



# **Council Meeting Agenda**

**Tuesday, February 27, 2018  
7 p.m.**

**Council Chambers  
Aurora Town Hall**



## **Town of Aurora Council Meeting Agenda**

Tuesday, February 27, 2018  
7 p.m., Council Chambers

### **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**

**(a) Dennis Hirst, Owner of The Yonge Street Winery**

**Re: Motion (a) Councillor Kim; Re: Road Construction**

(Deferred from Council meeting of February 13, 2018)

### **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 C3 inclusive, be approved:

**C1. General Committee Meeting Report of February 20, 2018**

**Recommended:**

1. That the General Committee meeting report of February 20, 2018, be received and the recommendations carried by the Committee approved.

**C2. Council Meeting Minutes of February 13, 2018**

**Recommended:**

1. That the Council meeting minutes of February 13, 2018, be adopted as printed and circulated.

**C3. Council Public Planning Meeting Minutes of January 24, 2018**

**Recommended:**

1. That the Council Public Planning meeting minutes of January 24, 2018, be adopted as printed and circulated.

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

**R1. FS18-002 – Streetlighting LED Conversion Project: Status and Outcomes**

(Referred from General Committee meeting of February 20, 2018)

**Recommended:**

1. That Report No. FS18-002 be received for information.

**R2. Correspondence from Association of Municipalities of Ontario (AMO), dated February 2, 2018**

**Re: Call to Action – Fire Medic Protection Needed for Municipal Governments**

**Recommended:**

1. That the Correspondence from Association of Municipalities of Ontario (AMO), dated February 2, 2018, Re: Call to Action – Fire Medic Protection Needed for Municipal Governments, be received; and

2. That Council provide direction.

## **7. Notices of Motion**

## **8. Motions**

**(a) Councillor Kim**

**Re: Road Construction**

(Deferred from Council meeting of February 13, 2018)

**(b) Councillor Abel**

**Re: Sign By-law Review**

**(c) Councillor Mrakas**

**Re: Petch House**

## **9. Regional Report**

**York Regional Council Highlights – February 15, 2018**

**Recommended:**

That the Regional Report of February 15, 2018, be received for information.

## **10. New Business**

## **11. Public Service Announcements**

## **12. By-laws**

**Recommended:**

That the following by-laws be enacted:

- (a) By-law Number XXXX-18** Being a By-law to amend By-law Number 6000-17, as amended (440-460 and 480-500 William Graham Drive – York Christian Seniors Home Inc.)  
(General Committee Report No. PBS17-071 – Sep 19/17)

### **13. Closed Session**

### **14. Confirming By-law**

**Recommended:**

That the following confirming by-law be enacted:

**By-law Number XXXX-18** Being a By-law to Confirm Actions by Council  
Resulting from a Council Meeting on February 27, 2018.

### **15. Adjournment**



Legislative Services  
905-727-3123  
Clerks@aurora.ca  
Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1

## Delegation Request

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to the Clerk's office by the following deadline:

**4:30 p.m. Two (2) Days Prior to the Requested Meeting Date**

Council/Committee Meeting and Date: <i>Feb 27, 2018</i>	
Subject: <i>Impact of Road Construction on local business</i>	
Name of Spokesperson: <i>Dennis Hirst - The Yonge Street Winery</i>	
Name of Group or Person(s) being Represented (if applicable): <i>The Yonge Street Winery &amp; small business</i>	
Brief Summary of Issue or Purpose of Delegation: <i>Councillor Harold Kim has invited me to share my experiences as a business owner with the recent road construction on Brookland Avenue in AURORA.</i>	
Please complete the following:	
Have you been in contact with a Town staff or Council member regarding your matter of interest?      Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, with whom? <i>Councillor Harold Kim</i>	Date: <i>Feb 6, 2018</i>
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	



**Town of Aurora  
General Committee Meeting Report**

Council Chambers, Aurora Town Hall  
Tuesday, February 20, 2018

---

**Attendance**

**Council Members** Councillor Gaertner in the Chair; Councillors Abel, Humfryes (departed at 11:15 p.m.), Kim (arrived at 7:04 p.m.; departed at 10:54 p.m.), Mrakas, Pirri, Thom, Thompson, and Mayor Dawe

**Members Absent** None

**Other Attendees** Techa van Leeuwen, Acting Chief Administrative Officer and Director of Corporate Services, Dan Elliott, Director of Financial Services, Al Downey, Director of Operations, Marco Ramunno, Director of Planning and Development Services, Lisa Warth, Acting Director of Community Services, Stephanie Mackenzie-Smith, Manager of Corporate Communications, Patricia De Sario, Town Solicitor, Michael de Rond, Town Clerk, and Ishita Soneji, Council/Committee Secretary

---

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

General Committee consented to recess the meeting at 9:01 p.m. and reconvened at 9:11 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:

General Committee Meeting Report  
Tuesday, February 20, 2018

Page 2 of 14

---

- Delegation (a) Michael Smith, Michael Smith Planning Consultants and Development Coordinators Ltd. representing Beachgrove Development Ltd.  
Re: Item R3 – PDS18-018 – Proposal for Zoning By-law Amendment Application
- Delegation (b) Jack Dougan and John Beresford representing RS Homes  
Re: Item R4 – PDS18-022 – Proposal for Zoning By-law Amendment Application
- Delegation (c) Tracy Smith, Resident; Re: Item R5 – CMS18-003 – Request for Proposals for Vending and Concession Operations
- Delegation (d) Brett Mitsubata representing Real Food First: Fueling Our Community in Fitness & Fun; Re: Item R5 – CMS18-003 – Request for Proposals for Vending and Concession Operations
- Delegation (e) Wyatt Savage, Resident; Re: Item R5 – CMS18-003 – Request for Proposals for Vending and Concession Operations
- Delegation (f) Elise Volpe, Resident; Re: Item R5 – CMS18-003 – Request for Proposals for Vending and Concession Operations
- Delegation (g) David Heard, Resident; Re: Library Square Designs and Plans
- Item C5 – Heritage Advisory Committee Meeting Minutes of February 12, 2018
- Item C6 – Memorandum from Mayor Dawe; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of January 26, 2018
- Item R11 – PDS18-024 – Province of Ontario Development Charges Rebate Program
- Item R12 – CS18-001 – Pending List  
(Deferred from General Committee meeting of February 6, 2018)
- Item R13 – Summary of Committee Recommendations Report No. 2018-02
- Notice of Motion (a) Councillor Abel; Re: Sign By-law Review
- Notice of Motion (b) Councillor Mrakas; Re: Petch House

General Committee Meeting Report  
Tuesday, February 20, 2018

Page 3 of 14

---

## **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) Michael Smith, Michael Smith Planning Consultants and Development Coordinators Ltd. representing Beachgrove Developments Ltd.**

#### **Re: Item R3 – PDS18-018 – Proposal for Zoning By-law Amendment Application**

Mr. Smith presented a brief overview of the site location and designs of the proposed development, and advised that they are seeking approval of the Zoning By-law amendment application for the subject lands at 1452 Wellington Street East. He noted that an Official Plan Amendment application and Site Plan Approval will be submitted, pending the acceptance of the Zoning By-law amendment application.

General Committee received and referred the comments of the delegation to Item R3.

### **(b) Jack Dougan representing RS Homes**

#### **Re: Item R4 – PDS18-022 – Proposal for Zoning By-law Amendment Application**

Mr. Dougan presented details of the site location, conceptual site plans and elevations of the proposed revised application, and requested that Council accept the Zoning By-law amendment application for the subject lands at 103, 107 and 111 Metcalfe Street. He noted that an Official Plan Amendment will not be required.

General Committee Meeting Report  
Tuesday, February 20, 2018

Page 4 of 14

---

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

**(c) Tracy Smith, Resident**

**Re: Item R5 – CMS18-003 – Request for Proposals for Vending and Concession Operations**

Ms. Smith expressed concerns regarding the lack of healthy food choices in the vending machines and snack bars located at the Town's recreation centres. She further noted that a minimum of 55% real food choices should be included in the proposal.

**(d) Brett Mitsubata representing Real Food First: Fueling Our Community in Fitness & Fun**

**Re: Item R5 – CMS18-003 – Request for Proposals for Vending and Concession Operations**

Mr. Mitsubata provided details on the effects of high sugar intake, and emphasized that alternate food options should be included in the current vending machines and snack bars to mitigate sugar intake, especially in children.

**(e) Wyatt Savage, Resident**

**Re: Item R5 – CMS18-003 – Request for Proposals for Vending and Concession Operations**

Mr. Spencer Savage, speaking on his brother's behalf, expressed concerns regarding the lack of healthy food choices. General Committee extended their regards for his efforts, and expressing his concerns at a young age.

**(f) Elise Volpe, Resident**

**Re: Item R5 – CMS18-003 – Request for Proposals for Vending and Concession Operations**

Ms. Volpe emphasized on the need for the inclusion of 55% real food choices in the proposal, and the implementation of effective communications strategy to support the changes. She presented details on the suggested changes and

General Committee Meeting Report  
Tuesday, February 20, 2018

Page 5 of 14

---

means of accomplishing them, including a revised look of the existing snack bar to promote healthy eating.

General Committee received and referred the comments of delegation (c), (d), (e), and (f) to Item R5.

