



## **Town of Aurora Additional Items to General Committee Meeting Agenda**

Tuesday, October 18, 2016

7 p.m.

Council Chambers

- **Revised General Committee Meeting Agenda Index**
- **Delegation (a) Ms. Lauren Capilongo, representing FGKW Retirement Living Inc., Re: Item 1 – PBS16-082 – Application for Site Plan Approval, FGKW Retirement Living Inc., 145 Murray Drive, Part Lot 77, Concession 1, WYS, File Number: SP-2016-04**
- **Item 1 – PBS16-082 – Application for Site Plan Approval, FGKW Retirement Living Inc., 145 Murray Drive, Part Lot 77, Concession 1, WYS, File Number: SP-2016-04**  
(Report previously not provided in agenda)
- **Withdrawn – Item 2 – PRCS16-045 – Award of Request for Proposal PRS 2016-60 Detailed Design and Contract Administration for Construction of Mavrinac Park**
- **Withdrawn – Item 5 – CS16-004 – Award of Request for Proposal CS-IT 2016-85 Upgrades to the Audio Video System in the Council Chamber and the Holland Room**
- **Withdrawn from Item 13 – Joint Council Committee Meeting Minutes of October 3, 2016**
- **Item 14 – Correspondence and Report from York Region, Re: Review of Regional Council Governance**

- **Item 15 – Accessibility Advisory Committee Meeting Minutes of October 5, 2016**
- **Notice of Motion (a) Councillor Abel; Re: Construction of Planned Secondary School in Official Plan**
- **Closed Session Item 1 – Personal matters about an identifiable individual, including municipal or local board employees (section 239(2)(b) of the *Municipal Act, 2001*); Re: Closed Session Report No. CS16-005, Re: Committee of Adjustment Vacancy and Committee Membership Qualifications**



**Town of Aurora  
General Committee  
Meeting Agenda (Revised)**

Tuesday, October 18, 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**

(a) Ms. Lauren Capilongo, representing FGKW Retirement Living Inc.

Re: Item 1 – PBS16-082 – Application for Site Plan Approval, FGKW Retirement Living Inc., 145 Murray Drive, Part Lot 77, Concession 1, WYS, File Number: SP-2016-04

(Added Item)

**6. Presentations by the Advisory Committee Chair**

**7. Consideration of Items Requiring Separate Discussion**

**8. Notices of Motion**

**(a) Councillor Abel**

**Re: Construction of Planned Secondary School in Official Plan**

(Added Item)

**9. New Business/General Information**

**10. Closed Session**

That General Committee resolve into Closed Session to consider the following matters:

- 1. Personal matters about an identifiable individual, including municipal or local board employees (section 239(2)(b) of the *Municipal Act, 2001*); Re: Closed Session Report No. CS16-005, Re: Committee of Adjustment Vacancy and Committee Membership Qualifications**

(Added Item)

**11. Adjournment**

## Agenda Items

- 1. PBS16-082 – Application for Site Plan Approval  
FGKW Retirement Living Inc.  
145 Murray Drive, Part Lot 77, Concession 1, WYS  
File Number: SP-2016-04**

**Recommended:**

1. That Report No. PBS16-082 and PBS16-066 (attachment) be received; and
  2. That the Site Plan application File No. SP-2016-04 (FGKW Retirement Living Inc.) to permit the development of a four (4) storey, 78 unit addition on the subject lands be Approved; and
  3. That the Mayor and Town Clerk be authorized to execute the Site Plan Agreement, including any and all documents and ancillary agreements required to give effect to same.
- 2. PRCS16-045 – Award of Request for Proposal PRS 2016-60 Detailed Design and Contract Administration for Construction of Mavrinac Park  
Withdrawn** (As per the Procurement By-law, procurements of more than \$100,000 require Council approval. As the successful proposal does not meet this threshold, Council approval is not required and the tender will be awarded administratively.)
- 3. IES16-080 – Suspension of Winter Overnight Parking Restrictions – Introduction to the Program**

**Recommended:**

1. That Report No. IES16-080 be received for information.
- 4. FS16-033 – Interim Operating Budget Forecast – As at August 31, 2016**

**Recommended:**

1. That Report No. FS16-033 be received for information.

**5. CS16-004 – Award of Request for Proposal CS-IT 2016-85 Upgrades to the Audio Video System in the Council Chamber and the Holland Room**

**Withdrawn** (Information to be presented at the Special General Committee Capital Budget meeting of Saturday, October 15, 2016.)

**6. FS16-031 – Procurement By-law Update for eProcurement**

**Recommended:**

1. That Report No. FS16-031 be received; and
2. That Procurement By-law No. 5500-13 be repealed and replaced with an updated bylaw to provide for eProcurement services and other minor changes.

**7. FS16-032 – Ontario Community Infrastructure Fund Renewed Grant Agreement**

**Recommended:**

1. That Report No. FS16-032 be received; and
2. That the Mayor and Town Clerk be authorized to execute the standardized grant agreements, subject to the satisfaction of the Town Solicitor, for the Ontario Community Infrastructure Fund – Formula Component; and
3. That the Treasurer be authorized to execute on behalf of the Town any progress reports or other submissions required in compliance with the terms of the funding agreements during the course of the funding and approved projects.

**8. IES16-078 – Award of Tender No. IES 2016-81**

**Recommended:**

1. That Report No. IES16-078 be received; and
2. That Tender No. IES 2016-81 – Redirection of the Existing Sanitary Services for Houses on Mosley Street and Decommissioning of the Existing Sanitary Sewer, Capital Project No. 41007, be awarded to Capital Sewer Services Inc. in the amount of \$219,811.18, 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.

**9. IES16-079 – Award of Contract for Consulting Services for the Restoration of 9 Scanlon Court**

**Recommended:**

1. That Report No. IES16-079 be received; and
2. That the Contract for the provision of consulting services to complete site remediation works, environmental site investigations and reporting for the Town's property located at 9 Scanlon Court be awarded to Amec Foster Wheeler Environment & Infrastructure a Division of Amec Foster Wheeler Americas Limited for \$164,498.16, excluding taxes; and
3. That the Mayor and Town Clerk be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same.

**10. PRCS16-046 – Emerald Ash Borer Control Program Update**

**Recommended:**

1. That Report No. PRCS16-046 be received; and
2. That the Emerald Ash Borer Treatment Program continue in 2017; and
3. That the Emerald Ash Borer Treatment Program continue in future years pending treatment success rates and Council's continued approval of the Emerald Ash Borer Treatment Program.

**11. PBS16-081 – Application for Site Plan Approval**

**Green Storage Inc.**

**27 Allaura Boulevard**

**Block B and Part of Block A and Part of Lot 13**

**Registered Plan M-51**

**File Number: SP-2015-07**

**Related File Number: MV-2016-35A-C**

**Recommended:**

1. That Report No. PBS16-081 be received; and
2. That Site Plan Application File SP-2015-07 (Green Storage Inc.) to permit the development of the subject lands for a self-storage facility be approved; and
3. That the Mayor and Town Clerk be authorized to execute the site plan agreement, including any and all documents and ancillary agreements required to give effect to same.

**12. PBS16-085 – Town of Aurora Strategic Plan Update – What We Heard**

**Recommended:**

1. That Report No. PBS16-085 be received; and
2. That staff be directed to prepare the draft Strategic Plan update based on the feedback received to date and that the draft Plan form the basis for the remaining planned public consultation activities.

**13. Joint Council Committee Meeting Minutes of September 6**

**Withdrawn from Item 13** (Joint Council Committee meeting minutes of October 3, 2016 to be placed on the General Committee meeting agenda of November 1, 2016.)

**Recommended:**

1. That the Joint Council Committee Meeting Minutes of September 6, 2016 be received for information.

**14. Correspondence and Report from York Region  
Re: Review of Regional Council Governance**

(Added Item)

**Recommended:**

1. That the Correspondence and Report from York Region regarding Review of Regional Council Governance be received; and
2. That Council provide comments to be submitted to York Region for consideration.

**15. Accessibility Advisory Committee Meeting Minutes of October 5, 2016**

(Added Item)

**Recommended:**

1. That the Accessibility Advisory Committee Meeting Minutes of October 5, 2016 be received for information.



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

**DELEGATION REQUEST**

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

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

**COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE:** October 18<sup>th</sup> 2016

**SUBJECT:** Application for Site Plan Approval- 145 Murray Drive

**NAME OF SPOKESPERSON:** Ms. Lauren Capilongo

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

FGKW Retirement Living Inc.

**BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:**

To address questions from committee on the proposed site plan application.

**PLEASE COMPLETE THE FOLLOWING:**

**Have you been in contact with a Town staff or Council member regarding your matter of interest?**

**YES**  **NO**

**IF YES, WITH WHOM?**

Drew MacMartin

**DATE:** October 12, 2016

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



**Town of Aurora  
General Committee Report No. PBS16-082**

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**Subject:** Application for Site Plan Approval  
FGKW Retirement Living Inc.  
145 Murray Drive  
File Number: SP-2016-04

**Prepared by:** Drew MacMartin, Planner

**Department:** Planning and Building Services

**Date:** October 18, 2016

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### **Recommendation**

- 1. That Report No. PBS16-082 and PBS16-066 (attachment) be received; and**
- 2. That the Site Plan application File No. SP-2016-04 (FGKW Retirement Living Inc.) to permit the development of a four (4) storey, 78 unit addition on the subject lands be Approved; and**
- 3. That the Mayor and Town Clerk be authorized to execute the Site Plan Agreement, including any and all documents and ancillary agreements required to give effect to same.**

### **Executive Summary**

This report seeks Council approval and provides additional information to Site Plan application file: SP-2016-04.

- Report PBS16-066 considered by Council on September 6, 2016 provides a description of the site plan proposal, and staff comments related to it, to permit a four (4) storey, 78 unit retirement home addition on the subject lands located at 145 Murray Drive.
- This report provides additional information since the September 13, 2016 Council meeting.

October 18, 2016

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Report No. PBS16-082

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- The Committee of Adjustment approved three (3) identified minor variances related to the proposed development application on October 13, 2016 (File: MV-2016-37A-C).
- The Owner has submitted a shadow study, revised landscape plans and a revised site plan.
- A summary of resident comments and a discussion on each issue has been provided by Staff.
- All technical revisions to the proposed plans will be reviewed by Town Staff prior to the execution of the Site Plan Agreement. Staff recommends approval of the Site Plan Application File: SP-2016-04.

## **Background**

### **Application History**

The subject Site Plan application was submitted to Town Staff on May 20, 2016. A General Committee meeting was held on September 06, 2016 and a Council meeting was held on September 13, 2016. At that Council Meeting, Council passed the following resolution:

“That Item (7), Report No. PBS16-066 – Application for Site Plan Approval, FGKW Retirement Living Inc., 145 Murray Drive, Part of Lot 77, Concession 1, WYS, File Number: SP-2016-04, be referred to the Committee of Adjustment.”

### **Committee of Adjustment**

At its meeting of October 13, 2016, the Committee of Adjustment approved minor variance application (MV-2016-37A-C) FGKW Retirement Living Inc. to allow the following variances:

- A minimum rear yard setback of 10.45 metres for the proposed four (4) storey addition; whereas Section 28.2.2 of the Zoning By-law requires a minimum setback of 15 metres.
- A minimum maneuvering space for 90 degree parking spaces of 6.2 metres; whereas Section 6.26 of the Zoning By-law requires a minimum manoeuvring space for 90 degree spaces of 7.4 metres.

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- 0.75 parking spaces for each two (2) beds (47 spaces, 0.35 spaces per unit); whereas Section 6.26.1.9 of the Zoning By-law requires 1 parking space for each two (2) beds (63 spaces, 0.5 spaces per unit).

### **Proposed Site Plan**

As previously stated in Planning Report PBS16-066, the site plan proposes a four (4) storey, 78 unit rear addition to an existing 52 unit retirement home (Figure 2). Since the September 13, 2016 General Committee meeting, the Owner advised staff that he has met with local area residents. As a result, the Owner has proposed changes to the site plan, landscape plan and submitted a shadow study. Specifically, the location of the garbage enclosure has been altered on the proposed Site Plan to the south-west of the subject lands to ensure deliveries and garbage removal will occur via Murray Drive (Figure 2). The proposed landscape plan has been revised to increase the landscape strip and tree plantings adjacent to 75 Seaton Drive (Figure 3). Elevation drawings have also been revised to remove the peaked roof articulation and replaced with a front parapet design (Figure 4).

### **Analysis**

#### **Summary of Resident Comments**

The following is a summary of all local resident comments that have been received to date in regards to the above noted application:

- Retirement home is located in a stable neighbourhood;
- Addition will negatively impact real estate values;
- Retirement home addition of four (4) stories is not in keeping with the two (2) stories residential structures of the surrounding area;
- Impact of the service road on the adjacent residents and surrounding area;
- Concern over sunlight and shadows as a result of the four (4) storey addition;
- Health Issue (odor and noise) as a result of refuse collection;
- Lack of privacy as a result of the proposed four (4) storey addition;
- Concern that local residents were not notified that the Site Plan application was before Council;
- Difficulty accessing the community mailboxes on Seaton at Murray; and
- Increase traffic on the surrounding side streets and in front of the neighbouring public school.

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A discussion of these comments is provided below:

- Retirement Home located in stable neighbourhood.

As indicated previously in report PBS16-082, the subject lands are located under the “Existing Major Institutional Designation” of the Official Plan. Permitted uses on lands identified as ‘Existing Major Institutional’ include facilities related to federal, provincial or municipal government service delivery and administration which includes adult care facilities, such as nursing homes, long-term care facilities, retirement homes, continuum of care developments and independent living units for seniors.

- Addition will negatively impact real estate values.

A retirement home is a permitted use on the subject lands. Real Estate valuation is not a valid planning consideration.

- Four (4) storey building not in keeping with two (2) story neighbourhood.

The current zoning on the property permits development up to a maximum height of 28.0 metres. The proposed addition is compliant with the Zoning By-law with a proposed height of 12.75 metres. The current retirement home structure has a building height of 8.5 metres. The proposed addition would result in a height increase of 4.25 metres.

