



# TOWN OF AURORA GENERAL COMMITTEE MEETING REPORT

Council Chambers  
Aurora Town Hall  
Tuesday, June 21, 2016

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## ATTENDANCE

<b>COUNCIL MEMBERS</b>	Councillor Mrakas in the Chair; Councillors Abel, Gaertner, Humfryes, Mrakas, Pirri, Thompson, and Mayor Dawe
<b>MEMBERS ABSENT</b>	Councillor Thom
<b>OTHER ATTENDEES</b>	Doug Nadorozny, Chief Administrative Officer, Techa van Leeuwen, Director of Building and By-law Services, Dan Elliott, Director of Corporate and Financial Services/Treasurer, Ilmar Simanovskis, Director of Infrastructure and Environmental Services, Al Downey, Director of Parks and Recreation Services, Marco Ramunno, Director of Planning and Development Services, Lisa Lyons, Town Clerk (Acting), Slawomir Szlapczynski, Associate Solicitor, and Samantha Yew, Council/Committee Secretary

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The Chair called the meeting to order at 7:02 p.m.

General Committee consented to extend the hour past 10:30 p.m. in accordance with subsection 3.16(a) of the Procedural By-law.

General Committee consented to resolve into a Closed Session meeting at 10:49 p.m., and reconvened into open session at 11:26 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

General Committee approved the agenda as circulated by Legal and Legislative Services, ***with the following changes:***

- Delegation (c) John Green, Ratepayers Association Yonge South  
Re: Item 10 – PDS16-047 – Applications for Official Plan Amendment and Zoning By-law Amendment, Ashlen Holdings Inc., 13859, 13875, 13887 Yonge Street, Part of Lots 15 & 16, Registered Plan 166, Related File: SUB-2015-04, File Numbers: OPA-2015-03 and ZBA-2015-08
- Delegation (d) Mark Hall and Ray Kurkjian, Representing the Applicant  
Re: Allen Brown Heritage Home
- Delegation (e) Warren McClure, Resident  
Re: Item 10 – PDS16-047 – Applications for Official Plan Amendment and Zoning By-law Amendment, Ashlen Holdings Inc., 13859, 13875, 13887 Yonge Street, Part of Lots 15 & 16, Registered Plan 166, Related File: SUB-2015-04, File Numbers: OPA-2015-03 and ZBA-2015-08
- Delegation (f) Nima Osqueizadeh, Resident  
Re: Item 10 – PDS16-047 – Applications for Official Plan Amendment and Zoning By-law Amendment, Ashlen Holdings Inc., 13859, 13875, 13887 Yonge Street, Part of Lots 15 & 16, Registered Plan 166, Related File: SUB-2015-04, File Numbers: OPA-2015-03 and ZBA-2015-08
- Replacement Pages for Item 12 (pgs. 106-111)  
PDS16-051 – Proposed Draft Plan of Vacant Land Condominium Brookfield Homes (Ontario) Limited  
155 Vandorf Sideroad (former Timberlane Athletic Club property)  
Related Files: OPA-2014-01 and ZBA-2014-03  
File Number: CDM-2016-01
- Item 15 – Environmental Advisory Committee Meeting Minutes of June 2, 2016
- Item 16 – Economic Development Advisory Committee Meeting Minutes of June 9, 2016
- Item 17 – Heritage Advisory Committee Meeting Minutes of June 13, 2016
- Item 18 – Community Recognition Review Advisory Committee Meeting Minutes of June 14, 2016
- Notice of Motion (a) Councillor Mrakas  
Re: Library Square/Downtown Traffic Management Plan

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

### **3. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

Items 3, 5, 6, 7, 8, 10, and 17 were identified for discussion.

### **4. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION**

Items 1, 2, 4, 9, 11, 12, 13, 14, 15, 16, and 18 were identified as items not requiring separate discussion.

#### **General Committee recommends:**

THAT the following recommendations respecting the matters listed as “Items Not Requiring Separate Discussion” be adopted as submitted to the General Committee:

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

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

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

THAT Report No. IES16-058 be received; and

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

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

THAT Report No. IES16-060 be received; and

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

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

THAT Report No. PDS16-045 be received; and

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

STREET "1"  
STREET "2"

MONARCH PARK GATE  
ADDISON HALL CIRCLE

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

THAT Report No. PDS16-050 be received; and

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

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

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

THAT Report No. PDS16-051 be received; and

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

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

**13. PDS16-052 – Planning Applications Status List**

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

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

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

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

(Added Item)

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

THAT the Environmental Advisory Committee recommend to Council:

THAT a Community Earth Week Fair 2017 be endorsed; and

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

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

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

(Added Item)

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

**18. Community Recognition Review Advisory Committee Meeting Minutes of June 14, 2016**

(Added Item)

THAT the Community Recognition Review Advisory Committee meeting minutes of June 14, 2016, be received for information.

**CARRIED**

## 5. DELEGATIONS

General Committee consented, on a two-thirds vote, to waive the requirements of subsection 3.8(a) of the Procedural By-law to permit Claudio Brutto of Brutto Consulting to delegate as Delegation (g).

