



General Committee Meeting Agenda

**Tuesday, October 4, 2016
7 p.m.**

**Council Chambers
Aurora Town Hall**



**Town of Aurora
General Committee
Meeting Agenda**

Tuesday, October 4, 2016
7 p.m.
Council Chambers

Councillor Abel 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**
- 6. Presentations by the Advisory Committee Chair**
- 7. Consideration of Items Requiring Separate Discussion**

8. Notices of Motion

(a) Mayor Dawe

Re: Implementation of Whistle Cessation for GO Train Crossings

9. New Business/General Information

10. Closed Session

11. Adjournment

Agenda Items

1. CS16-004 – Audio Visual Upgrades and Meeting Management Suite

Recommended:

1. That Report No. CS16-004 be received for information.

2. FS16-030 – 2017 Fees and Charges Update

Recommended:

1. That Report No. FS16-030 be received; and
2. That the 2017 Fees and Charges for applications, permits, use of Town property, the sale of Town publications and for the prescribed service charges for administrative matters as itemized on the attached schedules be approved:
 - i. Schedule A – General Fees and Charges
 - ii. Schedule B – Planning and Building Services
 - iii. Schedule C – Corporate Services
 - iv. Schedule D – Parks, Recreation and Cultural Services
 - v. Schedule E – Infrastructure and Environmental Services
 - vi. Schedule F – Financial Services; and
3. That the necessary bylaw be enacted at November 8, 2016 Council meeting in accordance with the Town's Notice Provision Policy.

3. IES16-075 – Metrolinx Temporary Parking Accommodations – Responses

Recommended:

1. That Report No. IES16-075 be received for information.

4. IES16-076 – Greater Toronto and Hamilton Area Regional Transportation Plan Review

Recommended:

1. That Report No. IES16-076 be received for information.

5. IES16-077 – Award of Tender IES 2016-87 – Greenhouse Floor System

Recommended:

1. That Report No. IES16-077 be received; and
2. That Tender IES 2016-87 – The construction of one (1) slab-on-grade floor system for the Aurora Joint Operations Centre Greenhouses be awarded to Lombardi Construction Inc. in the amount of \$157,695.00, excluding taxes; and
3. That the Mayor and Town Clerk be authorized to execute the necessary Agreement, including any and all document and ancillary agreements required to give effect to same.

6. PRCS16-044 – Leslie Street Underpasses Construction

Recommended:

1. That Report No. PRCS16-044 be received; and
2. That an increase in the Town of Aurora's 50 per cent contribution toward construction of two (2) underpasses in the amount of \$148,336 be approved; and
3. That the budget for Project No. 73177 – Regionally Approved Underpasses be increased for a total of \$901,960.

**7. PBS16-069 – Application for Exemption from Part Lot Control
Paradise Homes Leslie Inc.
Lots 195 to 202 and 212 and Block 215
being 65R-36506, 65R-36524, 65R-36551 and 65R-36552
File Number: PLC-2016-09**

Recommended:

1. That Report No. PBS16-069 be received; and

2. That the Application for Exemption from Part Lot Control submitted by Paradise Homes Leslie Inc. to divide Lots 195 to 202 and 212 and Block 215 on Plan 65M-4462 into eighteen (18) separate lots for semi-detached units and five (5) townhouse lots be approved; and
3. That the implementing Part Lot Control Exemption By-law be presented at a future Council meeting.

**8. PBS16-076 – Application for Exemption from Part Lot Control
Casings Developments Inc.
Blocks 5, 7, 9, 11, 14 and 16
being 65R-36585, 65R-36584 and 65R-36593
File Number: PLC-2016-10**

Recommended:

1. That Report No. PBS16-076 be received; and
2. That Application for Exemption from Part Lot Control submitted by Casings Developments Inc. to divide Blocks 5, 7, 9, 11, 14 and 16 on Plan 65M-4478 into thirty-five (35) townhouse lots be approved; and
3. That the implementing Part Lot Control Exemption By-law be presented at a future Council meeting.

**9. PBS16-077 – Request for Street Name Approval
Carpino Construction Inc.
15278 Yonge Street
Related File Number: OPA-2015-04, ZBA-2015-10
File Number: SP-2015-08**

Recommended:

1. That Report No. PBS16-077 be received; and
2. That the following street name be approved for the proposed road within the approved Site Plan application, File SP-2015-08:

Street "A" Alex Gardner Circle

**10. PBS16-078 – Application for Exemption from Part Lot Control
TACC Developments (Aurora) Inc.
Blocks 222, 224 and 225
being 65R-36534, 65R-36533 and 65R-36620
File Number: PLC-2016-11**

Recommended:

1. That Report No. PBS16-078 be received; and
2. That the Application for Exemption from Part Lot Control submitted by TACC Developments (Aurora) Inc. to divide Blocks 222, 224 and 225 on Plan 65M-4462 into fifteen (15) townhouse lots be approved; and
3. That the implementing Part Lot Control Exemption By-law be presented at a future Council meeting.

**11. PBS16-080 – Proposed Bell Radiocommunication Antenna System
Gaetano DiBlasi
1360 Bloomington Road East
Part of Lot 11, Concession 2
File Number: SP(T)-2014-02**

Recommended:

1. That Report No. PBS16-080 be received; and
2. That Industry Canada and the applicant be advised that the Town's Radiocommunication and Broadcasting Antenna Systems Protocol has been complied with in respect to the proposed 40-metre high telecommunication tower; and
3. That Council provide direction respecting:
 - a) Concurrence; or
 - b) Non-Concurrence

regarding the proposed 40-metre high telecommunication tower at 1360 Bloomington Road East; and

4. That Industry Canada be advised of Council's resolution on the subject application.

12. Economic Development Advisory Committee Meeting Minutes of September 8, 2016

Recommended:

1. That the Economic Development Advisory Committee meeting minutes of September 8, 2016, be received for information.



**Town of Aurora
General Committee Report**

No. CS16-004

Subject: Audio Visual Upgrades and Meeting Management Suite

Prepared by: Lisa Lyons, Town Clerk

Department: Corporate Services

Date: October 4, 2016

Recommendation

- 1. That Report No. CS16-004 be received for information.**

Executive Summary

The purpose of this information report is to provide an update regarding the status and timing of implementation of the audio visual equipment upgrades for Council Chambers and the Holland Room, and the meeting management suite, which includes the delivery of e-agenda, web streaming and the ability for a vote record system. The report sets out:

- The construction and implementation schedule for the audio visual equipment, commencing in November 2016 with the transition of systems occurring over the December meeting break and testing/training and launch of new system occurring in January 2017
- An overview of features included with the meeting management suite
- Feedback received from the Accessibility Advisory Committee and accessibility enhancements provided by the project

Background

The Council Chambers currently has an audio visual system that has become unreliable and outdated due to the existing analog system and components being end of life. The current system has limited capabilities and there are technical challenges as many aspects of the system are failing, no longer being supported, replacement parts are no longer available, and the system does not work with newer digital components. Additionally, there are three other priorities that have been identified by Council that have been included with this project, namely:

1. Ability to live stream Advisory Committee meetings from the Holland Room;
2. An electronic agenda system incorporating live streaming, vote record solution and a user-friendly, searchable database of Council reports and minutes for access by the Council/staff/public; and
3. Improved Accessibility within the Council Chambers.

Analysis

Audio Visual Upgrades

In July of 2016, Staff retained the services of an AV Specialist to conduct a condition assessment of the current audio visual systems in the Council Chambers and Holland Room. The consultant reviewed requirements from various stakeholders (including Council, staff and the Accessibility Committee), developed a plan and strategy to standardize and upgrade the audio visual system, and created the technical and functional specifications which have been incorporated into an RFP. Additionally, the consultant has provided expertise on suitable evaluation criteria and will participate in the evaluation process as an advisor.

The schedule currently developed for the audio visual upgrades is as follows:

Task	Date	Comments
RFP Process Release Proposal Closing Date Evaluation Team Decision General Committee Report Council Award of Contract Procurement Process Start	Sep. 16/16 Oct. 4/16 Oct. 14/16 Oct. 18/16 Oct. 25/16 Oct. 26-28/16	General Committee consideration Council final approval Including AUDE/SIB certification with Vendor
Project Kick-off Meeting	Oct. 31/16	With Vendor, Consultant, Project Team
Construction Period	Nov. 14/16	Start week of Nov. 14; may be sooner depending on negotiations with Vendor and will include wire and cabling installation, removal of wood frames around projection screens, removal of rear projector, and any other works that will not disrupt current audio visual system
Council Recess Period	Dec. 13/16 to Jan. 23/17	Full replacement of audio visual system

October 4, 2016

Page 3 of 6

Report No. CS16-004

Onsite Programming	Jan. 2/17	
Commissioning	Jan. 11-12/17	Testing of new equipment
Training	Jan. 13-20/17	Training of staff and Council members
First Use Date	Jan. 24/17	First cycle General Committee

As noted in the schedule above, construction phases will have to commence in the Council chambers in November in order to ensure the system is functioning for the first meeting cycle in January. Staff have been working to reschedule meetings into other rooms other than General Committee, Council and Public Planning or Committee of Adjustment meetings. This construction will include removal of the wood frames surrounding the current projection screens which will further enhance accessibility of the ramps. One of the projection screens will also be disconnected during the wire and cabling installation phase; however, we will ensure that one screen is functioning during the public meetings.

Should the project be delayed, the vendor is required to provide equipment for full set-up of an alternate meeting location.

Meeting Management Suite (e-agenda solution)

The Meeting Management Suite is a software system that will provide the “backbone” to the web streaming, archived video, vote record and public portal to Council/Committee agendas, minutes and reports.

The Town has entered into an agreement with the vendor Prime Government Solutions through a piggy-back clause in an agreement with the Town of Newmarket. The agreement was a result of a competitive bid process. Both Aurora and Newmarket will be working together with this vendor to implement a solution for both municipalities. There are cost benefits to this collaboration, in addition to taking advantage of the staff skills and expertise related to implementing and supporting an e-agenda solution.

Substantial work will be undertaken internally to implement this system, including completing the design of the webpage where live streamed video feeds and archived Council and General Committee meeting video clips will be accessed. The same webpage will provide access to agendas and minutes, allowing visitors to review agenda materials and supporting reports or documentation and watch live or archived video clips of the associated Council and General Committee meetings. Agenda and minute documents will be fully key word searchable and allow for search parameters to be set. The live streaming and video archives will also include closed captioning.

October 4, 2016

Page 4 of 6

Report No. CS16-004

The e-agenda solution will also automate the current agenda preparation process. It includes an automated workflow to prepare, track, modify and monitor the progress of individual items from report creation through Council motion or direction.

Benefits to residents will include:

- Improved search function
- Improved video streaming
- Videos time stamped and linked directly to agenda items
- Shareable links to documents
- Provides RSS feed for residents to monitor and/or get notifications for items of interest

Other Considerations

Should Council wish to move forward with an electronic recorded vote system during Council meetings, this method will have to be included in the Procedural By-law. Also, Council will be required to make a decision around whether to expand the live-streaming to Advisory Committee meetings.

Staff will bring forward these options at the Procedural By-law Workshop being held on October 6, 2016.

Advisory Committee Review

On August 23, 2016, the consultant held a meeting to review the requirements for the proposed audio visual system in Council Chambers and the Holland Room. Several members from the Accessibility Advisory Committee attended and participated in the discussion and provided comments and suggestions. The vendor has incorporated all requirements in the RFP.

On September 7, 2016, staff presented the proposed audio visual system requirements to the Accessibility Advisory Committee and the following motion was adopted:

“Moved by James Hoyes

Seconded by Gordon Barnes

1. That the memorandum regarding Accessible Considerations for Audio/Visual Equipment in Town Hall be received; and

October 4, 2016

Page 5 of 6

Report No. CS16-004

2. That the Accessibility Advisory Committee endorse the proposed audio/visual upgrades as presented, and have no concerns.

Carried as amended”

This project will provide the following improvements in relation to accessibility:

- Will enhance and/or add accessible features required for full participation in both the Council Chambers and Holland Room
- High definition, high contract resolution of video projection and screens
- Wireless hearing assist/amplification of audio capabilities
- Split screen video projection display for electronic notetaking
- Capability for future video conferencing
- Accessible delegation table in both rooms with ability for multi-height table top and chairs at delegation table
- Greater access to ramp in council chambers with removal of wood frames around projection screens
- Closed captioning of web streaming and archived videos

Financial Implications

The budget allocations for this project are being funded through existing approved capital budgets allocated for Accessibility, Audio Visual System Upgrades, Streaming and Meeting Management Suite Software. Should the tender process result in a higher dollar value than covered through the combined capital budgets, staff will report to Council with the Award of Tender report on October 18, 2016.

Communications Considerations

Stakeholders including Council, internal staff, Committee members and residents will continue to be consulted as the project progresses. Communications will develop a robust communication plan in relation to a soft launch of the project in January and a hard launch for early spring to ensure the system is running smoothly.

Link to Strategic Plan

The implementation of a new audio visual system in the Council Chambers and Holland Room, in addition to a Meeting Management Suite will allow the Town to meet two strategic plan goals, including: investing in sustainable infrastructure by developing and

October 4, 2016

Page 6 of 6

Report No. CS16-004

implementing a technology plan to improve the Town's efficiency in providing services; and promoting and advancing green alternatives by moving towards paperless agendas that reduce paper consumption and the Town's carbon footprint.

Alternative(s) to the Recommendation

Not applicable.

Conclusions

Staff will continue to keep Council apprised of the status of the audio visual upgrades and meeting management suite project.

Attachments

Not applicable.

Previous Reports

Not applicable.

Pre-submission Review

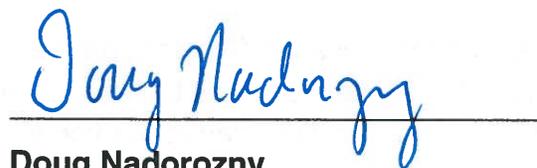
Agenda Management Meeting review on September 15, 2016

Departmental Approval



**Techa van Leeuwen
Director
Corporate Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**



**Town of Aurora
General Committee Report**

No. FS16-030

Subject: 2017 Fees and Charges Update

Prepared by: Dan Elliott, Director of Financial Services

Department: Financial Services

Date: October 4, 2016

Recommendation

- 1. That Report No. FS16-030 regarding the proposed changes in Fees and Charges Bylaw be received; and**
- 2. That the 2017 Fees and Charges for applications, permits, use of Town property, the sale of Town publications and for the prescribed service charges for administrative matters as itemized on the attached schedules be approved:**
 - i. Schedule A – General Fees and Charges**
 - ii. Schedule B – Planning and Building Services**
 - iii. Schedule C – Corporate Services**
 - iv. Schedule D – Parks, Recreation and Cultural Services**
 - v. Schedule E – Infrastructure and Environmental Services**
 - vi. Schedule F – Financial Services; and**
- 3. That the necessary bylaw be enacted at November 8, 2016 Council meeting in accordance with the Town’s Notice Provision Policy.**

Executive Summary

All fees and charges listed on the schedules attached to the Fees and Charges Bylaw are for user pay services, where the requesting party is the sole beneficiary from the service. Most of the fees are on a full cost recovery basis, which allows the Town to fully recover the costs of providing a specific service or use of property.

October 4, 2016

Page 2 of 6

Report No. FS16-030

The annual review of the Fees and Charges bylaw allows staff the opportunity to ensure that the Town is recovering the cost of user pay services and make changes if required.

The schedules have been reconfigured to match the most recent organizational restructuring.

Background

Council last revised the Town's Fees and Charges Bylaw in November of 2015. The bylaw is structured to align fees with departmental owners in the form of individual schedules for each department in order to facilitate reviews and updates as required. It has been the Town's practice to review the attached schedules annually and to make revisions as required.

Analysis

Most of the changes on the schedules are as a result of a minimum 2.1% increase to reflect the impact of inflation on the costs of service delivery. These inflationary increases are necessary in order to maintain desired applicable service cost recovery benchmarks. All fees increased for other reasons or rationales will be explained within the individual schedules listed below and are flagged with the "*" symbol on the right hand side. The final schedules to the Fees and Charges Bylaw will only include the 2017 fees column.

Schedule A – General Fees and Charges

Inflationary indexing only.

Schedule B – Planning and Building Services

Planning and Building Services has introduced several new fees that are driven by a growing demand for the following:

- Urban Design Areas Maps
- Oak Ridges Moraine Map Schedule 'J' as per Official Plan
- Urban Design Guidelines
- Comprehensive Zoning Bylaw Review (Draft)
- Zoning review has been divided into residential and all other building types to recognize the different types of review

October 4, 2016

Page 3 of 6

Report No. FS16-030

Several fees on this schedule have remained the same and have not received an inflationary increase as they are readily available online and the demand has been steadily decreasing.

Schedule C – Corporate Services

The Legislative Services section has added two fees as part of the Freedom of Information (FOI) requests, one being a fee to cover the cost to develop a computer program which may be required to retrieve select electronic information. The other fee relates to the expense of providing information electronically on a disk should an applicant prefer.

In an effort to clean-up this schedule, several fees related to the cost of providing agenda materials have been eliminated as they are no longer applicable with all of the associated materials being available on the internet.

The fees associated with civil marriage services have been adjusted, to better reflect the cost of providing the service while remaining comparable to surrounding municipalities.

The commissioning service fee has been combined into one fee instead of a separate charge for non-residents.

A fee for the No Objection Letter as required for liquor licenses has been added as well as the fee for a liquor license clearance letter has been increased to recognize the time and effort to complete the required documentation.

Schedule D – Parks, Recreation and Cultural Services

Parks, Recreation and Cultural Services are proposing the following changes to its fees:

- **Section 1 (k) Park Set-Up Fee** – is now mandatory for groups of 80 or more.
- **Section 1 (n) Park/Picnic Shelter Clean-up Fee** – this new fee is mandatory for groups of 79 or less to cover the cost of Parks staff cleaning up the facilities after the group has finished.
- **Section 5 Drop-In Activities** – Drop-in activities have been divided between youth and other to allow staff to maintain the existing fee for youth related activities while increasing other drop-in activities.

October 4, 2016

Page 4 of 6

Report No. FS16-030

- **Section 10 Memberships** – The non-resident surcharge has been increased from 20% to 25%.
- **Section 17 Ice Rentals** – The non-prime rate be applied to all Junior 'A' Hockey rentals regardless of the time of day.
- **Section 18 (i) Teaching Kitchen Rental** – A clean-up deposit of \$50 has been added to the existing rental fee.
- **Section 19 (e) & (f) Youth and Adult Rugby** – These fees are being eliminated as they are covered under other areas.
- **Section 20 Cultural Services** – These fees are being introduced to cover costs related to cultural and historical searches including the scanning and copying of information and images.

Schedule E – Infrastructure and Environmental Services

The overhead charge for water meters and water meter accessories has been capped at \$500 per meter or accessory to ensure that the Town is competitively priced for the larger items.

Fees under the Flat Rate Service Connections have been increased in order to better reflect the cost of providing these services.

A new fee category has been added for the sale of replacement wheels for blue totes.

Schedule F – Financial Services

Inflationary indexing only.

Advisory Committee Review

The Finance Advisory Committee is not mandated to review the proposed fee changes prior to the review by General Committee.

Financial Implications

With regards to the Fees and Charges Bylaw, the revised fees proposed here will be used by the departments to complete their revenue projections for the 2017 Operating Budget.

October 4, 2016

Page 5 of 6

Report No. FS16-030

The proposed 2016 fees and charges have been adjusted in order to reflect changes to departmental costs in providing applicable services to users. All fee increases will alleviate tax pressure on the 2017 tax base; when costs increase as a result of inflation, but non-tax revenues do not increase, the tax revenues must therefore increase by more than inflation to balance the budget. Council should be aware that the fees presented in these schedules include HST where applicable.

Communications Considerations

Finance and Corporate Communications staff will work together to ensure the proposed fee changes are posted in accordance with the Town's Notice Provision Policy.

Link to Strategic Plan

Reviewing and updating the Town's fees and charges annually for user pay services contributes to achieving the Strategic Plan guiding principle of 'Leadership in Corporate Management' and improves transparency and accountability to the community.

Alternative(s) to the Recommendation

1. Council may choose to accept, amend or reject any or all of the recommendations of this report.
2. Leave fees at 2016 levels and absorb incremental costs of providing related services within the Town's tax levy.

Conclusions

Staff recommend endorsement of the proposed changes to the Fees and Charges Bylaw.

As part of the annual update of the Town's fees and charges, staff have ensured that all changes brought forward are a fair representation of the cost of these services and that they are in line with surrounding municipalities for similar services.

Attachments

- Schedule A – General Fees and Charges
- Schedule B – Planning and Building Services

October 4, 2016

Page 6 of 6

Report No. FS16-030

- Schedule C – Corporate Services
- Schedule D – Parks, Recreation and Cultural Services
- Schedule E – Infrastructure and Environmental Services
- Schedule F – Financial Services

Previous Reports

None

Pre-submission Review

Agenda Management Team review on September 15, 2016

Departmental Approval



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

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

**By-Law 5900-16
Schedule A
General Fees and Charges
Effective January 1, 2017**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2017 (Including H.S.T. where applicable)	2016 (Including H.S.T. where applicable)
GENERAL FEES			
Photocopies (8 1/2 X 11 and 8 1/2 X 14)	per page	\$ 0.75	\$ 0.70
Photocopies (11x 17)	per page	\$ 1.35	\$ 1.30
Fax Transmittal	first page	\$ 6.90	\$ 6.75
	per additional page	\$ 2.35	\$ 2.30
TENDER DOCUMENTS			
Tender documents per set depending on size of document	per tender	\$45.00 to \$365.00	\$45.00 to \$355.00
DISBURSEMENTS			
As required to reimburse costs incurred by the Town of Aurora, including but not limited to Registration Fees, Courier Fees, Corporate and Title Search Fees, external File Retrieval Costs, etc., at the discretion of the Director.	each	Disbursement Cost	Disbursement Cost

**By-Law 5900-16
Schedule B
Planning and Building Services Department
Effective January 1, 2017**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2017 (Including H.S.T. where applicable)	2016 (Including H.S.T. where applicable)
Development Planning Division			
Maps			
Official Plan Schedule 'A' Map (18x24 inches) (colour)	per map	\$ 17.00	\$ 17.00 *
Official Plan Schedules other than 'A' (11x17) (b/w)	per map	\$ 7.00	\$ 7.00 *
Urban Design Areas Map (11 x 17) (colour)	per map	\$ 15.00	n/a *
Town Street Plan Map (b/w) (22x34 inches)	per map	\$ 7.00	\$ 7.00 *
Town Street Plan Map (colour) (22x34 inches)	per map	\$ 12.00	\$ 12.00 *
Town Air Photo Map (34x44 inches)	per map	\$ 38.00	\$ 37.00
Application Status List Map (18x30 inches)	per map	\$ 12.00	\$ 12.00 *
Oak Ridges Moraine Map Schedule 'J' as per Official Plan 48 (11 x 17) (b/w)	per map	\$ 15.00	n/a *
Official Plans			
Official Plan	per OP	\$ 53.00	\$ 52.00
2C Secondary Plan	per copy	\$ 32.00	\$ 32.00 *
Secondary Plans	per Secondary Plan	\$ 22.00	\$ 22.00 *
Aurora Promenade Study	per copy	\$ 53.00	\$ 52.00
Secondary Plans Consolidation	per copy	\$ 42.00	\$ 42.00 *
Official Plan Amendment (Various)	per copy	\$ 10.00	\$ 12.00 *
Urban Design Guidelines (Various)	per copy	\$ 30.00	n/a *
Zoning			
Zoning By-law 2213-78 (1996 Consolidation)	per By-law	\$ 83.00	\$ 83.00
Comprehensive Zoning By-law Review (DRAFT)	per copy	\$ 30.00	n/a *
Heritage			
Northeast Old Aurora Heritage Conservation District Plan	per copy	\$ 27.75	\$ 27.00
Other			
GIS Analysis	per hour	\$ 75.00	\$ 75.00 *
Application Status Listing	per copy	\$ 17.00	\$ 17.00 *
Vacant Employment Land Inventory	per copy	\$ 17.00	\$ 17.00 *
Address Change	each	\$ 1,000.00	\$ 1,000.00 *
Street Name Change	each	\$ 1,500.00	\$ 1,500.00 *
Circulation Fees, including Labels	per circulation	\$ 76.00	\$ 75.00 *
Building Division			
Permitted Use Letter			
To respond in writing to enquires related to uses of specific properties with respect to permitted uses as set in the Town of Aurora Zoning By-law 2213-78, as amended	each	\$ 40.00	\$ 78.00 *
Administrative Costs			
Additional costs associated with the administration fee internal processing model homes applications with respect to outside agencies, and engineering review, and corporate policies and procedures	per unit	\$ 425.00	\$ 415.00

**By-Law 5900-16
Schedule B
Planning and Building Services Department
Effective January 1, 2017**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2017 (Including H.S.T. where applicable)	2016 (Including H.S.T. where applicable)
Construction Activity Report Reports generated upon request providing permit numbers, location, description and construction value	each	\$ 80.00	\$ 78.00
Zoning Review Zoning review of applications other than a building permit application including zoning review of Committee of Adjustment or Consent applications and determination of legal non-conforming status.	each	n/a	\$ 155.00 *
Zoning Review - Residential (single, semi or street townhomes) Zoning review of applications other than a building permit application including zoning review of Committee of Adjustment or Consent applications and determination of legal non-conforming status.	each	\$ 80.00	n/a *
Zoning Review - All Other Building Types Zoning review of applications other than a building permit application including zoning review of Committee of Adjustment or Consent applications and determination of legal non-conforming status.	each	\$ 160.00	n/a *
Sign Review Sign By-law review of applications other than a sign permit application including Sign By-law review of Planning Applications.	each	\$ 160.00	\$ 155.00
Permit fees related to By-law Number 4753-05.P			
Pool Enclosure Permits	each	\$ 300.00	\$ 290.00
Hot Tub Permits	each	\$ 160.00	\$ 155.00

**By-Law 5900-16
Schedule C
Corporate Services Department
Effective January 1, 2017**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2017 (Including H.S.T. where applicable)	2016 (Including H.S.T. where applicable)
DOCUMENT PREPARATION/REVIEW (General) - includes but is not limited to easements, permissions to enter, development charges deferral, purchase and sale agreements			
Basic (Standard template - no changes required)	per document	\$ 665.00	\$ 650.00
Complex (requires changes to standard template)	per document	\$ 1,740.00	\$ 1,700.00
DOCUMENT PREPARATION/REVIEW (Specific)			
Condominium Agreement	per document	\$ 6,130.00	\$ 6,000.00
Subdivision Agreement	per document	\$ 8,170.00	\$ 8,000.00
Site Plan/Development Agreement	per document	\$ 1,635.00	\$ 1,600.00
Encroachment/Licence Agreement	per document	\$ 665.00	\$ 650.00
Amending Agreement	per document	\$ 665.00 (minimum)	\$ 650.00 (minimum)
GENERAL LEGAL FEES			
Law Clerk	per hour	\$ 100.00	\$ 98.00
Solicitor	per hour	\$ 245.00	\$ 240.00
Town Insurance Claim Legal Administration Fee	per claim	10% of the value of the claim made by the Town plus disbursements	10% of the value of the claim made by the Town plus disbursements
SERVICES RELATED TO EXISTING DEVELOPMENT AGREEMENTS (excluding documents or agreements that fall under Document Preparation/Review (General))			
Information regarding the status of registered agreements	per letter	\$ 118.00	\$ 115.00
Highway Dedication/Subdivision Assumption By-law Legal Administration Fee	per by-law	\$ 770.00	\$ 750.00
Miscellaneous services related to existing development agreements	per agreement	\$ 155.00	\$ 150.00
REGISTRATION FEE (i.e. processing of any type of document that requires registration)	per document	\$ 205.00	\$ 200.00
CERTIFIED PHOTOCOPIES	per page	\$ 10.75	\$ 10.50
LEGISLATIVE SERVICES			
FREEDOM OF INFORMATION (F.O.I.) REQUESTS (Fees related to search and records preparation are prescribed by legislation)			
Application Fee	per application	\$ 5.00	\$ 5.00
Manual Search Time and Preparation Time	per 15 minutes	\$ 7.50	\$ 7.50
Photocopies	per page	\$ 0.20	\$ 0.20
Computer Programming (develop program to retrieve information)	per 30 minutes	\$ 30.00	n/a *
Disks	per disk	\$ 10.00	n/a *

**By-Law 5900-16
Schedule C
Corporate Services Department
Effective January 1, 2017**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2017 (Including H.S.T. where applicable)	2016 (Including H.S.T. where applicable)	
COUNCIL MATERIALS/ANNUAL SUBSCRIPTION PICK-UP COST				
Council (agenda only)	annually	n/a	\$ 90.00	*
General Committee (agenda only)	annually	n/a	\$ 42.50	*
Public Planning (agenda only)	annually	n/a	\$ 42.50	*
Advisory Committees/Boards (agenda only)	annually per Committee/Board	n/a	\$ 42.50	*
Council (agenda & attachments)	annually	n/a	\$ 360.00	*
General Committee (agenda & attachments)	annually	n/a	\$ 92.00	*
Public Planning (agenda & attachments)	annually	n/a	\$ 85.00	*
Advisory Committees/Boards (agenda & attachments)	annually per Committee/Board	n/a	\$ 85.00	*
Council (minutes)	annually	n/a	\$ 85.00	*
General Committee (minutes)	annually	n/a	\$ 42.50	*
Public Planning (minutes)	annually	n/a	\$ 85.00	*
Advisory Committees/Boards (minutes)	annually per Committee/Board	n/a	\$ 42.50	*
MAIL OUT COST (Annual Subscription)				
To receive by mail annual subscription for any of the above listed materials will require an additional charge to the subscription fee	additional charge to subscription fee	n/a	\$ 280.00	*
AudioCD/DVD/ Tape - Council/General Committee/Public Planning/Advisory Committees/Boards meeting	per CD/DVD/tape	\$ 31.25	\$ 30.50	
CIVIL MARRIAGE SERVICES				
Civil Marriage Solemnization Fee	per service	\$ 480.25	\$ 294.00	*
Civil Marriage Solemnization Fee outside regular business hours	per service	n/a	\$ 407.00	*
Marriage Licences	per licence	\$ 135.00	\$ 150.00	*
Witness Fee (if Town staff are required to be witnesses)	per witness	\$ 60.00	\$ 62.00	*
Rehearsal Fee for offsite Civil Marriage ceremony	per service	\$ 90.00	\$ 90.00	*
Administrative Fee to be charged for change of wedding date within 7 days of scheduled ceremony	per change	\$ 30.00	\$ 62.00	*
Administrative Fee to be charged for cancellation of Civil Marriage ceremony before consultation meeting	each	\$ 60.00	\$ 62.00	*
Administrative Fee to be charged for cancellation of Civil Marriage ceremony after consultation meeting	each	\$ 174.00	\$ 147.00	*

**By-Law 5900-16
Schedule C
Corporate Services Department
Effective January 1, 2017**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2017 (Including H.S.T. where applicable)	2016 (Including H.S.T. where applicable)
ADMINISTER OATHS/TAKE AFFIDAVITS			
This fee is to commission documents for work that is not in connection with business of the Town (i.e. third party)			
Commission Service	per commission	\$ 20.00	n/a *
Commission Service for Aurora Resident and Business Owner	per commission	n/a	\$ 15.70 *
Commission Service for Non-Aurora Resident and Business Owner	per commission	n/a	\$ 21.50 *
VITAL STATISTICS INFORMATION			
Burial Permits (HST Exempt)	per permit	\$ 35.00	\$ 31.50
LOTTERY LICENSING			
Bingo Events (HST Exempt)	regulated by Province of Ontario	3% of prize board	3% of prize board
Raffles (HST Exempt)	regulated by Province of Ontario	3% of prize board	3% of prize board
BREAK OPEN TICKETS (NEVADA) (HST Exempt)	regulated by Province of Ontario	3% of prize board	3% of prize board
Media Bingo (HST Exempt)	regulated by Province of Ontario	3% of prize board	3% of prize board
Letters of Approval (HST Exempt) Town approval of Lottery Schemes Licenced by the Province of Ontario	per application	\$ 35.75	\$ 35.00

**By-Law 5900-16
Schedule C
Corporate Services Department
Effective January 1, 2017**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2017 (Including H.S.T. where applicable)	2016 (Including H.S.T. where applicable)
LIQUOR LICENSE CLEARANCE LETTER	each	\$ 175.00	\$ 150.00 *
NO OBJECTION LETTER	each	\$ 80.00	n/a *
ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT (AODA) TRAINING			
Provision of AODA Training	per person	\$ 51.60	\$ 50.50
By-Law Inspection and Attendance Fees			
Attendance Supervisory Fee	hourly	\$ 51.25	\$ 50.00
Non Compliance Re-Inspection Fee	per visit	\$ 105.00	\$ 100.00
Pool Enclosure Re-Inspection Fee	per visit	\$ 51.25	\$ 50.00
Parking Permit Fees			
Parking permits	per permit	\$10.00 - \$300.00	\$10.00 - \$300.00
Property Information Request			
Review of departmental files and documents related to specific property requests relating to zoning, permits, occupancy and general property status	each	\$ 140.00	\$ 135.00
Note: All Documentation Preparation/Review (General) fees may be waived or reduced at the discretion of the Town Solicitor. In addition, all fees and/or service charges may be increased based on the complexity and nature of the agreement, document, or service as determined by the Town Solicitor to be fair and reasonable.			