The proposed four (4) storey addition is located 46.56 metres from the nearest Murray Drive lot line, and approximately 31 metres to the nearest building footprint on Seaton Drive.

- Impact of the service lane on the adjacent residents and neighbourhood.

The Town’s Traffic Transportation Analyst has reviewed the proposed application and accompanying transportation study and has no further comments or concerns regarding the site plan proposal including the proposed service road expansion onto Seaton Drive. The frequency of service road use will be approximately four (4) times per week. A 1.8 metre high wood fence has been proposed. The Owner has also revised their landscape plans to reflect deciduous tree plantings along a 1.5 metre buffer strip (Figure 3). Large deciduous and coniferous trees are currently located on the eastern lot line of 75 Seaton Drive. Lastly, the Owner has revised the Site Plan to re-locate the garbage enclosure to the south-west of the subject lands to ensure deliveries and garbage removal will occur via Murray Drive.

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- Concern over sunlight and shadows as a result of the four (4) story addition.

In response to resident concerns over shadow and sunlight impact on the surrounding area, a shadow study was conducted by the Owner illustrating shadowing effects as a result of the proposed addition. The study illustrated shadowing at four (4) times of the day during four different seasons (Summer-June 21, Winter-Jan1, Spring/Fall-March 21/September 21) throughout the year (Figures 5-7). During the winter solstice, shadows will be produced in the mornings and evenings abutting properties.

- Health issues (odor and noise) as a result of refuse collection.

The existing Driveway pattern, proposed garbage/recycling and food deliveries as a result of the proposed addition will occur further away from the adjacent Seaton Drive residences than the current garbage location illustrated in Figure 1.

Garbage will now be stored in an enclosed Garbage container, buffered by landscaping, trees and a 1.8 metre high fence. The Owner has advised that the frequency of garbage pickup and deliveries will be reduced to four (4) visits per week; down from the current five (5) deliveries per week as a result of additional storage capacity in the proposed addition.

- Concern that local residents were not notified that the Site Plan application was before Council.

As stated previously in Planning Report PBS16-066, Site plan applications submitted under Section 41 of the Planning Act do not require public notification. The required minor variance applications to facilitate the expansion of the seniors home were circulated to the surrounding residents within 120m of the proposed subject lands.

- Difficulty accessing the community mailboxes on Seaton at Murray/ Increase traffic.

The Town's Traffic Transportation Analyst has reviewed the proposed application and accompanying transportation study and has no further comments or concerns regarding the site plan proposal which includes a new service road expansion onto Seaton Drive.

### **Advisory Committee Review**

The application was circulated to the Accessibility Advisory Committee for review and comment.

October 18, 2016

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## **Financial Implications**

Financial implications were previously outlined in Planning Report PBS16-066.

## **Communications Considerations**

Notice of this evening General Committee meeting was circulated to all residents who provided comments. It should be noted that Residents located within 120 metres of the subject lands were circulated notices of the related October 13, 2016 Committee of Adjustment meeting.

## **Link to Strategic Plan**

Links to the strategic plan were previously outlined in Planning Report PBS16-066.

## **Alternatives to the Recommendation**

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

## **Conclusions**

Planning and Building Services have reviewed the subject Site Plan application in accordance with the provisions of the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. The Committee of Adjustment has approved the three (3) identified minor variance applications. Additional information and revisions to the Site Plan application has been submitted and is considered to be in keeping with the development standards of the Town. All technical revisions to the proposed plans will be reviewed by Town Staff prior to the execution of the Site Plan agreement. Staff recommends approval of the Site Plan application File: SP-2016-04.

October 18, 2016

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## **Attachments**

- Figure 1: Location Map
- Figure 2: Proposed Site Plan
- Figure 3: Revised Landscaping Drawing
- Figure 4: Revised Elevation Plans
- Figure 5: Shadow Study, June 21
- Figure 6: Shadow Study, March 21/ September 21
- Figure 7: Shadow Study, January 1

Appendix 'A' – Planning Report PBS16-066

## **Previous Reports**

General Committee Report No. PBS16-082, September 6, 2016.

## **Pre-submission Review**

Agenda Management Team Meeting review on September 29, 2016.

### **Departmental Approval**



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

### **Approved for Agenda**



**Doug Nadorozny  
Chief Administrative Officer**



**LOCATION MAP**  
 APPLICANT: FGKW Retirement Living Inc.  
 FILES: SP-2016-04  
**FIGURE 1**

Map created by the Town of Aurora Planning & Building Services Department, September 21, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2015, © First Base Solutions Inc., 2015 Orthophotography.

