

Public Release  
July 16, 2018



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

Tuesday, July 17, 2018  
7 p.m., Council Chambers

- **Revised General Committee Meeting Agenda Index**
- **Delegation (a) Dr. Brian Moore, Canadian Disc Institute and Moore Chiropractic Group; Re: Item R2 – CS18-020 – Proposed Amendments to the Sign By-law**
- **Item A5 – Trails and Active Transportation Committee Meeting Minutes of June 15, 2018**
- **Item A6 – Parks, Recreation and Cultural Services Advisory Committee Meeting Minutes of June 21, 2018 (including Attachment)**
- **Item R11 – PDS18-089 – Update to Site Plan Control By-law**
- **Notice of Motion (b) Wendy Gaertner; Re: National Housing Strategy**



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

Tuesday, July 17, 2018  
7 p.m., Council Chambers

Councillor Abel in the Chair

**1. Approval of the Agenda**

**Recommended:**

That the agenda as circulated by Legislative Services be approved.

**2. Declarations of Pecuniary Interest and General Nature Thereof**

**3. Community Presentations**

**(a) Nichole Campsall, Youth and Community Development Coordinator, and  
Julie Stephenson, Youth Programmer, Community Services**

**Re: John West Memorial “Leaders of Tomorrow” Scholarship Award**

**4. Delegations**

**(a) Dr. Brian Moore, Canadian Disc Institute and Moore Chiropractic Group**  
**Re: Item R2 – CS18-020 – Proposed Amendments to the Sign By-law**

**(Added Item)**

## **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. CS18-018 – 2018 Municipal Election Update**

##### **Recommended:**

1. That Report No. CS18-018 be received for information.

#### **C2. FS18-008 – 2017 Year-End Budget Report – as at December 31, 2017**

##### **Recommended:**

1. That Report No. FS18-008 be received for information.

#### **C3. Memorandum from Mayor Dawe**

**Re: Recipients of the 2018 Town of Aurora Student Academic Achievement Awards**

##### **Recommended:**

1. That the memorandum regarding Recipients of the 2018 Town of Aurora Student Academic Achievement Awards be received for information.

## **6. Advisory Committee Meeting Minutes**

### **Recommended:**

That the Advisory Committee meeting minutes, Items A1 to A6 inclusive, be received and the recommendations carried by the Committees be approved:

**A1. Heritage Advisory Committee Meeting Minutes of June 11, 2018**

**Recommended:**

1. That the Heritage Advisory Committee meeting minutes of June 11, 2018, be received; and

- 1. HAC18-010 – Heritage Permit Application, 60 Fleury Street,  
File: NE-HCD-HPA-18-05**

- (a) That Heritage Permit Application NE-HCD-HPA-18-05 be approved to permit the construction of an expanded side gable and construction of a side dormer as shown on the submitted plans.

- 4. HAC18-011 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 29 Church Street**

- (a) That the property located at 29 Church Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and

- (b) That future building elevations are subject to review by the Design Review Panel and approval of Planning Staff.

**A2. Environmental Advisory Committee Meeting Minutes of June 14, 2018**

**Recommended:**

1. That the Environmental Advisory Committee meeting minutes of June 14, 2018, be received; and

- New Business Motion No. 1**

- (a) That the Parks Department be directed to appoint a Co-op student specializing in invasive species in the 2019 calendar year.

**A3. Accessibility Advisory Committee Meeting Minutes of June 20, 2018**

**Recommended:**

1. That the Accessibility Advisory Committee meeting minutes of June 20, 2018, be received for information.

**A4. Finance Advisory Committee Meeting Minutes of June 27, 2018**

**Recommended:**

1. That the Finance Advisory Committee meeting minutes of June 27, 2018, be received for information.

**A5. Trails and Active Transportation Committee Meeting Minutes of June 15, 2018**

(Added Item)

**Recommended:**

1. That the Trails and Active Transportation Committee meeting minutes of June 15, 2018, be received; and

- 1. Memorandum from Senior Landscape Architect  
Re: Trailhead Parking – BG Properties (Aurora) Inc.**

- (a) That Option A for the Trailhead Parking Area be approved; and
  - (b) That the Coutts property be purchased by the Town of Aurora.

- 2. Memorandum from Manager of Parks and Fleet  
Re: Wellington Street East Crossing Design Concepts**

- (a) That Option 4 for the Wellington Street East crossing be approved.