**By-Law 5900-16
Schedule D
Parks, Recreation and Cultural Services
Effective January 1, 2017**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2017 (Including H.S.T. where applicable)	2016 (Including H.S.T. where applicable)
1. ADMINISTRATION			
a) Membership Refunds (Except Medical Reasons)	per refund	\$ 37.30	\$ 36.50
b) Membership On Hold (Except Medical Reasons)	per hold	\$ 37.30	\$ 36.50
c) Program Refund (Except Medical Reasons)	per refund	\$ 20.70	\$ 20.25
d) Aurora Seniors Centre Membership Fee (55 yrs+)	per Resident per Non-Resident	\$ 25.55 \$ 35.75	\$ 25.00 \$ 35.00
e) Landscaping Administration Fees	each	8.168% - less than \$100K 7.148% - \$100K to \$250K 6.126% - \$250K to \$500K 5.105% - more than \$500k	8% - less than \$100K 7% - \$100K to \$250K 6% - \$250K to \$500K 5% - more than \$500k
f) Landscape Maintenance Fees	each	25.525% of estimated value of landscape works installed on municipal property (excludes open space plantings)	25% of estimated value of landscape works installed on municipal property (excludes open space plantings)
g) Vendor Permit Fee	per event/ per day	\$52.10 - \$517.00	\$51.00 - \$506.00
h) Park Clean Up Fee - Refundable Deposit	each	\$ 100.00 - \$1,000.00	\$ 105.00 - \$1,050.00
i) Program/Event Promotional Material	each	\$ 0.50 - \$10.72	\$ 0.50 - \$10.50
j) Swim Diapers & Swim Goggles	each	\$10.85 - \$21.15	\$ 10.50 - \$20.50
k) Park Event Set-Up Fee (Mandatory for all groups of 80 or more.) (Includes up to 6 tables + 6 garbage receptacles, access to electrical, water, washrooms, where available.)	per event/ per day	\$ 340.00	\$ 330.00
l) Additional Parks Set-Up Fee (In addition to Park Event Set-Up Fee, for up to 6 additional tables and 6 additional garbage receptacles.)	per event/ per day	\$ 78.25	\$ 76.00
m) Park Permit Maintenance Deposit (Refundable) (For groups of 25 or more, not requiring an event set-up.)	per event/ per day	\$100.00 - \$500.00	\$100.00 - \$500.00
n) Park/Picnic Shelter Clean-up Fee (Mandatory for all groups of 79 or less.)	per event/ per day	\$ 100.00	n/a
2. REGISTERED SEASONAL PROGRAMS			
a) Pre-School Activities	per class	\$ 4.35 - \$21.70	\$ 4.25 - \$21.25
b) Children's Activities	per class	\$ 5.40 - \$31.15	\$ 5.25 - \$30.50
c) Youth Activities	per class	\$ 3.35 - \$31.15	\$ 3.25 - \$30.50
d) Adult Activities	per class	\$ 7.40 - 56.95	\$ 7.25 - 55.75
e) Senior's Activities	per class	\$ 2.80 - \$26.05	\$ 2.75 - \$25.50
f) Family Activities	per class	\$ 4.35 - \$10.75	\$ 4.25 - \$10.50
g) Fitness Programs	per class	\$ 1.80 - \$31.15	\$ 1.75 - \$30.50
3. REGISTERED AQUATICS PROGRAMS			
a) Lessons - Learn to Swim	per class	\$ 6.90 - \$24.00	\$ 6.75 - \$23.50
b) Leadership Programs	per program	\$ 31.15 - \$485.00	\$ 30.50 - \$475.00
c) Aquatics Specialty Programs	per class	\$ 6.90 - \$24.00	\$ 6.75 - \$23.50

**By-Law 5900-16
Schedule D
Parks, Recreation and Cultural Services
Effective January 1, 2017**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2017 (Including H.S.T. where applicable)	2016 (Including H.S.T. where applicable)
4. REGISTERED CAMP PROGRAMS			
a) Day Camps	per day	\$ 10.75 - \$51.05	\$ 10.50 - \$50.00
b) Specialty Camps	per day	\$ 12.50 - \$91.90	\$ 12.25 - \$90.00
c) Extended Care	per person	\$ 26.05 - \$109.25	\$ 25.50 - \$107.00
d) Seniors Bus Trips	per person	\$ 5.40 - \$206.50	\$ 5.25 - \$202.25
5. DROP-IN ACTIVITIES			
Youth Drop-in	per visit	Free - \$3.00	Free - \$3.00
Other	per visit	Free - \$3.05	Free - \$3.00
6. P.A. DAY PROGRAMS			
	per person	\$ 16.35 - \$43.40	\$ 16.00 - \$42.50
7. WORKSHOP/ CLINICS/ TOURNAMENTS			
a) Individual	per person	\$ 2.30 - \$16.35	\$ 2.25 - \$16.00
b) Team	per team	\$ 20.95 - \$27.05	\$ 20.50 - \$26.50
8. POOL PARTY PACKAGES			
	each	\$168.50 - \$311.40	\$165.00 - \$305.00
9. SPECIAL EVENTS			
a) Individual	per person	\$ 2.80 - \$20.95	\$ 2.75 - \$20.50
b) Family	per family	\$ 17.10 - \$26.05	\$ 16.75 - \$25.50
	Resident Commercial	\$ 77.60	\$ 76.00
c) Float Registration Fees	Non-Resident Commercial	\$ 155.15	\$ 152.00
d) Ribfest Vendors	each	\$ 413.51 - \$3,614.34	\$ 405.00 - \$3,540.00
e) Art Show Entry Fees	each	\$ 10.75 - \$41.35	\$ 10.50 - \$40.50
f) Food Vendors - Non Profit Groups	per day	\$ 51.82	\$ 50.75
g) Food Vendors	per day	\$ 51.82 - \$516.67	\$ 50.75 - \$506.00
10. MEMBERSHIPS (Note: All memberships apply to Aurora residents only. Non-Residents are subject to a 25% surcharge.)			
	Adult	3 mo. 6mo. 1 yr. \$155.19/\$259.33/\$427.80	3 mo. 6mo. 1 yr. \$152.00/\$254.00/\$419.00
	Additional Family/ Youth/Student/ Senior	3 mo. 6mo. 1 yr. \$124.05/\$207.26/\$342.04	3 mo. 6mo. 1 yr. \$121.50/\$203.00/\$335.00
	1 Month Trial	\$ 39.30	\$ 38.50
	1 Month Renewal	\$ 65.35	\$ 64.00
a) COMBO MEMBERSHIP (Equipment and Group Fitness) ADD ON: Pool Aquafit Squash	Winter Student Special - Home for the Holidays - 1 mth max	\$ 41.35	\$ 40.50
	Spring Break Student Special - 2wk max	\$20.68/week	\$20.25/week
	Summer Student Special May 31 - Aug 31 (4mth)	\$ 124.05	\$ 121.50
	Summer Student Special July 1 - Aug 31 (2mth)	\$ 62.05	\$ 60.75
	Adult	3 mo. 6mo. 1 yr. \$138.86/\$230.75/\$379.81	3 mo. 6mo. 1 yr. \$136.00/\$226.00/\$372.00
b) GROUP FITNESS MEMBERSHIP ADD ON: Pool Aquafit Squash	Youth/Student/ Senior	3 mo. 6mo. 1 yr. \$110.27/\$183.78/\$304.26	3 mo. 6mo. 1 yr. \$108.00/\$180.00/\$298.00
	1 Month Renewal	\$ 58.20	\$ 57.00

**By-Law 5900-16
Schedule D
Parks, Recreation and Cultural Services
Effective January 1, 2017**

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c) POOL MEMBERSHIP Lane & Leisure Only	Adult	3 mo. 6mo. 1 yr. \$80.66/\$121.50/\$197.05	3 mo. 6mo. 1 yr. \$79.00/\$119.00/\$193.00
	Youth/ Student/ Senior	3 mo. 6mo. 1 yr. \$64.32/\$97.00/\$158.26	3 mo. 6mo. 1 yr. \$63.00/\$95.00/\$155.00
	Child	3 mo. 6mo. 1 yr. \$40.84/\$61.26/\$99.04	3 mo. 6mo. 1 yr. \$40.00/\$60.00/\$97.00
d) AQUAFIT MEMBERSHIP ADD ON: Pool	Adult	3 mo. 6mo. 1 yr. \$138.86/\$230.75/\$379.81	3 mo. 6mo. 1 yr. \$136.00/\$226.00/\$372.00
	Youth/Student/Senior	3 mo. 6mo. 1 yr. \$110.27/\$183.78/\$304.26	3 mo. 6mo. 1 yr. \$108.00/\$180.00/\$298.00
	1 Month	\$ 58.20	\$ 57.00
e) TRACK MEMBERSHIP	Youth/Student/Senior	No Charge	No Charge
	Adult	No Charge	No Charge
	ASA Member	No Charge	No Charge
f) SQUASH MEMBERSHIP	Adult	3 mo. 6mo. 1 yr. \$156.21/\$260.36/\$433.93	3 mo. 6mo. 1 yr. \$153.00/\$255.00/\$425.00
	Youth/Student/Senior	3 mo. 6mo. 1 yr. \$125.59/\$208.28/\$347.14	3 mo. 6mo. 1 yr. \$123.00/\$204.00/\$340.00
	1 Month	\$ 54.10	\$ 53.00
g) ADD-ON OPTIONS	Pool Package	3 mo. 6mo. 1 yr. \$22.46/\$32.67/\$56.16	3 mo. 6mo. 1 yr. \$22.00/\$32.00/\$55.00
	Aquafit Package	3 mo. 6mo. 1 yr. \$22.46/\$32.67/\$56.16	3 mo. 6mo. 1 yr. \$22.00/\$32.00/\$55.00
	Squash	3 mo. 6mo. 1 yr. \$72.49/\$111.30/\$184.80	3 mo. 6mo. 1 yr. \$71.00/\$109.00/\$181.00
h) CORPORATE MEMBERSHIPS Per Company	Group of 3 - 4	15% Discount	15% Discount
	Group of 5 - 10	20% Discount	20% Discount
	Group of 11+	25% Discount	25% Discount
i) Youth After-School Membership Fee (14-25 yrs)	each	3 mo. 6mo. 1 yr. \$67.39/\$114.35/\$181.74	3 mo. 6mo. 1 yr. \$66.00/\$112.00/\$178.00
j) Youth Summer Gymnasium Membership	Youth - each	2 month (July & August) \$40.85	2 month (July & August) \$40.00

**By-Law 5900-16
Schedule D
Parks, Recreation and Cultural Services
Effective January 1, 2017**

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11. DAILY USER FEES			
a) Fitness Centre - Casual User Fee (access to group fitness classes, including cyclefit and aquafit)	Youth/Adult	\$7.40/class or \$58.20/10 visits	\$7.25/class or \$57.00/10 visits
	Senior	\$5.75/class or \$45.75/10 visits	\$5.60/class or \$44.80/10 visits
b) Track - Casual User Fee (12 to 14 yrs)	each	No Charge	No Charge
c) Leisure Pool - Casual User Fee	each	\$3.35/use or \$25.00/10 visits	\$3.25/use or \$24.50/10 visits
d) Squash - Daily User Fee (40 min Court Fee)	Prime	\$8.95/use or \$70.45/10 visits	\$8.75/use or \$69.00/10 visits
e) Squash - Daily User Fee (40 min Court Fee)	Non Prime	\$5.10/use or \$40.85/10 visits	\$5.00/use or \$40.00/10 visits
f) Squash - Daily User Fee (40 min Court Fee)	Senior	20% off listed fee	20% off listed fee
g) Recreation Complex Day Pass	each	\$12.50/visit	\$12.25/visit
12. SQUASH			
	Private	\$ 31.15	\$ 30.50
a) Lessons (40 min)	Semi Private (per person)	\$ 23.25	\$22.75/ person
	3 or more (per person)	\$ 18.65	\$18.25/ person
b) Clinics	per 1.5 hour clinic	\$ 12.00	\$ 11.75
c) House League (40 min)	Members	free	free
d) Junior Squash Program	per week	\$ 12.00	\$ 11.75
e) Equipment Rentals	Racquets (plus \$20.00 deposit)	\$ 4.35	\$4.25 (\$20.00 deposit)
	Eye Guards (plus \$20.00 deposit)	\$ 3.35	\$3.25 (\$20.00 deposit)
f) Equipment Sales	Squash Balls	\$ 3.35	\$ 3.25
	Eye Guards	\$ 17.60	\$ 17.25
13. SEASONAL PACKAGES			
a) Summer Splash Pass	per family	\$ 105.16	\$ 103.00
b) Summer Squash Special	each	\$ 109.25	\$ 107.00

**By-Law 5900-16
Schedule D
Parks, Recreation and Cultural Services
Effective January 1, 2017**

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14. PERSONAL TRAINING PACKAGES Note: All fees are for members. Non-members are subject to a 20% surcharge.			
a) Land Based Training - Single Session rate	Private	\$ 59.98	\$ 58.75
	Semi-Private (per person)	\$ 45.43	\$44.50/person
b) Land Based Training - 3 Session Rate (Get Started) One Time Offer	Private	\$ 140.39	\$ 137.50
	Semi-Private (per person)	\$ 105.42	\$103.25/person
c) Land Based Training - 5 Sessions	Private	\$ 245.04	\$ 240.00
	Semi-Private (per person)	\$ 183.78	\$180.00/person
d) Land Based Training - 10 Sessions	Private	\$ 464.56	\$ 455.00
	Semi-Private (per person)	\$ 348.93	\$341.75/person
e) Land Based Training - 20 Sessions	Private	\$ 911.75	\$ 893.00
	Semi-Private (per person)	\$ 645.27	\$632.00/person
f) Aquatic Personal Training - Single Session	Private	\$ 62.28	\$ 61.00
	Semi-Private (per person)	\$ 46.46	\$45.50/person
g) Aquatic Personal Training - 3 Session Rate (Getting Started) One Time Offer	Private	\$ 144.98	\$ 142.00
	Semi-Private (per person)	\$ 108.48	\$106.25/person
h) Aquatic Personal Training - 5 Sessions	Private	\$ 258.31	\$ 253.00
	Semi-Private (per person)	\$ 193.99	\$190.00/person
i) Aquatic Personal Training - 10 Sessions	Private	\$ 490.08	\$ 480.00
	Semi-Private (per person)	\$ 367.56	\$360.00/person
j) Aquatic Personal Training - 20 Sessions	Private	\$ 929.11	\$ 910.00
	Semi-Private (per person)	\$ 696.83	\$682.50/person

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15. COMPLEX RENTAL RATES			
a) AFLC Pool - Private Rental	per lane/per hour (plus lifeguard costs)	\$ 11.50	\$11.25/hour (plus lifeguard costs)
	per pool/per hour (plus lifeguard costs)	\$ 72.50	\$71.00/hour (plus lifeguard costs)
b) SARC 8 Lane Pool - Private Rental	per lane/per hour (plus lifeguard costs)	\$ 11.50	\$11.25/hour (plus lifeguard costs)
	per pool/per hour (plus lifeguard costs)	\$ 90.90	\$89.00/hour (plus lifeguard costs)
c) SARC Teaching Pool - Private Rental	per hour (plus lifeguard costs)	\$ 22.75	\$22.25 (plus lifeguard costs)
d) SARC Leisure Pool/Slide - Private Rental	per hour (plus lifeguard costs)	\$ 37.30	\$36.50 (plus lifeguard costs)
e) SARC Teaching Pool - Therapy Rentals	per person	\$7.40/visit \$58.20/10 visits	\$7.25/visit \$57.00/10 visits
	Therapist	\$7.40/visit	\$7.25/visit
f) Pool - School Instructional Lessons (30 mins)	per person	\$21.44/class (1 or 2)	\$21.00/class (1 or 2)
		\$11.23/class (3 or 4)	\$11.00/class (3 or 4)
		\$9.20/class (5 to 10)	\$9.00/class (5 to 10)
		\$7.15/class (11 or more)	\$7.00/class (11 or more)
g) Squash Courts	per court per hour	\$ 12.50	\$ 12.25
h) Additional Instructor Fee	per hour	\$ 20.70	\$ 20.25
16. PUBLIC SKATING PROGRAMS			
a) Adult Shinny Hockey	per person	\$5.90 or \$46.45/10 visits	\$5.75 or \$45.50/10 visits
b) Public Skating (all)	per person	\$2.80 or \$20.70/10 visits	\$2.75 or \$20.25/10 visits
c) Family Skate Pass	each	\$ 114.35 - \$198.07	\$ 112.00 - \$194.00
17. ICE RENTALS			
a) ACC/AFLC/SARC - Ice Rental Prime - Adult	per hour	\$ 199.35	\$ 195.25
b) ACC/AFLC/SARC - Ice Rental Prime - Minor Hockey/Skating Club	per hour	\$ 186.84	\$ 183.00
c) ACC/AFLC/SARC - Ice Rental Non-Prime (Adult and Youth) - Weekday (8:00am to 4:00pm) And all Junior A Hockey at any time.	per hour	\$ 122.01	\$ 119.50
d) ACC/AFLC/SARC - Ice Rental Non-Prime - 6:00am to 8:00am Weekday - 8:00am to 4:00pm Summer Ice - Weekend Summer Ice (July 1 - Aug. 31)	per hour	\$ 129.16	\$ 126.50

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Effective January 1, 2017**

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18. FACILITY RENTALS			
a) COMMUNITY CENTRE - Auditorium	per hour	\$ 58.00	\$ 56.00
b) COMMUNITY CENTRE - Auditorium	per day (8 hours)	\$ 345.00	\$ 335.00
c) COMMUNITY CENTRE - ACC#1 Meeting Room	per hour	\$ 31.00	\$ 30.00
d) COMMUNITY CENTRE - ACC#2 Meeting Room	per hour	\$ 24.00	\$ 23.00
e) COMMUNITY CENTRE - Arena Floor Rental - Youth	per hour	\$ 43.00	\$ 42.00
f) COMMUNITY CENTRE - Arena Floor Rental - Adult	per hour	\$ 57.00	\$ 54.00
g) COMMUNITY CENTRE - Arena Floor Event - Private or Non-Aurora	per day - multi day event (open - close)	\$1,105.00/surface	\$1,072.00/surface
h) COMMUNITY CENTRE - Arena Floor Event - Non-Profit in Aurora	per day - multi day event (open - close)	\$782.00/surface	\$759.00/surface
i) LEISURE COMPLEX	Meeting Room	\$31.00/hour	\$30.00/hour
	Program Room C (2nd Floor)	\$36.00/hour	\$35.00/hour
	Program Room A (Main Floor - small)	\$31.00/hour	\$30.00/hour
	Program Room B (Main Floor - large)	\$36.00/hour	\$35.00/hour
	Teaching Kitchen	\$27.00/hour (plus \$50.00 clean-up deposit)	\$26.00/hour
j) GYMNASIUM - Prime - Adult	Full Gym - per hour	\$ 105.00	\$ 102.00
k) GYMNASIUM - Prime - Youth	Full Gym - per hour	\$ 78.00	\$ 76.00
l) GYMNASIUM - Non-Prime - 8:00am to 4:00pm Weekdays	Full Gym - per hour	\$ 58.00	\$ 56.00
m) 56 VICTORIA STREET	Main Floor Meeting Room	\$31.00/hour	\$30.00/hour
	Main Floor North	\$31.00/hour	\$30.00/hour
	Main Floor North & South	\$47.50/hour	\$46.00/hour
	Upper Level North	\$31.00/hour	\$30.00/hour
	Upper Level South	\$31.00/hour	\$30.00/hour
	Upper Level North & South	\$47.50/hour	\$46.00/hour

**By-Law 5900-16
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n)	SENIORS CENTRE	Activity Room A	\$31.00/hour	\$30.00/hour
		Activity Room B	\$31.00/hour	\$30.00/hour
		Activity Room A & B	\$36.00/hour	\$35.00/hour
		Activity Room A & B & Kitchen	\$57.00/hour	\$55.00/hour
		Activity Room C	\$31.00/hour	\$30.00/hour
		Activity Room & Kitchen	\$51.50/hour	\$50.00/hour
		Craft Room	\$36.00/hour	\$35.00/hour
		Multi-Purpose Room/Kitchen - Hourly	\$116.00/hour	\$112.00/hour
		Multi-Purpose Room/Kitchen - Daily (8 hours)	\$688.00/day	\$668.00/day
		o)	STRONACH AURORA RECREATION COMPLEX	Meeting Room
p)	VICTORIA HALL	per hour	\$ 36.00	\$ 35.00
		Daily (8 hours)	\$ 213.00	\$ 207.00
q)	52 VICTORIA STREET	Monthly	\$1,682.00/month	\$1,633.00/month
r)	TENNIS COURTS	per hour	\$ 8.00	\$ 7.75
s)	BAND SHELL	Park Event/Large Company/School Picnic	\$ 340.00	\$ 329.00
		Hourly (no set-up or utility access required)	\$ 29.00	\$ 28.00
t)	TOWN HALL - Coffee Service	Per 25 people or less	\$29.00/ 25 people	\$28.00/ 25 people
u)	TOWN HALL - Aurora Based Non-Profit Groups (as defined by Town Policy)	Leksand Room	No Charge	No Charge
		Holland Room	No Charge	No Charge

**By-Law 5900-16
Schedule D
Parks, Recreation and Cultural Services
Effective January 1, 2017**

Description of Service for Fee or Service Charge		Unit of Measure (i.e. per hour, page, document, etc.)	2017 (Including H.S.T. where applicable)	2016 (Including H.S.T. where applicable)
v)	TOWN HALL - Aurora Based Groups	Leksand Room	\$31.00/hour	\$30.00/hour
		Holland Room	\$37.00/hour	\$36.00/hour
w)	TOWN HALL - Non-Aurora Based Groups	Leksand Room	\$37.00/hour	\$36.00/hour
		Holland Room	\$42.50/hour	\$41.00/hour
x)	TOWN HALL - COUNCIL CHAMBERS	Aurora Based Groups	\$58.00/hour	\$56.00/hour
		Non-Aurora Based Groups	\$120.50/hour	\$117.00/hour
		Professional/Commercial Groups	\$236.00/hour	\$229.00/hour
y)	TOWN HALL - SKYLIGHT GALLERY	per hour	\$ 58.00	\$ 56.00
z)	PUBLIC LIBRARY	Magna Room - Hourly	\$ 36.00	\$ 35.00
		Magna Room - Daily (8 hours)	\$ 213.00	\$ 207.00
		Lebovic Room - Hourly	\$ 31.00	\$ 30.00
		Lebovic Room - Daily (8 hours)	\$ 181.50	\$ 176.00
aa)	McMAHON PARK	Aurora Lawn Bowling Club	\$1,041.33/year	\$1,011.00/year
		Aurora Community Tennis Club	\$1,692.29/year	\$1,643.00/year
ab)	AURORA ARMOURY	Full Facility - Monthly (rooms & event space)	\$ 1,562.00	\$ 1,517.00
		Event/ Activity Space - Monthly	\$ 1,041.00	\$ 1,011.00
		Event/ Activity Space - Daily (8hrs)	\$ 391.00	\$ 380.00
		Event/ Activity Space - Hourly	\$ 52.50	\$ 51.00
		Office/ Meeting/ Storage Spaces - Monthly	\$156.50 - \$365.00	\$152.00 - \$354.00
		Office/ Meeting/ Storage Spaces - Hourly	\$16.50 - \$42.25	\$16.00 - \$41.00

**By-Law 5900-16
Schedule D
Parks, Recreation and Cultural Services
Effective January 1, 2017**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2017 (Including H.S.T. where applicable)	2016 (Including H.S.T. where applicable)
19. PLAYING FIELD USER FEES			
a) Ball Diamonds - Adult	per hour	\$ 16.14	\$ 15.67
b) Ball Diamonds - Youth	per hour	\$ 10.16	\$ 9.86
c) Rectangular Fields - Youth	per hour	\$ 8.83	\$ 8.57
d) Rectangular Fields - Adult	per hour	\$ 10.59	\$ 10.28
e) Youth Rugby	per hour	n/a	\$ 8.57
f) Adult Rugby	per hour	n/a	\$ 10.28
g) Tournaments - Youth	each	\$223.89/ tournament plus \$8.83/field per hour	\$217.37/ tournament plus \$8.57/pitch per hour
h) Tournaments - Adult	each	\$223.89/ tournament plus \$10.59/field per hour	\$217.37/ tournament plus \$10.28/pitch per hour
ARTIFICIAL TURF FIELD			
i) Aurora based non-profit May 15 - September 30 (regular season)	Youth - per hour	\$ 8.83	\$8.57/hour
	Adult - per hour	\$ 10.59	\$10.28/hour
ARTIFICIAL TURF FIELD			
j) - Aurora based non-profit Youth/Adult - Oct 1 - May 14	per hour	\$ 22.92	\$ 22.25
ARTIFICIAL TURF FIELD			
k) - All schools and Aurora based private people - May 15 - September 30 (regular season)	per hour	\$ 28.12	\$ 27.30
ARTIFICIAL TURF FIELD			
l) - All schools and Aurora based private people - October 1 - May 14	per hour	\$ 62.48	\$ 60.66
ARTIFICIAL TURF FIELD			
m) - All non-Aurora based groups Youth/Adult - Any time of year	per hour	\$ 197.85	\$ 192.09
20. CULTURAL SERVICES			
a) Visiting Researcher	per 2 hours	\$ 24.86	n/a
b) Corresponding Researcher	per hour	\$ 45.20	n/a
c) Photocopies / scans of text	per page	\$ 0.50	n/a
d) High Resolution Image (existing)	per image	\$ 28.25	n/a
e) High Resolution Scan	per image	\$ 56.50	n/a
21. Tree Permit Fees (as presented and approved in PRS16-022)			
a) Tree Permit Fees	up to 3 trees that are less than 20 cm	\$ 200.00	n/a
	4 trees that are less than 20 cm	\$ 300.00	n/a
	5 trees that are less than 20 cm	\$ 400.00	n/a
	6 trees that are less than 20 cm	\$ 500.00	n/a
	7 trees that are less than 20 cm	\$ 600.00	n/a
	8 or more trees that are less than 20 cm (cost per tree)	\$ 100.00	n/a
	A tree that is greater than 20cm, but less than 70 cm	\$ 500.00	n/a

**By-Law 5900-16
Schedule E
Infrastructure and Environmental Services
Effective January 1, 2017**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2017 (Including H.S.T. where applicable)	2016 (Including H.S.T. where applicable)
Subdivision and Site Plan Engineering Fees	percentage of servicing costs	6.0%	6.0%
Benchmarks	per benchmark	\$74.75	\$73.00
Plot WIMS/SIMS Maps, Engineering Drawings - drawings printed in-house	per sheet of map	\$3.75	\$3.65
Plot WIMS/SIMS Maps, Engineering Drawings - drawings sent out for reproducing	per sheet of map	\$19.00 or \$3.75 per sheet, whichever is greater	\$18.60 or \$3.65 per sheet, whichever is greater
Request for digital drawings	per drawing	\$3.75 (fee applies only for large requests: over 10 drawings)	\$3.65 (fee applies only for large requests: over 10 drawings)
Topsoil Preservation Permit	flat fee + price per ha of site area	\$638.50 Flat Fee + \$36.15/ha	\$625.00 Flat Fee + \$35.40/ha
Request for Information	per request	\$63.00	\$61.75
REQUEST FOR TRAFFIC DATA			
7-Day Traffic Counts	per location	\$62.50	\$61.00
8-Hour Turning Movement Count	per intersection	\$160.50	\$157.00
Traffic Signal Timings	per intersection	\$77.75	\$76.00
Lot Grading review and inspection	per lot	\$275.75	\$270.00
Grading review and inspection for pool construction (securities of \$1,000 will be collected at the time of permit fee payment)	per lot	\$375.75	\$270.00
Work Performed for Residents, Contractors and Developers		Actual Labour, Material & Equipment plus 35% overhead and full cost of contracted services plus 15% administrative fee, subject to HST	Actual Labour, Material & Equipment plus 35% overhead and full cost of contracted services plus 15% administrative fee, subject to HST
Hydrant Deposit	Each	\$2,085.00	\$2,042.00
Fire Flow Test	Each	\$255.25	\$250.00
Sewer Camera Rate	lump sum	actual cost plus 15% administrative fee	actual cost plus 15% administrative fee
Water Sampling - New Subdivisions	each	\$107.25 + lab costs	\$105.00 + lab costs
Water Meters and Water Meter Accessories	each	Actual cost plus 35% overhead, subject to HST (overhead limited to a maximum of \$500 per meter or accessory)	Actual cost plus 35% overhead, subject to HST
Water Meter Wire Charge	per box	\$105.25, subject to HST	\$103.00, subject to HST
Road Excavation Fees			
Road Excavation Permit Deposit	each	\$550.00	\$500.00
Road Excavation Control Permit	whichever is greater	\$132.75 or 10%	\$130.00 or 10%
Road Closure Fees (previously part of By-law 4750-05)			
Road Closure Deposit	each	\$0.00 - \$10,000	\$0.00 - \$10,000
Road Closure Administrative Fee	each	\$0.00 - \$6,000.00	\$0.00 - \$6,000.00
Road Closure Set-up & Take Down Fee	each	\$0.00 - \$2,000.00	\$0.00 - \$2,000.00
Film Road Inspection	each	\$510.50	\$500.00

**By-Law 5900-16
Schedule E
Infrastructure and Environmental Services
Effective January 1, 2017**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2017 (Including H.S.T. where applicable)	2016 (Including H.S.T. where applicable)
Flat Rate Service Connections Fees			
25mm Water Service	each	\$6,483.00	\$6,174.20
40mm Water Service	each	\$8,204.50	\$7,813.79
50mm Water Service	each	\$8,712.00	\$8,296.75
125mm Sanitary Service	each	\$9,304.00	\$8,860.86
150mm Storm Service	each	\$9,304.00	\$8,860.86
125mm Sanitary Service & 150mm Storm Service in same trench	each	\$10,971.00	\$10,548.64
Clean-out/Inspection Chamber	each	\$2,679.25	\$2,349.27
Water Connection Fee	each	\$821.00	\$804.00
Sewer Connection Fee	each	\$821.00	\$804.00
Existing Services Disconnection (in conjunction with new service installation)	each	\$251.75	\$209.76
Existing Services Disconnection (not in conjunction with new service installation)	each	\$1,517.00	\$1,342.44
Inspection Fee for Services Installed by Owner	each	\$253.25	\$248.00
Water Turn On/Off Service Charges (previously included in By-law 5716-15)			
48 hours or more of notice during business hours (8:00am - 4:00pm)	each	\$0.00	\$0.00
Less than 48 hours notice during business hours (8:00am - 4:00pm)	each	\$81.75	\$80.00
Outside business hours	each	\$163.50	\$160.00
Waste Collection Fees			
Blue Boxes	each	\$16.00	\$15.00
Blue Totes	each	\$143.00 + delivery charge of \$31.00 for the 95 gal totes (which includes picking up old damaged totes)	\$140.00 + delivery charge of \$30.00 for the 95 gal totes (which includes picking up old damaged totes)
Green Bins	each	\$26.00	\$25.00
Kitchen Catcher	each	\$7.50	\$7.00
Backyard Composters	each	\$36.00	\$35.00
Replacement Blue Tote wheel set	each	\$40.00	n/a

**By-Law 5900-16
Schedule F
Financial Services
Effective January 1, 2017**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2017 (Including H.S.T. where applicable)	2016 (Including H.S.T. where applicable)
Tax Bill Reprint - per tax year	per document	\$ 16.50	\$ 16.00
Returned Cheques	per cheque	\$ 43.00	\$ 42.00
Payment recalled by Bank	per item	\$ 15.50	\$ 15.00
Tax Certificate	per property	\$ 79.75	\$ 78.00
Water/Wastewater Certificate	per property	\$ 79.75	\$ 78.00
Water Bill Reprint - per billing period	per document	\$ 16.50	\$ 16.00
Official Tax Receipt Letter for Government Agencies	per document	\$ 30.75	\$ 30.00
Duplicate Receipt	per receipt	\$ 13.50	\$ 13.00
Detailed Analysis of Tax Account-per tax year	per property	\$ 32.75	\$ 32.00
Tax Roll Ownership Change	per property	\$ 32.75	\$ 32.00
Water Account Ownership Change/ New Account Set-up	per property	\$ 51.25	\$ 50.00
Letter of Reference for Utilities	each	\$ 26.75	\$ 26.00
Addition of unpaid charges to tax bill	per addition	\$ 15.50	\$ 15.00



**Town of Aurora
General Committee Report No. IES16-075**

Subject: Metrolinx Temporary Parking Accommodations- Responses

Prepared by: Ilmar Simanovskis

Department: Infrastructure and Environmental Services

Date: October 4, 2016

Recommendation

- 1. That Report No. IES16-075 be received for information.**

Executive Summary

This report provides follow-up information from Metrolinx based on discussions that occurred at the Special Council Meeting of August 30, 2016.

- Various questions raised at the Special Council meeting have been discussed with Metrolinx staff and the following responses provided.

Background

Metrolinx is preparing to start construction of two (2) pedestrian underpasses within the existing station lands to accommodate better pedestrian access through the station for when the two (2) additional tracks are completed.

At the Special Council Meeting of August 30, 2016, a number of comments and questions were raised regarding Metrolinx activity and the parking accommodation that has been made between Metrolinx and the Our Lady of Grace Roman Catholic Church.

This report provides a response to these comments.

Analysis

Metrolinx responses are provided to clarify comments raised at the special council meeting

October 4, 2016

Page 2 of 5

Report No. IES16-075

This report is structured to provide a response on the various questions and comments raised at the August 30, 2016 meeting. Staff have structured the questions to gain as much clarity as possible on the decisions and direction being taken by Metrolinx.

Traffic Control for the Our Lady of Grace Parking Lot and Impact to Yonge Street and Wellington Street Plans

Metrolinx was informed of the need for increased traffic signage related to minimizing traffic infiltration into the North East Quadrant along Mark Street, Maple Street and Catherine Street.

They were also made aware of the proposed left turn restrictions planned for the morning and afternoon peaks at Yonge Street and Wellington Street, and how this may impact traffic movements.

Metrolinx has been working with staff on the current traffic management plan and have committed to provide any additional traffic management signage as needed based on further staff review.

There was also discussion on the impact of left turn lane restrictions at Yonge and Wellington Streets. This was not expected to be problematic for the temporary parking accommodations as commuters accessing the lot would most likely be either traveling straight through the intersection when moving northbound, or making a right turn from Wellington Street when traveling from the east. It is expected that more users would be accessing the site from the north direction approaching along Yonge Street.

Request to limit use of Church parking lot to 6 months denied

Metrolinx was requested to provide a response on limiting access to the church parking lot to only six (6) months provided the Town can create additional capacity elsewhere in the Town.

The response is that there is intent to use the parking facility for the duration needed to complete the pedestrian underpasses. There is a commitment that the initial work for the underpasses will be completed quickly and that the temporary parking needs will be limited to the shortest time frame possible based on the completion of these tunnels.

Lighting is not being installed in the church parking lot

Metrolinx has confirmed that lighting levels will not be changed in the existing parking lot.

October 4, 2016

Page 3 of 5

Report No. IES16-075

Metrolinx is exploring commuter shuttling and micro bussing as options

Further discussions are required within Metrolinx to determine if shuttling is a viable and workable option for Aurora. They are looking at this option for other sites as well. They also confirm that they have been communicating with VIVA and York Region Transit on both long term transit access and routing needs within the station site as well as coordination and access needs throughout the various stages of construction.

Request to suspend paid parking to allow for full parking garage utilization

Metrolinx response is that the paid premium parking program is a highly desired services that is well utilized and that it would be doubtful if that program would be suspended considering its success.

It was noted that these spaces are often purchased by users who may not be on a usual 9:00 a.m. to 5:00 p.m. schedule and seek to have parking access when the parking is typically at capacity.

Parking garage space counter intended as an indication of available parking

Metrolinx reported that the space counter technology is purposely set up to indicate full status when the parking use reaches approximately 97 percent. This is to compensate for the dynamic nature of the commuters coming and going and to account for errors and overnight parking accommodation. Even though the technology is state of the art, there still remains some margin of error and the impact of human behaviours. The purpose of the system is to assist commuters in targeting a particular floor. It is also found that commuters will circle the area until parking is found. Also, the parking is often over capacity with people parking in undesignated areas.

Advisory Committee Review

These responses were reviewed by the Metrolinx Technical Working Group at its September 11, 2016 meeting.

Financial Implications

There are no financial implications resulting from this report.

October 4, 2016

Page 4 of 5

Report No. IES16-075

Communications Considerations

Communications staff have been working closely with Metrolinx to further facilitate and guide communication needs on the temporary parking plan. This has included information distribution through a number of media channels as well as on site Metrolinx attendants providing information and answering commuter questions.

The communication responsibility is with Metrolinx with Town staff observing and assisting where warranted.

Link to Strategic Plan

The introduction of an improved commuter system will improve economic activity and development growth as Aurora becomes a much easier place to access from all areas across the GTA.

Alternative(s) to the Recommendation

There are no alternatives being proposed by staff regarding this report.

Conclusions

At its Special Council Meeting of August 30, 2016 Council responded to a number of community concerns and raised several questions regarding the circumstances surrounding the lease of the Our Lady of Grace Catholic Church parking lot and the impact this action could have on the local community.

This report contains responses to those inquiries.

Attachments

None

Previous Reports

CAO10-007- Metrolinx Parking Coordination Plan, August 30, 2016.

October 4, 2016

Page 5 of 5

Report No. IES16-075

Pre-submission Review

Agenda Management Meeting review on September 15, 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. IES16-076

Subject: Greater Toronto and Hamilton Area Regional Transportation Plan Review

Prepared by: Ilmar Simanovskis

Department: Infrastructure and Environmental Services

Date: October 4, 2016

Recommendation

- 1. That Report No. IES16-076 be received for information.**

Executive Summary

This report provides a summary of stakeholder feedback to the Provincial update to the Regional Transportation Plan through the Discussion Paper that was published in August 2016.

- Province is in the process of updating the Regional Transportation Plan and is seeking stakeholder and public feedback on recently posted discussion paper
- Staff have been engaged in process and are partnering with local municipalities and York Region to submit coordinated response through Regional Council
- Town of Aurora comments are intended to reflect issues and concerns that have been raised in the community relating to Metrolinx activity and community impacts
- Completion of the plan and public consultation will occur in 2017

Background

Provincial Regional Transportation Plan update process is in early stages

The Province of Ontario has prepared a discussion paper on the progress of The Big Move, and what future direction is needed to plan for regional transportation within the Greater Toronto and Hamilton area. This paper is an early step in the development of the next Regional Transportation Plan (RTP). The phases of the plan are as follows:

October 4, 2016

Page 2 of 6

Report No. IES16-076

Phase 1: Review consists of background analysis and research partnerships with the following steps and is planned for 2015-2016:

- Update of Vision, Goals and Objectives
- RTP screening process
- Discussion Paper (Current Step)

Phase 2: Update consists of integrating new and existing plans and studies that have been vetted by the RTP screening process with the following steps and is planned for 2016:

- Transportation Network Development
- Update RTP Strategies

Phase 3: The Plan Consultation and Adoptions which consists of a consultation process on the draft RTP with the following steps and is planned for 2017:

- Final Updated RTP
- RTP Implementation Plan (2018-2019)

Staff are engaged with Regional and municipal partners in creating a coordinated position on local needs

Although focused on a regional solution, the RTP will continue to have an impact on many aspects of our local communities. Staff have engaged in many consultation meetings with both Metrolinx and our local municipal partners to maintain awareness of the regional challenges and solutions and provide appropriate feedback in shaping how these regional solutions best integrate with the unique characteristic of each local community.

