



Town of Aurora General Committee Meeting Report

Council Chambers, Aurora Town Hall
Tuesday, November 21, 2017

Attendance

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

Members Absent Councillors Kim and Pirri

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

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

1. Approval of the Agenda

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

- 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 – 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

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) Carmela Bourassa, Acting Special Events Coordinator, and Shelley Ware, Special Events Supervisor
Re: Town of Aurora Platinum Sponsorship Recognition

Ms. Bourassa and Ms. Ware recognized the significant contributions of Aurora’s 2017 Platinum Sponsors toward the community and success of the Town’s special events. Mayor Dawe expressed appreciation to the Platinum Sponsors on behalf of Town Council, residents and visitors, and presented the awards to Aurora Home Hardware Centre, Investors Group, Royal LePage Your Community Realty, State Farm Insurance, and TD Bank.

General Committee received the presentation for information.

(b) Carmela Bourassa, Acting Special Events Coordinator, and Shelley Ware, Special Events Supervisor
Re: Winners of Aurora’s Youth Innovation Fair

Ms. Bourassa and Ms. Ware recognized the winners of Aurora’s first Youth Innovation Fair and expressed appreciation to the event sponsors and all

those involved. Mayor Dawe presented awards to the winners in the following categories:

- Junior, Ages 9 to 11, Most Innovative: Thomas Bianco; Honorable Mention – Community Leadership: Holly McClelland; Honorable Mention – Eco-Friendly: Claire French.
- Intermediate, Ages 12 to 14, Most Innovative: David Simmons; Honorable Mention – Community Leadership: Dylan Ireland, Brendan Ireland, Rik Bidani, Luke Ivic, Kenny Huang, Eric Xia, Matthew Comsa, Charley Leite, Dennis Barabanov; Honorable Mention – Eco-Friendly: Ada Li, Christine Xue.
- Senior, Ages 15 to 17, Most Innovative: Sebastian Villate, James Andrade, Sammy Emamian; Honorable Mention – Community Leadership: Sharon Trac; Honorable Mention – Eco-Friendly: Serena Sethi, Saajan Sethi.

General Committee received the presentation for information.

4. Delegations

(a) Anita Moore, Chair, Governance Review Ad Hoc Committee

Re: Item R1 – GRAHC17-002 – Council Compensation Review – Final Report

Ms. Moore provided a brief overview of the Governance Review Ad Hoc Committee's report recommendations regarding council compensation.

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

(b) 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

Mr. John-Baptiste, Planning Director of WSP Canada, advised that they are seeking a resolution to accept the Zoning By-law Amendment application for two sites—16003 Yonge Street and 255 Old Yonge Street—and presented a brief overview of the site location, context, background, and combined site plan. He noted that an Official Plan Amendment for the site-specific use would also be submitted.

General Committee received and referred the comments of the delegation to Item R9.

5. Consent Agenda

Item C2 was removed from the Consent Agenda for separate discussion under Section 6, Consideration of Items Requiring Discussion, as Item R13.

General Committee recommends:

That the following Consent Agenda Item C1 be approved:

C1. Governance Review Ad Hoc Committee Meeting Minutes of October 31, 2017

Recommended:

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

Carried

6. Consideration of Items Requiring Discussion (Regular Agenda)

General Committee consented to consider items in the following order: R2, R9, R1, R3, R4, R5, R6, R7, R8, R10 and R11 together, R12, and R13 (formerly C2).

R1. GRAHC17-002 – Council Compensation Review – Final Report

General Committee recommends:

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.

Carried

R2. PRCS17-040 – Highland Gate Parkland Design

Mr. Mark Schollen, of Schollen & Company Inc., representing Highland Gate Developments Inc., presented an overview of the project progress, including the existing conditions, design refinement process, key design modifications,

vision and proposed concept for the Open Space, Park and Trail System, and a video tour through the proposed elements of the Park.

General Committee received the presentation by Mr. Mark Schollen for information.