**(g) David Heard, Resident  
Re: Library Square Designs and Plans**

Mr. Heard expressed concerns regarding the lack of public consultation in the Library Square development process.

General Committee received the comments of the delegation for information.

## **5. Consent Agenda**

Items C1, C2 and C4 were removed from the Consent Agenda for separate discussion under Section 6, Consideration of Items Requiring Discussion, as Items R14, R15 and R16 respectively.

**General Committee recommends:**

That the following Consent Agenda Items, C3, C5, and C6, be approved:

**C3. Heritage Advisory Committee Meeting Minutes of December 11, 2017**

1. That the Heritage Advisory Committee meeting minutes of December 11, 2017, be received for information.

**C5. Heritage Advisory Committee Meeting Minutes of February 12, 2018**

1. That the Heritage Advisory Committee meeting minutes of February 12, 2018, be received for information.

**C6. Memorandum from Mayor Dawe**

**Re: Lake Simcoe Region Conservation Authority Board Meeting  
Highlights of January 26, 2018**

General Committee Meeting Report  
Tuesday, February 20, 2018

Page 6 of 14

---

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of January 26, 2018, be received for information.

**Carried**

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

General Committee consented to consider items in the following order: R5, R3, R4, R1, R2, R10, R14 (formerly C1), R6, R7, R8, R15 (formerly C2), R9, R10, R11, R12, R13 and R16 (formerly C4).

### **R1. CS18-004 – Power of Entry**

#### **General Committee recommends:**

1. That Report No. CS18-004 be referred back to staff for further information.

**Motion to refer  
Carried**

### **R2. PDS18-017 – Application for Zoning By-law Amendment, Joe Stewart, 304 Kennedy Street West, File Number: ZBA-2017-05**

#### **General Committee recommends:**

1. That Report No. PDS18-017 be received; and
2. That Zoning By-law Amendment Application File Number ZBA-2017-05 (Joe Stewart), to amend the site specific 'R2(207)' and 'R3(208)' exception zones applying to portions of the subject lands to a 'Detached Third Density Residential Zone 'R3(XX1)', be approved; and
3. That the Zoning By-law Amendment be presented at a future Council meeting.

**Carried**

General Committee Meeting Report  
Tuesday, February 20, 2018

Page 7 of 14

---

**R3. PDS18-018 – Proposal for Zoning By-law Amendment Application**

General Committee consented to vote on the clauses separately.

**General Committee recommends:**

1. That Report No. PDS18-018 be received.

**Carried**

**General Committee recommends:**

2. That the Zoning By-law Proposal from the following applicant be accepted as a Zoning By-law Amendment Application:

- (a) Beachgrove Developments Ltd. (1452 Wellington Street East), File No. ZP-2018-01

**Defeated**

**R4. PDS18-022 – Proposal for Zoning By-law Amendment Application**

**General Committee recommends:**

1. That Report No. PDS18-022 be received; and
2. That the Zoning By-law Proposal from the following applicant be accepted as a Zoning By-law Amendment Application:

- (a) 2419059 Ontario Inc. (103,107 & 111 Metcalfe Street)

**Carried**

**R5. CMS18-003 – Request for Proposals for Vending and Concession Operations**

**Main Motion**

1. That Report No. CMS18-003 be received; and
2. That the Director of Community Services be authorized to issue a Request For Proposals for the operation of vending machines and concession stands in Town facilities; and

General Committee Meeting Report  
Tuesday, February 20, 2018

Page 8 of 14

---

3. That Request for Proposals include mandatory requirements for healthy food and beverage options, as described herein.

**Amendment**

1. That staff include a minimum of 55% healthy food choices in the Request for Proposal.

**Carried**

**General Committee recommends:**

1. That Report No. CMS18-003 and the amendment be referred back to staff for further information, and be brought back to the General Committee meeting of March 20, 2018.

**Motion to refer  
Carried**

**R6. CMS18-004 – Room/Hall Permitting Policy**

**General Committee recommends:**

1. That Report No. CMS18-004 be received; and
2. That the revised Room/Hall Permitting Policy be approved.

**Carried**

**R7. CS18-002 – Alternate Member of Regional Council for the Town of Aurora**

General Committee consented to vote on clause 1 and clauses 2 to 5 separately.

**General Committee recommends:**

1. That Report No. CS18-002 be received.

**Carried**

**General Committee recommends:**

2. That the Deputy Mayor, as defined by the Procedure By-law, be appointed as the Mayor's alternate on Regional Council; and

3. That, commencing March 1, 2018, the Deputy Mayor receives an additional \$100.00 per month that includes at least one scheduled Regional Council Meeting as the alternate Member of Regional Council; and
4. That the Deputy Mayor receives an additional \$100.00 for each Regional Council meeting that he/she attends; and
5. That a By-law be brought forward at a future Council Meeting to amend By-law No. 6040-17, being a By-law to provide for Council remuneration.

**Defeated**

**R8. CS18-003 – Sign By-law Update: Election Signs**

**General Committee recommends:**

1. That Report No. CS18-003 be received; and
2. That Sign By-law No. 5840-16 be amended to reflect recent changes to the *Municipal Elections Act* respecting Third Party Advertisers; and
3. That a temporary part-time Bylaw Officer, for the purposes of education and enforcement efforts related to election signs and the provisions of the Sign By-law, be approved; and
4. That amendments to Sign By-law No. 5840-16 be brought forward to a future Council meeting for enactment.

**Carried**

**R9. PDS18-015 – Transfer of Review (TOR) Program**

**General Committee recommends:**

1. That Report No. PDS18-015 be received; and
2. That staff be directed to initiate the process of becoming a participating municipality in the Transfer of Review (TOR) Program; and

General Committee Meeting Report  
Tuesday, February 20, 2018

Page 10 of 14

---

3. That the Mayor and Town Clerk be authorized to enter into a Transfer of Review Agreement with Ontario's Ministry of Environment and Climate Change (MOECC) including any and all documents and ancillary agreements required to give effect to same; and
4. That the Mayor and Town Clerk be authorized to enter into an Agreement with the Lake Simcoe Region Conservation Authority (LSRCA) including any and all documents and ancillary agreements required to give effect to same.

**Carried**

**R10. PDS18-019 – Application for Site Plan, York Region Christian Seniors Home Inc., 440 & 460 William Graham Drive, Plan 65M-4442, Block 4, File Number: SP-2017-11, Related Files: OPA-2017-04, ZBA-2016-12**

**General Committee recommends:**

1. That Report No. PDS18-019 be received; and
2. That Site Plan Application File SP-2017-11 (York Region Christian Seniors Homes Inc.), to permit the development of Phase 2 (subject lands) for the construction of a seven (7) storey building with one level of underground parking, 110 independent living units and 80 assisted living units for a total of 190 units, 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**

**R11. PDS18-024 – Province of Ontario Development Charges Rebate Program**

**General Committee recommends:**

1. That Report No. PDS18-024 be received; and

General Committee Meeting Report  
Tuesday, February 20, 2018

Page 11 of 14

---

2. That Aurora's participation in the Province of Ontario's Development Charges Rebate Program be endorsed, authorizing staff to proceed with the application.

**Carried**

**R12. CS18-001 – Pending List**

**General Committee recommends:**

1. That Report No. CS18-001 be deferred to the General Committee meeting of March 20, 2018.

**Motion to defer  
Carried**

**R13. Summary of Committee Recommendations Report No. 2018-02**

**General Committee recommends:**

1. That Summary of Committee Recommendations Report No. 2018-02 be received; and
2. That the Committee recommendations contained within this report be approved.

**Carried**

**R14. PDS18-020 – Request for Street Name Approval, BG Properties Aurora Inc., 14222, 14314, 14358, and 14378 Yonge Street, File Number: SUB-2012-03, Related File Numbers: ZBA-2012-16  
(Formerly Item C1)**

**General Committee recommends:**

1. That Report No. PDS18-020 be received; and
2. That the following street names be approved for the proposed roads within the approved Plan of Subdivision, SUB-2012-03:

Street "D"	Woodhaven Avenue
Street "E"	Pine Hill Crescent

General Committee Meeting Report  
Tuesday, February 20, 2018

Page 12 of 14

---

Street "F"  
Street "G"

Sunset Vista Court  
Maple Fields Circle

**Carried**

**R15. FS18-002 – Streetlighting LED Conversion Project: Status and Outcomes**

(Formerly Item C2)

**General Committee recommends:**

1. That Report No. FS18-002 be referred to the Council meeting of February 27, 2018.

**Motion to refer  
Carried**

**R16. Accessibility Advisory Committee Meeting Minutes of January 10, 2018**

(Formerly Item C4)

**General Committee recommends:**

1. That the Accessibility Advisory Committee meeting minutes of January 10, 2018, be received for information.

**Carried**

**7. Notices of Motion**

**(a) Councillor Abel**

**Re: Sign By-law Review**

Whereas Sign By-law No. 5840, being a bylaw respecting signs within the Town of Aurora, was enacted in March of 2016 repealing By-law Nos. 4897-07.P and 4898-07.P; and

Whereas the new Sign By-law removed the permission to allow temporary A-Frame signs which has had an impact on the business community; and

Whereas the business community has responded with concerns and complaints regarding the changes, namely with respect to A-Frame signs;

General Committee Meeting Report  
Tuesday, February 20, 2018

Page 13 of 14

---

1. Now Therefore Be It Hereby Resolved That staff be directed to review best practices in other municipalities, engage the business community, the public and Councillors for comments and suggestions; and
2. Be It Further Resolved That staff be directed to consider and report back to Council on regulatory provisions that may be included in the Sign By-law that would allow for A-frame signs and a nominal fee to offset enforcement efforts.

