



Town of Aurora Council Meeting Minutes

Council Chambers, Aurora Town Hall
Tuesday, November 28, 2017

Attendance

Council Members Mayor Dawe in the Chair; Councillors Abel, Gaertner (arrived 7:06 p.m.), Humfryes (departed 9:19 p.m.), Kim, Mrakas, Thom, and Thompson

Members Absent Councillor Pirri

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, and Linda Bottos, Council/Committee Secretary

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

Council consented to recess the meeting at 9:19 p.m. and reconvened at 9:29 p.m.

On a motion of Councillor Thom seconded by Councillor Kim, Council consented to extend the hour past 10:30 p.m.

On a motion of Councillor Thom seconded by Councillor Gaertner, Council consented on a two-thirds vote to extend the hour to 11:15 p.m.

On a motion of Councillor Thom seconded by Councillor Kim, Council consented on a two-thirds vote to extend the hour to 11:20 p.m.

1. Approval of the Agenda

Moved by Councillor Thompson
Seconded by Councillor Thom

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

- Delegation (a) Chad B. John-Baptiste, representing 2501500 Ontario Inc. and 2540280 Ontario Inc.; Re: Item R9 – PBS17-085 – Proposal for Zoning By-law Amendment (a) 2501500 Ontario Inc. (16003 Yonge Street), File No. ZP-2017-09; and (b) 2540280 Ontario Inc. (255 Old Yonge Street), File No. ZP-2017-10
- Item C2 – Memorandum from Mayor Dawe; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of October 27, 2017
- Item R10 – IES17-037 – Award of Request for Proposal 2017-81-IES – For Consulting Services to Develop the Town of Aurora’s Community Energy Plan
- Item R11 – IES17-041 – Additional Information to Report No. IES17-037 – Award of Request for Proposal 2017-81-IES – For Consulting Services to Develop the Town of Aurora’s Community Energy Plan
- Item R12 – PRCS17-045 – Award of Tender 2017-117-PRCS Demolition of Two (2) Buildings Located at 52 and 56 Victoria Street in Aurora

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

On a motion of Councillor Humfryes seconded by Councillor Thom, Council consented on a two-thirds vote to waive the Procedure By-law to allow more than ten minutes for the Presentation.

- (a) Rick Farrell, General Manager of Housing, and Valerie Shuttleworth,
Chief Planner, York Region
Re: York Region's Affordable Housing Strategy**

Mr. Farrell and Ms. Shuttleworth presented an overview of the Region's housing story including information on the Human Services Planning Board and Make Rental Happen, Regionally-administered social and affordable housing, affordability by income and location, and the York Region Local Municipal Housing Working Group.

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

That the presentation be received for information.

Carried

4. Delegations

- (a) David Heard, Resident
Re: Item R1 – PBS17-095 – Restoration of the Aurora Armoury – 89
Mosley Street**

Mr. Heard provided historical context for the Aurora Armoury, including connections to the Fleury, Petch, and Mosley families and businesses, and feedback on the restoration and consultation processes.

**Moved by Councillor Thompson
Seconded by Councillor Mrakas**

That the comments of the delegation be received and referred to Item R1.

Carried

- (b) Christopher Watts, representing Aurora Heritage Authority
Re: Item R2 – CAO17-007 – Branding Concepts for Aurora Armoury**

Mr. Watts provided feedback on the proposed branding concepts and process for the Aurora Armoury.

Moved by Councillor Gaertner
Seconded by Councillor Humfryes

That the comments of the delegation be received and referred to Item R2.

Carried

(c) Mark Flowers, Davies Howe LLP
Re: Motion (a) Councillor Mrakas; Re: Interim Control By-law – Stable
Neighbourhoods

Mr. Flowers expressed concerns regarding the proposed interim control by-law and the potential repercussions on the Highland Gate Developments Inc. (HGDI) lands and requested that the by-law be worded in such a way as to exclude the HGDI lands from the provisions of the by-law.

Moved by Councillor Gaertner
Seconded by Councillor Mrakas

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

Carried

5. Consent Agenda

Council consented to consider Items C1(sub-items R3, R6, R9, R10, R11, R12, and R13), and C5 under Section 6, Consideration of Items Requiring Discussion (Regular Agenda) as Items R3, R4, R5, R6, R7, R8, R9, and R10, respectively.

