan application.

Accessibility Advisor

The Accessibility Advisory Committee (AAC) discussed the Site Plan submission on June 1, 2016. The committee suggests relocating parking spaces to be adjacent to the proposed building and to increase the number of accessible parking spaces to four (4) spaces from the Zoning By-law requirement of one (1) designated disabled parking stall. The AAC will review and comment on the proposed final Site Plan submission prior to the execution of the Site Plan Agreement.

Parks, Recreation & Cultural Services Department

The Parks, Recreation & Cultural Services department has reviewed the proposed landscape plans and have no concerns regarding the application (Figure 6). Parks staff requests compensation planting or cash-in-lieu of compensation planting be provided by the Owner for trees designated to be removed in accordance with the Town's Tree Removal and Compensation Policy C. Where there is insufficient space on the Site for compensation plantings, a payment for the value of trees removed shall be required in the Site Plan Agreement. The landscape cost estimate will be provided.

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Development Planning Engineer

The Town's Development Planning Engineer has reviewed the Site Plan application and advises they have no concerns with regards to Site servicing, grading, and external sanitary sewer capacity analysis. Engineering Staff request a revised cost estimate to include retaining walls and all required restoration. The Owner will be required to satisfy all Engineering comments prior to the execution of the Site Plan Agreement.

Transportation/ Traffic/ Parking

All three (3) access points fronting the major collector road (Murray Drive) will remain. An additional service entrance is proposed along the minor collector road of Seaton Drive. The Town's Traffic Transportation Analyst has reviewed the Parking Justification and Traffic Impact Statement prepared by Nextrans Engineering Transportation Consultants for the above noted application. The report concluded that a parking rate of 0.35 spaces per retirement home will be required to accommodate the parking demands for the intended senior retirement home development compared to the by-law requirement of .5 spaces per unit. Consequently, a surplus of four (4) parking spaces is expected to be available. Staff have no concerns with the report findings and conclusions and Staff has no objection to the approval of the proposed Site Plan application.

Building Division

Building division staff have reviewed the application and have no objection to Site Plan approval subject to minor variance approval by the Committee of Adjustment regarding the identified variances. Approval from the Ministry of Health and Long Term Care is required prior to the issuance of any building permit.

External Agency Comments

All external agencies have reviewed and commented on the Site Plan and have no concerns with the Site Plan approval subject to technical approvals and permits.

York Region

York Region staff has reviewed the Site Plan application and has no objection to the Site Plan application and no conditions for inclusion to the Site Plan Agreement. York Region Water Resources staff have reviewed the proposed addition and does not have any concerns.

Lake Simcoe Region Conservation Authority (LSRCA)

The subject property is located within the generic regulations (floodplain) of the Lake Simcoe Region Conservation Authority (LSRCA). The LSRCA has reviewed the proposed Site Plan submission and requires technical updates to the hydrologic/ hydraulic modelling and regional floodplain report. Final sign-off and approval from the

LSRCA is required prior to the execution of the Site Plan Agreement and issuance of any building permit.

Central York Fire Services

Central York Fire Services (CYFS) has no objection to the proposed Site Plan application subject to minor comments and clarification such as proposed fire routes will require further review with respect to location of access routes and access route design. All Central York Fire Services comments will be addressed prior to the execution of the Site Plan Agreement.

Canada Post, Enbridge, Bell Canada, PowerStream

Canada Post, Enbridge, Bell Canada and PowerStream have reviewed the submitted Site Plan Application and have advised that they have no comments or concerns.

Advisory Committee Review

The Site Plan application was circulated to the Accessibility Advisory Committee for review and comment. The Committee is currently reviewing the second submission.

Financial Implications

At the time of Site Plan agreement, fees and securities will be applied to the development. The development of the subject lands generates development charges and cash in lieu of parkland fees. The proposed development will generate yearly tax assessment to the Town.

Communications Considerations

Site plan applications submitted under Section 41 of the Planning Act do not require public notification. All planning applications are listed on the Town's website which is reported to Council and updated quarterly. The required minor variance application to facilitate the expansion of the seniors home will be circulated to the surrounding neighbours.

Link to Strategic Plan

The proposed Site Plan application supports the Strategic Plan goal of Supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Strengthening the fabric of our community: Through the proposed Site Plan application on the subject lands, the application will assist in working with the development community to ensure future growth includes housing opportunities for everyone and work with the development community to meet intensification targets to 2031 as identified in the Town's Official Plan.

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Alternatives to the Recommendation

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

Conclusions

Planning and Building Services reviewed the subject Site Plan application in accordance with the provisions of the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. Subject to Committee of Adjustment approval of minor variances, the Site Plan application is considered to be in keeping with the development standards of the Town. All technical revisions to the proposed plans will be reviewed by Town Staff prior to the execution of the Site Plan agreement. Staff recommends approval of the Site Plan application File: SP-2016-04.

Attachments

- Figure 1 – Location Map
- Figure 2 – Official Plan Map
- Figure 3 – Zoning By-law
- Figure 4 – Proposed Site Plan
- Figure 5 – Proposed Elevation – South, East
- Figure 6 – Proposed Elevation – West, North
- Figure 7 – Landscape Plan

Previous Reports

None.

Pre-submission Review

Agenda Management Team Meeting review on August 18, 2016.

Departmental Approval



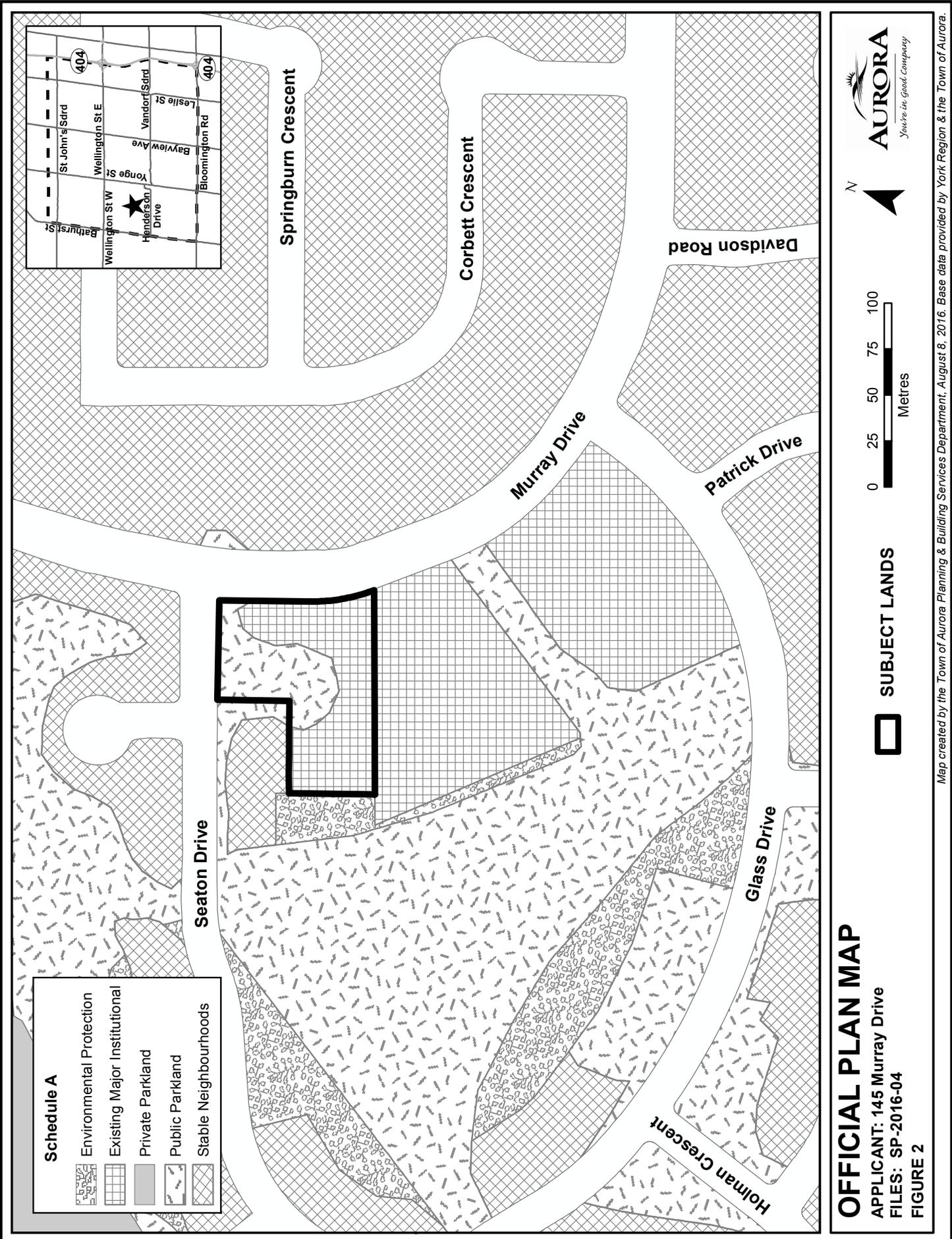
**Marco Ramunno, MCIP, RPP
Director, Planning and Building Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**





