



Town of Aurora General Committee Meeting Report

Council Chambers, Aurora Town Hall
Tuesday, July 4, 2017

Attendance

Council Members Councillor Pirri in the Chair; Councillors Abel (departed 11:25 p.m.), Gaertner, Humfryes (arrived 7:25 p.m.), Kim, Mrakas, Thom, Thompson and Mayor Dawe

Members Absent None

Other Attendees Doug Nadorozny, Chief Administrative Officer, 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 Sarah Murray, Council/Committee Secretary

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

General Committee consented to recess the meeting at 9:13 p.m. and reconvened the meeting at 9:23 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 p.m.

1. Approval of the Agenda

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

- Delegation (a) David LeClaire, Highland Gate Ratepayers Association; Re: Item R2 – PRCS17-026 – Highland Gate Conceptual Parkland Design
- Delegation (b) Martine Elias, Highland Gate Ratepayers Association; Re: Item R2 – PRCS17-026 – Highland Gate Conceptual Parkland Design
- Delegation (c) Mike Bryan, Resident; Re: Item R2 – PRCS17-026 – Highland Gate Conceptual Parkland Design
- Delegation (d) Cheryl Shindruk, Highland Gate Developments Inc.; Re: Item R2 – PRCS17-026 – Highland Gate Conceptual Parkland Design
- Delegation (e) Gavin Bailey, Fotenn Consultants Inc. representing the Applicant, Re: Item R1 – PBS17-050 – Applications for Official Plan Amendment and Zoning By-law Amendment, Aurora United Church
- Delegation (f) Jo-Anne Bartholomew, Highland Gate Park Committee; Re: Item R2 – PRCS17-026 – Highland Gate Conceptual Parkland Design
- Delegation (g) Bob Callow, Highland Gate Park Committee; Re: Item R2 – PRCS17-026 – Highland Gate Conceptual Parkland Design
- Item C4 – Canada 150 Ad Hoc Committee Meeting Minutes of April 3, 2017
- Item C5 – Trails and Active Transportation Committee Meeting Minutes of April 21, 2017
- Item C6 – Finance Advisory Committee Meeting Minutes of April 26, 2017
- Item C7 – Canada 150 Ad Hoc Committee Meeting Minutes of May 3, 2017
- Item C8 – Heritage Advisory Committee Meeting Minutes of May 8, 2017
- Item C9 – Governance Review Ad Hoc Committee Meeting Minutes of May 9, 2017
- Item C10 – Governance Review Ad Hoc Committee Meeting Minutes of May 23, 2017
- Item C11 – Canada 150 Ad Hoc Committee Meeting Minutes of May 30, 2017

- Item R11 – Schedules A and B to Report No. PBS17-047 – Application for Zoning By-law Amendment Draft Plan of Subdivision and Draft Plan of Condominium Ballymore Building (South Aurora) Corporation, 14452 Yonge Street, Part Lot 75, Concession 1, File Numbers: ZBA-2016-09, SUB-2016-02, CDM-2016-04
- Item R12 – Summary of Committee Recommendations Report No. 2017-06

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) Ron Weese and Stephen Kimmerer representing Sport Aurora

Re: Item R4 – PRCS17-025 – Sport Aurora and Sport Plan Funding Request

Mr. Weese and Mr. Kimmerer presented an overview of Sport Aurora's funding history and goals achieved to date.

General Committee received and referred the comments of the delegation to Item R4.

4. Delegations

General Committee consented, on approval of the agenda, to allow consideration of Delegation (b) prior to Delegation (a).

(a) David LeClaire, Highland Gate Ratepayers Association (HGRPA)

Re: Item R2 – PRCS17-026 – Highland Gate Conceptual Parkland Design

Mr. LeClaire reminded the Committee of the legally binding Minutes of Settlement signed by all parties and that the Association has no interest in revising the agreement.

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

(b) Martine Elias, Highland Gate Ratepayers Association (HGRPA)
Re: Item R2 – PRCS17-026 – Highland Gate Conceptual Parkland Design

Ms. Elias provided an overview of the HGRPA survey that was distributed to local residents for their input on park amenities. She advised how the survey was created, its intent and the results.

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

(c) Mike Bryan, Resident of Highland Gate Park
Re: Item R2 – PRCS17-026 – Highland Gate Conceptual Parkland Design

Mr. Bryan presented his opinion on the conceptual design proposed by the developer for Highland Gate, referencing the Minutes of Settlement which binds the parties to certain design features.

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

(d) Cheryl Shindruk, Highland Gate Developments Inc.
Re: Item R2 – PRCS17-026 – Highland Gate Conceptual Parkland Design

Ms. Shindruk advised that the developer continues to work with Town staff in complying with all regulations.

