



Town of Aurora Additional Items to Council Meeting Agenda

Tuesday, June 13, 2017
7 p.m., Council Chambers

- **Delegation (b) Kim Beckman and Cheryl Shindruk, Highland Gate Developments Inc.; Re: Motion (b) Councillor Gaertner and Councillor Mrakas; Re: Highland Gate Redevelopment**
- **Item R2 – Correspondence from Highland Gate Developments Inc. dated June 12, 2017; Re: Motion (b) Councillor Gaertner and Councillor Mrakas; Re: Highland Gate Redevelopment**
- **Notice of Motion (a) Councillor Abel; Re: Town Park Permit Fee**

Note: According to the Procedure By-law, the consent of at least a two-thirds majority of the Members present is required to permit the addition of Notice of Motion (a) to the agenda.



Legislative Services
905-727-3123
Clerks@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. Two (2) Days Prior to the Requested Meeting Date

Council/Committee/Advisory Committee Meeting Date: Tuesday June 13, 2017	
Subject: General Committee Agenda Item 7(b) - Notice of Motion regarding Highland Gate Redevelopment	
Name of Spokesperson: Kim Beckman and Cheryl Shindruk	
Name of Group or Person(s) being Represented (if applicable): Highland Gate Developments Inc.	
Brief Summary of Issue or Purpose of Delegation: To speak on the Notice of Motion regarding Highland Gate Redevelopment	
Please complete the following:	
Have you been in contact with a Town staff or Council member regarding your matter of interest? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, with whom? Marco Ramunno & Michael de Rond	Date: June 5 & 6, 2017
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	

HIGHLAND GATE DEVELOPMENTS INC.

3190 Steeles Avenue E., Suite 300
Markham, Ontario L3R 1G9
Telephone: 905.477.1177
Fax: 905.477.7733

June 12, 2017

Via Email to mderon@aurora.ca

Mayor Geoffrey Dawe and Members of Council
Town of Aurora
Aurora Town Hall
100 John West Way
Aurora, Ontario
L4G 6J1

Attention: Michael de Rond, Town Clerk

Dear Mayor and Members of Council:

Re: Notice of Motion regarding Highland Gate Redevelopment

We are writing regarding the Notice of Motion tabled by Councillors Gaertner and Mrakas that appeared on the Agenda for the General Committee Meeting on June 6th, 2017. We understand the Motion is to be considered by Town Council at its meeting on June 13th, 2017.

We would like to update Council on the various protocols and measures that have been put in place in consultation with Town Staff to manage and mitigate the planned construction activities for the Highland Gate site.

Following is a summary of the measures put in place, organized in a manner that responds to the items set out in the Notice of Motion.

1.1 "Conditions that must be met in the Pre-Servicing and Subdivision agreements, including mitigation measures"

Condition No. 28 of the approved Draft Plan Conditions requires that a Construction Management Plan (CMP) be prepared detailing how the construction process will be managed and the impacts of construction activities on the neighbouring community will be mitigated. A Construction Management Plan for earthworks activities has been filed with the Town and will be updated and/or modified in consultation with Town Staff and the Highland Gate Ratepayers' Association (HGRPA) as the phases of works proceed. These plans will be subject to approval by Town Staff prior to construction proceeding and are set out in a Schedule that forms part of the Pre-Servicing and Subdivision Agreements.

- 1.2 *“The process should there be any contravention of the Town’s Conditions or Requirements;”*

Financial Securities for all construction related works are provided by Highland Gate Developments Inc. (“HGDI”), the Developer, to the Town prior to the execution of the Agreements, to ensure that the Town’s Conditions and Requirements are met to the satisfaction of the Town. Should an issue not be rectified by HGDI after receiving Notice by the Town, the Town is able to draw on the financial securities to rectify the matter.

- 1.3 *“The staff person responsible for addressing residents’ concerns, and in what required time frame;”*

HGDI is working constructively with Town Staff to address concerns as they arise, in a timely manner and will continue to do so.

HGDI attends regular meetings with Town Staff to discuss project status.

- 1.4 *“Should any amendments to our By-laws be requested that will affect residents, an outline of the process of how these will be approved and communicated to the affected community;”*

HGDI is adhering to the Town’s Noise by-law, which sets out restrictions on days and hours of construction activities.

- 1.5 *“Whether the developer’s Construction Mitigation Plan, which is provided to the residents for the communication process and construction protocols, will be included in the Conditions of the Subdivision Agreement and Draft Plan or be binding in any way;”*

Yes. Condition No. 28 of the Draft Plan Conditions requires the Construction Mitigation Plan to be included in a schedule to the Subdivision Agreement.

- 1.6 *“The enforcement of the Agreements in regard to the developer’s Letter of Credit”*

The Pre-Servicing and Subdivision Agreements will contain a provision that allows the Town to enforce the terms and conditions of their Agreements, including notice to the Owner and the ability to draw upon a posted security to rectify the matter.