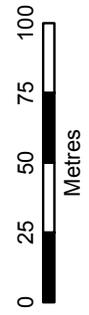
Schedule A

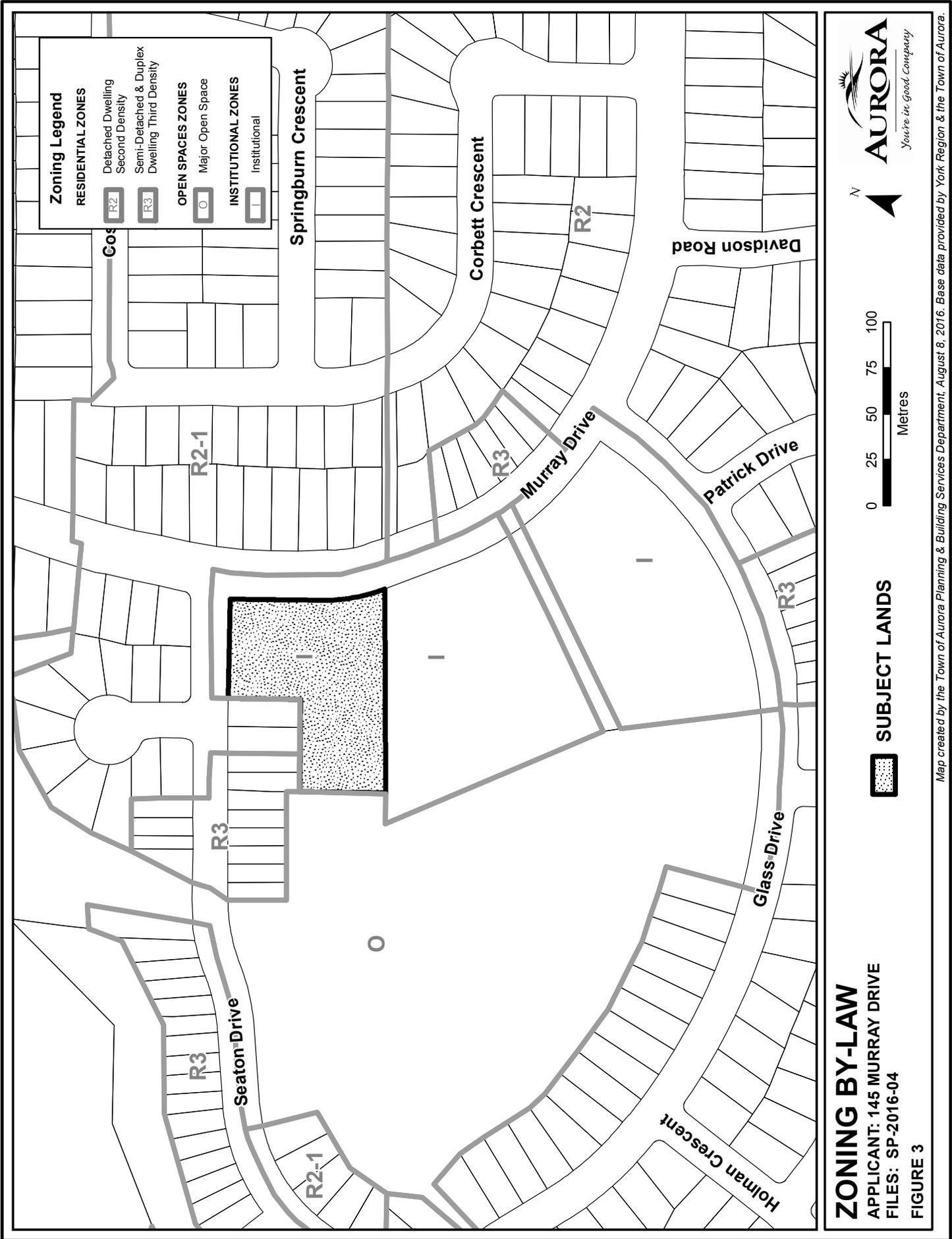
	Environmental Protection
	Existing Major Institutional
	Private Parkland
	Public Parkland
	Stable Neighbourhoods