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

(e) Gavin Bailey, Fotenn Consultants Inc.
Re: Item R1 – PBS17-050 – Application for Official Plan Amendment and Zoning By-law Amendment, Aurora United Church

Mr. Bailey noted some minor changes have been made to the proposed design concepts, and that the applicant is seeking Council support regarding the revised proposed development plans.

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

(f) Jo-Anne Bartholomew, Highland Gate Park Committee
Re: Item R2 – PRCS 17-026 – Highland Gate Conceptual Parkland Design

Ms. Bartholomew, a resident of the area, noted that some local residents oppose the idea of park lighting and other proposed amenities.

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

(g) Bob Callow, Highland Gate Park Committee
Re: Item R2 – 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 and asked that the trails within the park not be lit.

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

5. Consent Agenda

General Committee recommends:

That the following Consent Agenda items, C1 to C11 inclusive, be approved:

C1. FS17-011 – 2016 Year End Budget Report – as at December 31, 2016

1. That Report No. FS17-011 be received for information.

C2. FS17-031 – Award of Office Products and Supplies Agreement

1. That Report No. FS17-031 be received; and
2. That the contract award be made to Novexco Inc. to provide office product supplies for a three (3) year term to April 30, 2020, to an upset

limit of \$65,000 per year with two (2), one (1) year extension option years; and

3. That the Director of Financial Services be authorized to extend the optional years under the same terms and conditions of the initial agreement, subject to satisfactory performance, adjusted to prevailing approved budget amounts; 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.

C3. IES17-033 – Purchase of Road De-icing Materials

1. That Report No. IES17-033 be received; and
2. That Council approve an annual expenditure upset limit to \$400,000 for the purchase of road de-icing materials from Compass Mineral Canada Corp. through the York Purchasing Buyers Co-operative (YPC) for a three (3) year period commencing October 1, 2017, and ending April 30, 2020; and
3. That Council approve a further purchase of road de-icing materials in the upset limit amount of \$400,000 for two (2) additional one (1) year terms subject to The Regional Municipality of York exercising the option to extend the (YPC) contract CRFT-2016-07 with Compass Mineral Canada Corp.

C4. Canada 150 Ad Hoc Committee Meeting Minutes of April 3, 2017

1. That the Canada 150 Ad Hoc Committee meeting minutes of April 3, 2017, be received for information.

C5. Trails and Active Transportation Committee Meeting Minutes of April 21, 2017

1. That the Trails and Active Transportation Committee meeting minutes of April 21, 2017, be received for information.

C6. Finance Advisory Committee Meeting Minutes of April 26, 2017

1. That the Finance Advisory Committee meeting minutes of April 26, 2017, be received for information.

C7. Canada 150 Ad Hoc Committee Meeting Minutes of May 3, 2017

1. That the Canada 150 Ad Hoc Committee meeting minutes of May 3, 2017, be received for information.

C8. Heritage Advisory Committee Meeting Minutes of May 8, 2017

1. That the Heritage Advisory Committee meeting minutes of May 8, 2017, be received for information.

C9. Governance Review Ad Hoc Committee Meeting Minutes of May 9, 2017

1. That the Governance Review Ad Hoc Committee meeting minutes of May 9, 2017, be received for information.

C10. Governance Review Ad Hoc Committee Meeting Minutes of May 23, 2017

1. That the Governance Review Ad Hoc Committee meeting minutes of May 23, 2017, be received for information.

C11. Canada 150 Ad Hoc Committee Meeting Minutes of May 30, 2017

1. That the Canada 150 Ad Hoc Committee meeting minutes of May 30, 2017, be received for information.

Carried

6. Consideration of Items Requiring Discussion (Regular Agenda)

Items were considered in the following order: R1, R2, R3, R4, R10 and R11. Items R5, R6, R7, R8, R9, and R12 were referred to the Council meeting of July 11, 2017.

R1. PBS17-050 – Applications for Official Plan Amendment and Zoning By-law Amendment, Aurora United Church, 15186 Yonge Street, 55, 57, 57A Temperance Street, 12 and 16 Tyler Street, File Numbers: OPA-2016-05 and ZBA-2016-13

General Committee recommends:

1. That Report No. PBS17-050 be received; and
2. That Application to Amend the Official Plan, File Number OPA-2016-05 (Aurora United Church), to increase the maximum building height of five (5) storeys to a maximum building height of seven (7) storeys to permit a place of worship and a 152-suite retirement residence be approved; and
3. That Application to Amend the Zoning By-law File Number ZBA-2016-013 (Aurora United Church), to rezone the lands from the current zoning of “Institutional (I) Zone” and “General Commercial (C2) Zone”, to a “Promenade Downtown (PD1) Zone” pursuant to the provisions and standards of the Town’s new Comprehensive Zoning Bylaw, to permit a place of worship and 152-suite retirement residence be approved; and
4. That the Official Plan Amendment be presented at a future Council meeting; and
5. That the Zoning By-law Amendment be presented at a future Council meeting when the required Site Plan Application is considered by Council; and
6. That the Zoning By-law Amendment include appropriate site specific exceptions to effectively implement the built form and performance standards of the Council approved Site Plan application.

