



Town of Aurora Additional Items to General Committee Meeting Agenda

Tuesday, November 1, 2016
7 p.m.
Council Chambers

- **Revised General Committee Meeting Agenda Index**
- **Delegation (a) Bob Ernst, representing Christ Evangelical Lutheran Church
Re: Item 3 – PBS16-067 – Comprehensive Zoning By-law Review, File Number:
ZBA-2012-ZBR**
- **Item 10 – Presentation by Stephanie Mackenzie-Smith, Manager of Corporate
Communications; Re: Item 1 – CAO16-005 – Corporate Communications
Review 2017**
- **Item 11 – Economic Development Advisory Committee Meeting Minutes of
October 13, 2016**
- **Item 12 – Heritage Advisory Committee Meeting Minutes of October 17, 2016**
- **Closed Session Item 1 – Litigation or potential litigation including matters
before administrative tribunals, affecting the Town or a Local Board (section
239(2)(e) of the *Municipal Act, 2001*); Re: Closed Session Report No. CS16-
007, Re: 251 Willis Drive, Aurora**
- **Closed Session Item 2 – Litigation or potential litigation including matters
before administrative tribunals, affecting the Town or a Local Board (section
239(2)(e) of the *Municipal Act, 2001*); Re: Closed Session Report No. CS16-
008, Re: Schoch v. Town of Aurora**

- **Closed Session Item 3 – Personal matters about an identifiable individual, including a Town or Local Board employee (section 239(2)(b) of the *Municipal Act, 2001*); Re: Closed Session Report No. CS16-009, Re: Canada 150 Community Leaders**



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

Tuesday, November 1, 2016
7 p.m.
Council Chambers

Councillor Humfries 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) Bob Ernst, representing Christ Evangelical Lutheran Church**

Re: Item 3 – PBS16-067 – Comprehensive Zoning By-law Review
File Number: ZBA-2012-ZBR
- 6. Presentations by the Advisory Committee Chair**

7. Consideration of Items Requiring Separate Discussion

8. Notices of Motion

9. New Business/General Information

10. Closed Session

Recommended:

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

- 1. Litigation or potential litigation including matters before administrative tribunals, affecting the Town or a Local Board (section 239(2)(e) of the *Municipal Act, 2001*); Re: Closed Session Report No. CS16-007, Re: 251 Willis Drive, Aurora**
- 2. Litigation or potential litigation including matters before administrative tribunals, affecting the Town or a Local Board (section 239(2)(e) of the *Municipal Act, 2001*); Re: Closed Session Report No. CS16-008, Re: Schoch v. Town of Aurora**
- 3. Personal matters about an identifiable individual, including a Town or Local Board employee (section 239(2)(b) of the *Municipal Act, 2001*); Re: Closed Session Report No. CS16-009, Re: Canada 150 Community Leaders**

11. Adjournment

Agenda Items

1. CAO16-005 – Corporate Communications Review 2017

Recommended:

1. That Report No. CAO16-005 be received for information.

2. PRCS16-047 – Youth Music Festival: Application for Third Party Event in an Outdoor Town Facility

Recommended:

1. That Report No. PRCS16-047 be received; and
2. That the application received from Music Aurora/Aurora Winter Blues Festival for a Youth Music Festival be approved, in accordance with the Third Party Events in Outdoor Town Facilities Policy; and
3. That the Youth Music Festival be declared as an “event of Town significance”, in accordance with the Municipal Alcohol Policy.

**3. PBS16-067 – Comprehensive Zoning By-law Review
File Number: ZBA-2012-ZBR**

Recommended:

1. That Report No. PBS16-067 be received; and
2. That staff’s Review of the Comprehensive Zoning By-law be approved; and
3. That the implementing Comprehensive Zoning By-law be presented at a future Council meeting for enactment.

4. FS16-029 – Annual Cancellation, Reduction or Refund of Property Taxes under Sections 357 and 358 of the *Municipal Act*

Recommended:

1. That Report No. FS16-029 be received; and
 2. That a meeting be held in accordance with Sections 357 and 358 of the *Municipal Act, 2001*, S.O 2001, c.25 as amended (the "Act") in respect of the applications filed with the Treasurer by owners of property listed in this report at which applicants may make representation; and
 3. That property taxes in the amount of \$124,394.92 be adjusted pursuant to Section 357 of the Act; and
 4. That property taxes in the amount of (\$4,328.16) be adjusted pursuant to Section 358 of the Act; and
 5. That any associated interest charged applicable to these adjustments be cancelled in proportion to the property taxes adjusted; and
 6. That the Director of Financial Services, Treasurer be directed to remove said property taxes from the Collector's Roll reflecting these property tax adjustments.
- 5. PBS16-087 – Application for Exemption from Part Lot Control
Brookfield Homes (Ontario) Limited
330-396 William Graham Drive
Block 27, Plan 65M-4467
File Number: PLC-2016-12**

Recommended:

1. That Report No. PBS16-087 be received; and
2. That the Application for Exemption from Part Lot Control submitted by Brookfield Homes (Ontario) Ltd. to divide Block 27 on Plan 65M-4467 into ten (10) townhouse lots be approved; and
3. That the implementing Part Lot Control Exemption By-law be presented at a future Council meeting; and
4. That the Town Solicitor be authorized to execute the Transfer and any other documents for the gratuitous conveyance of Part of Block 27, Plan 65M-4467, being Part 23 on Plan 65R-36654 to the Town.

- 6. PBS16-089 – Request for Street Name Approval
Brookfield Homes (Ontario) Limited
155 Vandorf Sideroad (Former Timberlane Athletic Club
property)
Related File Numbers: OPA-2014-01, ZBA-2014-03
File Number: CDM-2016-01**

Recommended:

1. That Report No. PBS16-089 be received; and
2. That the following street names be approved for the proposed roads within the approved Plan of Condominium, File SP-2015-08:

Street "A"	Timberlane Boulevard
Street "B"	Ken Sinclair Crescent
Street "C"	Match Point Court

- 7. PBS16-093 – 2017 Planning Applications Fees**

Recommended:

1. That Report No. PBS16-093 be received; and
2. That the Planning Application Fees By-law including Schedule A, which increases the fees for processing of Planning Applications generally by 2.1% (rounded) to reflect the Consumer Price Index, be approved; and
3. That the amending Planning Application Fees By-law be brought forward to a future Council meeting for enactment; and
4. That staff be directed to amend the Planning Fee Schedule A on an annual basis, based on the Consumer Price Index, as an administrative matter.