**SUBJECT LANDS**



0 25 50 75 100  
Metres

N 









**5** 01. NORTH ELEVATION  
1: 250



**3** 02. SOUTH ELEVATION  
1: 250



**4** 03. WEST ELEVATION  
1: 250



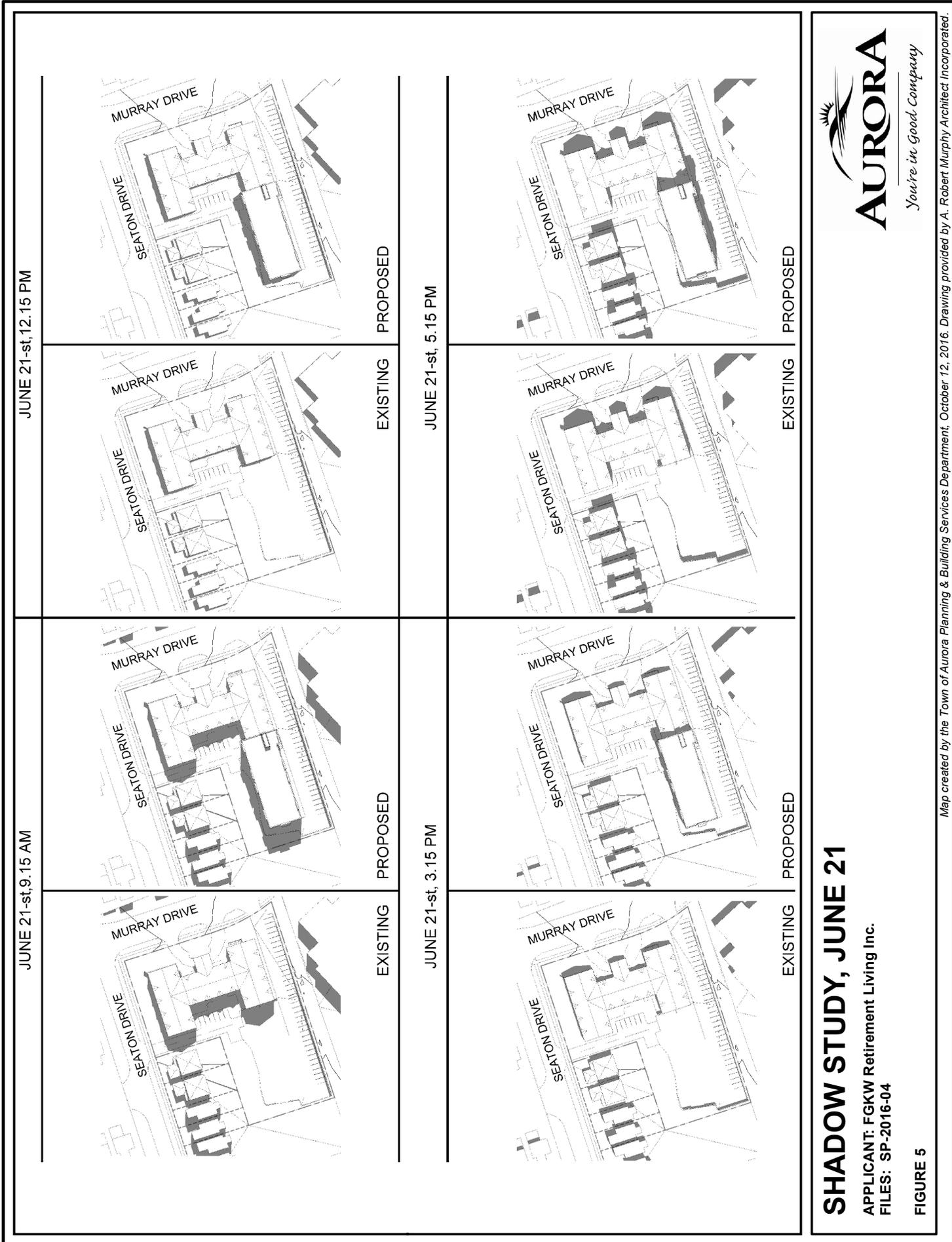
**1** EAST ELEVATION  
1: 250

## REVISED ELEVATION PLANS

APPLICANT: FGKW Retirement Living Inc.  
FILES: SP-2016-04

FIGURE 4



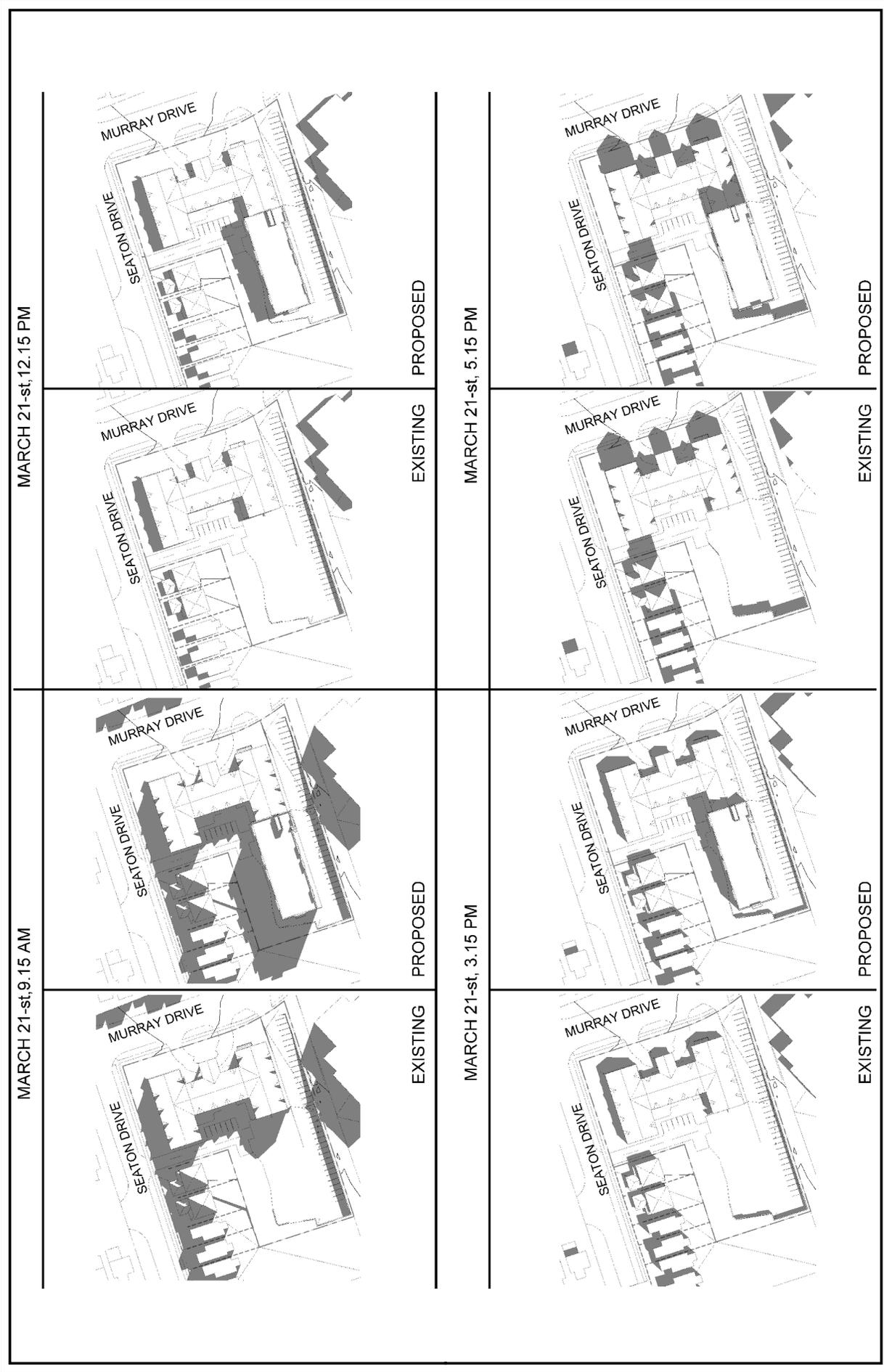


**SHADOW STUDY, JUNE 21**

APPLICANT: FGKW Retirement Living Inc.  
 FILES: SP-2016-04

FIGURE 5



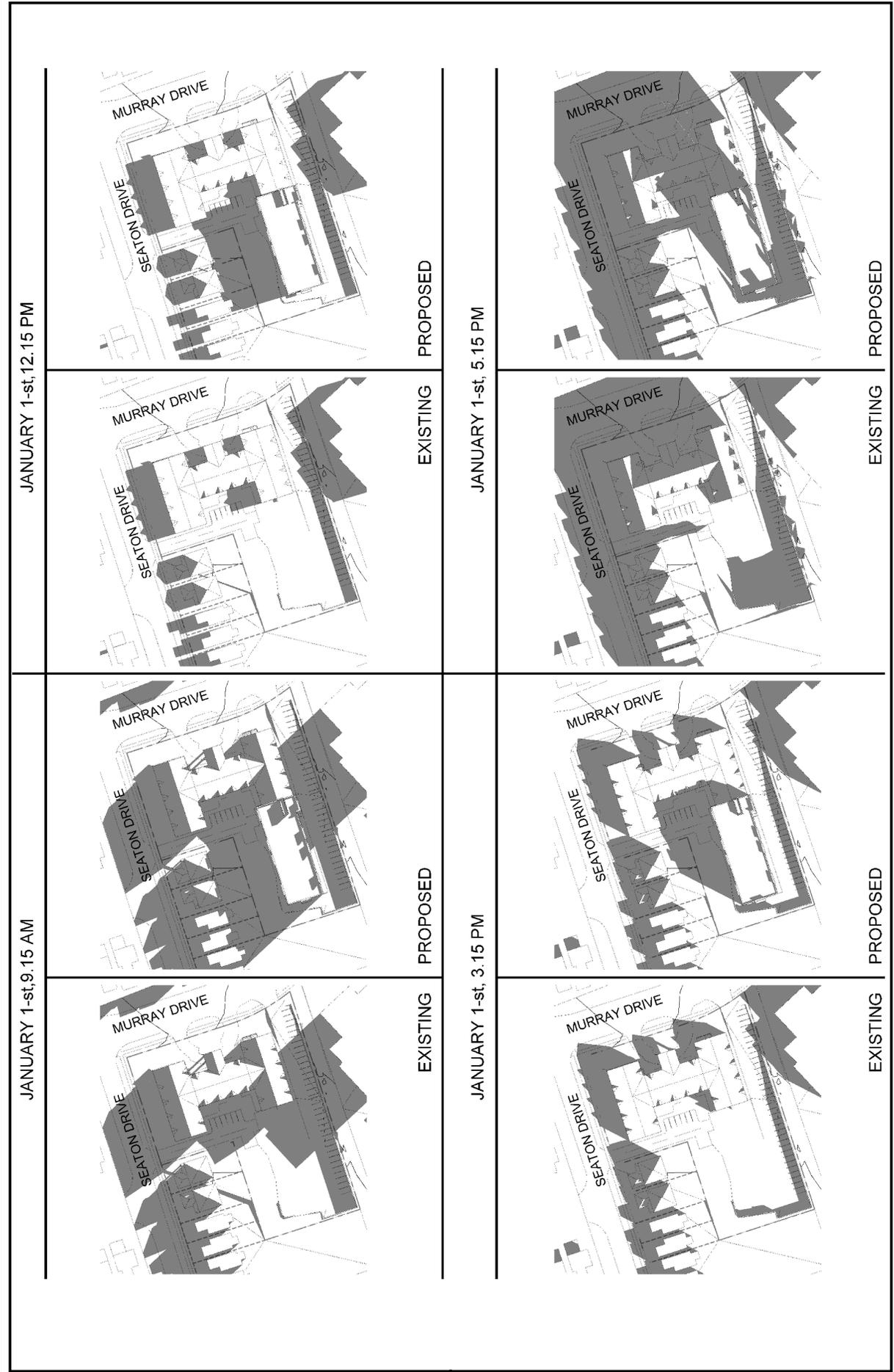


**SHADOW STUDY, MARCH 21 / SEPTEMBER 21**

APPLICANT: FGKW Retirement Living Inc.  
 FILES: SP-2016-04

**FIGURE 6**

*Map created by the Town of Aurora Planning & Building Services Department, October 12, 2016. Drawing provided by A. Robert Murphy Architect Incorporated.*



**SHADOW STUDY, JANUARY 1**

APPLICANT: FGKW Retirement Living Inc.  
 FILES: SP-2016-04

FIGURE 7





**Town of Aurora**

**General Committee Report**

**No. PBS16-066**

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

**Prepared by:** Drew MacMartin, Planner

**Department:** Planning and Building Services

**Date:** September 6, 2016

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### **Recommendation**

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

### **Executive Summary**

This report seeks Council approval to a site plan application.

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

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

## **Background**

### **Application History**

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

### **Location/Land**

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

The subject lands have the following characteristics:

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

The surrounding land uses are as follows:

North: Seaton Drive and existing residential;

South: Regency Acres Public School;

West: Confederation Park and existing residential;

East: Murray Drive and existing residential.

### **Existing Policy Context**

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

September 6, 2016

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Report No. PBS16-066

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

The PPS promotes the efficient use of lands, services, resources and opportunities for intensification and redevelopment where this can be accommodated taking into account the availability of suitable infrastructure and public service facilities required to accommodate projected needs. Places to Grow promotes and encourages directing new growth in built-up areas of a community through intensification.

#### Oak Ridges Moraine Conservation Plan (ORMCP)

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

#### York Region Official Plan

The proposed Site Plan development is in keeping with the policies and objectives of the York Region Official Plan. The lands are designated "Urban Area" in the York Region Official Plan. The Urban Areas are the focus of growth within York Region, with a full range of residential, commercial, industrial and institutional uses permitted. York Region's vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable and lively communities.

#### Lake Simcoe Protection Plan (LSPP)

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

#### Town of Aurora Official Plan

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

Zoning By-law 2213-78, as amended

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

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

**Proposed Site Plan**

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

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

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

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

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

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

### **Reports and Studies**

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

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

September 6, 2016

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Report No. PBS16-066

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## **Analysis**

### **Planning Considerations**

Town of Aurora Official Plan

#### **The proposed Site Plan development conforms to the Official Plan.**

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

Zoning By-law Amendment

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

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

Urban Design

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

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

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### Landscaping

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

### Building Elevations

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

### Department/ Agency Comments

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

#### Accessibility Advisor

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

#### Parks, Recreation & Cultural Services Department

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

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#### Development Planning Engineer

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

#### Transportation/ Traffic/ Parking

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

#### Building Division

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

#### **External Agency Comments**

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

#### York Region

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

#### Lake Simcoe Region Conservation Authority (LSRCA)

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

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

#### Central York Fire Services

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

Canada Post, Enbridge, Bell Canada, PowerStream

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

### **Advisory Committee Review**

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

### **Financial Implications**

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

### **Communications Considerations**

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

### **Link to Strategic Plan**

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

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

September 6, 2016

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### **Alternatives to the Recommendation**

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

### **Conclusions**

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

### **Attachments**

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

### **Previous Reports**

None.

### **Pre-submission Review**

Agenda Management Team Meeting review on August 18, 2016.

### **Departmental Approval**



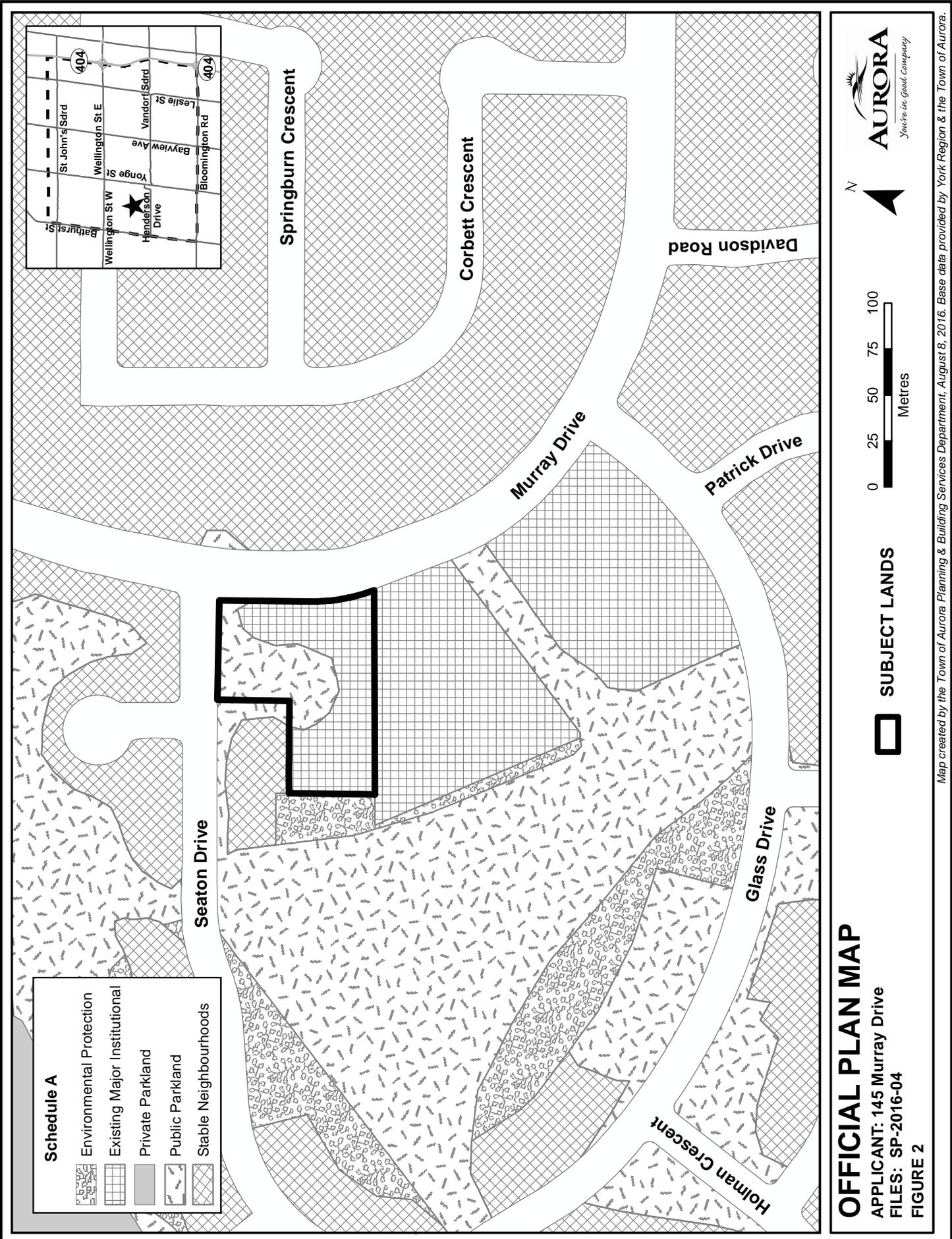
**Marco Ramunno, MCIP, RPP  
Director, Planning and Building Services**

### **Approved for Agenda**



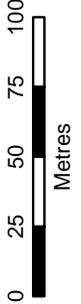
**Doug Nadorozny  
Chief Administrative Officer**





**Schedule A**

	Environmental Protection
	Existing Major Institutional
	Private Parkland
	Public Parkland
	Stable Neighbourhoods