This engagement will continue throughout the process and will be primarily lead by York Region and supported through Regional Council. Where local influence can be exercised, Council endorsement on priority concerns will be sought and communicated to the appropriate partners as directed by Council.

Analysis

The purpose of the discussion paper is to engage in a conversation with Regional partners

October 4, 2016

Page 3 of 6

Report No. IES16-076

As phase 1 is nearing completion, Metrolinx is providing an opportunity for all partners to provide perspective on implementing the region's transportation system and to reflect on how well it is working today and how its performance may change in the future. This paper provides a view of transportation planning in a regional context that is intended to open conversation on the links between land use and transportation. The main topics of discussion are:

- Managing Congestion
- Supporting Active Transportation
- Creating Safer, More Complete Streets
- Moving Freight

Public comment on the discussion paper is open until October 31, 2016. Aurora concerns that have been identified through the consultation process have been incorporated into a Regional consolidated response that will be provided a Regional Council prior to the deadline. This Staff report provides Council with a summary of the discussion position. The discussion paper can be found at <http://bit.ly/Metrolinx-RTP-Paper>.

There are six (6) goals that have been updated from the previous plan

The discussion paper presents six (6) updated goals for the new plan being:

- Connectivity, Convenience and Integration
- Equity and Accessibility
- Health, Comfort and Safety
- A Well Planned Region
- An Exemplary Environmental Footprint
- Prosperity and Competitiveness

Each of these goals has a number of objectives which can be further explored in the discussion paper directly.

October 4, 2016

Page 4 of 6

Report No. IES16-076

How Aurora concerns have been captured in a Regional response to the discussion paper

York Region will bring forward a report to Regional Council in early October. This report will provide consolidated comments from all affected local municipalities. Some of the comments for Metrolinx that are aimed at directly addressing local concerns for Aurora include:

- That the plan recognize the financial impact that the regional program is creating for all municipalities and how that gap can be closed to mitigate unplanned local expenditures.
- Considering transit affordability as a contributing factor towards quality of life for residents.
- Review parking lot footprints and pricing policies with a view to improving public transit and active transportation usage to and from the stations.
- Review existing station parking challenges and contributions to local traffic congestion issues, and that a more robust integration strategy be included that reflects the transition that is needed between the regional commuter function and the local station operation.
- That local impacts to municipal transit services be fully explored as the service transitions to meet the Regional Express Rail goals.
- That local municipal landscapes, urban form and context be reflected as an area of focus including vehicle access and integration of existing transit and mobility services.
- That safety of remaining level crossing be improved as train traffic increases.
- That impacts related to congestion, vehicle emissions, air quality and noise impacts be considered more fully.
- That the RTP remain flexible in adapting to new technologies and use of pilot strategies to validate new programs that enhance the “last mile” and how the integration between the local environment and the regional network can be best facilitated.

October 4, 2016

Page 5 of 6

Report No. IES16-076

Next Steps

Staff will continue to work closely with the municipal and regional partners in supporting the RTP and how future programs impact and improve regional travel at a local level.

Advisory Committee Review

There is no advisory committee related to this topic. The significance of this plan is addressed through coordinated discussion with both internal and regional stakeholders.

Financial Implications

There are no financial implications resulting from this report.

Communications Considerations

Metrolinx is seeking public input on the discussion paper. Any member of the public who may have comments or concerns on regional transit is encouraged to provide comments on line at www.metrolinxengage.com or directly by email to theplan@metrolinx.com.

Link to Strategic Plan

The introduction of an improved commuter system will improve economic activity and development growth as Aurora becomes a much easier place to access from all areas across the GTA.

Alternative(s) to the Recommendation

There are no alternatives being proposed by staff regarding this report.

Conclusions

Metrolinx is in the early stages of updating its Regional Transportation Plan previously referred to as "The Big Move". Staff have been an active stakeholder in the process and have coordinated these comments through York Region.

October 4, 2016

Page 6 of 6

Report No. IES16-076

This report provides information on the local priorities that have been raised through community and Council and that have been communicated to the Region for inclusion in their report.

Any additional comments that may emerge will be incorporated in future consultations as the plan update approaches conclusion in 2017.

Attachments

None

Previous Reports

None

Pre-submission Review

Agenda Management Meeting review on September 15, 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. IES16-077

Subject: Award of Tender IES 2016-87 – Greenhouse Floor System

Prepared by: Steve Wilson

Department: Infrastructure and Environmental Services

Date: October 4, 2016

Recommendation

- 1. That Report No. IES16-077 be received; and**
- 2. That Tender IES 2016-87 – The construction of one (1) slab-on-grade floor system for the Aurora Joint Operations Centre Greenhouses be awarded to Lombardi Construction Inc. in the amount of \$157,695.00, excluding taxes and;**
- 3. That the Mayor and Town Clerk be authorized to execute the necessary Agreement, including any and all document and ancillary agreements required to give effect to same.**

Executive Summary

To receive Council's authorization to award Tender IES 2016-87 to Lombardi Construction Inc.

Background

The green house floor was included in staff report IES16-049 as ongoing works to be delivered by the Town. Staff have reviewed this work and have included components to accommodate roof runoff drainage and in slab drainage. This will result in a better end product and will reduce long term maintenance and operational costs of the facility once completed.

Analysis

Project Description

October 4, 2016

Page 2 of 4

Report No. IES16-077

The work required for completion of the green house floor includes removal of the native material to bring the area to the proper subbase elevation, installation of trench drains along with associated sanitary and stormwater infrastructure, completion of a portion of sidewalks to the green house, and placement of a new concrete slab.

Tender Results

A total of 29 firms picked up the tender documents, and on August 25, 2016, the Tender Opening Committee received four (4) compliant bids. The lowest compliant and responsible bidder for this tender was Lombardi Construction Inc. as summarized in Table 1 below which is a summary of the bids received for this project.

Table 1 - Summary of Bids

	Company Name	Total Bid (excluding taxes)
1	Lombardi Construction Inc.	\$157,695
2	MJK Construction Inc.	\$184,370
3	Pencon Construction of Canada Corporation	\$213,500
4	A.G. Reat Construction Company Ltd.	\$233,812

Verification of the tenders was undertaken by Town staff. Lombardi Construction Inc. Inc. satisfactorily completed similar projects for the Region of York, Town of Newmarket and Metrolinx.

Project Schedule

The Contract is expected to commence on October 17, 2016 and all work shall be completed before winter of 2016.

Advisory Committee Review

Not applicable.

Financial Implications

Table 2 is a financial summary on the tender submitted by Lombardi Construction Inc.

Table 2 – Financial Summary

Approved Budget	
Capital Project No. 34217 – construction budget	\$60,000
Capital Project No. 34217 – Reallocated Funds	\$56,517
Operating Budget 07266 (Contracts)	\$60,000
Total Approved Budget for Construction	\$176,517
Less previous commitments	\$0
Funding available for subject Contract	\$176,517
Contract Award excluding HST	\$157,695
Non-refundable taxes (1.76%)	\$2,775
Sub-Total	\$160,470
Contingency amount (10%)	\$16,047
Total Funding Required	\$176,517
Budget Variance	0

Funding allocated for installation of a concrete slab was based on a minimum concrete requirement. After further consultation with the user department, additional components were included in the tender to accommodate additional drainage and stormwater management needs.

Funding for this additional work is available through the capital project as the FF&E funds and electrical equipment outfitting funds identified in staff report IES16-049 have been accommodated already. Operating budget for annual capital improvements are available and will offset the remaining needs as outlined in the above table.

Communications Considerations

There are no communication related issues.

Link to Strategic Plan

This project supports the strategic plan goal of supporting an exceptional quality of life through enhanced community environments as provided by Parks services.

October 4, 2016

Page 4 of 4

Report No. IES16-077

Alternative(s) to the Recommendation

Council may choose to not award this project. The tender process meets all of the requirements of the purchasing By-law and awarding this contract is the next step in fulfilling the requirements of the tendering process. If Council chooses to not award this contract, the concrete floor will not proceed for the new greenhouses.

Conclusions

Staff recommends awarding Tender IES 2016-87 for the supply of all labour, material, and equipment necessary for the construction of a slab on grade floor system for the Aurora green houses. That this project be awarded to Lombardi Construction Inc. in the amount of \$157,695.00, excluding taxes.

Attachments

None

Previous Reports

None

Pre-submission Review

CAO Review September 19, 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. PRCS16-044

Subject: Leslie Street Underpasses Construction

Prepared by: Jim Tree, Manager of Parks

Department: Parks, Recreation and Cultural Services

Date: October 4, 2016

Recommendation

- 1. That Report No. PRCS16-044 be received; and**
- 2. That an increase in the Town of Aurora's 50% contribution toward construction of two (2) underpasses in the amount of \$148,336 be approved; and**
- 3. That the budget for Project No. 73177 Regionally Approved Underpasses be increased for a total of \$901,960.**

Executive Summary

The Region of York Transportation Services Department has completed a Public Tender for the reconstruction and widening of Leslie Street for the section of road between the Town of Aurora northern limit to Wellington Street East.

There are two pedestrian underpasses approved by Council that are to be implemented in this construction project and the Tendered costs for these underpasses exceed the approved budget. Staff are seeking Council approval for an increase in underpass funding.

- Additional 50% funding in the amount of \$148,336 will be required based on actual Region of York Tender Prices who indicate that the increase is a reflection of current market value costs
- Project does not include underpass illumination or access to the surface of Leslie Street. These features may be added at the Town's expense in the future if deemed necessary
- Council can decide to not proceed with the underpasses without impacting the Region's Tender provided this determination is made prior to the end of 2016

October 4, 2016

Page 2 of 6

Report No. PRCS16-044

- A construction and operational agreement between the Town and the Region of York is currently under review

Background

The Region of York has scheduled the reconstruction of Leslie Street from the northern limit of the Town of Aurora to Wellington Street commencing in 2017. As part of this reconstruction project, Council had approved additional funding for two (2) pedestrian underpasses at the November 3, 2015 General Committee meeting as follows:

THAT Report No. PR15-034 be received; and

THAT the construction of Underpasses C and D, as outlined in this report, and in accordance with the Town of Aurora Trails Master Plan, be approved; and

THAT funding in the amount of **\$212,882** be approved; and

THAT 90% of the funds required to construct the underpasses be allocated from the applicable Development Charge Reserve and that the remaining 10% funding be allocated from the applicable Parks and Recreation related reserves; and

THAT staff be directed to enter into an Agreement with The Regional Municipality of York to facilitate the process of construction of the Two (2) underpasses, the associated financial arrangements, and any matters dealing with the future operation and maintenance of these underpasses; and

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

The additional funding of \$212,882 was required as a result of an increase in the construction cost estimate of the underpasses provided by the Region of York project consultants.

Analysis

Actual Project Construction Tender Results Reflect Significant Increase in Underpass Costs

October 4, 2016

Page 3 of 6

Report No. PRCS16-044

The Region of York Transportation Services Department has advised that their Tender process for the reconstruction of Leslie Street has been completed. The actual bid prices have resulted in a significant increase in the cost of the underpasses such that the Town of Aurora share has increased by an additional \$148,336. This brings the Aurora 50% share of the two underpasses to a total of \$901,960 which exceeds the current approved budget of \$753,624.

The Region of York has not offered any additional information or explanation for this increase other than to indicate that the project prices are simply a reflection of the current market prices based on the scope of work specified in the tender documents.

Scope of Works Does Not Include Lighting or Street Access

The underpasses have been designed and tendered without the inclusion of illumination components or other security measures as the Region has taken the position that these additions would not be eligible for Regional funding assistance. In addition access to the underpasses from the road surface will not be included in the underpass construction works as this is also viewed by the Region to be outside of the shared costs.

In view of this situation and in the event that illumination and road access to the underpasses is desired by the Town, these features will need to be considered at a future date. It is expected that the underpasses will not be opened until completion of the associated Trails related works estimated to be completed within the next 4 to 5 years. Should it be determined that illumination and road side access to the underpasses is required, staff will provide Council with further information and cost implications in this regard in future reports and Capital Budget submissions.

Construction and Operating Agreement Currently Undergoing Review

Pursuant to Council directive associated with PRS 2015-034, Legal Services are currently reviewing the draft Underpass Construction and Operating Agreement. This agreement will set out the roles and responsibilities of the Region of York and the Town during the construction and then the operation of the underpasses. Significant terms in the agreement include the following:

- The Town of Aurora will own and maintain the underpasses to the standards specified for municipal trails in Aurora
- Major structural repairs or expansion will be funded equally by the Town and the Region of York

- Further works or improvements associated with illumination or street access to be completed at the sole cost of the Town of Aurora
- The Agreement be automatically renewed unless any one or both parties wishes to terminate the Agreement.

The Town Must Make the Final Decision on Proceeding with the Underpass Construction Prior to the end of 2016

The Region of York has advised that the Tender for the reconstruction of Leslie Street has been awarded to the contractor and work is scheduled to commence in 2017. As such, the Region further advises that the Town of Aurora must commit to funding the 50% share of the Underpass cost prior to the end of 2016.

Should it be determined by Council not to proceed with the underpasses, the item can be removed from the road reconstruction contract without penalty provided this occurs prior to the end of this year.

Advisory Committee Review

This matter has not been circulated to the Trails and Active Transportation Committee (TATC) as the Committee has previously endorsed these underpasses and the Trails Master Plan Policy.

Financial Implications

Currently Capital Project No. has an approved budget amount of \$753,624.

The Region of York Tendered price for the Towns 50% share of the construction and contract administration is \$901,960 as outlined in the Financial Table below:

Item	Total	Eligible for Cost Sharing	Town of Aurora Cost
Pedestrian Underpass at Station 10+796			
Roadside Protection	\$195,447.73		
Earth Excavation for Pedestrian Tunnel	\$37,530.00	\$37,530.00	\$18,765.00
Precast Concrete Pedestrian Tunnel, 5000 mm x 3000 mm	\$380,721.06	\$380,721.06	\$190,360.53
Waterproofing Pedestrian Tunnel	\$32,340.00	\$32,340.00	\$16,170.00
Granular Bedding for Pedestrian Tunnel	\$8,394.10	\$8,394.10	\$4,197.05

Post-Tensioning Pedestrian Tunnel	\$54,146.96	\$54,146.96	\$27,073.48
Granular Backfill for Pedestrian Tunnel	\$48,975.00	\$48,975.00	\$24,487.50
Chain Link Fence for Pedestrian Tunnel	\$10,395.00	\$10,395.00	\$5,197.50
Geotextile for Pedestrian Tunnel	\$2,601.84	\$2,601.84	\$1,300.92
Pedestrian Underpass at Station 12+400			
Roadside Protection	\$347,771.61		
Earth Excavation for Pedestrian Tunnel	\$113,574.00	\$113,574.00	\$56,787.00
Precast Concrete Pedestrian Tunnel, 5000 mm x 3000 mm	\$586,507.96	\$586,507.96	\$293,253.98
Waterproofing Pedestrian Tunnel	\$43,085.70	\$43,085.70	\$21,542.85
Granular Bedding for Pedestrian Tunnel	\$4,977.00	\$4,977.00	\$2,488.50
Post-Tensioning Pedestrian Tunnel	\$54,146.96	\$54,146.96	\$27,073.48
Granular Backfill for Pedestrian Tunnel	\$99,365.00	\$99,365.00	\$49,682.50
Armour Stone Retaining Walls for Pedestrian Tunnel	\$52,370.55	\$52,370.55	\$26,185.28
Chain Link Fence for Pedestrian Tunnel	\$8,431.50	\$8,431.50	\$4,215.75
Geotextile for Pedestrian Tunnel	\$4,567.85	\$4,567.85	\$2,283.93
York Region Watermain with Temporary By-Pass at Station 10+800			
750 mm Drain Valve Chamber (VC4) at STA 10+778	\$68,512.50	\$68,512.50	\$34,256.25

Total Construction Cost to Aurora:	\$805,321.49
Administration Cost (6%)	\$48,319.29
CA and Inspection Cost (6%)	\$48,319.29
Total Cost to Aurora:	\$901,960.07

Communications Considerations

No communication considerations at this time.

Link to Strategic Plan

The construction of the underpasses supports the Strategic Plan goal of **Supporting an Exceptional Quality of Life for all** through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Encouraging an active and healthy lifestyle by implementing and regularly updating the Trails Master Plan to improve connectivity.

October 4, 2016

Page 6 of 6

Report No. PRCS16-044

Alternative(s) to the Recommendation

Option 1: Council can decide not to proceed with one or both of the underpasses however this would not be in keeping with the Trails Master Plan Policy where grade separated crossing of major arterial highways are the preferred method of crossing.

Conclusions

Based on the long term planning goals associated with the Trails Master Plan and the Town's efforts to continue to develop a high quality trails system, it can be concluded that;

- This investment in trails underpasses will facilitate the safe passage of trail users and result in a significant improvement in accessibility of our trails
- This is the single opportunity available to the Town to complete this project

Attachments

Attachment #1 – Trails and Underpasses C & D Location Map

Previous Reports

PR15-034 – Pedestrian Underpasses – Leslie and St. John's Sideroad, November 3, 2015

Pre-submission Review

Agenda Management Meeting review on September 15, 2016.

Departmental Approval



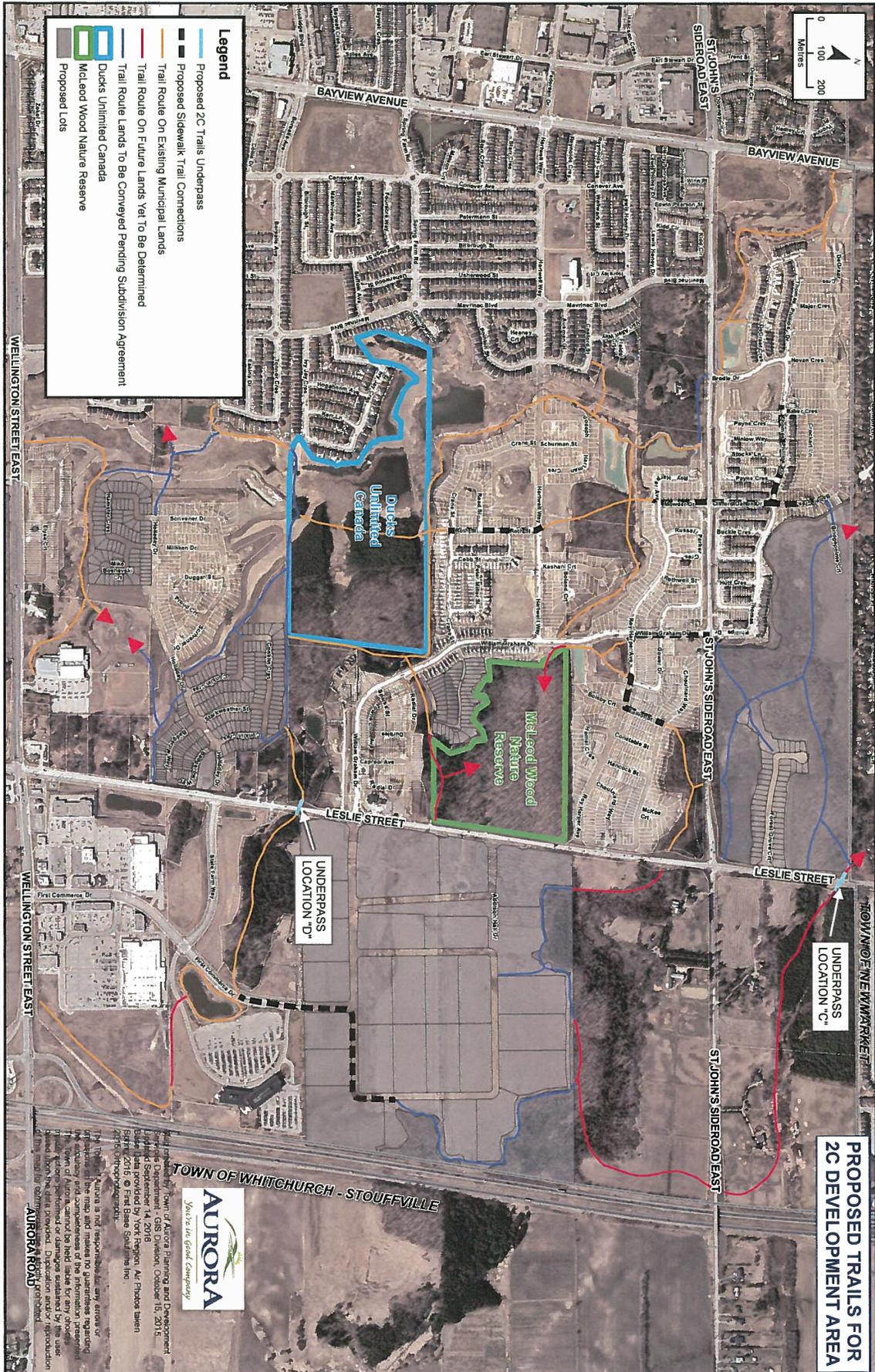
Allan D. Downey
Director, Parks, Recreation and Cultural
Services

Approved for Agenda



Doug Nadrozny
Chief Administrative Officer

Attachment #1



Map of the Town of Aurora Planning and Development Services Department, GIS Division, October 15, 2016. Data is provided by York Region, Aurora, and other sources. © 2016. All rights reserved.



AURORA ROAD



Town of Aurora

General Committee Report

No. PBS16-069

Subject: Application for Exemption from Part Lot Control
Paradise Homes Leslie Inc.
Lots 195 to 202 and 212 and Block 215
being 65R-36506, 65R-36524, 65R-36551 and 65R-36552
File Number: PLC-2016-09

Prepared by: Lawrence Kuk, Planner

Department: Planning and Building Services

Date: October 4, 2016

Recommendations

- 1. That Report No. PBS16-069 be received; and**
- 2. That the Application for Exemption from Part Lot Control submitted by Paradise Homes Leslie Inc. to divide Lots 195 to 202 and 212 and Block 215 on Plan 65M-4462 into 18 separate lots for semi-detached units and 5 townhouse lots be approved; and**
- 3. That the implementing Part Lot Control Exemption By-law be presented at a future Council meeting.**

Executive Summary

This report seeks Council's approval of a Part Lot Control Exemption By-law applying to Lots 195 to 202 and 212 and Block 215 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 "R6-58" Exception Zone within the Town of Aurora By-law 2213-78, as amended.
- The application will allow freehold ownership of lands currently within a Lot or a Block.
- 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, Paradise Homes Leslie Inc. is currently developing the subject lands identified as Lots 195 to 202 and 212 and Block 215 on Plan 65M-4462 (see Figure 2). The subject lots comprise a total of 18 semi-detached units and 5 townhouse units fronting onto Chouinard Way, Gower Drive 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.

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 195 to 202 and 212 and Block 215 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:

October 4, 2016

Page 4 of 5

Report No. PBS16-069

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

Alternative(s) to the 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 195 to 202 and 212 and Block 215 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 – Paradise Homes Leslie Inc.
- Figure 2- Registered Plan of Subdivision – 65M-4462
- Figure 3- Lots 195, 196, 197 and 198 (Reference Plan – 65R-36506)
- Figure 4- Lots 199, 200, 201 and 202 (Reference Plan – 65R-36524)
- Figure 5 – Lots 212 (Reference Plan – 65R-36552)
- Figure 6 – Block 215 (Reference Plan – 65R-36551)

Previous Reports

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

October 4, 2016

Page 5 of 5

Report No. PBS16-069

Pre-submission Review

Agenda Management Team Meeting of September 15, 2016.

Departmental Approval

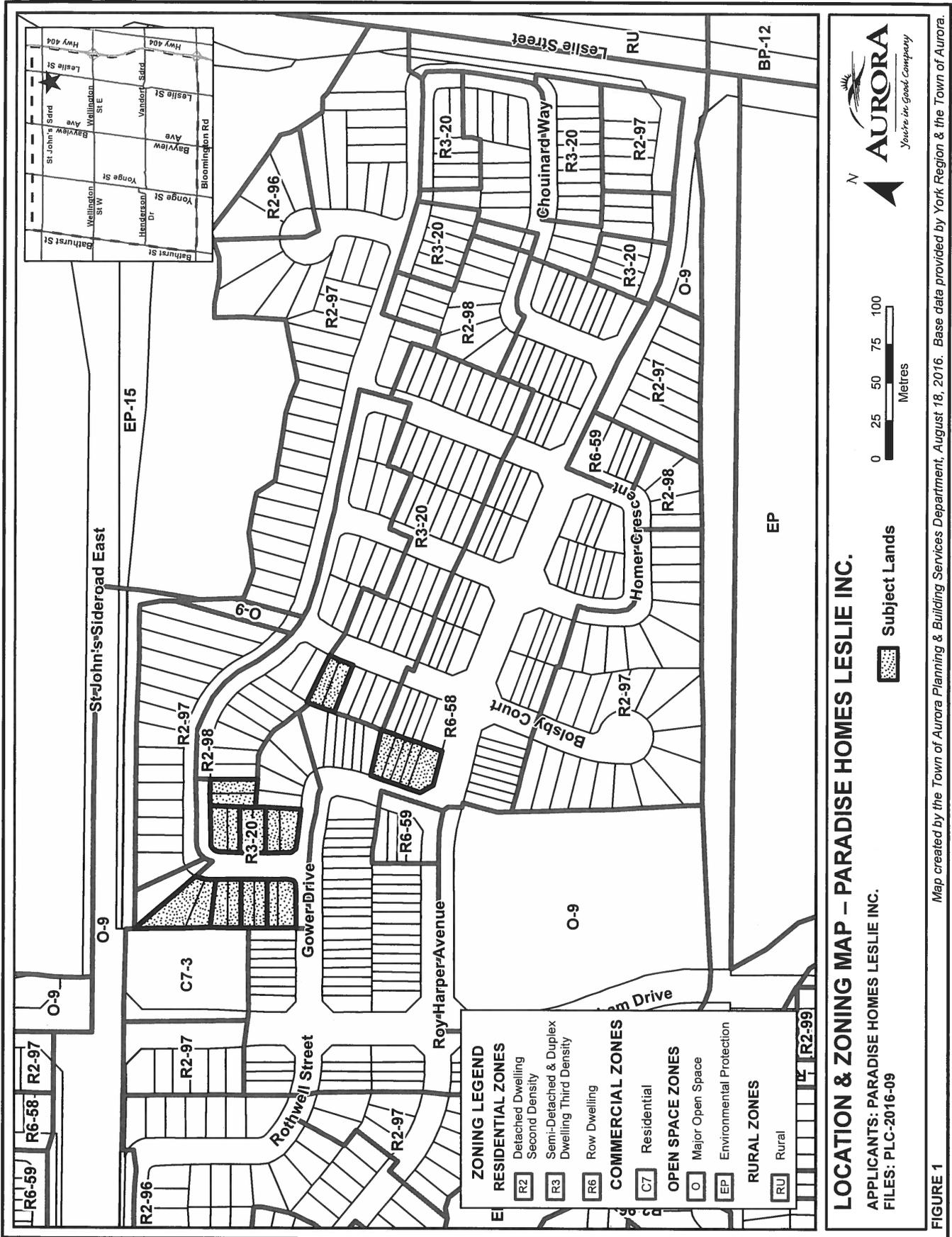
Approved for Agenda



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



**Doug Nadorozny
Chief Administrative Officer**

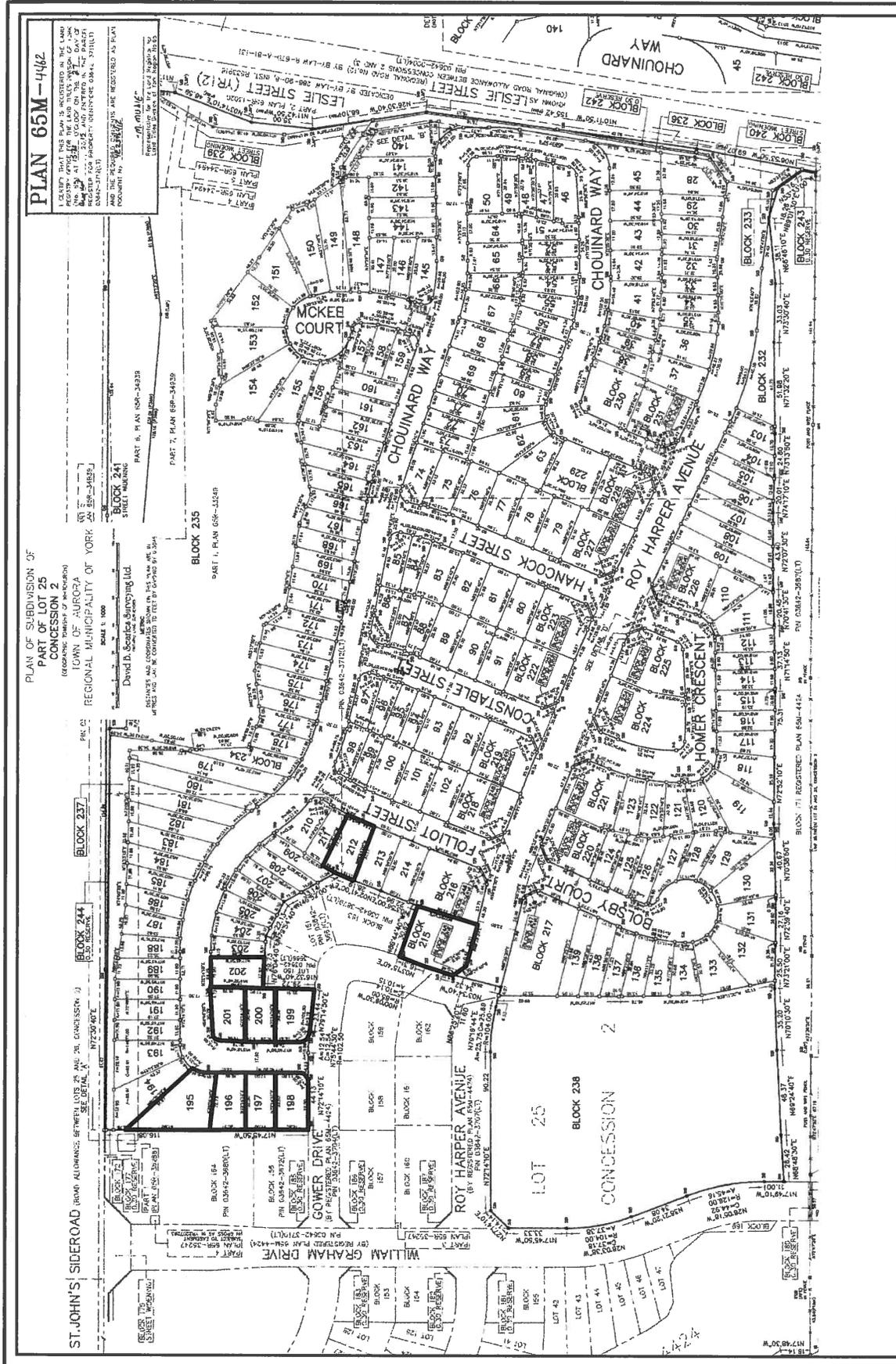


LOCATION & ZONING MAP – PARADISE HOMES LESLIE INC.

APPLICANTS: PARADISE HOMES LESLIE INC.
FILES: PLC-2016-09

Map created by the Town of Aurora Planning & Building Services Department, August 18, 2016. Base data provided by York Region & the Town of Aurora.

FIGURE 1

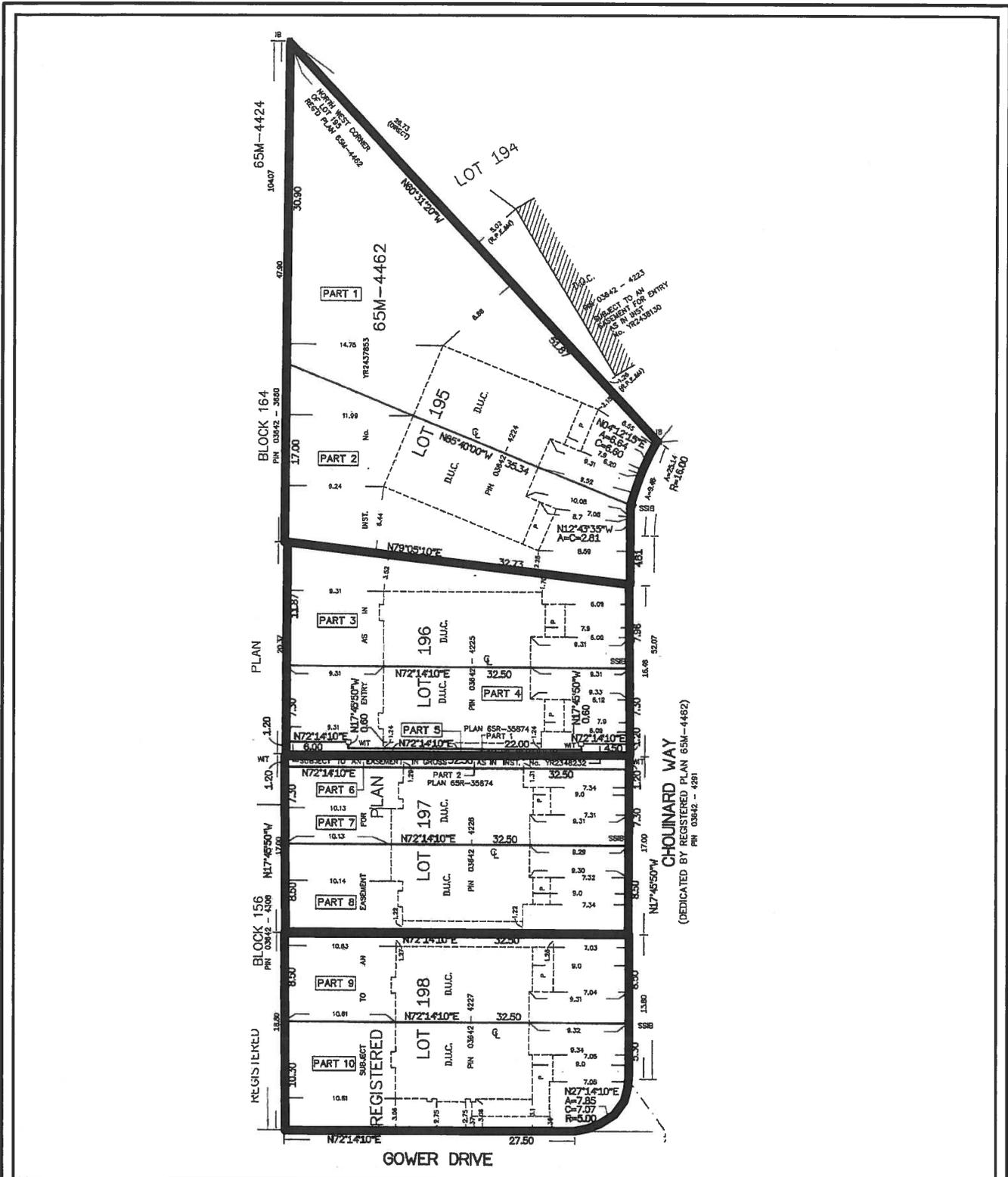


SUBJECT BLOCKS



REGISTERED PLAN 65M-4462
APPLICANTS: PARADISE HOMES LESLIE INC.
FILES: PLC-2016-09

FIGURE 2 Map created by the Town of Aurora Planning & Building Department, August 18, 2016. Base data provided by Randy-Pentek & Edward Surveying LTD.