OFFICIAL PLAN MAP
 APPLICANT: 145 Murray Drive
 FILES: SP-2016-04
 FIGURE 2

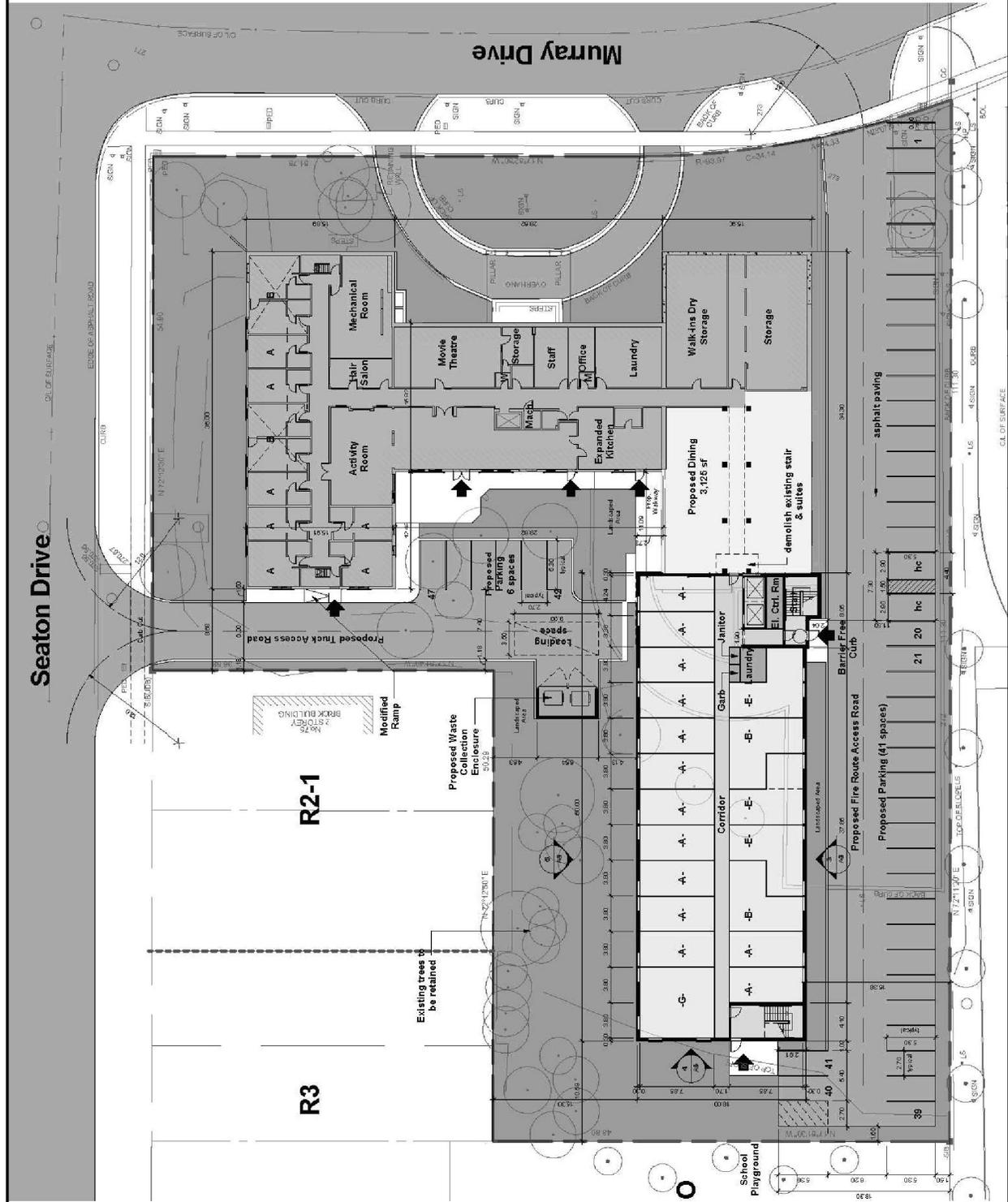
SUBJECT LANDS





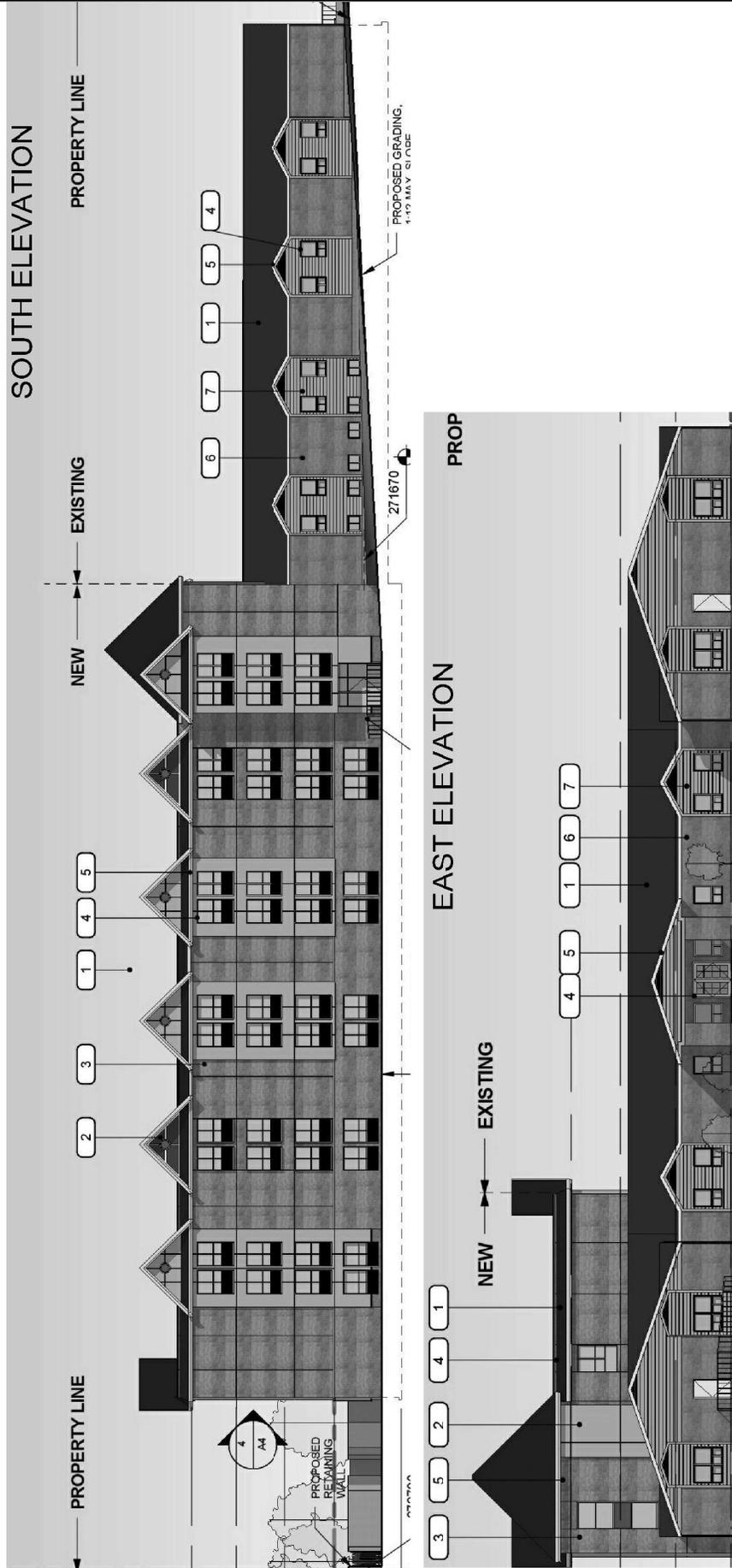
ZONING BY-LAW
 APPLICANT: 145 MURRAY DRIVE
 FILES: SP-2016-04
 FIGURE 3

Map created by the Town of Aurora Planning & Building Services Department, August 8, 2016. Base data provided by York Region & the Town of Aurora.