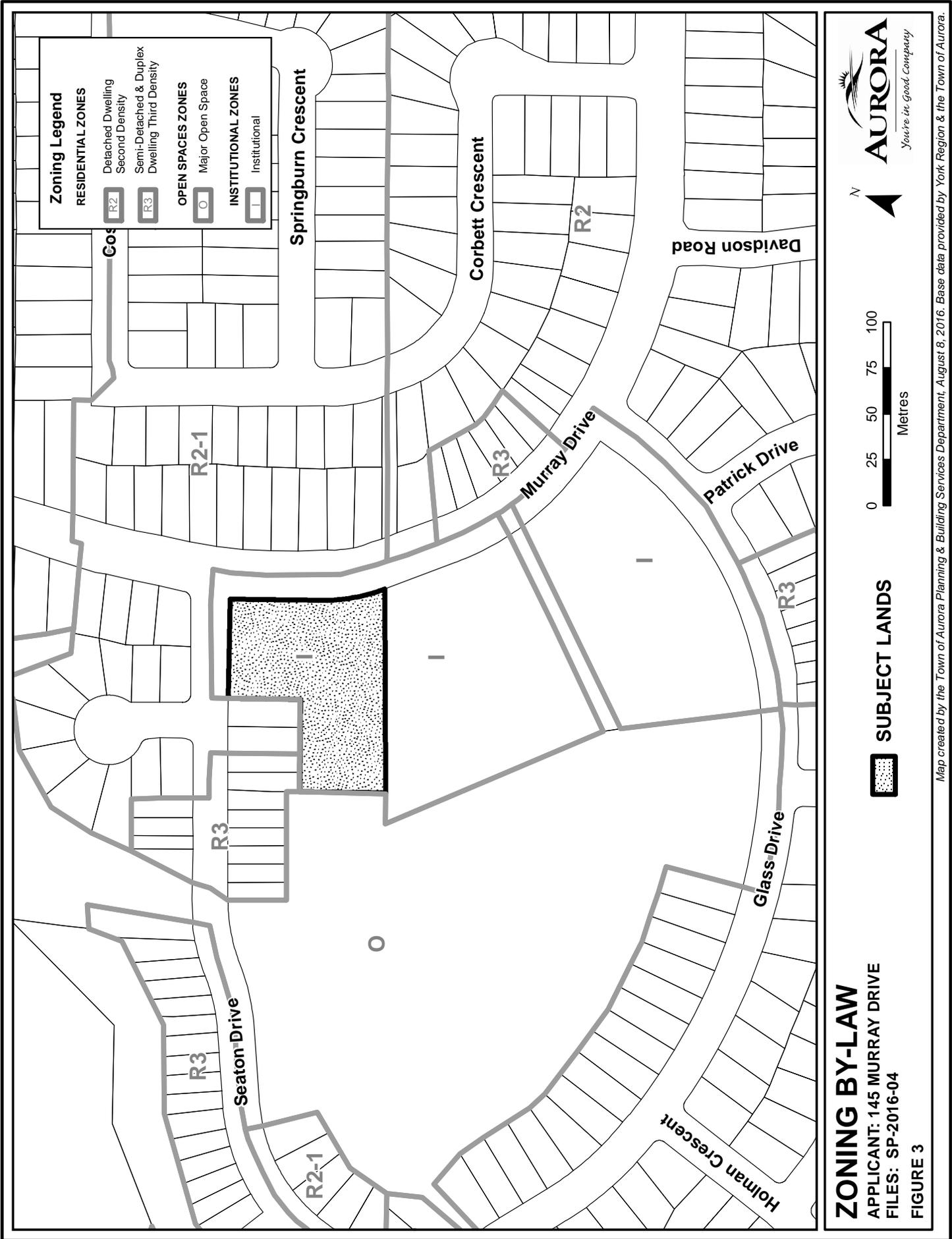


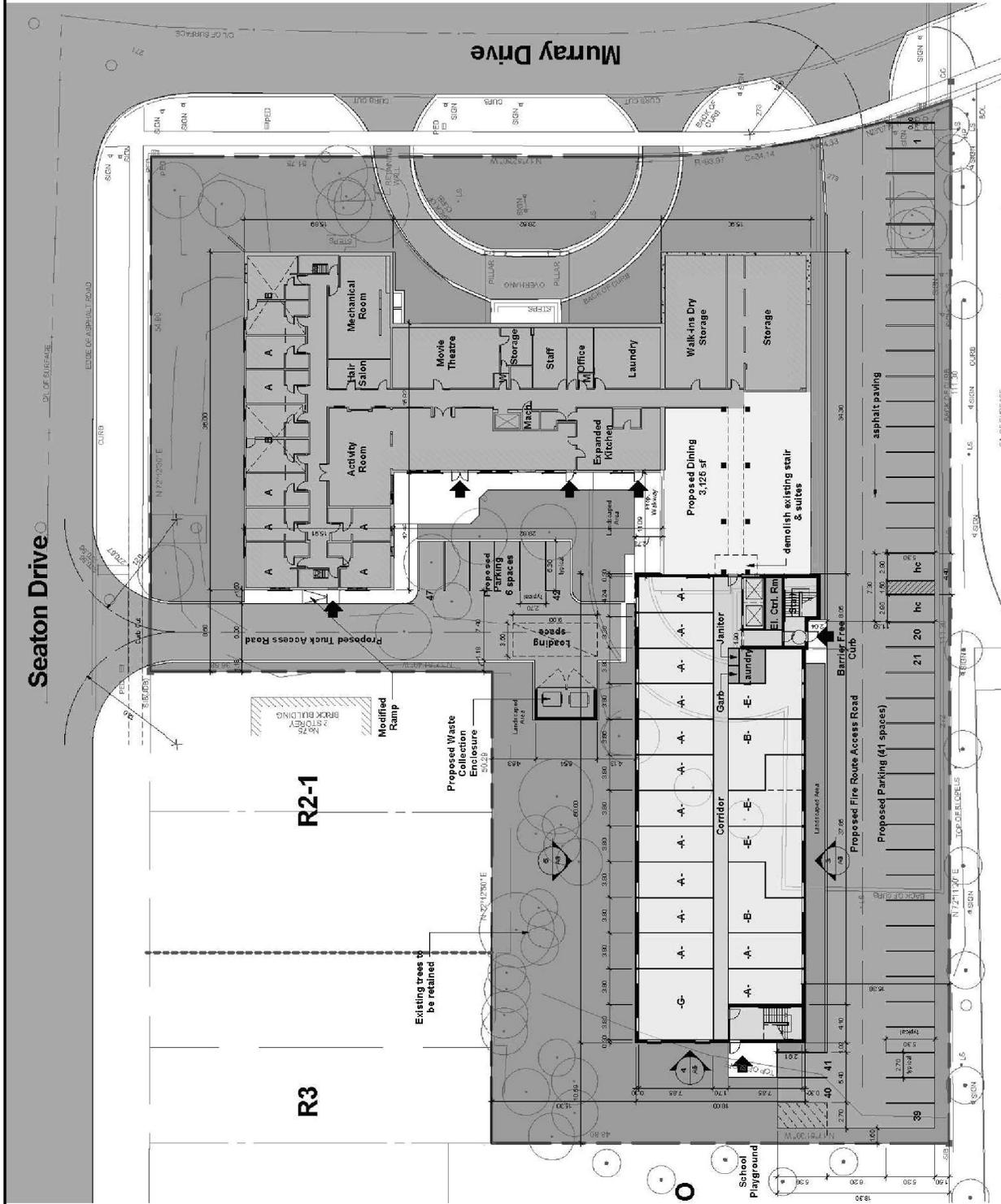
**SUBJECT LANDS**



**OFFICIAL PLAN MAP**

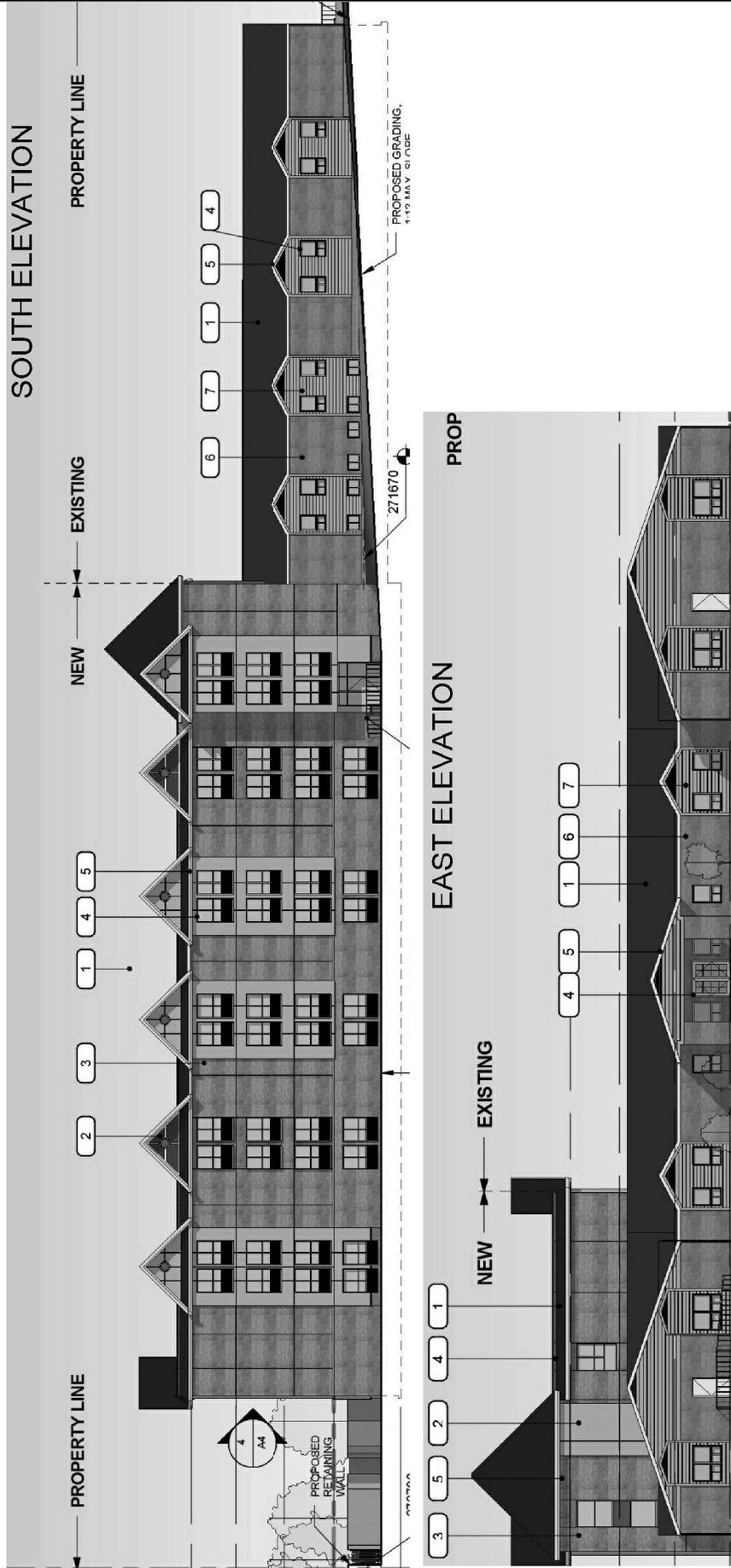
APPLICANT: 145 Murray Drive  
FILES: SP-2016-04  
FIGURE 2





**PROPOSED SITE PLAN**

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

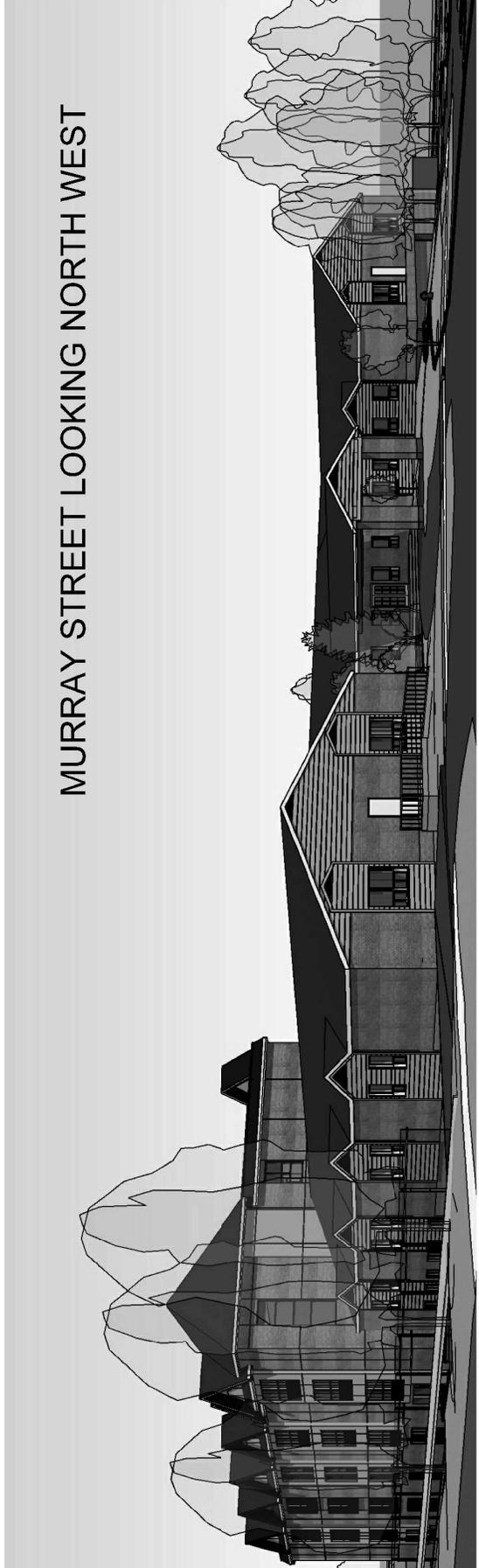
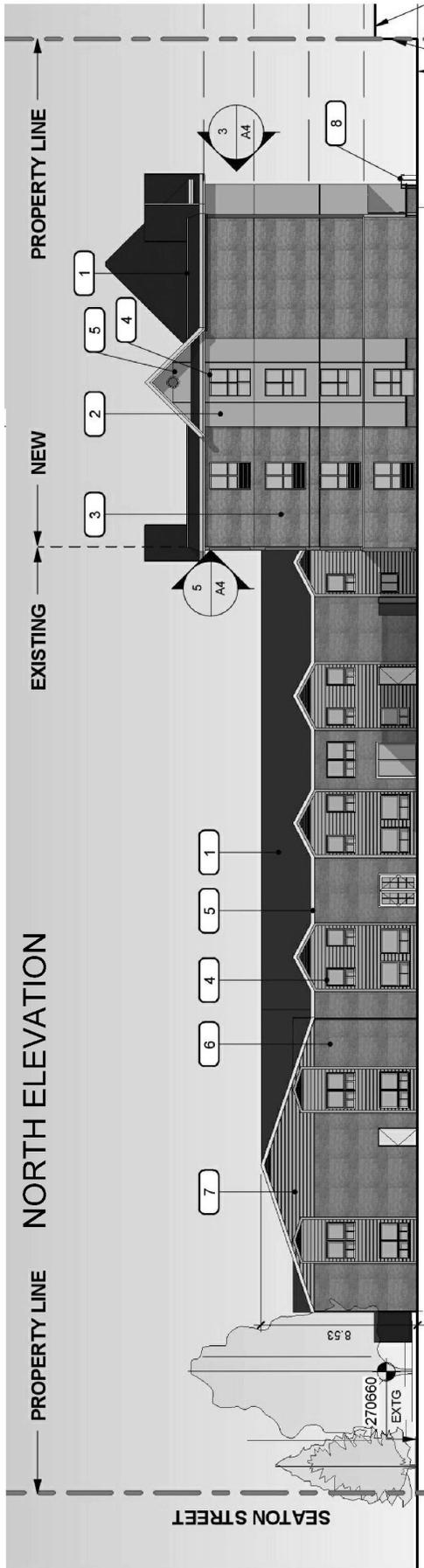


