



**Council
Meeting Agenda**

**Tuesday, June 27, 2017
7 p.m.**

**Council Chambers
Aurora Town Hall**



Town of Aurora Council Meeting Agenda

Tuesday, June 27, 2017
7 p.m., Council Chambers

1. Approval of the Agenda

Recommended:

That the agenda as circulated by Legislative Services be approved.

2. Declarations of Pecuniary Interest and General Nature Thereof

3. Presentations

4. Delegations

5. Consent Agenda

Items listed under the Consent Agenda are considered routine or no longer require further discussion, and are enacted in one motion. The exception to this rule is that a Member may request for one or more items to be removed from the Consent Agenda for separate discussion and action.

Recommended:

That the following Consent Agenda items, C1 to C4 inclusive, be approved:

C1. General Committee Report of June 20, 2017

Recommended:

1. That the General Committee Report of June 20, 2017, be adopted as printed and circulated.

C2. Council Meeting Minutes of June 13, 2017

Recommended:

1. That the Council meeting minutes of June 13, 2017, be adopted as printed and circulated.

C3. Council Public Planning Meeting Minutes of February 22, 2017

Recommended:

1. That the Council Public Planning meeting minutes of February 22, 2017, be adopted as printed and circulated.

C4. Memorandum from Mayor Dawe

**Re: Lake Simcoe Region Conservation Authority Board Meeting
Highlights of May 26, 2017**

Recommended:

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of May 26, 2017, be received for information.

6. Consideration of Items Requiring Discussion (Regular Agenda)

**R1. IES17-031 – Award of Tender York Purchasing Co-op Tender No.
CRFP2016-05 for the Supply of York Purchasing
Cooperative Custodial Supplies**

(referred from General Committee meeting of June 20, 2017)

Recommended:

1. That Report No. IES17-031 be received; and
2. That York Purchasing Co-op Tender No. CRFP2016-05 for the supply and delivery of Custodial Supplies be awarded to Swish Maintenance Ltd. for a three (3) year term for the supply and delivery of Paper, Soap, Chemicals and Personal Protective Equipment (PPE), and that the Town issue a Purchase Order for an upset limit of \$45,000, excluding taxes for 2017; and
3. That York Purchasing Co-op Tender No. CRFP2016-05 for the supply and delivery of Custodial Supplies be awarded to Mr. Chemical Ltd. for a three (3) year term for the supply and delivery of Bags, Miscellaneous and Equipment, and that the Town issue a purchase order for an upset limit of \$15,000 excluding taxes for 2017; and
4. That the Director of Infrastructure and Environmental Services be authorized to approve Purchase Orders for the years commencing in 2018 and 2019 to an upset limit of the approved budget for each year; and
5. That the Director of Infrastructure and Environmental Services be authorized to renew Tender No. CRFP2016-05 for an additional two (2) additional, one (1) year terms, pending an annual analysis and satisfactory performance review, for a total contract duration of up to five (5) years; and
6. 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.

R2. PBS17-046 – Request for Street Name Approval

Highland Gate Developments Inc.

21 Golf Links Drive

File Number: SUB-2015-01

Related File Numbers: OPA-2015-01, ZBA-2015-02

(referred from General Committee meeting of June 20, 2017)

Recommended:

1. That Report No. PBS17-046 be received; and
2. That the following Street Names be approved for the proposed roads within the approved Plan of Subdivision, SUB-2015-01:

Street "A"	Klees Crescent
Street "B"	Mathew Lepper Court
Street "C"	Kenneth Campbell Court
Street "D"	Alex Gardner Court
Street "E"	Wallace Merchant Court
Street "F"	William Crossley Court
Street "G"	John Bradbury Court
Street "H"	William Heath Court

R3. IES17-029 – Award of Tender IES 2017-53 – Supply and Delivery of One 2017 Sign Body/Crane Truck

(referred from General Committee meeting of June 20, 2017)

Recommended:

1. That Report No. IES17-029 be received; and
2. That Capital Project No. 34411 for replacement of the sign truck be established, and \$156,700 in funding be approved from the Fleet Repair and Replacement reserve fund; and
3. That Tender IES 2017-53 for the supply and delivery of one 2017 Sign Body/Crane Truck be awarded to Donway Ford Sales Limited, in the amount of \$153,963, excluding taxes; and
4. 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.

R4. IES17-030 – Procurement of 2018 Capital Projects No. 34168 Single Axle Dump Truck and No. 34410 Tandem Axle Dump Truck in 2017

(referred from General Committee meeting of June 20, 2017)

Recommended:

1. That Report No. IES17-030 be received; and
2. That funding pre-approval for two (2) 2018 fleet projects be approved, and direction be given to staff to immediately tender for 2018 Capital Projects No. 34168 Single Axle Dump Truck with a budget estimate of \$208,600 and No. 34410 Tandem Axle Dump Truck with a budget estimate of \$246,300; and
3. That the Mayor and Town Clerk be authorized to execute the necessary Agreements, including any and all documents and ancillary agreements required to give effect to same.

R5. IES17-024 – Implementation of Train Whistle Cessation for GO Train Crossings

(referred from General Committee meeting of June 20, 2017)

Recommended:

1. That Report No. IES17-024 be received; and
2. That staff initiate the process as outlined by Transport Canada for train whistle cessation at the road crossings at Engelhard Drive, St. John's Sideroad and Centre Street, in the Town of Aurora; and
3. That the implementation of the whistle cessation not proceed until the Metrolinx Barrie Corridor Expansion Program is completed; and
4. That Council approve the design budget of \$235,000 in 2018 Budget year to initiate the design phase of the project; and
5. That the Region of York and Metrolinx be advised accordingly of the Town's plans for Train Whistle Cessation.

R6. PBS17-055 – Proposed Changes to the Ontario Municipal Board (OMB) and Updates to Four Provincial Land Use Plans

(referred from General Committee meeting of June 20, 2017)

Recommended:

1. That Report No. PBS17-055 be received for information.

R7. CAO17-001 – Economic Development Board - Terms of Reference
(referred from General Committee meeting of June 20, 2017)

Recommended:

1. That Report No. CAO17-001 be received; and
2. That the attached Economic Development Board – Terms of Reference be endorsed and staff be directed to proceed with the creation of the Aurora Economic Development Board.

R8. PBS17-056 – Approval of the Comprehensive Zoning By-law Review
File No. ZBA-2012-ZBR

(Note: Due to the size of this By-law, it can be viewed electronically at <https://www.aurora.ca/comprehensivezoningreview>.)

Recommended:

1. That Report No. PBS17-056 be received for information That Report No. PBS17-056 be received; and
2. That pursuant to Section 34 (10.0.0.2) and 45 (1.4) of the Planning Act Council provide direction on which classes of Zoning Bylaw Amendment or minor variance applications it will consider. The classes of applications are identified in the Alternatives to Recommendation Section of this staff report.

7. Notices of Motion

8. Motions

9. Regional Report

10. New Business

11. Public Service Announcements

12. By-laws

Recommended:

That the following by-laws be enacted:

- (a) By-law Number 59XX-17 - Being a By-law to amend Parking and Traffic Control By-law Number 4574-04.T, as amended, with respect to No Parking on various highways in the Town of Aurora.
(Report No. IES17-026 – GC Item R10 – Jun. 6/17)
- (b) By-law Number 59XX-17 - Being a By-Law to amend By-law Number 5630-14, as amended, to regulate licensing of business establishments.
(Report No. CSS17-013 – GC Item R3 – May 2/17)
- (c) By-law Number 6000-17 - Being a By-law to adopt a new comprehensive zoning by-law for the Town of Aurora
(Report No. PBS17-056 – GC Item R8 – Jun. 27/17)
Note: (Due to the size of this By-law, it can be viewed electronically at <https://www.aurora.ca/comprehensivezoningreview.>)

13. Closed Session

14. Confirming By-law

Recommended:

That the following confirming by-law be enacted:

By-law Number 59XX-17 Being a By-law to Confirm Actions by Council Resulting from a Council Meeting on June 27, 2017.

15. Adjournment



**Town of Aurora
General Committee Meeting Report**

Council Chambers
Aurora Town Hall
Tuesday, June 20, 2017

Attendance

Council Members Councillor Mrakas in the Chair; Councillors Abel (departed 11:20 p.m.), Gaertner, Humfryes, Kim, Pirri, Thom, Thompson and Mayor Dawe

Members Absent None.

Other Attendees Doug Nadorozny, Chief Administrative Officer, Techa van Leeuwen, Director of Corporate Services, Dan Elliott, 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, Patricia De Sario, Town Solicitor, Michael de Rond, Town Clerk, Samantha Yew, Deputy Clerk, and Sarah Murray, Council/Committee Secretary

The Chair called the meeting to order at 7:00 p.m.

General Committee consented to recess the meeting at 9:10 p.m. and reconvened the meeting at 9:21 p.m.

General Committee consented to extend the hour past 10:30 p.m.

General Committee consented on a two-thirds vote to extend the hour past 11:00 p.m.

1. Approval of the Agenda

General Committee Meeting Report
Tuesday, June 20, 2017

Page 2 of 10

General Committee approved the agenda as circulated by Legislative Services, with the following additions:

- Delegation (c) Gordon Weir, Highland Gate Park Committee
Re: Item R1 – PRCS 17-026 – Highland Gate Conceptual Parkland Design
- Delegation (d) Bob Callow, Highland Gate Park Committee
Re: Item R1 – PRCS 17-026 – Highland Gate Conceptual Parkland Design
- Delegation (e) Olly Smolak, Aurora Bridge Club
Re: Item R2 – PRCS17-024 – Space Accommodations for Community Groups
- Delegation (f) Mike Crough, Resident
Re: Item R8 – PBS17-015 – OPA ZBA Site Plan Application, The Gathering Place of Aurora
- Delegation (g) Joanne Liokossis, Re: Charity Event, Request for Letter, Gianluca's Gift Softball Tournament

2. Declarations of Pecuniary Interest and General Nature Thereof

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

3. Presentations

(a) Mark Schollen, Landscape Architect,

Re: Item R1 – PRCS17-026 – Highland Gate Conceptual Parkland Design

Mr. Schollen presented an overview of the developer's Highland Gate Conceptual Parkland Design.

General Committee received and referred the comments of the delegation to Item R1.

(b) Rob Baldwin, General Manager, Planning and Development for LSRCA

Re: Item R1 – PRCS17-026 – Highland Gate Conceptual Parkland Design

Mr. Baldwin spoke to the Highland Gate Conceptual Parkland Design, presented by the developer, and further, answered questions related to the Conservation Authority's involvement in the Parkland Design.

General Committee received and referred the comments of the delegation to Item R1.

4. Delegations

(a) Tim Jones, Director of Development, Community & Home Assistance to Seniors (CHATS)

Re: Seniors Month and Awareness of CHATS Services in Aurora

Ms. Christina Bisanz, Chief Executive Officer of CHATS provided an overview of the accomplishments and contributions that CHATS continues to provide the community. She expressed gratitude to the Town for its continued support of the not-for-profit charitable organization.

General Committee received the comments of the delegation.

(b) Anita Moore, Chair, Governance Review Ad Hoc Committee (GRAHC)

Re: Overview of Item R12 - GRAHC17-001 Re: Report No. 1 of the Governance Review Ad Hoc Committee

Ms. Moore spoke to Item R12 and provided an overview of the GRAHC's position regarding its review of council compensation. She thanked the Town for its effort in assisting the GRAHC.

General Committee received and referred the comments of the delegation to Item R12.

(c) Gordon Weir, Highland Gate Park Committee

Re: Item R1 – PRCS 17-026 – Highland Gate Conceptual Parkland Design

Mr. Weir, representing the Highland Gate Park Committee, presented his opinion on the conceptual design proposed by the developer for the Highland

General Committee Meeting Report
Tuesday, June 20, 2017

Page 4 of 10

Gate Park.

General Committee received and referred the comments of the delegation to Item R1.

**(d) Bob Callow, Highland Gate Park Committee
Re: Item R1 – PRCS 17-026 – Highland Gate Conceptual Parkland Design**

Mr. Callow spoke on behalf of the Highland Gate Park Committee to the Highland Gate Conceptual Parkland Design.

General Committee received and referred the comments of the delegation to Item R1.

**(e) Olly Smolak, Aurora Bridge Club
Re: Item R2 – PRCS17-024 – Space Accommodations for Community Groups**

Mr. Smolak impressed upon the Committee the challenge of finding a suitable alternative in Aurora, without significantly impacting their current membership or operations.

General Committee received and referred the comments of the delegation to Item R2.

(f) Mike Crough, of IBI Group and representing the applicant Re: Item R8 – PBS17-015 – OPA ZBA Site Plan Application, The Gathering Place of Aurora

Mr. Crough spoke to the report, noting that The Gathering Place of Aurora is in support of the proposed zoning amendments.

General Committee received and referred the comments of the delegation to Item R8.

(g) Joanne Liokossis, Re Charity Event, Request for Letter, Gianluca's Gift Softball Tournament

Ms. Liokossis provided a brief history and purpose of Gianluca's Gift Softball Tournament. She advised that in an effort to raise charitable funds for the event, a special occasion permit is being requested. She further noted that the application for a special occasion permit, requires a letter of support from the Town acknowledging this tournament as an Event of Municipal Significance.

General Committee recommends:

1. That the comments of the delegation be received.

General Committee recommends:

2. That staff prepare a letter stating that the Gianluca's Gift Softball Tournament is a municipally significant event.

5. Consent Agenda

None.

6. Consideration of Items Requiring Discussion (Regular Agenda)

Items were considered in the following order: R1, R2, R8, R9, R11 and R12. Items R3, R4, R5, R6, R7, R10 and R13 were referred to the Council meeting of June 27, 2017.

R1. PRCS17-026 – Highland Gate Conceptual Parkland Design

General Committee recommends:

1. That Report No. PRCS17-026 be referred to staff to consult with parties to the Minutes of Settlement regarding potential changes; and
2. That staff report back regarding the results of consultation at the July 4, 2017 General Committee meeting.

Carried as amended

R2. PRCS17-024 – Space Accommodations for Community Groups

General Committee recommends:

1. That Report No. PRCS17-024 be received; and
2. That the users of 52 and 56 Victoria Street be provided notice that they are to vacate the premises no later than October 1, 2017, in preparation for the demolition of the structures; and
3. **That staff continue to work toward finding a solution regarding space for community groups.**

Carried as amended

R3. IES17-031 – Award of Tender York Purchasing Co-op Tender No. CRFP2016-05 for the Supply of York Purchasing Cooperative Custodial Supplies

(Referred to Council meeting of June 27, 2017)

R4. PBS17-046 – Request for Street Name Approval, Highland Gate Developments Inc., 21 Golf Links Drive, File Number: SUB-2015-01, Related File Numbers: OPA-2015-01, ZBA-2015-02

(Referred to Council meeting of June 27, 2017)

R5. IES17-029 – Award of Tender IES 2017-53 – Supply and Delivery of One 2017 Sign Body/Crane Truck

(Referred to Council meeting of June 27, 2017)

R6. IES17-030 – Procurement of 2018 Capital Projects No. 34168 Single Axle Dump Truck and No. 34410 Tandem Axle Dump Truck in 2017

(Referred to Council meeting of June 27, 2017)

General Committee Meeting Report
Tuesday, June 20, 2017

Page 7 of 10

R7. IES17-024 – Implementation of Train Whistle Cessation for GO Train Crossings

(Referred to Council meeting of June 27, 2017)

R8. PBS17-015 – Application for Official Plan Amendment, Zoning By-law Amendment, Site Plan, The Gathering Place of Aurora 210 Edward Street, Part of Block B and C Edward Street, Reg. Plan 488, Part 1 65R13909, File Numbers: OPA-2016-02, ZBA-2016-06, and SP-2016-09

General Committee recommends:

1. That Report No. PBS17-015 be received; and
2. That the Application to Amend the Official Plan File Number OPA-2016-02 (The Gathering Place of Aurora), to re-designate the subject lands from “Existing Employment – Light Industrial/Service” to “Existing Employment – Light Industrial/Service Site Specific Policy Area No. XX” to permit a place of worship in the entire existing building be approved; and
3. That the Application to Amend the Zoning By-law File Number ZBA-2016-06 (The Gathering Place of Aurora), to amend the provisions of the “General Industrial (M2-9) Exception Zone” to permit a place of worship in the entire existing building be approved; and
4. That Site Plan Application File SP-2016-09 (The Gathering Place of Aurora), to permit the development of the subject lands for a place of worship be approved; and
5. That the implementing by-laws be presented at a future Council meeting; and
6. That the Mayor and Town Clerk be authorized to execute the site plan agreement, including any and all documents and ancillary agreements required to give effect to same.

Carried

**R9. PBS17-051 – Application for Site Plan Approval, P.A.R.C.E.L. Inc.
Southwest Corner of Yonge Street and Elderberry Trail
Pt Lot 72, Conc 1 and Pt Blk A, B and G, Plan M-42
File Number: SP-2014-07**

General Committee recommends:

1. That Report No. PBS17-051 be received; and
2. That Site Plan Application File No. SP-2014-07 (P.A.R.C.E.L. Inc.) to permit the development of one (1) four (4)-storey residential condominium building, with a total of 20 residential units, be approved; and
3. That a total of 20 units of water and sewage capacity be allocated to the Approval of the Site Plan Application; and
4. That the Mayor and Town Clerk be authorized to execute the site plan agreement, including any and all documents and ancillary agreements required to give effect to same.