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

Ms. Black and Ms. White spoke in support of funding the capital improvements for the Aurora Sports Hall of Fame, and highlighted the achievements of the Aurora Sports Hall of Fame and the importance of sport history.

General Committee received and referred the comments of the delegation to Item 6.

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

Mr. Hui gave a brief presentation regarding the proposed pilot project. He noted that Regional staff are in support of the pilot project, and a report is expected to go to Regional Council in the fall.

General Committee received and referred the comments of the delegation to Item 3.

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

(Added Item)

Mr. Green spoke in opposition to the applications and expressed concerns regarding the proposed density, the requested number of changes to the Official Plan and Zoning By-law, and well water safety.

General Committee received and referred the comments of the delegation to Item 10.

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

General Committee consented to consider Delegation (d) following Delegation (g).

Mr. Hall gave an overview of the current status of the Allen Brown Heritage Home, and raised concerns regarding cracks in the stucco, the brickwork of the building, and evidence of mold and asbestos. He spoke in favour of demolishing the existing structure and replacing it with a replicated structure.

General Committee received the comments of the delegation.

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

Mr. McClure expressed concerns regarding the proposed amendments, and the potential for setting a precedent.

General Committee received and referred the comments of the delegation to Item 10.

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

Mr. Osqueizadeh expressed concerns regarding the proposed Zoning By-law amendment, and the proposed density

General Committee received and referred the comments of the delegation to Item 10.

**(g) Claudio Brutto, Brutto Consulting**

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

(Added Item)

Mr. Brutto addressed the concerns raised by the delegates regarding the applications.

General Committee received and referred the comments of the delegation to Item 10.

**6. PRESENTATIONS BY THE ADVISORY COMMITTEE CHAIR**

None

**7. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

General Committee consented to discuss the items requiring separate discussion in the following order: Items 6, 10, 17, 3, 5, 7, and 8.

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

**General Committee recommends:**

THAT Report No. IES16-059 be received; and

THAT a left turn lane restriction pilot project be implemented at the Yonge Street and Wellington Street intersection, ***pending Regional Council approval***; and

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

***THAT a public information session be included as part of the public engagement strategy; and***

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

**CARRIED AS AMENDED**



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

**General Committee recommends:**

THAT Report No. PRS16-030 be received; and

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

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

**CARRIED**

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

**General Committee recommends:**

THAT Report No. PRS16-034 be received; and

***THAT funding in the amount of \$43,862.00 from the Sport Plan Reserve  
Fund, and \$14,988.00 from the Facilities Repair and Replacement  
Reserve Fund, be provided for the Aurora Sports Hall of Fame capital  
improvements.***

**CARRIED AS AMENDED**

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

**General Committee recommends:**

THAT Report No. PDS16-041 be received; and

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

***THAT Town Advisory Committees provide feedback as part of the  
public consultation and engagement process.***

**CARRIED AS AMENDED**

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

**General Committee recommends:**

THAT Report No. PDS16-044 be received; and

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

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

**CARRIED**

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

General Committee did not provide a recommendation.

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

**General Committee recommends:**

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

THAT the Heritage Advisory Committee recommend to Council:

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

THAT Heritage Permit Application NE-HCD-HPA-15-03 be approved to permit the construction of a 117m<sup>2</sup> accessory structure; and

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

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

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

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

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

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

**New Business Motion No. 1**

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

**New Business Motion No. 2**

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

**CARRIED**

**8. NOTICES OF MOTION**

**(a) Councillor Mrakas**

**Re: Library Square/Downtown Traffic Management Plan**

(Added Item)

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

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

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

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

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

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

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

**(b) Councillor Humfryes**  
**Re: Ontario Autism Program Changes**  
(Added Item)

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

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

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

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

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

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

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

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

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

## **9. NEW BUSINESS/GENERAL INFORMATION**

Councillor Gaertner noted that June 21, 2016, is National Aboriginal Day.

Councillor Humfryes inquired about whether there are any programs in place that provide assistance to residents who have heritage trees on their property. Staff indicated that, pending Council approval, a report would be submitted to the Heritage Advisory Committee regarding this matter.

Councillor Thompson requested an update regarding cracks and water seepage in the Skateboard Park. Staff indicated that the matter is under investigation, and that the cracks should not affect the structural integrity of the Park.

## 10. CLOSED SESSION

General Committee resolved into Closed Session to consider the following matters:

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

(Added Item)

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

(Added Item)

## 11. ADJOURNMENT

The meeting was adjourned at 11:26 p.m., following Closed Session.

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**TOM MRAKAS, COUNCILLOR**

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**LISA LYONS, TOWN CLERK (ACTING)**

THE REPORT OF THE GENERAL COMMITTEE MEETING OF JUNE 21, 2016 RECEIVED FINAL APPROVAL BY COUNCIL ON JUNE 28, 2016, WITH THE EXCEPTION OF ITEMS 3 AND 17, WHICH WERE APPROVED AS PRESENTED, AND ITEM 10 WHICH WAS REFUSED BY COUNCIL.