- 8. 2017 Draft Studies & Other Capital Project 74014 – Facility Advertising and Sponsorship Programs**

Recommended:

1. That 2017 Draft Studies & Other Capital Project 74014 – Facility Advertising and Sponsorship Programs be received; and
2. That 2017 Draft Studies & Other Capital Project 74014 – Facility Advertising and Sponsorship Programs be approved as presented.

9. Joint Council Committee Meeting Draft Minutes of October 4, 2016
(Joint Central York Fire Services and Corporate Services Report – Finance 2016-41 attached)

Recommended:

1. That the Joint Council Committee Meeting Draft Minutes of October 4, 2016, be received; and
2. That the Joint Council Committee recommend to Council:

1. Joint Central York Fire Services and Corporate Services Report – Finance 2016-41 dated September 22, 2016 regarding the Draft 2017 Operating and Capital Budgets – Update

1. That Joint Central York Fires Services and Corporate Services Report – Finance 2016-41 dated September 22, 2016 regarding the Draft 2017 Operating and Capital Budgets – Update be received and the following recommendations be adopted:
 - (a) That the Joint Council Committee (JCC) recommend approval of the draft budgets; and
 - (b) That, in accordance with the consolidated Fire Services Agreement, Council provide comment on the draft budget prior to consideration and approval by Newmarket Council.

3. Burning By-laws Discussion

1. That the Central York Fire Services – Joint Council Committee recommend that the Councils of Aurora and Newmarket direct staff (specifically, By-law and Fire Services) to review the current burning by-laws.

10. Presentation by Stephanie Mackenzie-Smith, Manager of Corporate Communications

Re: Item 1 – CAO16-005 – Corporate Communications Review 2017

Recommended:

1. That the presentation regarding Item 1 – CAO16-005 – Corporate Communications Review 2017 be received for information.

11. Economic Development Advisory Committee Meeting Minutes of October 13, 2016

Recommended:

1. That the Economic Development Advisory Committee meeting minutes of October 13, 2016, be received for information.

12. Heritage Advisory Committee Meeting Minutes of October 17, 2016

Recommended:

1. That the Heritage Advisory Committee meeting minutes of October 17, 2016, be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - 1. HAC16-011 – Cultural Heritage Landscapes in the Town of Aurora**
 - (a) That a preliminary study to identify potential Cultural Heritage Landscapes in the Town of Aurora be approved; and
 - (b) That an external heritage consultant to assist with the implementation of the preliminary study be approved; and
 - (c) That a working group be established to identify potential Cultural Heritage Landscapes in the Town of Aurora.

2. HAC16-013 – Heritage Permit Application, 82 Centre Street, File Number: NE-HCD-HPA-16-08

- (a) That the following components of Heritage Permit Application NE-HCD-HPA-16-08 be approved:
 - i. The modified roofline on the rear elevation;
 - ii. Removal of the chimney; and
 - iii. Installation of two new Patio Doors on the rear elevation; and
- (b) That the following components of Heritage Permit Application NE-HCD-HPA-16-08 be denied:
 - i. Alteration of the front veranda, including enclosed porch with stucco finish and columns;
 - ii. Installation of new Front door;
 - iii. Installation of new Patio Door on the front elevation;
 - iv. Installation of new sliding vinyl windows on the west elevation; and
 - v. Covered window openings on the east elevation; and
- (c) That Legal Services explore the possibility of laying a charge against the owner and/or the previous owner for the removal of the original enclosed front wall, removal of windows on the west and east elevations, removal of window openings on the east elevation, removal of the first floor window on the front elevation, removal of the front door, alterations to the front veranda, installation of new front door, installation of new patio door on the front elevation and installation of new windows on the west elevation which were altered in contravention of Section 42(1) of the *Ontario Heritage Act*.

3. HAC16-014 – Request to Demolish a Property on the Aurora Register of Properties of Cultural Heritage Value or Interest, 14574 Leslie Street

- (a) That the property located at 14574 Leslie Street be considered for a Notice of Intent to Designate under Part IV of the *Ontario Heritage Act*; and

- (b) That the Owner of 14574 Leslie Street be required to submit a Heritage Impact Assessment for the property, prepared by a qualified Heritage Consultant, to the satisfaction of Planning and Building Services; and
- (c) That upon submission of a Heritage Impact Assessment, the property be evaluated by the Heritage Evaluation Working Group; and
- (d) That the property returns to a future Heritage Advisory Committee meeting for review.

New Business Motion No. 1

- (a) That the Final Cultural Precinct Plan incorporate and reflect the heritage characteristics of the neighbourhood, including but not limited to the following:
 - Density, scale, setback, massing, height, angular plane, complementary heritage urban design of the current neighbourhood, materials and finishes; and
- (b) That notwithstanding the potential repurposing of the Armoury, Town Park remain unchanged; and
- (c) That the Armoury, Victoria Hall, and the Petch House be protected and preserved.



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

DELEGATION REQUEST

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

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

COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE: November 1, 2016

SUBJECT: Proposed changes to zoning by-law regarding permitted height in Institutional Zones.

NAME OF SPOKESPERSON: Bob Ernst

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

Christ Evangelical Lutheran Church

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

To request exemption from proposed amendments to as-of-right height permission in Institutional Zones for the property at 7 Lacey Court, Aurora in view of a long history of consultation on a development project for the the property including a Pre con meeting already held with Town of Aurora staff.

PLEASE COMPLETE THE FOLLOWING:

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

YES NO

Jeff Healey

Oct 24.2016

IF YES, WITH WHOM?