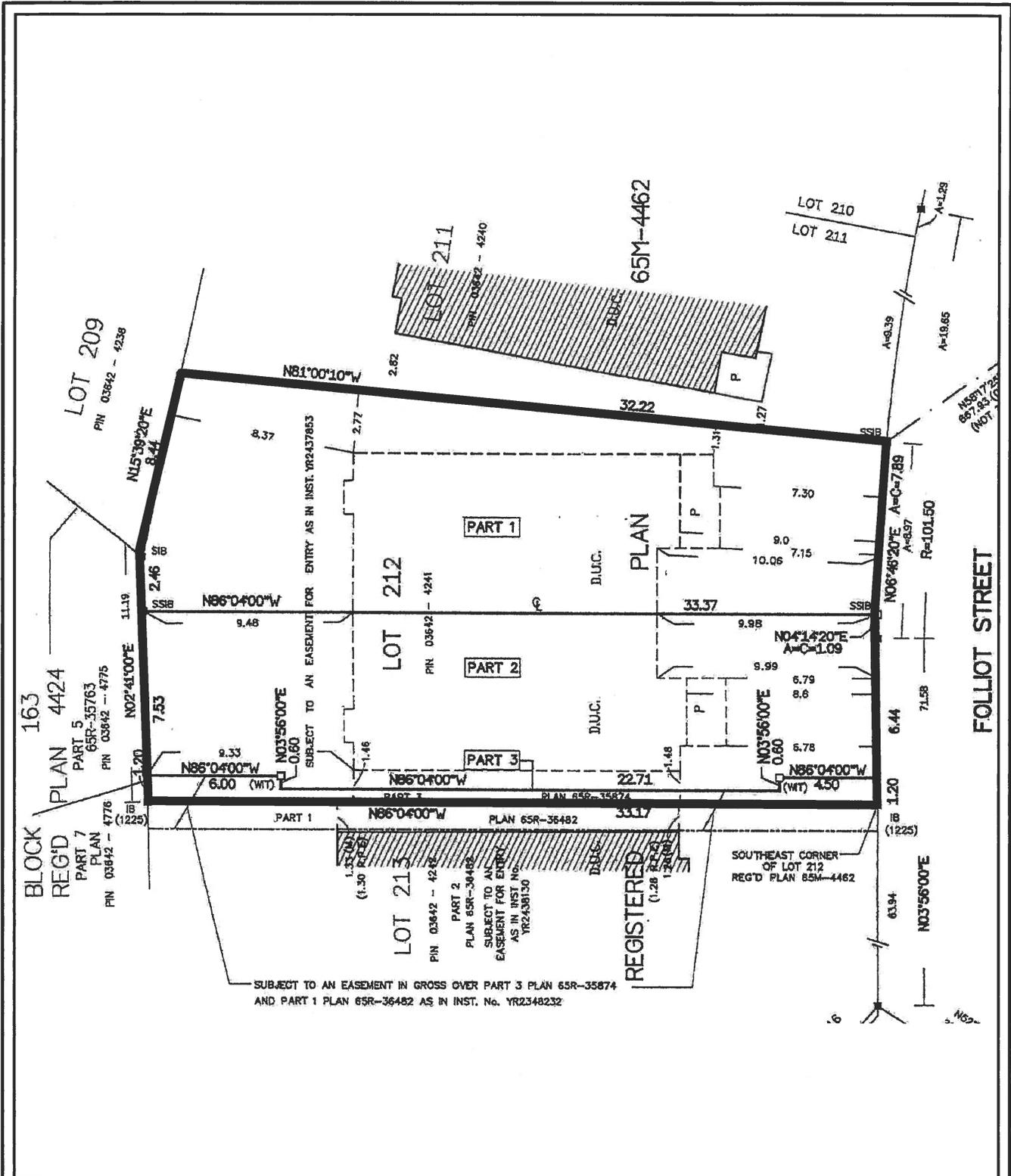
LOTS 195, 196, 197 AND 198 (REFERENCE PLAN – 65R-36506)

APPLICANTS: PARADISE HOMES LESLIE INC.
FILES: PLC-2016-09

 SUBJECT BLOCK



FIGURE 3 Map created by the Town of Aurora Planning & Building Services Department, August 18, 2016. Base data provided by York Region & the Town of Aurora.



LOTS 212 (REFERENCE PLAN – 65R-36552)

APPLICANTS: PARADISE HOMES LESLIE INC.
 FILES: PLC-2016-09

 **SUBJECT BLOCK**



FIGURE 5

Map created by the Town of Aurora Planning & Building Services Department, August 18, 2016. Base data provided by York Region & the Town of Aurora.



Town of Aurora

General Committee Report

No. PBS16-076

Subject: Application for Exemption from Part Lot Control
Casings Developments Inc.
Blocks 5, 7, 9, 11, 14 and 16
being 65R-36585, 65R-36584 and 65R-36593
File Number: PLC-2016-10

Prepared by: Lawrence Kuk, Planner

Department: Planning and Building Services

Date: October 4, 2016

Recommendations

- 1. That Report No. PBS16-076 be received; and**
- 2. That the Application for Exemption from Part Lot Control submitted by Casings Developments Inc. to divide Blocks 5, 7, 9, 11, 14 and 16 on Plan 65M-4478 into 35 townhouse lots 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 Blocks 5, 7, 9, 11, 14 and 16 on Plan 65M-4478.

- The subject proposal is consistent with the housing forms on the local streets within the registered plan.
- The subject lands are zoned Row Dwelling "R6-53" and "R6-54" Exception Zone within the Town of Aurora By-law 2213-78, as amended.
- The application will allow freehold ownership of lands currently within Blocks.
- No objections were received from all internal departments.

Background

A Draft Plan of Subdivision, including the subject lots and blocks was registered on January 6, 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 are within the Bayview Northeast 2B Secondary Plan (See Figure 1). The subject lands are located north of Wellington Street East and west of Leslie Street. The surrounding lands uses are as follows:

North: vacant residential lands
South: vacant residential lands and Wellington Street East;
East: Central York Fire Station and the Stronach Aurora Recreation Complex; and
West: residential lands within the 2B Secondary Plan.

Proposal

The Owner, Casings Development Inc. is currently developing the subject lands identified as Blocks 5, 7, 9, 11, 14 and 16 on Plan 65M-4478 (see Figure 2). The subject lots comprise a total of 35 townhouse units fronting onto Elyse Court. The dwellings are currently under construction.

Town of Aurora Official Plan

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

October 4, 2016

Page 3 of 5

Report No. PBS16-076

Zoning By-law

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

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:

Blocks 5, 7, 9, 11, 14 and 16 on Plan 65M-4478 as a means of achieving the proposed lot divisions (see Figures 3 - 5).

The subject Application was circulated to all relevant internal departments and no objections were received. The lots that comprise the subject Application comply with the provisions of both the Official Plan and the Zoning By-law and are consistent with the Subdivision Agreement (File No. SUB-2006-01) registered over the subject lands. The 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:

October 4, 2016

Page 4 of 5

Report No. PBS16-076

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

Alternative(s) to the 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:

Blocks 5, 7, 9, 11, 14 and 16 on Plan 65M-4478 as a means of achieving the proposed lot divisions (see Figure 3 to 5).

The subject Application was circulated to all relevant internal departments and no objections were received. The lots that comprise the subject Application comply with the provisions of both the Official Plan and the Zoning By-law and are consistent with the Subdivision Agreement (File No. SUB-2006-01) registered over the subject lands. The remaining blocks 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 – Casings Developments Inc.
- Figure 2- Registered Plan of Subdivision – 65M-4478
- Figure 3- Blocks 9 and 11 (Reference Plan – 65R-36584)
- Figure 4- Blocks 5 and 7 (Reference Plan – 65R-36585)
- Figure 5 – Blocks 14 and 16 (Reference Plan – 65R-36593)

Previous Reports

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

October 4, 2016

Page 5 of 5

Report No. PBS16-076

Pre-submission Review

Agenda Management Team Meeting of September 15, 2016.

Departmental Approval

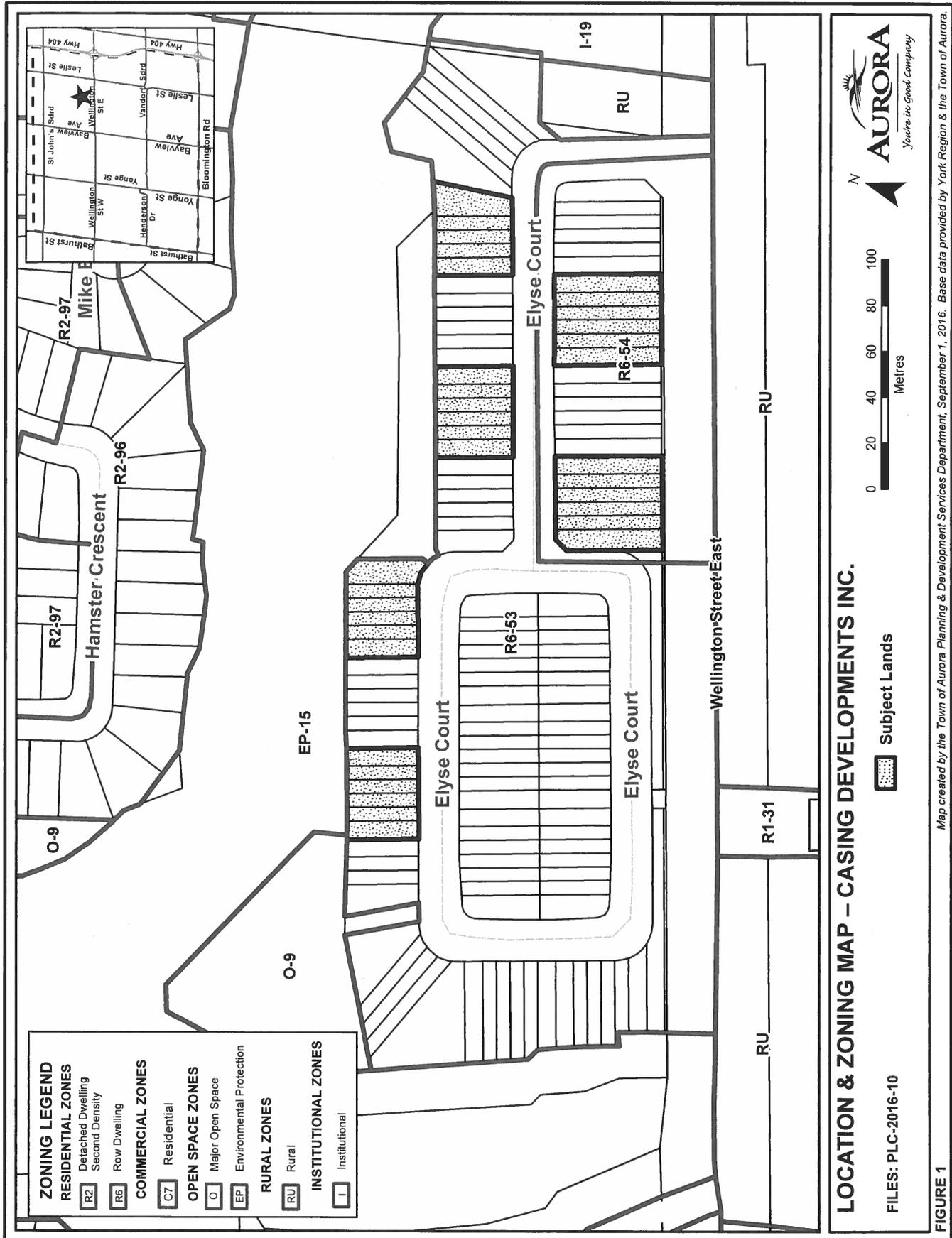
Approved for Agenda

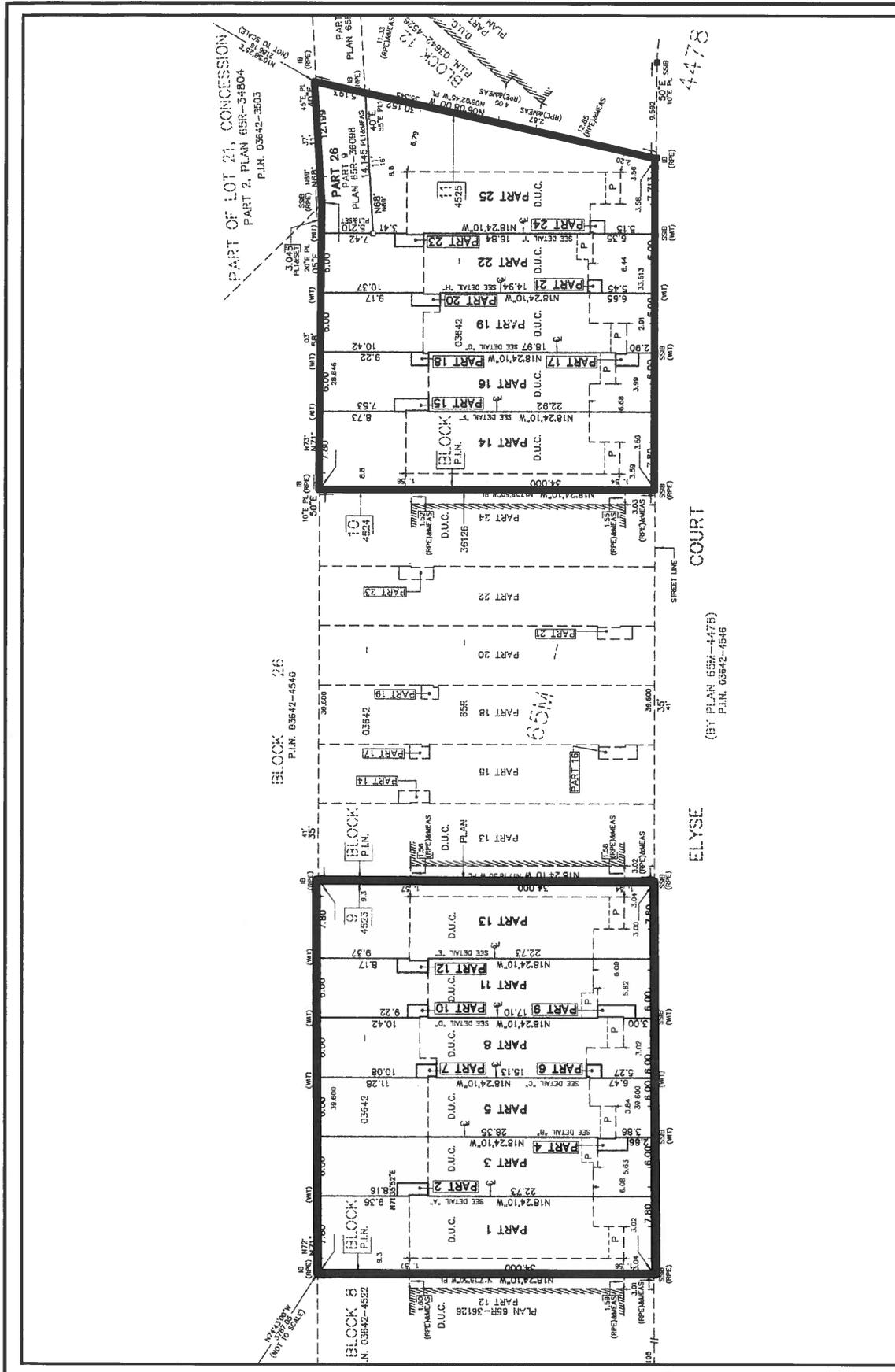


**Marco Ramunno, MCIP, RPP
Director, Planning and Building Services**



**Doug Nadorozny
Chief Administrative Officer**





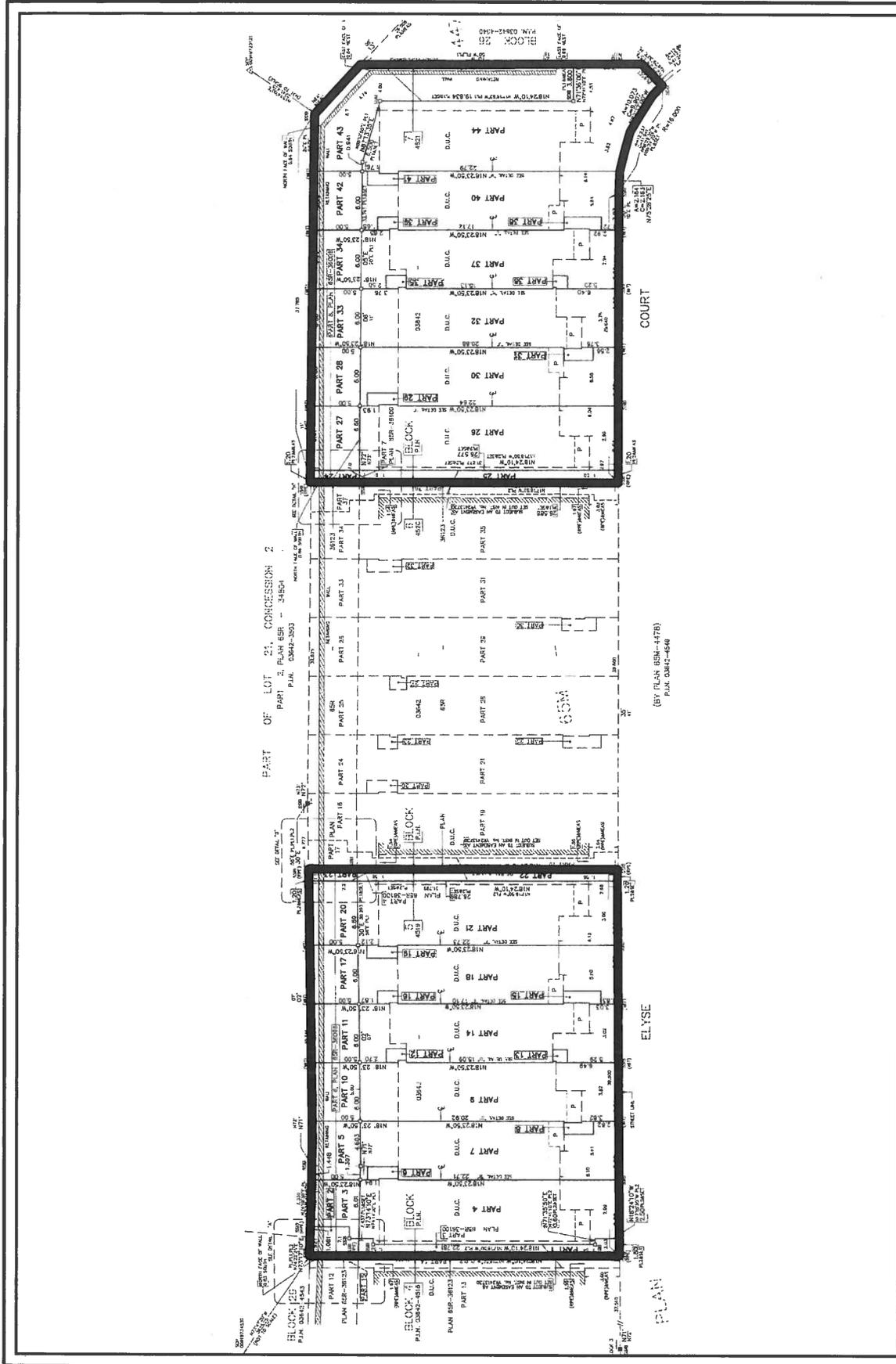
SUBJECT BLOCK

SUBJECT BLOCKS 9 AND 11 (REFERENCE PLAN - 65R-36584)

APPLICANTS: CASING DEVELOPMENTS INC.
 FILE: PLC-2016-10

FIGURE 3

Map created by the Town of Aurora Planning Department, September 1, 2016. Base data provided by Randy Pentek & Edward Surveying LTD.



SUBJECT BLOCKS 5 AND 7 (REFERENCE PLAN – 65R-36585)

APPLICANTS: CASING DEVELOPMENTS INC.
FILE: PLC-2016-10

SUBJECT BLOCK



Map created by the Town of Aurora Planning Department, September 1, 2016. Base data provided by Randy-Pentek & Edward Surveying LTD.

FIGURE 4



SUBJECT BLOCK

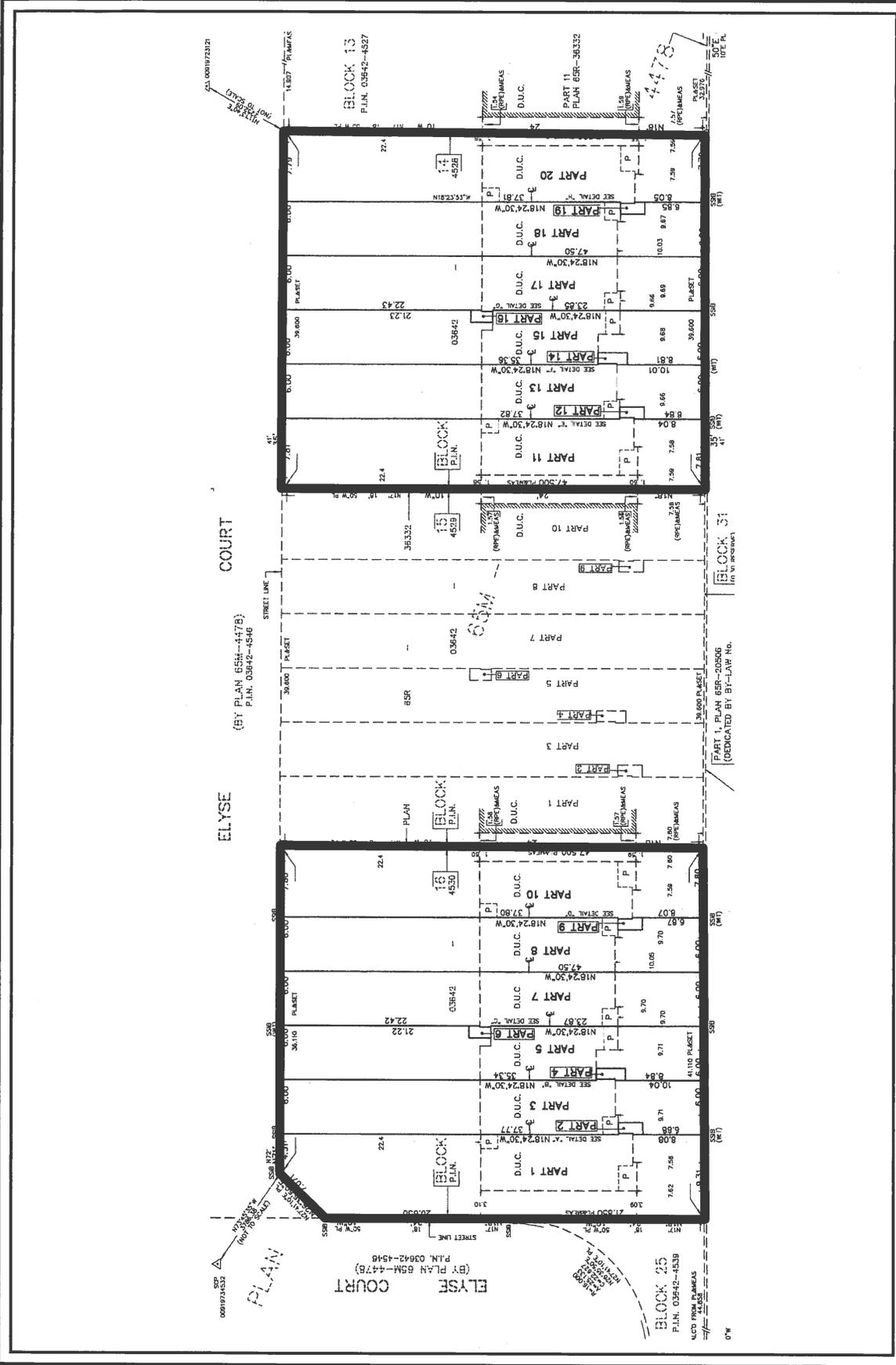


SUBJECT BLOCKS 14 AND 16 (REFERENCE PLAN – 65R-36593)

APPLICANTS: CASING DEVELOPMENTS INC.
FILE: PLC-2016-10

FIGURE 5

Map created by the Town of Aurora Planning Department, September 1, 2016. Base data provided by Randy-Pentek & Edward Surveying LTD.





Town of Aurora

General Committee Report

No. PBS16-077

Subject: Request for Street Name Approval
Carpino Construction Inc.
15278 Yonge Street
Related File Number: OPA-2015-04, ZBA-2015-10
File Number: SP-2015-08

Prepared by: Mark Lemmon, GIS Analyst

Department: Planning and Building Services

Date: October 04, 2016

Recommendation

1. That Report No. PBS16-077 be received; and
2. That the following street name be approved for the proposed road within the approved Site Plan application, File SP-2015-08

Street "A" Alex Gardner Circle

Executive Summary

This report seeks Council's approval of a street name proposed by Carpino Construction Inc. The name was selected from the Town of Aurora's approved bank of street names and has been approved by York Region and Central York Fire Services.

- The Site Plan Application was approved by Council on July 12, 2016.
- The Owner has chosen the street name Alex Gardner from the Town of Aurora Bank of Approved Street Names.
- Staff recommends that the name Alex Gardner be considered for the road servicing the proposed development.
- The proposed street name has been approved by Central York Fire Services and the Regional Municipality of York.

October, 04, 2016

Page 2 of 4

Report No. PBS16-077

Background

In accordance with the Town of Aurora's Street Naming Policy, developers have the option of selecting a street name from the Town of Aurora Bank of Approved Street Names or requesting a specific street name for proposed new developments, pending obtaining clearance by the York Region Planning Department and acceptance by the Town's Fire Department, and subsequently Council's approval. The Owner has indicated their desire to proceed with the Registration of the Site Plan Agreement and select a street name from the Town of Aurora Bank of Approved Street Names. It is appropriate that the street name be approved for the site at this time.

Application History

The Town received the Site Plan Application from Carpino Construction Inc. on August 20, 2015. Council previously heard the Site Plan Application on July 12, 2016. At that meeting council passed the following resolution:

“that Report No. PDS16-057 be received; and

that implementing Zoning By-law No. 5873-16 be enacted; and

that Site Plan Application File No. SP-2015-08 (Carpino Construction Inc.) to permit the development of the subject lands for 126 stacked, back-to-back townhouse dwelling units on the subject lands be approved; and

that a total of 126 units (215 persons equivalent) of water and sewage capacity be allocated to the subject lands; and

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

Location / Land Use

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

October, 04, 2016

Page 3 of 4

Report No. PBS16-077

Analysis

The proposed street name was selected from the Town of Aurora, Bank of Approved Street Names by Carpino Construction Inc. who first had the opportunity of reviewing the Approved Bank of Street Names. After careful consideration, the applicant has proposed that Street A take the name of Alex Gardner. The proposed name was added to the Bank of Approved Street Names because it is the name of an Early Landowner West of Yonge St, Concession 1 Lot 76. The proposed name has been approved by Central York Fire Services and the Regional Municipality of York.

Advisory Committee Review

No Advisory Committee Review Required.

Financial Implications

There are no financial implications.

Communications Considerations

No Communication Required.

Link to Strategic Plan

The proposed Site Plan Application supports the Strategic Plan goal of supporting and exception quality of life for all through its accomplishment in satisfying requirements in the objectives of strengthening the fabric of our community.

Alternative to the Recommendation

1. Council has the option to not approve the propose name, at which point the developer would have to re-submit an alternate request to the applicable agencies for review at a future General Committee date.

Conclusions

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

October, 04, 2016

Page 4 of 4

Report No. PBS16-077

Attachments

Figure 1 – Location Map

Figure 2 – Conceptual Site Plan

Previous Reports

General Committee Report No. PDS16-037, dated July 12, 2016;

Public Planning Report No. PDS16-014, dated March 30, 2016; and

Public Planning Report No. PL15-080, dated November 25, 2015.

Pre-submission Review

Agenda Management Team Meeting review on September 15, 2016.

Departmental Approval

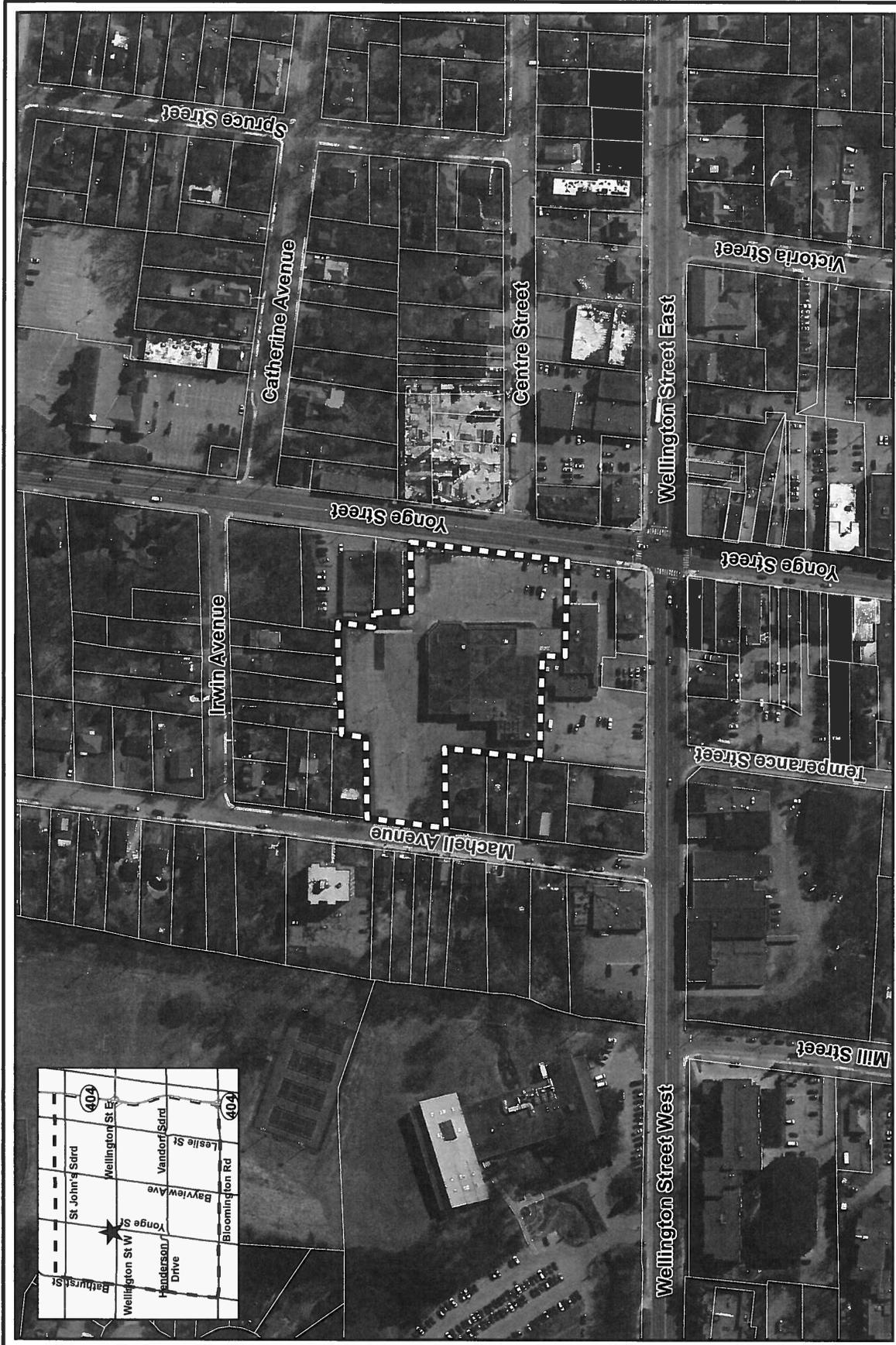


Marco Ramunno
Director, Planning and Building Services

Approved for Agenda



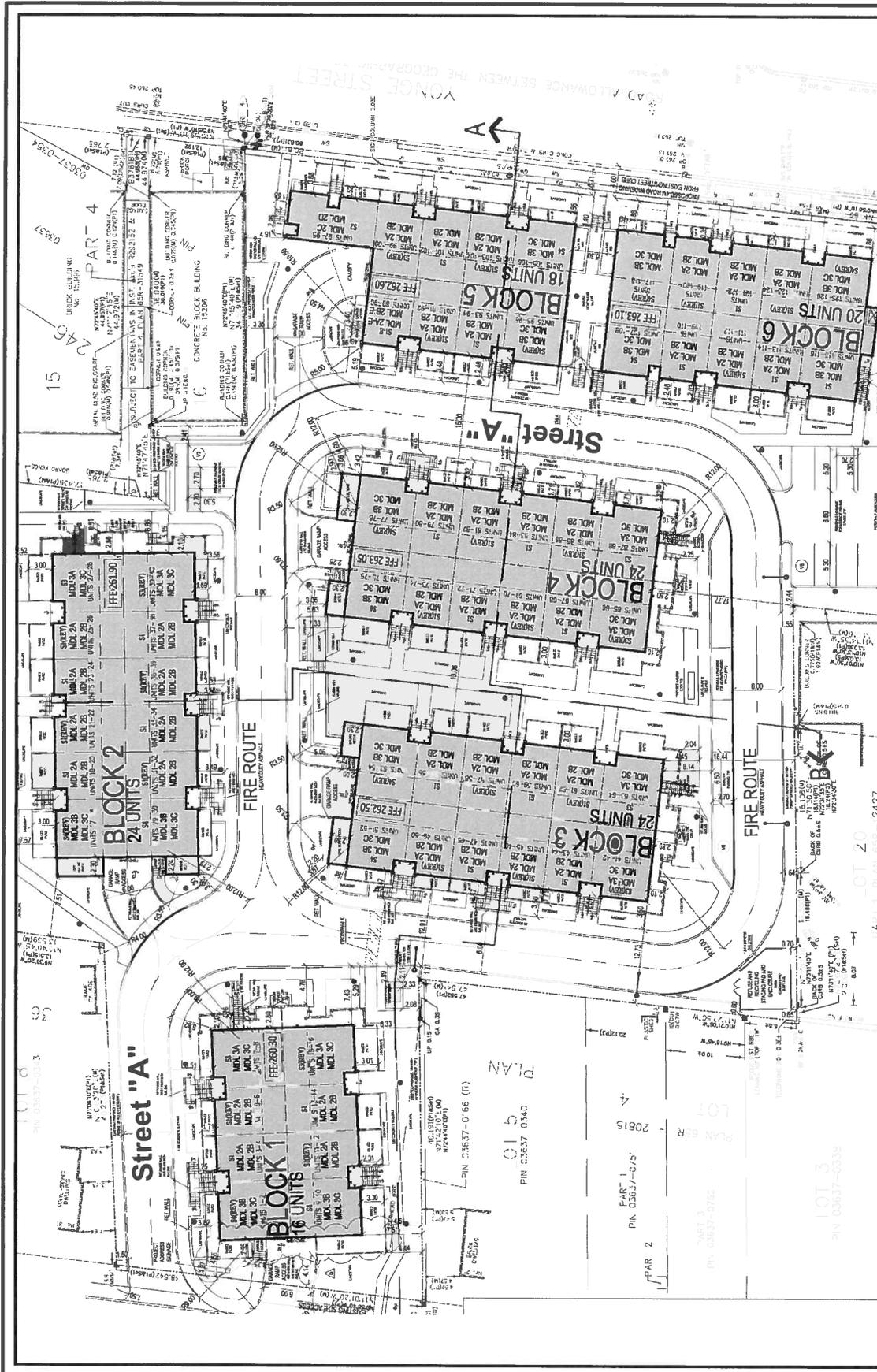
Doug Nadorozny
Chief Administrative Officer



SUBJECT LANDS

LOCATION MAP
 APPLICANT: Carpino Construction Inc.
 FILES: SP-2015-08
FIGURE 1

Map created by the Town of Aurora Planning & Building Services Department, September 9, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015. © First Base Solutions Inc., 2015 Orthophotography.



CONCEPTUAL SITE PLAN

APPLICANT: Carpino Construction Inc.
FILES: SP-2015-08

FIGURE 2



Map created by the Town of Aurora Planning & Building Services Department, September 9, 2016. Photo provided by Guthrie Muscovitch Architect.



Town of Aurora

General Committee Report No. PBS16-078

Subject: Application for Exemption from Part Lot Control
TACC Developments (Aurora) Inc.
Blocks 222, 224 and 225
being 65R-36534, 65R-36533 and 65R-36620
File Number: PLC-2016-11

Prepared by: Lawrence Kuk, Planner

Department: Planning and Building Services

Date: October 4, 2016

Recommendations

- 1. That Report No. PBS16-078 be received; and**
- 2. That the Application for Exemption from Part Lot Control submitted by TACC Developments(Aurora) Inc. to divide Blocks 222, 224 and 225 on Plan 65M-4462 into 15 townhouse lots 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 Blocks 222, 224 and 225 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 Row Dwelling "R6-58" Exception Zone within the Town of Aurora By-law 2213-78, as amended.
- The application will allow freehold ownership of lands currently within Blocks.
- No objections were received from all internal departments.

October 4, 2016

Page 2 of 5

Report No. PBS16-078

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 are within the Aurora 2C Secondary Plan Area (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;
West: Residential lands.

Proposal

The Owner, TACC Developments (Aurora) Inc. is currently developing the subject lands identified as Blocks 222, 224 and 225 on Plan 65M-4462 (see Figure 2). The subject lots comprise a total of 15 townhouse units fronting onto Homer Crescent and Constable Street. The dwellings are currently under construction.

Town of Aurora Official Plan

The subject lands are designated as "Urban Residential 2" by the Town of Aurora Official Plan Amendment No. 73. The Urban Residential 2 Designation permits townhouses. The subject proposal is consistent with the housing forms on the local streets within the registered plan.