Carried

**R10. PBS17-055 – Proposed Changes to the Ontario Municipal Board (OMB)
and Updates to Four Provincial Land Use Plans**

(Referred to Council meeting of June 27, 2017)

R11. PRCS17-025 – Sport Aurora and Sport Plan Funding Request

General Committee recommends:

1. That Report No. PRCS17-025 be deferred to the July 4, 2017 General Committee meeting pending a presentation from Sport Aurora to provide further information regarding the Sport Aurora Funding Request.

Carried as amended

**R12. GRAHC17-001 – Report No. 1 of the Governance Review Ad Hoc
Committee, Re: Council Compensation Review**

General Committee recommends:

1. That Report No. GRAHC17-001 be received; and
2. That the existing one-third tax-free provisions of Council's compensation be discontinued effective January 1, 2018 and that staff take all steps necessary to give effect to this; and
3. That effective January 1, 2018 the base compensation of members of Council be grossed-up to effectively neutralize or offset the income taxation that will then occur, so to have the effect of the same or similar "take home" Town of Aurora earnings amount; and
4. That for purposes of evaluating and reviewing the compensation of members of Council, Council supports the Mayor role being considered as "full-time" while the eight current Councillor roles being considered as "part-time".

Carried

R13. CAO17-001 – Economic Development Board - Terms of Reference
(Referred to Council meeting of June 27, 2017)

7. Notices of Motion

None

8. New Business

Councillor Gaertner advised that on Saturday, June 24, 2017, the Newmarket Chapters bookstore will be hosting a book signing of Janet Matthews' "Chicken Soup for the Soul: The Spirit of Canada". Janet and other authors of this popular Canadian book series will be in attendance.

9. Closed Session

None

General Committee Meeting Report
Tuesday, June 20, 2017

Page 10 of 10

10. Adjournment

The meeting was adjourned at 11:37 p.m.

Tom Mrakas, Councillor

Michael de Rond, Town Clerk

The report of the General Committee meeting of June 20, 2017, is subject to final approval and Council endorsement of the recommendations on June 27, 2017.



Town of Aurora Council Meeting Minutes

Council Chambers
Aurora Town Hall
Tuesday, June 13, 2017

Attendance

Council Members Mayor Dawe in the Chair; Councillors Abel, Gaertner, Humfries (arrived 7:15 p.m.), Kim, Mrakas, Pirri, Thom, and Thompson

Members Absent None

Other Attendees Marco Ramunno, Director of Planning and Building Services (Acting Chief Administrative Officer), Techa van Leeuwen, Director of Corporate Services, Dan Elliott, Director of Financial Services, Al Downey, Director of Parks, Recreation and Cultural Services, Patricia De Sario, Town Solicitor, Michael de Rond, Town Clerk, and Linda Bottos, Council/Committee Secretary

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

Council consented to recess the meeting at 8:48 p.m. and reconvene the meeting at 9 p.m.

1. Approval of the Agenda

Moved by Councillor Kim

Seconded by Councillor Pirri

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

- 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

**On a two-thirds vote the motion
Carried**

2. Declarations of Pecuniary Interest and General Nature Thereof

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

3. Presentations

None

4. Delegations

- (a) Laura Lueloff and Richard Doust, Members of the Trails and Active Transportation Committee**
Re: Bike Aurora Day

Ms. Lueloff and Mr. Doust announced that the inaugural Bike Aurora event, a celebration of Aurora's scenic trails and cycling, will be launched at 10 a.m. on Saturday, June 24, 2017, followed by further activities and a barbecue at the Aurora Seniors' Centre.

Moved by Councillor Thom
Seconded by Councillor Gaertner

That the comments of the delegation be received for information.

Carried

- (b) Kim Beckman and Cheryl Shindruk, Highland Gate Developments Inc.**
Re: Motion (b) Councillor Gaertner and Councillor Mrakas; Re: Highland Gate Redevelopment

Ms. Shindruk, Executive Vice President, Land Development, of Geranium Corporation, provided background and highlighted elements of the correspondence from Highland Gate Developments Inc. (agenda item R2). She noted that the company and team have been guided by the commitments of the Minutes of Settlement, the Town's existing protocols and input of Town staff, and that the matters outlined in Motion (b) are captured by those provisions. Ms. Shindruk stated that the collaboration with Town staff and community representatives will be continued to ensure that the construction process is carefully managed and that all issues are addressed quickly.

**Moved by Councillor Abel
Seconded by Councillor Thompson**

That the comments of the delegation be received and referred to Motion (b).

Carried

5. Consent Agenda

Council consented to consider Item C1(sub-item R13) under Section 6, Consideration of Items Requiring Discussion (Regular Agenda) as Item R3.

**Moved by Councillor Thom
Seconded by Councillor Pirri**

That the following Consent Agenda items, C1 (with the exception of sub-item R13) to C3 inclusive, be approved:

C1. General Committee Meeting Report of June 6, 2017

1. That the General Committee meeting report of June 6, 2017, be received and the following recommendations carried by the Committee approved.

(C1) CS17-012 – Licensing of Medical Marihuana Facilities

1. That Report No. CS17-012 be received for information.

(C2) Accessibility Advisory Committee Meeting Minutes of March 1, 2017, and April 5, 2017

1. That the Accessibility Advisory Committee meeting minutes of March 1, 2017, and April 5, 2017, be received for information.

(C3) Finance Advisory Committee Meeting Minutes of March 22, 2017

1. That the Finance Advisory Committee meeting minutes of March 22, 2017, be received for information.

(C4) Strategic Plan Steering Committee Meeting Minutes of March 30, 2017

1. That the Strategic Plan Steering Committee meeting minutes of March 30, 2017, be received for information.

(C5) Environmental Advisory Committee Meeting Minutes of April 6, 2017

1. That the Environmental Advisory Committee meeting minutes of April 6, 2017, be received for information.

(C6) Parks, Recreation and Cultural Services Advisory Committee Meeting Minutes of April 20, 2017

1. That the Parks, Recreation and Cultural Services Advisory Committee meeting minutes of April 20, 2017, be received for information.

(C7) Memorandum from Councillor Mrakas

Re: Correspondence from Chair, OMB Reform Working Group

1. That the memorandum regarding Correspondence from Chair, OMB Reform Working Group, be received for information.

(R1) CS17-017 – Sign Variance Request for the Canadian Disc Institute at 15000 Yonge Street

1. That Report No. CS17-017 be received; and

2. That the request for a variance to Bylaw No. 5840-16, being a by-law respecting signs within the Town of Aurora, for the Canadian Disc Institute at 15000 Yonge Street, be denied.

(R2) PBS17-021 – Draft Plan of Condominium Application, Brookfield Homes (Ontario) Aurora Ltd., 555 William Graham Drive, Block 30, Plan 65M-4467, File: CDM-2016-05

1. That Report No. PBS17-021 be received; and
2. That the Draft Plan of Condominium File No. CDM-2016-05 for a mixed use condominium consisting of two four (4)-storey buildings, with a total of 179 residential units including 508.4 square metres of commercial space, subject to conditions set out in Appendix “A” to this report be approved; and
3. 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.

(R3) PBS17-042 – Application for Site Plan Approval, MBH Aurora Lodging GP Ltd., Lot 1, Registered Plan 65M-4324, Northwest corner of Goulding Avenue and Eric T. Smith Way, File Number: SP-2017-04, Related Files: D14-05-04 and D12-05-1A

1. That Report No. PBS17-042 be received; and
2. That site plan application number SP-2017-04 (MBH Aurora Lodging GP Ltd.) to permit the development of the subject lands for a four-storey, 108-room hotel be approved; and
3. That the Mayor and Town Clerk be authorized to execute the site plan agreement, including any and all documents and ancillary agreements required to give effect to same.

(R4) PBS17-044 – Application for Site Plan Approval, RCG Aurora North GP Inc., 800 St. John’s Sideroad, Northeast Corner of Bayview Avenue and St. John’s Sideroad, File Number: SP-2017-01, Related Files: OPA-2012-02 and ZBA-2012-09

1. That Report No. PBS17-044 be received; and
2. That site plan application number SP-2017-01 (RCG Aurora North GP Inc.) to permit the development of the subject lands for six commercial buildings be approved; and
3. That the Mayor and Town Clerk be authorized to execute the site plan agreement, including any and all documents and ancillary agreements required to give effect to same.

(R5) PBS17-016 – Applications for Zoning By-law Amendment and Draft Plan of Subdivision, 2352107 Ontario Inc., 1588 St. John’s Sideroad, Part of Lot 26, Concession 3, File Numbers: ZBA-2015-05 and SUB-2015-02

1. That Report No. PBS17-016 be received; and
2. That Application to Amend the Zoning By-law File No. ZBA-2015-05 (2352107 Ontario Inc.), to implement the proposed Draft Plan of Subdivision be approved; and
3. That Application for Draft Plan of Subdivision File No. SUB-2015-02 (2352107 Ontario Inc.), to allow the development of a business park development consisting of nine (9) Employment blocks, one (1) Environmental Buffer block and one (1) Environmental Protection area for a total of 19.38 hectare of the subject lands be approved, subject to the conditions outlined in Schedule “A” of this report; and
4. That the implementing Zoning By-law Amendment be presented at a future Council Meeting; and
5. That the Urban Design Guidelines for the subject lands, prepared by Ware Malcomb, dated May 2015, as amended be approved; and

6. That the Mayor and Town Clerk be authorized to execute a Subdivision Agreement, including any and all documents and all of the Agreements referenced in the Conditions of Approval, including any ancillary agreements required to give effect to same.

(R6) CS17-016 – Animal Control By-law Amendments

1. That Report No. CS17-016 be received; and
2. That amendments to By-law Number No. 5642-14, being a by-law to regulate various matters relating to the licensing and keeping of animals in the Town of Aurora, be enacted at a future Council meeting.

(R7) FS17-025 – Creation of New Winter Control Reserve Fund

1. That Report No. FS17-025 be received; and
2. That the necessary bylaw to create a Winter Control Reserve Fund be brought forward by staff for adoption; and
3. That \$500,000 be transferred from the Tax Rate Stabilization Reserve Fund into the new Winter Control Reserve Fund; and
4. That the strategy for the use of the new reserve fund set out in Report No. FS17-025 be incorporated into the annual year-end surplus control bylaw passed by Council each fall.

(R8) FS17-026 – Reserve Fund Strategy for External Legal and Occasional Human Resources Expenses

1. That Report No. FS17-026 be received; and
2. That the strategy for the use of the tax rate stabilization reserve fund for external legal costs and occasional human resources costs as set out in Report No. FS17-026 be incorporated into the annual year-end surplus control bylaw passed by Council each fall.

(R9) FS17-027 – Hotel Development Charges – Deferrals

1. That Report No. FS17-027 be received; and
2. That, until the current Town Development Charges By-law No. 5585-14 is repealed, the Treasurer and CAO be authorized to enter into and sign Development Charges Deferral Agreements for hotel or motel developments which defer the excess amounts that the development is required to pay over the amount determined for an office building of the same gross floor area, provided that such hotel/motel have non-lodging uses whose Gross Floor Area (GFA) does not exceed 33% of the GFA used for lodging; and
3. That the similar authorization to enter deferral agreements for hotels or motels approved on August 11, 2015, be withdrawn; and
4. That staff undertake a detailed review of development charges for hotels and motels in the next update of the Town's Development Charges By-law.

(R10) IES17-026 – On-Street Parking Concerns on Wiles Court

1. That Report No. IES17-026 be received; and
2. That parking be prohibited at any time on the west side of Wiles Court from Murray Drive to a point 58 metres north of Murray Drive; and
3. That a by-law be enacted to implement the above recommendation; and
4. That a letter be sent to all affected residents outlining Council's direction.

**(R11) IES17-027 – Vandorf Sideroad Maximum Rate of Speed
Amendment**

1. That Report No. IES17-027 be received; and
2. That the prescribed maximum rate of speed on Vandorf Sideroad from Leslie Street to 600m west of Leslie Street be reduced from 60km/h to 50km/h; and

3. That the necessary By-law be enacted at the Council meeting of June 13, 2017.

(R12) IES17-028 – Cleaning of Catch Basins, Storm Detention Tanks and Oil Grit Separators

1. That Report No. IES17-028 be received; and
2. That Capital Project No. 42063 Catch Basin Cleaning be approved; and
3. That funding for the work be allocated from the Storm Sewer Reserve Fund; and
4. That staff report back to Council with the Request for Quotation results including cost implications, recommendations for moving forward with the work and a plan of action associated with a future maintenance program for this infrastructure.

(R14) Memorandum from Mayor Geoffrey Dawe

Re: Accessibility Advisory Committee – Council Liaison

1. That the memorandum regarding Accessibility Advisory Committee – Council Liaison be received; and
2. That Councillor John Abel replace Councillor Sandra Humfryes as Council Liaison on the Accessibility Advisory Committee effective immediately.

C2. Council Meeting Minutes of May 23, 2017

1. That the Council meeting minutes of May 23, 2017, be adopted as printed and circulated.

C3. Council Public Planning Meeting Minutes of May 24, 2017

1. That the Council Public Planning meeting minutes of May 24, 2017, be adopted as printed and circulated.

Carried

6. Consideration of Items Requiring Discussion (Regular Agenda)

- R1. FS17-033 –Additional Information to Item C1(R13) – Summary of Committee Recommendations Report No. 2017-05, Re: Parks, Recreation and Cultural Services Advisory Committee Meeting Minutes of April 20, 2017**

**Moved by Councillor Thom
Seconded by Councillor Pirri**

1. That Report No. FS17-033 be received; and
2. That 2017 Capital Project No. 73301, Canine Commons Leash Free Park Improvements, be approved in the amount of \$72,000, to be funded from the Parks & Recreation Repair & Replacement Reserve Fund.

**On a recorded vote the motion
Carried**

Yeas: 9 Nays: 0
Voting Yeas: Councillors Abel, Gaertner, Humfryes,
Kim, Mrakas, Pirri, Thom, Thompson
and Mayor Dawe
Voting Nays: None

- R2. Correspondence from Highland Gate Developments Inc. dated June 12, 2017
Re: Motion (b) Councillor Gaertner and Councillor Mrakas; Re:
Highland Gate Redevelopment**

**Moved by Councillor Thom
Seconded by Councillor Kim**

1. That the Correspondence from Highland Gate Developments Inc. dated June 12, 2017, regarding Motion (b) Councillor Gaertner and Councillor Mrakas; Re: Highland Gate Redevelopment be received for information.

Carried

- R3. General Committee Meeting Report of June 6, 2017
(R13) Summary of Committee Recommendations Report No. 2017-05**

**Moved by Councillor Gaertner
Seconded by Councillor Pirri**

1. That Summary of Committee Recommendations Report No. 2017-05 be received; and
2. That the Committee recommendations contained within this report be approved.

Carried

7. Notices of Motion

**(a) Councillor Abel
Re: Town Park Permit Fee**

On a motion of Councillor Abel seconded by Councillor Humfryes, Council consented on a two-thirds vote to waive the Procedure By-law to permit the discussion of Notice of Motion (a) as Motion (c).

8. Motions

**(a) Councillor Abel
Re: Twinning With an Indigenous Community: A Canada 150 Municipal Legacy**

**Moved by Councillor Abel
Seconded by Councillor Thom**

Whereas the Town of Aurora recognizes that the contributions and experiences of Indigenous peoples are part of our country's shared history; and

Whereas municipalities are taking a leadership role in critical areas of importance; and

Whereas the Town of Aurora supports the work of all levels of government in advancing reconciliation and renewing a nation-to-nation relationship with Indigenous peoples based on mutual understanding and respect; and

Whereas the Town of Aurora is hosting its first-ever Indigenous Festival and New Beginnings Pow Wow as part of our Canada 150 celebrations and wishes to make a commitment to ongoing conversation and partnership with Canada's Indigenous peoples; and

Whereas municipalities will often twin with other like-minded communities to foster friendship, understanding, and awareness;

1. Now Therefore Be It Hereby Resolved That staff be directed to investigate twinning with an Indigenous community in Ontario and report back with details for Council consideration; and
2. Be It Further Resolved That, if the Town of Aurora does move forward and twin with an Indigenous community, that the Federal department of Indigenous and Northern Affairs be notified and requested to poll communities so that a registrar of communities interested in twinning can be developed; and
3. Be It Further Resolved That, if Aurora does twin with an Indigenous community, a notice be sent to the Federation of Canadian Municipalities, the Association of Municipalities of Ontario, and all Ontario municipalities, to encourage twinning between Indigenous and non-Indigenous communities.

Carried

**(b) Councillor Gaertner and Councillor Mrakas
Re: Highland Gate Redevelopment**

On a motion of Councillor Pirri seconded by Councillor Abel, Council consented to consider Motion (b) following consideration of Delegation (b).