PROPOSED SITE PLAN

APPLICANT: 145 Murray Drive
FILES: SP-2016-04
FIGURE 4

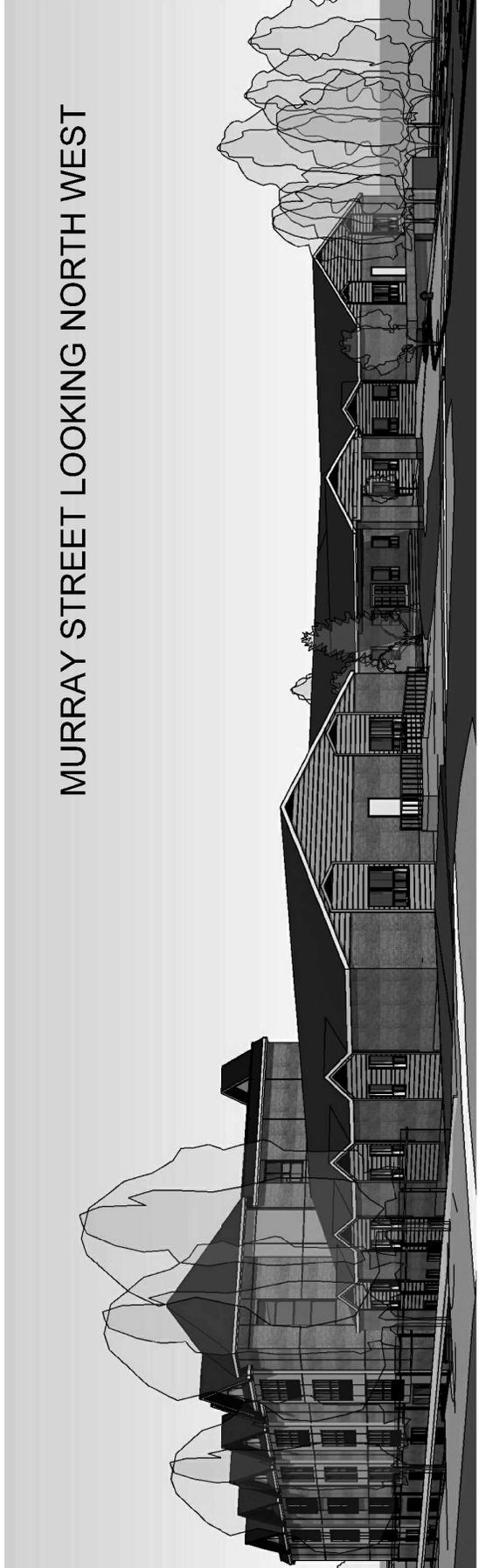
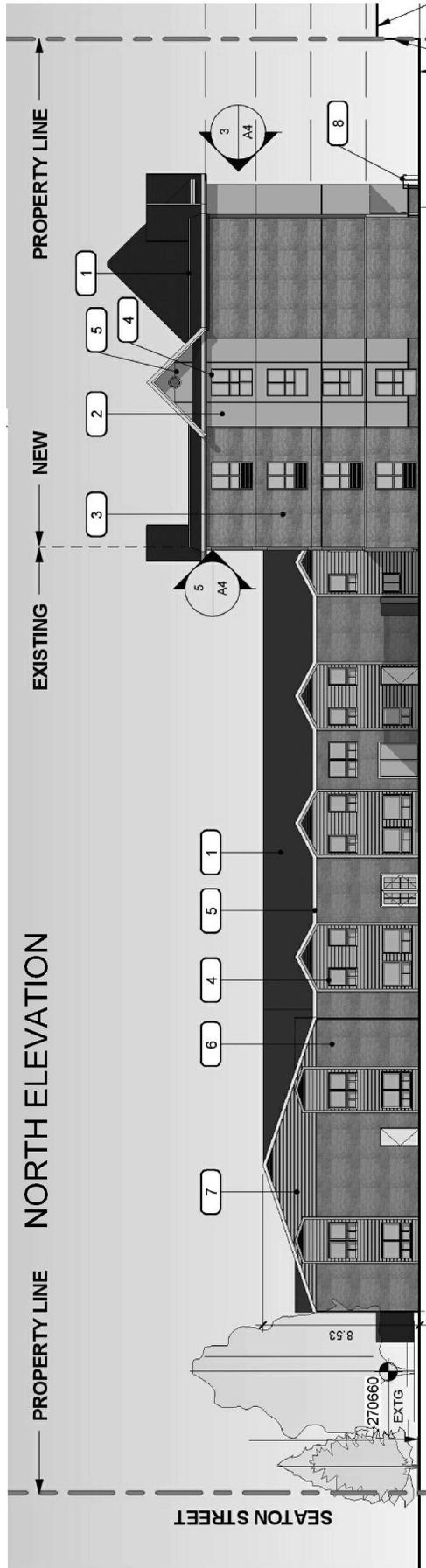


PROPOSED ELEVATION - SOUTH, EAST

APPLICANT: 145 Murray Drive
 FILES: SP-2016-04

FIGURE 5





PROPOSED ELEVATION – WEST, NORTH

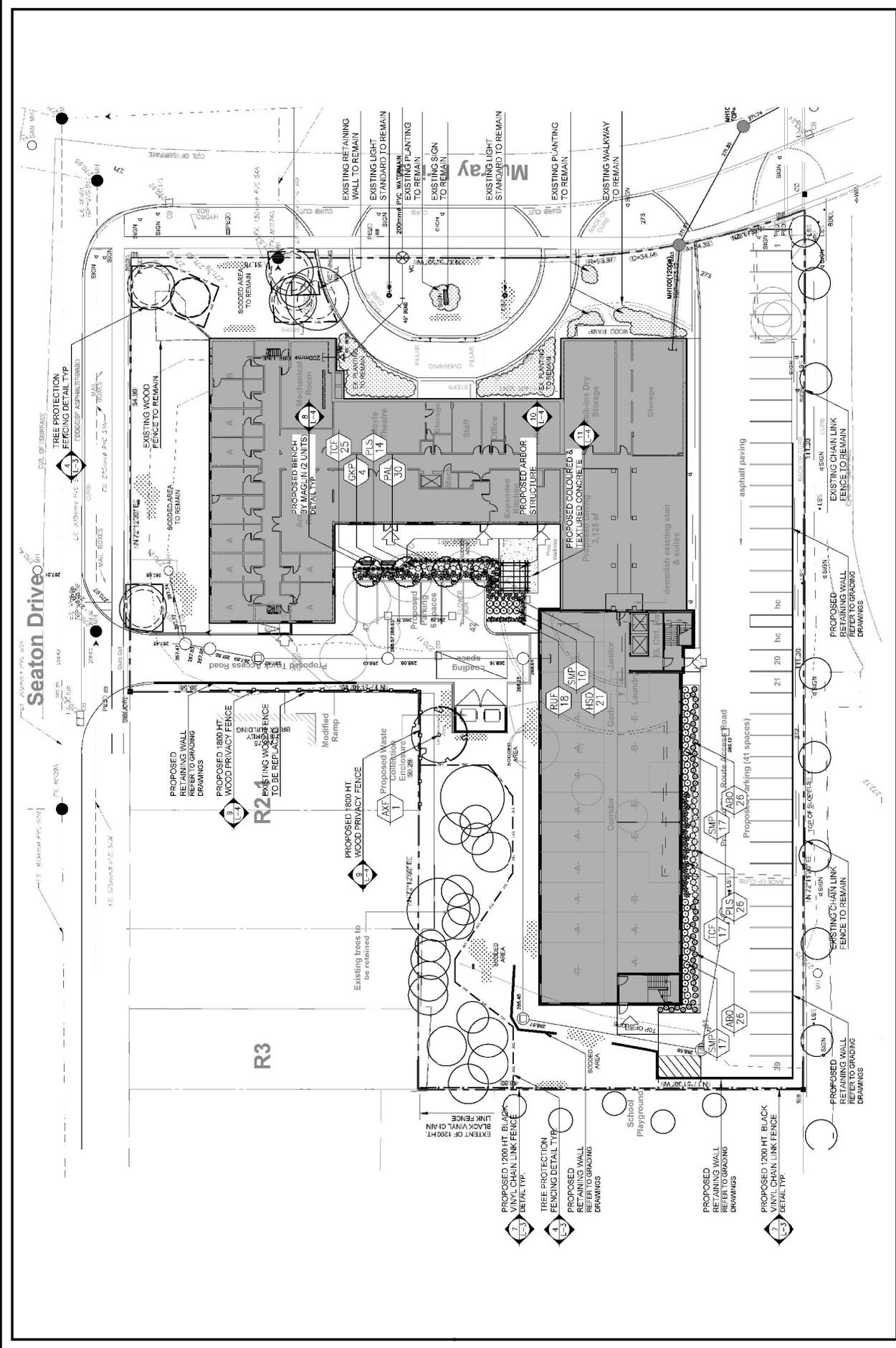
APPLICANT: 145 Murray Drive
FILES: SP-2016-04

FIGURE 6





Map created by the Town of Aurora Planning & Building Services Department, August 8, 2016. Drawing provided by A. Robert Murphy Architect Incorporated.



