



Town of Aurora Council Meeting Minutes

Council Chambers
Aurora Town Hall
Tuesday, May 9, 2017

Attendance

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

Members Absent None

Other Attendees Doug Nadorozny, Chief Administrative Officer, Techa van Leeuwen, Director of Corporate Services, Dan Elliott, Director of Financial Services, Marco Ramunno, Director of Planning and Building Services, Al Downey, Director of Parks, Recreation and Cultural Services, Stephanie Mackenzie-Smith, Manager of Corporate Communications, Patricia De Sario, Town Solicitor, Michael de Rond, Town Clerk, Linda Bottos, Council/Committee Secretary, and Sarah Murray, Council/Committee Secretary

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

Council consented to recess the meeting at 9:01 p.m. and reconvene the meeting at 9:11 p.m.

1. Approval of the Agenda

Moved by Councillor Pirri

Seconded by Councillor Humfryes

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

- Delegation (a) Troy Hourie, representing Aurora Village Ratepayers Group; Re: Item C1(R6) – Summary of Committee Recommendations Report No. 2017-04, re Heritage Advisory Committee Meeting Minutes of April 10, 2017, Item 3 – HAC17-009 – Official Plan Amendment and Zoning By-law Amendment Applications, Aurora United Church, 15186 Yonge Street, 12 and 16 Tyler Street, 55, 57 and 57A Temperance Street, File: OPA-2016-05, ZBA-2016-13
- Delegation (b) Hans Hoyer, representing Aurora Village Ratepayers Group; Re: Item C1(R6) – Summary of Committee Recommendations Report No. 2017-04, re Heritage Advisory Committee Meeting Minutes of April 10, 2017, Item 3 – HAC17-009 – Official Plan Amendment and Zoning By-law Amendment Applications, Aurora United Church, 15186 Yonge Street, 12 and 16 Tyler Street, 55, 57 and 57A Temperance Street, File: OPA-2016-05, ZBA-2016-13

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) Troy Hourie, representing Aurora Village Ratepayers Group**
Re: Item C1(R6) – Summary of Committee Recommendations Report No. 2017-04, re Heritage Advisory Committee Meeting Minutes of April 10, 2017, Item 3 – HAC17-009 – Official Plan Amendment and Zoning By-law Amendment Applications, Aurora United Church, 15186 Yonge Street, 12 and 16 Tyler Street, 55, 57 and 57A Temperance Street, File: OPA-2016-05, ZBA-2016-13

Mr. Hourie spoke in opposition of delisting the heritage buildings on the subject lands and made requests to Council including consideration of an alternative to the peer review of the heritage report, amendments to the Heritage Advisory

Committee recommendation (c) of Report No. HAC17-009, and a final Community Cultural Precinct Plan for the development of the entire block bounded by Yonge, Temperance, Tyler and Wellington Streets. He suggested that the delisting of the four homes be revisited during review of the final Official Plan Amendment, and that any decision to demolish the five subject homes be deferred until the Official Plan and Zoning By-law Amendments have been approved.

Moved by Councillor Pirri
Seconded by Councillor Humfryes

That the comments of the delegation be received and referred to Item C1(R6).
Carried

- (b) Hans Hoyer, representing Aurora Village Ratepayers Group**
Re: Item C1(R6) – Summary of Committee Recommendations Report No. 2017-04, re Heritage Advisory Committee Meeting Minutes of April 10, 2017, Item 3 – HAC17-009 – Official Plan Amendment and Zoning By-law Amendment Applications, Aurora United Church, 15186 Yonge Street, 12 and 16 Tyler Street, 55, 57 and 57A Temperance Street, File: OPA-2016-05, ZBA-2016-13

Mr. Hoyer expressed concerns regarding the zoning issues, the proposed streetscape on Tyler and Temperance Streets, setbacks and buffering, and the height and massing of the development. He requested that Council not approve this project and that the decision to delist the residential properties be deferred until all approvals for the project have been given.

Moved by Councillor Thom
Seconded by Councillor Humfryes

That the comments of the delegation be received and referred to Item C1(R6).
Carried

5. Consent Agenda

Council consented to consider Item C1(sub-items R6 and R7) under Section 6, Consideration of Items Requiring Discussion (Regular Agenda) as Item R1.

Moved by Councillor Thom
Seconded by Councillor Kim

That the following Consent Agenda items, C1 (with the exception of sub-items R6 and R7) to C4 inclusive, be approved:

C1. General Committee Meeting Report of May 2, 2017

1. That the General Committee meeting report of May 2, 2017, be received and the following recommendations carried by the Committee approved:

**(C1) IES17-022 – Drinking Water Quality Management Standard –
Management Review**

1. That Report No. IES17-022 be received; and
2. That the meeting minutes of the Annual Management Review by Top Management be received.

