



Town of Aurora General Committee Meeting Report

Council Chambers
Aurora Town Hall
Tuesday, November 1, 2016

Attendance

Council Members Councillor Humfryes in the Chair; Councillors Abel, Gaertner, Mrakas, Pirri, Thompson, and Mayor Dawe

Members Absent Councillors Kim and Thom

Other Attendees Doug Nadorozny, Chief Administrative Officer, Techa van Leeuwen, Director of Corporate Services, Ilmar Simanovskis, Director of Infrastructure and Environmental Services, Paul Dillman, Acting Director of Financial Services, Al Downey, Director of Parks, Recreation and Cultural Services, Marco Ramunno, Director of Planning and Building Services, Stephanie Mackenzie-Smith, Manager of Corporate Communications, Slawomir Szlapczynski, Associate Solicitor, Lisa Lyons, Town Clerk, and Linda Bottos, Council/Committee Secretary

The Chair called the meeting to order at 7:03 p.m.

General Committee consented to resolve into a Closed Session meeting at 9:27 p.m., and reconvened into open session at 10:19 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 Legislative Services, with the following additions:

- Delegation (a) Bob Ernst, representing Christ Evangelical Lutheran Church
Re: Item 3 – PBS16-067 – Comprehensive Zoning By-law Review, File
Number: ZBA-2012-ZBR
- Delegation (b) Paul Cooke, Resident; Re: Item 3 – PBS16-067 –
Comprehensive Zoning By-law Review, File Number: ZBA-2012-ZBR
- Delegation (c) Sarah Millar, Michael Wright, and Brian North, representing
Aurora United Church, Southbound Developments; 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
- Item 13 – Presentation by Jeff Healey, Planner; Re: Item 3 – PBS16-067 –
Comprehensive Zoning By-law Review, File Number: ZBA-2012-ZBR
- 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

3. Determination of Items Requiring Separate Discussion

Items 1, 2, 3, 6, 10, and 13 were identified for discussion.

4. Adoption of Items Not Requiring Separate Discussion

Items 4, 5, 7, 8, 9, 11, and 12 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:

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

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

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.

7. PBS16-093 – 2017 Planning Applications Fees

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

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

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

- 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.

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

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**

1. That the Heritage Advisory Committee meeting minutes of October 17, 2016, be received; and

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.

Carried

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

General Committee consented to waive the requirements of subsection 3.8(c) of the Procedural By-law to allow the delegation additional time.

Mr. Ernst provided background and requested an exemption from the proposed amendments to as-of-right height permission in Institutional zones for the property of Christ Evangelical Lutheran Church at 7 Lacey Court.

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

- (b) Paul Cooke, Resident**
Re: Item 3 – PBS16-067 – Comprehensive Zoning By-law Review
File Number: ZBA-2012-ZBR

Mr. Cooke expressed concerns regarding the proposed change in zoning, from M2 Residential-Industrial to Residential, for the three properties on Metcalfe Street between Edward and Berczy Streets.

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

- (c) Sarah Millar, Michael Wright, and Brian North, representing Aurora United Church, Southbound Developments**
Re: Item 3 – PBS16-067 – Comprehensive Zoning By-law Review
File Number: ZBA-2012-ZBR

Ms. Millar requested that a height exception be added to the “Promenade Downtown 1” zone to protect the existing height limit of 28 metres for the properties located at 15186 Yonge Street, 12 and 16 Tyler Street, and 55 and

57 Temperance Street. She further requested confirmation, considering the recent passing of Bill 73, that they will have the ability to submit a future Zoning By-law Amendment or Minor Variance Application once the proposed Zoning By-law comes into effect. Mr. North, Chair of the Building Committee for the Aurora United Church, provided background to the reconstruction of the Church and requested Council's consideration of Ms. Millar's request.

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

6. Presentations by the Advisory Committee Chair

None

7. Consideration of Items Requiring Separate Discussion

General Committee consented to consider the items in the following order: 13, 3, 10, 1, 2, and 6.

1. CAO16-005 – Corporate Communications Review 2017

General Committee recommends:

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

Carried

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

General Committee recommends:

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.

Carried

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

General Committee recommends:

1. That the sections of the Zoning By-law relating to Institutional height provisions and the proposed zoning change for the properties on Metcalfe Street (103-111) and Edward Street (101-115) be referred to staff to report back to Council with solutions to the residents' concerns.

Carried

General Committee recommends:

1. That Report No. PBS16-067 be received; and
2. That staff's Review of the Comprehensive Zoning By-law be approved, **with the exception of the matters relating to the Institutional height provisions and the proposed zoning change for the properties on Metcalfe Street (103-111) and Edward Street (101-115);** and
3. That the implementing Comprehensive Zoning By-law be presented at a future Council meeting for enactment.

Carried as amended

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

General Committee recommends:

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

Carried

10. Presentation by Stephanie Mackenzie-Smith, Manager of Corporate Communications
Re: Item 1 – CAO16-005 – Corporate Communications Review 2017

General Committee recommends:

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

Carried

13. Presentation by Jeff Healey, Planner
Re: Item 3 – PBS16-067 – Comprehensive Zoning By-law Review, File Number: ZBA-2012-ZBR

Mr. Jeff Healey presented a brief overview of the Comprehensive Zoning By-law Review and the proposed amendments.

General Committee recommends:

1. That the presentation regarding Item 3 – PBS16-067 – Comprehensive Zoning By-law Review, File Number: ZBA-2012-ZBR be received for information.

Carried

8. Notices of Motion

None

9. New Business/General Information

Councillor Pirri noted that federal budget was released today, which included the institution of an infrastructure bank, a new program that will allow municipalities and some private organizations to obtain a loan for infrastructure purposes. He mentioned that this is one of the major issues for which the Federation of Canadian Municipalities (FCM) had campaigned.

Mayor Dawe advised that notice had been received from MPP Chris Ballard regarding changes proposed to the legislation for secondary suites in terms of

extending the reach for affordable housing. He indicated that this information will be forwarded to Council.

Mayor Dawe extended condolences to the family of Georgina Regional Councillor Danny Wheeler who died today. He stated that Mr. Wheeler was a very dedicated public servant who also served on the Lake Simcoe Region Conservation Authority board and will be missed.

Councillor Abel extended a reminder about the Remembrance Day Parade on Friday, November 11, 2016.

Councillor Abel announced that “I will Remember” lawn or window signs are available from the Aurora Legion for a donation of \$20. He noted that the funds raised will be put toward the Legion’s “Raise a New Roof” campaign. He advised that Good Company would be performing a concert at the Legion on November 12, 2016, as part of the fundraising campaign.

Councillor Thompson announced that the official unveiling of the new Sports Hall of Fame at the Stronach Aurora Recreation Complex will be held this weekend.

Councillor Gaertner extended condolences to the family of Danny Wheeler.

Councillor Gaertner suggested that Council purchase a number of the “I will Remember” signs to be displayed at the various Town facilities.

Councillor Mrakas inquired about the status of the Howard Johnson Hotel, which he noted had been recently boarded up on the bottom floor. Staff provided an update.

10. Closed Session

General Committee consented to 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

The meeting was adjourned at 10:19 p.m.

Sandra Humfryes, Councillor

Lisa Lyons, Town Clerk

The report of the General Committee meeting of November 1, 2016, received final approval and Council endorsement of the recommendations on November 8, 2016, with the exception of Item 2 which was approved as presented, Item 3 which was rejected by Council, and Item 10 which was approved as amended.