LANDSCAPE PLAN
 APPLICANT: 145 Murray Drive
 FILES: SP-2016-04
 FIGURE 7



Town of Aurora

General Committee Report

No. PBS16-068

Subject: Application for Exemption from Part Lot Control
TACC Developments (Aurora) Inc.
Lots 50, 64, 65, 67 to 69, 90 and 91
being 65R-36304 and 65R-36407
File Number: PLC-2016-06

Prepared by: Lawrence Kuk, Planner

Department: Planning and Building Services

Date: September 6, 2016

Recommendation

- 1. That Report No. PBS16-068 be received; and**
- 2. That the Application for Exemption from Part Lot Control submitted by TACC Developments (Aurora) Inc. to divide Lots 50, 64, 65, 67, 68, 69, 90 and 91 on Plan 65M-4462 into 16 separate lots for semi-detached units be approved; and**
- 3. That the implementing Part Lot Control Exemption By-law be presented at a future Council meeting.**

Executive Summary

This report seek Council's approval of a Part Lot Control Exemption By-law applying to Lots 50, 64, 65, 67, 68, 69, 90 and 91 on Plan 65M-4462.

- The subject proposal is consistent with the housing forms on the local streets within the registered plan.
- The subject lands are zoned Semi-Detached & Duplex Dwelling Third Density "R3-20" Exception Zone within the Town of Aurora By-law 2213-78, as amended.
- No objections were received from all internal departments.

Background

A Draft Plan of Subdivision, including the subject lots and blocks was registered on August 27, 2015.

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.

Location/Land use

The lands subject to the Part Lot Control Application form part of the Aurora Northeast 2C Secondary Plan Development (See Figure 1). The subject lands are located south of St. John's Sideroad and west of Leslie Street. The surrounding lands uses are as follows:

North: residential lands and St. John's Sideroad;
South: residential lands;
East: vacant lands and Leslie Street; and
West: residential lands.

Proposal

The Owner, TACC Developments (Aurora) Inc. is currently developing the subject lands identified as Lots 50, 64, 65, 67, 68, 69, 90 and 91 on Plan 65M-4462 (see Figure 2). The subject lots comprise a total of 16 semi-detached units fronting onto Chouinard Way and Constable Street.

Town of Aurora Official Plan

The subject lands are designated as "Urban Residential 1" by the Town of Aurora Official Plan Amendment No. 73. The Urban Residential 1 Designation permits semi-detached dwellings. The subject proposal is consistent with the housing forms on the local streets within the registered plan.

September 6, 2016

Page 3 of 4

Report No. PBS16-068

Zoning By-law

The subject lands are zoned “Semi-Detached & Duplex Dwelling Third Density “R3-20” Exception Zone within the Town of Aurora By-law 2213-78, as amended. The “R3-20” Exception Zone primarily permits residential uses such as semi-detached units. The proposed developments conform to the Zoning By-law. The existing zoning map is detailed on Figure 1, as attached.

Analysis

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

Lots 50, 64, 65, 67, 68, 69, 90 and 91 on Plan 65M-4462 as a means of achieving the proposed lot divisions (see Figures 3 and 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-2011-03) registered over the subject lands. 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.

Advisory Committee Review

Not applicable.

Financial Implications

There are no financial implications.

Communications Considerations

No communication required.

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.

September 6, 2016

Page 4 of 4

Report No. PBS16-068

Alternative to the Recommendation

None.

Conclusions

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

Lots 50, 64, 65, 67, 68, 69, 90 and 91 on Plan 65M-4462 as a means of achieving the proposed lot divisions (see Figure 3 and 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-2011-03) registered over the subject lands. 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.

Attachments

- Figure 1- Location/Zoning Map – TACC Developments (Aurora) Inc.
- Figure 2- Registered Plan of Subdivision – 65M-4462
- Figure 3- Lots 90 and 91 (Reference Plan – 65R-36304)
- Figure 4- Lots 50, 64, 65, 67, 68, 69 (Reference Plan – 65R-36407)

Previous Reports

General Committee Report No. PDS13-007, dated March 19, 2013.

Pre-submission Review

Agenda Management Team Meeting review on August 18, 2016.