Main motion

Moved by Councillor Gaertner

Seconded by Councillor Mrakas

Whereas the redevelopment of the Highland Gate Golf Course will be a disruptive process for our residents in the surrounding stable neighbourhood; and

Whereas our Council has a duty to do everything in our power to protect our residents by ensuring that this construction is accomplished as smoothly and respectfully as possible;

1. Now Therefore Be It Hereby Resolved That staff provide a report to Council by July 4, 2017, before any Agreements are signed, that outlines all measures that can be taken to ensure that we have the ability, in writing, to mitigate the impacts of the construction, and that these include, but are not limited to, the following:
 - Conditions that must be met in the Pre-Servicing and Subdivision agreements, including mitigation measures; and
 - The process should there be any contravention of the Town's Conditions or Requirements; and
 - The staff person responsible for addressing residents' concerns, and in what required time frame; and
 - 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; and
 - 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; and
 - The enforcement of the Agreements in regard to the developer's Letter of Credit.

Amendment

Moved by Councillor Abel

Seconded by Councillor Kim

That the operative clause be amended by removing the words "before any Agreements are signed".

Defeated

**On a recorded vote the main motion
Carried**

Yeas: 9 Nays: 0
Voting Yeas: Councillors Abel, Gaertner, Humfryes,
Kim, Mrakas, Pirri, Thom, Thompson
and Mayor Dawe
Voting Nays: None

**(c) Councillor Abel
Re: Town Park Permit Fee**

**Main motion
Moved by Councillor Abel
Seconded by Councillor Humfryes**

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.

Amendment

Moved by Councillor Pirri

Seconded by Councillor Thompson

That the operative clause be amended to replace the word “waived” with the words “funded through Council’s operating contingency account”.

Carried

Main motion as amended

Moved by Councillor Abel

Seconded by Councillor Humfries

1. Now Therefore Be It Hereby Resolved That the \$340 permit fee be **funded through Council’s operating contingency account** for the event to be held in the Town Park Band Shell from 2 to 4 p.m. on Saturday, June 17, 2017.

Carried as amended

9. Regional Report

York Regional Council Highlights – May 11 and May 25, 2017

Moved by Councillor Thom

Seconded by Councillor Thompson

That the Regional Reports of May 11 and May 25, 2017, be received for information.

Carried

10. New Business

Councillor Thom inquired about the progress of the addition to the Peace Park monument, and staff provided an update.

Councillor Kim inquired about the progress of Mavrillac Park, and staff provided an update.

Councillor Pirri inquired about the progress of Queen's Diamond Jubilee Park, and staff provided an update.

Councillor Gaertner inquired about a pump house in disrepair at Highland Green, and the Chair provided an update.

11. Public Service Announcements

Councillor Gaertner announced that the York Region Pride Parade will be held on Main Street in Newmarket starting at 10:30 a.m. on Saturday, June 17, 2017.

Councillor Abel noted the activities and success of the New Beginnings Pow Wow event held at Lambert Willson Park on Saturday, June 3, 2017.

Councillor Humfries extended a reminder regarding the Aurora Farmers' Market and Artisan Fair being held at Town Park from 8 a.m. to 1 p.m. each Saturday.

Councillor Mrakas extended appreciation to staff for the successful Paws in the Park event held in Sheppard's Bush on June 3, 2017.

Councillor Mrakas extended congratulations to Councillor Pirri on his re-election to the Federation of Canadian Municipalities (FCM) Board of Directors.

Mayor Dawe noted that a Pride flag-raising ceremony was held today at Town Hall, including representatives of York Regional Police and York Pride Fest, and further information is available at www.yorkpridefest.com.

Mayor Dawe announced that the Town Splash Pads are now open for the season.

Mayor Dawe noted that the Town is looking for focus group participants to help improve communications with the community, and the group will be meeting at the Aurora Family Leisure Complex from 7 to 9 p.m. on Wednesday, June 21, 2017.

Mayor Dawe extended a reminder that June is Recreation and Parks Month.

Mayor Dawe noted that the Bike Aurora event will take place on Saturday, June 24, 2017.

Mayor Dawe extended a reminder that the Town is seeking youth members to serve on the Youth Engagement Committee, and further information is available at www.aurora.ca/youth.

12. By-laws

**Moved by Councillor Thom
Seconded by Councillor Kim**

That the following by-laws be enacted:

- (a) By-law Number 5990-17** Being a By-law to amend Parking and Traffic Control By-law Number 4574-04.T, as amended, to prescribe a Maximum Rate of Speed on various highways in the Town of Aurora (Vandorf Sideroad).
- (b) By-law Number 5991-17** Being a By-law to set and levy the rates of Taxation for the taxation year 2017.

Carried

13. Closed Session

None

14. Confirming By-law

**Moved by Councillor Abel
Seconded by Councillor Thompson**

That the following confirming by-law be enacted:

By-law Number 5992-17 Being a By-law to Confirm Actions by Council Resulting from a Council Meeting on June 13, 2017.

Carried

Council Meeting Minutes
Tuesday, June 13, 2017

Page 18 of 18

15. Adjournment

**Moved by Councillor Thom
Seconded by Councillor Humfryes**

That the meeting be adjourned at 10:08 p.m.

Carried

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk

The minutes of the Council meeting of June 13, 2017, are subject to final approval by Council on June 27, 2017.



**Town of Aurora
Council Public Planning
Meeting Minutes**

Council Chambers
Aurora Town Hall
Wednesday, February 22, 2017

Attendance

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

Members Absent None

Other Attendees Marco Ramunno, Director of Planning and Building Services, Jeff Healey, Planner, Marty Rokos, Planner, Samantha Yew, Deputy Clerk, and Linda Bottos, Council/Committee Secretary

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

1. Approval of the Agenda

Moved by Councillor Gaertner

Seconded by Councillor Humfryes

That the agenda as circulated by Legislative Services be approved.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

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

3. Planning Applications

Mayor Dawe outlined the procedures that would be followed in the conduct of the public meeting. The Deputy Clerk confirmed that the appropriate notice had been given in accordance with the relevant provisions of the *Planning Act*.

1. PBS17-012 – Application for Zoning By-law Amendment, 1428420 Ontario Limited, 22 and 26 Centre Street, Lots 120 and 121, Plan 246, File Number: ZBA-2016-08

Planning Staff

Mr. Jeff Healey, Planner, presented an overview of the application and staff report respecting the proposal to rezone the subject lands from “Special Mixed Density Residential (R5) Zone” to “Row Dwelling Residential (R6-X) Exception Zone” to permit a maximum of twelve (12) block townhouse units. He noted that the subject lands are located within the Northeast Old Aurora Heritage Conservation District and designated as “Stable Neighbourhood Residential” by the Town’s Official Plan. Mr. Healey further noted that a site plan application has not yet been submitted.

Consultant

Mr. Stephen Bedford, Development Manager of Land Developments, on behalf of the owner, spoke to the context of the subject lands as related to the preservation of the Heritage District, compatibility, and surrounding land uses and development. He noted that the large trees on the property boundary would be retained as part of the proposed development. Mr. Bedford requested that Council direct staff to work with the applicant to refine the submission for the development of twelve townhomes designed to reflect the characteristics of the Heritage District.

Public Comments

Aurora residents, including Jillian Bickmore, Bob McRoberts, George Steeves, and Jacob and Danielle Stewart, provided the following comments:

- Concern regarding changes to the rear yard views of Catherine Avenue properties
- Concern that the proposal is not respectful of the scale, massing, and rear yard amenity areas of adjoining properties
- Concern regarding setting a precedent for future developments
- Concern regarding the appropriateness of the proposed intensification in a Heritage District
- Concern regarding increased traffic on Centre Street and Catherine Avenue
- Concern regarding potential traffic and safety issues in neighbourhood, including the safety of children
- Concern regarding the preservation of trees and potential damage to roots
- Concern regarding the proposed setback, height, shadowing, and drainage

Consultant

Mr. Bedford addressed the concerns respecting compatibility, preservation of the Heritage District, traffic, and intensification.

Main motion

Moved by Councillor Humfryes

Seconded by Councillor Gaertner

1. That Report No. PBS17-012 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

Amendment

Moved by Councillor Humfryes

Seconded by Councillor Pirri

That the main motion be amended by replacing the words “General Committee” with “Public Planning”.

Carried

Main motion as amended

Moved by Councillor Humfryes

Seconded by Councillor Gaertner

1. That Report No. PBS17-012 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future **Public Planning** meeting.

Defeated

Moved by Councillor Mrakas

Seconded by Councillor Thom

1. That Report No. PBS17-012 be received; and
2. That the Application for Zoning By-law Amendment be denied as the current proposal is not in conformity with the Town's Heritage Conservation District Plan and the Town's Official Plan.

On a recorded vote the motion

Carried

Yeas: 9 Nays: 0
Voting Yeas: Councillors Abel, Gaertner, Humfryes,
Kim, Mrakas, Pirri, Thom, Thompson,
and Mayor Dawe
Voting Nays: None

2. **PBS17-013 – Application for Zoning By-law Amendment, Dorota Smolarkiewicz, 15403 Yonge Street, Lot 95, Registered Plan 246, File Number: ZBA-2016-14**

Planning Staff

Mr. Marty Rokos, Planner, presented an overview of the application and staff report respecting the proposal to rezone the subject lands from "Special Mixed Density Residential (R5) Zone" to "Special Mixed Density Residential (R5-X) Exception Zone" to permit business and professional office use, site specific

zoning provisions for parking, and recognize existing site conditions for front yard setback, driveway width, and buffer strips. He noted that the subject lands are designated as “The Aurora Promenade” and specifically “Downtown Shoulder” by the Town’s Official Plan. Mr. Rokos further noted that a site plan application has not yet been submitted.

Consultant

Mr. Jonathan Chan, representing the applicant, indicated that he had no comments at this time.

Mr. Kurt Johnstone, representing the applicant, and owner of a small business on the property, spoke to various aspects of the application including parking, drainage, and snow removal. He noted that no changes were being proposed for the property, building structure, or driveway, other than resurfacing of the parking lot.

Public Comments

No members of the public came forward.

**Moved by Councillor Pirri
Seconded by Councillor Thom**

1. That Report No. PBS17-013 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Building Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

Carried

4. Confirming By-law

**Moved by Councillor Thom
Seconded by Councillor Kim**

That the following confirming by-law be enacted:

Council Public Planning Meeting Minutes
Wednesday, February 22, 2017

Page 6 of 6

5958-17 Being a By-law to Confirm Actions by Council Resulting from a
Council Public Planning Meeting on February 22, 2017.

Carried

5. Adjournment

**Moved by Councillor Pirri
Seconded by Councillor Humfryes**

That the meeting be adjourned at 8:51 p.m.

Carried

Geoffrey Dawe, Mayor

Samantha Yew, Deputy Clerk

The minutes of the Council Public Planning meeting of February 22, 2017, are subject to final approval by Council on March 28, 2017.



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4746
Email: mayor@aurora.ca
www.aurora.ca

**Town of Aurora
Office of the Mayor**

Memorandum

Date: June 27, 2017
To: Members of Council
From: Mayor Geoffrey Dawe
Re: **Lake Simcoe Region Conservation Authority
Board Meeting Highlights of May 26, 2017**

Recommendation

That Council:

- Receive the correspondence for information
- Endorse the recommendations
- Provide direction



Board Meeting Highlights

May 26, 2017

Announcements:

a) Gilmor vs. NVCA

CAO Mike Walters was pleased to announce that the Nottawasaga Valley Conservation Authority (NVCA) was recently successful in a lawsuit against Gilmor, a lengthy case that included NVCA being awarded costs. As a result, the provision for safe access is again clearly enshrined in the Section 28 regulation and the responsibility of conservation authorities to enforce. Also highlighted was the requirement for municipalities to ensure that proponents have been successful in receiving the permit approvals from conservation authorities prior to municipalities issuing building permit approvals.

b) Coming Events

General Manager, Conservation Lands, Brian Kemp advised the Board that two events are coming up: the 3rd Annual BioBlitz at Sheppard's Bush on June 17th, which is a 24 hour blitz of property to count species; and the Bradford Mayor's Hike taking place at Scanlon Creek Conservation Area on June 10th.

c) MMA Letter regarding Septic Re-inspection

CAO Walters noted that a few members had questioned the letters that municipalities in Ontario received from the Ministry of Municipal Affairs regarding septic re-inspection no longer required under the building code. He did, however, note it is still required under Source Water Protection (if you are considered a risk and in a wellhead protection zone WHPA1) and in the Lake Simcoe watershed through the Lake Simcoe Protection Act and Plan, which states that municipalities are required to undertake inspections for residential septic systems adjacent to the lake and within 100 metres of a watercourse.

Presentations:

a) LSRCA's Ecological Offsetting Plan

Natural Heritage Ecologist, Kate Lillie, provided the Board with an overview of LSRCA's Ecological Offsetting Plan, noting the Plan is about compensation for the unavoidable loss of natural heritage features from one area through the replacement or enhancement of features in another area. She noted the Plan facilitates development on strategically important land, such as settlement areas, while upholding the principle of "no net loss" and addresses the environmental impacts of development. She also noted that ecological offsetting is only considered when there is no other option.

The Plan includes feedback from non-government organizations, consulting firms and members of the Building Industry and Land Development Association, and member municipalities. Details of the plan include proponents' conforming to all applicable provincial, regional and local policy, as well as the Mitigation Hierarchy. Options for compensation are then considered, with the first and preferred option being replacement of the feature (woodland, wetland, etc.), and the second option is cash-in-lieu, where LSRCA, in consultation with our member municipalities, administers and redirects any funds



collected towards the creation, protection or restoration of natural heritage features in the watershed, targeting the municipalities and sub watersheds from where features were originally lost.

In conclusion, the Ecological Offsetting Plan will provide a consistent, fair and transparent approach for implementing ecological offsetting, support strategic development in designated areas, and ensure “no net loss” of natural heritage features in the Lake Simcoe watershed.

b) Harmonization of Program and Services

Chief Administrative Officer, Mike Walters, provided the Board with an overview of LSRCA’s Harmonization of Programs and Services, noting that harmonizing services with our neighbouring conservation authorities was identified as a priority action in LSRCA’s Strategic Plan. Accordingly, he explained that a review of programs and services has been undertaken in order to evaluate a) if opportunities exist to improve the consistency of program delivery for member municipalities shared by more than one conservation authority, b) identifying instances where LSRCA could align programs and services into similar categories of core business to assist our municipal partners when evaluating budget requests, and c) to better reflect the intent of the new Strategic Plan Goals, Outcomes and Activities and respond to increasing growth and complexity of issues within the Lake Simcoe watershed.

The review determined that the Toronto and Region Conservation Authority (TRCA) had the most appropriate business model that best reflected the needs and strategic direction of LSRCA, and accordingly LSRCA decided to align the business to be more consistent with the programs and services categories offered by TRCA, but also retain programs and service areas that are unique to LSRCA and required in the Lake Simcoe watershed.

LSRCA’s various programs now reside under the following seven service areas:

- Watershed Studies and Strategies
- Water Risk Management
- Ecological Management
- Greenspace Services
- Education and Engagement
- Planning and Development Services
- Corporate Services

Correspondence and Staff Reports:

Correspondence

The Board received a copy of LSRCA’s letter to the Hon. Kathleen Wynne requesting her support regarding the transfer of development rights regarding the Maple Lake Estates site. The Board also received a copy of LSRCA’s response from Hon. Kathleen Wynne, which advised that the matter would be best dealt with by the Hon. Bill Mauro, Minister of Municipal Affairs.



LSRCA's Ecological Offsetting Plan

The Board approved Staff Report No. 22-17-BOD prepared by Natural Heritage Ecologist, Kate Lillie, which outlined and sought approval of LSRCA's Ecological Offsetting Plan.

Harmonization of Program and Services

The Board received Staff Report No. 23-17-BOD prepared by Chief Administrative Officer, Mike Walters, which detailed LSRCA's efforts to harmonization services with neighbouring conservation authorities, an initiative set out in the 2016-2020 Strategic Plan.

Budget Status Report

The Board received Staff Report No. 24-17-BOD, prepared by Manager, Finance, Katherine Toffan, which provided the Board with a summary of revenues and expenditures for the period ending April 30, 2017.

Lake Simcoe Phosphorus Offset Program

The Board received Staff Report No. 25-17-BOD prepared by Chief Administrative Officer, Mike Walters, which updated the Board on the progress of implementing the Lake Simcoe Phosphorus Offset Program.

Durham Community Climate Adaptation Plan

The Board approved Staff Report No. 26-17-BOD prepared by Manager, Environmental Science and Monitoring, David Lembcke, and Manager, Integrated Watershed Management, Bill Thompson, which provided a brief overview of the Durham Community Climate Adaptation Plan and sought the Board's approval in principle of the Plan, as well as LSRCA's participation in Phase 3: Program Approval and Funding.

Purchasing Policy – Outreach and Engagement Services Contract

The Board approved Staff Report No. 27-17-BOD prepared by Manager, Integrated Watershed Management, Bill Thompson, regarding a contract for outreach and engagement services related to winter salt management practices. The Board approved staff's recommendation to award the contract to Freeman Associates.

LSRCA's 2018 Budget Assumptions

The Board approved Staff Report No. 28-17-BOD prepared by Manager, Budget and Business Analysis, Susan McKinnon, which sought the Board's approval on the Budget Committee's recommendations for 2018 budget assumptions for the operating and capital budget development process.