General Committee recommends:

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

Carried

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

General Committee recommends:

1. That Report No. CS17-037 be received; and
2. That the final draft Procedure By-law, incorporating Council feedback, be presented at a future Council meeting for enactment effective as of January 1, 2018; and
3. That the 2018 Meeting Schedule (Attachment No. 3) be approved.

Carried

R4. PBS17-084 – 2018 Planning Applications Fees

General Committee recommends:

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.

Carried

R5. IES17-036 – Metrolinx Railway Overpass Multipurpose Tunnel

General Committee recommends:

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.

Carried

**R6. IES17-039 – Request for Approval of Capital Project No. 72272 –
Stronach Aurora Recreation Complex (SARC) Program
Room Refresh**

General Committee recommends:

1. That Report No. IES17-039 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

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

General Committee recommends:

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.

Carried

R8. PBS17-043 – Inflow and Infiltration Reduction Project

General Committee recommends:

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.

Carried

R9. PBS17-085 – Proposal for Zoning By-law Amendment Application

General Committee consented to vote on each clause and proposal separately.

General Committee recommends:

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

Carried

General Committee recommends:

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

General Committee recommends:

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

General Committee recommends:

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

R10. IES17-037 – Award of Request for Proposal 2017-81-IES – For Consulting Services to Develop the Town of Aurora’s Community Energy Plan

General Committee consented to consider Item R10 together with Item R11.

General Committee recommends:

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.

Carried as amended

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

General Committee consented to consider Item R11 together with Item R10.

R12. PRCS17-045 – Award of Tender 2017-117-PRCS Demolition of Two (2) Buildings Located at 52 and 56 Victoria Street in Aurora

General Committee recommends:

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

**R13. Memorandum from Mayor Dawe
Re: Lake Simcoe Region Conservation Authority Board Meeting
Highlights of October 27, 2017**

(Formerly Consent Agenda Item C2)

Recommended:

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

Carried

7. Notices of Motion

(a) Councillor Mrakas

Re: Interim Control By-law – Stable Neighbourhoods

Whereas the Town has experienced a significant amount of pressure for infill residential development that has resulted in intensification through the construction of additions, conversion of existing floor area and the demolition of existing buildings for the construction of larger, more intense forms of development; and

Whereas staff are conducting a study of the Town's existing zoning policies and regulations regarding infill housing and intensification in stable neighbourhoods; and

Whereas protecting the integrity of “Stable Neighbourhoods” is of the utmost importance to our residents; and

Whereas Section 38 of the *Planning Act* allows municipalities to pass an Interim Control By-Law (ICBL), to be in effect for a period not exceeding one year, prohibiting the use of land, buildings or structures for specific purposes in a defined area;

1. Now Therefore Be It Hereby Resolved That staff develop an Interim Control By-law aimed at limiting new development or alterations for a one-year period within “Stable Neighbourhoods” as identified and defined in the Official Plan; and
2. Be It Further Resolved That staff report back to General Committee in the December cycle with a draft Interim Control By-law for Council's consideration and enactment.

8. New Business

Councillor Thom made a procedural inquiry respecting Councillor speaking time during questions and answers among Council Members, and staff provided a response.

Councillor Gaertner extended best wishes on behalf of Council to Samantha Yew, Deputy Town Clerk, who will soon be on maternity leave. She expressed appreciation to Ms. Yew for all of her efforts as Deputy Town Clerk and her work related to the new meeting management system in Council Chambers.

Councillor Mrakas expressed concern regarding the parking issues on Machell Avenue and Irwin Avenue, and inquired about the possibility of daily monitoring by By-law Services to ensure parking compliance. Staff agreed to arrange for the monitoring of this location on a regular basis.

9. Closed Session

None

10. Adjournment

The meeting was adjourned at 9:27 p.m.

Michael Thompson, Councillor

Michael de Rond, Town Clerk

The report of the General Committee meeting of November 21, 2017, is subject to final approval and endorsement of the recommendations by Council on November 28, 2017.