DATE:

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

CHRIST EVANGELICAL LUTHERAN CHURCH

October 27, 2016

To: MAYOR DAWE and MEMBERS OF COUNCIL

RE: PBS 16-067 – COMPREHENSIVE ZONING BY-LAW REVIEW

REQUEST FOR EXEMPTION FROM PROPOSED AMENDMENTS TO AS-OF-RIGHT HEIGHT PERMISSION IN INSTITUTIONAL ZONES FOR THE PROPERTY OF CHRIST EVANGELICAL LUTHERAN CHURCH AT 7 LACEY COURT, AURORA L4G 5H2

Early in 2014, the Board of Trustees of Christ Lutheran Church decided to consider the development of a seniors retirement community on its property at 7 Lacey Court in Aurora. Our 2.8 acre property is ideally located with its main frontage on Wellington St., Aurora's main East/West thoroughfare and easy access to public transportation. Our early research included visits to Aurora's zoning department and planning department to determine what we might accomplish on the property . We also requested and received a meeting with Mayor Geoff Dawe who also invited Planning Director Marco Ramunno. Our development concept seemed warmly received and in a subsequent Email dated Jan 29, 2014, Mr Ramunno confirmed that our property was already zoned Institutional and that the permitted height was 28.0 metres.

Based on these meetings, and encouraged by positive feedback, we spent much of the following two years doing extensive research into retirement/seniors facilities including many meetings and consultations with Town staff and professional consultants

including architects, business and political leaders and officials, a variety of retirement/seniors residence operators, lenders, builders and developers. We have also met with a number of potential development partners all with a view of developing a seniors retirement community at or close to the 28 metre permissible height.

Later in 2015 we presented our concept to the Canadian Mortgage and Housing Corporation and applied for funding under their SEED Funding program. Our application was approved and funding has been provided to assist in financial, feasibility and other studies. We engaged our architect, A Robert Murphy Architect Inc to prepare initial concept and massing drawings for our project. The drawings provide for a 9 storey seniors retirement community at or close to the 28.0 metre permitted height and these are provided as attachments to this request.

These drawings formed the basis of a Pre-Consultation Meeting which was requested and granted on May 14, 2015. The meeting was well attended with representatives from Planning, Zoning, Development, Parks and Recreation and the York Region Fire Dept. The project seemed warmly received and a comprehensive list of required studies was provided by each department which would need to be completed with a formal planning submission.

During the development of our plans, we considered the permitted height for our development and its potential impact on the neighbourhood. Our property is bordered on the south by a major thoroughfare, Wellington St. We are bordered on the east by a 3+ acre parcel of vacant land. Our western property line is defined by a row of large and mature trees which will easily obscure any building on our property within the permitted height of 28.0 metres. Our north side also is over 50% bordered by mature trees and tall hedges. Taking all this into consideration, we located the proposed new

building away from our neighbour's properties as much as possible so that any impact on our neighbours will be minimal.

We are committed to this seniors development project which will fill an ever growing need in our community and provide a positive benefit to the Town of Aurora. We expect to be able to make a formal planning submission in early 2017 and request that the current zoning remain applicable to this property pending that application.

Respectfully submitted

Bob Ernst

On behalf of

Christ Evangelical Lutheran Church

7 Lacey Court

Aurora, L4G 5H2





SITE STATISTICS

	SF	SM	%
Site Area (est)	117,940	10,957	100
Exit Church (est) - to demolish	3,283	305	3

Proposed Building Footprint	25,683	2,386	22
Proposed Asphalt Paving	37,803	3,512	32
Proposed Soft Landscaping	54,455	5,059	46
Total	121,223	10,957	100

Proposed surface parking: 53 spaces
 Proposed Parkade parking: 167 spaces
TOTAL 220

GFA Above Grade-Residence only

Name	Level	Area
Residence	Level 1	18938 SF
Residence	Level 2	18920 SF
Residence	Level 3	22911 SF
Residence	Level 4	22911 SF
Residence	Level 5	22911 SF
Residence	Level 6	22911 SF
Residence	Level 7	22911 SF
Residence	Level 8	22911 SF
Residence	Level 9	19624 SF

GFA Above Grade-Church

Level	Area
Level 1	8358 SF
Level 1	8358 SF

GFA Parkade

Level	Area
Level P1	57309 SF

Rentable Area Summary - Residence

Level	Count	Area
Level 1	4	2617 SF
Level 2	20	16344 SF
Level 3	24	20388 SF
Level 4	24	20388 SF
Level 5	24	20388 SF
Level 6	24	20388 SF
Level 7	24	20388 SF
Level 8	24	20388 SF
Level 9	24	20388 SF
Total	182	161673 SF