For more information or to see the full agenda package, please click the link below for LSRCA's Board of Directors' webpage: [LSRCA Board Meetings](#)



**Town of Aurora
General Committee Report**

No. IES17-031

Subject: Award of Tender York Purchasing Co-op Tender No. CRFP2016-05
for the Supply of York Purchasing Cooperative Custodial Supplies

Prepared by: Phillip Galin, Manager, Facilities, Property and Fleet

Department: Infrastructure and Environmental Services

Date: June 20, 2017

Recommendation

1. That Report No. IES17-031 be received; and
2. That York Purchasing Co-op Tender No. CRFP2016-05 for the supply and delivery of Custodial Supplies be awarded to Swish Maintenance Ltd. for a three (3) year term for the supply and delivery of Paper, Soap, Chemicals and Personal Protective Equipment (PPE), and that the Town issue a Purchase Order for an upset limit of \$45,000, excluding taxes for 2017; and
3. That York Purchasing Co-op Tender No. CRFP2016-05 for the supply and delivery of Custodial Supplies be awarded to Mr. Chemical Ltd. for a three (3) year term for the supply and delivery of Bags, Miscellaneous and Equipment, and that the Town issue a purchase order for an upset limit of \$15,000 excluding taxes for 2017; and
4. That the Director of Infrastructure and Environmental Services be authorized to approve Purchase Orders for the years commencing in 2018 and 2019 to an upset limit of the approved budget for each year; and
5. That the Director of Infrastructure and Environmental Services be authorized to renew Tender No. CRFP2016-05 for an additional two (2) additional, one (1) year terms, pending an annual analysis and satisfactory performance review, for a total contract duration of up to five (5) years; and
6. 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.

Executive Summary

The purpose of this report is to seek Council approval to award York Purchasing Co-op Tender No. CRFP2016-05 for the supply and delivery of Custodial Supplies for use within Town buildings.

Background

The supply and delivery of custodial supplies was conducted by the York Catholic District School Board (YCDSB) on behalf of the York Purchasing Cooperative (YPC).

The YCDSB, as the lead agency, has awarded CRFP2016-05 to two vendors, Swish Maintenance Ltd. and Mr. Chemical Ltd. Certain commodity areas were awarded to each vendor. YPC works with the York Region area municipalities to facilitate tenders of commonly required services and commodities for the benefit of the participating agencies. The Town of Aurora is a participating agency and uses the results of various tenders to procure necessary custodial supplies.

The bid was based on the submission of various unit prices and Town-specified quantities. It is the intention to apply the unit prices tendered to purchase custodial supplies to a maximum value of the approved Operating Budget approved for 2017 at \$60 000.

Analysis

Verification of the tenders was undertaken by the lead agency being the YCDSB for the YPC. The lowest compliant bids were submitted by two vendors, Swish Maintenance Ltd. and Mr. Chemical Ltd. Certain commodity areas were award to each as indicated below:

- Mr. Chemical Ltd. for bags and miscellaneous equipment
- Swish Maintenance Ltd. for paper, soap, chemicals and PPE

The term of contract is for three (3) years effective April 1, 2017 to March 31, 2020 with fixed firm pricing.

The YCDSB has the right to extend the contract for two (2) additional, one (1) year terms.

June 20, 2017

Page 3 of 4

Report No. IES17-031

Advisory Committee Review

Not applicable.

Financial Implications

The bids were based on the submission of various unit prices and Town-specified quantities. It is the intention to apply the unit prices tendered to purchase Custodial Supplies to a maximum value of the approved Operating Budget approved for this project being \$60,000 for 2017.

It is anticipated that the future budget for 2018 will be approved during this year's budget deliberations. This contract does not have minimum purchasing requirements.

Communications Considerations

There is no external communication required.

Link to Strategic Plan

This project supports the Strategic Plan goal of ***Supporting an Exceptional Quality of Life for All*** through its accomplishment in satisfying the requirement in the following key objective within this goal statement:

Invest in sustainable infrastructure: Establish policies and programs that enhance the accessibility and safety of new and existing facilities and infrastructure.

Alternative(s) to the Recommendation

1. Council may choose to not award this project. The Tender evaluation process meets all requirements of the Procurement By-law and awarding this contract is the next step in fulfilling the requirements of the tendering process. If Council chooses to not award this contract, we will have to independently go out to tender for Custodial Supplies.

June 20, 2017

Page 4 of 4

Report No. IES17-031

Conclusions

The Tender review has complied with the Procurement By-law requirements and staff recommend that Tender No.CRFP2016-05 for the supply and delivery of Custodial Supplies be awarded to Mr. Chemical Ltd. for a three (3) year term for the supply and delivery of Bags, Miscellaneous and Equipment and Swish Maintenance Ltd. be awarded for a three (3) year term for the supply and delivery of paper, soap, chemicals and PPE.

Attachments

None.

Previous Reports

None.

Pre-submission Review

Agenda Management Meeting review on June 1, 2017

Departmental Approval



Allan D. Downey
Acting Director
Infrastructure and Environmental Services

Approved for Agenda



Doug Nadorozny
Chief Administrative Officer



Town of Aurora

General Committee Report No. PBS17-046

**Subject: Request for Street Name Approval
Highland Gate Developments Inc.
21 Golf Links Drive
File Number: SUB-2015-01
Related File Numbers: OPA-2015-01, ZBA-2015-02**

Prepared by: Mark Lemmon, GIS Analyst

Department: Planning and Building Services

Date: June 20, 2017

Recommendation

- 1. That Report No. PBS17-046 be received; and**
- 2. That the following Street Names be approved for the proposed roads within the approved Plan of Subdivision, SUB-2015-01**

Street "A"	Klees Crescent
Street "B"	Mathew Lepper Court
Street "C"	Kenneth Campbell Court
Street "D"	Alex Gardner Court
Street "E"	Wallace Merchant Court
Street "F"	William Crossley Court
Street "G"	John Bradbury Court
Street "H"	William Heath Court

Executive Summary

This report seeks approval of eight street names proposed by Highland Gate Developments Inc. for the planned development at 21 Golf Links Drive. The names were selected from the Town of Aurora's Bank of Approved Street Names and have been approved by York Region and Central York Fire Services.

- The Plan of Subdivision was approved by the OMB on January 23, 2017.

- The developer has selected the following names from the Towns Bank of Approved Names: Klees, Mathew Lepper, Kenneth Campbell, Alex Gardner, Wallace Merchant, William Crossley, John Bradbury, and William Heath. Staff recommends that the names Klees, Mathew Lepper, Kenneth Campbell, Alex Gardner, Wallace Merchant, William Crossley, John Bradbury, and William Heath be approved for the road servicing of the proposed Subdivision development.

Background

In accordance with the Town of Aurora's Street Naming Policy, developers have the option of selecting a street name from the Bank of Approved Street Names. Secondly, the developer has the option to request a specific street name, pending clearance by the York Region and acceptance by the Central York Fire Services. The Owner has decided to proceed with eight names that are currently found on the Town of Aurora Bank of Approved Street Names.

Application History

The Town received the Draft Plan of Subdivision Highland Gate Developments Inc. on February 27, 2015. The Minutes of Settlement regarding the redevelopment of the Highland Gate Golf Course were presented to the Ontario Municipal Board and verbally approved on Thursday, December 1, 2016. In addition, the proposed zoning by-law and Official Plan amendment, arising out of the Minutes of Settlement were also approved. On January 23, 2017 the Ontario Municipal Board issued a Memorandum of Oral Decision and Order, that Case No: PL151160 be Approved.

Analysis

The proposed street names were requested by Highland Gate Developments Inc. after reviewing the Approved Bank of Street Names. The applicant has proposed that the following names From the Approved Bank of Street Names be used: Street A take the name "Klees", which is the name of a Past member of Provincial Parliament. Street B take the name "Mathew Lepper", which is the name of a past Reeve, Merchant – 1865,

1869-71. Street C take the name “Kenneth Campbell”, which is a name of a fallen WWI soldier inscribed on Aurora’s War Memorial Cenotaph. Street D take the name “Alex Gardner”, who was an Early Aurora Landowner West of Yonge St; Concession 1 Lot 76. Street E take the name “Wallace Merchant”, which is a name of a fallen WWI soldier inscribed on Aurora’s War Memorial Cenotaph. Street F take the name “William Crossley”, which is a name of a fallen WWII soldier inscribed on Aurora’s War Memorial Cenotaph. Street G take the name “John Bradbury”, which is a name of a fallen WWII soldier inscribed on Aurora’s War Memorial Cenotaph. Street H take the name “William Heath”, which is a name of a fallen WWII soldier inscribed on Aurora’s War Memorial Cenotaph. The proposed names have been approved by Central York Fire Services and the Regional Municipality of York.

Link to Strategic Plan

The proposed Site Plan Application supports the Strategic Plan goal of supporting and exception quality of life for all through its accomplishment in satisfying requirements in the objectives of strengthening the fabric of our community.

Alternative to the Recommendation

1. Council has the option to not approve the proposed names, at which point the developer would have to re-submit an alternate request to the applicable agencies for review at a future General Committee date.

Conclusions

In keeping with Council’s resolution respecting the naming of roads, staff recommends that the names Klees Crescent, Mathew Lepper Court, Kenneth Campbell Court, Alex Gardner Court, Wallace Merchant Court, William Crossley Court, John Bradbury Court, and William Heath Court be considered for the road servicing the proposed development.

Attachments

Figure 1 – Location Map

Figure 2 – Approved Draft Plan of Subdivision

Previous Reports

General Committee Planning Report No. PL15-039, May 5, 2015;

Public Planning Meeting Report No. PL15-051, June 24, 2015;

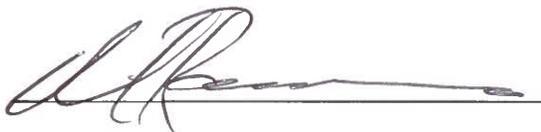
Public Planning Meeting Report No. PL15-073, September 30, 2015; and

Public Planning Meeting Report No. PL15-083, October 28, 2015.

Pre-submission Review

Agenda Management Team Meeting review on June 1, 2017.

Departmental Approval

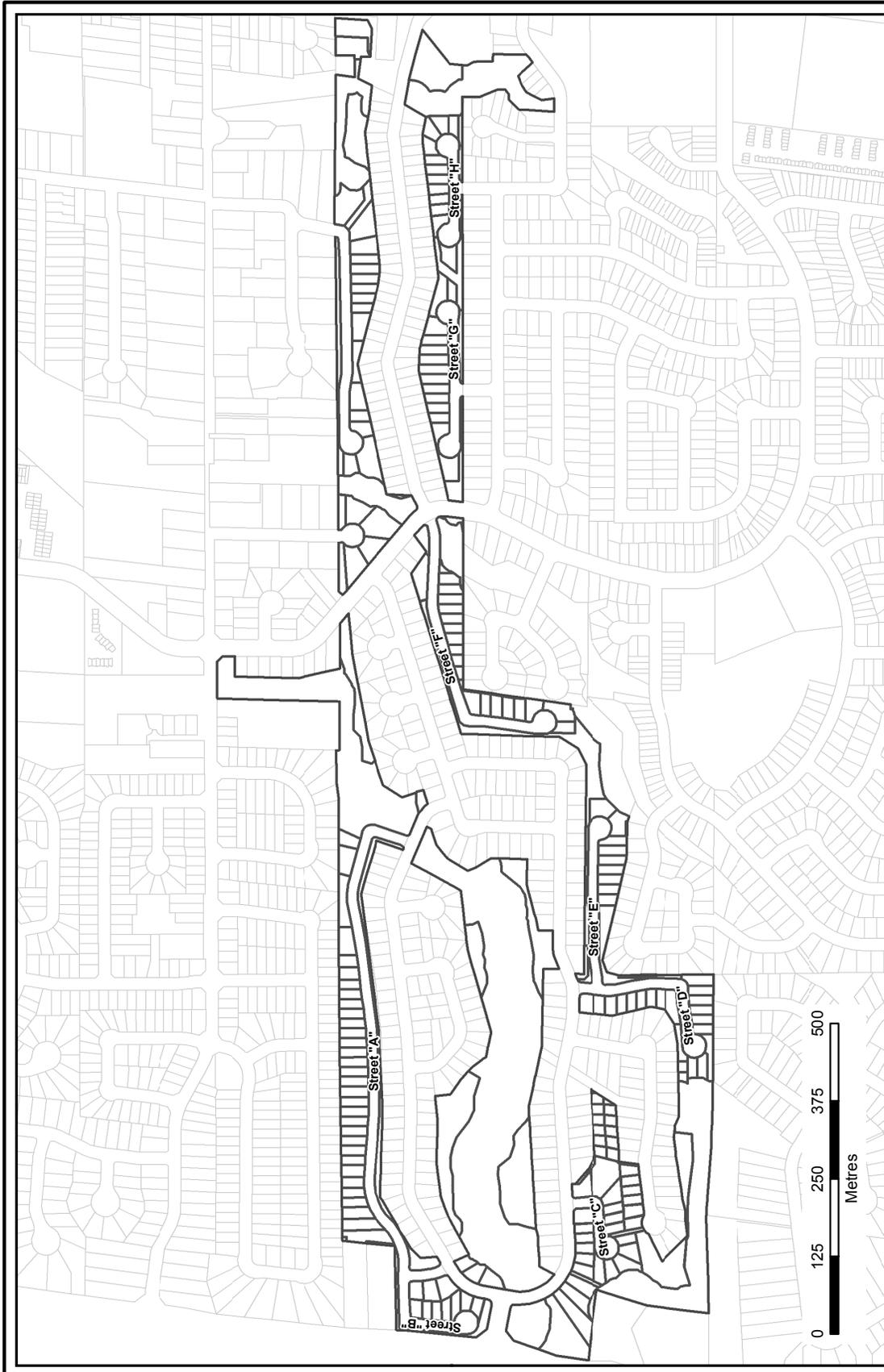


**Marco Ramunno, MCIP, RPP
Director
Planning and Building Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**



EXISTING PARCELS



PROPOSED PARCELS



APPROVED DRAFT PLAN OF SUBDIVISION

APPLICANT: Highland Gate Developments Inc.
FILE: OPA-2015-01, ZBA-2015-02 & SUB-2015-01

FIGURE 2

Map created by the Town of Aurora Planning & Building Services Department, May 16, 2016. Base data provided by York Region & the Town of Aurora.



**Town of Aurora
General Committee Report**

No. IES17-029

Subject: Award of Tender IES 2017-53 – Supply and Delivery of one 2017 Sign Body/Crane Truck

Prepared by: Greg McClenny, Facilities & Fleet Supervisor

Department: Infrastructure and Environmental Services

Date: June 20, 2017

Recommendation

- 1. That Report No. IES17-029 be received; and**
- 2. That Capital Project #34411 for replacement of the sign truck be established, and \$156,700 in funding be approved from the Fleet Repair and Replacement reserve fund; and**
- 3. That Tender IES 2017-53 for the supply and delivery of one 2017 Sign Body/Crane Truck be awarded to Donway Ford Sales Limited, in the amount of \$153,963, excluding taxes; and**
- 4. 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.**

Executive Summary

The purpose of this report is to seek Council approval to award tender for the supply and delivery one 2017 sign body/crane truck for the Infrastructure & Environmental Services Department.

Background

The existing sign body/crane truck is a 2004 model year vehicle and has become increasingly unreliable with mechanical failures that are costly. The lifespan of this vehicle was estimated at 15 years as determined in 2004. The estimated repair costing to keep this vehicle on the road in 2017 is approximately \$20 000. It has significant engine/turbo/intercooler problems and the transmission is becoming problematic. Staff

went to Tender for its early replacement as this truck will not be roadworthy if we wait until the 2019 replacement.

Analysis

Verification of the Tenders were undertaken by staff. The only compliant bid was submitted by Donway Ford Sales Limited in the amount of \$153,963, excluding taxes, for the supply of one 2017 Ford F550 Supercab with sign/crane body. Below is a summary of the bids received for this project:

Table 1 – Summary of Bids Received

	Company Name	Total Bid (excluding taxes)
1	Donway Ford Sales Limited	\$153,963.00

Advisory Committee Review

Not applicable.

Financial Implications

Below is a financial summary based on the Tender submitted by Donway Ford Sales Limited:

Table 2 – Financial Summary

Approved Budget	
2017 capital budget	\$0
Total Approved Budget	\$0
Less previous commitments	\$0
Funding available for subject Contract	\$0
Contract Award excluding HST	\$153,963.00
Non-refundable taxes (1.76%)	\$2,709.75
Total Funding Required	\$156,672.75
Budget Variance – required funding approval	-\$156,700.00

June 20, 2017

Page 3 of 4

Report No. IES17-029

As this project was not included in the 2017 capital budget, full funding at this time is requested to replace this vehicle as soon as possible to meet the daily requirements of the Town's Roads Operations group.

Communications Considerations

There is no external communication required.

Link to Strategic Plan

Maintaining our fleet of roads vehicles supports the Strategic Plan goal of Investing in sustainable infrastructure by maintaining infrastructure to support forecasted population growth through technology, waste management, roads, emergency services and accessibility.

Alternative(s) to the Recommendation

1. Council may choose to not award this project. The Tender evaluation process meets all requirements of the procurement by-law and awarding this contract is the next step in fulfilling the requirements of the tendering process. If Council chooses to not award this contract, repair costs will continue which will not be recouped upon the sale of the existing vehicle. There is an expected expense of approximately \$20,000 on the existing vehicle to allow it to remain in service until 2019.

Conclusions

The Tender review has complied with the Procurement By-law requirements and it is recommended that Tender IES 2017-53 for the supply and delivery one 2017 Sign body/crane truck be awarded to Donway Ford Sales Limited in the amount of \$153,963, excluding taxes.