October 4, 2016

Page 3 of 5

Report No. PBS16-078

Zoning By-law

The subject lands are zoned Row Dwelling Residential "R6-58" Exception Zone within the Town of Aurora By-law 2213-78, as amended. The "R6-58" Exception Zone 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:

Blocks 222, 224 and 225 on Plan 65M-4462 as a means of achieving the proposed lot divisions (see Figures 3 - 5).

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:

October 4, 2016

Page 4 of 5

Report No. PBS16-078

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

Alternative(s) to the 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:

Blocks 222, 224 and 225 on Plan 65M-4462 as a means of achieving the proposed lot divisions (see Figure 3 to 5).

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 blocks 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- Block 222 (Reference Plan – 65R-36534)
- Figure 4- Block 224 (Reference Plan – 65R-36533)
- Figure 5 – Block 225 (Reference Plan – 65R-36620)

Previous Reports

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

October 4, 2016

Page 5 of 5

Report No. PBS16-078

Pre-submission Review

Reviewed by the Chief Administrative Officer and Director of Planning and Building Services

Departmental Approval

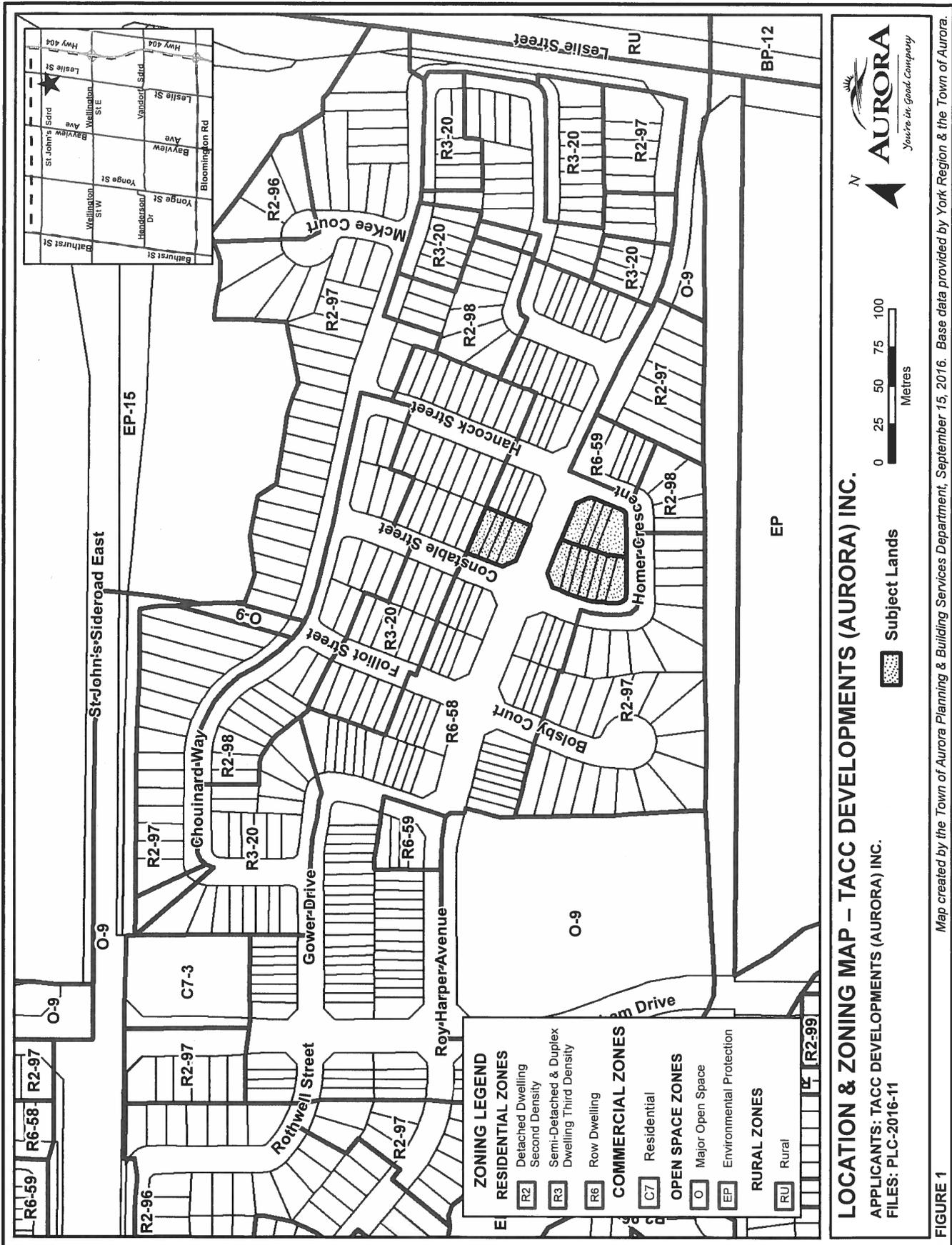
Approved for Agenda

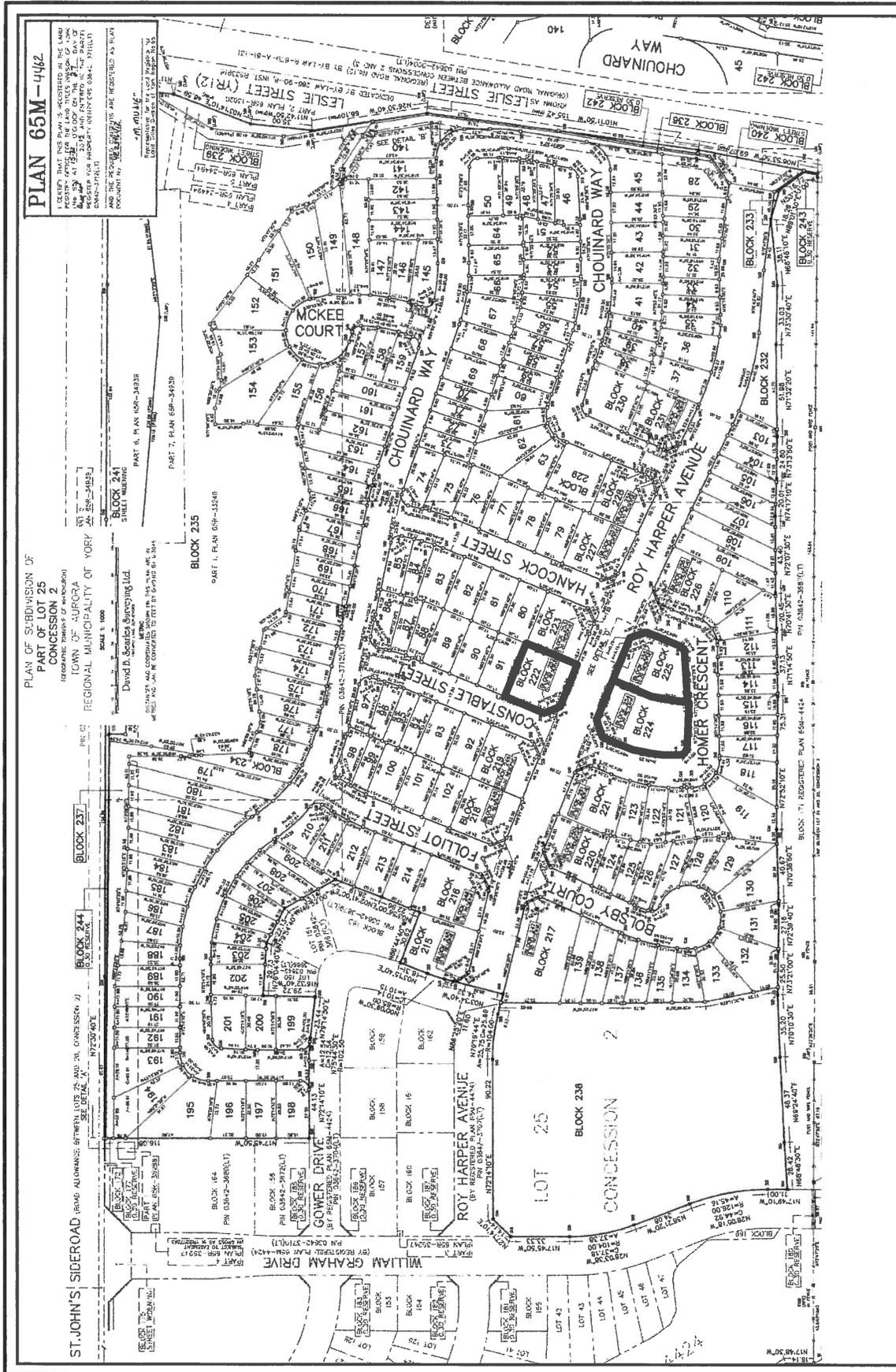


**Marco Ramunno, MCIP, RPP
Director, Planning and Building Services**



**Doug Nadorozny
Chief Administrative Officer**





REGISTERED PLAN 65M-4462

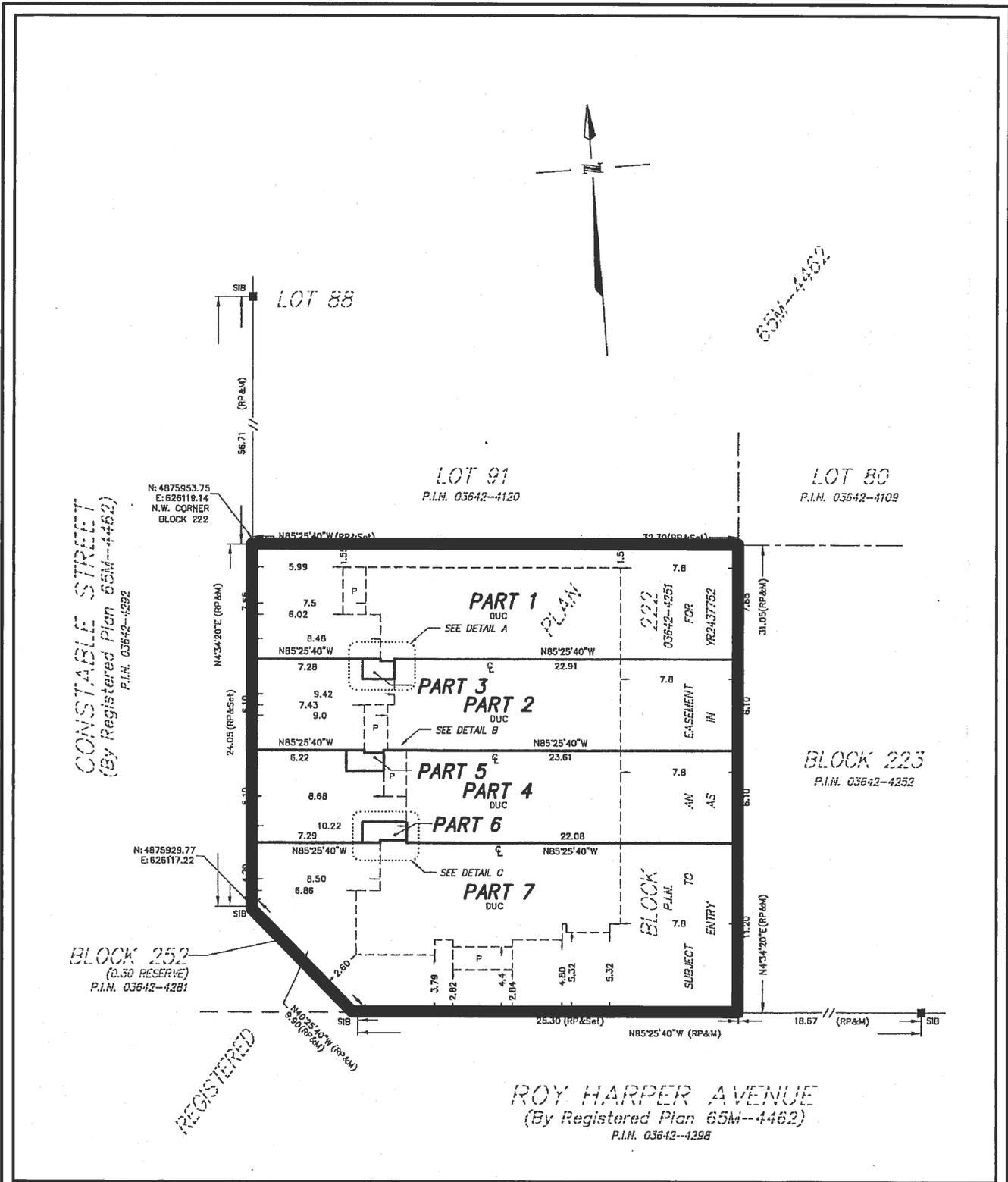
**APPLICANTS: TACC DEVELOPMENTS (AURORA) INC.
FILES: PLC-2016-11**

SUBJECT BLOCKS



FIGURE 2

Map created by the Town of Aurora Planning & Building Department, September 15, 2016. Base data provided by Randy-Pentek & Edward Surveying LTD.



BLOCK 222 (REFERENCE PLAN - 65R-36534)

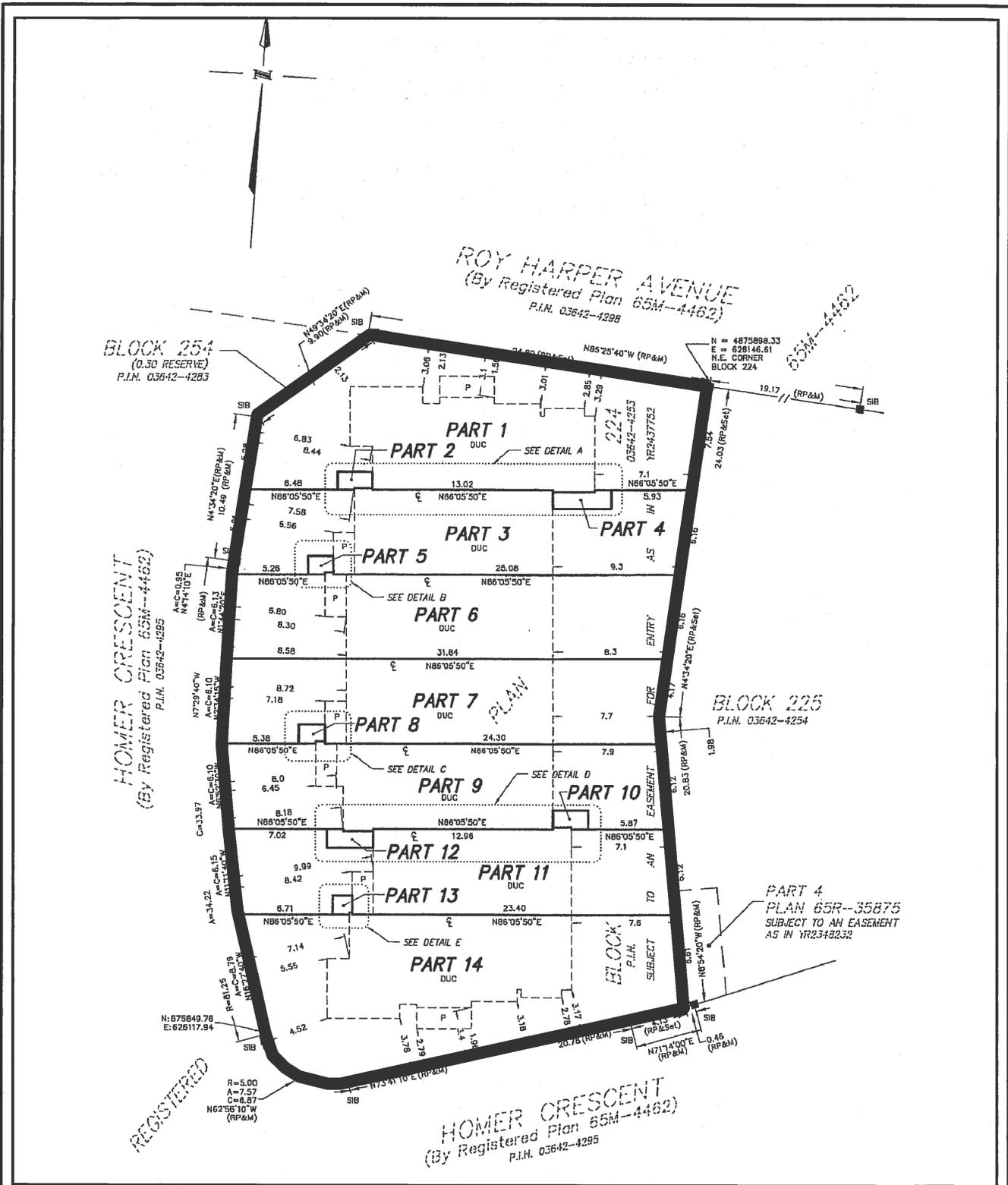
APPLICANTS: TACC DEVELOPMENTS (AURORA) INC.
 FILES: PLC-2016-11

 **SUBJECT BLOCK**



FIGURE 3

Map created by the Town of Aurora Planning & Building Services Department, September 15, 2016. Base data provided by York Region & the Town of Aurora.



BLOCK 224 (REFERENCE PLAN - 65R-36533)

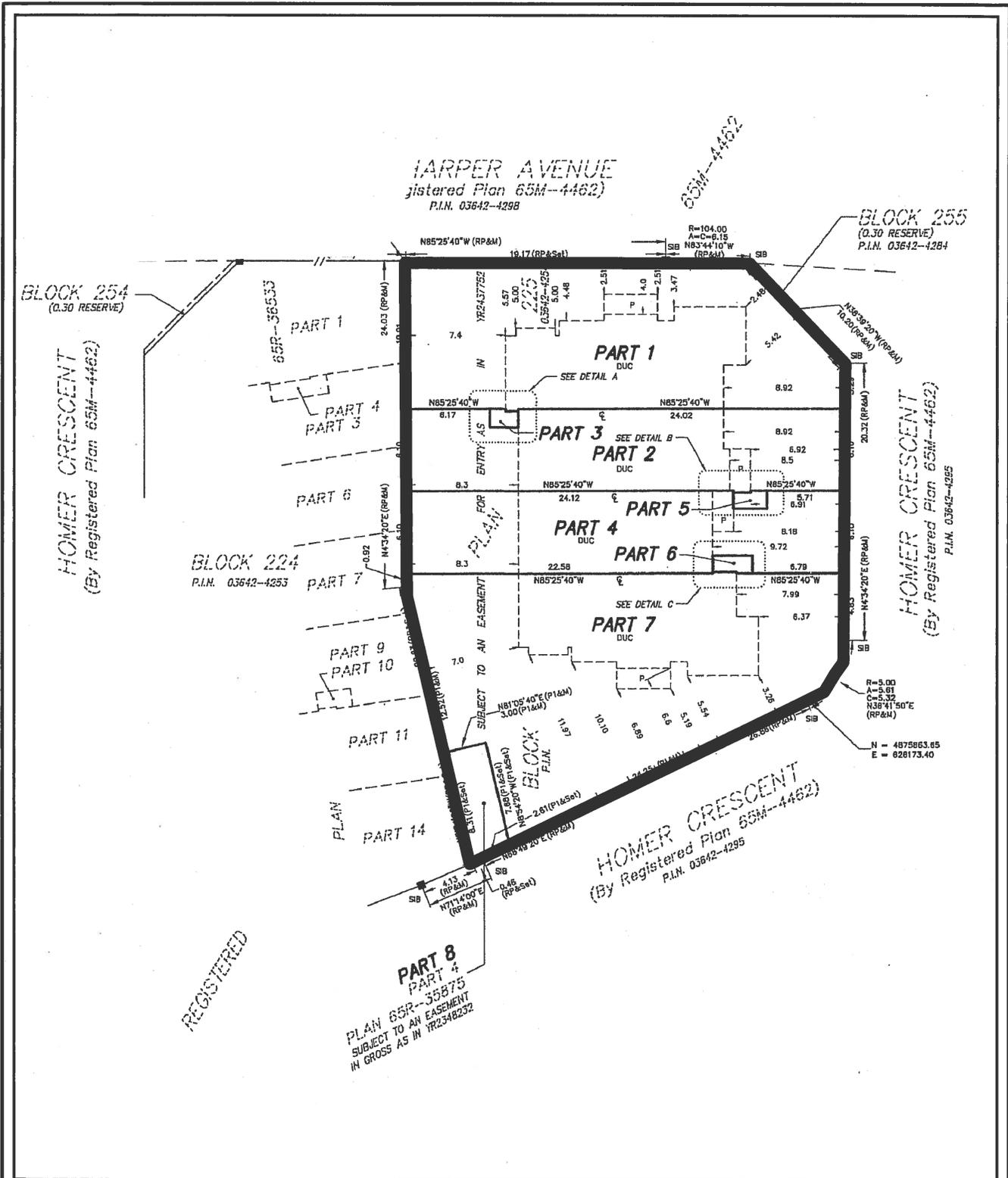
APPLICANTS: TACC DEVELOPMENTS (AURORA) INC.
 FILES: PLC-2016-11

 **SUBJECT BLOCK**



FIGURE 4

Map created by the Town of Aurora Planning & Building Services Department, September 15, 2016. Base data provided by York Region & the Town of Aurora.



BLOCK 225 (REFERENCE PLAN – 65R-36620)

APPLICANTS: TACC DEVELOPMENTS (AURORA) INC.
 FILES: PLC-2016-11

 **SUBJECT BLOCK**



FIGURE 5 Map created by the Town of Aurora Planning & Building Services Department, September 15, 2016. Base data provided by York Region & the Town of Aurora.



Town of Aurora

General Committee Report No. PBS16-080

Subject: Proposed Bell Radiocommunication Antenna System
Gaetano DiBlasi
1360 Bloomington Road East
Part of Lot 11 Concession 2
File Number: SP(T)-2014-02

Prepared by: Marty Rokos, Planner

Department: Planning and Building Services

Date: October 4, 2016

Recommendations

1. That Report No. PBS16-080 be received; and
2. That Industry Canada and the applicant be advised that the Town's Radiocommunication & Broadcasting Antenna Systems Protocol has been complied with in respect to the proposed 40 metre high telecommunication tower; and
3. That Council provide direction respecting:
 - a) Concurrence; or
 - b) Non-Concurrenceregarding the proposed 40 metre high telecommunication tower at 1360 Bloomington Road East; and
4. That Industry Canada be advised of Council's decision on the subject application.

Executive Summary

This report seeks Council's concurrence to construct a proposed 40 m high telecommunication tower at 1360 Bloomington Road East.

- The Public Information Session (PIS) was held on December 7, 2015.
- 7 comments from the public were received before the PIS, 6 comments were received at the PIS, and 8 comments were received after the follow-up response to residents.

- Bell's response to resident comments are included in this report as Attachment #1.

Background

On September 26, 2014 the applicant (Bell Mobility Inc.) submitted an application (file SP(T)-2014-02) for municipal concurrence to construct a telecommunication tower at 1360 Bloomington Road East. The applicant proposes a 40 metre self-support communications structure with exterior mounted radio equipment. The installation would occupy a fenced ground compound area of 10.7 m by 10.7 m or 114 m².

The Bell tower site is located 235 m east of the previously proposed 30 m Rogers telecommunication tower at 1030 Bloomington Road East (file SP(T)-2014-01). On August 21, 2014, Planning staff asked both carriers to explore the feasibility of partnering on a single tower. After the Bell application was submitted, both carriers proposed a joint venture between them on the Rogers site while the Bell application would be put on hold. The Rogers application was subsequently revised to raise the height to 35 m to accommodate Bell's equipment. That application was refused by Council on June 2, 2015. Bell is now moving ahead with their application at 1360 Bloomington Road East, which is also proposed to be used by Rogers.

Location / Land Use

The subject lands, municipally known as 1360 Bloomington Road East, are located between Bayview Avenue and Leslie Street (Figure 1). The property has a lot area of approximately 18 hectares and a frontage of 930 m on Bloomington Road East and 105 m on Leslie Street. The amount of land leased to Bell is 1,102 m² including the access driveway.

There is currently a residence and vehicle storage on the easterly portion of the subject lands, with the rest of the property being vacant.

Surrounding Land Uses

The surrounding land uses are as follows:

North: rural lands;
South: Bloomington Road East and employment lands in Richmond Hill;
East: Leslie Street and residential lands; and
West: commercial lands.

Protocol for Establishing Telecommunication Towers

Under Section 5 of the Radiocommunications Act, the Minister of Industry is the approval authority for all erection and modifications to all towers and other antenna-supporting structures. Industry Canada has issued a procedural guideline for all radiocommunication and broadcasting antenna system, "Radiocommunication and Broadcasting Antenna Systems – Client Procedures Circular – CPC-2-0-03" which outlines the process for proponents seeking to install or modify antenna systems. Section 4.0 of the client procedures circular, the proponent must consult with the local Land Use Authority and obtain a final concurrence for the proposal or a letter acknowledging the relevant municipal process or other requirements have been satisfied.

Pre-Consultation with the Municipality

In August 2014, the applicant pre-consulted with Planning staff to discuss the initial proposal. Planning Staff outlined the municipal telecommunication protocol and its requirements for public consultation to the applicant. As noted in the Background section of this report, staff asked Bell and Rogers to explore the feasibility of partnering on a single tower to meet the needs of both carriers. Planning Staff also requested that the applicant provide a planning justification report to address the purpose of the telecommunication tower, the benefits of having multiple carriers as well as the design integration with the existing subject site.

Analysis

Planning & Development Services have received the application and Bell's response to the concerned residents.

Planning Staff recognize that the proposed Bell tower is located farther from the existing residential dwellings located on Offord Cres and Babcock Blvd than the previously proposed Rogers tower. It is located 235 m east of the Rogers proposal (Figure 3). The Bell location is approximately 300 m from the closest residential property at 106 Offord Cres. The base of the proposed tower will be screened by the existing auto recycling and self storage facilities, reducing the overall visual aspect of the proposed tower (Figure 3).

The subject application was also circulated to the Town's Development Engineer, Building & By-law Services, Parks & Recreation Services and the Fire Services. The Development Engineer has no objections subject to further technical information on grading and drainage being provided. The applicant is working to provide these details. No other departments had any concerns or comments.

Link to Strategic Plan

The telecommunication tower 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: Through the approval of the proposed telecommunication tower, communications infrastructure is enhanced in accordance with the ***Identify new format, methods and technologies to effectively and regularly engage the community*** action item.

Financial Implications

No financial implications.

Communications Considerations

The applicant held a public consultation on December 7, 2015 to discuss the proposed tower. Before the public consultation, Bell provided an information package and an invitation to a Public Information Session to all property owners within a radius of 120 m from the subject property. Concurrent to the mailing of the package, the applicant also placed two (2) notice signs on the property, one each along the frontages of Bloomington Road East and Leslie Street. Additionally, the newspaper notices were published in the Aurora Banner and the Auroran on November 5, 2015.

The PIS was held at the Oak Ridges Community Centre at 12895 Bayview Avenue in Richmond Hill from 6-7 pm. 13 residents attended the PIS on December 7, 2015 and six (6) comment sheets were submitted. The following is a summary of the comments received to date:

- Concerns related to siting and site selection;
- Other properties for potential structure placement;
- Property values;
- Health concerns;
- Visual impact; and
- Repeating the process of the Rogers proposal.

Subsequent to the public commenting period, Bell provided a detailed response to the concerned property owners (Attachment #1).

Alternatives to the Recommendation

None.

Conclusions

Planning and Development Services has reviewed the proposed telecommunication tower in accordance with the Town's Radiocommunication & Broadcasting Antenna Systems Protocol and Industry Canada's Radiocommunication and Broadcasting Antenna System procedures. Accordingly, Staff concludes that Bell has undertaken a comprehensive public consultation process and completed the Town's Radiocommunication & Broadcasting Antenna Systems Protocol for the proposed tower on 1360 Bloomington Road East.

Attachments

Attachment #1 – Public Consultation Summary Report

Figure 1 – Location Map

Figure 2 – Survey of the Proposed Location

Figure 3 – Proposed Bell Tower and Former Proposed Rogers Tower

Previous Reports

None.

Pre-submission Review

Reviewed by the Chief Administrative Officer and Director of Planning and Building Services.

Departmental Approval



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

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

Attachment #1



Public Consultation Summary Report

Prepared for the Town of Aurora

**Bell Mobility's Proposed Steel Self-Support and Wireless
Telecommunications Facility**

1361 Bloomington Road,

Aurora, Ontario

W3661

August 18, 2016



70 East Beaver Creek, Suite 22
Richmond Hill, ON, L4B 3B2
Phone: (416) 701-4576
Email: shehryar.khan@fonturinternational.com



August 18, 2016

Marty Rokos, MCIP, RPP
Planner, Planning & Development Services
Town of Aurora
Aurora, Ontario
L4G 6J1

**Re: Public Consultation Summary for proposed telecommunication tower
W3661- 1361 Bloomington Road, Aurora, Ontario**

Dear Mr. Rokos,

Please be advised that the public commenting period for the proposed Bell telecommunication tower at 1361 Bloomington Road has concluded. Throughout the extended commenting period starting November 06, 2015 and ending June 07, 2016, a total of fourteen individual objections from the public were received. All of the residents that voiced their opposition live more than 345 metres from the tower location. The closest is the Bloomington Storage facility, approximately 86 metres from the tower location.

We believe that Bell Mobility has demonstrated that the proposed wireless telecommunication facility meets the language and intent of Industry Canada's guideline document CPC 2-0-03. In terms of our circulation to the Town, we feel that all technical concerns and requirements received through and after the circulation have been addressed.

We feel that our proposal does not impede on the use and enjoyment of surrounding land uses. Bell Mobility believes it has completed the consultation process in accordance with Innovation, Science and Economic Development (formerly Industry Canada) standards, and respectfully asks that the Town of Aurora issue a statement of concurrence.

If you have any questions or you require any further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shehryar Khan'.

**Shehryar Khan
FONTUR International Inc.
On Contract to Bell Mobility Inc.**

Introduction

The following report is a follow-up to the Site Selection/Justification Report submitted to the Township of Aurora on September 19, 2014 regarding a proposed 40.0-metre self-support telecommunication tower at 1360 Bloomington Road. Since this time, a public circulation and consultation has been undertaken in accordance with Industry Canada's guideline document CPC 2-0-03.

At the time Bell submitted the application, Rogers had a proposal and already completed public consultation. They conducted two public meetings and received objections from the same community members. Bell agreed to co-locate onto the tower, unfortunately, the Town provided a refusal. Bell's proposal is well distanced from the residents and fits well within the context of the area. The fact that 3 carriers (Bell, Telus, Rogers) have an interest in servicing the surrounding community should be taken seriously. It is understood that generally people do not want to live near these types of facilities. However, telecommunications are necessary infrastructure. These structures around the GTA are installed close to residential communities because it's where demand is coming from.

The following are reasons why this tower location is best suited:

- **Tower is located more than 300 metres from the nearest residential dwelling**
- **Tower blends in with current hydro transmission lines which looks similar.**
- **Tower is abutting the following land uses**
 - South -Miller Aggregates Compost Yard
 - North – Vacant agricultural lands
 - East –outdoor crane storage
 - West – Bloomington Storage
 - Further West – Auto Recycling yard
- **Tower location meets the current needs for Bell, Telus and Rogers**

Public Notification

The public was notified of the proposed tower in accordance with the Town's Consultation Process and Industry Canada's CPC 2-0-03. Accordingly, residents and property owners within a radius of three times the tower height (measured from the base of the proposed tower) were sent an information brochure via regular mail (Appendix A) that arrived on or before November 06, 2015. A mailing list was provided by the Town office and a total of eleven (11) property owners/agencies were contacted (Appendix B).

In addition, a public notice advertisement was placed in 'Auroran and Aurora Banner' advising the public of the proposal at the beginning of the 30-day commenting period, November 06, 2015 (Appendix C). The notice advised the public of the ending date to comment, December 11, 2015.

Fontur International on behalf of Bell Mobility also held a public meeting on December 07, 2015 at the Oak Ridges Community Centre and answered questions from the public.

Consultation

During the more than 30-day commenting period (November, 06 2015 – June 7, 2016), FONTUR International on behalf of Bell Mobility received comments from the public, mainly in opposition (Breakdown is shown below). Fontur International responded to the concerns and later provided a final notice in additional 21 days to respond as per the CPC-2-0-03 and Town's recommendation. All of the concerns were related to health & safety and concerns for property values. The full correspondence is found in Appendix G.

Summary of Consultation

Consultation start Date: November 6, 2015

Public Information Session Date: December 7, 2015

Public Comment Deadline: December 11, 2015

Final Response to Residents: May 11, 2016

Final Comment Deadline: June 07, 2016

- 2 Newspaper Notices published (Aurora Banner and Auroran)
- 2 notice signs installed (2 frontages)
- Public Information Session (Oak Ridges Community Centre)
- Mail out to property owners within 120m radius. (Info package published on website as well)

Number of comments received between start date and information session: 7

Response sent: 7 (all)

Public info session attendance: 13 residents/property owners (all residents living at least 350m away from tower location).

- 4 representing the storage facility at 1082 Bloomington Rd
- 3 from the same household of 15 Babcock Blvd for which 1 works at the storage facility)
- 2 from same household at 29 Urquhart Court

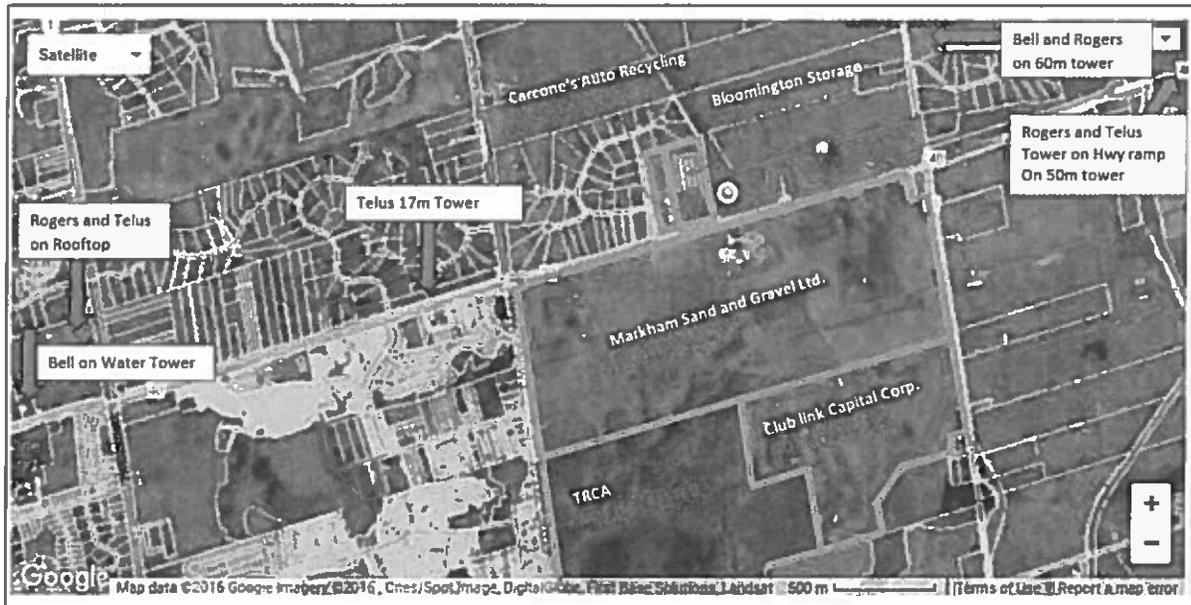
Number of comment sheets submitted: 6

- 4 comment sheets from same household between 2 people.
- 1 from same individual that commented during consultation period prior to info session
- 1 other living 1.5km from the proposed

Number of residents/owners that were sent final notice: 13 (all that attended meeting or commented)

Response from public received: 8

- 3 from same household at 48 Offord Crescent
- 2 from same household at 29 Urquhart Court
- 1 from Bloomington Storage at 1082 Bloomington Rd
- 1 from 15 Babcock Blvd
- 1 from 25 Urquhart Court



Conclusion

As the public consultation has expired (as of June 07, 2016), Bell Mobility is formally requesting that the Town of Aurora formally acknowledge this report as the conclusion of consultation procedures for this telecommunication tower.

Should you have any further questions or concerns pertaining to the consultation process associated with this proposal please do not hesitate to contact the undersigned.

Sincerely,

Shehryar Khan
FONTUR International Inc.
On Contract to Bell Mobility Inc.

Appendix A- Public Notification Brochure



Public Consultation Information

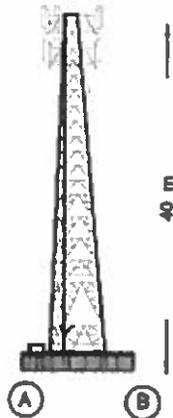
Proposal for a Self-Support Telecommunication Tower 40m (131 ft)
1340 Bloomington Rd (Bloomington Rd and Leslie St)

RE: Notice for Residents of a New Proposed Radiocommunication and Broadcasting Antenna System. Your property is within the 120 m notification radius of the proposal.