**(C2) IES17-023 – Award of Tender 2017-27-IES, Structural Watermain
Relining, Tamarac Trail, Milgate Place and Albery
Crescent**

1. That Report No. IES17-023 be received; and
2. That Tender 2017-27-IES under Capital Project No. 43054 for Structural Watermain Relining on Tamarac Trail, Milgate Place and Albery Crescent be awarded to Fer-Pal Construction Limited in the amount of \$692,355 excluding taxes; and
3. That the budget variance in the amount of \$220,605 be returned to source; 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.

**(C4) Economic Development Advisory Committee Meeting Minutes of
March 9, 2017**

1. That the Economic Development Advisory Committee meeting minutes of March 9, 2017, be received for information.

(C5) Heritage Advisory Committee Meeting Minutes of April 10, 2017

1. That the Heritage Advisory Committee meeting minutes of April 10, 2017, be received for information.

(R1) PRCS17-020 – Property Use Agreement: York Catholic District School Board Soccer Fields

1. That Report No. PRCS17-020 be received; and
2. That the Director of Parks, Recreation and Cultural Services be authorized to execute the 2017 License Agreement, including any and all documents and ancillary agreements required to give effect to same; and
3. That the Director of Parks, Recreation and Cultural Services be authorized to renew the License Agreement on an on-going, annual basis, with the Director of Parks, Recreation and Cultural Services being authorized to execute the necessary renewal Agreements, including any and all documents and ancillary agreements required to give effect to same.

(R2) PRCS17-019 – Award of Tender 2017-33-PRCS – Treatment of Trees for Emerald Ash Borer

1. That Report No. PRCS17-019 be received; and
2. That Tender 2017-33-PRCS be awarded to Green Lawn Ltd., Capital Project 73160, for the treatment of ash trees for the Emerald Ash Borer for a one-year period with an option to renew the agreement for four additional years based on contractor performance and future budget approval; and
3. That Option #1, the use of TreeAzin in the amount of \$215,400 for 2017, be approved; 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.

(R3) CS17-013 – Proposed Taxi Licensing By-law Amendments

1. That Report No. CS17-013 be received; and
2. That amendments to Schedule 13 of Licensing By-law No. 5630-14, being a by-law to regulate licensing of business establishments, be enacted at a future Council meeting.

(R4) IES17-021 – Award of Tender 2017-24-IES – Supply and Delivery of One (1) 5000lb Capacity Forklift

1. That Report No. IES17-021 be received; and
2. That Tender No. 2017-24-IES for the supply and delivery of one (1) new 5000lb capacity forklift be awarded to Liftow Limited, in the amount of \$30,550 excluding taxes; and
3. That additional funding in the amount of \$11,088 for Capital Project No. 34408 be provided from Fleet R&R reserve; 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.

(R5) PBS17-030 – Application for Site Plan Approval, 458021 Ontario Inc. (Tilemaster), Lots 8 and 9, Registered Plan 65M-4324, 21 and 33 Eric T. Smith Way, File Number: SP-2016-08, Related Files: D14-05-04 and D12-05-1A

1. That Report No. PBS17-030 be received; and
2. That site plan application number SP-2016-08 (458021 Ontario Inc.) to permit the development of the subject lands for a warehouse and

office be approved subject to the resolution of any outstanding issues; 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.

C2. Council Meeting Minutes of April 25, 2017

1. That the Council meeting minutes of April 25, 2017, be adopted as printed and circulated.

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

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

C4. PBS17-038 – Administrative Zoning By-law Amendment to the 2C West, Zoning By-law Number 5526-13, Shimvest Investments Limited, File No. ZBA-2012-02

1. That Report No. PBS17-038 be received for information.

Carried

6. Consideration of Items Requiring Discussion (Regular Agenda)

Items were considered in the following order: R1(R7) and R1(R6).

**R1. General Committee Meeting Report of May 2, 2017
(R6) Summary of Committee Recommendations Report No. 2017-04**

Main motion

Moved by Councillor Pirri

Seconded by Councillor Humfryes

1. That Summary of Committee Recommendations Report No. 2017-04 be received; and

2. That the Committee recommendations contained within this report be approved.

Motion to defer
Moved by Councillor Gaertner
Seconded by Councillor Abel

1. That Item (R6) Summary of Committee Recommendations Report No. 2017-04 be deferred.

Motion to defer
Defeated

Amendment
Moved by Councillor Abel
Seconded by Councillor Gaertner

That the main motion be amended by adding the following clause to Item 3 – HAC17-009 of the Heritage Advisory Committee meeting minutes of April 10, 2017:

That the Heritage Advisory Committee provide comments on the Zoning By-law Amendment Application and the Cultural Heritage Impact Statement.