Attachments

None.

June 20, 2017

Page 4 of 4

Report No. IES17-029

Previous Reports

None.

Pre-submission Review

Agenda Management Meeting review on June 1, 2017

Departmental Approval

Approved for Agenda



**Al Downey
Acting Director
Infrastructure and Environmental Services**



**Doug Nadorozny
Chief Administrative Officer**



**Town of Aurora
General Committee Report**

No. IES17-030

Subject: Procurement of 2018 Capital Projects #34168 Single Axle Dump Truck and #34410 Tandem Axle Dump Truck in 2017

Prepared by: Greg McClenny, Facilities & Fleet Supervisor

Department: Infrastructure and Environmental Services

Date: June 20, 2017

Recommendation

- 1. That Report No. IES17-030 be received; and**
- 2. That funding pre-approval for two 2018 fleet projects be approved, and direction be given to staff to immediately tender for 2018 Capital Projects #34168 Single Axle Dump Truck with a budget estimate of \$208,600 and #34410 Tandem Axle Dump Truck with a budget estimate of \$246,300; and**
- 3. That the Mayor and Town Clerk be authorized to execute the necessary Agreements, including any and all documents and ancillary agreements required to give effect to same.**

Executive Summary

The purpose of this report is to seek Council approval to proceed with the Procurement process for 2018 Capital Projects #34168 and #34410 for one replacement six ton snow plow/dump truck in the Repair and Replacement capital budget and one additional snow plow/dump truck for Infrastructure & Environmental Services Department from the Roads DC Reserve Fund. Staff anticipate issuing tender documents for these two vehicles shortly; however, invoicing is not expected to occur until 2018 due to the long lead time for fabrication of these specialty units.

Background

The Ten Year Capital Plan includes, for 2018, one replacement six ton Dump/Snow Plow truck (34410) and one additional six ton Dump/Snow Plow truck (34168). There is a twelve-month lead time to acquire these vehicles from the manufacturer. Staff requested we change one single axle truck to tandem axle truck to improve service on the Yonge Street corridor during the winter snow clearing season.

Analysis

Project 34410 (replacement truck) will be a single axle truck replacing a single axle truck. Project 34168 (additional truck) will be a tandem axle truck which carries a higher cost to procure.

Table 1 – Summary of Funds forecasted

	Capital Project #	10 Year Capital Plan funding	Current Anticipated Cost
1	#34168	\$205,000	\$246,300
2	#34410	\$205,000	\$208,600

Advisory Committee Review

Not applicable.

Financial Implications

This report seeks pre-approval of two 2018 capital projects which were included in the most recent 10 Year Capital Investment Plan:

1. Fleet replacement project #34168 single axel dump/plow truck \$208,600 including non-refundable HST, funded from Fleet Repair & Replacement Reserve fund.
2. Fleet growth addition project #34410, tandem axel dump/plow truck, \$246,300 including non-refundable HST, funded from the Roads DC reserve fund.

The procurement and delivery process for these trucks is over twelve months, invoicing for these two vehicles will be in the 2018 year.

Communications Considerations

There is no external communication required.

Link to Strategic Plan

Maintaining our fleet of roads vehicles supports the Strategic Plan goal of Investing in sustainable infrastructure by maintaining infrastructure to support forecasted population growth through technology, waste management, roads, emergency services and accessibility.

June 20, 2017

Page 3 of 3

Report No. IES17-030

Alternative(s) to the Recommendation

1. Council may choose to not approve the early procurement of these projects. The twelve month lead time once these projects are approved would begin in 2018 once budget is approved and delivery of these two vehicles would occur in 2019.

Conclusions

It is recommended that Council give direction to begin the procurement process of these 2018 Capital Projects in 2017 in order to ensure the vehicles are delivered and in use for the 2018/2019 winter snow season.

Attachments

None.

Previous Reports

None.

Pre-submission Review

Agenda Management Meeting review on June 1, 2017

Departmental Approval



**Al Downey
Acting Director
Infrastructure and Environmental Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**



**Town of Aurora
General Committee Report**

No. IES17-024

Subject: Implementation of Train Whistle Cessation for GO Train Crossings

Prepared by: Jamal Massadeh, Traffic and Transportation Analyst

Department: Infrastructure and Environmental Services

Date: June 20, 2017

Recommendation

- 1. That Report No. IES17-024 be received; and**
- 2. That staff initiate the process as outlined by Transport Canada for train whistle cessation at the road crossings at Engelhard Drive, St. John's Sideroad and Centre Street, in the Town of Aurora; and**
- 3. That the implementation of the whistle cessation not proceed until the Metrolinx Barrie Corridor Expansion Program is completed; and**
- 4. That Council approve the design budget of \$235,000 in 2018 Budget year to initiate the design phase of the project; and**
- 5. That the Region of York and Metrolinx be advised accordingly of the Town's plans for Train Whistle Cessation.**

Executive Summary

The purpose of this report is to address Council's motion of October 11, 2016, regarding the implementation of the whistle cessation for the GO train level crossings on the Newmarket Subdivision rail line in the Town of Aurora, to consider phasing and funding strategies and to advise Council as to the associated risks of implementing whistle cessation.

Background

Council, at its meeting of October 11, 2016, adopted the following motion regarding the implementation of the Whistle Cessation for the GO train crossings in The Town:

June 20, 2017

Page 2 of 10

Report No. IES17-024

“Whereas Metrolinx is proceeding with the implementation of the Regional Express Rail program; and

Whereas the expansion plans for service enhancement will result in all day 15 minute service occurring in Aurora; and

Whereas this increase in service is significant and will result in a drastic increase in noise resulting from required train whistling; and

Whereas Transport Canada has a procedure for the Cessation of Train whistling that is available to the Town; and

Whereas other municipalities have successfully implemented Whistle Cessation; and

Whereas the Town of Aurora has previously investigated the implementation of Whistle Cessation and has previously completed studies required by the process;

1. Now Therefore Be It Hereby Resolved That staff be directed to bring back a report on the process required by Transport Canada for implementing Whistle Cessation and the status of any studies completed by the Town in support of Whistle Cessation; and
2. Be it Further Resolved that staff provide an implementation plan and preliminary budget on proceeding with a Whistle Cessation program for the Town of Aurora.”

The Town previously considered the implementation of the train anti-whistling and a safety assessment was completed by AECOM Canada Ltd. in 2009. The safety assessment identified a number of deficiencies that required mitigation in order to satisfy Transport Canada Whistle Cessation requirements. General mitigation issues such as pavement markings and traffic signs were addressed and specific items such as pedestrian gates were not completed due to the high associated cost.

Since 2004, Town staff has been periodically working to eliminate the train whistle along the railway corridor within the Town. In 2011, Council cancelled the project due to high implementation costs and the challenges with the terms of the legal agreement with Metrolinx.

In October 2016, Council requested that staff pursue train anti-whistling on the four (4) active level crossings within the Town along the GO Transit Newmarket Subdivision.

Analysis

Description of the Newmarket Subdivision rail line in the Town of Aurora

The Newmarket Subdivision rail line runs generally in a north-south direction and is owned by Metrolinx (Go Transit). There are four (4) at-grade crossings in the Town - Engelhard Drive to the south and St. John's Sideroad on the north, Wellington Street East and Centre Street are the other two crossings. Appendix "A" shows these crossings.

It should be noted that Wellington Street East and St. John's Sideroad crossings are under the jurisdiction of York Region, the other two are under the Town's jurisdiction. All crossings are fitted with safety features properly providing advanced warning and restrict road users for both pedestrians and motorists from entering the rail crossing while in operation. The safety features include bells, flashing lights and gates. Other safety features are pavement markings and traffic signs.

The safety features are maintained by Metrolinx; however the Town monthly contribution to maintenance costs of railway crossing warning systems at Engelhard Drive and Centre Street is \$931.00 plus HST.

The Canadian Rail Operating Rules (CROR) requires all trains to whistle when approaching a public grade crossing

The CROR require all trains to whistle whenever they approach a public grade crossing. While train whistling is an important way to keep motorists, cyclists and pedestrians safe, these whistles can be a nuisance to residents living near the train tracks.

To eliminate train whistling, a process has to be followed as outlined in Transport Canada's Procedure for Train Whistling at Public Grade Crossings in accordance with the "Federal Railway Safety Act and Regulation." The procedure requires the railway companies and road authorities to collaborate in finding the best option for making the crossings safe.

It is important to note that despite the cessation of whistling, if approved by Metrolinx, the whistling may be used based on the train crews' sole discretion if there is an

emergency, or if there are any other rules or orders in force that require the use of the whistle.

Procedure for eliminating whistling at public grade crossings as per Transport Canada requirements

Transport Canada requires that the following steps be followed to achieve the elimination of the train whistle at grade crossings:

1. **Interest for whistling cessation is expressed** - An interest for whistling cessation exists when a municipality receives a request from a citizen or a community group to stop train whistling at a specific area (one crossing or multiple crossings) along a railway corridor.
2. **Municipality consults with Railway Company** - The municipality consults with the railway company that operates the relevant line of railway to assess the feasibility of the whistling cessation request. Regular progress meetings will be required with Metrolinx and York Region for the implementation of train anti-whistling.
3. **Municipality issues notifications and public notice** - The municipality notifies all relevant associations or organizations and issues a public notice of its intention to pass a resolution declaring that it agrees that whistles should not be used at the level crossings along a railway corridor.
4. **Municipality and railway assess the crossing(s) against the prescribed requirements in the Grade Crossings Regulations and Grade Crossing Standards** - The municipality and the railway company assess whether or not the area (crossing or multiple crossings) meets the whistling cessation requirements specified in the Grade Crossing Regulations and Standards.
5. **Municipality passes a resolution declaring that it agrees that whistles should not be used in that area, thereby prohibiting train whistling** - Once it is deemed that the provisions of the Grade Crossings Regulations and Standards are satisfied, the municipality must declare, by resolution, that it agrees that train whistles should not be used at the prescribed crossings.
6. **Railway company notifies Transport Canada and informs the municipality within 30 days that it has arranged to have whistling ceased at the**

crossing(s) – The railway company notifies the headquarters of Transport Canada's Rail Safety Directorate of the effective date of whistling cessation at the crossings, and provides a copy of its special instructions. The railway company notifies the municipality and/or the road authorities in writing of the whistling cessation not later than 30 days after the day whistling is ceased.

- 7. Municipality and railway share the responsibility for monitoring and maintaining the conditions that support the cessation of train whistling at the crossings** -A Transport Canada Railway Safety Inspector may order the reinstatement of whistling at the crossings should the responsible authorities fail to maintain the area in a manner that meets the prescribed requirements of the *Grade Crossings Regulations* and section 23.1 of the Railway Safety Act.

Due to the project cancellation by Council in 2011, the process for the train whistle cessation needs to start from the beginning. Requests have been received from Town residents for train whistle cessation and a Town wide petition will not be required to begin the process.

Responsible authorities for the implementation of train whistle cessation and the essential coordination could lengthen the implementation process

The process to implement the train anti-whistling could take considerable time due to the number of authorities and work involved in the decision and approval process. The Town had previously tried to implement the anti-whistling and other municipalities are actively working on implementing it.

- Transport Canada – sets policy, regulations and guidelines that have to be addressed in order to achieve the train anti-whistling.
- Metrolinx – the owner of the Newmarket Subdivision currently operate 12 commuter trains, five (5) in the morning heading south and seven (7) in the afternoon heading north, per day. With new proposed railway expansion, Metrolinx is planning to increase to all day service every 15 minutes to and from the Aurora GO Station. Metrolinx is the approval agency in relation to its operations and how the train anti-whistling could impact commuter and corridor safety.
- Canadian National Railway (CNR) – is the operating railway as the holder of the Certificate of fitness. CNR is a stakeholder and will be required to issue the final

instructions to the train crew. CNR currently runs a number of unscheduled freight trains along the corridor.

- York Region – Regional road authority and two (2) of the level crossings are within the Region’s jurisdiction (Wellington Street East and St. John’s Sideroad). The Region requires pedestrian gates at its crossings as part of the implementation process.
- Town of Aurora – Municipal road authority and has two (2) level crossings along the corridor (Engelhard Drive and Centre Street). The Town will be responsible for implementing the capital work, establishing the by-law to eliminate the train whistling and entering into the legal agreement with the railway company.

Summary of anti-whistling works that will be required at the Town railway level crossings

Based on the work completed to date, staff believe that maze barriers and pedestrian gates will be required at each crossing to increase safety for pedestrians crossing the railway tracks. Table 1 shows the required work that will have to be completed:

Table 1

Crossing	Maze Barrier	Pedestrian Gates	Road Authority	Comments
Engelhard Drive	2		Aurora	Maze Barriers on the south side
Wellington Street East		4	York Region	
Centre Street	2		Aurora	Maze Barriers on the north side
St. John’s Sideroad		4	York Region	Existing maze barriers to be replaced by pedestrian gates

If Council enacts an anti-whistling by-law, the Town may assume more risk for potential claims that arise as a result of the elimination of the whistle in accordance with the by-law

The Town’s insurer has advised that, at this time, there is not an additional premium being charged if an anti-whistling by-law was passed. However, if the Town was to suffer a severe loss and it was shown that the cause of the loss was as a direct result from a train not sounding its whistle because an anti-whistling by-law was in effect, the

June 20, 2017

Page 7 of 10

Report No. IES17-024

Town's insurance program would be negatively impacted. In addition, as more municipalities are considering enacting anti-whistling by-laws, municipal insurers may increase premiums for all municipalities due to higher exposure of risk since eliminating train whistles may increase both the frequency and severity of accidents.

The Town would be required to enter into an agreement with the railway company to assume all liability in the event of an accident resulting from whistle cessation

The agreement will include an indemnification clause whereby the Town would assume full liability for any potential claims from a third party and the railway company resulting from the elimination of the whistle in accordance with the anti-whistling by-law. The indemnity to the railway company may extend beyond the coverage provided within the Town's insurance policy. If this is the case, the Town's insurer may not cover the indemnity and the Town may be exposed to an uninsured risk.

Advisory Committee Review

None.

Financial Implications

Should Council decide to implement whistle cessation, a budget of approximately \$1,875,000 excluding tax will be required as per the details below.

Pedestrian gates are required by York Region therefore a total of eight (8) pedestrian gates will be required at Wellington Street East and St. John's Sideroad level crossings. Four (4) maze barriers will be required at Engelhard Drive and Centre Street level crossings. The estimated cost is \$10,000 per maze barrier and \$200,000 per pedestrian gate. An additional estimated budget of \$135,000 will be required for detailed design and \$100,000 for peer review consultant as per Metrolinx requirements.

The cost estimates are based on discussions with the City of Markham, which is actively pursuing the implementation of the train anti-whistling at its 13 level crossings.

Should Council decide to approve the design phase, a budget of \$235,000 excluding taxes will be required as outlined in Table 2.

Table 2 provides a breakdown of the budget required for the installation of maze barriers and pedestrian gates.

Table 2

Crossing	Maze Barrier	Pedestrian Gates	Road Authority	Estimated Cost
Engelhard Drive	2		Aurora	\$20,000
Wellington Street East*		4	York Region	\$800,000
Centre Street	2		Aurora	\$20,000
St. John's Sideroad		4	York Region	\$800,000
Detailed Design				\$135,000
Peer Review Consultant				\$100,000
Total	4	8		\$1,875,000

*Budget may be reduced by \$800,000 by not implementing the four (4) pedestrian gates at Wellington Street East, since this location is a priority with Metrolinx improvements program. Grade separation improvements at Wellington Street East should be completed by Metrolinx by 2025.

Communications Considerations

Prior to the train anti-whistling by-law being passed, the Town's Corporate Communications division will develop a comprehensive communication plan and awareness program to inform drivers, cyclists and residents of the new train anti-whistling as this will be a cultural change for all road users. Drivers' behaviors must be altered to proactively be on the lookout for these crossings, for pedestrians and for cyclists crossing the railway tracks. It is anticipated that such work will draw community engagement and feedback.

Staff is anticipating a rapid initiation of the following communications plan:

Objectives

- Inform residents about train anti-whistling implementation
- Create a dedicated page on the Town website to provide information specifically about the train anti-whistling

Strategy

- Public Service Announcement (PSA)

- Notice Board Ads
- Website and Social Media posts – Facebook and Twitter
- Digital Screens in Town Facilities
- Aurora Matters – External Newsletter
- Inside Aurora – Internal Newsletter

Alternative(s) to the Recommendation

None.

Conclusions

This report has been prepared to respond to Council's motion regarding the train anti-whistling implementation in the Town of Aurora. There are a number of steps that must be completed in the process of eliminating train whistles at the Town's public railway crossings. In 2009, a detailed safety assessment was completed and a number of deficiencies have been identified that require rectification in order to meet Transport Canada and York Region requirements before the train whistle can be eliminated in the Town.

The estimated cost for the train anti-whistling implementation is \$1,875,000 excluding taxes for a detailed design, peer review consultant and a total of four (4) maze barriers and eight (8) pedestrian gates. By deferring the implementation until the grade separation at the Wellington Street East crossing the Town could save up to \$800,000.