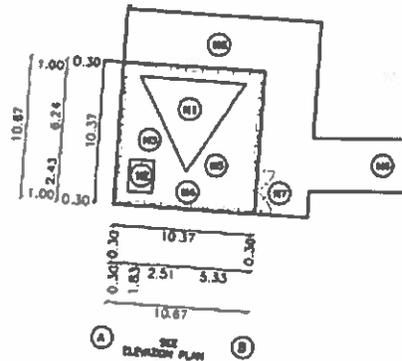
Dear Resident(s),

This information package is to notify you in regards to a new telecommunication tower proposal to serve your community on the property municipally known as 1340 Bloomington Road. The network and coverage provider for this particular project is Bell Mobility Inc. Invitations have been sent to Rogers Communications and Wnd Mobile to place their equipment on this tower if interested. *Please note that we are in the public consultation phase and would be interested in receiving your comments.* This proposal is an alternative to the Rogers tower location that was proposed on 1030 Bloomington Road. To learn more about the regulatory context please see section on your local Land-Use Authority.

ELEVATION PLAN
NOT TO SCALE



PROPOSED COMPOUND LAYOUT PLAN
SCALE 1:200



Who We Are

Bell Mobility Inc. (Licensed Wireless Provider) is a Canadian licensed carrier working towards expanding their network and coverage in the Greater Toronto Area for their existing and future customers.

FONTUR International Inc. (Consultant) is a site acquisition and municipal consultation firm responsible for locating infrastructure within the municipality's and public interest while meeting the demands of our clients.



Why is a new tower required?

A radio antenna and tower are the two most important parts of a radio communication system. The antenna is needed to send and receive signals for the radio station. The tower raises the antenna above obstructions such as trees and buildings so that it can send and receive these signals clearly. Each radio station and its antenna system (including the tower) provide radio coverage to a specific geographic area, often called a cell. The antenna system must be carefully located to ensure that it provides a good signal over the whole cell area, without interfering with other stations. In areas where there are many cells, the antennas do not need to be very high. Where the cells are larger, the antennas must be higher above the ground level in order to provide good radio coverage for the whole area. As customer demand increases the cell diminishes more and more.

Bell's Radio Frequency Engineering department has determined the need for voice and data (LTE) upgrade to adequately provide contiguous coverage and service to our existing and future customer base in the area of Bloomington Road and Leslie Street. Currently, our network is burdened by a combination of poor voice and data quality in these areas. More importantly, there is the issue of data usage on your mobile phone and wireless devices. As more and more people have opted to work remotely and access the internet for other purposes there is an increased need for better coverage.

Where will the Tower be located?

The proposed site of the tower is at 1340 Bloomington Road. The geographic coordinates for the site are: Latitude (NAD 83) N 43° 58' 18.5" Longitude (NAD 83) W 79° 25' 22.0"

Bell Mobility strongly supports co-location on existing towers and structures. The use of existing structures minimizes the number of new towers required in a given area and is generally a more cost effective way of doing business. Unfortunately in this case, there were no existing structures in the search area. As shown on the map below in figure 1, the nearest telecommunication tower is approximately 1.5km west owned by Telus. Due to its distance and height at 17 metres, co-location will not help Bell meet their coverage objectives. There are two Rogers towers in the area east of the subject location, for which Bell and Telus have co-located on.



Figure 1: Search area map showing nearby towers.

Bell



Where will the Tower be located? Continued



Figure 2: Context map showing Bell Proposal (Blue Fin-W3661) and previous Rogers' location.

What will it look like? What will it look like?

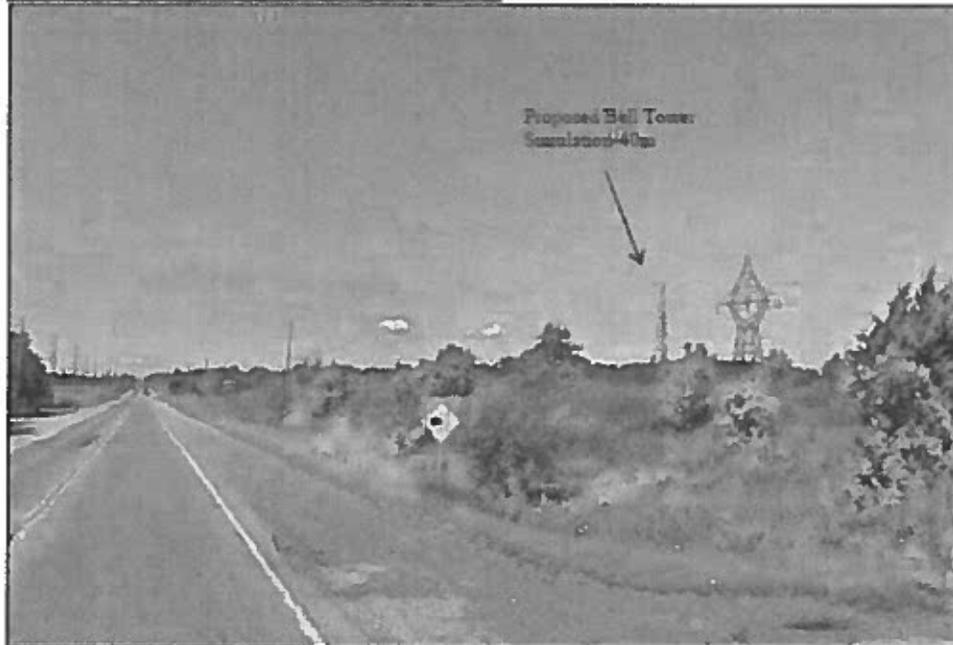


Figure 3: Photographic simulation of self-support tower at 40 metres height looking west on Bloomington Road.



Health & Safety

Health and safety are paramount to Bell Mobility Inc. Health Canada has established guidelines to ensure the safe operation of wireless antenna installations which is known as Safety Code 6. Bell attests that the radio installation described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6 for the protection of the general public including any combined effects of nearby installations within the local radio environment.

Moreover Bell ensures all structures are constructed pursuant to the National Building Code which includes all applicable CSA Radio Communications Regulations. Bell attests that the installation will respect good engineering practices including structural adequacy.

Regulatory and consultative procedures for telecommunications antennas can be found in Industry Canada's CFC 2-0-03 Issue 5. Please see links under "For More Information" regarding the latest information on Health Canada's guidelines.

In accordance with the Federal Aeronautical regulations applications were submitted to NAV Canada and Transport Canada to ensure that the tower is assessed for safety by the appropriate parties. Transport Canada has provided clearance and has stated that no lighting or painting on the tower will be required.

What about the environment?

Although this project is exempt under the Canadian Environmental Assessment Act, FONTUR International Inc. on behalf Bell is currently working with the Lake Simcoe Conservation Authority, the Ministry of Natural Resources and the Town of Aurora to ensure there are no adverse impacts to the environment.

Your local Land Use Authority

In recognition of the Federal Government's exclusive jurisdiction and in an attempt to promote balance, Industry Canada requires that proponents of telecommunication facilities consult with land use authorities as part of their licensing process. The requirement to consult can be found in Industry Canada's document, Client Procedure Circular CFC 2-0-03 Issue 5. According to the CFC, the purpose of consultation is to ensure that land use authorities are aware of significant antenna structures and/or installations proposed within their boundaries so antenna systems are deployed in a manner which considers local surroundings.

Consultation must respect the Federal Government's exclusive jurisdiction and specifically does not give a municipality the right to veto the proposal. The provisions of the Ontario Planning Act and other municipal by-laws and regulations do not apply to federal undertakings. As a result of the Federal Government's jurisdiction, the proposed wireless facility doesn't require permitting analogous to those of other development proposals. Similarly, zoning by-laws and/or provincial policies in the standard sense are not applicable to these facilities.

Notwithstanding the Federal Government's exclusive jurisdiction, Bell Mobility is committed to consultation with the Local Land-use Authority (Town of Aurora). This public notification has been designed to provide the necessary information as required by Industry Canada and the Town of Aurora. It is important to note that the Town's role is as a commenting agency only and that any decision relating to the application will be made by Industry Canada.

For more information on the Town's in-effect telecommunication policy please request a digital copy at w3661.bell.info@fonturinternational.com or from the municipal contact.



Who Can I Contact?

Bell Mobility Inc. is committed to effective public consultation. You are invited to provide written comments to Bell about this proposal. Your support to help establish and grow a reliable network in Aurora is needed. You may also attend a public information session/open house on Monday December 7, 2015 from 6:00pm-7:00pm at the Oak Ridges Community Centre @ 12895 Bayview Ave, Richmond Hill, ON L4E 3G2 (North of Stouffville Road, west of Bayview Ave).

In order to ensure your mailed, facsimiled or e-mailed comments are considered, the **DEADLINE** to respond by is close of business on **Friday December 11, 2015** to the attention of:

Shehryar Khan
FONTUR International Inc.
Fax: 866-234-7873
Email: w3661.bell.info@fonturinternational.com

SUBJECT: Tower Issue – 1360 Bloomington Rd, Aurora, ON—W3661

Your municipal contact

SUBJECT: Tower Issue – 1360 Bloomington Rd,
Aurora, ON—W3661
Aurora File No. SF (T)-2014-02 (D1) (EX)-02-14)

Marty Rokos, MCIP, RPP
Planner, Planning & Development Services

Town of Aurora
100 John West Way, P.O. Box 1000
Aurora, Ontario L4G 6J1

Phone: 905-727-3123 ext. 4350
Fax: 905-726-4736
mrokos@aurora.ca

For more information

[Health Canada Fact Sheet on Safety Code 4](http://www.rcsb.ca/arc-arc/media/17-011_2014-2014-0231-eng.pdf)
http://www.rcsb.ca/arc-arc/media/17-011_2014-2014-0231-eng.pdf

[Industry Canada's Fact sheet on radio frequency energy and safety code 4](http://www.rcsb.ca/arc-arc/media/17-011_2014-2014-0231-eng.pdf)
http://www.rcsb.ca/arc-arc/media/17-011_2014-2014-0231-eng.pdf

Industry Canada-Toronto District Office
Room 909
55 St. Clair Avenue East
Toronto ON M4T 1M2
Telephone: 1-855-465-6307
Fax: 416-954-3553
Email: spectrum.toronto@ic.gc.ca

Appendix B- Public Mailing List

SIFTON MICHAEL GREGORY
100-180 RENFREW DRIVE
MARKHAM ON L3R 9Z2

REGIONAL MUNICIPALITY OF
17250 YONGE ST
NEWMARKET ON L3Y 6Z1

ARMADALE CO LIMITED
180 RENFREW DR SUITE 100
MARKHAM ON L3R 9Z2

JOHN & MARIA ROMANO
8633 JANE ST
VAUGHAN, ON L4K 2M6

STRUCTURAL
FLOOR FINISHING
1232 BLOOMINGTON RD
AURORA, ON L4G 7C8

350001 ONTARIO LIMITED
1360 BLOOMINGTON RD
AURORA, ON L4G 7C8

CONSERVATION AUTHORITY
TORONTO & REGION
5 SHOREHAM DR
NORTH YORK, ON M3N 1S4

IAN & CLAUDETTE MCGOWAN
13779 LESLIE STREET
AURORA, ON L4G 7C5

MARJIT SCHULLER
13831 LESLIE ST
AURORA, ON L4G 7C5

MILLER PAVING
Attention: Property Office
P.O. BOX 4080
MARKHAM ON, L3R 9R8

MICHAEL & ANTHONY CARCONE
2 FOXLAIR COURT
NEWMARKET ON, L3Y 4W1

Marty Rokos
Planning and Development Services
Town of Aurora
100 John West Way, P.O. Box 1000
Aurora, Ontario L4G 6J1

Clerk's Office
Town of Aurora
100 John West Way, P.O. Box 1000
Aurora, Ontario L4G 6J1

Marco Ramunno
Director of Planning and Development Services
Town of Aurora
100 John West Way, P.O. Box 1000
Aurora, Ontario L4G 6J1

Industry Canada-Toronto District Office
Room 909
55 St. Clair Avenue East
Toronto ON
M4T 1M2

Appendix C- Public Newspaper Notice
(Published in 'Aurora Banner' and 'The Auroran')

	PUBLIC NOTICE TELECOMMUNICATIONS TOWER
<p>Bell Mobility Inc. in accordance with its obligations under the <i>Radiocommunications Act</i> and Industry Canada procedure CPC-2-0-03 (2014), hereby notifies the residents in the vicinity of 1360 Bloomington Road, Aurora, Ontario of its intentions to develop a Telecommunications Tower at the location shown below consisting of :</p> <ul style="list-style-type: none">• A 40 metre Telecommunication Tower• An equipment cabinet at the base,• and perimeter fencing <p>On 1360 Bloomington Road, Aurora, Ontario</p>	<p>40 Metre Self-Support Tower 1360 Bloomington Road</p> 
<p>ANY PERSON may attend a public information session at the <u>Oak ridges Community Centre—12895 Bayview Ave, Richmond Hill, ON L4E 3G2</u> from 6:00—7:00 p.m. on <u>Monday December 7, 2015</u>. Written submissions to the individual listed below must be made by 4:30 p.m. on Friday December 11, 2015 with respect to this matter.</p> <p>PLEASE TAKE NOTICE that the approval of telecommunication facilities and their design are under the exclusive jurisdiction of the Government of Canada through Industry Canada. The Town of Aurora has no jurisdiction other than as a commenting body to Industry Canada and the applicant.</p>	
<p>Bell Mobility - contracted to:</p> <p>Shehryar Khan FONTUR International Inc.</p> <p>70 East Beaver Creek Rd, Suite 22 Richmond Hill, ON L4B 1J2</p> <p>Fax: 866-234-7873 Email: w3661.bell.info@fonturinternational.com</p>	<p>Town of Aurora contact:</p> <p>Marty Rokos, MCIP, RPP Planner, Planning & Development Services</p> <p>Town of Aurora 100 John West Way, P.O. Box 1000 Aurora, Ontario L4G 6J1</p> <p>Phone: 905-727-3123 ext. 4350 Fax: 905-726-4736 mrokos@aurora.ca</p>

Appendix D- Public Notice Sign

NOTICE OF PROPOSED COMMUNICATIONS ANTENNA SYSTEM

AN APPLICATION HAS BEEN SUBMITTED BY **BELL MOBILITY INC.** TO ERECT A SELF-SUPPORT TELECOMMUNICATION TOWER/ANTENNA FACILITY, BEING **40.0 METRES (131 FEET)** IN HEIGHT, ON THIS PROPERTY (1360 BLOOMINGTON ROAD).

A PUBLIC OPEN HOUSE HAS BEEN SCHEDULED FOR **(MONDAY DECEMBER 7, 2015) @ (6:00-7:00 P.M.) AT:
OAK RIDGES COMMUNITY CENTRE—12895 BAYVIEW AVE, RICHMOND HILL, ON L4E 3G2)**

THE PURPOSE OF THIS OPEN HOUSE BEING HELD BY BELL MOBILITY IS TO ALLOW THE PUBLIC TO DISCUSS THE PROPOSED LOCATION OF THE ANTENNA SYSTEM.

THE CLOSING DATE FOR SUBMISSION OF WRITTEN COMMENTS IS **4:30PM ON FRIDAY DECEMBER 11, 2015**

FOR FURTHER INFORMATION, CONTACT SHEHRYAR KHAN AT

W3661.BELL.INFO@FONTURINTERNATIONAL.COM

FAX: 866-234-7873

ATTENTION: TOWER ISSUE-1360 BLOOMINGTON ROAD

TELECOMMUNICATION TOWER/ANTENNA FACILITIES ARE EXCLUSIVELY REGULATED BY FEDERAL LEGISLATION UNDER THE RADIOCOMMUNICATION ACT AND ADMINISTERED BY INDUSTRY CANADA. THEREFORE, PROVINCIAL LEGISLATION SUCH AS THE PLANNING ACT, INCLUDING ZONING BY-LAWS, DOES NOT APPLY TO THESE FACILITIES.

THE TOWN OF AURORA CAN ONLY PROVIDE COMMENTS TO INDUSTRY CANADA AND DOES NOT HAVE THE AUTHORITY TO STOP THE CONSTRUCTION OF A TELECOMMUNICATION TOWER/ANTENNA FACILITY.

Municipal Contact Information

Marly Rokos, MCIP RPP
Town of Aurora
100 John West Way, P.O. Box 1000
Aurora, ON, L4G 6J1
905-727-3123 ext. 4350
mrokos@aurora.ca

Industry Canada Contact

55 St. Clair Avenue East
Toronto, Ontario
M4T 1M2
416-973-8215
Spectrum.toronto@ic.gc.ca

Appendix D- Public Notice Sign – Continued



Appendix E- Public Meeting Sign-In Sheet



FONTUR International Inc.
 70 East Beaver Creek, Suite 22
 Richmond Hill, ON L4B 3B2
 info@fonturinternational.com



Sign-In Sheet

Public Information Session - Proposed Telecommunication Tower located at 1360
 Bloomington Road, Aurora, ON

07/12/2015

Name (Please Print)	Address/Contact Info	Signature
Nail	5760 Vail Trail	Nail
DL	1082 Bloomington 22	X
T.R.	1082 Bloomington Rd	T.R.
Susan	29 Ligonier Court	Susan
Lili Khan	15 Babcock Blvd.	Lili Khan
AZM KHAN	15 BABCOCK BLVD	Az Khan
Lisa Khan	15 Babcock Blvd	Lisa Khan
Sarahy O'Brien	48 Offord Ave	Sarahy O'Brien

Appendix E- Public Meeting Sign-In Sheet - Continued



FONTUR International Inc.
70 East Beaver Creek, Suite 22
Richmond Hill, ON L4B 3B2
info@fonturinternational.com



Sign-in Sheet

Public Information Session - Proposed Telecommunication Tower located at 1360 Bloomington Road, Aurora, ON

07/12/2015

Name (Please Print)	Address/Contact Info	Signature
Parvinder Dhillon	25 Urquhart Court Aurora L4B 5K5	
Nadia Lewis	1082 Bloomington Rd	
Rita R.	1082 Bloomington Rd	RR
Zubin George	24 Urquhart Court	
Huss, AKBAR	57, OFFORD Crescent	

Appendix F- Public Meeting Comment Sheets



FONTUR International Inc.
70 East Beaver Creek, Suite 22
Richmond Hill, ON L4B 3B2
W4483.bell.info@fonturinternational.com



Comment Sheet

NOTE: In order to be considered, this comment must be received by ~~June 22, 2015~~ Dec 11, 2015

RE: Proposed Telecommunication Tower located at ~~13 Howland Dr., Huntsville, ON~~

07/02/2015

NAME (Please Print):

~~Arjun~~ Zubin George

ADDRESS/CONTACT INFORMATION:

24 Urquhart Court, Aurora, Ontario

COMMENTS:

~~There~~ There are enough towers in the area.
We have already a strong signal. There is no
need for another tower.

SIGNATURE:



FONTUR International Inc.
70 East Beaver Creek, Suite 22
Richmond Hill, ON L4B 3B2
W4483.bell.info@fonturinternational.com



Comment Sheet

NOTE: In order to be considered, this comment must be received by ~~June 22, 2015~~ Dec 11, 2015

RE: Proposed Telecommunication Tower located at ~~12 Howland Dr., Huntsville, ON~~

~~07/01/2015~~

NAME (Please Print):

Neil Gaur

ADDRESS/CONTACT INFORMATION:

57 Bouver Trail, Aurora, Ontario

COMMENTS:

The Tower should be moved ~~East~~ ^{North} more North East to be acceptable. The Tower should allow colocation with other providers like the smaller or independent CLEC's.

SIGNATURE:



FONTUR International Inc.
70 East Beaver Creek, Suite 22
Richmond Hill, ON L4B 3B2
W4483.bell.info@fonturinternational.com



Comment Sheet

NOTE: In order to be considered, this comment must be received by ~~June 22, 2015~~.

Dec 11, 2015
SK

RE: Proposed Telecommunication Tower located at ~~12 Howland Dr., Huntsville, ON~~

~~09/02~~/2015

NAME (Please Print):

ADAM KHAN

ADDRESS/CONTACT INFORMATION:

15 BABCOCK BLVD, AURORA ON.

COMMENTS:

BELL HAS NOT DEMONSTRATED CO-LOCATION

SIGNATURE:



FONTUR International Inc.
70 East Beaver Creek, Suite 22
Richmond Hill, ON L4B 3B2
W4483.bell.info@fonturinternational.com



Comment Sheet

NOTE: In order to be considered, this comment must be received by June 22, 2015.

RE: Proposed Telecommunication Tower located at ~~13 Howland Dr., Huntsville, ON~~

07/06/2015

Dec 11/15
1360 Bloomington Rd.

NAME (Please Print):

LILI KHAN

ADDRESS/CONTACT INFORMATION:

15 Babcock Blvd.

COMMENTS:

WHERE IF FIBRE IN THE AREA?

SIGNATURE:



FONTUR International Inc.
70 East Beaver Creek, Suite 22
Richmond Hill, ON L4B 3B2
W4483.bell.info@fonturinternational.com



W4483

Dec 11/15

Comment Sheet

NOTE: In order to be considered, this comment must be received by June 22, 2015.

RE: Proposed Telecommunication Tower located at ~~13 Howland Dr, Huntsville, ON~~

~~09/08/2015~~

1360 Bloomington

NAME (Please Print):

LISA KHAN

ADDRESS/CONTACT INFORMATION:

15 Babcock BLVD

COMMENTS:

No one needs better cell reception in our
area, our reception is perfect.

Only until recently have cigarettes been
described to cause cancer. You can not
convince us that being close to cell towers
have no health risks. Health Canada is
behind the times. Europe has very different guidelines.

[Handwritten signature]

SIGNATURE:

[Handwritten signature]



FONTUR International Inc.
70 East Beaver Creek, Suite 22
Richmond Hill, ON L4B 3B2
W4483.bell.info@fonturinternational.com



Comment Sheet

NOTE: In order to be considered, this comment must be received by ~~June 22, 2015~~

Dec 11/15
1360 Bloomington

RE: Proposed Telecommunication Tower located at ~~13 Howland Dr., Huntsville, ON~~

~~04/08/2015~~

NAME (Please Print):

AZAM KHAN

PLEASE SEND AURORA PROTOCOL

ADDRESS/CONTACT INFORMATION:

15 BARCOCK BLVD. AURORA ON L4G 0K5

COMMENTS:

WILL BELL DEMONSTRATE WHAT NEEDS
THERE IS? VOICE? DATA? CAPACITY?

IF THIS FOR CURRENT NEEDS CAN YOU
SHOW CURRENT TOWERS ARE AT CAPACITY?

IF NOT, HOW CAN WE BE INVOLVED?

SIGNATURE:

Azam Khan

Appendix G- Public Consultation Correspondence

Shehryar Khan

From: W3661
Sent: November-23-15 2:09 PM
To: kamal samuel; W3661
Subject: RE: Tower Issue - 1360 Bloomington Rd, Aurora ON - W3661
Attachments: W3661-Public Consultation Information.pdf

Hello Mr. Kamal,

Thank you for sending in your comments. However, I feel you are being very unreasonable with your demand without even understanding the proposal. The proposed tower is almost 610 metres from your residence, which I am certain will not be visible from your street. In fact, you are as equally closer to an existing Telus tower west of Bayview north of Bloomington. This proposed location is an alternative to the tower proposed by Rogers last year, which was a lot closer to your residence.

Notices were sent to all property owners within a distance of 120 metres radius as per the Town of Aurora's protocol for establishing telecommunication facilities. We have placed 2 notices signs along the property and newspaper notices in the Aurora Banner and The Auran. It is important to note that telecommunication infrastructure is a federal jurisdiction through Industry Canada.

I have attached the public information package produced with links to further understand health and safety. It is important to understand when you do your research that most studies in this field on health are on cell phone use and not cell phone towers. I would really encourage you to ask me any questions you have on this matter before propagating false notions by way of protest. If the attached does not answer your questions, please make a list of questions so that I may help clear things. We are currently in public consultation and we would like to have a respectable dialogue.

[Health Canada Fact Sheet on Safety Code 6](#)

http://www.hc-sc.gc.ca/ahc-asc/media/tir-ati/_2014/2014-0231s-eng.php

[Industry Canada's Fact sheet on radio frequency energy and safety code 6](#)

<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>

Thank you,

Shehryar Khan
FONTUR INTERNATIONAL INC.
70 East Beaver Creek, Unit 22
Richmond Hill, ON L4B 3B2

From: kamal samuel
Sent: November-21-15 7:32 AM
To: W3661
Subject: Tower Issue - 1360 Bloomington Rd, Aurora ON - W3661

We come to know this project of yours through a third person, we as a neighboring residence should have been informed and consulted,

We are at 38 Offord crescent ,and strongly oppose for this tower to be erected at this location,we will do anything in our ability to protest against this and take any level of measure to stop this, as our health and welfare of our family and neighbors are at risk.

Therefore we demand you to cancel this project immediately.

Thank you for your cooperation,

kamal

Shehryar Khan

From: W3661
Sent: December-04-15 2:40 PM
To: susan; W3661; mrokos@aurora.ca
Cc: allcouncillors@aurora.ca; jabel@aurora.ca
Subject: RE: Tower Issue - 1360 Bloomington Road
Attachments: Aerial Map-Proposed Tower.JPG; W3661--Public Consultation Information.pdf

Hi Ms. George,

Thank you for sending in your comments. The proposed tower is almost 920 metres from your residence (more than ½ mile), which I am certain will not be visible from your street. In fact, you are closer to an existing Telus tower west of Bayview north of Bloomington (see attached map). This proposed location is an alternative to the tower proposed by Rogers last year, which was a lot closer to the residential subdivision.

Notices were sent to all property owners within a distance of 120 metres radius as per the Town of Aurora's protocol for establishing telecommunication facilities. We have placed 2 notices signs along the property and newspaper notices in the Aurora Banner and The Auroran. It is important to note that telecommunication infrastructure is a federal jurisdiction through Industry Canada.

I have attached the public information package produced with links to further understand health and safety. It is important to understand when you do your research that most studies in this field on health are on cell phone use and not cell phone towers. I would really encourage you to ask me any questions you have on this matter. If the attached does not answer your questions, please make a list of questions so that I may help clear things. We are currently in public consultation and we would like to have a respectable dialogue. Please feel free to attend the open house on Monday Dec 7 (details are in the public consultation package). As noted above, you can always contact me through email with any questions you may have regarding this.

[Health Canada Fact Sheet on Safety Code 6](#)

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct/safety_code_6/fs-code_securite_6_fr-eng.php

<http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/radiofreq/index-eng.php>

[Industry Canada's Fact sheet on radio frequency energy and safety code 6](#)

<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>

Thank you,

Shehryar Khan
FONTUR INTERNATIONAL INC.
70 East Beaver Creek, Unit 22
Richmond Hill, ON L4B 3B2

From: susar
Sent: December-04-15 11:58 AM
To: W3661; mrokos@aurora.ca
Cc: allcouncillors@aurora.ca; jabel@aurora.ca
Subject: Tower Issue - 1360 Bloomington Road

To
Shery Khan

Fontur International

70 East Beavercreek Road

Richmondhill, Ontatio

&

Marty Rokos MCIP, RPP

Planner, Planning and Department Services

Town of Aurora

Aurora, Ontario

Dear Shery and Marty ,

It is quite unfortunate that the residents on Bloomington road in Aurora has to fight with big corporations every 6months with proposals to erect Cell Tower in our neighbourhood.

Two studies , one in Germany and the other in Israel reveal that living in the proximity of a cell phone tower or antenna could put your health at significant risk. I am a concerned resident living within 1/4 mile proximity of the proposed Bell Cell Tower.

As a very concerned and scared resident, I request you to put a stop to this menace immediately. Corporations do not care about the health and well being of the residents of Aurora, they care only about their bottom line. It is the duty of the elected law makers to protect the residents from the corporation's abuse of power.

Does Bell want to be the next Philip Morris? Does it want to take care of a community plagued with childhood leukemia, cancer, genetic mutations, heart problems etc. 10 or 20 years from now ?

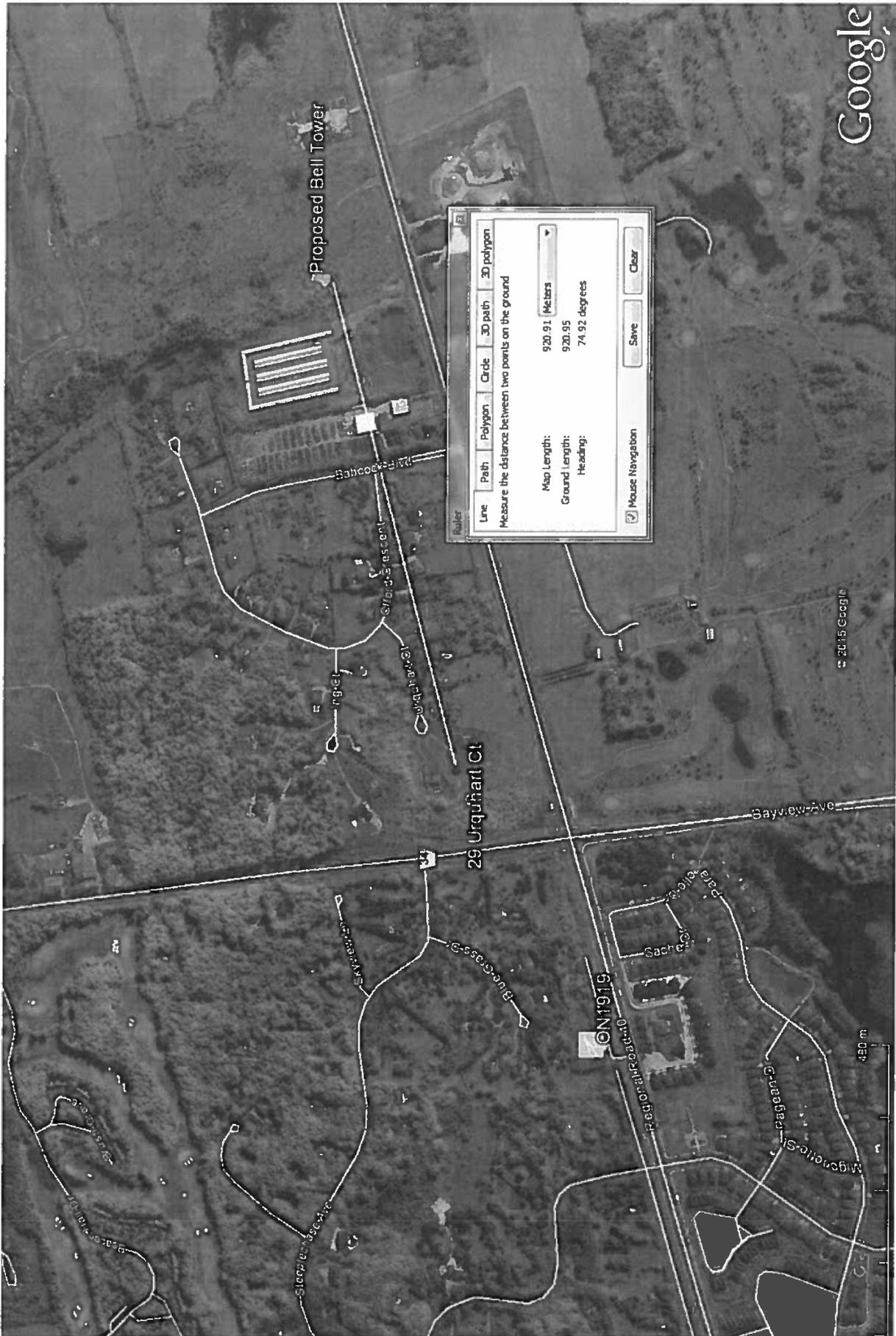
Please Act Now.

Cancel the tower from our neighbourhood.

Bell can always find locations where there are no residents or schools. Why it has to be in our neighbourhood where there are hundreds of residents within 1/2 mile proximity? Proposing to build a tower in a residential area shows the irresponsible and inconsiderate position of the corporation.

Cell towers near residential areas can become another Tobacco or Asbestos fiasco. So, I plead with Bell and authorities at the town of Aurora (and council members) to fulfill your moral obligation of taking care of the community's well being by cancelling the proposed cell tower in our neighbourhood.

Thanking you in advance,
Susan George
29 Urquhart Court
Aurora, Ontario



Shehryar Khan

From:
Sent: December-07-15 10:17 AM
To: zubin.george@ecobioplas.com; W3661; MRokos@aurora.ca
Cc: PMoyle@aurora.ca; GDawe@aurora.ca
Subject: RE: Tower Issue - 1360 Bloomington Road

Mr. George,

Thank you for your email. While municipalities are encouraged to participate in the process and feedback is sought from local residents Cell Towers are regulated by the Federal Government and they have the final say on whether or not a tower will be erected. I encourage you to attend any public meetings associated with the proposed location as well as to visit Industry Canada's website and read the information that the Federal Government has posted about Cell Towers

<http://www.ic.gc.ca/eic/site/ic-gc.nsf/eng/07422.html>

Regards,

Michael Thompson
Councillor, Town of Aurora
C: 905-751-8351
O: 905-727-3123 ext.4268
www.aurora.ca

From: Zubin George |
Sent: Saturday, December 05, 2015 2:47 PM
To: w3661.bell.info@fonturinternational.com; Rokos, Marty
Cc: Mayor and Councillors
Subject: Tower Issue - 1360 Bloomington Road

Dear Mr. Khan/Mr. Rokos,

It has been brought to the attention of the residents of Aurora of the construction of the Bell Cell tower which is to be placed at 1360 Bloomington Road.

I am writing to express my disapproval of this move to support the big telecommunications companies to erect this tower as it will be a dangerous health hazard to the residents in the area.

A study in Australia has shown that children in Sydney who are living near cell towers are twice as likely to develop leukemia than children living 7 miles away. Also, according to a study by Mount Shasta Bioregional Ecology Center, even at low levels of this radiation, there is evidence of damage to cell tissue and DNA, and it has been linked to brain tumours, cancer, suppressed immune function, depression, miscarriage, Alzheimer's disease, and numerous other serious illnesses.

Short term profits will result in serious long term health implications.

I hope that you will take this into serious consideration.

Thank you,

Zubin George

EcoBioPlas Inc.
29 Urquhart Court
Aurora, Ontario
Canada
L4G 0K5

Shehryar Khan

From: W3661
Sent: December-07-15 10:40 AM
To: Dorothy O'Beirne; W3661; mrokos@aurora.ca; geoff@geoffdawe.com; cballard.mnn.cn@liberal.ola.org; lkuk@aurora.ca
Cc:
Subject: RE: Bell Tower Issue - 1360 Bloomington Rd, Aurora ON - W3661: OPPOSING IT!
Attachments: W3661--Public Consultation Information.pdf

Hello Mr. and Mrs. O'Beirne,

Thank you for sending in your comments. In response to your opposition, I feel that it is important to fully understand Bell's proposal. I would really for you to read my response below and ask me any questions you may have.

First off, the tower is not proposed beside your house, it is located approximately more than 0.5 km from your house. From a planning perspective the location chosen exceeds the requirements set out by the Town of Aurora's Telecommunication tower protocol and Industry Canada's protocol CPC-2-0-003 Issue 5. In fact, you are closer to an existing Telus tower west of Bayview north of Bloomington. This proposed location is an alternative to the tower proposed by Rogers last year, which was a lot closer to the residential subdivision.

Second, you have stated that you feel it's unacceptable to have a tower located beside estate properties because it's unsightly. Infrastructure of any kind including power lines, railway tracks, roads and highways are often thought of as unsightly but are no doubt a necessary part of modern life. Tower installations have similarly become a necessary part of modern life. The fact is, more and more people are using their wireless devices inside their homes. By locating telecommunication towers very far away from where the demand is coming from doesn't meet its purpose. A single tower has the capacity to service thousands of households. A landline service to that many households would require literally thousands of telephone poles. So in terms of visual impact a cell tower creates a much smaller visual impact footprint than does a traditional landline distribution. It is also important to understand the land use context we are working in. The current tower proposal is located across the Miller aggregates business. It's well distanced from a residential area and a location that fits well within the context of the site. We feel the tower will blend well with the existing transmission power lines.

In regards to property values, there is no factual evidence on your statement. The concern on the impact of property values comes up frequently when a new tower is proposed in an area. Many things affect the value of a property including external influences. There are other market factors that exert a strong influence on the price/value of real property. These factors include: strength of market demand, interest rates, employment/unemployment levels, tax levels, utility costs etc. As mentioned above, every year there are tens of thousands of new and amended tower installations. Many are located near residential yet house prices have increased year after year.