**a.robertmurphy
architect**
 incorporated
 1100-2255B queen street east
 toronto, ontario M4E 1G3

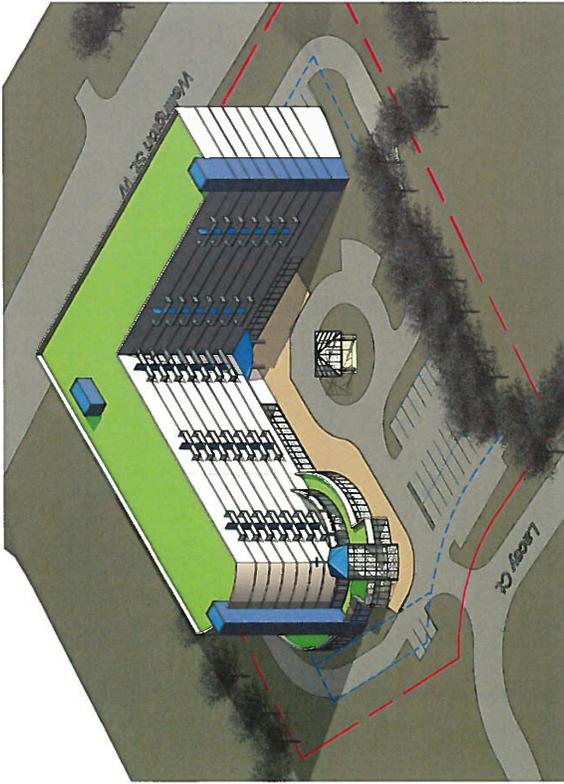
**Christ Evangelical
Lutheran Church**

7 Lacey Court, Aurora, ON

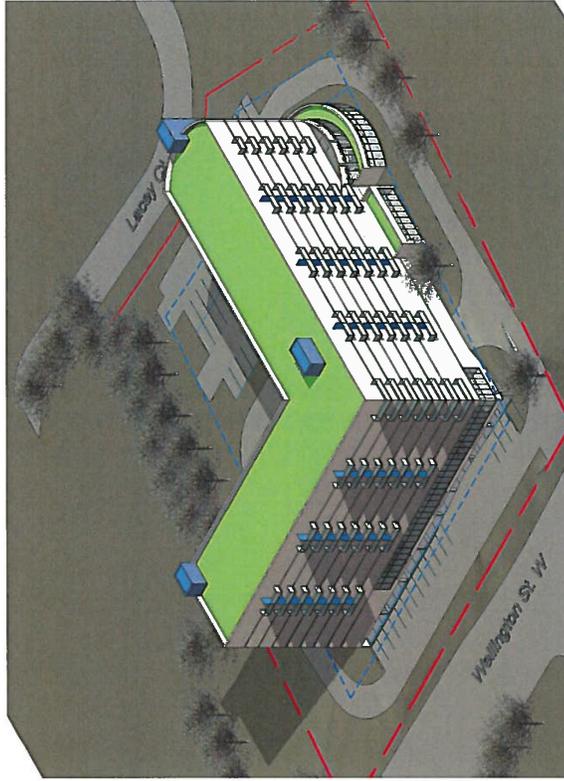


A01

Site Plan
 1:750
 2015.04.17



2 Isometric view from NW



1 Isometric view from SE

a. robertmurphy
architect
i n c o r p o r a t e d
1100-2255B queen street east
toronto, ontario M4E 1G3