Attachments

Appendix "A" – Map showing level crossing locations in the Town of Aurora

Previous Reports

Report No. PW04-039, dated August 17, 2004

Report No. PW05-019, dated June 21, 2005

Report No. PW06-033, dated June 20, 2006

Report No. PW07-014, dated June 19, 2007

Memo No. 02-08, dated June 5, 2008

Report No. PW08-033, dated August 12, 2008

June 20, 2017

Page 10 of 10

Report No. IES17-024

Memo, dated September 23, 2008
Report No. PW08-039, dated October 21, 2008
Report No. PW09-006, dated February 17, 2009
Report No. PW09-057, dated November 3, 2009
Report No. IES10-022, dated June 1, 2010
Report No. IES10-035, dated July 13, 2010
Report No. IES11-015, dated April 19, 2011

Pre-submission Review

Agenda Management Team Meeting review on June 1, 2017.

Departmental Approval

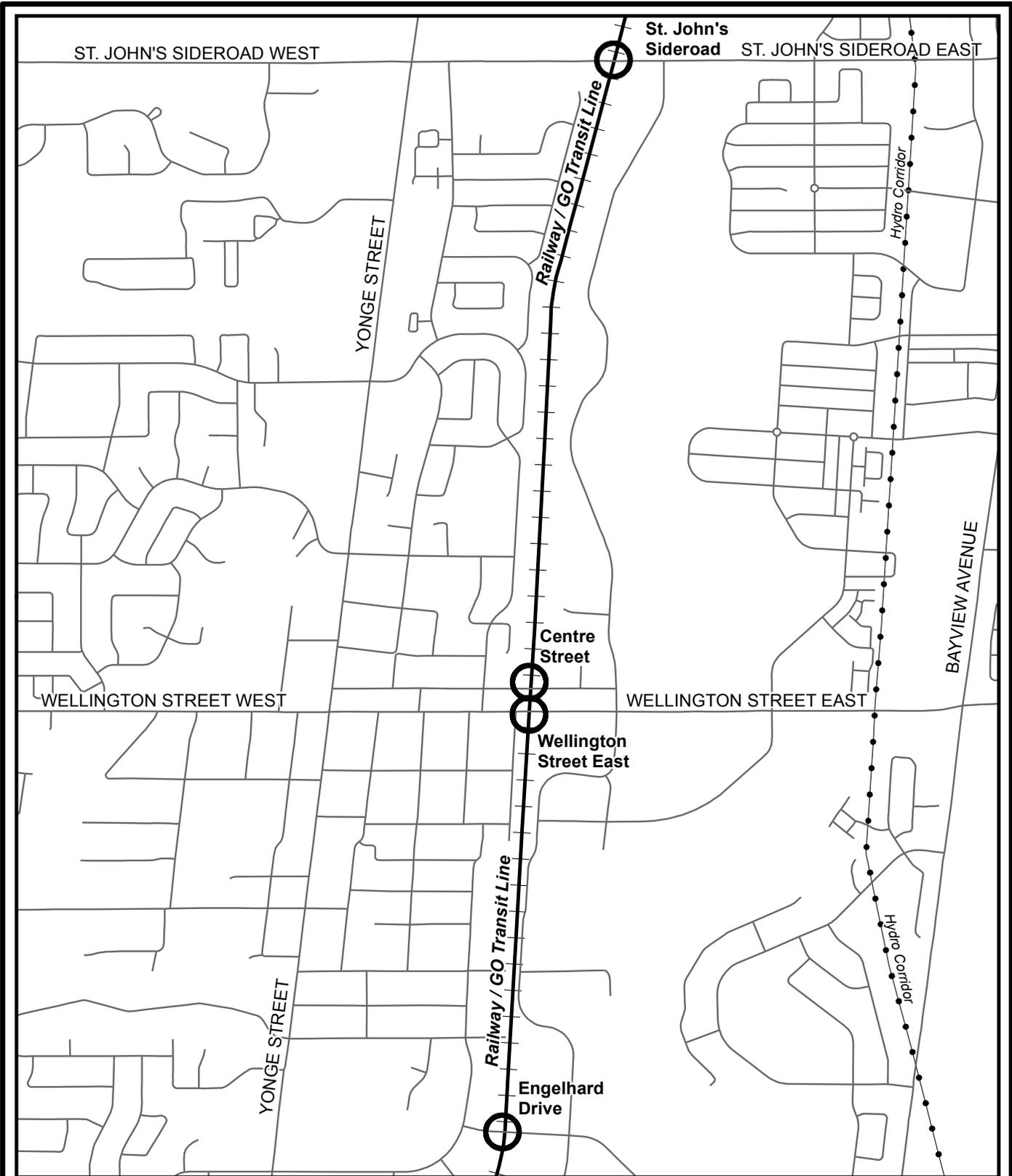


**Marco Ramunno, MCIP, RPP
Acting Director
Infrastructure and Environmental Services**

Approved for Agenda

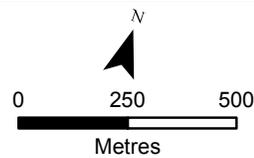


**Doug Nadorozny
Chief Administrative Officer**



**LEVEL CROSSING
LOCATION MAP
APPENDIX 'A'**

 Level Crossing Locations





Town of Aurora

General Committee Report No. PBS17-055

Subject: Proposed Changes to the OMB and Updates to Four Provincial Land Use Plans

Prepared by: Michael Logue, Program Manager, Economic Planning
Fausto Filipetto, Senior Policy Planner

Department: Planning and Building Services

Date: June 20, 2017

Recommendations

1. That Report No. PBS17-055 be received for information.

Executive Summary

This is an information report regarding the Provincial Co-ordinated Land Use Review and Ontario Municipal Board (OMB) Reform. The substantive changes are summarized below:

- The most substantial changes are to the Growth Plan for the Greater Golden Horseshoe, specifically to the section on Building Complete Communities and include increases to intensification targets, increases to designated greenfield area density targets, and introduction of minimum density targets for major transit station areas.
- Changes to the Oak Ridges Moraine Conservation Plan are not anticipated to have a major impact on land use planning policy and procedure in Aurora. No Settlement Area boundary expansions were approved as part of the Provincial review.
- The creation of the Local Planning Appeal Tribunal to replace the OMB, and would also create the Local Planning Appeal Support Centre, to provide free advice and representation to residents who want to participate in the land use planning appeal process.

Background

Provincial Co-ordinated Land Use Planning Review

In February 2015, the Province initiated a co-ordinated review of four prominent Provincial Planning documents: The Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan (ORMCP) and the Niagara Escarpment Plan. The co-ordinated review process consisted of:

- Three rounds of public consultations;
- the establishment of an advisory panel chaired by former Toronto Mayor David Crombie (resulted in 87 recommendations to improve and update the plans);
- 29 open houses and workshops across the Greater Golden Horseshoe and the Niagara Escarpment Area attended by more than 4,600 people; and
- a review of more than 42,000 written submissions.

Staff comments regarding the co-ordinated review were endorsed by Council and provided to the Province in September 2016 (Attachment 1).

OMB Reform Bill 139 (The Building Better Communities and Conserving Watersheds Act)

The Province introduced legislation to overhaul the land use planning appeal system and make changes to the Conservation Authorities Act.

As part of OMB review, the government undertook extensive public consultation in communities across the province by engaging with members of the public, municipalities, Indigenous communities and organizations, and stakeholders.

The following specific components formed part of the OMB review consultation:

- Consultation webpage inviting feedback on a number of themes;
- Public Consultation Document which included possible reforms and requested feedback on these possible reforms;
- Environmental Bill of Rights Registry posting (EBR Registry Number: 012-7196); and,
- Town hall meetings.

Analysis

Provincial Co-ordinated Land Use Planning Review

One of the main themes of the review was to harmonize the definitions and policies of the four Plans. It is intended that the Plans work together to:

- Build compact, complete communities with a diverse range of housing options that better connect transit to where people live and work;
- Retain and attract jobs;
- Support a thriving and productive agri-food sector;
- Strengthen protections for our natural heritage and water resource systems and reduce greenhouse gas emissions;
- Provide public open spaces for recreation and enjoyment; and
- Help municipalities better prepare to minimize the negative impacts from a changing climate, such as more frequent and intense storms and flooding.

Of the four Plans, the Town is more directly affected by the amendment to the Growth Plan and Oak Ridges Moraine Conservation Plan. The following provides a summary of the proposed amendments to these Plans, which will be effective in July 2017.

Growth Plan

The revised Plan includes a staged increase to the Regional intensification target (i.e., the amount of residential development directed annually within the Built-Up Area) that includes:

- An interim minimum intensification target of 50 per cent, to be implemented starting at the next municipal comprehensive review (2022 at the latest).
- A minimum 60 per cent intensification target starting in 2031.

Due to differences in methodology, the interim 50% target will likely not be substantially different from the intensification levels incorporated into the current Official Plan forecasts.

The revised Plan also includes changes in methodology and targets for designated greenfield area density (at the Regional level). This is highlighted by a staged approach similar to intensification targets, and is summarized below:

- A minimum interim Designated Greenfield Area target of 60 residents and jobs per hectare, as of the next municipal comprehensive review (by 2022).
- A minimum of 80 residents and jobs per hectare in 2031.
- Employment lands are now excluded from the blended residents and jobs target.

Due to differences in methodology, the interim 60 residents and jobs per hectare target will likely not be substantially different from the density levels incorporated into the current Official Plan forecasts.

The revised Plan also includes new minimum density targets for major transit station areas along priority transit corridors and existing subways, including 150 residents and jobs combined per hectare for GO train service. This new target would apply to Aurora's GO station at Wellington and Industrial Parkway. Town staff have previously contemplated the GO station as a strategic future growth area, as part of the Promenade Plan.

The Plan also includes a target of 160 people and jobs combined per hectare for bus rapid transit. This was an initial concern for Town staff and appears to have been clarified to no longer apply to Viva station stops along Yonge Street in Aurora. Staff are working with Regional staff to confirm this change with the Province.

These major policy changes have all been amended from those that were provided for consultation, and address staff's concerns raised at the time and endorsed by Council in report PBS16-086.

The Province's interim intensification and density targets, to be applied at the Regional level, will likely only result in minimal increases in density and intensification levels Aurora. However, the longer-term targets, formalization of a density target for the GO station, and the extension of the forecast time horizon will likely mean additional growth assignment and a higher population total than the current Official Plan. As reported previously, Aurora's 2041 forecast based on preliminary Regional forecast work was approximately 80,000 persons.

ORMCP

With respect to the ORMCP, changes are not anticipated to have a major impact on land use planning policy and procedure in Aurora. No Settlement Area boundary expansions were approved as part of the Provincial review.

**OMB Reform Bill 139
(The Building Better Communities and Conserving Watersheds Act)**

If passed, the new Act would create the Local Planning Appeal Tribunal to replace the OMB. The proposed changes would also create the Local Planning Appeal Support Centre. This agency would provide free advice and support for citizens who want to participate in the land use planning appeal process.

The proposed legislation would also modernize the Conservation Authorities Act and guide the conservation of Ontario's watersheds. The legislation would strengthen oversight and accountability, provide clarity for conservation authority roles and responsibilities, encourage public engagement and modernize funding mechanisms. These proposed changes will enable conservation authorities to support future Provincial priorities and give them the flexibility to address growing environmental pressures.

A summary of the changes as proposed by the Building Better Communities and Conserving Watersheds Act are as follows:

- Establish a Local Appeal Tribunal to replace the OMB which is proposed to do the following:
 - Give consideration to local Municipal Council decisions;
 - Review municipal planning decisions to ensure conformity with provincial policies or municipal official plans. The tribunal would be required to return the matter to the municipality with written reasons when it overturns a decision, instead of replacing the municipality's decision with its own. The municipality would be provided with 90 days to make a new decision on an application under the proposed new law. The tribunal would retain the authority to make a final decision on these matters only when, on a second appeal, the municipality's subsequent decision still fails to follow provincial policies or municipal plans.
 - Conduct mandatory case management for the majority of cases in order to narrow the issues and encourage case settlement;

There are a number of related changes proposed as part of Bill 139 that includes the following:

- To create the Local Planning Appeal Support Centre; a new Provincial agency mandated to provide free and independent advice and representation to Ontarians on land use planning appeals.
- Provincial approvals of official plans and official plan updates, including approvals of conformity exercises to Provincial plans would no longer be appealable under the proposed law.
- Appeals to official plans and zoning by-laws would not be permitted with respect to land use/permitted uses, densities and building heights within major transit station areas.
- Restricts applications to amend new secondary plans for two years, unless permitted by municipal council, and limit the ability to appeal an interim control by-law when first passed for a period of up to one year.
- Council would be provided 210 days to make decisions on official plan amendments; rather than the current timeline of 180 days.

Bill 139 received first reading on May 30, 2017 and is anticipated that new legislation will come into effect in the spring of 2018. The Regulations to assist in the implementation of the changes to the land use planning appeals system will follow to deal with the transition provisions of the legislation.

Next Steps

The changes as a result of the Provincial Co-ordinated Land Use Planning Review will come into effect on July 1, 2017. Once in effect, all decisions on planning matters must conform or not conflict with the four plans. Municipalities are expected to review and update their official plans to conform with the updated Plans. Upper and single-tier municipalities' conformity work is to be completed by 2022.

The Province has also indicated that a standard land needs assessment methodology will be required as York Region completes their land budget as part of the municipal comprehensive review. Aurora's conformity work must follow the York Region Official Plan, which is expected to be completed in 2020.

York Region is expected to update their Council on changes to the Provincial Land Use Plans over the summer of 2017, which will include updated timelines for the Region's

official plan update. Aurora staff will update Council prior to year-end 2017 on the timelines associated with the Town's Official Plan update.

Advisory Committee Review

Not applicable.

Financial Implications

Conformity to the policies of the new Provincial Plans will occur through the Town's comprehensive official plan review process. There will be costs associated with this process, which have been approved in the Town's capital budget.

Communications Considerations

Not applicable.

Link to Strategic Plan

By providing input on the Provincial co-ordinated review process the Strategic Plan goals of supporting an exceptional quality of life for all and supporting environmental stewardship and sustainability are being supported. Several Strategic Plan objectives are also being supported including strengthening the fabric of our community, encouraging the stewardship of Aurora's natural resources and promoting and advancing green initiatives.

Alternatives to the Recommendation

Not applicable. This report is intended for information purposes.

Conclusions

This report is intended to inform Council of the proposed changes to the land use planning appeals system as proposed by the Bill 139, Building Better Communities and Conserving Watersheds Act and the updates to the four Provincial lands use plans.

Attachments

PBS16-086, dated October 4, 2016

June 20, 2017

Page 8 of 8

Report No. PBS17-055

Previous Reports

PBS16-073, dated September 20, 2016
PBS16-086, dated October 4, 2016

Pre-submission Review

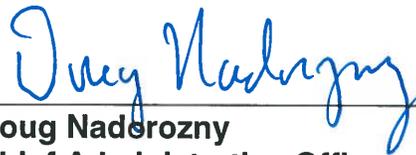
Reviewed by the Chief Administrative Officer.

Departmental Approval



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

Approved for Agenda



**Doug Naderozny
Chief Administrative Officer**



Town of Aurora

General Committee Report No. PBS16-086

Subject: Provincial Co-ordinated Land Use Planning Review Comments

Prepared by: Michael Logue, Program Manager, Economic Planning

Department: Planning and Building Services

Date: October 4, 2016

Recommendations

- 1. That Reports No. PBS16-086 and PBS16-073 (attachment) be received; and**
- 2. That Council endorse the Staff recommendations with respect to the Provincial Co-ordinated Land Use Planning Review, which will be provided to York Region for a consolidated submission to the Province, as well as forwarded directly to the Ministry of Municipal Affairs:**
 - i. Request to reduce targets for Intensification targets & greenfield densities, and/or provide implementation flexibility;**
 - a) Redraw Built Boundary as of 2016**
 - b) Apply greenfield targets only to new or recent urban expansion areas without secondary plans**
 - ii. Reduce minimum density targets and radius around major transit station areas to minimize impact in stable neighbourhoods;**
 - a) Clarify applicability of bus rapid transit targets in Aurora**
 - iii. Request continued flexibility to locate office in prime employment areas**
 - iv. Maintain definition for Major Retail that would allow for it to continue being excluded as a permitted use on Employment Lands**
 - v. Amendments to bring Official Plans into conformity with revised Provincial policies should be non-appealable**

Executive Summary

As a follow-up to report PBS16-073, this report seeks to clarify and receive Council's endorsement to the Staff comments on the Provincial Co-ordinated Land Use Planning Review. Staff's main comments are concerns with proposed new Growth Plan policies to increase the minimum intensification and density targets, Transit Corridors and Station Areas policies, employment policies, and the ability to appeal.

Background

Places to Grow – Growth Plan for the Greater Golden Horseshoe, dates back to 2006. The Province initiated a review of the Growth Plan in 2015, and proposed new policies for it, along with the Oak Ridges Moraine Conservation Plan, and Greenbelt Plan, as part of a process called Co-ordinated Land Use Planning Review. Comments on the proposed changes remain open until the extended commenting deadline of October 31, 2016. A detailed report on the major proposed changes and Town staff's feedback on them were detailed in report PBS16-073.

Analysis

Oak Ridges Moraine Conservation Plan: Proposed changes would harmonize the policies of all four Provincial Plans, staff have no major concerns

The proposed changes to the ORMCP would harmonize the definitions and policies of the Plan with the other Provincial Plans and the Provincial Policy Statement. Staff do not view the proposed changes as having a negative impact on the current operation and administration of the Town's Land Use Planning Policies and Processes.