Defeated

Amendment
Moved by Councillor Humfryes
Seconded by Councillor Gaertner

That the main motion be amended by amending clause (c) of Item 3 – HAC17-009 of the Heritage Advisory Committee meeting minutes of April 10, 2017, to read:

- (c) That residential-style architecture be incorporated in the design of the façade and streetscape on **Tyler Street and Temperance Street**.

Carried

Main motion as amended
Moved by Councillor Pirri
Seconded by Councillor Humfryes

1. That Summary of Committee Recommendations Report No. 2017-04 be received; and
2. That the Committee recommendations contained within this report be approved, as amended.

Carried as amended

R1. General Committee Meeting Report of May 2, 2017
(R7) PBS17-027 – Long-Term Development Activity Projections
(formerly General Committee Consent Agenda Item C3)

Moved by Councillor Gaertner
Seconded by Councillor Humfryes

1. That Report No. PBS17-027 be received for information.

Carried

7. Notices of Motion

None

8. Motions

(a) Councillor Mrakas
Re: Vacant Property Tax

Main motion
Moved by Councillor Mrakas
Seconded by Councillor Humfryes

Whereas housing prices have seen a significant increase in the past couple of years; and

Whereas residents—especially young residents—are experiencing difficulty entering the housing market due to a lack of affordable homes; and

Whereas there has been an increase in buyers purchasing properties and, upon closing, many of these homes remain unoccupied; and

Whereas some buyers are not living or working in Aurora and may or may not be properly reporting and paying income tax on their investment capital gains; and

Whereas the Province of Ontario has announced a new tax authority on vacant homes that will give Toronto and other interested municipalities the power to impose such a tax to encourage owners to sell or rent such spaces;

1. Now Therefore Be It Hereby Resolved That staff be directed to investigate options for imposing a vacant home tax under the new provincial initiative, and report back with recommendations in Q3 for Council's consideration.

Amendment

Moved by Councillor Pirri

Seconded by Councillor Mrakas

That the main motion be amended by adding the following operative clauses:

Be It Further Resolved That the Town of Aurora request the ability to tax vacant homes in any upcoming legislation that the Province introduces; and

Be It Further Resolved That a copy of this resolution be forwarded to all municipalities within the Greater Golden Horseshoe, and the Association of Municipalities of Ontario, for consideration; and

Be It Further Resolved That a copy of this resolution be sent to all members of the Provincial Legislature for consideration.

Carried

Main motion as amended

Moved by Councillor Mrakas

Seconded by Councillor Humfryes

1. Now Therefore Be It Hereby Resolved That staff be directed to investigate options for imposing a vacant home tax under the new provincial initiative, and report back with recommendations in Q3 for Council's consideration;
and
2. **Be It Further Resolved That the Town of Aurora request the ability to tax vacant homes in any upcoming legislation that the Province introduces; and**
3. **Be It Further Resolved That a copy of this resolution be forwarded to all municipalities within the Greater Golden Horseshoe, and the Association of Municipalities of Ontario, for consideration; and**
4. **Be It Further Resolved That a copy of this resolution be sent to all members of the Provincial Legislature for consideration.**

Carried as amended

(b) Councillor Kim

Re: Ontario Municipal Board (OMB) Statistics

Council consented to vote on each operative clause separately.

Moved by Councillor Kim

Seconded by Councillor Pirri

Whereas the updated provincial Growth Plan has identified a population forecast for York Region of 1.79 million people to the year 2041 and is targeting infill intensification in Ontario municipalities; and

Whereas the province is proposing to increase the density and intensification targets for the Growth Plan; and

Whereas more and more municipalities have disagreed with infill development and intensification projects by builders as a result of neighbourhood mobilization; and

Whereas developers, large and small, have appealed municipal decisions to the Ontario Municipal Board (OMB); and

Whereas there is information available from disclosing the characteristics of past OMB appeals and results; and

Whereas residents, builders and municipal Council would benefit from historical information, current information, and statistics from past OMB appeals to make more-informed decisions in current and future appeals; and

Whereas the Town of Aurora has information regarding the results of its own OMB hearings, characteristics, and the financial outlays involved in each;

1. Now Therefore Be It Hereby Resolved That staff be directed to prepare a report to Council that would provide OMB appeals information from December 2006 to present for the Town of Aurora.

Carried

2. Be It Further Resolved That staff is not limited to but includes the following characteristics:

- Number of units involved;
- Infill or large scale open field;
- Low, mid and high rise (number of floors);
- Total financial outlay of the municipality.

Defeated

3. Be It Further Resolved That staff be directed to return the report back to Council within a reasonable time frame.

Carried

(c) Councillor Mrakas and Councillor Thom

Re: Commemorative Sesquicentennial Plaques

Moved by Councillor Thom

Seconded by Councillor Mrakas

Whereas the Town of Aurora takes pride in preserving and promoting Heritage properties; and

Whereas the Town of Aurora provides commemorative plaques to recognize properties with Heritage significance; and

Whereas the Town of Aurora has many buildings that were constructed in 1867; and

Whereas 2017 is Canada's Sesquicentennial;

1. Now Therefore Be It Hereby Resolved That the Town of Aurora create a commemorative plaque celebrating Canada's 150 and the Town of Aurora buildings constructed in 1867; and
2. Be It Further Resolved That staff identify the buildings that were constructed in 1867 to be so plaqued; and
3. Be It Further Resolved That funding for Aurora's Canadian Sesquicentennial Plaque program be funded from the Heritage Reserve Fund; and
4. Be It Further Resolved That the plaques be presented during Canada Day Festivities to the properties identified by staff.

Carried

9. Regional Report

None

10. New Business

Councillor Gaertner expressed satisfaction with last week's General Committee discussion regarding the Emerald Ash Borer treatment plan and the decision to not use neonicotinoids.

Councillor Abel congratulated the Aurora Winter Blues Festival (AWBF) organization on its donation and cheque presentation of \$8,000 to Blue Door Shelters. He noted that AWBF has donated a total of \$40,000 over five years to Blue Door Shelters, and that AWBF also recently presented a cheque to CHATS.

Councillor Abel extended congratulations to Jamie MacDonald who was recognized at the Region's 2017 Character Community Awards.

11. Public Service Announcements

Councillor Thom announced that the Devins Drive Public School will be holding its fifth Annual Spring Fair on Tuesday, May 23, 2017, from 5 to 8 p.m., featuring games, family activities, and a barbecue run by the Optimist Club of Aurora.

Councillor Humfryes extended a reminder about the Aurora Farmers' Market and Artisan Fair takes place each Saturday in Town Park from 8 a.m. to 1 p.m.

Councillor Mrakas congratulated the following Aurora residents who were award recipients at the 11th Annual York Region 2017 Character Community Awards: Jason Scott received the Character Community Collaboration Award; Ron Weese received the Character Community Innovator Award; and Sergeant Anthony Torresan (Badge No. 651) received the Character Community Colleague Award. Councillor Mrakas expressed appreciation to everyone who submitted nominations and the Award recipients for their excellent volunteer work in the community. Councillor Humfryes added that Aurora resident Heather Hamilton also received an award for her volunteerism.

Councillor Pirri expressed appreciation to the Environmental Advisory Committee members who organized and participated in Aurora's second annual Eco Festival, which was held on Saturday, April 29, 2017, and he thanked all members of Council who dropped by in support of the event.

Mayor Dawe announced that an Emergency Preparedness Fair will be held on Friday, May 12, 2017, at 10 a.m. at the York Region Administration Centre.

Mayor Dawe announced that a Summer Camp Information Session will be held on Saturday, May 13, 2017, at the Stronach Aurora Recreation Complex.

Mayor Dawe announced that the Canadian Blood Services will be holding a blood donor clinic at Our Lady of Grace Catholic Church on Yonge Street on Monday, May 15, 2017.

Mayor Dawe extended a reminder that the Town is still seeking participating sites for Doors Open Aurora, which will take place on Saturday August 19, 2017. He encouraged interested parties to contact Planning and Building Services by Wednesday, May 31, 2017.

Mayor Dawe extended a reminder that the Town is still seeking nominations for the John West Memorial Leaders of Tomorrow Scholarship Award, and applications will be accepted until Thursday, June 1, 2017.

Mayor Dawe announced that anyone interested in being Aurora's Next Teen Idol may register by Friday, June 9, 2017.

Councillor Thom acknowledged the contributions to the community of Mr. Dave Franklin, past president of the Aurora Royal Canadian Legion, who recently passed away. He expressed condolences to Mr. Franklin's family on behalf of Council.

12. By-laws

Moved by Councillor Thompson

Seconded by Councillor Pirri

That the following by-laws be enacted:

(a) By-law Number 5982-17 Being a By-law to amend Zoning By-law Number 2213-78, as amended (Shimvest Investments Limited).

(b) By-law Number 5983-17 Being a By-law to amend By-law Number 5900-16, to establish a schedule of fees and charges for municipal services, activities and the use of property within the Town of Aurora (Fees and Charges By-law).

Carried

13. Closed Session

None

14. Confirming By-law

Moved by Councillor Pirri

Seconded by Councillor Thom

That the following confirming by-law be enacted:

By-law Number 5984-17 Being a By-law to Confirm Actions by Council
Resulting from a Council Meeting on May 9, 2017.

Carried

15. Adjournment

Moved by Councillor Kim
Seconded by Councillor Humfryes

That the meeting be adjourned at 10:11 p.m.

Carried

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk

The minutes of the Council meeting of May 9, 2017, are subject to final approval by Council on May 23, 2017.