Departmental Approval

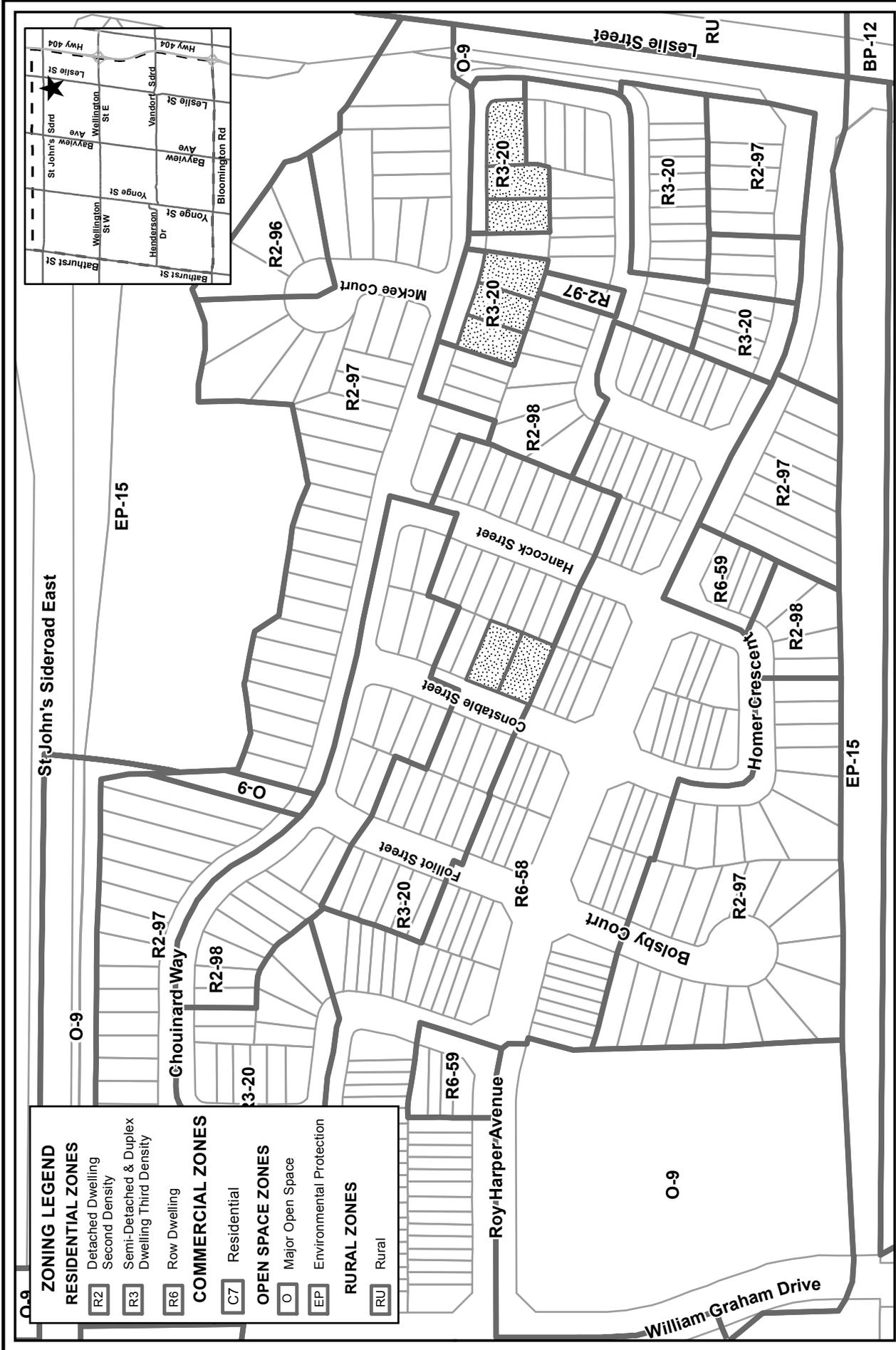
Approved for Agenda



**Marco Ramunno, MCIP, RPP
Director, Planning and Building Services**



**Doug Nadorozny
Chief Administrative Officer**



LOCATION & ZONING MAP – TACC DEVELOPMENTS (AURORA) INC.

APPLICANTS: TACC DEVELOPMENTS (AURORA) INC.
 FILES: PLC-2016-06

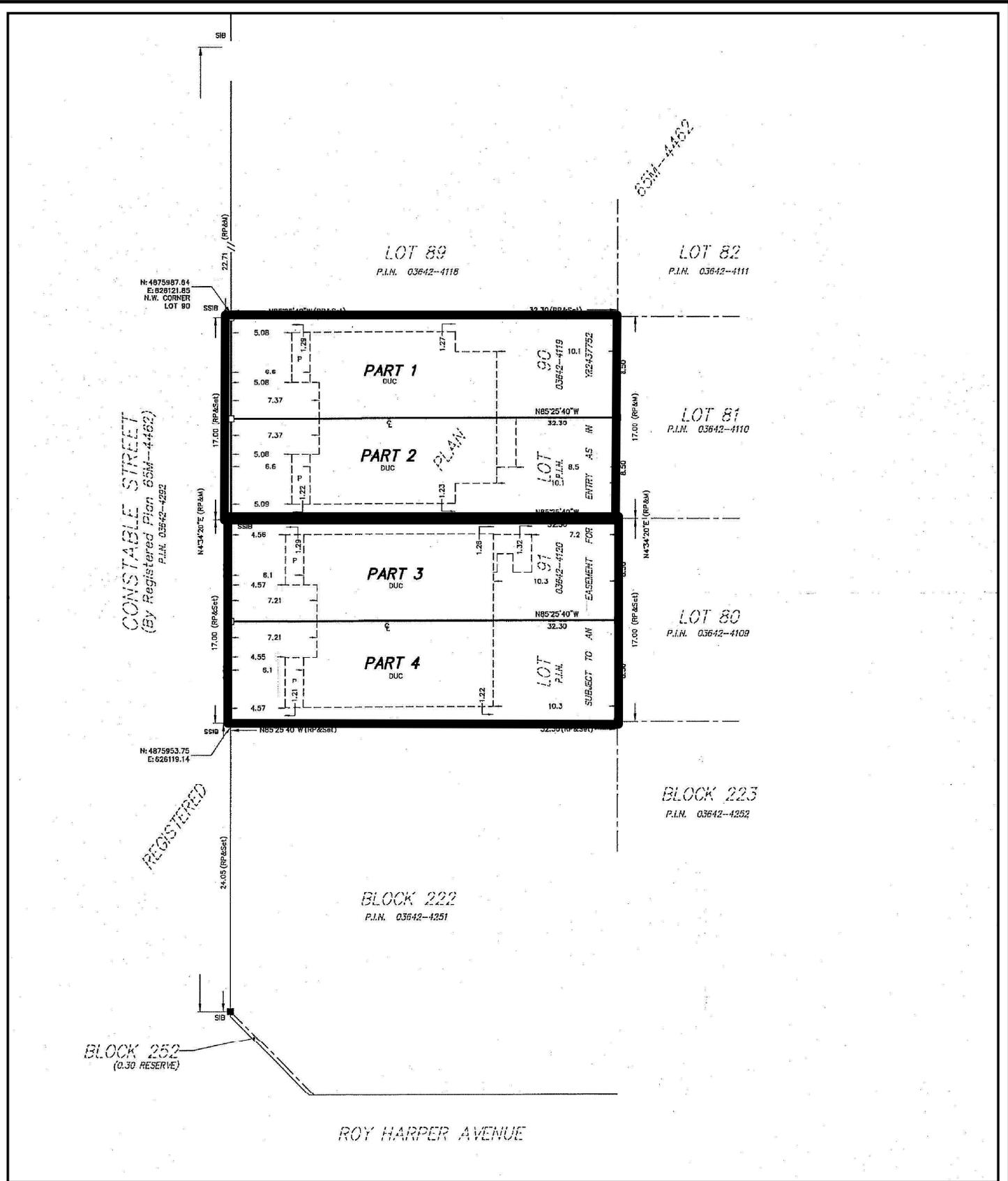
AURORA
Your're in Good Company

0 25 50 75 100 Metres

Subject Lands

Map created by the Town of Aurora Planning & Development Services Department, August 16, 2016. Base data provided by York Region & the Town of Aurora.

FIGURE 1



LOTS 90 AND 91 (REFERENCE PLAN - 65R-36304)

APPLICANTS: TACC DEVELOPMENTS (AURORA) INC.
 FILES: PLC-2016-06



SUBJECT BLOCK



FIGURE 3

Map created by the Town of Aurora Planning Department, August 16, 2016. Base data provided by Young & Young Surveying.