**On a separate vote for each clause, the motion
Carried**

R2. PRCS17-026 – Highland Gate Conceptual Parkland Design

General Committee recommends:

1. That Report No. PRCS17-026 be received; and
2. That the Conceptual Parkland design for the Highland Gate Development Lands be approved as presented at the Public Open House, April 5, 2017; **and**
3. **That the exercise stations be removed from the Conceptual Parkland design for the Highland Gate Development lands; and**
4. **That the picnic tables be removed and garbage receptacles be added to the Conceptual Parkland design for the Highland Gate Development Lands.**

Carried as amended

**R3. PBS17-057 – Highland Gate Developments Inc., 21 Golf Links Drive,
File Numbers: OPA-2016-01, ZBA-2016-02 and SUB-2016-01**

General Committee recommends:

1. That Report No. PBS17-057 be received for information.

Carried

R4. PRCS17-025 – Sport Aurora and Sport Plan Funding Request

General Committee recommends:

1. That Report No. PRCS17-025 be received; and
2. That Council enter into a Service Agreement with Sport Aurora Inc. for the provision of services to fulfill the recommendations of the Sport Plan in the amount of \$93,692 until December 31, 2017; and
3. That the Director of Parks, Recreation and Cultural Services be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same; and
4. That this report satisfies the Condition for Release of funds from the 2017 Operating Budget.

Carried

R5. FS17-023 – 2018 Budget Preparation Directions

(Referred to Council meeting of July 11, 2017)

R6. FS17-032 – Amendments to Procurement By-law

(Referred to Council meeting of July 11, 2017)

**R7. IES17-034 – Restoration of Retaining Wall and Stairs at the Temperance
Street Parking Lot**

(Referred to Council meeting of July 11, 2017)

R8. PRCS17-027 – Tax Exempt Status for Sports Dome

(Referred to Council meeting July of 11, 2017)

**R9. PRCS17-029 – Purchase Order Increase for Program Guide Production
and Delivery**

(Referred to Council meeting July of 11, 2017)

**R10. PBS17-039 – Application for Zoning By-law Amendment, BG Properties
Aurora Inc. (formerly Coutts), 14222, 14314, 14358 and
14378 Yonge Street, Related File: SUB-2012-03, File
Number: ZBA-2012-16**

General Committee recommends:

1. That Report No. PBS17-039 be received; and
2. That Application to Amend the Zoning By-law File No. ZBA-2012-16 (BG Properties Aurora Inc.), to implement the proposed draft plan of subdivision be approved; and
3. That the implementing Zoning By-law Amendment be presented at a future Council meeting.

Carried

R11. PBS17-047 – Applications for Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium, Ballymore Building (South Aurora) Corporation, 14452 Yonge Street, Part Lot 75, Concession 1, File Numbers: ZBA-2016-09, SUB-2016-02, CDM-2016-04

General Committee recommends:

1. That Report No. PBS17-047 be received; and
2. That Application for Draft Plan of Subdivision SUB-2016-02 (Ballymore Building (South Aurora) Corporation) be approved, subject to the conditions outlined in Schedule 'A' of this report; and
3. That Zoning By-law Amendment file ZBA-2016-09 (Ballymore Building (South Aurora) Corporation) be approved, to zone the subject lands from "Oak Ridges Moraine Rural (RU-ORM) Zone" to "Detached Dwelling Second Density (R2-XX) Exception Zone", "Major Open Space (O-22) Exception Zone", and "Oak Ridges Moraine Environmental Protection (EP-ORM) Zone"; and
4. That the Application for Draft Plan of Condominium CDM-2016-04 (Ballymore Building (South Aurora) Corporation) be approved, subject to the conditions outlined in Schedule 'B' of this report; and
5. That a total of 40 units of water and sewage capacity be allocated to the Draft Plan of Subdivision; and
6. That the implementing by-laws be presented at a future Council meeting; and
7. 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

R12. Summary of Committee Recommendations Report No. 2017-06
(Referred to Council meeting of July 11, 2017)

7. Notices of Motion

None

8. New Business

None

9. Closed Session

None

10. Adjournment

The meeting was adjourned at 11:42 p.m.

Paul Pirri, Councillor

Michael de Rond, Town Clerk

The report of the General Committee meeting of July 4, 2017, was considered at the Council meeting of July 11, 2017.