2015-04-17 2:17:53 PM

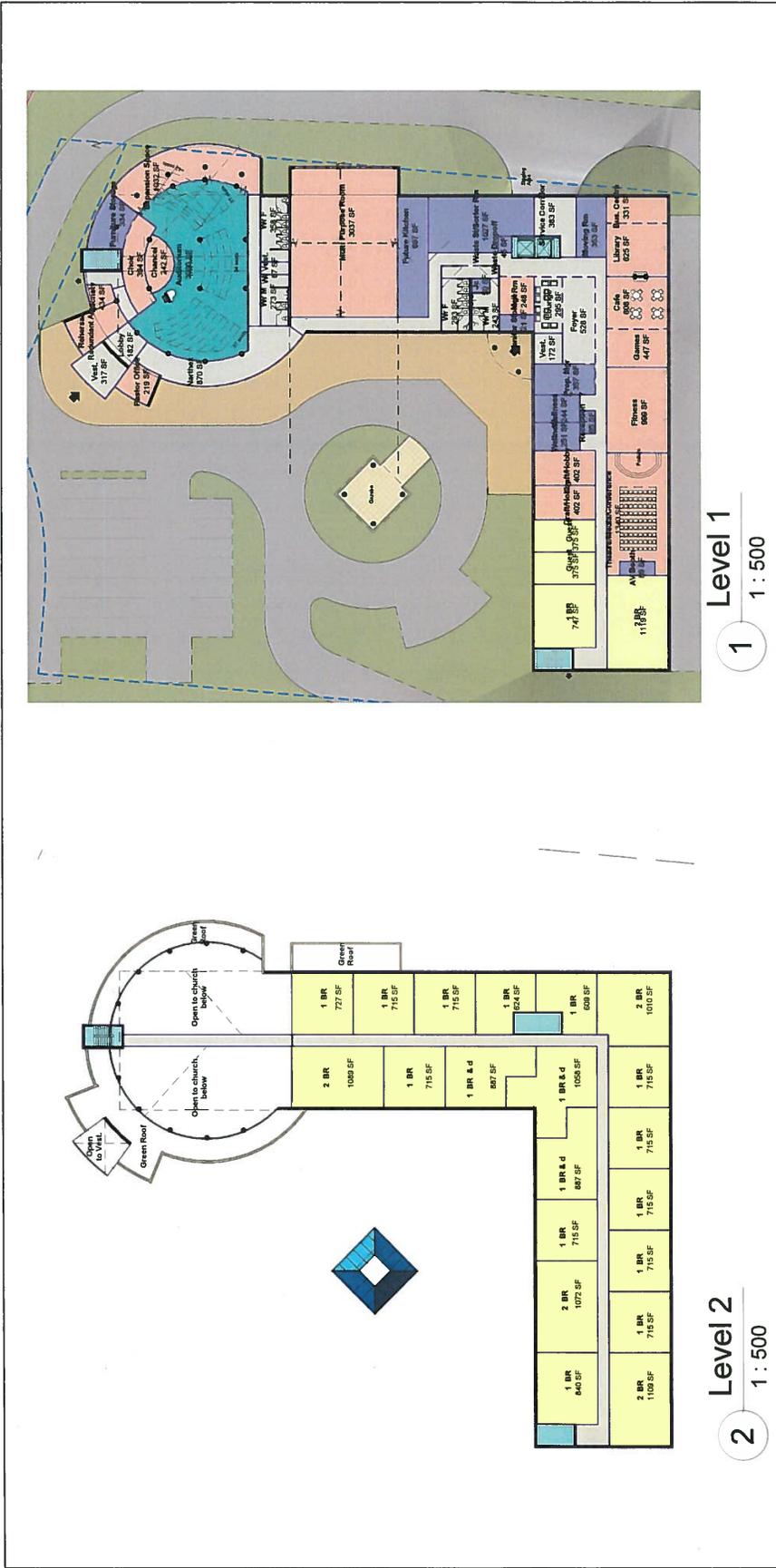
Christ Evangelical
Lutheran Church

7 Lacey Court, Aurora, ON

A02

Isometric Views

2015 04 17



A03
Plans
1 : 500
2015 04 17

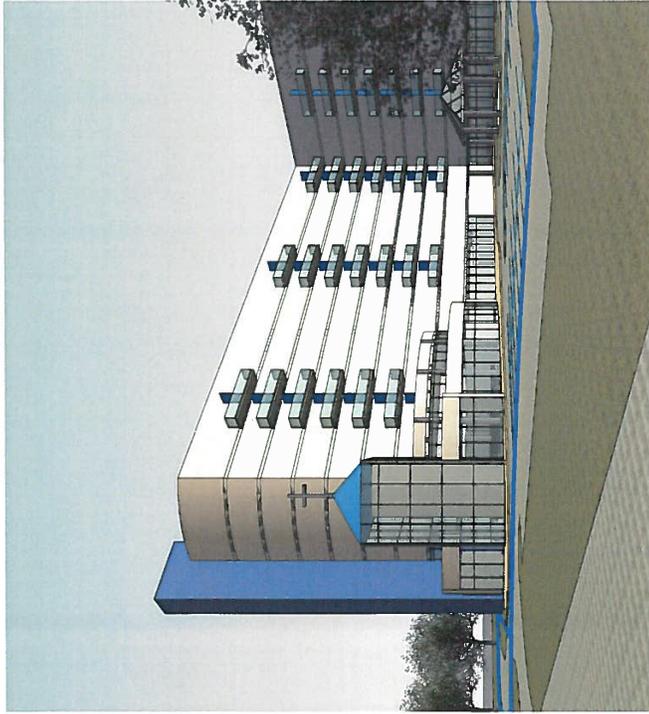


**Christ Evangelical
Lutheran Church**

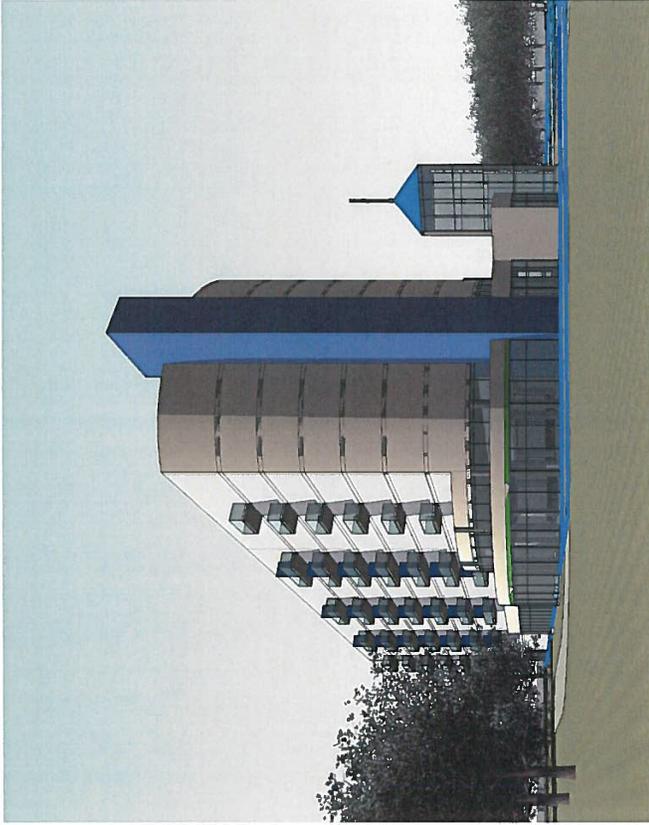
7 Lacey Court, Aurora, ON

**a. robertmurphy
architect**
incorporated
1100-2255B queen street east
toronto, ontario M4E 1G3

2015-04-17 2:11:49 PM



2 Lacey Ct. West View



1 Lacey Ct. East View

a. robertmurphy
architect
i n c o r p o r a t e d
1100-2255B queen street east
toronto, ontario M4E 1G3

Christ Evangelical
Lutheran Church

7 Lacey Court, Aurora, ON

A05

Perspectives

2015 04 17



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

Date: Thursday, October 13, 2016

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

Committee Members: Councillor Paul Pirri (Chair), Councillor John Abel (Vice Chair) (departed 7:15 p.m.), Rosalyn Gonsalves, Marilee Harris, and Javed Khan, and Bruce Walkinshaw

Member(s) Absent: Don Constable

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

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

1. Declarations of Pecuniary Interest

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

2. Approval of the Agenda

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

That the agenda as circulated by Legislative Services be approved.

Carried

Economic Development Advisory Committee Meeting Minutes
Thursday, October 13, 2016

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3. Receipt of the Minutes

Economic Development Advisory Committee Meeting Minutes of June 9, 2016

**Moved by Rosalyn Gonsalves
Seconded by Bruce Walkinshaw**

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

Carried

4. Delegations

**(a) Marco Ramunno, Director of Planning and Building Services
Re: Library Square and Town Park Update**

Mr. Ramunno provided an update on Library Square and Town Park, including the conceptual plans, public survey results, and next steps. The Committee spoke in support of the conceptual plans, and inquired about the location and proposed uses for various features and buildings, survey results, timelines and budget, and the public consultation process in relation to the Aurora Chamber of Commerce.

**Moved by Marilee Harris
Seconded by Rosalyn Gonsalves**

That the delegation be received for information.

Carried

5. Matters for Consideration

None

6. Informational Items

Economic Development Advisory Committee Meeting Minutes
Thursday, October 13, 2016

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

Staff provided background to the memorandum, and noted the Action Plan will shape what the remainder of the term will look like in terms of strategy. The Committee expressed support for the current framework, and discussed aspects of the plan including music and culture initiatives in the Action Plan, the Business Ambassadors Program, and business retention and expansion.

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

1. That the memorandum regarding Economic Development Action Plan – Mid-Term Update Discussion be received; and
2. **That the Economic Development Advisory Committee continue to endorse the Economic Development Action Plan for the remainder of the term.**

Carried as amended

7. New Business

Javed Khan advised that the Aurora Chamber of Commerce will be hosting the inaugural Tech Expo from 2 p.m. to 8 p.m. on Thursday, October 20, 2016, at King's Riding Golf Club in King City. He noted that the event is for small business owners and entrepreneurs in the Town and York Region to assist with finding solutions to technological challenges. Mr. Khan mentioned that the Tech Expo will host over twenty expert exhibitors and that attendees can attend at no cost if pre-registered, or pay a \$10 admission fee at the door.

**New Business Motion No. 1
Moved by Marilee Harris
Seconded by Bruce Walkinshaw**

That the Economic Development Advisory Committee endorse the Library Square/Town Park Conceptual Plans, as presented.