**PROPOSED ELEVATION - SOUTH, EAST**

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

FIGURE 5





**PROPOSED ELEVATION – WEST, NORTH**

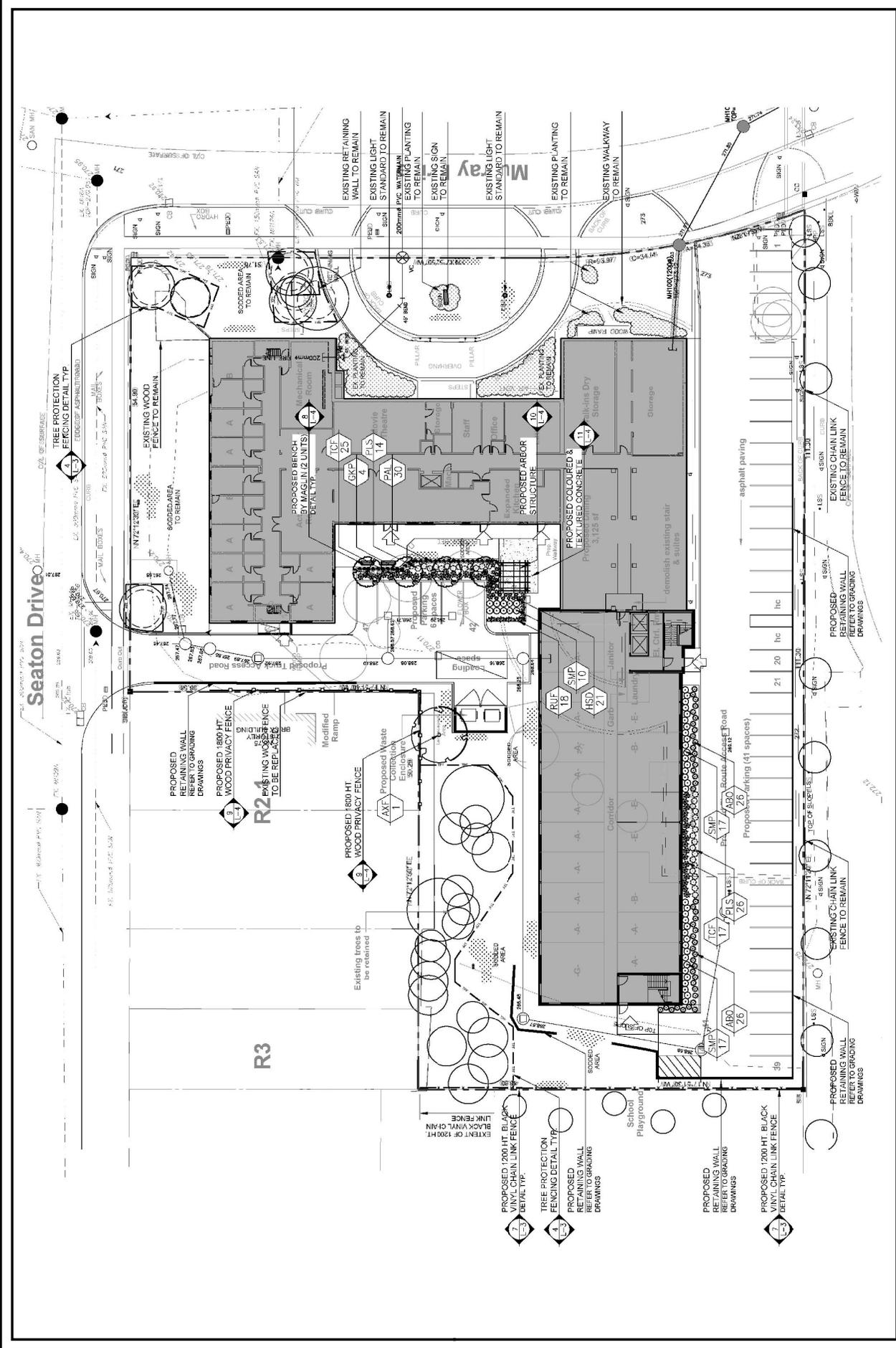
APPLICANT: 145 Murray Drive  
FILES: SP-2016-04

FIGURE 6





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



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



Regional Clerk's Office  
Corporate Services Department

October 13, 2016

Ms. Lisa Lyons  
Town Clerk  
Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1

Dear Ms. Lyons:

**Re: Review of Regional Council Governance**

At today's meeting of the Region's Committee of the Whole, Committee recommended that the attached report regarding "Review of Regional Council Governance" be deferred for consideration at its meeting of November 10, 2016.

Committee also recommended that the report be circulated for consideration and comments from the local municipal councils. Please submit comments to me by November 3 if possible, or in any event, before the November 10 meeting of the Region's Committee of the Whole.

Please contact me at 1-877-464-9675 ext. 71300 if you have any questions with respect to this matter.

Sincerely,

A handwritten signature in black ink that reads "Denis Kelly".

Denis Kelly  
Regional Clerk

/C. Martin  
Attachment

## **The Regional Municipality of York**

Committee of the Whole  
Finance and Administration  
October 13, 2016

Report of the  
Regional Chair

### **Review of Regional Council Governance**

#### **1. Recommendations**

It is recommended that Council receive this report for information.

#### **2. Purpose**

This report responds to Council's direction on February 18, 2016 that staff undertake a review of Regional governance, including (a) the method of electing the Regional Chair, (b) direct vs double direct election of Members, (c) weighted voting, and (d) Council composition.

#### **3. Background and Previous Council Direction**

##### **Regional Council now has 21 members**

In 1970, Council comprised 17 Members. Since then two Members were added to each of Markham and Vaughan to bring Council's size to 21 including the Regional Chair. Nine of these members are the Mayors from the local municipalities. There are four additional members from Markham, three from Vaughan, two from Richmond Hill and one from each of Georgina and Newmarket. This leaves four municipalities – Aurora, East Gwillimbury, King and Whitchurch-Stouffville – with only one member. In each case the member is the Mayor of the municipality.

**Review of Regional Council Governance**

**Regional Council representation and governance have been considered several times in recent years**

The matter of representation on Regional Council was considered during the previous term of Council. This resulted in a motion in 2013 to increase the size of Council to add an extra member from Vaughan and then further motions to add an additional member from each of Aurora, East Gwillimbury, King and Whitchurch-Stouffville. The motion relating to Vaughan's additional member carried while the motions relating to the other four municipalities lost.

**Regulation 279/13, to permit an additional member for Vaughan, did not meet "triple majority" requirements**

At Council's request, the Minister of Municipal Affairs enacted a Regulation 279/13 permitting York Region to add an additional member from Vaughan. However, the associated draft bylaw failed to achieve support from the majority of local Councils as required by the "triple majority" provisions of the *Municipal Act, 2001* ("the Act"). This meant that the size of Council remained at 21, including the Regional Chair. The Regulation is still in effect.

**Council implemented the Committee of the Whole system in 2013**

In 2013, Council implemented the Committee of the Whole system on a pilot basis, in part to address the concern that the sole members of Council from Aurora, East Gwillimbury, King and Whitchurch-Stouffville, were challenged to prepare for and attend all of the various Standing Committee meetings. The new structure was fully adopted in 2014.

**Council has also recently considered the method of electing the Regional Chair**

On February 18, 2016 Council considered a motion in support of Private Member's Bill 42, *Municipal Amendment Act (Election of Chair of York Region), 2014*. The Bill sought to amend the *Municipal Act* by requiring the York Region Chair to be directly elected. This motion lost on a 14-5 recorded vote.

Any further consideration of Council's decision within twelve months would require a two-thirds majority vote as per the Region's Procedure Bylaw. Such a motion would also need to be brought forward by a member who voted with the majority on the previous decision.

Bill 42 received Second Reading and was referred to the Province's Standing Committee on the Legislative Assembly on December 4, 2014. The Committee held public hearings on February 24 and March 2, 2016. The Bill was not carried

**Review of Regional Council Governance**

forward when the last session of the Legislature was prorogued on September 12, 2016.

**4. Analysis and Implications**

**Election of the Regional Chair**

**Three regional municipalities elect their Regional Chairs at their inaugural meetings**

The Regions of Niagara, Peel and York elect their Regional Chairs at their inaugural meetings and each has recently voted to continue in this manner. On June 23, 2016, Peel Regional Council voted to continue to elect its Regional Chair at its inaugural meeting. Peel's decision follows a similar decision by Niagara Regional Council in October 2015 to continue electing its Regional Chair at its inaugural meeting.

Table 1 shows a summary of how the Chairs are elected in each regional municipality.

**Table 1  
Summary of how Regional Chairs are elected**

Chair elected by Council	Chair elected at-large
Niagara	Durham
Peel	Halton
York	Waterloo

**Direct versus double-direct elections**

**There are alternative methods for electing Regional Council members**

York Region has always had a "double direct" electoral system which allows elected Regional Councillors to serve simultaneously at both the regional and local levels of government. Durham, Halton and Peel Regions also use the "double direct" system.

## **Review of Regional Council Governance**

A “direct” electoral system would have Regional Councillors serving only at the regional level and not the local level. Currently Niagara and Waterloo use this approach.

The *Municipal Act* provides the option of having Regional Councillors shared between two or more municipalities. “Shared representatives” would be directly elected and only sit at the regional level.

Within York Region, the current Federal/Provincial electoral boundaries, that lend themselves to shared and direct election, do not align with municipal boundaries. Attachment 1 outlines the electoral systems used in York and other Regions.

There is no compelling reason to change the “double-direct” manner of electing Regional Council members at this time.

### **Council composition**

#### **The Province uses representation by population as a general principle for regional councils**

In 1970, as the Province was creating York Region, the Minister of Municipal Affairs indicated that, as a general principle, representation on regional councils should be based on the relative size of the population of each local municipality. The Province has consistently cited this principle in subsequent decisions relating to York Region and other Regions. This principle is well-rooted in democratic systems and is often referred to as ‘representation by population’.

#### **There is no formula for calculating the optimal size of Councils**

York Region’s Council has 20 elected members plus the Regional Chair. This is less than three other Regions – Peel (24), Durham (28) and Niagara (30) and tied with Halton. It is also far less than the neighbouring municipalities of Simcoe County (32) and Toronto (44, excluding the Mayor).

Table 2 shows a comparison of the number of elected members (not including the Regional Chair), population and population per elected member for the six Regions, Simcoe County and the City of Toronto, based on projected growth figures to 2018, the date of the next municipal election.

**Review of Regional Council Governance**

**Table 2  
Population and Representation for Regional Municipalities, Simcoe and  
Toronto 2018**

Region/County	# of elected members	Population	Population per elected member
Simcoe	32	328,237*	10,257
Niagara	30	456,991	15,233
Durham	28	687,562	24,556
Halton	20	593,824	29,691
Waterloo	15	597,835	39,856
<b>York</b>	20	<b>1,223,741</b>	<b>61,187</b>
Peel	24	1,522,107	63,421
Toronto	44	2,954,942	67,158

\* Estimated – does not include Barrie and Orillia which are governed separately

York Region’s 2018 population per elected member, at 61,187, ranks as the second highest of the regional municipalities. It would become the highest by a significant margin if Peel Regional Council’s decision of June 23, 2016 to increase its size to 32 members comes into effect in 2018. York Region’s population per elected member is also significantly higher than Simcoe County’s, whose population per elected member is around 10,000, but lower than Toronto’s which is over 67,000.

**The local municipal population represented by each Council member varies in York Region and in other regional municipalities**

Table 3 shows York Region’s existing Council structure with the projected 2018 populations of each local municipality, the population per elected member, the percentage of the Region’s population and the percentage of representation on Regional Council.

**Review of Regional Council Governance**

**Table 3  
Council representation by population - 2018**

Municipality	# of elected members	Population	Population per elected member	Percentage population	Percentage representation
Aurora	1	61,110	61,110	5%	5%
East Gwillimbury	1	31,147	31,147	3%	5%
Georgina	2	49,251	24,626	4%	10%
King	1	27,214	27,214	2%	5%
Markham	5	366,319	73,264	30%	25%
Newmarket	2	88,781	44,390	7%	10%
Richmond Hill	3	215,919	71,973	18%	15%
Vaughan	4	335,788	83,947	27%	20%
Whitchurch-Stouffville	1	48,212	48,212	4%	5%
<b>Totals</b>	<b>20</b>	<b>1,223,741</b>	<b>61,187*</b>	<b>100%</b>	<b>100%</b>

\*Total population of the Region divided by the number of elected members

The Region's population is expected to be about 1,223,741 by the next municipal election in 2018. This means that each member would represent, on average, a population of 61,187. The population represented by each member would range from a low of 24,626 in Georgina to a high of 83,947 in Vaughan.

The other Regions have similar variances in the population represented by each member. Table 4 shows the approximate ranges of local municipal population per member in each of the Regions in 2015.

**Review of Regional Council Governance**

**Table 4  
Range of local municipal representation per Council member in regional municipalities - 2015**

Municipality	Range of local municipal representation
Durham	6,000 to 40,000 (6,000 to 30,000 if proposed changes are enacted in 2018)
Halton	19,000 to 30,000
Niagara	7,000 to 21,000
Peel	13,000 to 87,000 (13,000 to 56,000 if proposed changes are enacted in 2018)
Waterloo	10,000 to 48,000
York	25,000 to 84,000

Generally, the rural local municipalities in the regions have a lower population per elected representative ratio and the urban municipalities have a higher ratio. It is clear that none of the Regions has achieved statistical equality in representation by population.

**Retaining Council's current composition is an option**

Each of the regional municipalities has a different number of members and a different range of local municipal representation per member. There is no standard for applying the representation by population principle. Hence, retaining the status quo in York Region is a viable option.

**Optional Council Representation - Alternates**

**Local councils may appoint one member as an alternate to an upper-tier council when a member is unable to act for an extended period**

Section 267(1) of the *Act* provides that a local municipality may appoint one of its members as an alternate member of regional council if a regional council member from the local municipality is unable to act as a member of the regional council for more than one month. This section provides some relief to all nine local municipalities, including the local municipalities with just one member, but can only be invoked if the absence is for more than one month. It does not allow for representation when a member is unable, particularly on short notice, to

**Review of Regional Council Governance**

attend a particular meeting. Consequently it does not adequately address the concerns of the Mayors of Aurora, East Gwillimbury, King and Whitchurch-Stouffville about their inability to represent their municipalities if they are unavailable to attend on a meeting-by-meeting basis.

**The ability to appoint an alternate who can represent a municipality on an ad hoc basis requires an amendment to the *Municipal Act***

The *Municipal Act* does not permit the appointment of alternate members who could sit as a member of regional council except in the circumstances detailed above. There would need to be an amendment to the *Act* or specific legislation pertaining to York Region to allow local municipalities to appoint alternates who could represent the elected member on Regional Council whenever the member is unable to attend. Section 200 of The *Local Government Act* in British Columbia is one example where alternate members are permitted to be appointed in advance and serve in the absence of any member of the regional district.

**Weighted voting**

**Weighted voting can address inequities in representation by population without changing Council's composition**

A weighted voting approach is based on the concept that members from local municipalities would collectively have a vote that matches their municipality's proportion of the total Regional population. That municipality's collective vote is then allocated to its members.

Simcoe County currently uses weighted voting based on each local municipal population's share of the county as a whole. Each municipality's weighted share is determined on the basis of its population at the beginning of each Council term. Simcoe County uses weighted voting for recorded votes only.

In Peel Region, a 2004 provincial facilitator's report on governance (the Adams Report) recommended a weighted voting approach to address representation by population inequities. Peel Council did not adopt this recommendation.

Weighted voting is not currently used in the Regions of Durham, Halton, Niagara, Peel or Waterloo to address statistical inequities in representation by population.