**(b) Councillor Mrakas**

**Re: Petch House**

Whereas the future use of the Petch House has been discussed for many years with no resolution to date; and

Whereas the building as a result remains empty and under-utilized; and

Whereas the Town has begun to provide chapel services for marriages, which have been very successful;

1. Now Therefore Be It Hereby Resolved That staff investigate the feasibility and costs for the Petch House to be used for marriage services and/or as a wedding chapel; and
2. Be It Further Resolved That staff bring a report to the May 2018 meeting cycle for Council to make a decision on the future use of the Petch House.

**8. New Business**

Councillor Gaertner inquired about the process and format of the public meeting regarding the proposed changes to the Zoning By-law for Stable Neighbourhoods. Staff noted that the meeting will be held on February 28, 2018, from 7 p.m. to 9 p.m. in Council Chambers, which will include a staff presentation and an open forum for residents to express comments and suggestions.

Councillor Mrakas inquired about the possibility for the Town of Aurora to participate in the Smart Cities Challenge, an initiative by Infrastructure Canada and the Federal government, and staff agreed to investigate.

General Committee Meeting Report  
Tuesday, February 20, 2018

Page 14 of 14

---

Councillor Abel expressed concerns regarding the increase in number of accidents at the Yonge Street and Wellington Street intersection, and suggested that staff investigate possible preventive measures regarding traffic mitigation at the intersection.

## **9. Closed Session**

None

## **10. Adjournment**

The meeting was adjourned at 11:24 p.m.

---

**Wendy Gaertner, Councillor**

---

**Michael de Rond, Town Clerk**



## **Town of Aurora Council Meeting Minutes**

Council Chambers, Aurora Town Hall  
Tuesday, February 13, 2018

---

### **Attendance**

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

**Members Absent** Councillors Abel and Kim

**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 Development Services, Al Downey, Director of Operations, Lisa Warth, Acting Director of Community 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 7:01 p.m.

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

**Moved by Councillor Mrakas**

**Seconded by Councillor Thom**

That the agenda as circulated by Legislative Service, as amended with the following changes, be approved:

- Deferred to next Council meeting: Delegation (a) Dennis Hirst, Owner of The Yonge Street Winery; Re: Motion (a) Councillor Kim; Re: Road Construction
- Deferred to next Council meeting: Motion (a) Councillor Kim; Re: Road Construction

**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**

### **(a) Erin Rogers, Southlake Regional Health Centre Foundation Re: 2018 Run or Walk for Southlake**

Ms. Rogers, accompanied by Newmarket Councillor Kelly Broome, presented an overview of the achievements and services provided by Southlake Regional Health Centre, and highlighted elements of the Run or Walk for Southlake fundraising event being held on Sunday, April 29, 2018. Councillor Broome, on behalf of Newmarket Mayor Tony Van Bynen and Council, extended a challenge to the Town of Aurora to further participate in the Mayor's Team Challenge.

**Moved by Councillor Thompson  
Seconded by Councillor Gaertner**

That the presentation be received for information.

**Carried**

## **4. Delegations**

### **(a) Dennis Hirst, Owner of The Yonge Street Winery Re: Motion (a) Councillor Kim; Re: Road Construction**

Delegation (a) was deferred to the next Council meeting under Approval of the Agenda.

## **5. Consent Agenda**

Council consented to consider Item C1 (sub-items R3, R4, and R5) under Section 6, Consideration of Items Requiring Discussion (Regular Agenda) as Items R1, R2 and R3, respectively.

**Moved by Councillor Pirri  
Seconded by Councillor Gaertner**

That the following Consent Agenda items—C1 (with the exception of sub-items R3, R4, and R5) to C4 inclusive—be approved:

**C1. General Committee Meeting Report of February 6, 2018**

1. That the General Committee meeting report of February 6, 2018, be received and the following recommendations carried by the Committee approved:

**(C1) CMS18-001 – Rubber Sport Flooring for the SARC (Stronach Aurora Recreation Complex) and ACC (Aurora Community Centre) Facilities**

1. That Report No. CMS18-001 be received; and
2. That Report No. CMS18-001 satisfy Council's conditional budget approval for Capital project 72164 – SARC rubber flooring; and
3. That approval be given for staff to proceed with Capital Project No. 72164; and
4. That notwithstanding the competitive bid requirements of the Procurement By-law, a single source contract for the removal and disposal of the present flooring and the supply and installation of replacement flooring in the Stronach Aurora Recreation Complex building be awarded to Gym-Con Ltd. in the amount of \$123,480, excluding taxes; and
5. That notwithstanding the competitive bid requirements of the Procurement By-law, a single source contract for supplying flooring for the Aurora Community Centre building be awarded to Gym-Con Ltd. in the amount of \$12,000, excluding taxes.

**(R1) CMS18-002 – Policy and Procedure – Community Code of Conduct**

1. That Report No. CMS18-002 be received; and

2. That the implementation by staff of the Community Code of Conduct be endorsed.

**(R2) OPS18-001 – Snow Removal on Yonge Street**

1. That Report No. OPS18-001 be received; and
2. That the proposal to remove accumulated snow from Yonge Street during night time hours be approved for the remainder of the 2018 winter season; and
3. That staff communicate this proposal to the public prior to snow removal operations occurring; and
4. That following the 2017/2018 season, staff report back to Council on any issues or concerns expressed from the public as well as recommendations on continuing this practice.

**(R6) CS18-001 – Pending List**

1. That Report No. CS18-001 be deferred to the next meeting cycle.

**C2. Council Meeting Minutes of January 30, 2018**

1. That the Council meeting minutes of January 30, 2018, be adopted as printed and circulated.

**C3. Council Closed Session Minutes of January 23, 2018**

1. That the Council Closed Session minutes of January 23, 2018, be adopted as printed and circulated.

**C4. Council Closed Session Public Minutes of January 23, 2018**

1. That the Council Closed Session Public minutes of January 23, 2018, be adopted as printed and circulated.

**Carried**

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

- R1. PDS18-010 – Community Improvement Plan Incentive Program  
Application, Joe Cara, 15132 and 15136 Yonge Street, Part  
of Lots 4 and 5, Registered Plan 9, File Number: CIP-2017-03  
(Formerly Item C1(R3))**

**Main motion**

**Moved by Councillor Thompson**

**Seconded by Councillor Pirri**

1. That Report No. PDS18-010 be received; and
2. That the Façade and Signage Improvement Grant application for 15132 Yonge Street be approved and that funding in the amount of \$15,000 be granted and funded from the Economic Development Reserve Fund; and
3. That a by-law implementing the Tax Based Redevelopment Grant program be enacted; and
4. That the Tax-Based Redevelopment Grant application for 15136 Yonge Street be approved for 100% of the annual municipal tax increment and be phased out 10% annually over ten (10) years or the dollar limit of eligible costs whichever is reached first; and
5. That the Mayor and Town Clerk be authorized to enter into and sign any agreement, including any and all documents and ancillary agreements required to give effect to same.

**Amendment**

**Moved by Councillor Thompson**

**Seconded by Councillor Gaertner**

That the fourth clause of the main motion be amended by adding the following words after the word “approved”: “conditional on the commercial and residential units of the property remaining as rental units”.

**On a recorded vote the amendment**

**Carried**

Council Meeting Minutes  
Tuesday, February 13, 2018

Page 6 of 10

---

Yeas: 6            Nays: 0  
Voting Yeas: Councillors Gaertner, Mrakas, Pirri,  
                  Thom, Thompson, and Mayor Dawe  
Voting Nays: None  
Absent:            Councillors Abel, Humfryes, and Kim

**Main motion as amended  
Moved by Councillor Thompson  
Seconded by Councillor Pirri**

1. That Report No. PDS18-010 be received; and
2. That the Façade and Signage Improvement Grant application for 15132 Yonge Street be approved and that funding in the amount of \$15,000 be granted and funded from the Economic Development Reserve Fund; and
3. That a by-law implementing the Tax Based Redevelopment Grant program be enacted; and
4. That the Tax-Based Redevelopment Grant application for 15136 Yonge Street be approved, **conditional on the commercial and residential units of the property remaining as rental units**, for 100% of the annual municipal tax increment and be phased out 10% annually over ten (10) years or the dollar limit of eligible costs whichever is reached first; and
5. That the Mayor and Town Clerk be authorized to enter into and sign any agreement, including any and all documents and ancillary agreements required to give effect to same.

**Carried as amended**

**R2. PDS18-013 – Town of Aurora Strategic Plan Update**  
(Formerly Item C1(R4))

**Main motion  
Moved by Councillor Thompson  
Seconded by Councillor Thom**

1. That Report No. PDS18-013 be received; and

2. That the attached updated Town of Aurora Strategic Plan be approved.

**Amendment**

**Moved by Councillor Pirri**

**Seconded by Councillor Thompson**

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

“That the Implementation, Monitoring and Reporting section of the Town of Aurora Strategic Plan be revised to indicate that the review of a progress report to Council will be conducted on an annual basis.”