Moved by Councillor Thompson
Seconded by Councillor Gaertner

That the following Consent Agenda items—C1 (with the exception of sub-items R3, R6, R9, R10, R11, R12, and R13), C2, C3, and C4—be approved:

C1. General Committee Meeting Report of November 21, 2017

1. That the General Committee meeting report of November 21, 2017, be received and the following recommendations carried by the Committee approved:

**(C1) Governance Review Ad Hoc Committee Meeting Minutes of
October 31, 2017**

1. That the Governance Review Ad Hoc Committee meeting minutes of October 31, 2017, be received for information.

(R1) GRAHC17-002 – Council Compensation Review – Final Report

1. That Report No. GRAHC17-002 be received; and
2. That no change in compensation for the Mayor be made at this time; and
3. That the compensation of Councillors be increased to \$36,000 per year, fully taxable, commencing with the 2018-2022 term of office; and
4. That Council endorse, in principle, commercially available Long-Term Disability and Accidental Death and Dismemberment protection plans for the role of the Mayor only, commencing with the next term of office, and that staff report back with respect to details for Council's final consideration and approval; and
5. That an end of service transition payment program be implemented for the Mayor only, commencing with the 2018-2022 term of office, as follows:
 - (a) Eligible at the completion of one full term, one month of pay for each completed year of continual service as Mayor to a maximum of six months' pay (may be prorated for partial years);
 - (b) The amount is paid automatically, and paid if the Mayor resigns or does not return to office for any reason other than as outlined in (c) below. In the event of the Mayor's death while in office, the payment is made to the estate;
 - (c) No transition payment is paid if the Mayor is removed from office due to a judicial process and conviction under the Criminal Code, even if having resigned first; and

6. That no changes be made to transportation allowances, pension, or health and dental benefit programs currently in place; and
7. That staff bring forward the necessary by-law at a future Council meeting.

(R2) PRCS17-040 – Highland Gate Parkland Design

1. That Report No. PRCS17-040 be received; and
2. That the Final Parkland Design for the Highland Gate Development Lands be approved.

(R4) PBS17-084 – 2018 Planning Applications Fees

1. That Report No. PBS17-084 be received; and
2. That, in accordance with Section 69 of the *Planning Act*, Council update the Planning Applications Fees By-law as shown on attached Schedule A, which increases the 2018 fees for processing of Planning Applications by 2.1% (generally) to reflect the Consumer Price Index, and modest verifiable increases to the Official Plan, Zoning By-law, and Subdivision and Condominium base fees; and
3. That the amending Planning Applications Fees By-law be brought forward to a future Council meeting for enactment; and
4. That staff be directed to review and amend the Planning Fee schedule on an annual basis.

(R5) IES17-036 – Metrolinx Railway Overpass Multipurpose Tunnel

1. That Report No. IES17-036 be received; and
2. That Council request the Regional Municipality of York and Metrolinx to maintain the existing 1.5 meter sidewalk in all future design plans associated with the BRCE and the future Rapid Transit/Viva Regional Road Expansion projects; and

3. That any future relocation of the existing pedestrian walkway be designed to Town of Aurora standards and funded entirely by the Region of York.

(R7) IES17-040 – Purchase Order Increase for Pool Liner Repairs for the Stronach Aurora Recreation Complex (SARC) Facility

1. That Report No. IES17-040 be received; and
2. That, in accordance with the Procurement By-law, Purchase Order No. 1149 be increased by \$21,480, excluding taxes, to a total of \$113,672, excluding taxes, for pool repairs at the Stronach Aurora Recreation Complex (SARC) in favour of Nationwide Commercial Aquatics Inc.

(R8) PBS17-043 – Inflow and Infiltration Reduction Project

1. That Report No. PBS17-043 be received; and
2. That the Mayor and Town Clerk be authorized to execute an agreement with a new landowners group and The Regional Municipality of York, for an Inflow and Infiltration Reduction Project based on the principles outlined in this report, to the satisfaction of the Director of Planning and Building Services and the Town Solicitor.

C2. Council Meeting Minutes of November 14, 2017

1. That the Council meeting minutes of November 14, 2017, be adopted as printed and circulated.

C3. Council Closed Session Minutes of November 7, 2017

1. That the Council Closed Session minutes of November 7, 2017, be adopted as printed and circulated.

C4. Council Closed Session Public Minutes of November 7, 2017

1. That the Council Closed Session Public minutes of November 7, 2017, be adopted as printed and circulated.

Carried

6. Consideration of Items Requiring Discussion (Regular Agenda)

Council consented to consider items in the following order: R1, R2, R9 (formerly C1(R13)), R4 (formerly C1(R6)) together with R10 (formerly C5), R5 (formerly C1(R9)), R8 (formerly C1(R12)), Item R6 (formerly C1(R10)) together with R7 (formerly C1(R11)), and R3 (formerly C1(R3)).

R1. PBS17-095 – Restoration of the Aurora Armoury – 89 Mosley Street

Mr. Anthony Ierullo, Manager of Long Range and Strategic Planning, along with Mr. Jim Burkitt and Philip Hastings of GOW Hastings Architects, presented background and historical context to the Aurora Armoury and reviewed the proposed conceptual design and renovations.