SUBJECT BLOCK

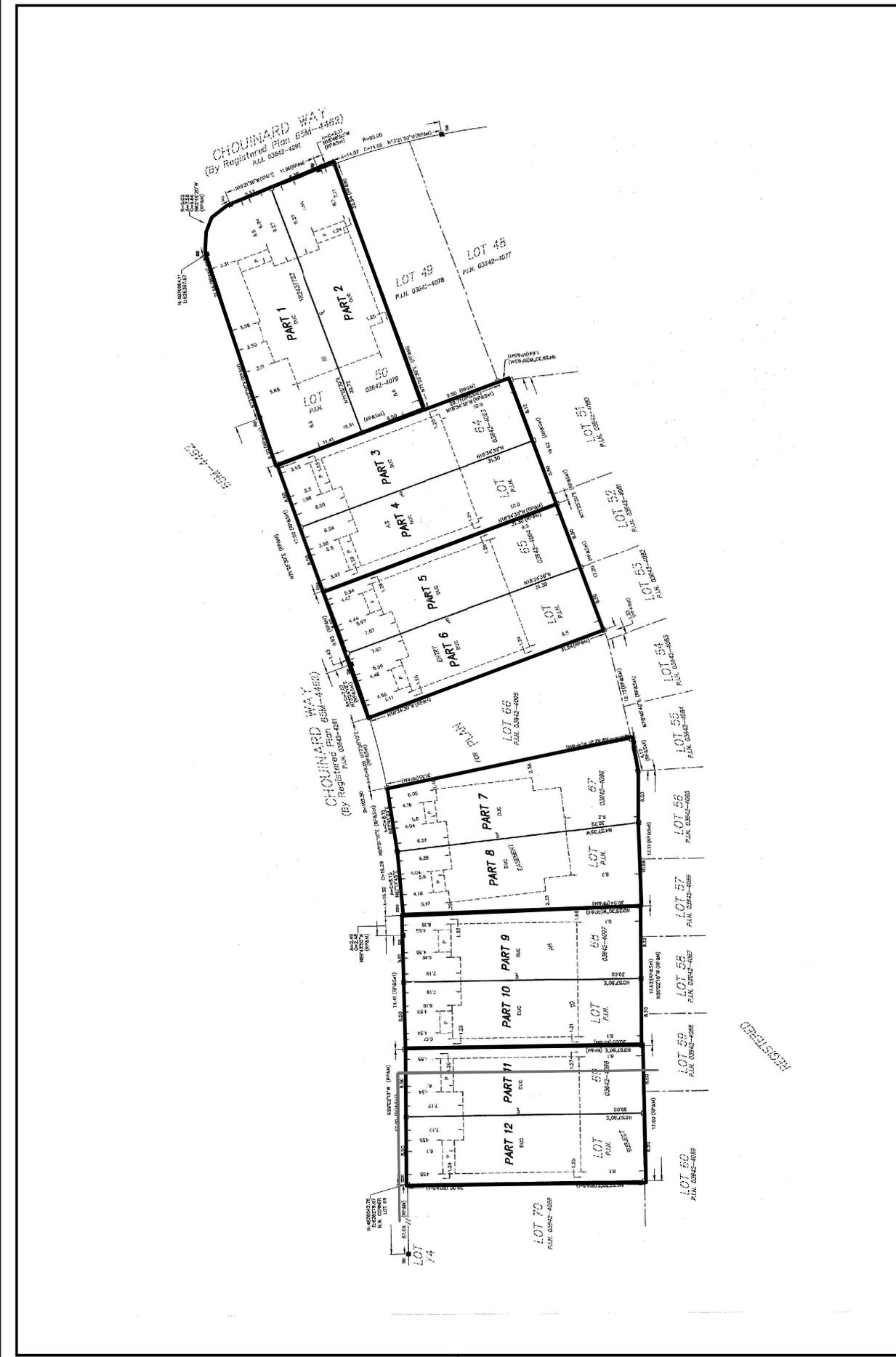


LOTS 50,64,65,67,68 AND 69 (REFERENCE PLAN - 65R-36407)

APPLICANTS: TACC DEVELOPMENTS (AURORA) INC.
FILES: PLC-2016-06

FIGURE 4

Map created by the Town of Aurora Planning Department, August 16, 2016. Base data provided by Young & Young Surveying.





Town of Aurora

General Committee Report

No. CS16-020

Subject: Ontario Municipal Board (OMB) Reform Update

Prepared by: Lisa Lyons, Town Clerk

Department: Corporate Services

Date: September 6, 2016

Recommendation

- 1. That Report No. CS16-020, and the attached Municipal Summit OMB Reform: Process & Powers Recommendations, be received for information.**

Executive Summary

To provide Council with the Ontario Municipal Board Reform Working Group recommendations stemming from the Municipal Summit that was held on May 14, 2016, regarding discussions around the need for Ontario Municipal Board reform.

Background

Council adopted the following motion on January 26, 2016:

WHEREAS the Town of Aurora spends an incredible amount of resources and taxpayer money developing an Official Plan; and

WHEREAS the Town's Official Plan is ultimately approved by the Province; and

WHEREAS it is within the legislative purview of Municipal Council to approve Official Plan amendments or Zoning By-law changes that better the community or fit within the vision of the Town of Aurora Official Plan; and

WHEREAS it is also within the legislative purview of Municipal Council to deny Official Plan amendments or Zoning By-law changes that do not better the community or do not fit within the vision of the Town of Aurora Official Plan; and

September 6, 2016

Page 2 of 4

Report No. CS16-020

WHEREAS planning decisions may be appealed to the Ontario Municipal Board (“OMB”), an unelected, appointed body that is not accountable to the residents of Aurora; and

WHEREAS appeals of OMB decisions are limited to questions of law, not the findings of facts in a case; and

WHEREAS all decisions—save planning decisions—made by Municipal Council are similarly only subject to appeal by judicial review and such appeals are limited to questions of law;

NOW THEREFORE BE IT HEREBY RESOLVED THAT Aurora Town Council requests the Government of Ontario to limit the jurisdiction of the OMB to questions of law or process; and

BE IT FURTHER RESOLVED THAT that the Government of Ontario be requested to require the OMB to uphold any planning decisions of Municipal Councils unless they are contrary to the processes and rules set out in legislation; and

BE IT FURTHER RESOLVED THAT a copy of this Motion be sent to the Honourable Kathleen Wynne, Premier of Ontario, the Honourable Ted McMeekin, Minister of Municipal Affairs and Housing, Mr. Patrick Brown, Leader of the Progressive Conservative Party, Ms. Andrea Horwath, Leader of the New Democratic Party, and all Members of Provincial Parliament (MPPs) in the Province of Ontario; and

BE IT FURTHER RESOLVED THAT a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration.

Analysis

None

Advisory Committee Review

None

September 6, 2016

Page 3 of 4

Report No. CS16-020

Financial Implications

None

Communications Considerations

None

Link to Strategic Plan

None

Alternative(s) to the Recommendation

None

Conclusions

Staff recommends that the report and attachment be received for information.

Attachments

Attachment 1– Municipal Summit OMB Reform: Process & Powers Recommendations

Previous Reports

Not applicable

Pre-submission Review

None

September 6, 2016

Page 4 of 4

Report No. CS16-020

Departmental Approval



**Techa van Leeuwen
Director, Corporate Services**

Approved for Agenda




**Doug Nadorozny
Chief Administrative Officer**

Attachment 1

MUNICIPAL SUMMIT

OMB REFORM: PROCESS & POWERS



RECOMMENDATIONS

MUNICIPAL SUMMIT ON OMB REFORM: PROCESS AND POWERS

While each community is indeed unique, when it comes to planning matters, many of our communities encounter the same issues. When considering development proposals within the context of approved Official Plans – there is on-going pressure to alter their Official Plans to approve project-specific amendment requests. Repeated appeals to the OMB of Municipal councils' planning decisions to uphold their Official Plans and deny project-specific amendment requests, results in multiple communities fighting the same fight - wasting untold taxpayer dollars in the process. It is a lengthy, costly, and frustrating process and one that is clearly not working.

Discussions around the need for OMB reform are not new. As an issue it has jumped from the back burner to the front burner and back again many times over the past two decades. However, despite the many years of discussion, there has been little material change to the scope of powers, procedures or predictability of decision making of the OMB. This had led to frustration for the key stakeholders in the process – Municipal leaders, the development community and - most important - the residents and communities affected by planning decisions and OMB rulings regarding same.

OMB processes and scope of power have not kept pace with the changes in municipal planning necessitated by the explosion of growth in our communities. Effective planning requires certainty and predictability in the processes that govern it. What is needed, therefore, is clarity of the role and scope of power of all those with the authority for decision making.

In light of the pending Provincial review of the OMB, this is an opportune time for elected representatives – those decision-makers on the front lines of municipal planning - to work together and advocate for appropriate and effective reform(s) of the OMB.

Elected officials from across the Province have been asking for change for a long time and now, as a result of the **Summit on OMB Reform – Process and Powers** have come together to identify common goals and common solutions and to advocate for those changes in planning legislation. With reform, it is hoped that Municipalities will have more authority and predictability in local planning decisions.