1. Growth Plan: concerns with proposed intensification targets & greenfield densities; request implementation flexibility & revisiting target applicability

Simultaneously increasing the minimum intensification target from 40 per cent to 60 per cent, and the minimum density target for designated greenfield areas from 50 to 80 people and jobs per hectare is overly aggressive, under the current policy framework. Staff recommend reducing these in tandem towards a more achievable marketplace reality.

The Built Boundary should be redrawn to capture urban development that has occurred over the last ten years, providing additional lands which would count toward accommodating the intensification target.

Staff also recommend that the designed greenfield density target should only apply to areas that planning policy can influence, namely new or recent urban expansion areas without secondary plans.

2. Growth Plan: concerns with new proposed policies on minimum densities around major transit station areas

Staff request clarification on the potential applicability of a density target of 160 people and jobs per hectare within 500 metres of Viva Bus Rapid Transit stations along the Yonge Street corridor. Such a substantial intensification level and radius would include existing stable neighbourhoods close to Yonge Street, subject to the target.

3. Growth Plan: Request continued flexibility to locate office in prime employment areas, if deemed compatible by municipality

Proposed new Growth Plan policies introduce a new order of employment land, “prime employment land” to be preserved near major goods movement facilities and corridors over the long-term for land-extensive, traditional employment land uses. Conversion from prime employment land to non-employment land uses would be strictly prohibited. Staff are in favour of prohibiting conversions to uses such as residential, retail, institutional, but do not recommend that office uses be prohibited outright in Prime Employment Areas”; this decision should be at the discretion of the municipality.

4. Growth Plan: Maintain definition for Major Retail that would allow for it to continue being excluded as a permitted use on Employment Lands

The 2006 Growth Plan defined major retail uses as non-employment uses, however the proposed Growth Plan does not. This definition should continue in the proposed Growth Plan. Removing this definition leaves the Plan vulnerable to the interpretation that major retail uses can be considered employment uses.

5. All Plans Under Review: Amendments to bring Official Plans into conformity with revised Provincial policies should be non-appealable

To avoid costly delays spend defending Provincial policy at the Ontario Municipal Board, which would have already passed into legislation, it is recommend that amendments to bring local Official Plans into conformity with the final policies of the plans that form part of the co-ordinated provincial review not be appealable.

Advisory Committee Review

Not applicable.

Financial Implications

There are no direct financial implications to the Town with respect the Provincial Co-ordinated Review.

Communications Considerations

The Province of Ontario held twelve public open houses on the co-ordinated review, from late May to early July, 2016. The locations ranged across the Greater Golden Horsehoe area, with the closest consultations to Aurora being in Vaughan and Barrie.

The Province of Ontario has extended the comment window on the proposed changes from the end of September to October 31, 2016.

Link to Strategic Plan

By commenting on the proposed Growth Plan and ORMCP, the Strategic Plan goals of supporting an exceptional quality of life for all and supporting environmental stewardship and sustainability are being supported. Several Strategic Plan objectives are also being supported including strengthening the fabric of our community, encouraging the stewardship of Aurora's natural resources and promoting and advancing green initiatives.

Alternatives to the Recommendation

1. Council may choose to direct staff to make changes to the proposed comments.

Staff have reviewed the proposed Growth Plan and ORMCP and have made recommendations with respect to how the proposed plans can best serve the Town. Staff are therefore recommending that Council endorse their comments with respect to the Provincial Co-ordinated Land Use Planning Review, so that they can be provided to York Region for a consolidated submission to the Province.

Conclusions

A summary of recommendations to the Province regarding the Growth Plan:

1. Intensification targets & greenfield densities; reduce targets in tandem to a reasonable marketplace reality
 - a) Redraw Built Boundary as of 2016
 - b) Apply greenfield targets only to new or recent urban expansion areas without secondary plans
2. Concerns with new minimum densities around major transit station areas
 - a) Clarify applicability of bus rapid transit targets in Aurora
 - b) Reduce targets & radius to minimize impact in stable neighbourhoods.
3. Request continued flexibility to locate office in prime employment areas (municipality's discretion)
4. Maintain definition for Major Retail that would allow for it to continue being excluded as a permitted use on Employment Lands

And a final recommendation applicable to all Provincial land use plans under review:

5. Amendments to bring Official Plans into conformity with revised Provincial policies should be non-appealable

Attachments

Attachment 1: PBS16-073 - Provincial Co-ordinated Land Use Planning Review.

Previous Reports

PL14-043, dated July 15, 2014;

PL14-015, dated May 19, 2015; and,

PBS16-074, dated September 20, 2016

October 4, 2016

Page 6 of 6

Report No. PBS16-086

Attachment

Pre-submission Review

Agenda Management Team Meeting review on October 3, 2016.

Departmental Approval

Approved for Agenda



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



**Doug Nadorozny
Chief Administrative Officer**



**Extract from
Council Meeting of
Tuesday, February 14, 2017**

6. Consideration of Items Requiring Discussion (Regular Agenda)

R1. CAO17-001 – Economic Development Board – Terms of Reference

Motion to refer

Moved by Councillor Pirri

Seconded by Councillor Thompson

That Report No. CAO17-001 – Economic Development Board – Terms of Reference, be referred to the next meeting of the Economic Development Advisory Committee for comment, and be brought back to Council in the first meeting cycle in March 2017.

**Motion to refer
Carried**



**Extract from Economic Development
Advisory Committee Meeting of
Thursday, March 9, 2017**

5. Matters for Consideration

1. Extract from Council Meeting of February 14, 2017

**Re: General Committee Report No. CAO17-001 – Economic Development
Board – Terms of Reference**

Moved by Don Constable

Seconded by Richard Farmer

1. That the Extract from Council Meeting of February 14, 2017, regarding General Committee Report No. CAO17-001 – Economic Development Board – Terms of Reference, and report be received; and
2. That the Economic Development Advisory Committee endorse the Terms of Reference for the proposed Economic Development Board.

Carried



**Town of Aurora
General Committee Report No. CAO17-001**

Subject: Economic Development Board – Terms of Reference

Prepared by: Anthony Ierullo, Manager, Long Range and Strategic Planning

Department: Office of the Chief Administrative Officer

Date: February 7, 2017

Recommendation

- 1. That Report No. CAO17-001 be received; and**
- 2. That the attached Economic Development Board – Terms of Reference be endorsed and staff be directed to proceed with the creation of the Aurora Economic Development Board.**

Executive Summary

- On September 27, 2016, Council approved a motion directing staff to prepare an evaluation of the prominent economic development models currently in use in Ontario.
- Staff completed an analysis and identified three prominent economic development models in Ontario recommending that the Town implement a Hybrid model to deliver economic development services in Aurora. This model includes the establishment of an Economic Development Board to support economic development.
- Council approved the proposed economic development model and related funding as part of the 2017 Budget.
- Staff have prepared a Terms of Reference for the proposed Economic Development Board and have begun to actively advance operational, structural and pre recruitment activities to ensure that there is adequate resourcing to support the board.
- Staff are seeking Council endorsement of the attached Aurora Economic Development Corporate (“AEDC”) Terms of Reference prior to initiating the establishment of the Board and member recruitment.

Background

On September 27, 2016, Council approved the following Motion directing staff to prepare an evaluation of the prominent economic development models currently in use in Ontario:

Whereas Municipal Economic Development is an activity which can be undertaken under a variety of models; and

Whereas the Town of Aurora has currently adopted a Community Advisory Committee approach; and

Whereas it is important that the Town of Aurora ensures adherence to best practices;

Now Therefore Be It Hereby Resolved That the Chief Administrative Officer investigate and report back to Council with regard to the best model to deliver Economic Development Services for the Town of Aurora moving forward; and

Be It Further Resolved That a survey be sent to Council, the Economic Development Advisory Committee, and relevant staff to gauge the effectiveness and areas of improvement for the current economic development model; and

Be It Further Resolved That this report be brought back in time to be considered for the 2017 budget.

On November 15, 2016, staff prepared a report outlining prominent economic development models and a recommended model for Aurora. On November 22, 2016, Council approved the following recommendation:

That Report No. CAO16-006 be received; and,

That Council endorse the attached Economic Development Proposal for consideration as part of the 2017 Budget.

Council approved the economic development proposal and related funding as part of the 2017 Budget. The following outlines the Terms of Reference for the proposed Economic Development Board as well as the next steps towards the establishment of an Economic Development Board.

Analysis

Staff have prepared a draft Terms of Reference for Council consideration as outlined in Appendix A. Highlights of key aspects of the draft terms are described and discussed below:

Roles, Responsibilities, Goals and Objectives

The proposed terms of reference (Attachment No. 1) would establish the Aurora Economic Development Corporation (AEDC) as Council's advisory board for community economic development. The corporation will provide strategic leadership and coordination of community economic development and work with partners to strengthen and diversify existing business, attract new business and investment, and coordinate strategic economic development initiatives within the community.

The goal of the Board is to strengthen economic development and quality of life within Aurora by:

- supporting the expansion of current businesses;
- advising on Downtown Revitalization Activities;
- advancing cultural activities that offer opportunities for economic development;
- attracting, brokering and facilitating new business development; and,
- encouraging continued economic diversification.

This is accomplished through the following objectives:

- making recommendations that assist in the expansion of current businesses and the development of new businesses;

- making recommendations to Council on funding and grants to advance downtown revitalization objectives, cultural services and other strategic economic development initiatives and projects;
- promoting public/private partnerships opportunities that advance economic development interests;
- recommending programs to Council that actively promote Aurora as a centre for advanced manufacturing, information technology and telecommunications, environmental technology, medical and related technologies, finance, insurance, real estate and leasing; and,
- recommending programs that actively promoting Aurora as York Region's centre for education and training, business services, health services and government services.

Composition, Term and Chairperson

It is proposed that the Board of Directors be composed of up to 8 local residents and/or business owners that serve three-year terms, 3 members of Council (Two Town Councillors and the Mayor of the Town of Aurora) serving a term concurrent with Council and two non-voting staff representatives. It is recommended that Council appoint local residents or business owners as a non-executive Chairperson and Vice-Chairperson. This is generally seen as a best practice for community development corporations and is consistent with the structure for other similar at-arms-length boards related to the Aurora Public Library and the Aurora Cultural Centre.

Recruitment

It is proposed that local resident and business owner members be primarily influential business leaders that play a significant role in the community. Membership should include representation from large and small businesses, public and private sectors, private/public education, non-profit and accommodation / tourism providers. As outlined in Appendix B, staff have prepared a detailed skills matrix to guide the appointment of Board members. Staff will publicly advertise the opportunity for 4-6 weeks as well as identify and encourage qualified candidates to participate in the requirement. Local resident and business owner members and Council members will be appointed by Mayor and Council.

Program roll out revised to address EDAC comments

Based on the feedback received from the Town's Economic Development Advisory Committee, staff have revised the next steps associated with the roll out of the new

Economic Development Board and office where appropriate. New economic development programs will be developed and approved by Council as part of the preparation of a Board led community Economic Development Strategic Plan. Staff are actively advancing operational, structural and recruitment activities to ensure that there is adequate resourcing to support the board and realign service delivery to drive economic development. Staff have confirmed that Community Improvement Plan (CIP) funding is adequate and have initiated a review of the CIP program to identify opportunities to improve interest in the program. To date, staff conducted a door knocking campaign, hosted information sessions with land owners and realtors to promote participation and have begun to plan a series of focus group to re-evaluate the suite of programs.

Next Steps

The next steps towards the establishment of the Board are:

1. Legally establish the AEDC (February - April 2017)
2. Advertise for and recruit AEDC members (February-April 2017)
3. Schedule first AEDC meeting (May 2017)
4. Work with the Board to initiate preparation of the Economic Development Strategic Plan (June 2017)
5. Complete strategic plan (December 2017)

Advisory Committee Review

The Terms of Reference were reviewed by the Economic Development Advisory Committee meeting on December 8, 2016.

Financial Implications

The funding required to support this initiative has been approved as part of the 2017 Budget.

Communications Considerations

Recruitment for the Board will be advertised in the local media for 4-6 weeks and promoted in association with community partners.

Link to Strategic Plan

The report supports the Strategic Plan goal of *Enabling a Creative, Diverse and Resilient Economy* through its accomplishment in satisfying requirements in the following key objective within this goal statement:

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business.

Alternative(s) to the Recommendation

1. Direct staff to revise the AEDC Terms of Reference.

Conclusions

On September 27, 2016, Council approved a motion directing staff to prepare an evaluation of the prominent economic development models currently in use in Ontario. Staff completed an analysis and identified three prominent economic development models in Ontario recommended that the Town implement a Hybrid model to deliver economic development services in Aurora. This model included the establishment of an Economic Development Board to guide economic development activities.

Council approved the proposed economic development model and related funding as part of the 2017 Budget. As a result, staff have prepared a draft Terms of Reference for the proposed Economic Development Board and have begun to actively advance operational, structural and recruitment activities to ensure that there is adequate resourcing to support the board. Staff are seeking Council endorsement of the attached AEDC Terms of Reference prior to initiating the establishment of the Board and member recruitment.

Attachments

Attachment No. 1 – Aurora Economic Development Corporation – Terms of Reference
Attachment No. 2 – Aurora Economic Development Corporation Board – Skills Matrix

Previous Reports

CAO16-006 dated November 15, 2016

February 7, 2017

Page 7 of 7

Report No. CAO17-001

Pre-submission Review

Agenda Management Meeting review on January 19, 2017

Departmental Approval/Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

Attachment No. 1

Aurora Economic Development Corporation Terms of Reference

Role

The Aurora Economic Development Corporation (“AEDC”) is a non-share, not-for-profit, corporation, incorporated under the *Business Corporations Act* and *Municipal Act, 2001*. On behalf of the Council of the Town of Aurora, the AEDC provides strategic leadership and coordination of community economic development. The AEDC works with partners (provincial, regional and federal governments, community agencies, educational institutions and local businesses) to strengthen and diversify existing business, attract new business and investment, and coordinate strategic economic development initiatives within the community.

Responsibilities

The AEDC provides a critical advisory role in promoting economic growth and diversification in the Town of Aurora. Economic development goals should seek to build on local strengths, mitigate existing weaknesses, convey the desired outcomes of the strategic planning process and speak directly to the aspirations of the community.

The AEDC is responsible for working with community stakeholders to develop and maintain an Economic Development Strategy for the Town of Aurora to guide economic development activities and investment over the short, medium and long term. This Strategy will be updated and approved by Council every 5 years.

In addition to the preparation of an Economic Development Strategy, the AEDC Board of Directors will also be responsible for reviewing the Economic Development Operational Plan that will be presented to the Board and approved by Council on an annual basis.

Goals and Objectives

The goal of the Board of Directors is to strengthen economic development and quality of life within Aurora by:

- supporting the expansion of current businesses;
- advising on Downtown Revitalization Activities;

- supporting cultural activities that offer opportunities for economic development;
- attracting, brokering and facilitating new business development; and,
- encouraging continued economic diversification.

This is accomplished through the following objectives:

- making recommendations that assist in the expansion of current businesses and the development of new businesses;
- making recommendations to Council on funding and grants to advance downtown revitalization objectives, cultural services and other strategic economic development initiatives and projects;
- promoting public/private partnerships opportunities that advance economic development interests;
- recommending programs to Council that actively promote Aurora as a centre for advanced manufacturing, information technology and telecommunications, environmental technology, medical and related technologies, finance, insurance, real estate and leasing; and,
- recommending programs that actively promoting Aurora as York Region's centre for education and training, business services, health services and government services.

Economic Development staff at the Town of Aurora serve as support to the Board of Directors at the Aurora Community Development Corporation.

Composition

The Board of Directors is composed of:

- Up to 8 local residents or business owners that serve three-year terms and represent the various economic and geographic sectors of our community. Preference will be given to

Aurora Chamber of Commerce members that meet both the skills and eligibility requirements.

- 3 members of Council (Two Town Councillors and the Mayor of the Town of Aurora).
- CAO, Town of Aurora (ex-officio)
- Manager, Long Range and Strategic Planning (non-voting)

Eligibility

Members of the Board of Directors must be a Town of Aurora resident or employed with a business within the Town of Aurora.

Term

The Board shall be appointed for a three year term, with the option of a further three year term. For the initial Board, members will be appointed on staggered terms to ensure Board continuity. Council members will be appointed for terms concurrent with their term of Council.

Remuneration

None.

Chairperson of Meeting

The Board will appoint a local resident or business owner member as non-executive Chairperson and Vice-Chairperson. In the event that the Chairperson is absent, the Vice-Chairperson will assume the responsibilities of the Chair.

General Operating Procedures The Board will be subject to the requirements of the Town's Procedural By-law (By-law # 5920-16).

Recruitment

Private members should be primarily influential business leaders that play a significant role in the community. The Chamber of Commerce will be encouraged to nominate board members to promote a

strong connection to the Chamber. Membership should include representation from large and small businesses, public and private sectors, private/public education, non-profit and accommodation / tourism providers. Previous membership on a governance board is an asset. A more detailed skills matrix is outlined in Attachment No. 2.

Council members will be appointed by Council.