Moved by Councillor Thom
Seconded by Councillor Kim

That the presentation be received for information.

Carried

Moved by Councillor Thompson
Seconded by Councillor Mrakas

1. That Report No. PBS17-095 be received; and
2. That the total approved budget for Capital Project No. 12041 “89 Mosley Renewal” be increased to \$200,000, representing an increase of \$100,000, to be funded from the unallocated interest component of the Aurora Hydro Sale Investment reserve fund, to allow GOW Hastings Architects to proceed with detailed design for the renewal of 89 Mosley Street.

Carried

R2. CAO17-007 – Branding Concepts for Aurora Armoury

Motion to defer
Moved by Councillor Kim
Seconded by Councillor Thom

That Report No. CAO17-007 – Branding Concepts for Aurora Armoury be deferred to the Council meeting in January 2018 to allow for public consultation.

**Motion to defer
Carried**

R3. CS17-037 – 2018 Procedure By-law Review and Proposed Meeting Schedule

(Formerly Consent Agenda Item C1(R3))

On a motion by Councillor Thompson seconded by Councillor Gaertner, Council consented to consider Item R3 following consideration of Items 6 and 7.

**Motion to defer
Moved by Councillor Mrakas
Seconded by Councillor Thompson**

That Report No. CS17-037 – 2018 Procedure By-law Review and Proposed Meeting Schedule be deferred to a future Council meeting.

**Motion to defer
Carried**

R4. IES17-039 – Request for Approval of Capital Project No. 72272 – Stronach Aurora Recreation Complex (SARC) Program Room Refresh

(Formerly Consent Agenda Item C1(R6))

Council consented to consider Item R4 together with Item R10.

**Moved by Councillor Gaertner
Seconded by Councillor Thom**

1. That Report No. IES17-039 and Report No. IES17-049 be received; and
2. That Report No. IES17-039 satisfy Council's conditional budget approval for Capital Project No. 72272 – SARC Program Room Refresh in the amount of \$20,000, excluding taxes; and

3. That staff be authorized to proceed with Capital Project No. 72272 – SARC Program Room Refresh.

Carried

R5. PBS17-085 – Proposal for Zoning By-law Amendment Application
(Formerly Consent Agenda Item C1(R9))

Main motion

Moved by Councillor Abel

Seconded by Councillor Thompson

1. That Report No. PBS17-085 be received.

Amendment

Moved by Councillor Abel

Seconded by Councillor Thompson

That the main motion be amended by restoring the following clause:

2. That the Zoning By-law Proposals from the following applicants be accepted as Zoning By-law Amendment Applications:

(a) 2501500 Ontario Inc. (16003 Yonge Street), File No. ZP-2017-09

(b) 2540280 Ontario Inc. (255 Old Yonge Street), File No. ZP-2017-10

(c) Shen & He (15385-15395 Bayview Avenue), File No. ZP-2017-11

Carried

Council consented to vote on each clause and proposal separately.

Main motion as amended

Moved by Councillor Abel

Seconded by Councillor Thompson

1. That Report No. PBS17-085 be received.

Carried

Main motion as amended
Moved by Councillor Abel
Seconded by Councillor Thompson

2. That the Zoning By-law Proposals from the following applicants be accepted as Zoning By-law Amendment Applications:

(a) 2501500 Ontario Inc. (16003 Yonge Street), File No. ZP-2017-09

Defeated

Main motion as amended
Moved by Councillor Abel
Seconded by Councillor Thompson

2. That the Zoning By-law Proposals from the following applicants be accepted as Zoning By-law Amendment Applications:

(b) 2540280 Ontario Inc. (255 Old Yonge Street), File No. ZP-2017-10

Defeated

Main motion as amended
Moved by Councillor Abel
Seconded by Councillor Thompson

2. That the Zoning By-law Proposals from the following applicants be accepted as Zoning By-law Amendment Applications:

(c) Shen & He (15385-15395 Bayview Avenue), File No. ZP-2017-11

Defeated

**R6. IES17-037 – Award of Request for Proposal 2017-81-IES – For
Consulting Services to Develop the Town of Aurora’s
Community Energy Plan**

(Formerly Consent Agenda Item C1(R10))

Council consented to consider Item R6 together with Item R7.

Moved by Councillor Abel
Seconded by Councillor Kim

1. That Report No. IES17-037 and Report No. IES17-041 be received; and
2. That Request for Proposal 2017-81-IES – For consulting services to develop the Town of Aurora’s Community Energy Plan be awarded to IndEco Strategic Consulting in the amount of \$132,660.00, excluding taxes, conditional on the Capital Project No. 42809 approval in the 2018 capital budget and conditional on full funding; and
3. 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.

Motion to defer

Moved by Councillor Gaertner

Seconded by Councillor Mrakas

That Report No. IES17-037 – Award of Request for Proposal 2017-81-IES – For Consulting Services to Develop the Town of Aurora’s Community Energy Plan and Report No. IES17-041 – Additional Information to Report No. IES17-037 – Award of Request for Proposal 2017-81-IES – For Consulting Services to Develop the Town of Aurora’s Community Energy Plan be deferred to the Council meeting of December 12, 2017.

**Motion to defer
Carried**

R7. IES17-041 – Additional Information to Report No. IES17-037 – Award of Request for Proposal 2017-81-IES – For Consulting Services to Develop the Town of Aurora’s Community Energy Plan

(Formerly Consent Agenda Item C1(R11))

Council consented to consider Item R7 together with Item R6.

R8. PRCS17-045 – Award of Tender 2017-117-PRCS Demolition of Two (2) Buildings Located at 52 and 56 Victoria Street in Aurora

(Formerly Consent Agenda Item C1(R12))

**Moved by Councillor Mrakas
Seconded by Councillor Thompson**

1. That Report No. PRCS17-045 be received; and
2. That Award of Tender 2017-117-PRCS Demolition of Two (2) Buildings located at 52 and 56 Victoria Street in Aurora be awarded to Priestly Demolition Inc. in the amount of \$111,300 excluding taxes; and
3. That the Mayor and Town Clerk be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same.

Carried

**R9. Memorandum from Mayor Dawe
Re: Lake Simcoe Region Conservation Authority Board Meeting
Highlights of October 27, 2017
(Formerly Consent Agenda Item C1(R13))**

**Moved by Councillor Mrakas
Seconded by Councillor Thompson**

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of October 27, 2017 be received for information.

Carried

**R10. IES17-049 – Additional Information to Report No. IES17-039 – Request
for Approval of Capital Project No. 72272 – Stronach Aurora
Recreation Complex (SARC) Program Room Refresh
(Formerly Consent Agenda Item C5)**

Council consented to consider Item R10 together with Item R4.

7. Notices of Motion

None

8. Motions

(a) Councillor Mrakas

Re: Interim Control By-law – Stable Neighbourhoods

On a motion of Councillor Abel seconded by Councillor Thom, Motion (a) was considered following Item R9 (formerly C1(R13)).

Motion (a) was withdrawn.

9. Regional Report

York Regional Council Highlights – November 16, 2017

Moved by Councillor Abel

Seconded by Councillor Thom

That the Regional Report of November 16, 2017, be received for information.

Carried

10. New Business

None

11. Public Service Announcements

Councillor Mrakas announced that the Aurora Tigers Jr. A hockey team will be holding a Teddy Bear Toss on Saturday, December 9, 2017, to raise funds for children at Southlake Regional Health Centre.

Mayor Dawe announced the impending birth of his grandson in 2018.

12. By-laws

Moved by Councillor Gaertner

Seconded by Councillor Thompson

That the following by-law be enacted:

- (a) **By-law Number 6027-17** Being a By-law to regulate various matters relating to the keeping, licensing and controlling of animals in the Town of Aurora.

Carried

Moved by Councillor Gaertner
Seconded by Councillor Thompson

That the following by-law be enacted:

- (b) **By-law Number 6028-17** Being a By-law to adopt Official Plan Amendment No. 17.

Carried

Moved by Councillor Gaertner
Seconded by Councillor Mrakas

That the following by-law be enacted:

- (c) **By-law Number 6029-17** Being a By-law to amend Zoning By-law Number 2213-78, as amended (14452 Yonge Street - Ballymore Building (South Aurora) Corp.).

Carried

Moved by Councillor Gaertner
Seconded by Councillor Thom

That the following by-law be enacted:

- (d) **By-law Number 6030-17** Being a By-law to declare as surplus and sell municipal lands (Part 5, Plan of Reference 65R-142).

Carried

Moved by Councillor Abel
Seconded by Councillor Thompson

That the following by-law be enacted:

- (e) **By-law Number 6031-17** Being a By-law to establish a tariff of fees for the processing of applications made in respect of planning matters.

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 6032-17 Being a By-law to Confirm Actions by Council Resulting from a Council Meeting on November 28, 2017.

Carried

15. Adjournment

Moved by Councillor Thompson

Seconded by Councillor Gaertner

That the meeting be adjourned at 11:21 p.m.

Carried

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk

The minutes of the Council meeting of November 28, 2017, received final approval by Council on December 12, 2017.