Carried

Economic Development Advisory Committee Meeting Minutes
Thursday, October 13, 2016

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It was noted that the Aurora Chamber of Commerce representative did not vote on New Business Motion No. 1, as he was not prepared as the representative to provide comment at this time.

Marilee Harris inquired about what actions the Town may undertake to capitalize, from an economic development perspective, on Magna International Inc.'s decision to remain as a viable member of the business community. Staff indicated that information will be provided when available.

8. Adjournment

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

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

CARRIED

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



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

Date: Monday, October 17, 2016

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

Committee Members: Councillor Jeff Thom (Chair), Councillor Wendy Gaertner (Vice Chair, arrived 7:03 p.m.), Neil Asselin, Barry Bridgeford, Bob McRoberts (Honorary Member), Carol Gravelle (arrived 7:13 p.m.), James Hoyes, John Kazilis, and Martin Paivio

Member(s) Absent: None

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

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

1. Declaration of Pecuniary Interest and General Nature Thereof

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

2. Approval of the Agenda

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

Heritage Advisory Committee Meeting Minutes
Monday, October 17, 2016

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

- Delegation (b) Kris Jeppesen, Property Owner, and Kent Taylor, representing Taylor Design Group
Re: Item 3 – HAC16-014 – Request to Demolish a Property on the Aurora Register of Properties of Cultural Heritage Value or Interest, 14574 Leslie Street
- Delegation (c) Tina Motavalli Haghighi and Farshad Ahmadzadeh, Applicants
Re: Item 2 – HAC16-013 – Heritage Permit Application, 82 Centre Street, File Number: NE-HCD-HPA-16-08

Carried as amended

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of September 12, 2016

Moved by Barry Bridgeford

Seconded by John Kazilis

That the Heritage Advisory Committee meeting minutes of September 12, 2016, be received for information.

Carried

4. Delegations

(a) Fausto Filipetto, Senior Policy Planner, Town of Aurora

Re: Library Square and Town Park

Mr. Filipetto presented an overview of the Concept Plan of the Cultural Precinct and discussed the comments received from residents during the public consultations.

Moved by Barry Bridgeford

Seconded by James Hoyes

Heritage Advisory Committee Meeting Minutes
Monday, October 17, 2016

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That the comments of the delegation be received for information.

Carried

(b) Kris Jeppesen, Property Owner, and Kent Taylor, representing Taylor Design Group

Re: Item 3 – HAC16-014 – Request to Demolish a Property on the Aurora Register of Properties of Cultural Heritage Value or Interest, 14574 Leslie Street

Mr. Taylor provided an overview of the property and noted the difficulties of obtaining a consultant to conduct a heritage assessment of the property.

Moved by Martin Paivio

Seconded by James Hoyes

That the comments of the delegation be received and referred to Item 3.

Carried

(c) Tina Motavalli Haghighi and Farshad Ahmadzadeh, Applicants

Re: Item 2 – HAC16-013 – Heritage Permit Application, 82 Centre Street, File Number: NE-HCD-HPA-16-08

Ms. Motavalli Haghighi stated that the property was not identified as a heritage property at the time of purchase, and that they started to complete the renovations that were incomplete by the previous owners.

Moved by Carol Gravelle

Seconded by John Kazilis

That the comments of the delegation be received and referred to Item 2.

Carried

5. Matters for Consideration

The Committee consented to consider the items in the following order: Items 3, 2, and 1.

1. HAC16-011 – Cultural Heritage Landscapes in the Town of Aurora

Staff provided an overview of Cultural Heritage Landscapes and discussed the proposed framework. The Committee expressed support and interest towards the initiative.

**Moved by Martin Paivio
Seconded by Carol Gravelle**

1. That Report No. HAC16-011 be received and **provided to General Committee for information**; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That a preliminary study to identify potential Cultural Heritage Landscapes in the Town of Aurora be approved; and
 - (b) That an external heritage consultant to assist with the implementation of the preliminary study be approved; and
 - (c) That a working group be established to identify potential Cultural Heritage Landscapes in the Town of Aurora.

Carried as amended

2. HAC16-013 – Heritage Permit Application, 82 Centre Street, File Number: NE-HCD-HPA-16-08

Staff indicated that the owners are seeking conformity to the Compliance Order that has been placed on the property. Staff provided an overview of the alterations that have been made to the structure and advised of specific components that were not in keeping with the district plan and streetscape. The Committee expressed concern regarding the alterations that were not approved.

**Moved by Bob McRoberts
Seconded by John Kazilis**

1. That Report No. HAC16-013 be received; and

2. That the Heritage Advisory Committee recommend to Council:
- (a) That the following components of Heritage Permit Application NE-HCD-HPA-16-08 be approved:
 - i. The modified roofline on the rear elevation;
 - ii. Removal of the chimney; and
 - iii. Installation of two new Patio Doors on the rear elevation; and
 - (b) That the following components of Heritage Permit Application NE-HCD-HPA-16-08 be denied:
 - i. Alteration of the front veranda, including enclosed porch with stucco finish and columns;
 - ii. Installation of new Front door;
 - iii. Installation of new Patio Door on the front elevation;
 - iv. Installation of new sliding vinyl windows on the west elevation; and
 - v. Covered window openings on the east elevation; and
 - (c) That Legal Services explore the possibility of laying a charge against the owner **and/or the previous owner** for the removal of the original enclosed front wall, removal of windows on the west and east elevations, removal of window openings on the east elevation, removal of the first floor window on the front elevation, removal of the front door, alterations to the front veranda, installation of new front door, installation of new patio door on the front elevation and installation of new windows on the west elevation which were altered in contravention of Section 42(1) of the *Ontario Heritage Act*.

Carried as amended

3. HAC16-014 – Request to Demolish a Property on the Aurora Register of Properties of Cultural Heritage Value or Interest, 14574 Leslie Street

Staff indicated that the Curator is in the process of acquiring more information about the property in order to determine the date of construction.

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**Moved by Bob McRoberts
Seconded by John Kazilis**

1. That Report No. HAC16-014 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the property located at 14574 Leslie Street be considered for a Notice of Intent to Designate under Part IV of the *Ontario Heritage Act*; and
 - (b) That the Owner of 14574 Leslie Street be required to submit a Heritage Impact Assessment for the property, prepared by a qualified Heritage Consultant, to the satisfaction of Planning and Building Services; and
 - (c) That upon submission of a Heritage Impact Assessment, the property be evaluated by the Heritage Evaluation Working Group; and
 - (d) That the property returns to a future Heritage Advisory Committee meeting for review.