**Review of Regional Council Governance**

**Weighted voting can provide Council members with the number of votes that most closely reflects their local municipal share of the population**

Attachment 2 shows one example of how weighted voting could be used to achieve a more balanced percentage of vote by local municipality in York Region. It sets out a weighted voting scenario with the adjusted number of regional votes for each local municipality at regional council using its current composition, with no additional members, based on 2018 population projections.

In this example the total weighted votes per municipality would correspond to each municipality's share of overall regional population. Numbers have been rounded, where applicable, to provide for an equal number of "weighted" votes per member from each local municipality. In this scenario it is possible for a minority of Council to achieve a majority of the weighted vote .

Regardless of the number of members per municipality, each municipality would always receive the number of votes that closely represents its share of the population. The actual number of weighted votes per local municipality can be set shortly after the 2018 election and subsequent elections based on the most current population numbers.

**Council has many options to consider if choosing to establish a weighted voting approach**

The *Municipal Act, 2001* allows for a municipality to establish a weighted voting approach, although it does not prescribe its application. A weighted voting approach requires consideration of a number of options and factors, including:

- The number of weighted votes given to Mayors and Regional Councillors
- Whether weighted voting applies solely to recorded votes or also to key votes such as the budget and major planning issues
- Whether a motion must receive the votes of a majority of the members of Council as well as the majority of weighted votes to carry
- The weighted vote to be assigned to the Regional Chair if this position is a) elected by the members at the Inaugural Meeting or b) elected by the electors by general vote

**Review of Regional Council Governance**

**Council composition – impact of additional members**

**Four local municipalities have only one representative on Regional Council**

As detailed in Table 3, four of York Region's municipalities – Aurora, East Gwillimbury, King and Whitchurch-Stouffville – only have one representative on Regional Council. The representative is the Mayor in each case. It has been submitted that:

- this places an additional burden on each of these Mayors to prepare and attend to the heavy workload at Regional Council and Committees as well as the formal and ceremonial duties of being the Mayor and Chief Executive Officer of a local municipality
- these local municipalities are unrepresented in case of a Mayor's absence from Regional Council or Committee of the Whole

Attachment 1 shows that the Regions of Niagara and Waterloo also have local municipalities with only one member.

**Council has previously considered increasing its size**

Regional Council has previously considered adding one member from Vaughan, as well as one member from each of Aurora, East Gwillimbury, King and Whitchurch-Stouffville.

**An additional member for Vaughan increases Council's size to 21 excluding the Regional Chair**

Vaughan currently has the largest disparity (7%) between its percentage of population and percentage of representation. Attachment 3 shows how adding an additional member from Vaughan would affect each municipality's share of population and representation in 2018. It brings Vaughan four percentage points closer to achieving an equal percentage of representation and population while taking Markham and Richmond Hill one percentage point further away. This scenario would increase Regional Council from 20 to 21 members, not including the Regional Chair.

**An additional member for Vaughan, Aurora, East Gwillimbury, King and Whitchurch-Stouffville increases Council's size to 25 excluding the Regional Chair**

Providing for an extra member from Aurora, East Gwillimbury, King and Whitchurch-Stouffville would address those municipalities' concerns about having

**Review of Regional Council Governance**

only one member. Attachment 4 sets out how adding an additional member from each of Vaughan, Aurora, East Gwillimbury, King and Whitchurch-Stouffville would affect each municipality's share of population and representation in 2018. It shows that Aurora, East Gwillimbury, King and Whitchurch-Stouffville gain a higher percentage of representation than population. Georgina will receive slightly less representation than it has now, although still greater than its percentage of population. Newmarket would just about have an equal percentage of representation and population. Compared to the previous scenario, Vaughan would move four percentage points further away from achieving an equal percentage of representation and population and Markham and Richmond Hill would also move five and three percentage points further away than under the current membership. This scenario would increase Regional Council from 20 to 25 members, not including the Regional Chair.

**An additional member for Vaughan, Aurora, East Gwillimbury, King, Whitchurch-Stouffville and Markham increases Council's size to 26 excluding the Regional Chair**

Attachment 5 sets out how adding an additional member from each of Vaughan, Aurora, East Gwillimbury, King, Whitchurch-Stouffville and Markham would affect each municipality's share of population and representation in 2018. It has the same impact on Aurora, East Gwillimbury, Georgina, King, Newmarket and Whitchurch-Stouffville as in the previous scenario. However, although Markham moves three percentage points closer to achieving an equal percentage of representation and population, Vaughan moves an additional percentage point further away. Richmond Hill is unchanged from the previous scenario. This scenario would increase Regional Council from 20 to 26 members, not including the Regional Chair.

**An additional member for Vaughan, Aurora, East Gwillimbury, King, Whitchurch-Stouffville, Markham and Richmond Hill increases Council's size to 27 excluding the Regional Chair**

Attachment 6 sets out how adding an additional member from each of Vaughan, Aurora, East Gwillimbury, King, Whitchurch-Stouffville, Markham and Richmond Hill would affect each municipality's share of population and representation in 2018. Aurora, East Gwillimbury, Georgina, King and Whitchurch-Stouffville move one percentage point closer to achieving an equal percentage of representation and population than the previous scenario while Newmarket has about the same share of representation and population. Markham moves one percentage point further away from achieving an equal percentage of representation and population and Vaughan remains unchanged. Richmond Hill's share of representation increases by three percentage points compared to the previous scenario, which takes it to the same as its share of representation. This scenario

**Review of Regional Council Governance**

would increase Regional Council from 20 to 27 members, not including the Regional Chair.

**Summary Table**

Attachment 7 summarizes these scenarios and the impact of additional Council members on representation by population.

**Process and timing for any potential governance changes**

**The *Municipal Act, 2001* sets out basic rules for the composition of Regional Council**

The *Act* contains provisions about changing the composition of Council. Regional Council is considered an upper-tier council for the purposes of the *Act*. Under section 218(1), any change to the composition of an upper-tier council is subject to the following rules:

- the upper-tier council must have a minimum of five members including the head of council
- each lower-tier municipality must be represented on the upper-tier council
- Council members are elected to the upper-tier or lower-tier council in accordance with the *Municipal Elections Act*
- Council members elected to the upper-tier or lower-tier council may be elected by general vote, wards or combination of both

**The *Act* gives Council the authority to change its composition or introduce weighted voting subject to certain rules**

Under section 218(2) of the *Act*, Council's power to change its composition includes:

- changing the size of Council
- changing the methods by which members are selected
- allowing a Council member to represent more than one lower-tier municipality

Section 218(3) of the *Act* authorizes Council to change the number of votes given to any member, provided that each member has at least one vote. A weighted voting approach is consistent with this section.

**Review of Regional Council Governance**

To make any such changes, Council must request and receive a Minister's regulation and achieve the "triple majority" set out in section 219(2) of the *Act* and as described below.

**Council must pass a resolution requesting the Minister of Municipal Affairs to make a regulation authorizing Council to change its composition and/or introduce weighted voting**

Section 218(5) of the *Act* provides that a regional municipality must not pass a bylaw authorizing a change in the composition of Council or introduce weighted voting until the Minister of Municipal Affairs has made a regulation authorizing it to do so. Section 218(7) of the *Act* provides that the Minister shall not make a regulation until the Minister has received a resolution from the regional municipality requesting the regulation.

Thus Council must first pass a resolution requesting the Minister to make a regulation authorizing Council to change its composition and/or exercise weighted voting, submit the resolution to the Minister and await the Minister's response.

If the Minister makes the regulation, then a bylaw would be developed to authorize the proposed change.

**Council must also achieve a "triple majority" before it can enact a bylaw to change its composition or introduce weighted voting**

After receiving the Minister's regulation, Council must give public notice of its intention to pass a bylaw changing the composition of Council and/or to introduce weighted voting. Then it must hold at least one public meeting to consider the matter.

Section 219(2) of the *Act* provides that before a bylaw changing the composition of Council and/or introducing weighted voting comes into force, a "triple majority" must be attained as follows:

- a majority of all votes on Regional Council must be cast in its favour
- a majority of Councils from the nine local municipalities must pass resolutions consenting to the bylaw
- the total number of electors, (i.e. eligible voters from the last municipal election), in the local municipalities that have passed resolutions consenting to the bylaw must form a majority of all electors in York Region

**Review of Regional Council Governance**

**A change in Council’s composition, or the introduction of weighted voting, must be implemented before December 31, 2017 to be in place for the 2018 election**

Any bylaw changing the composition of Council or introducing weighted voting would come into effect on the day a new council is organized. The *Act* requires the requisite steps to be completed by December 31, 2017 to be in effect for the next newly-elected council of December 1, 2018.

It would be prudent for Council to decide on changes by December 2016 in order to allow sufficient time to obtain a Ministerial Regulation, engage in the process relating to the “triple majority” and allow time for any related changes to the membership of local councils prior to December 31, 2017.

Table 5 shows a summary of the key dates for the 2018 municipal elections.

**Table 5  
Key 2018 municipal election dates**

Event	Date
Candidate nomination period begins	May 1, 2018
Candidate nomination period ends	July 27, 2018
Voting day	October 22, 2018

**5. Financial Implications**

Each additional member of Council would be entitled to the same salary and benefit package as exists for the other member of Council. This is currently \$54,337 per member of Regional Council plus an average benefit cost of 18.5% of base salary. The package totals \$64,389 per member. Members of Regional Council are also entitled to mileage and other expenses related to the exercise of their duties. This averaged \$1,922 per member in 2015.

If the size of Council was to increase, the Council Chambers will need modification to accommodate the additional members. Two additional members could be accommodated at no cost while reconfiguring the Chambers to accommodate up to four additional members will cost in the region of \$200,000 for the required millwork, cabling and equipment costs. Increasing the size of Council by more than four members will likely require reconstruction of the existing horseshoe configuration. Preliminary estimates suggest a cost in the order of \$500,000 for this change.

**Review of Regional Council Governance**

**6. Local Municipal Impact**

Any attempt to change Council's composition or the number of votes for each member will require a level of support from local municipal councils as set out in the *Municipal Act*.

Additionally, increasing the size of Regional Council could mean corresponding adjustments to the numerical and geographical representation on one or more local councils.

**7. Conclusion**

Council has previously considered Regional governance and the composition of Council on several occasions in the past.

It has previously voted not to support Bill 42 which sought to require the Regional Chair to be directly elected. That Bill is no longer on the table following the proroguing of the Legislature's last session.

Regional Council Members have always been elected through the double-direct method of election which results in the sitting on both Regional and local Councils. While there are alternative ways to elect members the double-direct method currently works well for the Region. Consequently there is no need to investigate re-drawing electoral boundaries to facilitate shared or directly elected members.

The *Municipal Act* provides that a local municipality may appoint one of its members as an alternate member of regional council if a regional council member from the local municipality is unable to act as a member of the regional council for more than one month. There needs to be a legislative change in order for local councils to appoint alternates on a more ad hoc basis.

Weighted voting is another option for potentially aligning municipalities' percentage of representation with their percentage of population but also requires further clarification.

Adding another member for Vaughan would address the fact it has the largest disparity between its percentage of population and percentage of representation.

The four municipalities with only one member – Aurora, East Gwillimbury, King and Whitchurch-Stouffville – could benefit from having an extra member each because they would have greater certainty of always having a representative at every Regional meeting.

**Review of Regional Council Governance**

However, adding an extra Member for each of those municipalities will negatively impact other municipalities' share of representation as it compares to their population. This is most true for Vaughan, as stated above, Markham and Richmond Hill. The surest way to keep those municipalities' percentage of representation as close as possible to their current state is to add an additional Member for each of them. This would result in a Council of 27 Members, plus the Regional Chair.

Any change to Council's composition or voting method requires a Ministerial Regulation and successful completion of the triple majority process. For any such change to be in place for the next term of Council the process must be completed by December 31, 2017. There is already a Ministerial Regulation in effect permitting Council to add an extra member for Vaughan.

Approved for Submission:

Wayne Emmerson  
Regional Chair

October 5, 2016

Attachments (7)

#6769110

Accessible formats or communication supports are available upon request

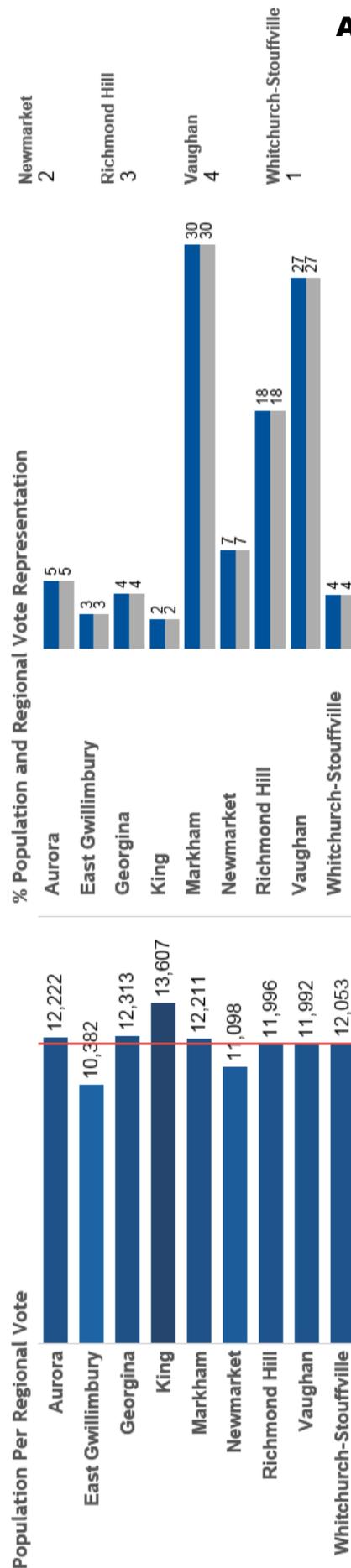
**Regional Council Electoral Systems, 2016**

<b>Regional Government</b>	<b>Directly-Elected Members</b>	<b>Double-Directly Elected Members</b>	<b>Number of Representatives for the Least Populous Municipality</b>	<b>Regional Wards within Constituent Municipalities</b>
<b>Durham</b>	No	20 (+8 Mayors + Chair)	2	<u>Ajax, Whitby &amp; Pickering</u> : Yes, Regional Councillors represent groups of local wards. No for other municipalities, including Oshawa, where Local Councillors are elected at large
<b>Halton</b>	No	16 (+4 Mayors + Chair)	3	Yes <u>Burlington</u> : All 6 City Councillors also sit on Regional Council <u>Oakville</u> : Each of 6 wards elects both a Regional Councillor and a Town Councillor <u>Milton &amp; Halton Hills</u> : Groups of local wards
<b>Niagara</b>	18 (+12 Mayors + Chair)	No	1	No
<b>Peel</b>	No	21 (+3 Mayors + Chair)	5	<u>Mississauga</u> : All 10 City Councillors sit on Regional Council <u>Brampton</u> : 2 Local Wards= 1 Regional Ward <u>Caledon</u> : 4 Regional Councillors from 5 wards (wards 3 & 4 jointly elect 1 Regional Councillor)
<b>Waterloo</b>	8 (+7 Mayors + Chair)	No	1	No
<b>York</b>	No	11 (+9 Mayors + Chair)	1	No

**A Potential Weighted Voting Scenario**

**Structure of Regional Council - Weighted Voting Scenario - Population Year 2018**

Municipality	# of Elected Members	Population	% Population	Estimated # of Regional Votes	# of Votes per Elected Member	Adjusted # of Regional Votes	Population Per Regional Vote
Aurora	1	61,110	5%	5	5	5	12,222
East Gwillimbury	1	31,147	3%	3	3	3	10,382
Georgina	2	49,251	4%	4	2	4	12,313
King	1	27,214	2%	2	2	2	13,607
Markham	5	366,319	30%	30	6	30	12,211
Newmarket	2	88,781	7%	7	4	8	11,098
Richmond Hill	3	215,919	18%	18	6	18	11,996
Vaughan	4	335,788	27%	27	7	28	11,992
Whitchurch-Stouffville	1	48,212	4%	4	4	4	12,053
<b>Total</b>	<b>20</b>	<b>1,223,741</b>	<b>100%</b>	<b>100</b>			

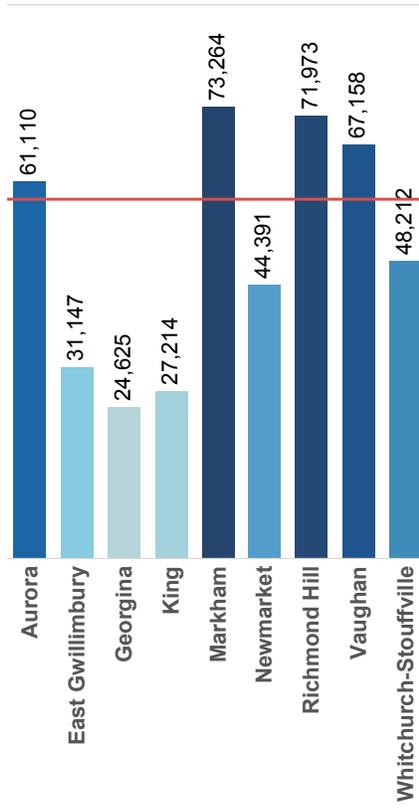


Legend: ■ Regional Votes, ■ % Population

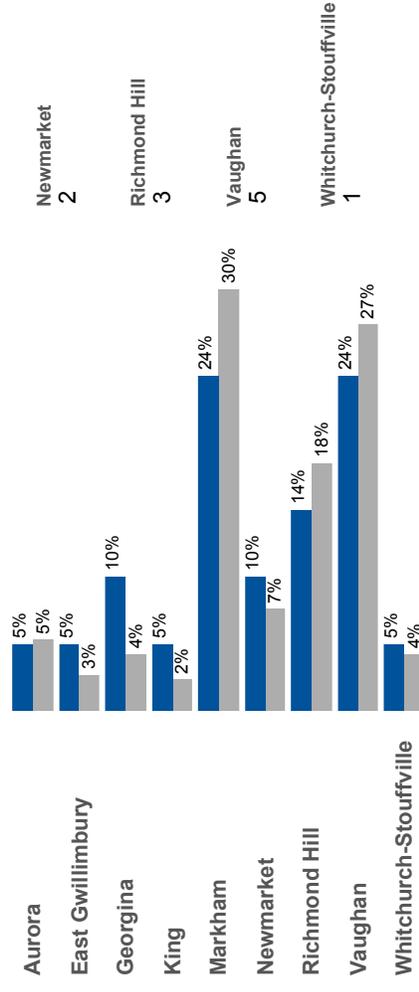
**Structure of Regional Council with an additional member for Vaughan in 2018**

Municipality	# of Elected Members	Population	Population per Elected Member	% Population	% Representation	Year 2018
Aurora	1	61,110	61,110	5%	5%	Aurora 1
East Gwillimbury	1	31,147	31,147	3%	5%	
Georgina	2	49,251	24,625	4%	10%	East Gwillimbury 1
King	1	27,214	27,214	2%	5%	
Markham	5	366,319	73,264	30%	24%	Georgina 2
Newmarket	2	88,781	44,391	7%	10%	
Richmond Hill	3	215,919	71,973	18%	14%	
Vaughan	5	335,788	67,158	27%	24%	King 1
Whitchurch-Stouffville	1	48,212	48,212	4%	5%	
<b>Total</b>	<b>21</b>	<b>1,223,741</b>	<b>58,273</b>	<b>100%</b>	<b>100%</b>	Markham 5

Population Per Elected Member



% Population and % Regional Representation

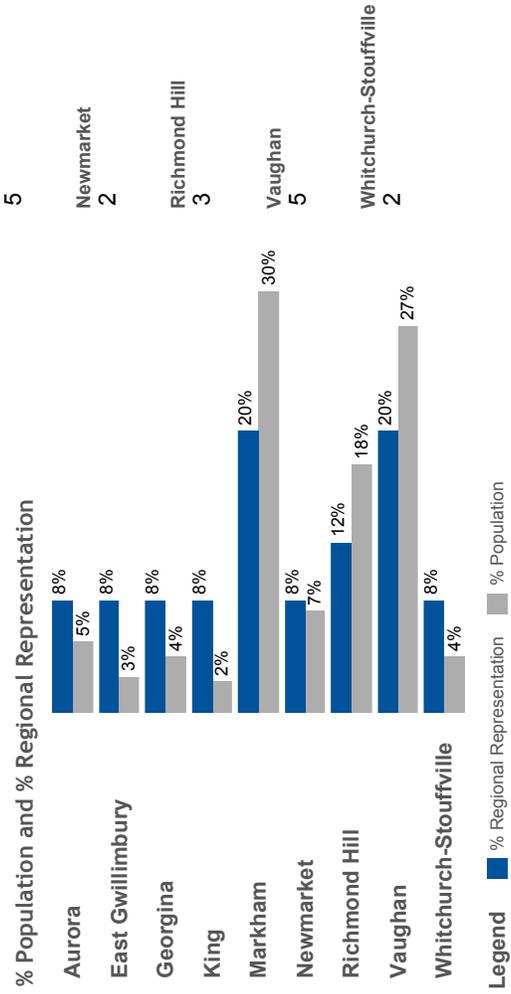
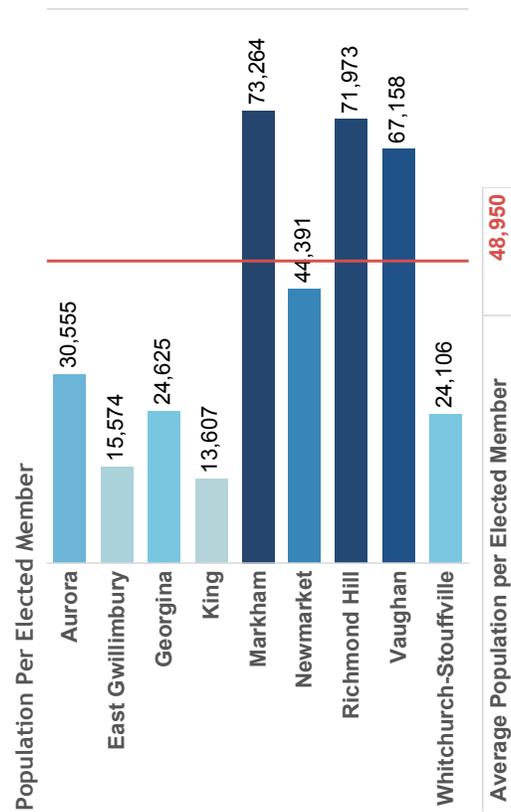


Legend ■ % Population ■ % Regional Representation

**Structure of Regional Council with additional members for  
Vaughan, Aurora, East Gwillimbury, King and Whitchurch-Stouffville in 2018**

Structure of Regional Council - Representation by Population - Population Year 2018

Municipality	# of Elected Members	Population	Population per Elected Member	% Population	% Representation	Year 2018
Aurora	2	61,110	30,555	5%	8%	Aurora 2
East Gwillimbury	2	31,147	15,574	3%	8%	
Georgina	2	49,251	24,625	4%	8%	East Gwillimbury 2
King	2	27,214	13,607	2%	8%	
Markham	5	366,319	73,264	30%	20%	
Newmarket	2	88,781	44,391	7%	8%	Georgina 2
Richmond Hill	3	215,919	71,973	18%	12%	
Vaughan	5	335,788	67,158	27%	20%	King 2
Whitchurch-Stouffville	2	48,212	24,106	4%	8%	
<b>Total</b>	<b>25</b>	<b>1,223,741</b>	<b>48,950</b>	<b>100%</b>	<b>100%</b>	

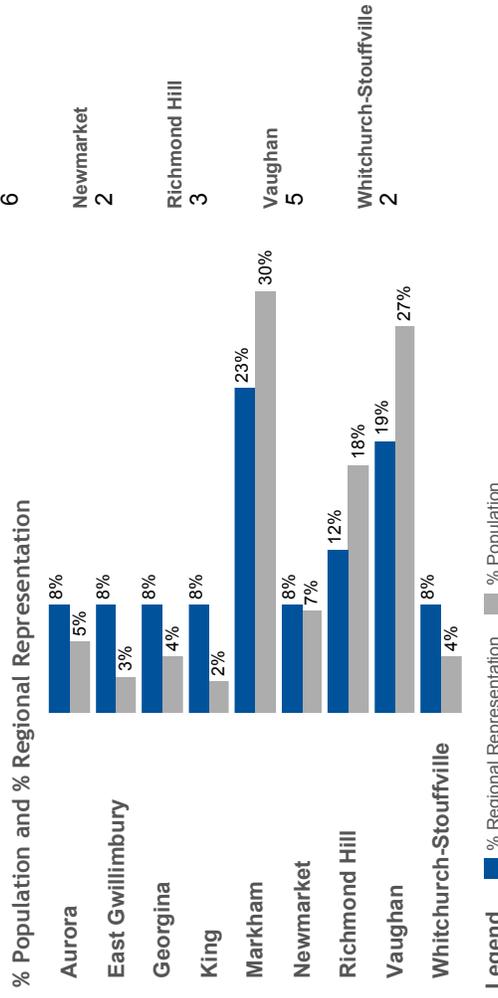
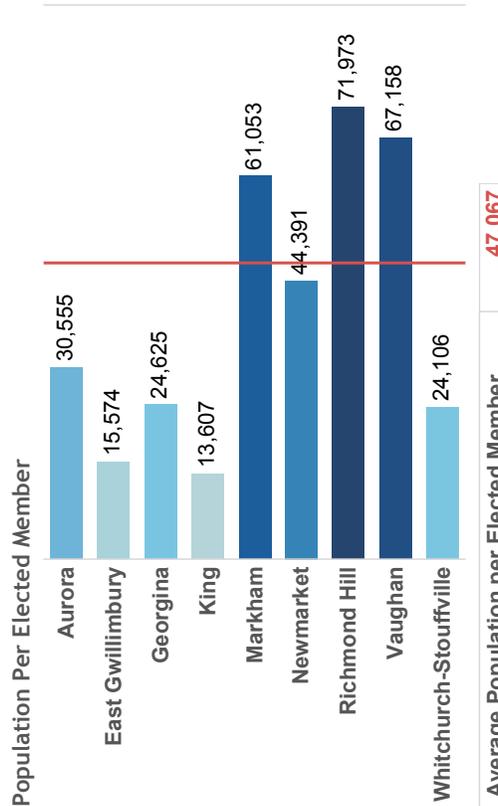


Legend ■ % Population ■ % Regional Representation

**Structure of Regional Council with additional members for Vaughan, Aurora, East Gwillimbury, King, Whitchurch-Stouffville and Markham in 2018**

**Structure of Regional Council - Representation by Population - Population Year 2018**

Municipality	# of Elected Members	Population	Population per Elected Member	% Population	% Representation	Year 2018
Aurora	2	61,110	30,555	5%	8%	Aurora 2
East Gwillimbury	2	31,147	15,574	3%	8%	East Gwillimbury 2
Georgina	2	49,251	24,625	4%	8%	Georgina 2
King	2	27,214	13,607	2%	8%	King 2
Markham	6	366,319	61,053	30%	23%	Markham 6
Newmarket	2	88,781	44,391	7%	8%	Newmarket 2
Richmond Hill	3	215,919	71,973	18%	12%	Richmond Hill 3
Vaughan	5	335,788	67,158	27%	19%	Vaughan 5
Whitchurch-Stouffville	2	48,212	24,106	4%	8%	Whitchurch-Stouffville 2
<b>Total</b>	<b>26</b>	<b>1,223,741</b>	<b>47,067</b>	<b>100%</b>	<b>100%</b>	