Additional Measures by HGDI

In addition to the measures outlined above, HGDI has also voluntarily adopted the following additional measures to inform residents, monitor and document conditions of the site and neighbouring properties, maintain a safe environment for the existing community, and ensure concerns will be addressed in a timely manner:

Homeowner Consultation Sessions

As set out in the Minutes of Settlement between HGDI, the Town and the Highland Gate Rate Payers Association (HGRPA), HGDI agreed to meet with every adjacent homeowner to discuss buffering and screening options. Since November 2016, when the Minutes of Settlement were executed, 222 such meetings have occurred. During these meetings, information about the construction program is shared with and explained to the residents “one-on-one” particularly as it relates to the resident’s property, and residents are able to discuss matters directly with the HGDI technical team. Furthermore, the residents are provided with HGDI contact information for any follow up questions or concerns.

Resident Notifications

Prior to the start of each phase and stage on construction works, a notice of commencement will be provided to the HGRPA and hand-delivered and emailed to adjacent residents.

All project communications provided to residents have been, and will continue to be, posted on the HGDI website (<http://www.highlandgateaurora.com/documents.html>). These communications have also been provided to Town staff to have available for public review and posting on the Town’s website.

All phases of construction activities will be subject to the same notice provisions.

Community Call Line

On May 3rd, 2017, a telephone line dedicated to the Highland Gate redevelopment was activated and is operational 24 hours a day, 7 days a week. The calls from the “hotline” are directed to the “on-call” HGDI team member to respond and address residents’ concerns.

Eight signs were posted around the site announcing the telephone number; (905) 477-GATE (4283). The call line information is also posted on the HGDI website.

Elevated Dust Control Measures

In addition to the typical erosion and sediment control fencing, a six-foot high security fence with screening has been installed in the Phase 1 development areas. These measures provide an added level of dust control, as well as privacy screening for adjacent residents. This security fence also provides a safety barrier for the residents and their properties.

Pre and Post Construction Surveys

HGDI has contacted all homeowners adjacent to Phase 1 of the development with an offer to conduct Pre- and Post-Construction Surveys, at no cost to the homeowner. The surveys are conducted by Golder Associates Ltd., a qualified engineering firm, who will visually assess and document the existing condition of the property. Over half of the residents adjacent to the first phase of development have elected to have the survey

conducted. Upon completion, the residents will be provided with copies of the Pre- and Post-Condition Survey Reports.

The residents adjacent to the Phase 2 development areas will be afforded the same opportunity.

Monitoring

Vibration monitoring will be conducted along adjoining property lines during construction activities. The contractor will be required to implement construction methods that will not exceed the vibration limit determined for the site in accordance with construction standards.

Erosion and sediment controls, including the fencing, will be monitored daily once the construction programme commences.

All mitigation measures are reviewed on an ongoing basis and will be adapted as necessary to ensure that best practices are put in place.

Construction Access

HGDI has constructed two access roads off of Bathurst Street to limit the access of construction traffic to the local roads during the earthworks phase. This is a considerable cost to the project that is being implemented as an additional measure to minimize construction impacts on the community.

Meetings with Highland Gate Rate Payers Association (HGRPA)

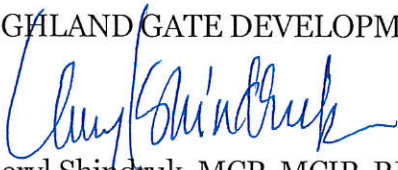
We appreciate the ongoing involvement of representatives of the HGRPA as the construction process advances. These meetings provide another touchpoint for HGDI to hear about and address resident concerns.

• • •

HGDI is committed to working with Town staff, HGRPA, and adjacent residents to monitor and mitigate the impacts of construction through these measures and to maintain an ongoing dialogue toward this end.

Yours very truly,

HIGHLAND GATE DEVELOPMENTS INC.



Cheryl Shindruk, MCP, MCIP, RPP
Executive Vice President

Copy: Mr. Doug Nadorozny, CAO
Mr. Marco Ramunno, Director of Planning and Building Services
Mr. David LeClaire, President, HGRPA



Notice of Motion

Councillor John Abel

Date: June 13, 2017
To: Mayor and Members of Council
From: Councillor Abel
Re: **Town Park Permit Fee**

Whereas the fee to permit the Town Park Band Shell with utility access is a daily rate of \$340; and

Whereas the cost to permit the Town Park Band Shell includes electrical plugs for sound equipment and lighting; and

Whereas the Aurora Farmers' Market and Artisan Fair regularly has live music, and found the \$340 permit fee a significant barrier for local musicians; and

Whereas last term Council resolved to employ an hourly rate—currently \$29—to better mitigate the permitting of the Band Shell for short, low-impact musical activities that do not require access to utilities and other support; and

Whereas the Town of Aurora has adopted and undertaken a Cultural Master Plan and a Music Strategy that both support the facilitating of cultural events, and the important role that the Town plays to eliminate barriers; and

Whereas a family that resides in Aurora has permitted the Band Shell for two (2) hours on Saturday, June 17, 2017, from 2 to 4 p.m. for their six-year-old daughter to play her violin to raise awareness and money for a friend affected by cancer; and

Whereas the family requires a portable electric piano to accompany the budding young musician; and

Whereas only Council has the ability to waive the permit fee of \$340;

1. Now Therefore Be It Hereby Resolved That the \$340 permit fee be waived for the event to be held in the Town Park Band Shell from 2 to 4 p.m. on Saturday, June 17, 2017.