Lastly, your concern regarding health. The tower will be located approximately 0.5km from your property. We feel it will not affect your quality of life and enjoyment of your property. Given the context of the tower location (Aggregates business), we feel that the tower is located in a suitable area.

With respect to the health concerns being expressed, Industry Canada requires that all radio stations be installed and operated in a manner that complies with Health Canada's "Limits to Exposure to Radiofrequency Electromagnetic Energy in the Frequency Range from 3 kHz to 300 GHz - Safety Code 6 (2015)":http://www.hc-sc.gc.ca/ewh-smrt/pubs/radiation/radio_guide-lignes_direct-eng.php.

Bell's tower will be in compliance with Safety Code 6 and is generally less than 1% of it. Industry Canada requires all radiocommunication and broadcasting installations to comply with its regulatory limits on an ongoing basis so that the general public is not subjected to exposure levels above them. Antenna proponents are required to perform an assessment of RF exposure on proposed antenna systems prior to installation to ensure compliance, and to keep records of the assessment.

Every year there are tens of thousands of new and amended radiocommunication and broadcasting installations in Canada. The vast majority of these installations comply with the regulatory limits by a very wide margin. Industry Canada has confirmed this by conducting many RF field measurements. Experience has also shown that calculations based on sound engineering practices ensure the protection of the general public. This is because Industry Canada has compared the results of calculations with those from actual measurements and because certain safety factors are included in the calculations. For example, the analysis assumes that all transmitters are operating at the same time, which has a low probability of actually occurring for most radiocommunication installations. Several other precautionary assumptions serve to further ensure the protection of the public.

Industry Canada and Health Canada have also jointly produced Frequency Asked Questions (FAQ) available at: <http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08792e.html>.

The following links provide additional reference information from Industry Canada and Health Canada regarding health concerns and radiofrequency energy.

Health Canada Fact Sheet on Safety Code 6

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct/safety_code_6_fs-code_securite_6_fr-eng.php

<http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/radiofreq/index-eng.php>

Industry Canada's Fact sheet on radio frequency energy and safety code 6

<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>

It is also important to understand that Bell Mobility Inc. does not create the regulations but ensures to follow them in order to maintain their license. Any issues you have with Safety Code 6 should be addressed to Health Canada; you may contact them at ccrpb-pcrpcc@hc-sc-gc.ca.

Thank you,

Shehryar Khan
FONTUR INTERNATIONAL INC.
70 East Beaver Creek, Unit 22
Richmond Hill, ON L4B 3B2

From: Dorothy O'Beirne
Sent: December-06-15 1:37 PM
To: W3661; mrokos@aurora.ca; qeoff@geoffdawe.com; cballard.mpp.co@liberal.ola.org; lkuk@aurora.ca
Cc: |
Subject: Bell Tower Issue - 1360 Bloomington Rd, Aurora ON - W3661: OPPOSING IT!

Shehryar Kham/ Marty Rokos,

This is in regards to the proposed Bell tower (1360 Bloomington Road) which is proposed beside our house.

We strongly oppose this tower because it's unacceptable to have it located beside estate properties.
It will decrease our property value, it's unsightly and a health risk!

CC: Mr. Chris Ballard, MPP Newmarket- Aurora
Mr. Geoff Dawe, Town of Aurora, Mayor
Mr. Lawrence Kuk, Town of Aurora, Planner
Marty Rokos, MCIP, RPP, Planner, Planning & Development Services

Regards,

Dorothy and Michael O'Beirne
48 Offord Crescent
Aurora, ON
L4G 0K5

Mohan George
Zubin George
Susan George
29, Urquhart Court,
Aurora, Ontario.
CANADA L4G 0K5

December 07, 2015

RE: Response to "Bell Tower Issue - 1360 Bloomington Rd, Aurora ON - W3661: OPPOSING IT!"

Hello Mr. George,

Since your comments are the same as the comments received from your household members at 29 Urquhart Court, my response will be similar but I will elaborate a bit further. We are conducting a public open house today and I would encourage you to come out, meet us and learn more about our proposal (Check out the public information package for details). If you cannot attend you can always email me with any questions you have. We are in public consultation and I feel this is a great opportunity to ask any questions you have about how telecommunication towers work. Often people are concerned about property values, visual aesthetics and health. We feel that the location chosen to service the residential area and passerby traffic is suitable and meets the Town of Aurora's Telecommunication tower protocol and Industry Canada's procedure CPC-2-0-03 Issue 5.

It is important to understand that Bell Mobility Inc. does not create the regulations on health but ensures to follow them in order to maintain their license. Any issues you have with Health Canada's guideline for safe exposure from RF called "Safety Code 6" should be addressed to Health Canada; you may contact them at ccrpb-pcrpcc@hc-sc-gc.ca. I will make an attempt to further explain.

Your main issue is of health and I see you have made references to the IARC and classifying RF radiation as class 2b carcinogen. However, the IARC working group concluded: there is **limited evidence** in humans for the carcinogenicity of RF-EMF based on positive associations between glioma and acoustic neuroma and exposure to RF-EMF from wireless telephones. They've stated there is no solid data at this point to for environmental exposure to RF-EMF.

Please check out the links from Health Canada and Industry Canada that I have provided at the end of this response. Also, there are many peer reviewed studies that have concluded there is limited or no evidence to prove health effects associated from radiofrequency exposure. There are many references on the internet that are the results of the opinions of a self-selected group of individuals who each have a strong belief that does not accord with that of current scientific consensus. I am not saying what is written by them is invalid, but it means Health Canada would not judge the merits of these conclusions from an independent authoritative body. Please see the chart below outlining the conclusions by various organizations from the global medical community on the conclusions on EMF in relation to health effects.

Review Completed By	Conclusions
International Agency for Research on Cancer (IARC) 2013	Overall evaluation of RF fields as Group 2B carcinogen. The Working Group concluded: there is limited evidence in humans for the carcinogenicity of RF-EMF based on positive associations between glioma and acoustic neuroma and exposure to RF-EMF from wireless telephones. Environmental exposure to RF-EMF: no solid data.
Norwegian Institute of Public Health (NIPH) 2012	The large total number of studies provides no evidence that exposure to weak RF fields (i.e., exposure within ICNIRP* reference values) causes adverse health effects. Some measurable biological/ physiological effects cannot be ruled out. There is no reason to recommend reduced exposure to RF fields to reduce general concerns about the hazardous effects of electromagnetic fields.
UK Health Protection Agency's Independent Advisory Group on Non-Ionising Radiation (AGNIR) 2012	Although a substantial amount of research has been conducted in this area, there is no convincing evidence that RF field exposure below guideline levels causes health effects in adults or children.
Swedish Council for Working Life and Social Research (FAS) 2012	Extensive research for more than a decade has not detected anything new regarding interaction mechanisms between RF fields and the human body and has found no evidence for health risks below current exposure guidelines. While absolute certainty can never be achieved, nothing has appeared to suggest that the long established interaction mechanism of heating would not suffice as basis for health protection.
Health Council of the Netherlands. 2011.	More data are available, but not on effects in young children: studies were conducted almost exclusively in children over the age of 10 years. At this time, it can only be concluded that the still relatively limited available data do not indicate any effects on the development of the brain or on health if

	children are exposed to RF electromagnetic fields such as those generated by mobile telephones, mobile telecommunications antennas or Wi-Fi facilities.
Latin American Experts Committee on High Frequency Electromagnetic Fields and Human Health 2010	Current science-based evidence points to there being no adverse effects in humans below thermal thresholds, no hazardous influences on the well-being and health status of users and non-users of cell phones and people living near base stations, and that no convincing evidence for adverse cognitive, behavioral and neurophysiological and other physiological effects exist.
European Commission Scientific Committee on Emerging and Newly Identified Health Risks (SCENIHR) 2009	Three independent lines of evidence (epidemiological, animal and in vitro studies) show that exposure to RF fields is unlikely to lead to an increase in cancer in humans. Further studies are required to identify whether considerably longer-term (well beyond ten years) human exposure to mobile phones might pose some cancer risk.
International Commission on Non-Ionizing Radiation Protection (ICNIRP) 2009	The scientific literature published since the 1998 (ICNIRP) guidelines has provided no evidence of any adverse effects below the basic restrictions and does not necessitate an immediate revision of the guidance on limiting exposure to high frequency electromagnetic fields.
Royal Society of Canada (RSC) 2014	No clear evidence of adverse health effects associated with RF fields, although continued research is recommended to address specific areas of concern, including exposure to RF fields among children using mobile phones.
Forschungszentrum Jülich GmbH Institute of Neuroscience and Medicine (INM) 2009	The balance of evidence does not indicate an evaluated risk of RF EMF exposure for children's health.

Table 1: List of world recognized institutions that have concluded no evidence of health risks associated with low electromagnetic frequencies.

It is significant to understand that under that same group classification of radiofrequency electromagnetic fields (Group 2B) includes the following agents:

- Pickled Vegetables
- Talc-based body powder
- Aloe Vera, whole leaf extract
- Coconut oil diethanolamine condensate
- Coffee
- Dry cleaning (occupational exposures in)

The agents above can be found in everyday households and are also labeled as “possibly carcinogenic”. However, these are all based on observational data – information gathered on past behaviors, which were not in a controlled scientific setting. More importantly, the association of EMF as a “possible carcinogen” is with wireless phone use, not telecommunication facilities.

With respect to the health concerns being expressed, Industry Canada requires that all radio stations be installed and operated in a manner that complies with Health Canada’s “Limits to Exposure to Radiofrequency Electromagnetic Energy in the Frequency Range from 3 kHz to 300 GHz - Safety Code 6 (2015)”:http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php.

Bell's tower will be in compliance with Safety Code 6 and is generally less than 1% of it. Industry Canada requires all radiocommunication and broadcasting installations to comply with its regulatory limits on an ongoing basis so that the general public is not subjected to exposure levels above them. Antenna proponents are required to perform an assessment of RF exposure on proposed antenna systems prior to installation to ensure compliance, and to keep records of the assessment.

Every year there are tens of thousands of new and amended radiocommunication and broadcasting installations in Canada. The vast majority of these installations comply with the regulatory limits by a very wide margin. Industry Canada has confirmed this by conducting many RF field measurements. Experience has also shown that calculations based on sound engineering practices ensure the protection of the general public. This is because Industry Canada has compared the results of calculations with those from actual measurements and because certain safety factors are included in the calculations. For example, the analysis assumes that all transmitters are operating at the same time, which has a low probability of actually occurring for most radiocommunication installations. Several other precautionary assumptions serve to further ensure the protection of the public.

Industry Canada and Health Canada have also jointly produced Frequency Asked Questions (FAQ) available at:

<http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08792e.html>.

The following links provide additional reference information from Industry Canada and Health Canada regarding health concerns and radiofrequency energy.

Health Canada Fact Sheet on Safety Code 6

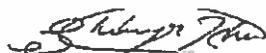
http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct/safety_code_6_fs-code_securite_6_fr-eng.php

<http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/radiofreq/index-eng.php>

Industry Canada's Fact sheet on radio frequency energy and safety code 6

<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>

Sincerely,



Shehryar Khan
FONTUR International Inc.
On contract to Bell Mobility

Shehryar Khan

From: W3661
Sent: December-07-15 11:38 AM
To: Mohan George; Zubin George; W3661; mrokos@aurora.ca
Cc: allcouncillors@aurora.ca
Subject: RE: Tower Issue - 1360 Bloomington Road
Attachments: Response to Mr. George - Bell Tower 1360 Bloomington Rd.pdf; W3661--Public Consultation Information.pdf

Hello Mr. George,

Thank you very much for sending in your comments. Please see my response as the letter attached. I've also attached the public consultation information package for this site. Please note that we are conducting a public open house today (details are found in the information package).

I would really encourage you to ask questions about anything in relation to telecommunication towers. I would also encourage you to take a look at the links from Health Canada and Industry Canada provided below.

Health Canada Fact Sheet on Safety Code 6

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct/safety_code_6_fs-code_securite_6_fr-eng.php

<http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/radiofreq/index-eng.php>

Industry Canada's Fact sheet on radio frequency energy and safety code 6

<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>

Thank you,

Shehryar Khan
FONTUR INTERNATIONAL INC.
70 East Beaver Creek, Unit 22
Richmond Hill, ON L4B 3B2

From: Mohan George
Sent: December-05-15 12:45 AM
To: W3661; mrokos@aurora.ca
Cc: allcouncillors@aurora.ca
Subject: Tower Issue - 1360 Bloomington Road

To:
Shery Khan
Fontur International Inc.
&
Marty Rokos
Planner

All Councillors
Town of Aurora,
Ontario, Canada.

Dear Shery, Marty and Councillors,

It has been brought to the attention of the residents of Aurora that Bell is proposing to erect a Telecommunication Tower at 1360 Bloomington Road.

We strongly oppose this move by the BIG Business to erect this tower as it will be a dangerous Health Hazard to the residents in the area.

With due respect, we would urge you, if you have not already done due diligence, to read and comprehend the report from the International Agency for the Research on Cancer (IARC)
Classified RF radiation as Group 2B-Possibly Carcinogenic together with Asbestos, Tobacco and Benzene.
The long term health cost will far supersede the short term gains the BIG businesses make.

If the planning and development services of the Town gives the permission to Bell to erect the Cell tower, then we do not see any problem in approving Smoking and the use of Asbestos(which again will help BIG companies to Profit !)

We oppose this move and will request you at this time, to intervene on behalf of the residents and do the right thing for the residents of Aurora.

We would expect our elected councillors to carry out their responsibility thinking of the long term effect on the health and well being of their citizens.

Thank you for acting responsibly,

Mohan George
29, Urquhart Court,
Aurora, Ontario.
CANADA L4G 0K5

Shehryar Khan

From: W3661
Sent: December-14-15 2:50 PM
To: bloomington storage; W3661; Marty Rokos Town of Aurora
Subject: RE: Tower Issue - 1360 Bloomington Rd, Aurora, ON - W3661

Hi Ms. Romano,

Thank you very much for attending the open house. This is to confirm receipt of your comments.

You mentioned in your email about the possibility of increasing the height of an existing tower in the area and you have mentioned concerns regarding health and that the negative aesthetic effects will result in a drop of property values.

We feel that due to the context of the area, the proposed location would work well for a telecommunication tower. Nearby you have your storage facility, power lines and Miller aggregates facility. Bell has completed their due diligence and have decided to install a tower in this area based off of customer complaints, demand, trend of data usage, traffic and for co-location purposes. Bell would not invest their money and resources in an area if there were no need. In fact, co-location of an existing tower would be optimal as the construction cost and application process would be eliminated. People at the meeting seemed more open to increasing the height of the tower of the nearby area. That is something that Bell can look further into but it's not completely up to us. There are many factors required, one major factor is if the property owner would be willing to enter into an agreement to build something taller. Also, this limits the possibility for other carriers to co-locate if the increase will only be for Bell. But my question is, is there no concern for property values and health if the existing tower height is increased especially when the existing tower is closer to the residences? How is that option better than building a new tower which will accommodate other carriers and limit the growth of future towers.

The concern on the impact of property values comes up frequently when a new tower is proposed in an area. Many things affect the value of a property including external influences. There are other market factors that exert a strong influence on the price/value of real property. These factors include: strength of market demand, interest rates, employment/unemployment levels, tax levels, utility costs etc. Every year there are tens of thousands of new and amended tower installations. Many are located near residential yet house prices have increased year after year.

I understand many people at the meeting were concerned about health as you are. However, Bell Mobility Inc. does not create the regulations but ensures to follow the regulations created by Health Canada in order to maintain their license. The document Health Canada has produced is called Safety Code 6 which also governs the limits for devices like baby monitors, garage door openers, fm/am radio etc.. Bell is typically less than 1% of Safety Code 6's maximum allowable exposure limits.

Please see the links below produced by Health Canada and Industry Canada that speak more closely about Safety Code 6.

[Health Canada Fact Sheet on Safety Code 6](#)

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct/safety_code_6_fr-code_securite_6_fr-eng.php

<http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/radiofreq/index-eng.php>

[Industry Canada's Fact sheet on radio frequency energy and safety code 6](#)

<https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>

Thank you,

Shehryar Khan
FONTUR INTERNATIONAL INC.
70 East Beaver Creek, Unit 22
Richmond Hill, ON L4B 3B2

From: bloomington storage
Sent: December-10-15 1:11 PM
To: W3661; Marty Rokos Town of Aurora
Subject: Tower Issue - 1360 Bloomington Rd, Aurora, ON - W3661

Attention: Shehryar Khan
FONTUR International Inc.

We are a family owned and operated self storage facility located just west of the proposed site for the wireless structure at 1360 Bloomington Road in Aurora, in fact it will border our property. We are strongly opposed to the proposed erection of this tower as is the rest of the community. We were approached by Bell a couple of years ago and rejected their offer to put one on our own property as we are very concerned about the detrimental effects this source of electromagnetic radiation will have on the health and well being of our customers and our neighbours. The presence of this structure will also have negative aesthetic effects and will undoubtedly result in a drop of property value to those in close proximity.

We attended the public information session on Monday December 7, 2015, however most of our concerns and questions were unanswered by the Bell representatives. The response was to send an email with these questions and that they would be addressed at a later date. The representatives claimed that the purpose of this tower was to service the community--of which the majority of the community is opposed. Also, the Bell representative mentioned an alternative to building a new tower would be to increase the height of nearby existing tower which should be considered as a viable option.

We are in complete disagreement with this project and we strongly suggest that it be cancelled. As we are the owner of several small businesses in the community and have been Bell customers for decades, we hope that you will consider our requests and that a more suitable location be considered.

Regards,
Nadia Romano
Bloomington Self Storage Inc.



70 East Beaver Creek, unit 22
Richmond Hill, ON, L4B 3B2
Email: w3661.bell.info@fonturinternational.com



May 11, 2016

RE: Bell Mobility Inc. 40 metre Telecommunication tower proposal at 1360 Bloomington Road, Aurora.

Dear Residents,

This information package is in response to the concerns/comments the public provided surrounding the proposed 40m Bell tower at 1360 Bloomington Road, Aurora, ON. The comments received were mainly towards need and health/safety.

Map of owners that attended the public information session on December 11, 2015



Demonstrated Need

The proposed location was carefully selected to address Bells' coverage requirements while meeting the Town of Aurora's requirements. The location of the tower maintains a fair distance from existing residential dwellings. Furthermore, the lattice self-support tower, base and compound would be screened and blend well with the existing powerlines. The distance to the closest residential dwelling is approximately 370 metres from the tower location.



70 East Beaver Creek, unit 22
Richmond Hill, ON, L4B 3B2
Email: w3661.bell.info@fonturinternational.com



Factors considered in the site selection criteria include:

- Land use planning considerations
 - Sharing of existing telecommunication towers or facilities
 - Analyzing existing rooftops or water towers
 - Historic and environmental land use sensitivities
 - Aesthetic and landscaping preferences
 - Maximizing distance from residential and environmental protection
 - Locate sites that would obscure public views
- Interested and willing landlords
- Airport height restrictions
- Site conditions
- Soil type
- Availability of electrical power
- Ground space requirements

Bell's radio frequency team has done some further study on this area after the public open house in December 2015. The primary need for this site is coverage improvement. There is an urban area of over 5 km² here that has poor coverage. It is one of the top 20 longstanding customer complaint areas for Bell's network sharing partner Telus. The coverage is poor even at low frequencies which provide further and deeper coverage than high frequencies. The radio frequency engineers have gone out to do signal testing and found poor coverage in the subdivision southwest of Bloomington and Bayview. The coverage might not be the worst for the residents by Babcock Blvd since they are on slighter higher ground and can thus get coverage from the towers farther away. However, the subdivision southwest of Bloomington and Bayview has a dip in terrain and the poor coverage becomes very noticeable as the farther sites cannot reach there.

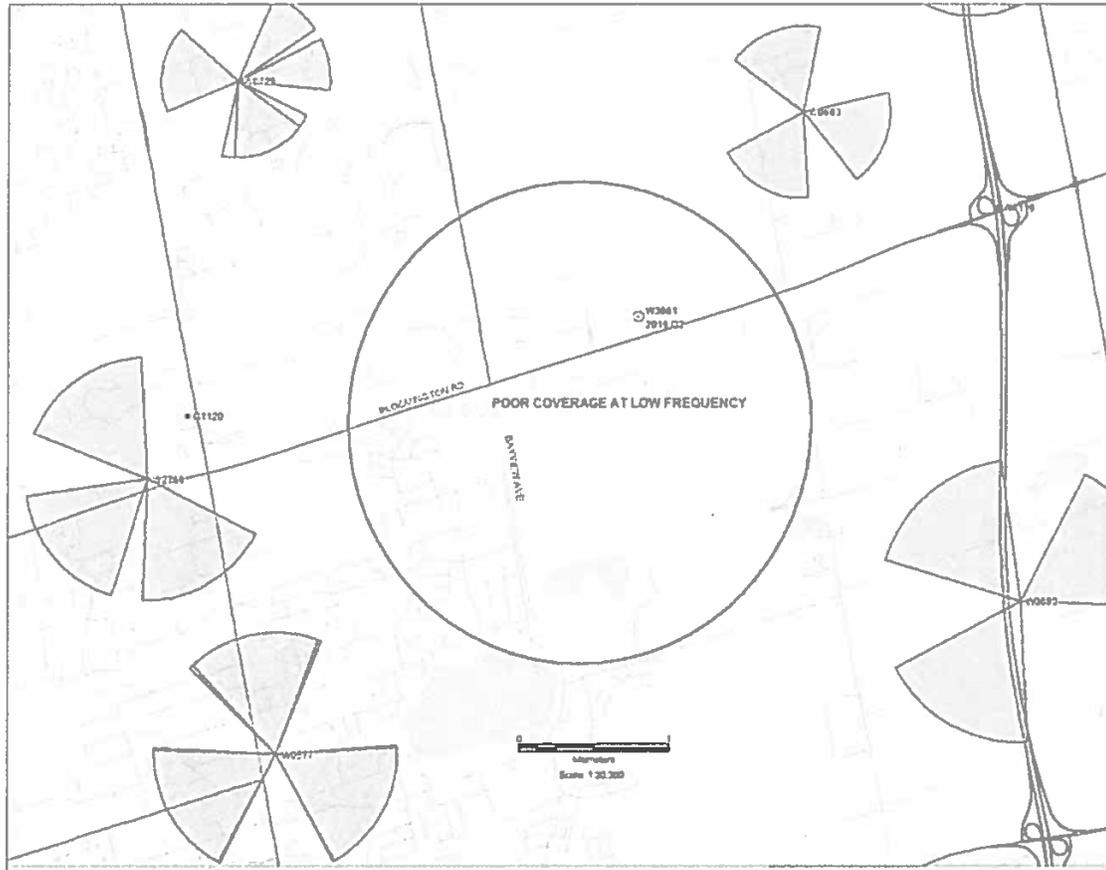
This area has quite low site density for an urban area. This worked fine for our older Second Generation and early Third Generation networks. However, it is not possible to provide adequate Fourth Generation (4G/LTE) service to an urban area with the coverage levels and site density found here. See map below:



70 East Beaver Creek, unit 22
Richmond Hill, ON, L4B 3B2
Email: w3661.bell.info@fonturinternational.com



BLOOMINGTON & BAYVIEW URBAN COVERAGE GAP



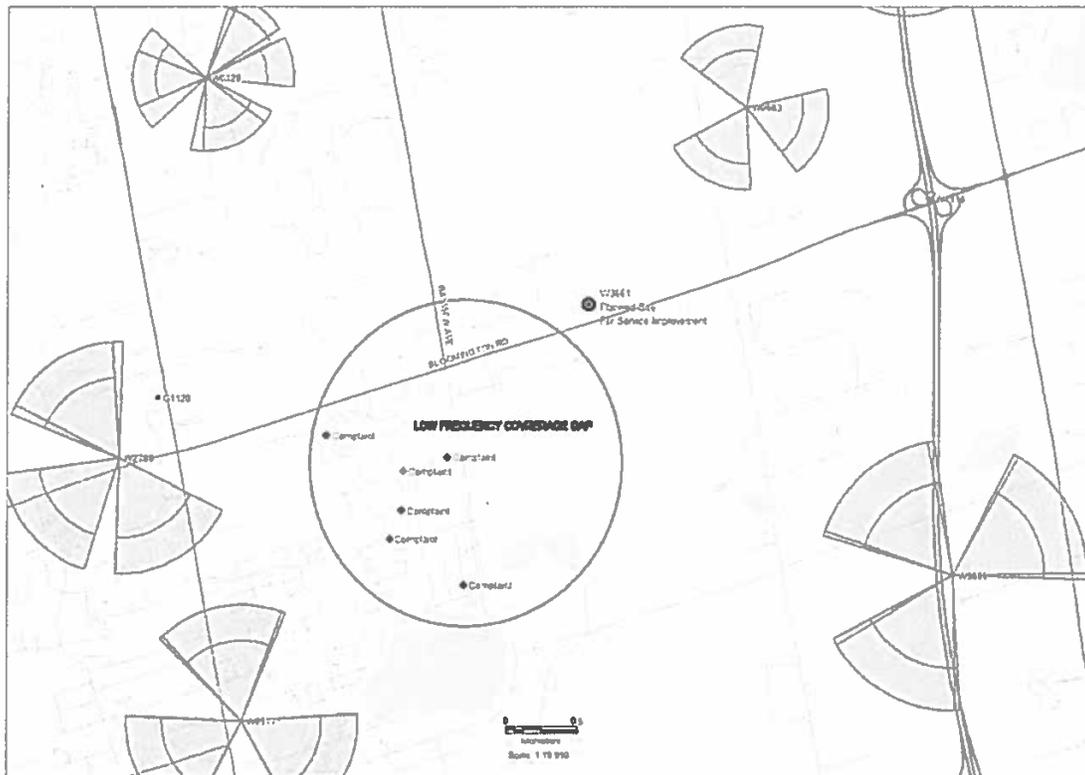
Bell's radio frequency engineers have obtained the latest customer complaints map and have confirmed documented customer complaints in the subdivision south west of Bloomington and Bayview. As you may know, Bell and Telus are network sharing partners. This area is a Telus top customer complaints area that they have been unable to serve for a very long time which has Bell customer complaints as well. Also, the complaints map area match the low frequency coverage gap. See map on next page.



70 East Beaver Creek, unit 22
Richmond Hill, ON, L4B 3B2
Email: w3661.bell.info@fonturinternational.com



BELL CUSTOMER COMPLAINTS MAP – Bloomington & Bayview



An alternative site could not be found due to not meeting one or more of the factors listed previously.

Co-location

Bell, Telus and Rogers all have shown an interest in this area to improve their network for their customers. When a carrier requests to co-locate onto an existing tower, Bell as part of their license is required to let them add equipment. This is to limit the number of towers in an area. Safety Code 6 measurements are cumulative. If a carrier is to co-locate, then all equipment including the additional equipment is calculated in the safety code 6 analyses and must be below the required limit. As the community and Town of Aurora knows, Rogers Communications Inc. is interested in a joint-build with Bell Mobility Inc.



70 East Beaver Creek, unit 22
Richmond Hill, ON, L4B 3B2
Email: w3661.bell.info@fonturinternational.com



Property Values

Concerns have been received over the reduction in property values should the tower be installed. Bell does not feel there is a correlation between the two. There are other market factors that exert a strong influence on the price/value of real property. These factors include: strength of market demand, interest rates, employment/unemployment levels, tax levels, utility costs etc. Every year there are tens of thousands of new and amended tower installations. Many are located near residential yet house prices have increased year after year.

Health and Safety

Bell understands the community has many questions/concerns regarding health and safety. It is important to know that Bell does not hold the regulation itself and can only follow the guidelines produced by Health Canada and Industry Canada. We are happy to share the information on health and safety using reputable peer-reviewed sources. It is important to note that most studies in this field with concerns are towards cell phone use and not cell towers. Any issues the public has with Safety Code 6 (Health Canada guideline) should be addressed to the Consumer and Clinical Radiation Protection Bureau; you may contact them at ccrpb-pcrpcc@hc-sc-gc.ca. Bell will provide on-going monitoring to assure we are operating below the safety limits and provide a copy to anyone upon request. Industry Canada also conducts audits to ensure compliance.

It is a condition of any broadcaster's licence that it must meet Safety Code 6. If Safety Code 6 changes after the current review, then the service provider must be compliant the very day it is implemented. There is not a grace period or grandfathering clause in the license document. If a broadcaster cannot meet the safety code, then they must shut off the transmitter. In public areas towers are typically 100 times below the limit of Safety Code 6.

Bell Mobility's radiofrequency engineers have conducted a safety code 6 analysis and have calculated that the proposed antennas will be less than 1% of safety code 6 limits in a controlled and uncontrolled environment. Health Canada has stated there will be no adverse health effects provided that the exposure limits set in Safety Code 6 are respected.



70 East Beaver Creek, unit 22
Richmond Hill, ON, L4B 3B2
Email: w3661.bell.info@fonturinternational.com



Conclusion

We believe that Bell Mobility has demonstrated that the proposed wireless telecommunication facility meets the language and intent of Industry Canada's guideline document CPC 2-0-03. In terms of our circulation to the Town, we feel that all technical concerns and requirements received through and after the circulation have been addressed.

We feel that our proposal does not impede on the use and enjoyment of surrounding land uses. There are existing similar structures and facilities in the area that make the location well suited. As mentioned above, the distance of the tower location to the nearest residential dwelling is more than 350 metres and will blend in well with the existing powerlines.

The Town of Aurora has requested Bell to provide the public with 21 days to respond to this notice before sending a final summary report to the Town. Please send your comments by mail, fax, email to the contact below by Monday June 6, 2016.

Shehryar Khan
FONTUR International Inc.
Mail: 70 East Beaver Creek Road, Unit 22
Richmond Hill, L4B 3B2
Fax: 866-234-7873
Email: w3661.bell.info@fonturinternational.com

SUBJECT: Tower Issue –1360 Bloomington Rd, Aurora, ON—W3661

Shehryar Khan

From: Zubin George
Sent: June-01-16 9:02 AM
To: mrokos@aurora.ca; W3661
Cc: 'Huss'
Subject: RE: CELL TOWER - BLOOMINGTON ROAD, Please Read

Dear Mr. Rokos/Mr. Khan,

I am writing to express my DISAPPROVAL of the cell tower to be erected at 1360 Bloomington Road.

As a resident of Aurora, I am VERY CONCERNED about the health hazard that will be imposed on us.

The residents NEVER asked nor requested that this tower be placed into our vicinity.

I am most certain that the telecommunications companies can find another location where there are not many residents and construct the cell tower.

Zubin George
29 Urquhart Court
Aurora, Ontario
L4G 0K5

From: Huss
Sent: Tuesday, May 31, 2016 7:14 AM
To: 'B&N Kraft'; 'Mohan George'
Cc:

Subject: RE: CELL TOWER - BLOOMINGTON ROAD, Please Read

To Mr. Khan:

My family and I, have lived at our current address for almost 20 years. We do not want or need this Tower. Please review the last council meetings minutes on this subject. It seems your corporate organizations are still trying the same old tactics. Most councilors and area residents were NOT in favor of a Tower near our community, for a number of reasons, including since it was NOT required by our community, and was mainly to service other areas, specifically the new subdivisions and residents of Northern Richmond Hill. Town Councilors and residents of our community suggested you place the Tower in Richmond Hill. Please do so, and far away from our subdivision and community. Thank you.

Huss Akbar
57, Offord Crescent

From: B&N Kraft
Sent: Monday, May 30, 2016 8:26 PM
To: Mohan George

Cc:

Subject: Re: CELL TOWER - BLOOMINGTON ROAD, Please Read

To Shehryar Khan;

Our position has not changed since the last time this was attempted to be thrust upon our neighbourhood. In addition to Mr. George's remarks, it is simply inappropriate to locate this tower WITHIN our *estate* residential community, and abutting so close to the Bloomington Storage business who have realistic and serious health concerns about spending 10-12 hours a day underneath such a hazardous transmission device.

The site just south of this is virtually vacant land - about 500 acres or more!! If this is the area that needs to be served, then that is where you can put your tower, not on our front yards.. we are not in need of this service. Locate the tower where the residents are complaining.

With respect to your studies, we have also done studies of our own, and refute every one of your points: property values will be lowered, and the health risk is documented and profound! Do not try to profess otherwise.

Once again, as a group, our residents will oppose this installation vigorously and with every available resource. Spare yourselves the trouble and build elsewhere.

Norbert Kraft
105 Offord Cres.

On 30 May 2016 at 20:57, Mohan George
Dear Mr.Shehryar Khan,

> wrote:

Re: Bell Mobility Inc. 40 meter Telecommunication tower Proposal at 1360 Bloomington Road, Aurora.

We appreciate you sending us the letter on the above Proposal and the concerns of the residents in the area. I am opposed to this PROPOSAL, in caps because this is just a proposal and we do not want it to go any further than that.

Among the factors to be considered in the site selection criteria, there is a point as to *Interested and willing landlords*, we as property owners are not interested in your proposal and will strive to stop it from being implemented.

The very fact that Bell, Telus and Rogers who are competitors in the telecommunications business, are willing to co-locate and share in this proposal, shows that they have no other recourse but to impose this plan on the homeowners.

Regarding the Property Value issue, since when has Bell been in the real estate business to advise the property owners about the market demand and other factors that will adversely effect the property value?

As to the Health and Safety issue, what assurance can be provided that there will not be any adverse effect when 5G/LTE is introduced in the near future? I am sure then the Safety Code 6 will have to be amended.

We also would like to know who owns the property at 1360 Bloomington Road, Aurora and if there are any pre-existing violations on this property or owner and any due diligence has been done on the property or the owner.

As a home owner I strongly oppose this proposal and will strongly oppose the implementation of this proposal.

Thanks,

Mohan George
29 Urquhart Court
Aurora, Ontario
L4G 0K5

On Mon, May 30, 2016 at 7:45 PM, bloomington storage

wrote:

Hello Everyone,

Please read the attached letter that was received by us recently in the mail. Bell and Rogers are once again attempting to erect a tower in our community.

You can send your comments by mail fax or email by **MONDAY JUNE 6, 2016**.

Send comments to:

Shehryar Khan, FONTUR International Inc.

email: w3661.bell.info@fonturinternational.com

fax: [866-234-7873](tel:866-234-7873)

mail: 70 East Beaver Creek Road, Unit 22, Richmond Hill, ON L4B 3B2

SUBJECT: Tower Issue-1360 Bloomington Road, Aurora, ON--3661

Please support us in our efforts to stop this, we need to all participate to make our voices heard!

Thank you so much for your time,

Nadia Romano

--
Mohan George

Shehryar Khan

From: Danielle O'Beirne <dobeirn@gmail.com>
Sent: June-02-16 3:22 PM
To: W3661
Cc:

Subject: Re: CELL TOWER - BLOOMINGTON ROAD, Please Read

Mr Khan,

Thank you for your response however I am extremely disappointed in your firm's ability to support you arguments.

I live on Offord Crescent and I continue to be strongly opposed to the cell tower being placed at 1360 Bloomington road.

In regards to your response about to property values:



70 East Beaver Creek, unit 22
Richmond Hill, ON, L4B 3B2
Email: w3661.bell.info@fonturinternational.com



Property Values

Concerns have been received over the reduction in property values should the tower be installed. Bell does not feel there is a correlation between the two. There are other market factors that exert a strong influence on the price/value of real property. These factors include: strength of market demand, interest rates, employment/unemployment levels, tax levels, utility costs etc. Every year there are tens of thousands of new and amended tower installations. Many are located near residential yet house prices have increased year after year.

Where is your research?

Yes, the factors you listed do have a strong influence on property value but so do cell towers. Homes in the area of a cell phone tower will obviously rise in value- this is just a reflection of the overall market. Homes close to cell towers rise with the market but then will be devalued relative to the market due to the proximity of a cell tower.

Research conducted by the National Institute for Science, Law and Public Policy's (1,000 respondents) showed that:

- "The overwhelming majority of respondents (94%) reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and the price they would be willing to pay for it."
- **"79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antenna."**

An extensive case study on The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods found that:

- "Respondents would pay from 10%–19% less to over 20% less for a property if it were in close proximity to a CPBS. "

These are just a few sources which show that if this tower is built, it will devalue our homes. There are many more. I could not find any legitimate sources which show that cell phone towers don't affect property value.

Regards,

Danielle O'Beirne

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wrote:

We live at 19 Ing Court. We are completely opposed to any such development near our estate subdivision. We find it absolutely ridiculous that any organization would try to force install a structure which would clearly reduce the value of our properties and risk the health of those living near the structure.

Less than 1/2 of a mile away on the south side of Blooming side road there is an industrial development with plenty of land. I suggest that you study that location. If you need to make your tower another 10' taller no one will care.

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Paul LaCroix

Sent from my BlackBerry 10 smartphone on the TELUS network.

From: Zubin George
Sent: Wednesday, June 1, 2016 9:31 AM
To: mrokos@aurora.ca; w661.bell.info@fonturinternational.com
Cc:

'bloomington storage'; 'Huss ;

'B&N Kraft'; 'Mohan George'
Subject: RE: CELL TOWER - BLOOMINGTON ROAD, Please Read

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Zubin George

29 Urquhart Court

Aurora, Ontario

L4G 0K5

From: Huss
Sent: Tuesday, May 31, 2016 7:14 AM
To: 'B&N Kraft'; 'Mohan George'
Cc:

'bloomington storage'
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Huss Akbar

57, Offord Crescent

From: B&N Kraft
Sent: Monday, May 30, 2016 8:26 PM
To: Mohan George
Cc:

bloomington storage
Subject: Re: CELL TOWER - BLOOMINGTON ROAD, Please Read

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With respect to your studies, we have also done studies of our own, and refute every one of your points: property values will be lowered, and the health risk is documented and profound! Do not try to profess otherwise.

Once again, as a group, our residents will oppose this installation vigorously and with every available resource. Spare yourselves the trouble and build elsewhere.

Norbert Kraft

105 Offord Cres.

On 30 May 2016 at 20:57, Mohan George

Dear Mr.Shehryar Khan,

Re: Bell Mobility Inc. 40 meter Telecommunication tower Proposal at 1360 Bloomington Road, Aurora.

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I am opposed to this PROPOSAL, in caps because this is just a proposal and we do not want it to go any further than that.

Among the factors to be considered in the site selection criteria, there is a point as to *Interested and willing landlords*, we as property owners are not interested in your proposal and will strive to stop it from being implemented.

The very fact that Bell, Telus and Rogers who are competitors in the telecommunications business, are willing to co-locate and share in this proposal, shows that they have no other recourse but to impose this plan on the homeowners.

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We also would like to know who owns the property at 1360 Bloomington Road, Aurora and if there are any pre-existing violations on this property or owner and any due diligence has been done on the property or the owner.

As a home owner I strongly oppose this proposal and will strongly oppose the implementation of this proposal.

Thanks,

Mohan George

29 Urquhart Court

Aurora, Ontario

L4G 0K5

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You can send your comments by mail fax or email by **MONDAY JUNE 6, 2016**.

Send comments to:

Shehryar Khan, FONTUR International Inc.

email: w3661.bell.info@fonturinternational.com

fax: [866-234-7873](tel:866-234-7873)

mail: 70 East Beaver Creek Road, Unit 22, Richmond Hill, ON L4B 3B2

SUBJECT: Tower Issue-1360 Bloomington Road, Aurora, ON--3661

Please support us in our efforts to stop this, we need to all participate to make our voices heard!

Thank you so much for your time,

Nadia Romano

--

Mohan George

--

Danielle O'Beirne
HBA/BHSc 2014
Richard Ivey School of Business

Shehryar Khan

From:
Sent: June-03-16 12:19 PM
To: 'Danielle O'Beirne'; W3661
Cc:

Subject: CELL TOWER - BLOOMINGTON ROAD, Please Read - STRONGLY OPPOSE!

Dear Mr. Rokos/Mr. Khan,

This is in regards to the proposed Bell tower (1360 Bloomington Road) which is proposed close to our house (48 Offord Crescent).

We strongly oppose this tower because it's unacceptable to have it located beside estate properties. It will decrease our property value, it's unsightly and a health risk!

Regards,

Dorothy O'Beirne
48 Offord Crescent
Aurora

CC: Mr. Chris Ballard, MPP Newmarket- Aurora
Mr. Geoff Dawe, Town of Aurora, Mayor
Mr. Lawrence Kuk, Town of Aurora, Planner
Marty Rokos, MCIP, RPP, Planner, Planning & Development Services

From: Danielle O'Beirne
Sent: June-02-16 3:22 PM
To: w3661.bell.info@fonturinternational.com
Cc:

Subject: Re: CELL TOWER - BLOOMINGTON ROAD, Please Read

Mr Khan,

Thank you for your response however I am extremely disappointed in your firm's ability to support you arguments.

I live on Offord Crescent and I continue to be strongly opposed to the cell tower being placed at 1360 Bloomington road.

In regards to your response about to property values:



70 East Beaver Creek, unit 22
Richmond Hill, ON, L4B 3B2
Email: w0001 bell.info@fonturinternational.com



Property Values

Concerns have been received over the reduction in property values should the tower be installed. Bell does not feel there is a correlation between the two. There are other market factors that exert a strong influence on the price/value of real property. These factors include: strength of market demand, interest rates, employment/unemployment levels, tax levels, utility costs etc. Every year there are tens of thousands of new and amended tower installations. Many are located near residential yet house prices have increased year after year.

Where is your research?

Yes, the factors you listed do have a strong influence on property value but so do cell towers. Homes in the area of a cell phone tower will obviously rise in value- this is just a reflection of the overall market. Homes close to cell towers rise with the market but then will be devalued relative to the market due to the proximity of a cell tower.

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email: w3661.bell.info@fonturinternational.com

fax: [866-234-7873](tel:866-234-7873)

mail: 70 East Beaver Creek Road, Unit 22, Richmond Hill, ON L4B 3B2

SUBJECT: Tower Issue-1360 Bloomington Road, Aurora, ON--3661

Please support us in our efforts to stop this, we need to all participate to make our voices heard!

Thank you so much for your time,

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Mohan George

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Danielle O'Beirne
HBA/BHSc 2014
Richard Ivey School of Business

Shehryar Khan

From: susan <susanpgeorge@hotmail.com>
Sent: June-04-16 5:49 PM
To: W3661
Cc: Zubin George; mrokos@aurora.ca; w661.bell.info@fonturinternational.com;

Subject: Re: CELL TOWER - BLOOMINGTON ROAD, Please Read - STRONGLY OPPOSE!

Dear Mr. Khan,

This is the second time within a year that Bell is bothering our community with the proposal to build a Telecommunication Tower in our neighbourhood.

None of the radio frequency studies so far conducted have conclusive evidence that it is 100% safe, so there is no point in arguing about it.

If Bell has to provide service to the customers in Richmond Hill, build a tower in Richmond Hill two miles away from our vicinity. Our community STRONGLY OPPOSE this proposal.

Don't impose this hazard on us which will affect our health and wealth.

Regards,

Susan George

29 Urquhart Court

Aurora.

From:
Sent: June 3, 2016 12:19 PM
To: 'Danielle O'Beirne'; w3661.bell.info@fonturinternational.com
Cc: '

Subject: CELL TOWER - BLOOMINGTON ROAD, Please Read - STRONGLY OPPOSE!

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SUBJECT: Tower Issue-1360 Bloomington Road, Aurora, ON--3661

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Nadia Romano

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Mohan George

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Danielle O'Beirne

HBA/BHSc 2014

Richard Ivey School of Business

Shehryar Khan

From: Michael O'Beirne
Sent: June-05-16 6:07 PM
To: W3661
Cc: mayor@aurora.ca
Subject: Tower Issue-1360 Bloomington Road, Aurora, ON--3661

Shehryar Khan, FONTUR International Inc.

email: w3661.bell.info@fonturinternational.com

fax: [866-234-7873](tel:866-234-7873)

Dear Shehryra Khan,

No doubt you always hear that people don't want a cell tower in close proximity to their property. I won't repeat all the health and property value concerns that have been previously voiced. I simply ask the question as to why the tower proposal is to site the tower in Aurora when your documents show that the tower is required due to the population growth in Richmond Hill South of Bloomington Road.

Previously the town council of Aurora asked Rogers to find a site in Richmond Hill when it became obvious that this is to service residents in Richmond hill. Richmond Hill has opted for fairly high density housing south of Bloomington so of course this will require new service infrastructure. Asking Aurora residents in an estate subdivision to pay for the required Richmond Hill infrastructure is patently unfair. (payment in terms of property value, health, encumbrance of our neighbourhood site lines)

Rogers would have hosted Bell on their tower. Now Bell is proposing the same tower that was previously rejected when proposed by Rogers. (actually, it's worse as the Rogers tower was a monopole) I'm sure the intent of sharing towers was not so every cell company could take turns proposing the same rejected site.

Please find a site in Richmond Hill to service your Richmond Hill users.

Regards,

Michael O'Beirne
48 Offord Cr
Aurora, ON

Shehryar Khan

From: bloomington storage
Sent: June-06-16 10:30 AM
To: W3661
Subject: Tower Issue-1360 Bloomington Road, Aurora, ON--3661

Mr. Khan,

We are a family owned and operated self storage facility located just west of the proposed site for the wireless structure at 1360 Bloomington Road in Aurora, in fact it will border our property. We have operated our business for the last 30 years in Aurora and spend hundreds of thousands of dollars in taxes every year so we expect the town's support in this matter once again. We are strongly opposed to the proposed erection of this tower as is the rest of the community.

We are very concerned about the detrimental effects this will have on the health and well being of our customers and our neighbours. Given the close proximity to our rental office, this puts are employees and customers at ground zero being exposed to high levels of electromagnetic radiation. Furthermore, the presence of this structure will undoubtedly result in a drop of property value to those in close proximity.

We attended the Bell public information session on Monday December 7, 2015, however most of our concerns and questions were unanswered by the Bell representatives. The response was to send an email with these questions and that they would be addressed at a later date. The representatives claimed that the purpose of this tower was to service the community--of which the majority of the community is strongly opposed.

The community was strongly opposed to having a tower in our vicinity just a few months ago and the Town of Aurora supported us. There is no need to go through the whole process all over again.

Regards,
Nadia Romano Lewis
Bloomington Self Storage Inc.

Shehryar Khan

From: Azam Khan
Sent: June-07-16 12:05 AM
To: W3661
Cc:

Subject: CELL TOWER - OPPOSED DUE TO LACK OF CO-LOCATION / PROXIMITY TO ALTERNATE LOCATIONS
Attachments: Image0001.PDF

Dear Shehryar Khan,

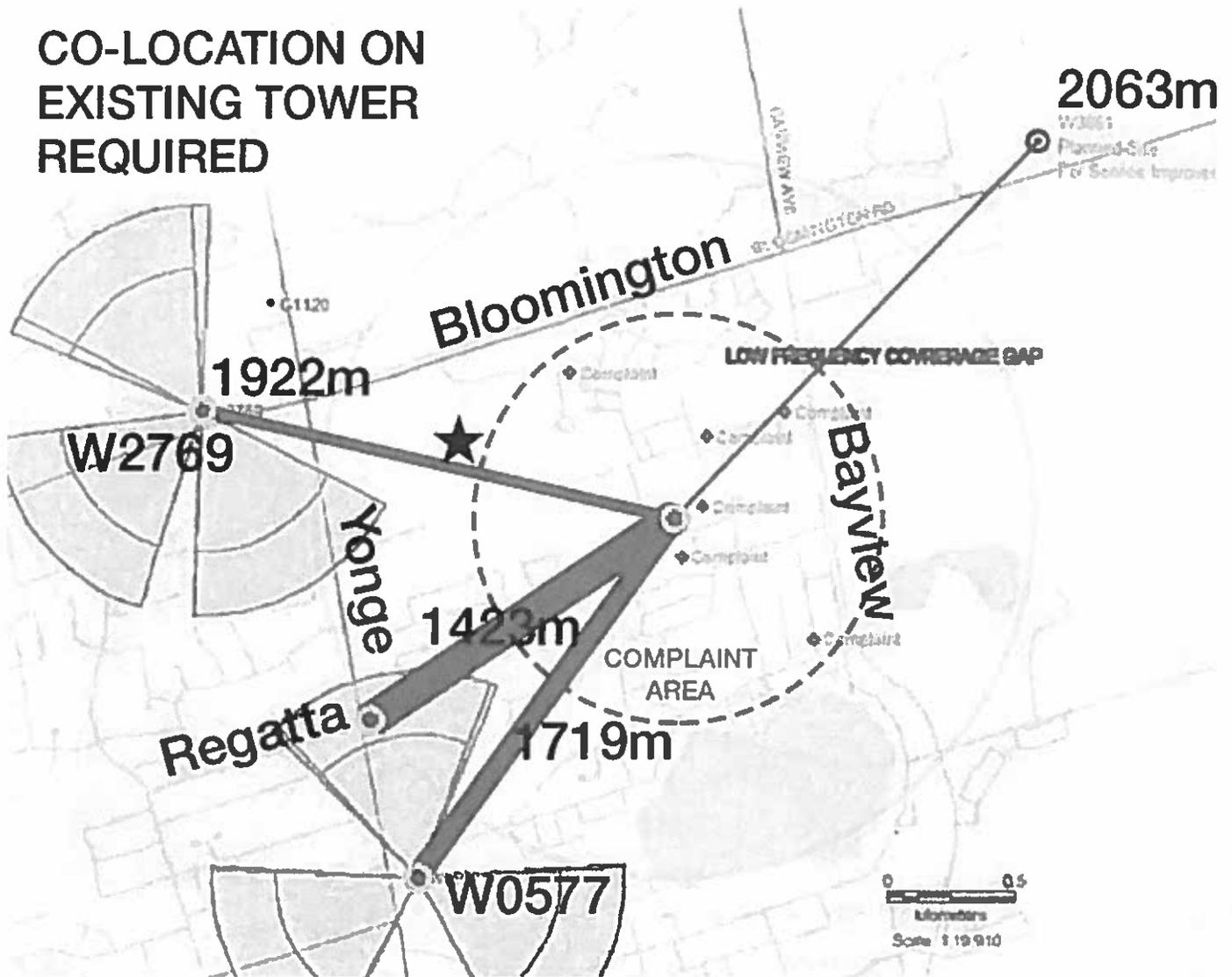
With regard to your attached proposal, you have not met the requirements of the FCM Section 6.1 requiring CO-LOCATION, nor have you proposed ANY potential alternative locations as stated in Section 5.2. Furthermore, I feel you have made three misleading indications in your diagrams provided in the proposal.

1) In circling the "Complaint Area" you placed the centroid of the region entirely outside the area of any complaints. The only purpose in doing so is to mislead the reader to believe there is a need for coverage in half of the circled region which is completely uninhabited. See my corrected diagram below which more accurately places the center of the complaint area, enclosing the 6 complaint locations.

2) You omitted the significant cell antennae site at Yonge and Regatta (on the Oak Ridges Medical Center). Why was this omitted? In fact, this "potential alternative location" is a full 640m closer to the complaint area than the location you have proposed!

3) You omitted the Coons Road water tower as a potential alternate location. Why was this omitted? This location is at least 100m closer even than W2769.

CO-LOCATION ON EXISTING TOWER REQUIRED



As you can see in the figure provided, there are at least 2 locations in Richmond Hill to support the 6 complaining customers in Richmond Hill. Including the Coons Road water tower, there are 3 viable locations in Richmond Hill that are ALL closer to the issue than the Aurora locations. Both the Aurora locations (the W2769 water tower location and the proposed location) are hundreds of meters (500m and 640m) further away from the complaint area. Furthermore, as another new Richmond Hill development will fill in the current vacant land in the south east corner of Yonge and Bloomington, the centroid of any complaint region will only move further away from the proposed location AND closer to the existing towers.

In summary, to meet the FCM requirements of pre-consultation with the community, we would like to see full transparency from you in disclosing the exact reason why these more beneficial sites are not being considered by you. Furthermore, there seems to be NO reason at all not to CO-LOCATE with W0577, W2769 or the Yonge/Regatta location (or the other omission: the Coons road water tower located between W2769 and the Yonge/Regatta location).

Thanks,
Azam

Azam Khan, Ph.D.
Director, Complex Systems Research
www.autodeskresearch.com/azam
Autodesk Research

**General Committee Meeting Agenda
Tuesday, October 4, 2016**

**Item 11
Page 85 of 90**

Founder, Parametric Human Project
www.parametrichuman.org

210 King Street East, Suite 500
Toronto, Ontario M5A 1J7
Canada

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Shehryar Khan

From:
Sent: June-07-16 12:49 AM
To: W3661
Cc: mrokos@aurora.ca; allcounsellors@aurora.ca
Subject: RE: Bell Mobility Inc. 40 metre Telecommunication Tower Proposal at 1360 Bloomington Rd., Aurora

By this email, my wife and I wish to respond to the above-noted proposal being made by Bell Mobility and Fontur International.

We are the homeowners of 25 Urquhart Court in Aurora, and we are therefore residents of the Babcock community. We are writing to respond to the latest request, this time by Bell Mobility, to erect a Tower nearby, at 1360 Bloomington Road., and to express our opposition and concern with such proposal.

Our neighbourhood of homes are situated closest to where Bell Mobility proposes to erect its Tower. In fact, with the eastern-most homes off of Babcock only a few hundred metres away from the proposed site, no other residential neighbourhood is even comparatively close.

We are an estate-home community, and many of our homes are relatively new. Like my wife and I, many of the properties have been custom-built by its owners who continue to own and reside here. As can be seen from a drive through our neighbourhood, we along with our neighbours have invested a great amount of our time and resources/savings for the construction and upgrade of our homes. We have chosen to invest in this neighborhood over others as it is one of Aurora's estate communities and we wanted a higher standard of home. As such, I am sure I speak for all the neighbours when I say that upholding the value of our homes is of utmost importance to us.

Bell/Fontur's proposal is particularly concerning because of the very apparent impact and effect its erection will no doubt have on the market value of our homes and surrounding area, as well as its negative aesthetic effects of a residential community. What is just as bothersome is how us residents have had to now repeatedly lobby against this and prior tower proposals at this very same location, before the Town of Aurora. Why are the homeowners made to repeatedly have to confront such proposals when time and time again we have fought before counsel to deny them??

My wife and I have recently consulted with more than one local area real estate agent and we submit that contrary to the vague and one-sided comments included in Fontur's proposal, regarding market value effects, no doubt the erection of such tower will have a negative impact on our property values. The property values of our homes are particularly sensitive to surrounding area factors because of the type of market they fall in, and the category of purchasers who purchase our type of homes. For these reasons, we submit that the erection of such a tower near our neighbourhood stands a stronger chance of negatively impacting market values than the erection of such a tower near a regular subdivision.

The Towns of Aurora and Richmond Hill have already permitted such negatively impacting properties as the Miller Waste site, Carconi's auto wreckers, waste disposal and other properties of the like to encircle our very nicely developed homes. The erection of such tower would be yet another permitted impediment to our community development, which would surely negatively impact us, and frankly, continuing to permit such development around our homes rather than others is quite unfair.

As Bell/Fontur's proposal itself states, the primary beneficiaries of such tower would be the homeowners on the south side of Bloomington Road, on the Richmond Hill side, and with respect, I cannot understand how it would be equitable that this target audience will stand to enjoy all of the benefits of such a tower, while our small concentration of estate residences would have to alone bear the potential negative drawbacks.

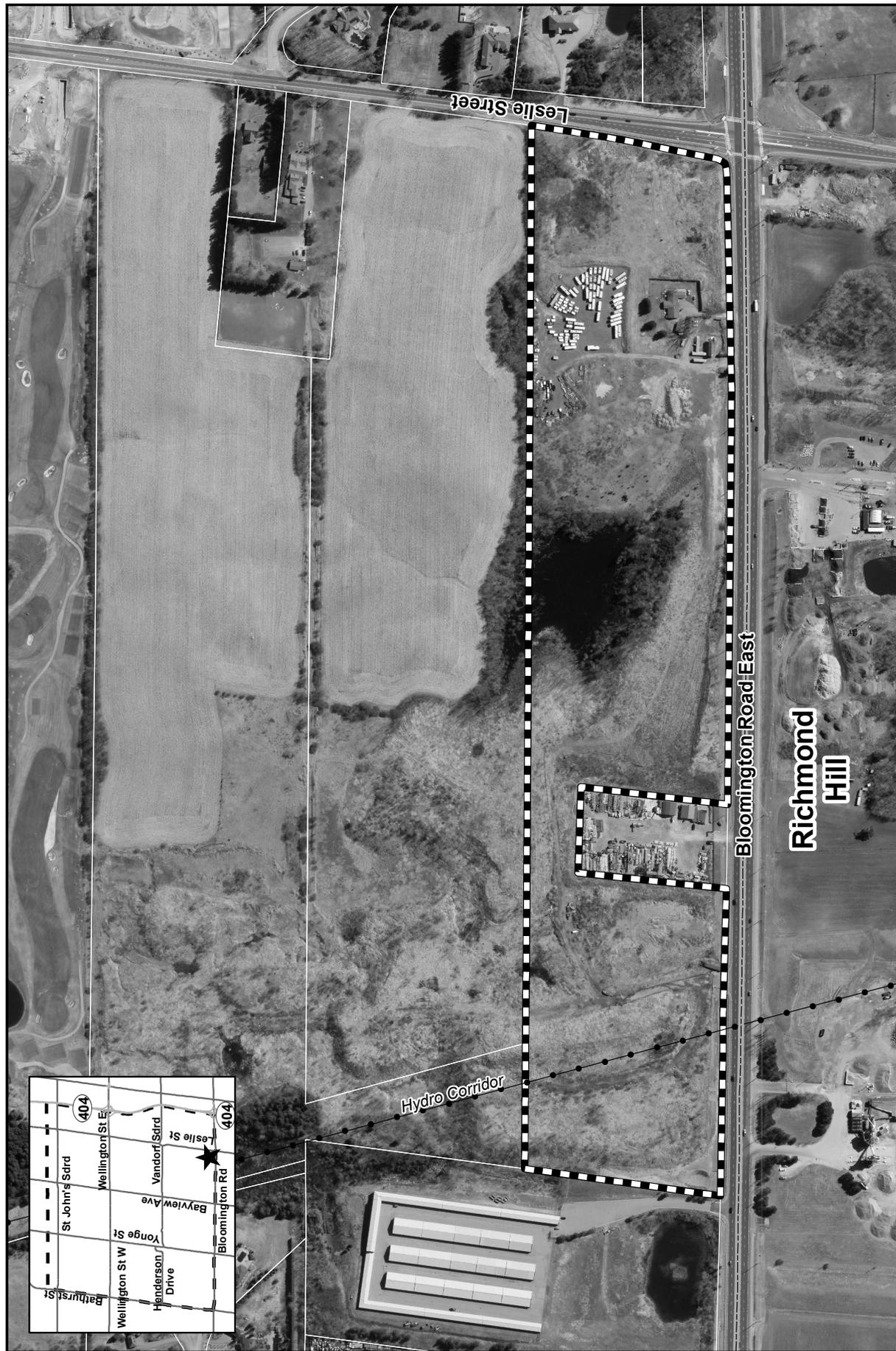
The negative impact to our neighbourhood would also be caused by the aesthetically displeasing effect of the tower, not to mention its potential health hazards to the community, which we as the adjacent community should deserve to review and properly examine before such a major structure is erected next to us.

For the foregoing reasons, we strongly urge Bell/Fontur to withdraw this proposal, and for the Town of Aurora (and other relevant public authorities) to reject same, for the future benefit of our residential community.

We furthermore ask to be notified of any future developments and discussions on this matter.

Respectively submitted,

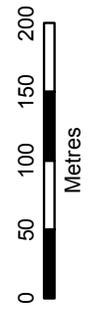
Corrado and Lucia Artale
Owners,
25 Urquhart Court
Aurora ON L4G 0K5

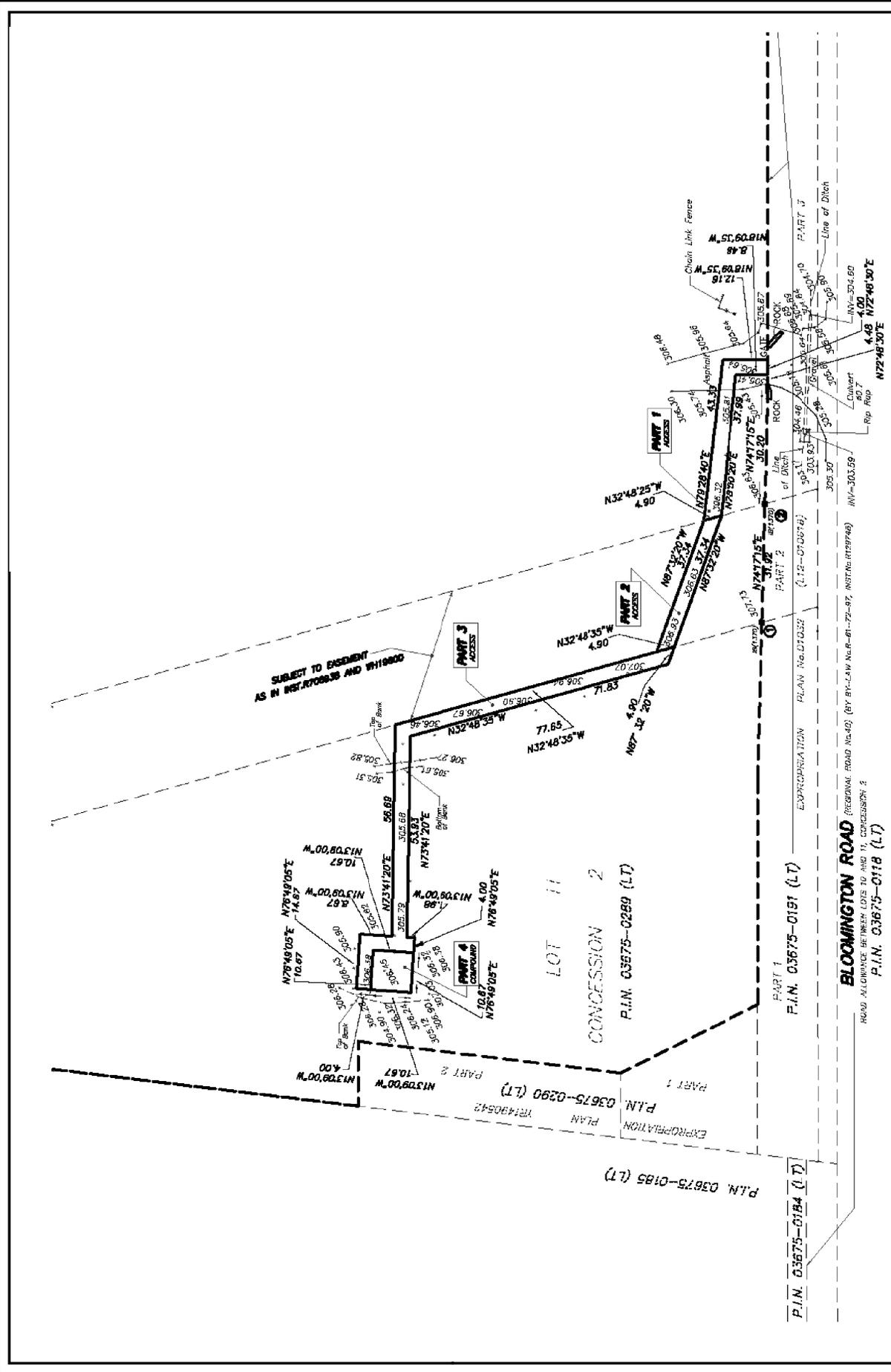


LOCATION MAP
 APPLICANT: Gaetano DiBlasi
 FILES: SP(T)-2014-02
FIGURE 1



SUBJECT LANDS

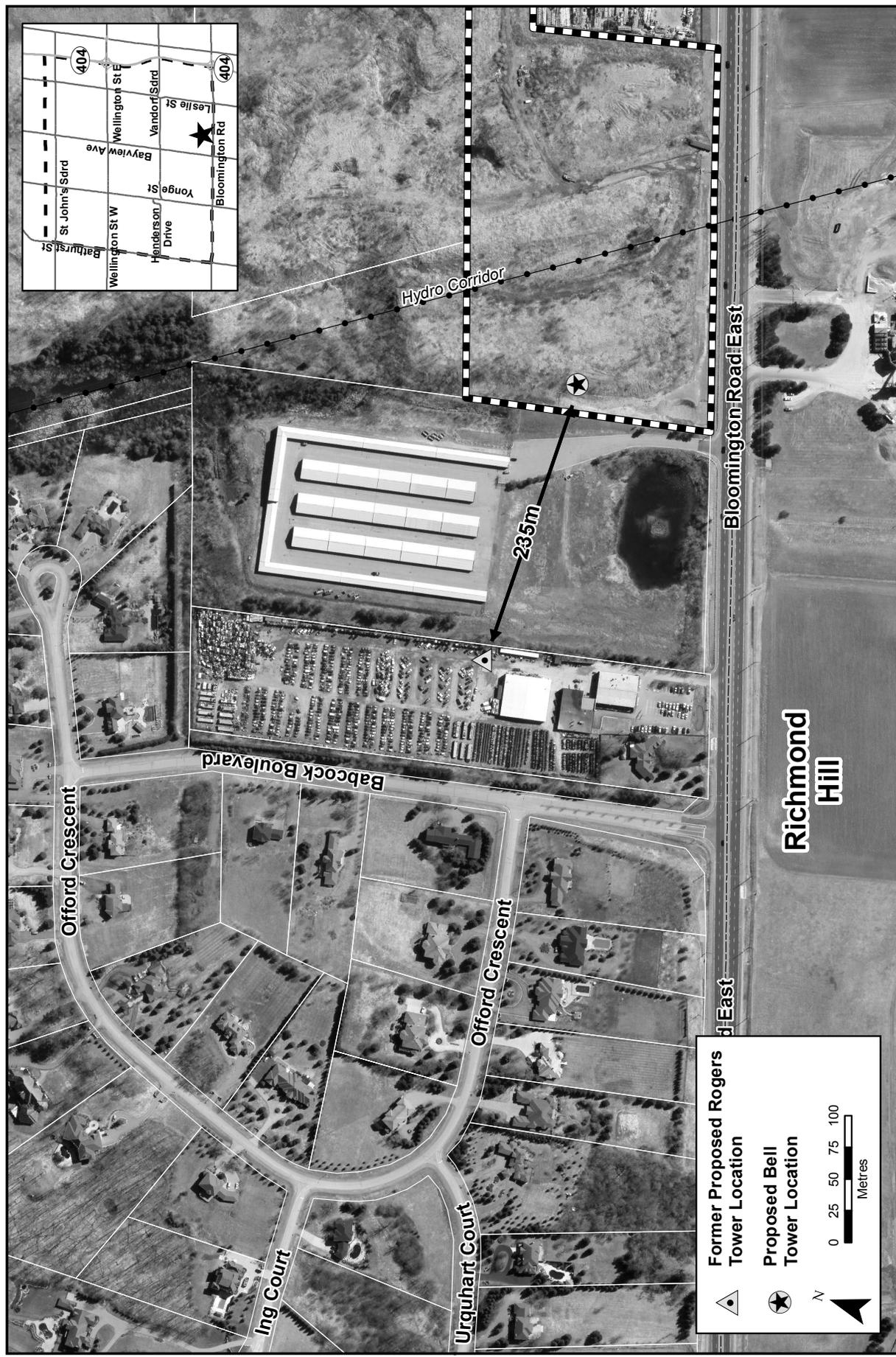




SURVEY OF THE PROPOSED LOCATION

APPLICANT: Gaetano DiBiasi
 FILES: SP(T)-2014-02
 FIGURE 2

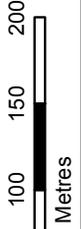




Proposed Bell Tower and Former Proposed Rogers Tower

APPLICANT: Gaetano DiBlasi
FILES: SP(T)-2014-02

FIGURE 3



SUBJECT LANDS



**Town of Aurora
Economic Development Advisory Committee
Meeting Minutes**

Date: Thursday, September 8, 2016

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

Committee Members: Councillor Paul Pirri (Chair), Councillor John Abel (Vice Chair), Don Constable, Marilee Harris, and Javed Khan

Member(s) Absent: Rosalyn Gonsalves and Bruce Walkinshaw

Other Attendees: Doug Nadorozny, Chief Administrative Officer, Anthony Ierullo, Manager of Long Range and Strategic Planning, and Samantha Yew, Council/Committee Secretary

The Chair called the meeting to order at 7:01 p.m.

1. Declarations of Pecuniary Interest

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

2. Approval of the Agenda

**Moved by Marilee Harris
Seconded by Don Constable**

That the agenda as circulated by Legislative Services be approved.

Carried

3. Receipt of the Minutes

Economic Development Advisory Committee Meeting Minutes
Thursday, September 8, 2016

Page 2 of 4

Economic Development Advisory Committee Meeting Minutes of June 9, 2016

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

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

Carried

4. Delegations

None

5. Matters for Consideration

None

6. Informational Items

**1. Memorandum from Manager of Long Range and Strategic Planning
Re: Economic Development Action Plan – Mid-Term Update**

Staff provided an overview of the memorandum. The Chair expressed interest in holding a meeting in October to discuss Committee initiatives.

**Moved by Marilee Harris
Seconded by Javed Khan**

1. That the memorandum regarding Economic Development Action Plan – Mid-Term Update be received for information.

Carried

**2. Memorandum from Manager of Long Range and Strategic Planning
Re: Bell Small Cell Pilot Project Update**

Staff gave an overview on the progress of the small cell technology pilot project, and noted that the Town is the first municipality in York Region to implement this technology. Staff advised that this agreement is amongst the

highest in financial value offered by Bell in Ontario, and the Committee expressed enthusiasm for the project.

Moved by Marilee Harris

Seconded by Don Constable

1. That the memorandum regarding Bell Small Cell Pilot Project Update be received for information.

Carried

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

Staff noted that this report highlights investor inquiries, business openings and business related events through the end of September.

Moved by Marilee Harris

Seconded by Javed Khan

1. That the memorandum regarding Activity Report be received for information.

Carried

**4. Extract from Council Meeting of June 28, 2016
Re: Economic Development Advisory Committee Meeting Minutes of
June 9, 2016**

Moved by Councillor Abel

Seconded by Javed Khan

1. That the Extract from Council Meeting of June 28, 2016, regarding the Economic Development Advisory Committee meeting minutes of June 9, 2016, be received for information.

Carried

7. New Business

Javed Khan requested an update regarding the status of a hotel in Aurora. Staff indicated that there is interest, and explained that York Region's forthcoming Development Charges By-law update could be a factor in the development of a hotel

in Aurora. The Committee discussed various aspects of the proposed Regional Development Charges By-law update, and potential marketing strategies.

The Vice Chair expressed concern regarding correspondence that was sent from several Committee members to the Chair. The Chair advised that the correspondence would not be considered during the meeting, and could be addressed outside of the meeting. A copy of the correspondence was provided to the Council Secretariat. Don Constable requested that a meeting be called by staff to discuss the correspondence prior to the next Committee meeting.

Don Constable suggested that the Committee be dissolved, effective immediately, due to lack of cooperation among some members. Staff advised that the Economic Development Advisory Committee is a committee of Council, and that Council approval is required to dissolve the Committee.

Councillor Abel requested that the Committee be provided with an update regarding the Cultural Precinct, and that the Committee have an opportunity to provide comment.

Councillor Abel noted that he recently came across articles regarding incubators, pop-up shops, and Ontario's Investment Ready: Certified Site program that could be of value to the Committee, and requested that the articles be circulated for information. He further requested that staff investigate whether these ideas could be used within the Town.

8. Adjournment

**Moved by Marilee Harris
Seconded by Javed Khan**

That the meeting be adjourned at 7:48 p.m.

CARRIED

Committee recommendations are not binding on the Town unless adopted by Council at a later meeting.



Notice of Motion

Mayor Geoffrey Dawe

Date: October 4, 2016

To: Members of Council

From: Mayor Dawe

Re: Implementation of Whistle Cessation for GO Train Crossings

Whereas Metrolinx is proceeding with the implementation of the Regional Express Rail program; and

Whereas the expansion plans for service enhancement will result in all-day, 15-minute service occurring in Aurora; and

Whereas this increase in service is significant and will result in a drastic increase in noise resulting from required train whistling; and

Whereas Transport Canada has a procedure for the cessation of train whistling that is available to the Town; and

Whereas other municipalities have successfully implemented whistle cessation; and

Whereas the Town of Aurora has previously investigated the implementation of whistle cessation and has previously completed studies required by the process;

Now Therefore Be It Hereby Resolved That staff be directed to bring back a report on the process required by Transport Canada for implementing whistle cessation and the status of any studies completed by the Town in support of whistle cessation; and

Be it Further Resolved That staff provide an implementation plan and preliminary budget on proceeding with a whistle cessation program for the Town of Aurora.