**On a recorded vote the amendment**

**Carried**

Yeas: 6	Nays: 0
Voting Yeas:	Councillors Gaertner, Mrakas, Pirri, Thom, Thompson, and Mayor Dawe
Voting Nays:	None
Absent:	Councillors Abel, Humfries, and Kim

**Main motion as amended**

**Moved by Councillor Thompson**

**Seconded by Councillor Thom**

1. That Report No. PDS18-013 be received; and
2. **That the Implementation, Monitoring and Reporting section of the Town of Aurora Strategic Plan be revised to indicate that the review of a progress report to Council will be conducted on an annual basis; and**
3. That the attached updated Town of Aurora Strategic Plan, **as amended**, be approved.

**Carried as amended**

**R3. Summary of Committee Recommendations Report No. 2018-01**  
(Formerly Item C1(R5))

**Moved by Councillor Gaertner  
Seconded by Councillor Thompson**

1. That Summary of Committee Recommendations Report No. 2018-01 be received; and
2. That the Committee recommendations contained within this report be approved.

**Carried**

## **7. Notices of Motion**

None

## **8. Motions**

**(a) Councillor Kim  
Re: Road Construction**

Motion (a) was deferred to the next Council meeting under Approval of the Agenda.

## **9. Regional Report**

None

## **10. New Business**

Councillor Humfryes expressed the concerns of residents regarding the discontinuation of Rogers TV broadcasting local Council meetings, and inquired about the possibility of resuming the service. Mayor Dawe indicated that he would contact Rogers to investigate further.

Councillor Gaertner inquired about the Main Street Revitalization Initiative funding recently announced by AMO (Association of Municipalities of Ontario). Councillor Pirri advised that the program, details of which have not yet been announced, will be administered by AMO and funds have been allocated to the Town.

Councillor Gaertner noted that LAS is offering Train-the-Trainer workshops, related to the implementation of an employee engagement and energy awareness program, during March 2018.

## **11. Public Service Announcements**

Councillor Gaertner announced that Yellow Brick House will be holding its annual fundraising Gala at Le Parc Banquet Hall on Friday, March 2, 2018.

Mayor Dawe noted that Aurora's Arctic Adventure will be held at Town Park on Family Day, Monday, February 19, 2018.

Mayor Dawe advised that the Town is looking for youth candidates for the John West Memorial Leaders of Tomorrow Scholarship Award and information is available at [aurora.ca/leadersoftomorrow](http://aurora.ca/leadersoftomorrow).

Mayor Dawe announced that Canadian Blood Services is holding its next blood donor clinic at the Aurora Legion on Thursday, February 15, 2018.

Mayor Dawe noted that registration for Aurora's 2018 summer camps will begin on February 26, 2018.

Mayor Dawe advised that the Ministry of Education and York Region District School Board have indicated that there will be a new high school on the east side of Aurora, to replace Dr. G. W. Williams Secondary School, which will be retained by the Board for administrative purposes. Councillor Gaertner noted that this decision was made by the School Board.

Mayor Dawe expressed appreciation to staff for their efforts in organizing the Mayor and Council New Year's Levee, which was held on January 20, 2018.

Mayor Dawe extended congratulations to Tim Jones, former Aurora mayor and councillor, on his retirement from CHATS (Community & Home Assistance to Seniors) as Director of Development.

## **12. By-laws**

None

Council Meeting Minutes  
Tuesday, February 13, 2018

Page 10 of 10

---

**13. Closed Session**

None

**14. Confirming By-law**

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

That the following confirming by-law be enacted:

**By-law Number 6050-18** Being a By-law to Confirm Actions by Council Resulting from a Council Meeting on February 13, 2018.

**Carried**

**15. Adjournment**

**Moved by Councillor Thompson  
Seconded by Councillor Gaertner**

That the meeting be adjourned at 7:46 p.m.

**Carried**

---

**Geoffrey Dawe, Mayor**

---

**Michael de Rond, Town Clerk**



**Town of Aurora  
Council Public Planning  
Meeting Minutes**

Council Chambers, Aurora Town Hall  
Wednesday, January 24, 2018

---

**Attendance**

**Council Members** Mayor Dawe in the Chair; Councillors Abel, Gaertner, Kim, Mrakas, Pirri, Thom, and Thompson

**Members Absent** Councillor Humfryes

**Other Attendees** Marco Ramunno, Director of Planning and Development Services, Caitlin Graup, Planner, Marty Rokos, Planner, 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 8:03 p.m. and reconvened at 8:10 p.m.

**1. Approval of the Agenda**

**Moved by Councillor Pirri**

**Seconded by Councillor Kim**

That the agenda as circulated by Legislative Services be approved.

**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. Planning Applications**

Mayor Dawe outlined the procedures that would be followed in the conduct of the public meeting. The Town Clerk confirmed that the appropriate notice had been given in accordance with the relevant provisions of the *Planning Act*.

- 1. PDS18-002 – Applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, 2523059 Ontario Inc., 132-198 Old Bloomington Road, Lots 11, 12 and 14 and Part of Lots 10 and 13 of Registered Plan 166, File Numbers: OPA-2017-05, ZBA-2017-07, SUB-2017-03**

#### **Planning Staff**

Mr. Marty Rokos, Planner, presented an overview of the applications and staff report respecting the proposal to amend the “Cluster Residential” designation in the Yonge Street South Secondary Plan (OPA 34), and amend the “Estate Residential ER Zone” to three “Detached Dwelling Second Density Residential Zones” with exceptions, to allow the development of 50 single detached lots, with increased building coverage and reduced buffer, on two public streets. He noted that the proposed subdivision would connect to the Ashlen Holdings subdivision to the west and future development lands to the east.

#### **Consultant**

Ms. Melinda Holland, Planner of The Biglieri Group Ltd., presented a brief overview of the proposal including planning context, land use, streetscape plan, and conceptual elevations.

#### **Public Comments**

Aurora residents, John Green and Warren McClure, provided the following comments:

- Concerns regarding:
  - Lot size
  - Building height
  - Compatibility

Council Public Planning Meeting Minutes  
Wednesday, January 24, 2018

Page 3 of 6

---

- View lines from existing homes
  - Integrity and protection of area wells; recourse in event of well failure
  - Access and unrestricted movement of wildlife through ecological site
  - Preservation of buffer zone to north of property
- Support for project and density of two units per acre

#### **Consultant**

Ms. Holland addressed the concerns regarding the area wells and buffer zone.

#### **Staff**

Mr. Marco Ramunno, Director of Planning and Development Services, addressed the concerns regarding preservation of the buffer zone.

#### **Moved by Councillor Abel**

#### **Seconded by Councillor Pirri**

1. That Report No. PDS18-002 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

**Carried**

2. **PDS18-005 – Applications for Draft Plan of Subdivision and Zoning By-law Amendment, Shimvest Investments Ltd., Prato Estates Inc., and Preserve Homes Corp., 323 River Ridge Boulevard, Block 156, Plan 65M-4485; Block 231, Plan 65M-3971; and Block 164, Plan 65M-3946, File Numbers: SUB-2017-04 and ZBA-2017-09**

#### **Planning Staff**

Ms. Caitlin Graup, Planner, presented background and an overview of the applications and staff report respecting the proposal to amend the current residential and rural zones to residential and open space exception zones, with site specific provisions, to permit the development of a plan of subdivision

consisting of 25 single detached residential lots, a public road, a pedestrian walkway, and a reserve block. She noted that the Applicants are proposing to develop three remnant parcels of land together through one proposed draft plan of subdivision.

### **Consultant**

Ms. Joan MacIntyre, of Malone Given Parsons Ltd., presented a brief overview of the applications including ownership and background, proposed draft plan of subdivision, natural environment, and supporting reports. She noted that the parkland is no longer required and each unit will have a double-car garage and four on-site parking spaces.

### **Public Comments**

Aurora residents, including Amandine Boudreau, Andrew Foti, Katherine Geer, Greg Hambly, Lorraine Pennington, Jianzhong Qiao, David Rossi, and Owner of 58 McLarty Gate, provided the following comments:

- Concerns regarding:
  - Impact of proposed development on character and purpose of community
  - Impact of severing environmentally protected land and blocking corridor for movement of wildlife to and from stormwater pond
  - Impact on flora and fauna, proposed wildlife park
  - Compatibility with adjacent use of land designated as EPA
  - Potential conflict with Town's plans and policies respecting long-term vision, protection of stable neighbourhoods, and natural and environmental lands
  - Increased size of proposed development versus originally described potential development
  - Density, lot size, lot coverage, and number of on-site parking spaces
  - Additional parcel of land east of stormwater pond not included in original overall site plan
  - Parkland
  - Loss of view of landscape and green space
  - Impact on existing homes' values
  - Increased vehicular traffic and road congestion

- Traffic flow and unsafe use of roundabouts
- Safety of neighbourhood, including children and elderly residents
- Parking of construction vehicles, especially on River Ridge Boulevard and McLarty Gate
- Number of construction vehicles, noise, debris and pollution during construction
  
- Questions regarding:
  - Measures to be taken to ensure safety of children going to/from school and to/from bus stops during and after construction period
  - Noise and pollution precautions to be taken during construction to mitigate impact on neighbourhood and flora/fauna in environmental protection area
  - Impact assessment on current wildlife
  - Protection of tree grouping on existing lands and whether arborist has been consulted to determine the potential impact of construction
  - Historical zoning of area
  - Buffer zones and setbacks
  - Zoning reconsiderations by Council after significant development
  - Extension of notice area past 120 metres for next public meeting

### **Consultant**

Ms. MacIntyre addressed the concerns regarding the extra parcel of land and parkland.