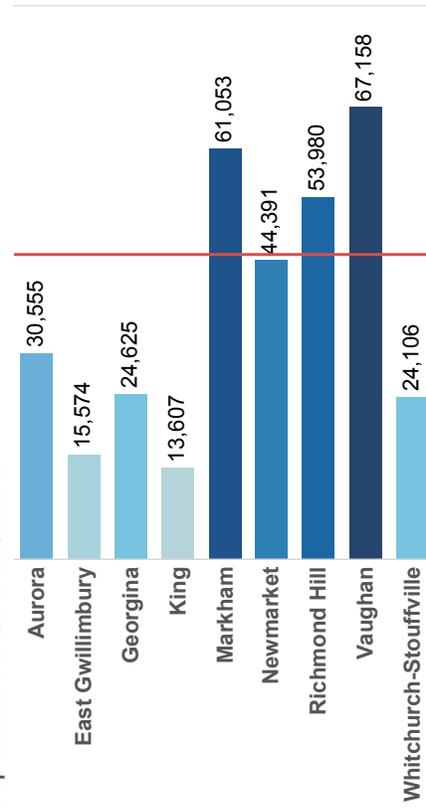


**Structure of Regional Council with additional members for Vaughan, Aurora, East Gwillimbury, King, Whitchurch-Stouffville, Markham and Richmond Hill in 2018**

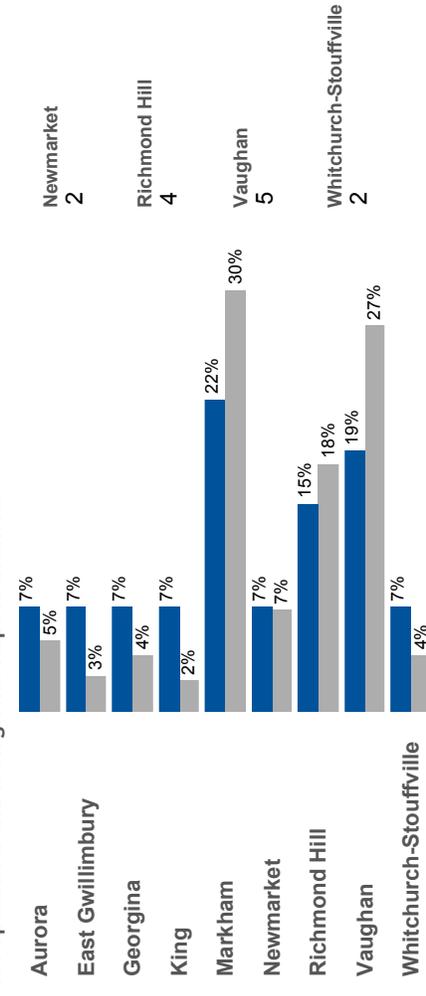
**Structure of Regional Council - Representation by Population - Population Year 2018**

Municipality	# of Elected Members	Population	Population per Elected Member	% Population	% Representation	Year 2018
Aurora	2	61,110	30,555	5%	7%	Aurora 2
East Gwillimbury	2	31,147	15,574	3%	7%	
Georgina	2	49,251	24,625	4%	7%	East Gwillimbury 2
King	2	27,214	13,607	2%	7%	
Markham	6	366,319	61,053	30%	22%	Georgina 2
Newmarket	2	88,781	44,391	7%	7%	
Richmond Hill	4	215,919	53,980	18%	15%	King 2
Vaughan	5	335,788	67,158	27%	19%	
Whitchurch-Stouffville	2	48,212	24,106	4%	7%	
<b>Total</b>	<b>27</b>	<b>1,223,741</b>	<b>45,324</b>	<b>100%</b>	<b>100%</b>	<b>Markham 6</b>

**Population Per Elected Member**



**% Population and % Regional Representation**



**Legend** ■ % Population ■ % Regional Representation

**Attachment 7**

**Population and Representation Scenarios**

Municipality	# of elected members (20)	Population 2018	Population per elected member	Percentage population	Representation by Population				
					Status Quo (20) Table 3	1 extra member for Vaughan (21) Attachment 3	1 extra member for: Vaughan, Aurora, East Gwillimbury, King & Whitchurch-Stouffville (25) Attachment 4	1 extra member for: Vaughan, Aurora, East Gwillimbury, King, Whitchurch-Stouffville & Markham (26) Attachment 5	1 extra member for: Vaughan, Aurora, East Gwillimbury, King, Whitchurch-Stouffville, Markham & Richmond Hill (27) Attachment 6
Aurora	1	61,110	61,110	5%	5%	5%	8%	8%	7%
East Gwillimbury	1	31,147	31,147	3%	5%	8%	8%	8%	7%
Georgina	2	49,251	24,626	4%	10%	8%	8%	8%	7%
King	1	27,214	27,214	2%	5%	8%	8%	8%	7%
Markham	5	366,319	73,264	30%	24%	20%	23%	23%	22%
Newmarket	2	88,781	44,390	7%	10%	8%	8%	8%	7%
Richmond Hill	3	215,919	71,973	18%	14%	12%	12%	12%	15%
Vaughan	4	355,788	83,947	27%	24%	20%	19%	19%	19%
Whitchurch-Stouffville	1	48,212	48,212	4%	5%	8%	8%	8%	7%
<b>Totals</b>	<b>20</b>	<b>1,223,741</b>	<b>61,187</b>	<b>100%</b>	<b>102%</b>	<b>100%</b>	<b>102%</b>	<b>102%</b>	<b>98%</b>



**Town of Aurora  
Accessibility Advisory Committee  
Meeting Minutes**

**Date:** Wednesday, October 5, 2016

**Time and Location:** 4 p.m., Leksand Room, Aurora Town Hall

**Committee Members:** Tyler Barker (Chair), John Lenchak (Vice Chair) (arrived 4:29 p.m.), James Hoyes, and Jo-anne Spitzer

**Member(s) Absent:** Gordon Barnes and Councillor Sandra Humfryes

**Other Attendees:** Marco Ramunno, Director of Planning and Building Services, Fausto Filipetto, Senior Policy Planner, Chris Catania, Accessibility Advisor, and Samantha Yew, Council/Committee Secretary

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The Chair called the meeting to order at 4:00 p.m.

**1. Declaration of Pecuniary Interest and General Nature Thereof**

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

**2. Approval of the Agenda**

**Moved by James Hoyes  
Seconded by Jo-anne Spitzer**

That the agenda as circulated by Legislative Services, with the following addition, be approved:

- Item 4 – Extract from Council Meeting of September 27, 2016  
Re: Motion for Which Notice Has Been Given (c) Councillor Abel, Re: Portable Fully Accessible Washroom Trailer

**Carried as amended**

Accessibility Advisory Committee Meeting Minutes  
Wednesday, October 5, 2016

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### **3. Receipt of the Minutes**

**Accessibility Advisory Committee Meeting Minutes of September 7, 2016**  
**Moved by James Hoyes**  
**Seconded by Jo-anne Spitzer**

That the Accessibility Advisory Committee meeting minutes of September 7, 2016, be received for information.

**Carried**

### **4. Delegations**

**(a) Fausto Filipetto, Senior Policy Planner**  
**Re: Library Square and Town Park Update**

Mr. Filipetto gave an overview of the Library Square and Town Park conceptual plans, and provided background, public survey results and feedback, and next steps. The Committee noted that they would like to see more accessible parking and accessible play areas, and that they look forward to seeing the progress of this project.

**Moved by James Hoyes**  
**Seconded by Jo-anne Spitzer**

1. That the delegation be received for information.

**Carried**

### **5. Matters for Consideration**

**1. Memorandum from Planner**  
**Re: Site Plan Application**  
**Markangel Real Estate Assets Inc.**  
**55 Eric T. Smith Way**  
**Lot 6 and Part of Block 11 Registered Plan 65M-4324**  
**File No. SP-2016-06**

Staff gave a brief overview of the proposed site plan, and The Committee discussed aspects of the application, including the number of accessible parking spots and accessible entrances, and noted that they look forward to seeing future submissions regarding this property.

**Moved by Jo-anne Spitzer  
Seconded by James Hoyes**

1. That the memorandum regarding Site Plan Application, Markangel Real Estate Assets Inc., 55 Eric T. Smith Way, Lot 6 and Part of Block 11 Registered Plan 65M-4324, File No. SP-2016-06 be received; and
2. That the following Accessibility Advisory Committee comments regarding the proposed Site Plan Amendment be considered by staff:
  - Suggestion to increase the total number of parking spaces from six (6) to twelve (12) (four (4) accessible parking spaces per building); and
  - Suggestion to separate accessible parking spots (i.e., two spaces at each end of the front side of the building) and include the appropriate curb cuts and access isles; and
  - Suggestion to include wide, automatic sliding doors at entrances to buildings; and
  - Suggestion to ensure that all entrances are barrier-free (e.g. no potted plants); and
  - Suggestion to include automatic door openers to washrooms.

**Carried**

## **6. Informational Items**

### **2. Memorandum from Accessibility Advisor Re: Enhanced Access to the Town of Aurora's Trail System**

Staff provided details regarding the Town's current trail system, and noted that staff are currently in the process of including the Town's accessible trails on various Town and provincial maps. The Committee discussed various aspects of the trail system, including signage.

Accessibility Advisory Committee Meeting Minutes  
Wednesday, October 5, 2016

Page 4 of 5

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**Moved by James Hoyes  
Seconded by Jo-anne Spitzer**

1. That the memorandum regarding Enhanced Access to the Town of Aurora's Trail System be received for information.

**Carried**

3. **Extract from Council Meeting of September 27, 2016  
Re: Accessibility Advisory Committee Meeting Minutes of September 7, 2016**

**Moved by John Lenchak  
Seconded by Jo-anne Spitzer**

1. That the Extract from Council Meeting of September 27, 2016, regarding the Accessibility Advisory Committee meeting minutes of September 7, 2016, be received for information.

**Carried**

4. **Extract from Council Meeting of September 27, 2016  
Re: Motion for Which Notice Has Been Given (c) Councillor Abel, Re:  
Portable Fully Accessible Washroom Trailer**

The Chair provided background information to the project, and noted that more than \$90,000 has been raised by stakeholders for the portable, fully accessible washroom trailer to date.

**Moved by James Hoyes  
Seconded by John Lenchak**

1. That the Extract from Council Meeting of September 27, regarding Motion for Which Notice Has Been Given (c) Councillor Abel, Re: Portable Fully Accessible Washroom Trailer, be received for information.

**Carried**

## **7. New Business**

James Hoyes noted that at the Heritage Advisory Committee, he suggested that accessibility features could be added to events such as Doors Open and Town walking tours, and proposed that audio tours be available at Town facilities.

James Hoyes noted that the water facility at Ripley's Aquarium of Canada is exceptional, and that Muskoka Woods youth resort is building an interactive area for children with Autism.

John Lenchak inquired about the status of the Queen's Diamond Jubilee Park. Staff indicated that an update will be provided at the next meeting.

John Lenchak inquired about the funding source of the Aurora Family Leisure Complex Renovations.

Staff noted that in November, the Town of Aurora Accessibility Plan will be updated to add other Town facilities, and invited Committee members to provide suggestions regarding items that could be included in the Plan.

Staff noted that the federal government is holding public consultations regarding federal accessibility legislation and that there will be a public consultation in Toronto at the beginning of 2017. The Committee expressed interest in the public consultation, and discussed the possibility of having a small-scale summit in Aurora and invite local MPs.

Tyler Barker suggested that the Committee reach out to Activate Aurora to encourage the inclusion of accessible activities in their mandate.

## **8. Adjournment**

**Moved by John Lenchak**

**Seconded by James Hoyes**

That the meeting be adjourned at 5:36 p.m.

**Carried**

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



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**Notice of Motion**

**Councillor John Abel**

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**Date:** October 18, 2016

**To:** Mayor and Members of Council

**From:** Councillor Abel

**Re: Construction of Planned Secondary School in Official Plan**

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Whereas The Town of Aurora has an Official Plan, approved by York Region and in conformity with the Province of Ontario; and

Whereas the Official Plan for the Town of Aurora complies with sound planning principles, to guide development of major new neighbourhoods, known in Aurora as the Bayview - Wellington Centre Planning Area, and the 2B and 2C Planning Area; and

Whereas these neighbourhoods on either side of Bayview Avenue are complete and home to 13,000 residents; and

Whereas the 2C community is nearing completion and will be home to another 9,000 residents for a total of 22,000 residents; and

Whereas there is a York Region District School Board (YRDSB) Secondary School indicated in the Town's Official Plan, on Bayview Avenue at Borealis Avenue, to serve these residents, and the land is still undeveloped and vacant for the past 15 years; and

Whereas the residents of this catchment area have been told that they will have their Secondary School enrollment needs met at Dr. G.W. Williams Secondary School; and

Whereas this does not meet the needs of the residents, nor does it comply with our Official Plan, nor does this type of commute conform with the orderly function of the Town, that the students must commute an average of 6 km to school, through the already congested GO Transit Station area; and

Whereas the residents of this catchment area are approaching 60% of the student body at Dr. G.W. Williams Secondary School, and it will only increase as this area grows and ages; and

Notice of Motion  
Re: Construction of Planned Secondary School in Official Plan  
October 18, 2016

Page 2 of 2

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Whereas there are further enrollment issues that reduce specialized programs, extracurricular activities, and the number of specialized teachers and staff; and

Whereas 20% of a resident's annual Property Tax, which is collected and then paid by the Municipality to the treasury of the YRDSB; and

Whereas, if the YRDSB property was sold to development, this would further add to the catchment area population and increase the YRDSB Treasury with little to show for the residents' needs; and

Whereas the residents could simply walk to the Secondary School as planned; and

Whereas, if the YRDSB has funding challenges, they could collaborate with the Municipality, York Region, the Ministry of Education, and the Province, to engage with expediency to arrive at a solution;

Now Therefore Let It Be Hereby Resolved that Council supports the Official Plan and the construction of the planned YRDSB Secondary School, on the property purchased by the YRDSB, to serve the needs of the catchment area; and

Be It Further Resolved That a copy of the Council resolution be forwarded to the Ministry of Education, MPP Chris Ballard, and York Region; and

Be It Further Resolved That dialogue/collaboration take place beginning in the last quarter of 2016, between the Town of Aurora and the YRDSB, and that invitations be extended to MPP Chris Ballard, York Region, and other interested partners to arrive at a solution.