Carried

6. Informational Items

4. **Extract from Council Meeting of September 27, 2016**
Re: Heritage Advisory Committee Meeting Minutes of September 12, 2016

**Moved by Carol Gravelle
Seconded by John Kazilis**

1. That the Extract from Council Meeting of September 27, 2016, regarding the Heritage Advisory Committee meeting minutes of September 12, 2016, be received for information.

Carried

7. New Business

New Business Motion No. 1

Moved by Bob McRoberts

Seconded by Barry Bridgeford

1. That the Heritage Advisory Committee does not support the Concept Plan for the Cultural Precinct; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the Final Cultural Precinct Plan incorporate and reflect the heritage characteristics of the neighbourhood, including but not limited to the following:
 - Density, scale, setback, massing, height, angular plane, complementary heritage urban design of the current neighbourhood, materials and finishes; and
 - (b) That notwithstanding the potential repurposing of the Armoury, Town Park remain unchanged; and
 - (c) That the Armoury, Victoria Hall, and the Petch House be protected and preserved.

Carried

8. Adjournment

Moved by Martin Paivio

Seconded by James Hoyes

1. That the meeting be adjourned at 9:58 p.m.

Carried

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

Attachment 1: Item 1, Report No. HAC16-011 - Cultural Heritage Landscapes in the Town of Aurora



**Town of Aurora
Heritage Advisory Committee Report No.HAC16-011**

Attachment 1

Subject: Cultural Heritage Landscapes in the Town of Aurora
Prepared by: Jeff Healey, Planner
Department: Planning and Building Services
Date: October 17, 2016

Recommendation

- 1. That Report No. HAC16-011 be received; and**
- 2. That the Heritage Advisory Committee recommend to Council:**
 - a) That a preliminary study to identify potential Cultural Heritage Landscapes in the Town of Aurora be approved; and**
 - b) That an external heritage consultant to assist with the implementation of the preliminary study be approved; and**
 - c) That a working group be established to identify potential Cultural Heritage Landscapes in the Town of Aurora.**

Executive Summary

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding a potential study for identifying Cultural Heritage Landscapes in the Town of Aurora.

- Cultural Heritage Landscapes are a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community
- The Official Plan supports preparing an inventory of Cultural Heritage Landscapes
- A preliminary study should be conducted to identify potential Cultural Heritage Landscapes in the Town of Aurora
- A technical report should be prepared subsequent to the initial study to refine cultural heritage resources and attributes within specific Cultural Heritage Landscape

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Report No. HAC16-011

Background

On June 14, 2016, the following motion was adopted by Council:

WHEREAS some types of cultural heritage landscapes have been conserved for years in various municipalities through designation of heritage conservation districts under Part V of the *Ontario Heritage Act*; and

WHEREAS the Provincial Policy Statement defines cultural heritage landscape as "...a defined geographical area of heritage significance which has been modified by human activity and is identified as being cultural heritage value or interest by a community, including an aboriginal community...Such an area is valued by a community, and is of significance to the understanding of the history of a people or place"; and

WHEREAS the Provincial Policy Statement states (S. 2.6.1) "Significant built heritage resources and significant cultural heritage landscapes shall be conserved."; and

WHEREAS the Town of Aurora Inventory of Heritage Buildings and Register does not include criteria, policy or evaluations for cultural heritage landscapes; and

WHEREAS by identifying and assessing cultural heritage landscapes which are valued for the role they play in defining and illustrating the history of the Town, there is an opportunity to encourage good stewardship of the identified land, sites, and structures to ensure the unique character of our community is preserved; and

WHEREAS the Town is currently reviewing the Official Plan and there is an opportunity to include the development of a cultural heritage landscapes inventory/policies in the Town's new Official Plan;

NOW THEREFORE BE IT HEREBY RESOLVED THAT the Town of Aurora develop the program, policy and/or criteria for identifying and evaluating Cultural Heritage Landscapes (CHL) and the subsequent creation of a Cultural Heritage Landscapes Inventory; and

BE IT FURTHER RESOLVED THAT the CHL assessment and inventory be incorporated into the Official Plan review; and

BE IT FURTHER RESOLVED THAT the CHL Inventory be referred to the Heritage Advisory Committee (HAC) for consideration at the next HAC meeting; and

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BE IT FURTHER RESOLVED THAT staff report back to Council with the program, policy and/or criteria for identifying and evaluating Cultural Heritage Landscapes (CHL) and the inventory of landscapes identified at the *September 12, 2016 Heritage Advisory Committee meeting for approval at the General Committee meeting of September 20, 2016*; and

BE IT FURTHER RESOLVED THAT Aurora Town Council rename the “Aurora Register of Properties of Cultural Heritage Value” as the “Aurora Register of Properties and Landscapes of Cultural and Heritage Value or Interest” and add the Cultural Heritage Landscapes Inventory to the newly renamed Register.

As such, Staff have undertaken a review of existing Cultural Heritage Landscape policies within the Province of Ontario and have provided a proposed framework for Council to consider the implementation of a Cultural Heritage Landscape(s) in the Town of Aurora.

Definition of a Cultural Heritage Landscape

Cultural Heritage Landscapes have been defined in Ontario through the Provincial Policy Statement (PPS):

means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Furthermore, the Ontario Heritage Trust defines Cultural Heritage Landscapes as:

A cultural heritage landscape is a property or defined geographical area of cultural heritage significance that has been modified by human activities and is valued by a community.

The Town of Aurora also defines Cultural Heritage Resources in its Official Plan. The term is included within the broader definition of a Cultural Heritage Resource:

means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.

The common elements of a Cultural Heritage Landscape include a defined geographic area that has been modified by human activity, which has created a historical or cultural link with the local community. The Provincial Policy Statement has identified several examples of a Cultural Heritage Landscape such as, Heritage Conservation Districts

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designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trails, view sheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site).

Why Municipalities implement Cultural Heritage Landscapes

Municipalities enact Cultural Heritage Landscapes for many reasons. The landscape is enacted to preserve a prominent view shed, maintain a heritage streetscape such as a main street or preserve a historic grouping of buildings. The preservation of landscapes through a Cultural Heritage Landscape assists with linking the historical events and/or culture of a defined area with the present community.

Cultural Heritage Landscapes cover a large, defined, geographic area, which includes both cultural heritage resources and attributes. Cultural heritage resources include buildings (listed, designated or non-listed), or other structures such as bridges, mills and barns. Attributes may or may not be linked to a particular municipal property, but assist in the association of cultural heritage resources, including view sheds, transportation systems (e.g. roads, railways or lock systems), specific architecture or natural landscapes (e.g. rivers and hills).

Existing Policy Context

Ontario Heritage Act

The *Ontario Heritage Act* does not include specific provisions with regards to Cultural Heritage Landscapes. Cultural Heritage Landscapes are not required to be Designated under Parts IV or V of the *Ontario Heritage Act*, however any Cultural Heritage Landscape deemed to be significant are often Designated under the *Ontario Heritage Act*.

Provincial Policy Statement (2014)

Section 2.6.1 of the Provincial Policy Statement states that significant cultural heritage landscapes shall be conserved. Although the Province has identified the importance of preserving Cultural Heritage Landscapes, an evaluation tool for establishing a landscape has not been established.

Town of Aurora Official Plan

It is an objective Official Plan to preserve cultural heritage landscapes, including significant public views. Section 13.4 of the Official Plan includes policies specific to Cultural Heritage Landscapes. The Town shall identify and maintain an inventory of Cultural Heritage Landscapes as part of the Town's Cultural Heritage Registrar. Furthermore, significant cultural heritage landscapes shall be designated under the *Ontario Heritage Act* or established as Areas of Cultural Heritage Character as appropriate. Should identified cultural heritage landscapes span over multiple municipal jurisdictions, the Town shall cooperate with other governments, authorities and the private sector in managing and conserving these resources.

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Use of Cultural Heritage Landscapes in Ontario

Cultural Heritage Landscapes are currently implemented in several large municipalities across Ontario including, but not limited to Cambridge, Hamilton, Kingston, Kitchener, Mississauga and Niagara-on-the-Lake. Cultural Heritage Landscapes in these municipalities are typically associated with street corridors, cemeteries, former mill works, riparian corridors, small villages and university campuses.

Analysis

Protection Measures of Cultural Heritage Landscapes

Cultural Heritage Landscapes protect existing view sheds, streetscapes and historical groupings of buildings and structures. Municipalities across Ontario employ different measures to control changes within Cultural Heritage Landscapes. Some Municipalities require a Heritage Impact Assessment for alterations within a Cultural Heritage Landscape, while others simply monitor possible changes to ensure the intent of the landscape is maintained. Appropriate measures for staff and Committee review would be established in a technical review of a specific Cultural Heritage Landscape.

A Study to identify potential Cultural Heritage Landscapes is required

In order to identify Cultural Heritage Landscapes within the Town of Aurora, a study of potential landscapes on a municipal-wide scale is required. Developing a list of potential cultural heritage landscapes will require input from a devoted group of stakeholders to identify meaningful landscapes within the community. It is recommended that a working group be established to assist identifying Cultural Heritage Landscapes within the Town. Findings from the working group would be reported to a heritage consultant who can interpolate potential landscapes to determine whether a Cultural Heritage Landscape is appropriate.

A Technical Review of Cultural Heritage Landscapes is required

After the Town has identified appropriate Cultural Heritage Landscapes, a technical review of each Cultural Heritage Landscape is required. The technical review is important in order to identify the cultural heritage resources and attributes that constitute the Cultural Heritage Landscape. Through this process, community outreach is important to obtain feedback on each proposed Cultural Heritage Landscape.

Cultural Heritage Landscapes require an Amendment to the Official Plan

Once a technical study has been completed for a proposed Cultural Heritage Landscape, the final step involves an Official Plan Amendment in order to recognize the limits of the Cultural Heritage Landscape and define its important character-defining elements. As the Town will be beginning an Official Plan Review process in the fall of 2016, a review of Cultural Heritage Landscapes may be appropriate to be included in this process.

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Possible Cultural Heritage Landscapes to be Analysed

There are multiple landscapes within the Town of Aurora which may warrant a Cultural Heritage Landscape Status. The Heritage Advisory Committee and Members of Council may wish to consider additional landscapes as part of a future study. The following is a preliminary list of landscapes to be studied:

- Northeast Old Aurora Heritage Conservation District
- Southeast Old Aurora Neighbourhood
- Southwest Old Aurora Neighbourhood
- Cultural Precinct
- Historic Downtown- Yonge Street
- Fleury Works complex
- St. Andrew's College, including vista from Yonge Street
- Kennedy Street West- Yonge Street to Murray Drive
- St. John's Sideroad West
- Yonge Street Railway bridge, south of Henderson Drive
- Magna Lands, including vista from Wellington Street East
- Stronach stables, including vista from Wellington Street East

Financial Implications

The implementation of a summary report from a qualified Heritage Consultant may will incur costs to the Town of Aurora.

Communications Considerations

No Communication Required.

Link to Strategic Plan

The conservation of heritage resources supports the Strategic Plan goal of *Supporting an Exceptional Quality of Life for All* through its accomplishment in satisfying requirements in objective *Celebrating and Promoting our Culture*.

Conclusions

The Official Plan speaks to conducting an inventory of Cultural Heritage Landscapes in Aurora and including any landscape on the Aurora Registrar of Properties of Cultural Heritage Value or Interest. In order to establish Cultural Heritage Landscapes, a summary report of potential Cultural Heritage Landscapes by a Heritage Consultant is warranted. Any defined area that is deemed to warrant a Cultural Heritage Landscape would require a further technical review in order to determine cultural heritage resources and attributes within the defined area. The establishment of a Cultural Heritage Landscape will require an amendment to the Official Plan to be enacted.

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Attachments

None.

Previous Reports

None.

Pre-submission Review

Agenda Management Team Meeting review on October 3, 2016

Departmental Approval



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