



# Town of Aurora General Committee Meeting Report

Council Chambers  
Aurora Town Hall  
Tuesday, June 6, 2017

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## **Attendance**

**Council Members** Councillor Mrakas in the Chair; Councillors Abel, Gaertner, Humfryes (arrived 7:29 p.m.), Pirri, Thom, and Thompson

**Members Absent** Councillor Kim and Mayor Dawe

**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, and Linda Bottos, Council/Committee Secretary

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The Chair called the meeting to order at 7:02 p.m.

## **1. Approval of the Agenda**

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

- Delegation (a) Glen Sharp, Resident; Re: Item R10 – IES17-026 – On-Street Parking Concerns on Wiles Court
- Item R13 – Summary of Committee Recommendations Report No. 2017-05

- Item R14 – Memorandum from Mayor Geoffrey Dawe; Re: Accessibility Advisory Committee – Council Liaison
- Notice of Motion (b) Councillor Gaertner and Councillor Mrakas; Re: Highland Gate Redevelopment

## **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) Glen Sharp, Resident**

**Re: Item R10 – IES17-026 – On-Street Parking Concerns on Wiles Court**

Mr. Sharp spoke in support of Report No. IES17-026 and requested that Council endorse the staff recommendation.

General Committee received and referred the comments of the delegation to Item R10.

## **5. Consent Agenda**

**General Committee recommends:**

That the following Consent Agenda items, C1 to C7 inclusive, be 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.

**Carried**

**6. Consideration of Items Requiring Discussion (Regular Agenda)**

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

**General Committee recommends:**

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.

**Carried**

**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**

**General Committee recommends:**

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.

**Carried**

**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**

**General Committee recommends:**

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.

**Carried**

- 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**

**General Committee recommends:**

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.

**Carried**

- 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**

**General Committee recommends:**

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.

**Carried**

**R6. CS17-016 – Animal Control By-law Amendments**

**General Committee recommends:**

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.

**Carried**

**R7. FS17-025 – Creation of New Winter Control Reserve Fund**

**General Committee recommends:**

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.

**Carried**

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

**General Committee recommends:**

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.

**Carried**

**R9. FS17-027 – Hotel Development Charges – Deferrals**

**General Committee recommends:**

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.

**Carried**

**R10. IES17-026 – On-Street Parking Concerns on Wiles Court**

**General Committee recommends:**

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.

**Carried**

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

**General Committee recommends:**

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.

**Carried**

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

**General Committee recommends:**

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.

**Carried**

**R13. Summary of Committee Recommendations Report No. 2017-05**

**General Committee recommends:**

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**

**R14. Memorandum from Mayor Geoffrey Dawe**

**Re: Accessibility Advisory Committee – Council Liaison**

**General Committee recommends:**

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.

**Carried**

## 7. Notices of Motion

### (a) Councillor Abel

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

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.

**(b) 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.

## **8. New Business**

Councillor Abel proposed to bring forward a Notice of Motion regarding the relocation of the Aurora Bridge Club from the former Library facility. Staff noted that a relevant report would be submitted to Council in the near future, and Councillor Abel agreed to withdraw his proposal.

Councillor Mrakas noted that the Federation of Canadian Municipalities (FCM) annual conference was held during the past weekend and he extended congratulations to Councillor Pirri on his re-election to the FCM Board of Directors.

## **9. Closed Session**

None

## **10. Adjournment**

The meeting was adjourned at 7:45 p.m.

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**Tom Mrakas, Councillor**

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**Michael de Rond, Town Clerk**

The report of the General Committee meeting of June 6, 2017, is subject to final approval and Council endorsement of the recommendations on June 13, 2017.