Confidentiality

AEDC will protect the confidentiality of its clients and business activities. AEDC respects the confidentiality of proprietary information and intellectual property and will not disclose information, directly or indirectly, except as required by law. AEDC Board members are obligated to maintain strident client & corporate confidentiality, protect client & corporate proprietary information and respect client & corporate intellectual property.



**Town of Aurora
Council Report**

No. PBS17-056

Subject: Approval of Comprehensive Zoning By-law Review
File No. ZBA-2012-ZBR

Prepared by: Glen Letman, Manager of Development Planning

Department: Planning and Building Services

Date: June 27, 2017

Recommendations

1. That Report No. PBS17-056 be received; and
2. That pursuant to Section 34 (10.0.0.2) and 45 (1.4) of the *Planning Act* Council provide direction on which classes of Zoning Bylaw Amendment or minor variance applications it will consider. The classes of applications are identified in the Alternatives to Recommendation Section of this staff report

Executive Summary

The purpose of this report is to provide Council with a summary overview of the Comprehensive Zoning Bylaw Review which has been undertaken and completed by staff.

- As reported to Council in previous staff reports the Town's current Zoning By-law 2213-78 has been in effect in the Town of Aurora since 1978, and a comprehensive review of the entire By-law is required. Staff propose changes to definitions and general provisions to meet current zoning standards. Staff also propose changes to the residential, commercial, institutional and industrial zone categories to incorporate current planning standards and provisions pursuant to direction of the Town's Official Plan.
- The new Comprehensive Bylaw will introduce specific Aurora Promenade Zones for the Downtown and Shoulder Areas respecting permitted uses and parking standards. The Comprehensive Zoning Bylaw represents a significant improvement and advancement in clarity and consistency in definitions, performance standards and provisions to that of the Town's current 1978 Zoning Bylaw.
- Site specific comments from stakeholders and the public have been received and are addressed.
- Outside counsel has been retained to provide guidance and comment on the draft Bylaw.

- Council has held two Open Houses and three Public Planning Meetings to receive input and review the matter. Staff last reported to Council on May 23, 2017 at which time Council directed that the Comprehensive Zoning Bylaw be presented to Council for approval.
- Upon approval of Bylaw 6000-17, the 1978 Comprehensive Zoning Bylaw 2213-78 will be rescinded.
- This report also provides comments on Bill 73 and, pursuant to the provisions of that Bill, seeks Council direction on which classes of planning application Council will consider upon enactment of the new Comprehensive Bylaw.

Background

Application History

The first statutory Public Planning Meeting was held in Council Chambers on February 26, 2014 to hear public comments in the Comprehensive Zoning By-law review being conducted by the Town as an in-house exercise. The following motion was passed at the Public Planning Meeting:

“THAT report PL14-012 be received; and

THAT comments received at the Public Planning meeting be addressed by Planning and Development Services and Council direct staff to bring the proposed Comprehensive Zoning By-law Review forward to a future Public Planning meeting for final approval, subject to the resolution of any outstanding issues.”

A second Public Planning Meeting was held in Council Chambers on April 8, 2015. Council discussed several issues regarding the zoning By-law including the Aurora Promenade, Apartment Residential Zones, and discussion of the Zoning By-law in relation to the residential development proposal at the Highland Gate Golf Course. Approximately twenty (20) stakeholders and landowners from across the Town were in attendance at the Public Planning Meeting and provided comments regarding the proposed Zoning By-law. The following motion was passed at the second Public Planning Meeting:

“THAT Report No. PL15-024 be received; and

THAT comments presented at the Public Planning meeting be addressed by Planning and Development Services and staff be directed to bring the proposed Comprehensive Zoning By-law Review forward to a future Public Planning meeting for final approval.”

A third Public Planning Meeting was held in Council Chambers on April 25, 2016. Council discussed several issues regarding the zoning By-law including the Aurora Promenade, parking rates and some of the site specific zoned areas. The following motion was passed at the third Public Planning Meeting:

“THAT Report No. PDS16-021 be received; and

THAT comments received at the Public Planning meeting be addressed by Planning & Development Services and staff be directed to bring the proposed Comprehensive Zoning By-law Review forward to a future General Committee meeting for final approval.”

On May 23, 2017 Council gave consideration of three specific items related to the proposed Comprehensive Bylaw, and also considered Bill 73 implications related to dealing with planning applications following Council enactment of the new Comprehensive Bylaw. Council passed the following motion at that meeting:

1. *That Report No. PBS17-025 be received; and*
2. *That the Comprehensive Zoning By-law be presented at a future Council meeting for enactment; and*
3. *That the Amenity Space provisions be maintained in the new Comprehensive Zoning By-law; and*
4. *That the Special Exception Zone regarding the maximum building height for the property at 15186 Yonge Street (Aurora United Church property) that is currently zoned Institutional, be removed.*

Analysis

Planning Considerations

Planning and Building Services have completed the Town's Zoning By-law review to enable Council's approval a new Zoning By-law for the Town. It is staff's opinion that the new Comprehensive Bylaw strikes a balance between existing-as-of-right permissions and updated practice, standards and provisions.

The goals of the review have implemented the Town's Official Plan including specific policies of the Promenade Plan, replaced the current out-dated By-law, resolved any known issues with the current By-law, reduces the number of site specific zones and establish more progressive and up to date By-law standards. The Comprehensive Zoning By-law Review will mark the first time the Town will have a new By-law since 1978. As such Draft Comprehensive Zoning Bylaw 600-17 is presented to Council this

evening for enactment. Upon approval of Bylaw 6000-17, Council will also be rescinding current Zoning Bylaw 2213-78.

For Council information there are currently 22 Zoning Bylaw Amendment applications under review and in process by the Town. These would continue to be processed under the transitional provisions of the *Planning Act*.

It is noted that Council will have received a printed copy of the Bylaw text and all mapping Schedules A- E. What Council does not have in their printed package are Section 20, Holding; Section 21, Temporary Use and Section 24 Site Specific Bylaw Exceptions, which includes 480 Exceptions, and is a volume of approximately 750 pages. In an effort to reduce print materials Sections 20, 21 and 24 (and all other sections of the Bylaw) is available on the Town's web site at:

www.aurora.ca/ComprehensiveZoningReview.

Provisions of Bill 73

As previously identified in General Committee reports No.PDS16-030 related to the introduction of Bill 73, and PBS16-067 reporting on the new Comprehensive Zoning By-law, the Province has recently made changes to the *Planning Act* via Bill 73 that received Proclamation on July 1, 2016.

As Bill 73 is now in effect, the *Planning Act* now provides that once a Comprehensive Zoning By-law is approved by Council, no new site-specific zoning by-law amendments (Section 34) and no new minor variance applications (Section 45) can be submitted to the Town for a period of two (2) years, unless Council passes a resolution permitting a specific application, a class of application or in respect of such applications generally.

The Comprehensive Zoning Bylaw is not intended to be applied as cast in stone implementation tool to cover each and all possible desirable development scenarios and performance standard. Each rezoning and development application is unique for many reasons, including its location, context, uses, and specifics of the proposal, all to be evaluated by Council based on the provisions of the *Planning Act* and its various implementation tools. These provisions include a wide range of provincial, regional and municipal approved documents, including goals, objectives and development polices of the municipal Official Plan and it's associated amendments.

At the May 23 Council meeting Council did not provide direction related to Sections 34 (10.0.0.2) and 45 (1.4) of the *Planning Act* (Bill 73), which effectively means there would be a freeze on accepting any rezoning of variance applications for two (2) years. Should Council wish to continue to receive and consider rezoning and variance applications a Council resolution to direct same will be required. Staff have provided options of the various classes of applications for Council to consider in the Alternatives to Recommendation below.

Should Council decide not to pass a Resolution to allow classes of planning applications to be received and processed by the Town, then, in order to determine Council direction on planning proposals individual items would be brought forward for Council consideration, to determine, by resolution, if a formal planning application can be submitted and processed pursuant to the *Planning Act*.

Advisory Committee Review

No communication required.

Financial Implications

Financial Implications were previously outlined in Report No. PBS16-067.

Communications Considerations

Communication Considerations were previously outlined in Report No. PBS16-067.

Link to Strategic Plan

Links to Strategic Plan were previously outlined in Report No. PBS16-067.

Alternative to the Recommendation

1. Council has the option to direct changes or further review the proposed Comprehensive Zoning By-law.
2. Pursuant to Bill 73 should Council direct that following the enactment of the Comprehensive Zoning Bylaw only 'specific applications, class of applications or applications generally' be received the classes of applications that Council could consider are:
 - i) Industrial/ Employment, Commercial and Institutional (ICI) bylaw amendment applications;
 - ii) Bylaw amendment applications within the Aurora Promenade (Downtown, Upper Downtown, Downtown Shoulder, Downtown General, Promenade Focus Area and Special Design Area) as identified by the Town's Official Plan;
 - iii) Bylaw amendment applications associated with a Council approved, or new application of Draft Plan of Subdivision or Official Plan Amendment;
 - iv) Committee of Adjustment minor variance applications;

- v) Bylaw amendment applications for infill residential development applications;
- vi) Bylaw amendment applications on Open Space and Environmental Protection zoned lands; and
- vii) Bylaw amendment applications to remove H (holding) provisions and Temporary Use Bylaws.

Conclusions

Planning and Building Services have completed the Town's Zoning By-law review. The resulting new Zoning By-law 6000-17 has been prepared and is scheduled for Council enactment at this evenings meeting.

The provisions of Bill 73 allow Council to pass a resolution to allow continued receipt and process of 'specific applications, class of applications or applications generally' preventing a two (2) year freeze on such *Planning Act* applications. Council direction is sought in this regard.

Attachments

Attachment 1 Draft Zoning Bylaw 6000-17. Made available to Council separately and available on Town's web site at:
www.aurora.ca/ComprehensiveZoningReview.

Previous Reports

1. General Committee Planning Report No.PL12-053, Comprehensive Zoning By-law Review dated, November 6, 2012;
2. General Committee Planning Report No.PL13-051, Comprehensive Zoning By-law Review dated, October 15, 2013;
3. Public Planning Meeting Report No. PL14-012, Comprehensive Zoning By-law Review dated, February 26, 2014;
4. General Committee Planning Report No.PL15-002, Comprehensive Zoning By-law Review- Status Update dated, January 13, 2015;
5. Public Planning Meeting Report No. PL15-024, Comprehensive Zoning By-law Review dated, April 8, 2015;
6. Public Planning Meeting Report No. PL16-021, Comprehensive Zoning By-law Review dated, April 25, 2016;

7. General Committee Planning Report No.PBS16-067, Comprehensive Zoning By-law Review dated, November 1, 2016;
8. General Committee Planning Report No.PBS16-098, Additional Information: Comprehensive Zoning By-law Review dated November 8, 2016; and
9. General Committee Planning Report No. PBS17-025, Additional Information Re: Comprehensive Zoning Bylaw Review dated May 16, 2017.

Pre-submission Review

Agenda Management Team review on June 15, 2017.

Departmental Approval

Approved for Agenda



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



**Doug Nadorozny
Chief Administrative Officer**

The Corporation of the Town of Aurora

By-law Number 59XX-17

**Being a By-law to amend Parking and Traffic Control By-law
Number 4574-04.T, as amended, with respect to
No Parking on various highways in the Town of Aurora.**

Whereas paragraph 1 of subsection 11(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a lower-tier provides municipality to pass by-laws respecting highways, including parking and traffic on highways;

And whereas the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 4574-04.T, as amended, being the Parking and Traffic Control By-law, on September 28, 2004;

And whereas the Council of the Town deems it necessary and expedient to further amend By-law Number 4574-04.T, as amended;

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. Schedule I to By-law Number 4574-04.T, as amended, respecting No-Parking be and is hereby amended by inserting the following:

Highway	Side	From: To:	Prohibited Times or Days
Wiles Court	West	From: Murray Drive To: 58 metres north of Murray Drive	Anytime

Enacted by Town of Aurora Council this 27th day of June, 2017.

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk

The Corporation of the Town of Aurora

By-law Number 59XX-17

**Being a By-Law to amend By-law Number 5630-14, as amended,
to regulate licensing of business establishments.**

Whereas section 151 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipality may license, regulate and govern any business, wholly or partly carried on within the municipality, even if the business is being carried on from a location outside the municipality;

And whereas the Council of The Corporation of the Town of Aurora (the "Town") considers it desirable and necessary to license, regulate and govern certain types of businesses;

And whereas the Council of the Town enacted By-law Number 5630-14, as amended, to regulate licensing of business establishments, on May 27, 2014;

And whereas Council for the Town deems it necessary and expedient to amend By-law Number 5630-14, as amended, to regulate licensing of business establishments;

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. Schedule 13 of By-law Number 5630-14, as amended, be and is hereby amended by deleting subsection 8(a) and replacing with the following:
 - “(a) he/she/it provides, upon initial application and every License renewal and at any time upon request by the Licensing Officer, in relation to the vehicle subject to the Application, proof of vehicle registration with the MTO in the form of a vehicle permit that is in good standing and in the name of:
 - (i) the Applicant or a person holding a valid Taxicab Driver License employed by the Applicant to operate the vehicle as a Taxicab; or
 - (ii) in the case of a vehicle that is being leased, in the name of the lessor in the vehicle portion and in the name of the Applicant, or a person holding a valid Taxicab Driver License employed by the

Applicant to operate the vehicle as a Taxicab, in the plate portion of the vehicle permit;”

2. Schedule 13 of By-law Number 5630-14, as amended, be and is hereby amended by deleting subsection 12(g) and replacing with the following:

“(g) he/she provides to the Licensing Officer, upon initial application, a Police Vulnerable Sector Check to the sole satisfaction of the Licensing Officer that is dated within ninety (90) days prior to the date of the initial application;

- (i) and upon License renewal to provide a Police Record Check that is dated within ninety (90) days prior to the date of the renewal;
- (ii) and upon request, complete and file a declaration provided by the Licensing Officer.”

3. Schedule 13 of By-law Number 5630-14, as amended, be and is hereby amended by deleting section 52 and replacing with the following:

“52. Notwithstanding the provisions of section 51 of this Schedule, an Owner may make a written request to the Licensing Officer for an extension that would allow use of a model beyond the limit set out in section 51 of this Schedule, provided that such vehicle is of a model year that is not older than ten (10) years and the vehicle conforms in all other respects with the requirements of this by-law. Upon such request by an Owner, the Licensing Officer may grant such exception at his/her discretion if he/she deems the vehicle to be suitable to continue to function as a Taxicab and the vehicle is in compliance with this by-law and any other applicable law. The Licensing Officer may require a safety standard certificate, along with any other documentation deemed necessary, in order to assess the condition of the vehicle and its suitability to function beyond the period set out under section 51.”

Enacted by Town of Aurora Council this 27th day of June, 2017

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk

The Corporation of the Town of Aurora

By-law Number 6000-17

**Being a By-law to enact a new Comprehensive Zoning By-law
for the Town of Aurora.**

Whereas on September 28, 2010, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 5285-10, as amended, to adopt the Official Plan for the Town of Aurora (the "Official Plan");

And whereas under section 34(1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "*Planning Act*"), zoning by-laws may be passed by the councils of local municipalities to prohibit and regulate the use of land, buildings and structures;

And whereas By-law Number 6000-17 is a by-law to implement the policies of the Official Plan and govern land use, according to the provisions of the *Planning Act*;

And whereas on June 16, 1980, the Council of the Town enacted By-law Number 2213-78, as amended, which By-law was appealed to and then approved by the Ontario Municipal Board on August 22, 1983;

And whereas on July 15, 2014, the Council of the Town enacted By-law Number 5632-14, as amended, to amend By-law Number 2213-78, as amended, to prohibit the use of land or the erection or use of buildings or structures unless municipal services are available;

And whereas the Council of the Town held public planning meetings on February 24, 2014 and April 8, 2015;

And whereas the Council of the Town deems it necessary and expedient to adopt a new Comprehensive Zoning By-law for the Town of Aurora;

And whereas it is then deemed necessary and expedient to repeal By-law Number 2213-78, as amended, save and except those lands that are governed by By-law Number 5632-14, as amended, and minor variances previously granted under By-law Number 2213-78, as amended;

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

By-law Number 6000-17

Page 2 of 2

1. By-law Number 2213-78, as amended, and all previous by-laws passed under section 34 of the *Planning Act*, or any predecessor thereof, are repealed in their entirety, including all sections, schedules, and amendments that apply to all lands subject to By-law Number 2213-78, save and except for those lands that are:
 - (a) Governed by By-law Number 5632-14, as amended; and
 - (b) Minor Variances previously granted under By-law Number 2213-78, as amended.
2. The attached Town of Aurora Comprehensive Zoning By-law be and is hereby enacted as the zoning by-law for the Town of Aurora, being By-law Number 6000-17, pursuant to section 34 of the *Planning Act*.

Enacted by Town of Aurora Council this 27th day of June, 2017.

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk

The Corporation of The Town of Aurora

By-law Number 59XX-17

**Being a By-law to Confirm Actions by Council
Resulting from a Council Meeting
on June 27, 2017.**

The Council of the Corporation of The Town of Aurora hereby enacts as follows:

1. That the actions by Council at its Council meeting held on June 27, 2017, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is, except where prior approval of the Ontario Municipal Board is required, hereby adopted, ratified and confirmed.
2. That the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

Enacted by Town of Aurora Council this 27th day of June, 2017.

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk