

Public Release
June 2, 2017



**Town of Aurora
Additional Items to
General Committee Meeting Agenda**

Tuesday, June 6, 2017
7 p.m., Council Chambers

- **Revised General Committee Meeting Agenda Index**
- **Item R13 – Summary of Committee Recommendations Report No. 2017-05**
- **Notice of Motion (b) Councillor Gaertner and Councillor Mrakas
Re: Highland Gate Redevelopment**



**Town of Aurora
General Committee
Meeting Agenda (Revised)**

Tuesday, June 6, 2017
7 p.m., Council Chambers

Councillor Mrakas in the Chair

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 C7 inclusive, be approved:

C1. CS17-012 – Licensing of Medical Marihuana Facilities

Recommended:

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

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

Recommended:

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

Recommended:

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

Recommended:

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

Recommended:

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

Recommended:

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

Recommended:

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

6. Consideration of Items Requiring Discussion (Regular Agenda)

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

Recommended:

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

Recommended:

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**

Recommended:

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**

Recommended:

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**

Recommended:

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

Recommended:

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

Recommended:

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

Recommended:

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

Recommended:

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

Recommended:

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

Recommended:

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

Recommended:

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.

R13. Summary of Committee Recommendations Report No. 2017-05
(Added Item)

Recommended:

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

7. Notices of Motion

(a) Councillor Abel

Re: Twinning With an Indigenous Community: A Canada 150 Municipal Legacy

(b) Councillor Gaertner and Councillor Mrakas

Re: Highland Gate Redevelopment

(Added Item)

8. New Business

9. Closed Session

10. Adjournment



**Town of Aurora
General Committee Report**

Subject: Summary of Committee Recommendations Report No. 2017-05

Prepared by: Michael de Rond, Town Clerk

Department: Corporate Services

Date: June 6, 2017

Recommendation

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

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

1. PRCSAC17-002 – Canine Commons Update

- (a) That staff proceed with the priority site capital upgrades and maintenance requirements; and
- (b) That these upgrades be funded in the 2017 Capital and Operational budgets and all related works be completed in 2017; and
- (c) That future PRCSAC Operational budgets be funded sufficiently to conduct the ongoing service level increase at the Canine Commons Leash Free Park, as outlined in this report.

Staff comments:

None



Notice of Motion

**Councillor Gaertner and
Councillor Mrakas**

Date: June 6, 2017
To: Mayor and Members of Council
From: Councillor Gaertner and Councillor Mrakas
Re: **Highland Gate Redevelopment**

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, 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.