### **Staff**

Mr. Ramunno addressed the concerns and questions regarding the ownership, background, development and zoning of the area lands, environmental protection area, conveyance of land to the Town, parkland, wildlife park, environmental evaluation and impact studies, road pattern and traffic review, connection between residential lots and wildlife park, stormwater management facility, buffers and setbacks, density, lot configuration, lot frontage and size, house size and height, and lot coverage.

Council Public Planning Meeting Minutes  
Wednesday, January 24, 2018

Page 6 of 6

---

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

1. That Report No. PDS18-005 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a comprehensive report outlining recommendations and options at a future Public Planning meeting.

**Carried**

#### **4. Confirming By-law**

**Moved by Councillor Pirri  
Seconded by Councillor Thom**

That the following confirming by-law be enacted:

**6045-18** Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on January 24, 2018.

**Carried**

#### **5. Adjournment**

**Moved by Councillor Gaertner  
Seconded by Councillor Kim**

That the meeting be adjourned at 9:37 p.m.

**Carried**

---

**Geoffrey Dawe, Mayor**

---

**Michael de Rond, Town Clerk**



**Town of Aurora  
General Committee Report**

**No. FS18-002**

---

**Subject: Streetlighting LED Conversion Project: Status and Outcomes**  
**Prepared by: Dan Elliott, Director of Financial Services - Treasurer**  
**Department: Financial Services**  
**Date: February 20, 2018**

---

## **Recommendation**

- 1. That Report No. FS18-002 be received for information**

## **Executive Summary**

This report provides Council with an update on the LED streetlighting conversion project, and the outcomes achieved.

- Field work for the conversion project is substantially complete
- Streetlight billings are complex
- Expected power demand reductions were achieved
- Expected annual electricity cost savings were achieved
- Anticipated annual streetlight maintenance savings were not fully realized
- Project was financed by debenture through Infrastructure Ontario
- Two issues remain in follow-up:
  - Daily retroactivity adjustments for electricity billings for work completed
  - Delays by contractor in completing contract resulted in lost savings to Town
  - The Town intends to hold a portion of the final payment until these two issues are satisfactorily resolved.

## **Background**

In April, 2015, Council commissioned an investment grade audit consultants' report outlining the potential savings, costs and paybacks of an LED streetlighting conversion project. The Town piggybacked the procurement onto a procurement which had been led by Local Authority Services (LAS), which is a wholly owned not-for-profit corporation of the Association of Municipalities of Ontario (AMO).

The consultant's report advised the Town that it could expect a total consumption reduction of approximately 60% or 1,686,593 kwh, and an annual savings on its streetlighting billings from Alectra (formerly PowerStream at the outset of the project, herein referred to as "Alectra") of \$281,993. It also estimated a further \$80,000 savings in annual streetlight maintenance costs. The lamps installed carry a ten year performance warranty, with an expected twenty year life.

In September, 2015, as recommended by Report No. IES15-050, Council awarded the contract to LAS's recommended vendor RealTerm Energy for the conversion of the Town's streetlights to LED luminaires. There were two separate contracts with RealTerm; one for the standard lighting units or cobrahead fixtures, with the second addressing the more complex decorative lighting units.

## **Analysis**

### **Fieldwork is now substantially complete.**

Actual field work of conversion of lighting began in the first week of January, 2016. The cobrahead fixtures were targeted first, with substantial completion by April 3, 2016. The decorative fixtures were targeted beginning in February, 2016, with substantial completion by June, 2016. Due to various supply and fitment issues with certain fixtures, the work continued throughout the period from substantial completion to present, with 479 units being changed subsequent to June 30, 2016.

The unit counts can be summarized as follows:

	<b>Cobrahead fixtures</b>	<b>Decorative Fixtures</b>	<b>Total Fixtures</b>
Contract count	2,692	1,814	4,506
Subsequently discovered units (net of deletions)*	6	4	10
Total streetlights changed (incl. o/s)	2,698	1,818	4,516
Units remaining outstanding January 15, 2018	2	25	27

\* During the course of the work, there were some luminaires originally included in the contract which were deleted as they belonged to the Region of York, while others previously excluded were added into the change program, as these units were determined to belong to the Town.

### **Streetlight billings are complex**

The Town's streetlight electricity is billed each month, in a very complex manner. Factors used include the following:

- Number of luminaires in the system
- Total rated demand wattage of all luminaires in the system (ie. three 100 watt bulbs in system equals 300 total rated demand wattage.)
- Number of burn hours per month for streetlights. A table from Alectra outlines the billable burn hours per month, based on cyclical lengthening/shortening of daylight hours with each month of the year. The table indicates the single value of hours per day, number of days and total burn hours for each month.
- Billable burn hours times the total rated demand wattage equals total kilowatthours of consumption in the month.
- Other adjustment factors and a wide variety of rates and charges imposed on the above factors.

This conversion project was not intended to change the number of luminaires, rather simply reduce the total rated wattage overall. The reduced wattage would be reported to Alectra, and the monthly billing would reflect the reduced wattage as reported. The more 100 watt fixtures that get replaced with for example 30 watt fixtures, the more the Town will save on each future billing.

Complicating the analysis for the project is the fact that outside of the project, the Town was adding new luminaires through new subdivisions and other projects taking place. Further, various rates and adjustment factors changed at different times throughout the period.

At the commencement of the project, the Town already had LED fixtures included in the system, recorded at their efficient rated wattage.

**Expected power demand reduction was achieved**

Demand reduction can be summarized as follows:

Total rated demand wattage as at January 1, 2016	785.610 kw
Project removed wattage	641.139
Project replacement wattage	<u>223.349</u> (65.16% reduction)
Project demand reductions certified to date (53.2% system reduction)	<u>417.790 kw</u>
Revised demand prior to period growth	367.820 kw
Period growth of demand wattage – outside project	<u>18.530 kw</u>
Total rated demand wattage as at December 31, 2017	386.350 kw

**Expected annual electricity cost savings were achieved.**

Using the rates, fees, factors and billing methods in place for the monthly billing periods for 2016 and 2017, if the 417.790 kw of demand was removed from the Town's system on January 1, 2016, the Town would have saved a total of \$277,100 on its streetlighting electricity billings for the 2016 year, and \$280,800 on its streetlighting billings for 2017. This compares strongly to the \$281,993 of annual electricity savings forecast for the project in the consultant's report and in the tender award staff report, both provided to Council during 2015. Based on the above, expected annual electricity cost savings were achieved.

**Anticipated streetlight maintenance savings were not fully realized**

Part of the project expectations was a significant reduction in the annual streetlight maintenance costs for the Town. These new fixtures were expected to last 20 years, reducing the required maintenance. The investment grade audit report of the consultant estimated annual maintenance savings of \$80,000. In analyzing the streetlight maintenance costs actually incurred, staff deleted costs related to repairs arising from car accidents, which costs were recovered from insurers. The streetlight maintenance actual costs for 2015 were \$82,500, while the 2017 streetlight maintenance costs are forecasted to finish the year at \$43,500, showing a savings of \$39,000, despite growth of the inventory of streetlights in the interim period. It appears that the consultant was using average costs for repairs from the industry on a per luminaire basis. The Town's actual costs appear to be lower than those industry average, and also appear to be

more related to wiring and lamp pole and are maintenance than actual luminaire and bulb replacements. Based on this review, the expected streetlighting maintenance costs do not appear to have been realized.

### **Project was financed by debenture through Infrastructure Ontario**

The project was expecting annual savings of approximately \$362,000 per year, with project costs of \$3,267,700; being a nine year payback. The LED conversion project was funded by issuing a 10 year debenture in the amount of \$3,267,700 on March 1, 2016, through Infrastructure Ontario, as approved by Council. The annual interest rate is 1.35%. Payments are twice per year, with the annual total payment being \$367,471, including interest.

### **Two issues remain for follow up at this time**

- 1) Delays in securing billing reductions for field work completed.

The contracts signed with RealTerm did not include any specific requirements with respect to how frequently they would provide detailed reports to Alectra during the field work. For example, report each week's work to Alectra within one week. Further, there was no contracted commitment from either Alectra or RealTerm as to the effective date of the reductions taking place on the Town's billings. For example, reductions made in the field would be retroactively applied to the day of change out, or alternatively on the first day of the next month's billing period.

The streetlight billings are primarily based on a fixed burn hours per day (varies by month of year), and the total kw rating of the fixtures in the system. Using number of days in month total billed kwh is calculated as burn hours/day x kw of installed demand x number of days in month. As daily and individual fixture data exists and is certified by the installer's engineers, it is reasonable to expect that Alectra would adjust the Town's streetlighting billings retroactively to the day of each lamp change out. Doing so would avoid billing the town for more energy consumption than was knowingly consumed.

Applying daily retroactivity to the data, it is calculated that the Town has been overbilled through delayed reductions in the amount of approximately \$52,500. Staff are currently working with RealTerm and Alectra to obtain retroactive adjustments to its streetlighting billings.