Background

The impetus for the Municipal Summit on OMB Reform came from a motion brought forward by Councillor Tom Mrakas to Aurora Town Council in January of 2016 that spoke to the need to address the scope and powers of the OMB. Subsequent to that, and within the context of the need for OMB reform, an additional motion was put forward jointly by Councillor Michael Thompson and Councillor Tom Mrakas that spoke to the specific planning issue of development of open space/parkland and the need for criteria against which both municipalities and the OMB can consider when reviewing said development requests.

It was in the context of these two unanimously supported motions that the idea for a Municipal Summit on OMB reform was born. Following quickly on the heels of the passing of both motions, a Municipal Summit Planning Working Group was created to begin the work of creating the Summit. The event, held in the Markham Civic Centre on May 14th, was the result of months of hard work by this dedicated group of 17 elected officials from 12 municipalities across the GTA.

The Municipal Summit was a unique event; a grass roots gathering of elected officials from every corner of our Province, working together towards the common goal of affecting real change in the decision-making processes that affect how our communities are planned.

The daylong event featured a number of important speakers including Ms. Helen Cooper, Former Mayor of Kingston, Chair of the Ontario Municipal Board, AMO President; Mr. John Chipman, Author "Law Unto Itself", former editor of the Ontario Municipal Board Reports; Ms. Valerie Shuttleworth Chief Planner for York Region; Mr. Leo Longo, Senior Partner Aird & Berlis LLP and Mr. Joe Vaccaro, CEO of the Ontario Home Builders Association. The panelists engaged attendees and solicited their input directly through breakout groups. Our guest Moderator, Mr. Bill Hogg, brought together the outcome of both the broader discussions as well as the break out groups so as to identify common themes that would inform the proposed recommendation(s)

Recommendations

At the outset, the purpose of the Summit was to identify common themes and common principles of reform that would modernize the process and procedures of the OMB. The purpose of which is to ensure that decisions of the Board reflect and respect the uniqueness of every community. In reviewing the comments of the attendees and the panelists as well as the municipal leaders that have weighed in through emails and other communication, and taking into consideration the over 100 municipalities that have endorsed the motion(s) advocating reform, the consensus view spoke to a clear need to review the scope of powers of the OMB.

Thus, the recommendations of the Summit can be boiled down to one overarching recommendation:

Limit the jurisdiction of the OMB to questions of law or process. Specifically, when considering appeals, require the OMB to uphold any planning decision(s) of Municipal Councils unless said decision(s) is contrary to the processes and rules set out in legislation.

A decision by a Municipal Council to uphold their Official Plan – a Plan that conforms to provincial legislation and is approved by the Province through the delegated authority of the relevant Regional government - should not be subject to appeal unless that decision is contrary to the processes and rules set out in legislation. Further, OMB decision-making processes/procedures should be predicated on the principle that planning

decisions of a local Municipal Council as they relate to their Official Plan will be upheld unless they are contrary to the processes and rules set out in legislation.

The recent changes to the Planning Act (Bill 73) as they speak to limits on appeals – namely that Official Plans cannot be appealed within the first two years of adoption - are a good first step, but they don't go far enough. The consensus of attendees was that appeals should be strictly limited. Some felt that amendment requests should not be allowed to be put forward at all unless proponents can demonstrate that the proposed changes to the Official Plan or zoning by-law fulfill a changing community need or in some way better the community. The onus should be on the applicant to demonstrate to the local Municipal Council that the changes to the Official Plan necessitated by a proposed project or development benefit the community and/or enhance it. If a Council sees that there is a clear benefit to the community then it is within the Councils authority to grant the amendments. However, if a Council feels that the application does not somehow better the community, then Council has full authority to deny the application without it being subject to appeal.

There should be consistency in the scope of authority of Municipal Councils. Any other decision by a Municipal Council is only subject to appeal through a judicial review the scope of which is errors in process or law. The question then is - why are planning decisions different? The answer is they should not.

As it stands now, Municipalities are required to review application after application, requesting amendment after amendment; considering each in isolation as opposed to the integrated whole. Piecemeal planning negates the utility and functionality of Official Plans. Multiple changes to a Municipal Plan required by multiple project-specific amendment requests compromises the integrity of the Official Plan and indeed the planning process as a whole.

Municipal planning is a complex process. But the current legislation does not recognize or reflect that complexity. The legislation does not adequately address what can be appealed, who can put forward an appeal, and the relative weight that Municipal Council decisions will be given in the adjudication of appeals. Similarly, vague terminology – such as “...due consideration” – significantly impacts the predictability of decision making processes of the Board. Even timelines for decision-making are unworkable. Despite the fact that even mildly contentious development proposals require considerable amount of time to compile the information necessary for informed Council decisions, a decision must be rendered within 180 days or face appeal. This is not good planning. This is ineffective and inefficient public planning.

Clearly there does still need to be a degree of flexibility in the decision making processes. It is not the expectation that Official Plans are carved in stone. However, the drivers of community change should be the community itself. Planning legislation – including the OMB Act - should outline in very specific and very limited terms the basis upon which a Municipal Council decision to refuse an amendment to its Official Plan or zoning bylaw can be appealed. Concomitantly, decisions by the OMB when considering appeals of local Council planning decisions should reflect and respect the vision of the communities as defined in their Official Plans.

In closing, we recognize that our communities are dynamic. They continue to grow and evolve over time. But with that evolution comes a very real pressure to manage that growth in a way that is respectful of the unique character of the affected communities.

Through necessary legislative reform and the clarification of the scope of power and authority of all decision making bodies – both elected and appointed - predictable, appropriate decision-making processes can be achieved.

We thank the panelists, our moderator, our sponsors and most of all everyone who participated in this process, for the incredible input and hard work that has been undertaken.

Sincerely,

The Members of the OMB Reform Summit Working Group:

Councillor Tom Mrakas, Chair (Aurora)
Councillor Michael Thompson (Aurora).
Councillor Marianne Meed Ward (Burlington)
Councillor Nicholas Ermeta (Cambridge)
Councillor Frank Sebo (Georgina)
Councillor Cathy Downer (Guelph)
Councillor Yvonne Fernandes (Kitchener)
Councillor Karen Rea (Markham)
Regional Councillor Nirmala Armstrong (Markham)
Councillor Don Hamilton (Markham)
Councillor Christina Bisanz (Newmarket)
Councillor Karen Cilevitz (Richmond Hill)
Councillor David West (Richmond Hill)
Councillor & Deputy Mayor Pat Molloy (Uxbridge)
Councillor Marilyn Iafrate (Vaughan)
Councillor Alan Shefman (Vaughan)
Councillor Mary Ann Grimaldi (Welland)
Councillor Steve Yamada (Whitby)



Notice of Motion

Councillor Harold Kim

Date: September 6, 2016

To: Mayor and Members of Council

From: Councillor Kim

Re: Proposed Amendment to Sign By-law re Official Languages

Whereas Canada's two official languages are English and French; and

Whereas the Official Languages Act which came into force on September 11, 1972, gives English and French equal status in the government of Canada, thereby making them official languages, having preferred status in law over all other languages and is the keystone of Canada's official bilingualism; and

Whereas incorporating text on a sign that incorporates neither English nor French may be seen as being exclusionary and not in the good theme of inclusiveness and community which is the foundation of the Town of Aurora;

Now Therefore Be It Hereby Resolved That staff report back by the end of the 2016 calendar year regarding a potential amendment to the Sign By-law to include a requirement that a sign contain at least 50% of its text in one of the two official languages.