- 2) Delays in Contractor completing the field work resulted in foregone monthly savings

Completing the project by the contractor took longer than expected. While not clearly referenced within the investment grade audit report, staff were of the opinion and

February 20, 2018

Page 6 of 9

Report No. FS18-002

---

expectation that substantial completion would occur within three months. Delays in full completion of project meant the Town did not realize electricity savings as quickly as initially thought.

To calculate the value of the delays in savings, all field work completed after March 31, 2016, (90 days) was applied to the billing models as if they had been completed by March 31, 2016 individually. Assuming daily retroactivity adjustments are achieved as above, despite those adjustments, the Town will have continued to have paid higher streetlighting billings due to project delays, estimated to be approximately \$39,000.

Staff previously were advised that RealTerm would guarantee the electricity savings set out in their investment grade audit report. The final contracts do not include such language. Despite this, Town staff are currently following up with RealTerm in this regard.

### **The Town continues to hold final payments from Contractor**

The RealTerm contracts (2) had payment programs as follows: 50% of unit rate upon delivery of supply of units, remaining 50% paid in progress billings following certification of field work completed, subject to 10% holdback.

#### Cobrahead Lam Contract:

Contract Price excl. HST	\$1,264,184
Contract adjustments for additional works	9,702
Non-refundable HST	<u>22,420</u>
Total Cost to Town – fully paid	<u>\$1,296,306</u>

#### Decorative Lamp Contract:

Contract Price excl. HST	\$2,241,158
Non-refundable HST	<u>39,444</u>
Expected cost to Town	\$2,280,602

Paid to date excluding refunded HST \$1,085,674

Contract amount currently unpaid pending certifications \$1,194,928

In addition to this, the Town has directly received IESO energy savings grant of \$217,605, with a further grant of approximately \$23,500 expected, reducing the overall expected cost of the project.

February 20, 2018

Page 7 of 9

Report No. FS18-002

---

Staff will withhold \$100,000 from the final payments to RealTerm pending resolution of the retroactivity adjustments for the billings from Alectra, and resolutions of the lost savings from delays by RealTerm. Staff are in discussions with RealTerm and Alectra in this regard.

### **Committee Review**

None

### **Legal Considerations**

Town staff are currently working with LAS, RealTerm and Alectra to pursue retroactive application of the consumption reductions achieved by the project, and the delay of savings lost. The contracts executed by the Town with RealTerm did not include clear performance timelines for the frequency of change out certifications, and the promptness through which the Town would realize billing reductions/savings from the local electricity distributor Alectra. The unrealized amounts noted in this report may not be fully recovered.

### **Financial Implications**

The consumption reduction targets and annual savings of the change out project were achieved. The savings in annual streetlight maintenance has not fully been realized. Staff will continue to monitor the maintenance cost issue.

The budget for streetlighting electricity costs in 2018 is currently set at \$400,000. If all reductions from the LED conversion project were in place for the whole of 2017, the total electricity billings would have been \$338,300. Based on this, the 2018 budget appears reasonable in the circumstances of continuously increasing electricity rates, and continuing growth of the town's streetlighting inventory.

### **Communications Considerations**

None. The project is now complete, save for a final few luminaires for final change out.

## **Link to Strategic Plan**

Open and transparent financial reporting supports the principles of accountability to the public set out in the Town's Strategic Plan.

## **Alternative(s) to the Recommendation**

1. None, information report only.

## **Conclusions**

The Streetlighting LED Conversion project is now complete save for 27 remaining troublesome lamps. The electricity demand reductions were achieved, however, there have been delays in realizing the savings on our billings. Further the project took longer to complete than expected, resulting in lost savings previously expected. Further, the expected reductions in streetlight maintenance costs have not been fully realized. The lamp units installed in the project have a ten year warranty on them.

Staff are working to realize retroactive electricity billings and are working to discuss delay adjustments with the contractor, prior to final payments to them for the work completed.

## **Attachments**

None

## **Previous Reports**

IES15-015 Town-wide Conversion to LED Streetlighting, General Committee March 24, 2015

IES15-052 Award of Contract Town-wide Conversion to LED Streetlights, General Committee September 22, 2015

February 20, 2018

Page 9 of 9

Report No. FS18-002

---

**Pre-submission Review**

Agenda Management Team review on February 1, 2018

**Departmental Approval**



---

**Dan Elliott, CPA, CA  
Director, Financial Services  
Treasurer**

**Approved for Agenda**



---

**Doug Nadorozny  
Chief Administrative Officer**

**From:** AMO Communications [<mailto:communicate@amo.on.ca>]

**Sent:** February 2, 2018 2:04 PM

**Subject:** AMO Policy Update - Call to Action - Fire Medic Protection Needed for Municipal Governments

February 2, 2018

## **Call to Action - Fire Medic Protection Needed for Municipal Governments**

There is only a narrow opportunity before the provincial election for municipal governments to get legislated protection from arbitrators imposing fire medic pilots or programs on unwilling municipalities. This legislative opportunity is having this protection included in the upcoming Budget Bill expected in March or April 2018.

Bill 160, the *Strengthening Quality and Accountability for Patients Act*, is now law without the legislative amendments AMO and its members demanded to be included. The Province may assume that this issue has gone away with the legislation now in place.

It has not and now the risk is more dire. We need your voice now to secure these legislative changes before the House rises this spring. The window for any new legislation is closing soon – the Budget Bill is likely our last chance.

Please review and support the attached draft resolution. Please send it immediately to the Premier, and copy the Ministers and your local MPP. (See e-contacts below that will help you do this).

Your strong voice and support on this significant issue is needed and welcome.

Who to send resolution to:

- a. Office of the Premier, [Honourable Kathleen Wynne](#)
- b. Minister of Health and Long Term Care, [Honourable Dr. Eric Hoskins](#)
- c. Minister of Community Safety and Correctional Services, [Honourable Marie-France Lalonde](#)
- d. Minister of Labour, [Honourable Kevin Flynn](#)
- e. Minister of Municipal Affairs, [Honourable Bill Mauro](#)
- f. Your local MPP
- g. AMO, [AMO President](#).

**AMO Contact:** Monika Turner, Director of Policy, [mturner@amo.on.ca](mailto:mturner@amo.on.ca), 416-971-9856 ext. 318.

---

**PLEASE NOTE:** AMO Breaking News will be broadcast to the member municipality's council, administrator, and clerk. Recipients of the AMO broadcasts are free to redistribute the AMO broadcasts to other municipal staff as required. We have decided to not add other staff to these broadcast lists in order to ensure accuracy and efficiency in the management of our various broadcast lists.

**DISCLAIMER:** Any documents attached are final versions. AMO assumes no responsibility for any discrepancies that may have been transmitted with this electronic version. The printed versions of the documents stand as the official record.

**OPT-OUT:** If you wish to opt-out of these email communications from AMO please click [here](#).



**Draft Fire Medic Resolution for Council's Consideration**

February 2, 2018

**WHEREAS** Bill 160, the *Strengthening Quality and Accountability for Patients Act* amended the *Ambulance Act* to permit the Ministry of Health and Long Term Care to enable two pilot projects hosted by willing municipal governments to allow fire fighters, certified as paramedics, to treat patients while on duty with a fire department; and

**WHEREAS** the Government of Ontario is committed to proceeding with the pilots and enabling the fire-medical model despite the absence of objective evidence to show that it would improve patient outcomes or response times; and

**WHEREAS** the current interest arbitration model, particularly in the fire services sector, allows arbitrators to impose awards on unwilling employers that directly impact the employer's ability to determine how it will deploy its workforce, as evidenced by the experience of many municipalities in regards to the 24-hour shift; and

**WHEREAS** in the absence of legislative protection, unwilling municipalities may be forced to enter into a pilot or adopt a fire-medical model as a result of interest arbitration; and

**WHEREAS** the Association of Municipalities of Ontario and its municipal members have called on the Government of Ontario to introduce legislative amendments to the *Fire Protection and Prevention Act, 1997* and the *Ambulance Services Collective Bargaining Act* to preclude arbitrators from expanding the scope of work for fire fighters and paramedics respectively through interest arbitration awards; and

**WHEREAS** there is precedent for a restriction on the scope of jurisdiction of arbitrators in section 126 of the *Police Services Act* which precludes arbitrators from amending the core duties of police officers; and

**WHEREAS** the Government of Ontario has committed that no unwilling municipal government will have a fire-medical pilot or program imposed upon them.

**NOW THEREFORE** be it resolved that:

1. The [insert municipality name] calls on the Government of Ontario to act immediately so that legislative amendments, that will protect unwilling municipalities from being forced by arbitrators to have a fire medical pilot or program, are placed within the upcoming Budget Bill before the Ontario Legislature rises for the provincial election.
2. A copy of this resolution be forwarded to Premier Kathleen Wynne, Office of the Premier; Hon. Dr. Eric Hoskins, Minister of Health and Long Term Care; Hon. Marie-France Lalonde, Minister of Community Safety and Correctional Services; Hon. Kevin Flynn, Minister of Labour, Hon. Bill Mauro, Minister of Municipal Affairs; [local members of provincial parliament]; and the Association of Municipalities of Ontario.



---

**Motion for Which Notice Has  
Been Given** (February 6, 2018)

Councillor Harold Kim

---

**Date:** February 27, 2018  
**To:** Mayor and Members of Council  
**From:** Councillor Kim  
**Re:** **Road Construction**

---

Whereas the Town of Aurora has a Ten-Year Road Construction Program, and each year there are road projects impacting residents and businesses alike; and

Whereas recent road improvement project(s) have had its challenges; and

Whereas in 2018 the Town is anticipating road projects including, but not limited to, Yonge Street stretching from Brookland Avenue to St. John's Sideroad; and

Whereas staff in large part has already analyzed the challenges and successes in the case of the Brookland Avenue road project, and plans to leverage the information for future projects; and

Whereas the Town has a Business Concierge team to partner with local businesses to mediate potential business impacts due to adjacent road construction;

1. Now Therefore Be It Hereby Resolved That staff bring a detailed report to Council which includes, but is not limited to, the following:
  - (a) Challenges encountered (including incidents in the Brookland Avenue road improvement project);
  - (b) Successes;
  - (c) What was learned;
  - (d) Recommendations to be included for future road projects, including how the Business Concierge team can get involved; and
  - (e) Business owner participation.



---

**Motion for Which Notice Has  
Been Given** (February 20, 2018)

**Councillor John Abel**

---

**Date:** February 27, 2018

**To:** Mayor and Members of Council

**From:** Councillor Abel

**Re:** **Sign By-law Review**

---

Whereas Sign By-law No. 5840, being a by-law respecting signs within the Town of Aurora, was enacted in March of 2016 repealing By-law Nos. 4897-07.P and 4898-07.P; and

Whereas the new Sign By-law removed the permission to allow temporary A-Frame signs which has had an impact on the business community; and

Whereas the business community has responded with concerns and complaints regarding the changes, namely with respect to A-Frame signs;

1. Now Therefore Be It Hereby Resolved That staff be directed to review best practices in other municipalities, engage the business community, the public and Councillors for comments and suggestions; and
2. Be It Further Resolved That staff be directed to consider and report back to Council on regulatory provisions that may be included in the Sign By-law that would allow for A-frame signs and a nominal fee to offset enforcement efforts.



---

**Motion for Which Notice Has  
Been Given** (February 20, 2018)

**Councillor Tom Mrakas**

---

**Date:** February 27, 2018

**To:** Mayor and Members of Council

**From:** Councillor Mrakas

**Re:** **Petch House**

---

Whereas the future use of the Petch House has been discussed for many years with no resolution to date; and

Whereas the building as a result remains empty and under-utilized; and

Whereas the Town has begun to provide chapel services for marriages, which have been very successful;

1. Now Therefore Be It Hereby Resolved That staff investigate the feasibility and costs for the Petch House to be used for marriage services and/or as a wedding chapel; and
2. Be It Further Resolved That staff bring a report to the May 2018 meeting cycle for Council to make a decision on the future use of the Petch House.



100 John West Way  
Box 1000  
Aurora, Ontario  
L4G 6J1  
**Phone:** 905-727-3123 ext. 4746  
**Email:** mayor@aurora.ca  
**www.aurora.ca**

**Town of Aurora  
Office of the Mayor**

## **Memorandum**

**Date:** February 27, 2018

**To:** Members of Council

**From:** Mayor Geoffrey Dawe

**Re:** York Regional Council Highlights of February 15, 2018

---

## **Recommendation**

That Council:

- Receive the correspondence for information
- Endorse the recommendations
- Provide direction

**Council Highlights**  
For Immediate Release

The Regional Municipality of York | [york.ca](http://york.ca)



Friday, February 16, 2018

## **York Regional Council Highlights - February 15, 2018**

### **York Regional Council extends best wishes to athletes participating at the 2018 Olympic Winter Games**

The 2018 Olympic Winter Games are taking place in PyeongChang, South Korea between February 9 and 26 as the world's top athletes compete for a medal on the podium.

Five Olympics athletes who call York Region home are representing Canada at this year's games:

- Derek Livingston, Snowboarding, Hometown: [Town of Aurora](#)
- Gabrielle Daleman, Figure Skating, Hometown: [Town of Newmarket](#)
- Laura Stacey, Hockey, Hometown: [Township of King](#)
- Paul Porier, Figure Skating, Hometown: [City of Markham](#)
- Phylcia George, Bobsleigh, Hometown: [City of Markham](#)

Best wishes to all athletes competing and congratulations to all medal winners. The Region is standing behind you.

---

### **New two-year contract agreement reached with Ontario Nurses' Association**

York Regional Council today approved a two-year collective agreement between The Regional Municipality of York and the Ontario Nurses' Association.

The collective agreement, representing 234 public health nurses, expired March 31, 2017. Negotiation teams began bargaining in September 2017, reaching a tentative

agreement on February 1 and ratified the following day by the union membership.

The contract is retroactive to April 1, 2017 and effective to March 31, 2019.

---

**Township of King alternative representative appointed to Regional Council for remainder of Council term**

York Regional Council appointed Bill Cober as the Township of King's alternate representative to Regional Council for the remainder of the 2014-2018 Council Term. A motion to appoint Councillor Cober was passed by the Township of King Council on January 29, 2018.

Amendments to the [Municipal Act](#) now allow for local city and town councils to appoint an [alternate](#) to their primary member of Regional Council, should the primary member be unable to attend a meeting of Regional Council. The appointment of an alternate is at the discretion of local council.

---

**Waste-Free Ontario Act proposes blue box transition**

York Regional Council reaffirmed its commitment to pursuing transition of the Blue Box Program to full producer responsibility as legislated by the *Waste-Free Ontario Act, 2016*. The *Act* includes plans to transition responsibility of the blue box recycling program from municipalities to producers by 2023. Producers are brand holders or others with a commercial connection to designated products and packaging in Ontario.

Municipalities have extensive experience in successfully operating the Blue Box Program in Ontario and will work with all parties including the producers to help shape the new waste management system in Ontario. The current funding model for the blue box continues to cost municipalities across Ontario an estimated \$130 million a year to operate.

As leaders in the province in waste diversion, York Region and our local municipalities are committed to delivery of the Blue Box Program in the best interest of our communities.

---

**2018 draft Development Charge Background Study and proposed draft bylaw amendment**

York Regional Council received the [draft 2018 Development Charge Background Study and proposed draft bylaw amendment](#) which highlights proposed changes to the current development charge rates and bylaw, including the treatment of structured parking.

If approved, the new development charge rates will be used to help fund 56 roads projects identified in the [2016 Transportation Master Plan](#). A public meeting is scheduled for March 22, 2018 to discuss the proposed amendment and will be presented to Council for consideration of approval on May 17, 2018.

---

### **York Region 2017 Employment and Industry Report**

York Regional Council received the 2017 [Employment and Industry Report](#) showing employment is up 3.3 per cent in York Region, outpacing national, provincial and Greater Toronto Area averages.

The report also details year-over-year trends which inform the development of York Region policies, program and infrastructure investments.

Additional report highlights include:

- As of mid-year 2017 there were an estimated 620,530 jobs in York Region
- Between 2016 and 2017, York Region employment grew by 19,780 jobs
- Key knowledge-based services sectors in York Region continue to experience strong job growth, specifically technology and financial services
- The professional, scientific, and technical services sector added over 1,800 jobs in 2017, representing the second-highest share of services-producing industry employment in York Region
- York Region was shortlisted as a potential location for Amazon's second headquarters as the result of bid by [Toronto Global](#) – the Greater Toronto Area is the only Canadian location being considered

Employment growth in York Region continues to promote economic vitality – a key pillar of the [York Region 2015- 2019 Strategic Plan](#).

---

### **Making important investments in social housing improvements**

York Regional Council authorized an agreement with the [Ministry of Housing](#) to receive \$17,398,453 in funding to complete upgrades and retrofit projects to eligible social housing buildings in the Region.

The funding is made available through the [Social Housing Apartment Improvement Program](#). It will support the Region in moving towards a target of zero greenhouse gas emissions by 2051, as identified in [Vision 2051](#) and the [Energy Conservation and Demand Management Plan Update](#).

In August 2017, the Province of Ontario [announced investments](#) of \$556 million for repairs and retrofits to social housing across the province to improve living conditions

and fight climate change. Upgrades and retrofits must be completed by March 31, 2023. The Social Housing Apartment Improvement Program is funded from the [Green Investment Fund](#), which is based on proceeds from the Ontario Cap and Trade carbon market auctions.

---

### **York Region continues to protect greenspace and protect environmental lands**

Through a partnership with the [Oak Ridges Moraine Land Trust](#), York Regional Council approved a contribution of up to \$741,615 to advance the work to secure 32.3 hectares of land to protect greenspace through the [Regional Greening Strategy](#).

The 32-hectare property is located north of the Oak Ridges Moraine, within the Holland River watershed and is designated Protected Countryside in the Greenbelt Plan.

Council continues to demonstrate environmental leadership through implementation of the Greening Strategy and investment in healthy sustainable communities. These lands will contribute to the 1,335 hectares that have been protected through the Greening Strategy since 2001.

Since 2002, the Oak Ridges Moraine Land Trust has contributed to the protection of more than 400 hectares across York Region.

---

### **Housing Initiatives and Incentives Update**

Purpose-built rental development is needed in York Region and today York Regional Council received a [Housing Initiatives and Incentives Update report](#) outlining principles to develop a mid-range affordable housing. Further to this report, staff will present a draft Mid-Range Affordable Housing Incentives Framework in the second quarter 2018.

The report supported by members of the York Region/Local Municipal Housing Working Group outlines a need to focus on high rise and mid-rise purpose built rental developments in centres and corridors, as well as a need to engage with key partners including local municipalities, development proponents and senior levels of government.

The Housing Initiatives and Incentives Update report supports [Vision 2051](#), the [Regional Official Plan](#) and the [York Region 2015- 2019 Strategic Plan](#).

---

### **Ravenshoe Road and Victoria Road/Concession 7 to receive all-way stop**

York Region will install an [all-way stop](#) at the intersection of Ravenshoe Road and

Victoria Road/Concession 7 in the [Town of Georgina](#). Traffic volume at this intersection has increased by approximately 85 per cent since the Highway 404 extension opened in 2014 and this new all-way stop will help enhance traveller safety.

---

### **Region provides recommendations on provincial Food and Organic Waste in Ontario**

York Region has proposed key recommendations to the Ministry of the Environment and Climate Change on a draft provincial [Framework to Reduce Food and Organic Waste](#) in Ontario.

The Region's recommendations focus on reducing waste, recovering resources, supporting innovative technology and promoting the benefits of recovered food-waste resources. These recommendations follow comments submitted to the Ministry in [July 2017](#) providing input on key priorities for improving how food and organic waste is managed in Ontario.

York Region has provided recommendations that re-emphasize short and long-term actions be taken by the province to address the following four objectives:

- Engaging stakeholders already working on food waste education
- Addressing barriers to recovery programs in the growing multi-residential sector
- Focusing support on innovative technologies that align with provincial climate change and resource recovery targets
- Including compostable packaging and branded organics under the full producer responsibility program

York Region supports the Ministry's efforts to address food waste and will continue collaborating with our local cities and towns to advance this work.

---

### **Corporate Asset Management Policy strengthens Region's approach to managing its assets**

York Region has updated its [Corporate Asset Management Policy](#) providing a coordinated and affordable approach to managing over \$11 billion in Regional assets.

More than 90 per cent of the Region's assets are included in departmental asset management plans. Some of these plans account for core infrastructure such as roads, bridges, treatment and conveyance of water and wastewater systems and storm management systems. Plans which incorporate the balance of the Region's

assets are well underway.

Over the last five years, the Region has continued to grow its asset base and put programs in place to manage these important resources through all life-cycle phases.

Some of the policy updates include:

- Making decisions based on life-cycle data of the asset to maximize its value
- Aligning asset management planning with climate change mitigation approaches and the development of the Region's Climate Change Action Plan
- Integrating industry standards and best practices while balancing asset cost, performance and risk

The Corporate Asset Management Policy is well aligned with the Region's asset management practices and ensures responsible stewardship while continuing to provide services in a sustainable way.

---

**York Regional Council and The Association of Municipalities on Ontario call on government to make amendments to Bill 160**

York Regional Council adopted [a resolution](#) put forth by [The Association of Municipalities of Ontario](#) (AMO) that calls for the Government of Ontario to ensure protection for any municipalities unwilling to participate in the fire medic pilot program, which passed as part of [Bill 160 Strengthening Quality and Accountability for Patients Action](#).

The *Act* allows the Ministry of Health and Long Term Care to conduct two pilot projects which allow firefighters, certified as paramedics, to treat patients while on duty with the fire department. Without legislative protection, unwilling municipalities might be forced to participate in the pilot program or adopt a fire-medic model.

This resolution calls for the legislative amendments to be placed within the upcoming Budget Bill before the Ontario Legislature rises for the provincial election.

---

**York Regional Council declares March 22 as RTO/ERO Day**

In celebration and recognition of the 50<sup>th</sup> anniversary of [The Retired Teachers of Ontario](#), York Regional Council declared March 22 as RTO/ERO Day in York Region. This day acknowledges the many contributions teachers and educational workers have and continue to make in the Region.

---

The Regional Municipality of York consists of nine local cities and towns, and provides a variety of programs and services to 1.2 million residents and 51,000 businesses with 620,000 employees. More information about the Region's key service areas is available at [york.ca/regionalservices](http://york.ca/regionalservices).

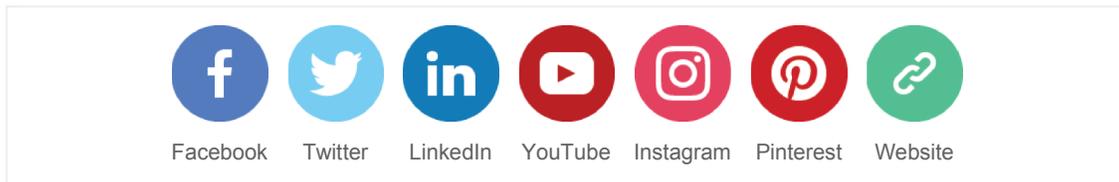
- 30 -

**Compiled by:**

Andrea Griepsma, Communications Specialist, The Regional Municipality of York

Phone: 1-877-464-9675, ext. 71233, Cell: 905-251-6413

Email: [andrea.griepsma@york.ca](mailto:andrea.griepsma@york.ca)



*Copyright © 2018 The Regional Municipality of York, All rights reserved.*

[unsubscribe from this list](#) [update subscription preferences](#)

**The Corporation of the Town of Aurora  
By-law Number XXXX-18**

**Being a By-law to amend By-law Number 6000-17, as amended  
(440-460 and 480-500 William Graham Drive –  
York Christian Seniors Home Inc.).**

**Whereas** on September 28, 2010, the Council of The Corporation of the Town of Aurora (the “Town”) enacted By-law Number 5285-10, as amended, to adopt the Official Plan for the Town of Aurora (the “Official Plan”);

**And whereas** under section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the “Act”), zoning by-laws may be passed by the councils of local municipalities to prohibit and regulate the use of land, buildings and structures;

**And whereas** on June 27, 2017, the Council of the Town enacted By-law Number 6000-17 (the “Zoning By-law”), which Zoning By-law was appealed to the Ontario Municipal Board (the “OMB”);

**And whereas** on January 29, 2018, the OMB made an order, in accordance with subsection 34(31) of the Act, providing that any part of the by-law not in issue in the appeal shall be deemed to have come into force on the day the by-law was passed;

**And whereas** the Council of the Town deems it necessary and expedient to further amend the Zoning By-law;

**Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:**

1. Section 24.423 of the Zoning By-law be and is hereby amended to delete Sections 24.423.1 and 24.423.2.3 and replace with the following:

<b><u>24.423.1 Permitted Uses</u></b>
The following uses are permitted:
<ul style="list-style-type: none"><li>• A minimum of 70 and a maximum of 120 apartment dwelling units</li><li>• Retirement home</li></ul>

<b><u>24.423.2 Zone Requirements</u></b>	
<b><u>24.423.2.3 Building Specifications</u></b>	
Lot Coverage (maximum)	20.0 percent
Height (minimum)	3 storeys
Height (maximum)	7 storeys or 28.0 metres (whichever is less)

2. Section 24.424 of the Zoning By-law be and is hereby amended to delete Sections 24.423.1 and 24.423.2.3 and replace with the following:

<b><u>24.424.1 Permitted Uses</u></b>
The following uses are permitted:

By-law Number XXXX-18

Page 2 of 3

<ul style="list-style-type: none"><li>• A minimum of 76 and a maximum of 160 apartment dwelling units</li><li>• Retirement home</li></ul>
---

<b><u>24.424.2 Zone Requirements</u></b>	
<b>24.424.2.3 Building Specifications</b>	
Lot Coverage (maximum)	20.0 percent
Height (minimum)	3 storeys
Height (maximum)	7 storeys or 28.0 metres (whichever is less)

3. This By-law shall come into full force subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and subject to compliance with such provisions, this By-law will take effect from the date of final passage hereof.

**Enacted by Town of Aurora Council this 27<sup>th</sup> day of February, 2018.**

---

**Geoffrey Dawe, Mayor**

---

**Michael de Rond, Town Clerk**

**By-law Number XXXX-18**

Page 3 of 3

**Explanatory Note**

Re: Zoning By-law Number XXXX-18

By-law Number XXXX-18 has the following purpose and effect:

To amend By-law Number 6000-17, as amended, being the Zoning By-law in effect in the Town of Aurora, to amend the “Second Density Apartment Residential (RA2(423) and (H)RA2(424)) Exception Zones”.

The rezoning will permit the use of a Retirement Home, will amend the minimum number of apartment units, amend the maximum building height, and amend the minimum lot coverage.

**The Corporation of The Town of Aurora**

**By-law Number XXXX-18**

**Being a By-law to Confirm Actions by Council  
Resulting from a Council Meeting  
on February 27, 2018.**

**The Council of the Corporation of The Town of Aurora hereby enacts as follows:**

1. That the actions by Council at its Council meeting held on February 27, 2018, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is, except where prior approval of the Ontario Municipal Board is required, hereby adopted, ratified and confirmed.
2. That the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

**Enacted by Town of Aurora Council this 27<sup>th</sup> day of February, 2018.**

---

**Geoffrey Dawe, Mayor**

---

**Michael de Rond, Town Clerk**