- 6. Verbal Update from Senior Landscape Architect  
Re: BG Trail Adjacent to Rail and Cattle Crawl**

- (a) That staff continue to investigate cost-sharing with Metrolinx regarding the cattle crawl underpass; and

- (b) That the 2019 Capital Budget placeholder in the amount of \$750,000 for railway crossings be specifically used for the cattle crawl underpass.

**A6. Parks, Recreation and Cultural Services Advisory Committee Meeting  
Minutes of June 21, 2018**

(Added Item)

**Recommended:**

1. That the Parks, Recreation and Cultural Services Advisory Committee meeting minutes of June 21, 2018, be received; and

- 1. PRCSAC18-001 – Subdivision Entry Signage at Batson Drive and Yonge Street**

- (a) That the proposed concept design for the re-installation of a new entry feature for Valhalla Subdivision be approved; and
- (b) That staff be directed to include the project in the 2019 Capital Budget for deliberation.

- 2. Memorandum from Director, Community Services  
Re: Stronach Aurora Recreation Complex – Gymnasium  
Feasibility**

- (a) That the construction of a multi-purpose space that maximizes the land available on the southwest corner of the Stronach Aurora Recreation Complex be approved.

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

**R1. OPS18-018 – 100 Vandorf Sideroad – Hallmark Lands Community Park**

**Recommended:**

1. That Report No. OPS18-018 be received; and
2. That a senior artificial turf soccer field and a senior softball diamond be approved; and

3. That the total approved budget for Capital Project No. 73287 be increased to \$4,000,000, representing an increase of \$1,000,000 to be funded by \$800,000 from the Park DC reserve and \$200,000 from Capital Project No. 73198 – Field Renovation Norm Weller Park; and
4. That the sports field lighting component be removed from the scope of work for Capital Project No. 73198 – Field Renovation Norm Weller Park and its total approved budget be decreased by \$200,000 to \$150,000.

**R2. CS18-020 – Proposed Amendments to the Sign By-law**

**Recommended:**

1. That Report No. CS18-020 be received; and
2. That the proposed amendments to Sign By-law No. 5840-16, as outlined in this report be brought forward to a future Council meeting, for enactment.

**R3. CMS18-021 – Cultural Partners – Update**

**Recommended:**

1. That Report No. CMS18-021 be received; and
2. That the report from Interkom be received; and
3. That an action plan be prepared and presented to the new Council.

**R4. PDS18-074 – Aurora Economic Development Board – Working Group Update**

**Recommended:**

1. That Report No. PDS18-074 be received; and
2. That the Town establish and organize an Economic Development Corporation under the name “Aurora Economic Development Corporation”, or such other similar name that may be available (the “Corporation” or “AEDC”), and that the Mayor and Clerk be authorized to

sign any and all documents and agreements to permit the establishment and organization of the Corporation; and

3. That the Corporation be designated as a “designated economic development corporation” pursuant to section 9 of O. Reg. 599/06 under the *Municipal Act, 2001*; and
4. That the Town nominate and authorize the Mayor to act as incorporator and the initial member of the Board of Directors (“AEDC Board”) and as a member of the AEDC; and
5. That the Town be authorized to subscribe for a membership interest in the Corporation and to acquire a membership interest in the Corporation and exercise any power as a member of the Corporation required to be exercised, and to thereafter exercise powers as a member of the Corporation; and
6. That the Aurora Economic Development Board be authorized to lead the process to recruit new AEDC Board members and recommend to Council candidates for appointment to the AEDC Board; and
7. That Capital Project No. 81022 – Economic Development Strategic Plan be approved; and
8. That a total budget of \$100,000 be approved for Capital Project No. 81022 to be funded from the Economic Development Reserve Fund.

**R5. CS18-019 – Lame Duck Council and Restricted Acts**

**Recommended:**

1. That Report No. CS18-019 be received; and
2. That a by-law delegating authority to the CAO be brought forward to the July 24, 2018 Council meeting.

**R6. FS18-020 – Summary of the Key Findings/Outcomes of Finance  
Advisory Committee’s Detailed Budget Reviews**

**Recommended:**

1. That Report No. FS18-020 be received for information.

**R7. PDS18-080 – Pedestrian Crossover Review – Various Locations**

**Recommended:**

1. That Report No. PDS18-080 be received; and
2. That this report satisfy Council’s conditional budget approval for Capital Project No. 34518 – Pedestrian Crossings as per 2014 DC study in the amount of \$144,100; and
3. That a Level 2 Type C pedestrian crossover be installed on Henderson Drive at the west approach to the intersection of Tamarac Trail/Lee Gate with an estimated cost of \$40,000 and the balance of \$104,100 be returned to source; and
4. That Parking By-law No. 4574-04.T be amended to prohibit stopping at any time on both sides of Henderson Drive approximately 20 metres east and west of Tamarac Trail/Lee Gate.

**R8. PDS18-083 – Application for Site Plan Approval  
Delmanor Aurora Inc.  
14314 Yonge Street  
File Number: SP-2017-10  
Related File Number: ZBA-2015-07**

**Recommended:**

1. That Report No. PDS18-083 be received; and
2. That Site Plan Application File SP-2017-10 (Delmanor Aurora Inc.) to permit the construction of a five-storey (17.5m) Retirement Home 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.

**R9. PDS18-085 – Application for Site Plan Approval  
Time Development Group  
4 Don Hillock Drive, Northeast corner of Leslie Street and  
Don Hillock Drive, Lot 1, Registered Plan 65M-3974  
File Number: SP-2017-07**

**Recommended:**

1. That Report No. PDS18-085 be received; and
2. That site plan application number SP-2017-07 (Time Development Group) to permit the development of the subject lands for a six-storey, 122-room hotel be approved; and
3. That the Mayor and Town Clerk be authorized to execute the site plan agreement, including any and all documents and ancillary agreements required to give effect to same.

**R10. PDS18-086 – Applications for Draft Plan of Subdivision and Draft Plan of Condominium  
Dormer Hill Inc.  
14029 Yonge Street, Part of Lot 72 Concession 1  
File Number: SUB-2017-01, CDM-2017-01  
Related Files: OPA-2017-02, ZBA-2017-01, SP-2018-01**

**Recommended:**

1. That Report No. PDS18-086 be received; and
2. That Application for Draft Plan of Subdivision SUB-2017-01 (Dormer Hill Inc.) be approved, subject to the conditions outlined in Schedule A of this report; and
3. That the Application for Draft Plan of Common Elements Condominium CDM-2017-01 (Dormer Hill Inc.) be approved, subject to the conditions outlined in Schedule B of this report; and

4. That a total of 27 units of water and sewage capacity be allocated to the Draft Plan of Subdivision; and
5. That the Mayor and Town Clerk be authorized to execute a Subdivision/ Condominium Agreement, including any and all documents and all of the Agreements referenced in the Conditions of Approval, including any ancillary agreements required to give effect to same.

**R11. PDS18-089 – Update to Site Plan Control By-law**

(Added Item)

**Recommended:**

1. That Report No. PDS18-089 be received; and
2. That a by-law to include Site Plan approval for new development, redevelopment and large additions within the Stable Neighbourhood Study Area as identified in Figure 1 be enacted at a future Council meeting; and
3. That a by-law to amend By-law No. 6031-17 to include a “basic” site plan application fee of \$1,000 be enacted at a future Council meeting.

**8. Notices of Motion**

**(a) Councillor Kim**

**Re: Increased Provincial Funding for Public Libraries**

**(b) Councillor Gaertner**

**Re: National Housing Strategy**

(Added Item)

**9. New Business**

**10. Closed Session**

**11. Adjournment**



Legislative Services  
905-727-3123  
[Clerks@aurora.ca](mailto: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**

<b>Council/Committee/Advisory Committee Meeting Date:</b> Tuesday, July 17, 2018	
<b>Subject:</b> Staff report on proposed changes to the sign bylaw	
<b>Name of Spokesperson:</b> Dr. Brian Moore	
<b>Name of Group or Person(s) being Represented (if applicable):</b> Canadian Disc Institute and Moore Chiropractic Group	
<b>Brief Summary of Issue or Purpose of Delegation:</b> To address the staff report and proposed changes to the Sign Bylaw.	
<b>Please complete the following:</b>	
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? <b>John Abel, Techa van Leeuwen</b>	Date: Throughout June and July, 2018
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	



**Town of Aurora  
Trails and Active Transportation Committee  
Meeting Minutes**

<b>Date:</b>	Friday, June 15, 2018
<b>Time and Location:</b>	10 a.m., Council Chambers, Aurora Town Hall
<b>Committee Members:</b>	Councillor Tom Mrakas (Chair), Councillor Sandra Humfries, Alison Collins-Mrakas, Bill Fraser, Laura Lueloff, and Nancee Webb (EAC Representative)
<b>Members Absent:</b>	Richard Doust (PRCSAC Representative)
<b>Other Attendees:</b>	Sara Tienkamp, Manager of Parks and Fleet, Gary Greidanus, Senior Landscape Architect, Michael Bat, Analyst, Traffic/Transportation, and Linda Bottos, Council/Committee Secretary

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The Chair called the meeting to order at 10:06 a.m.

**1. Approval of the Agenda**

**Moved by Nancee Webb  
Seconded by Alison Collins-Mrakas**

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 and general nature thereof under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*.

**3. Receipt of the Minutes**

**Trails and Active Transportation Meeting Committee Minutes of April 20, 2018**

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**Moved by Bill Fraser  
Seconded by Nancee Webb**

That the Trails and Active Transportation Committee meeting minutes of April 20, 2018, be received for information.

**Carried**

#### **4. Delegations**

None

#### **5. Matters for Consideration**

##### **1. Memorandum from Senior Landscape Architect Re: Trailhead Parking – BG Properties (Aurora) Inc.**

Staff provided background and an overview of the memorandum and proposed Trailhead Parking options. The Committee and staff discussed various aspects of the options including timing, cash-in-lieu of parkland, and purchase of land.

**Moved by Alison Collins-Mrakas  
Seconded by Councillor Humfryes**

The Committee consented to vote on each clause separately.

1. That the memorandum regarding Trailhead Parking – BG Properties (Aurora) Inc. be received.

**Carried**

2. That the Trails and Active Transportation Committee recommend to Council:

(a) That Option B for the Trailhead Parking Area be approved.

**Defeated**

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Friday, June 15, 2018

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**Moved by Alison Collins-Mrakas  
Seconded by Nancee Webb**

1. That the Trails and Active Transportation Committee recommend to Council:
  - (a) That Option A for the Trailhead Parking Area be approved; and
  - (b) That the Couatts property be purchased by the Town of Aurora.

**Carried**

**2. Memorandum from Manager of Parks and Fleet  
Re: Wellington Street East Crossing Design Concepts**

Staff gave an overview of the memorandum and pedestrian crossing options provided by the consultant commissioned to prepare a feasibility review. The Committee and staff discussed various aspects including naturalization costs of the proposed trail closure to Wellington Street East and signage directing users to the signalled intersection at Wellington Street East and John West Way.

**Moved by Nancee Webb  
Seconded by Alison Collins-Mrakas**

1. That the memorandum regarding Wellington Street East Crossing Design Concepts be received; and
2. That the Trails and Active Transportation Committee recommend to Council:
  - (a) That Option 4 for the Wellington Street East crossing be approved.

**Carried**

**6. Informational Items**

**3. Memorandum from Senior Landscape Architect  
Re: Trailhead Parking – 46 St. John’s Sideroad**

Staff provided a brief overview of the memorandum.

Trails and Active Transportation Committee Meeting Minutes  
Friday, June 15, 2018

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**Moved by Nancee Webb**

**Seconded by Alison Collins-Mrakas**

1. That the memorandum regarding Trailhead Parking – 46 St. John's Sideroad be received for information.

**Carried**

**4. Verbal Update from Analyst, Traffic/Transportation  
Re: Hartwell Way Stop Signs**

Staff provided an update noting that, as Hartwell Way east of Cosford Street has yet to be assumed by the Town and the top layer of asphalt is not in place, it is recommended that installation of the crosswalk lines be deferred. The Committee inquired about the timing and expressed further concerns for the safety of children in the school zone of Rick Hansen Public School. Staff agreed to explore alternative crosswalk line materials, such as temporary paint, that could be implemented until the road's assumption by the Town.

**Moved by Nancee Webb**

**Seconded by Alison Collins-Mrakas**

1. That the verbal update regarding Hartwell Way Stop Signs be received for information.

**Carried**

**5. Verbal Update from Manager of Parks and Fleet  
Re: Wildlife Park and 2C Maps**

Staff gave an update and presentation, prepared by Cole Engineering Group Ltd., regarding the creation of a community wildlife park, including background history, feasibility study, current master plan, project challenges, the proposed wetlands and trails system plans, and next steps. Staff noted that the project is currently in the design stage, approvals are pending, and construction of the trails portion is anticipated to begin in the fall of 2018. Staff advised that the maps are now available on the Town's website.

Trails and Active Transportation Committee Meeting Minutes  
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**Moved by Laura Lueloff  
Seconded by Councillor Humfryes**

1. That the verbal update regarding Wildlife Park and 2C Maps be received for information.

**Carried**

**6. Verbal Update from Senior Landscape Architect  
Re: BG Trail Adjacent to Rail and Cattle Crawl**

Staff provided background and an update regarding the BG trail and former cattle crawl, which has been identified as the location for a trail underpass, noting that the developer's subdivision agreement and drawings will address the requirement for trails to be routed to the underpass location. Staff advised that Metrolinx will not commit to paying entirely for the construction of an underpass, but they are open to a cost-sharing agreement with the Town.

**Moved by Nancee Webb  
Seconded by Bill Fraser**

1. That the verbal update regarding BG Trail Adjacent to Rail and Cattle Crawl be received; **and**
2. **That the Trails and Active Transportation Committee recommend to Council:**
  - (a) **That staff continue to investigate cost-sharing with Metrolinx regarding the cattle crawl underpass; and**
  - (b) **That the 2019 Capital Budget placeholder in the amount of \$750,000 for railway crossings be specifically used for the cattle crawl underpass.**

**Carried as amended**

**7. New Business**

The Committee inquired about possible alternatives to the proposed railway crossing at Cousins Drive.

Trails and Active Transportation Committee Meeting Minutes  
Friday, June 15, 2018

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Staff noted that, as part of the Trails Master Plan, the proposed underpass locations that have already been identified would need to be discussed and prioritized in the next term of Council.

The Committee noted that the Open Trails Day event will be held on Sunday, June 24, 2018, from 10 a.m. to mid-afternoon and include: Bike Aurora bike safety and maintenance clinic in the Aurora Seniors' Centre parking lot; Aurora Community Arboretum walks; and Nordic pole-walking clinic at Sheppard's Bush.

The Chair and Committee expressed appreciation to staff and Committee members for their service to the community.

## **8. Adjournment**

**Moved by Alison Collins-Mrakas**

**Seconded by Nancee Webb**

That the meeting be adjourned at 11:05 a.m.

**Carried**

Committee recommendations are not binding on the Town unless otherwise adopted by Council.



**Town of Aurora  
Parks, Recreation and Cultural Services  
Advisory Committee  
Meeting Minutes**

<b>Date:</b>	Thursday, June 21, 2018
<b>Time and Location:</b>	7 p.m., Holland Room, Aurora Town Hall
<b>Committee Members:</b>	Councillor Tom Mrakas (Chair), Reg Chappell, Juergen Daurer, Richard Doust (departed 7:38 p.m.), Stephen Kimmerer, Eric McCartney, and Brian Trussler
<b>Member(s) Absent:</b>	Councillor Michael Thompson (Vice Chair)
<b>Other Attendees:</b>	Robin McDougall, Director, Community Services, Allan Downey, Director, Operational Services, and Linda Bottos, Council/Committee Secretary

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The Chair called the meeting to order at 7:01 p.m.

**1. Approval of the Agenda**

**Moved by Richard Doust  
Seconded by Juergen Daurer**

That the agenda as circulated by Legislative Services be approved.

**Carried**

**2. Declarations of Pecuniary Interest and General Nature Thereof**

Eric McCartney declared a pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*, respecting the Parks, Recreation and Cultural Services Advisory Committee Special Meeting Minutes of May 7, 2018, and Item 1 – PRCSAC18-001 – Subdivision Entry Signage at Batson Drive and Yonge Street, as he is a resident of the area.

Parks, Recreation and Cultural Services Advisory Committee Meeting Minutes  
Thursday, June 21, 2018

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### **3. Receipt of the Minutes**

#### **Parks, Recreation and Cultural Services Advisory Committee Meeting Minutes of April 19, 2018**

**Moved by Stephen Kimmerer  
Seconded by Reg Chappell**

That the Parks, Recreation and Cultural Services Advisory Committee meeting minutes of April 19, 2018, be received for information.

**Carried**

#### **Parks, Recreation and Cultural Services Advisory Committee Special Meeting Minutes of May 7, 2018**

**Moved by Richard Daurer  
Seconded by Stephen Kimmerer**

That the Parks, Recreation and Cultural Services Advisory Committee Special meeting minutes of May 7, 2018, be received for information.

**Carried**

### **4. Delegations**

None

### **5. Matters for Consideration**

#### **1. PRCSAC18-001 – Subdivision Entry Signage at Batson Drive and Yonge Street**

Staff provided background and a brief overview of the report. The Committee and staff discussed various aspects of the proposal including its link to the strategic plan, priorities, and vandalism mitigation.

**Moved by Reg Chappell  
Seconded by Stephen Kimmerer**

1. That Report No. PRCSAC18-001 be received; and

Parks, Recreation and Cultural Services Advisory Committee Meeting Minutes  
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2. That the Parks, Recreation and Cultural Services Advisory Committee recommend to Council:
  - (a) That the proposed concept design for the re-installation of a new entry feature for Valhalla Subdivision be approved; and
  - (b) That staff be directed to include the project in the 2019 Capital Budget for deliberation.

**Carried**

**2. Memorandum from Director, Community Services  
Re: Stronach Aurora Recreation Complex – Gymnasium Feasibility**

Staff provided background and a brief overview of the memorandum. The Committee and staff discussed various aspects of the addition of a gymnasium including size, access, flexibility of potential uses, stadium/retractable seating, change rooms, lockers, timing, cost, and funding.

**Moved by Stephen Kimmerer  
Seconded by Reg Chappell**

1. That the memorandum regarding the Stronach Aurora Recreation Complex – Gymnasium Feasibility be received; and
2. That the comments from the Parks, Recreation and Cultural Services Advisory Committee be received and referred to staff for consideration and action as appropriate; **and**
3. **That the Parks, Recreation and Cultural Services Advisory Committee recommend to Council:**
  - (a) **That the construction of a multi-purpose space that maximizes the land available on the southwest corner of the Stronach Aurora Recreation Complex be approved.**

**Carried as amended**

Parks, Recreation and Cultural Services Advisory Committee Meeting Minutes  
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## **6. Informational Items**

### **3. Extract from Council Meeting of May 22, 2018**

**Re: Parks, Recreation and Cultural Services Advisory Committee Meeting  
Minutes of April 19, 2018**

**Moved by Juergen Daurer**

**Seconded by Stephen Kimmerer**

1. That the Extract from Council Meeting of May 22, 2018, regarding the Parks, Recreation and Cultural Services Advisory Committee meeting minutes of April 19, 2018, be received for information.

**Carried**

### **4. Extract from Council Meeting of May 22, 2018**

**Re: Parks, Recreation and Cultural Services Advisory Committee Special  
Meeting Minutes of May 7, 2018**

**Moved by Juergen Daurer**

**Seconded by Reg Chappell**

1. That the Extract from Council Meeting of May 22, 2018, regarding the Parks, Recreation and Cultural Services Advisory Committee Special meeting minutes of May 7, 2018, be received for information.

**Carried**

## **7. New Business**

The Committee expressed its disappointment in Council's decision to not endorse the Committee's recommendation on the sport use of the Hallmark Lands at 100 Vandorf Sideroad.

The Committee inquired about the possibility of repurposing the rectangular fields at Fleury Park for two ball diamonds and the potential for repurposing ball diamonds, and staff provided a response.

The Committee inquired about opportunities to utilize business-owned lands for recreational uses, and staff provided a response.

Parks, Recreation and Cultural Services Advisory Committee Meeting Minutes  
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Staff expressed appreciation to the Committee members for their efforts through the current term of Council.

The Chair, on behalf of the Vice Chair, thanked staff for their work and expressed gratitude to the Committee members for their service to the community.

## **8. Adjournment**

**Moved by Reg Chappell**

**Seconded by Eric McCartney**

That the meeting be adjourned at 8:46 p.m.

**Carried**

Committee recommendations are not binding on the Town unless adopted by Council.

**Attachment 1 – Parks, Recreation and Cultural Services Advisory Committee  
Agenda Item 2 – Memorandum from Director, Community  
Services; Re: Stronach Aurora Recreation Complex – Gymnasium  
Feasibility**

## **Attachment 1**



100 John West Way  
Box 1000  
Aurora, Ontario  
L4G 6J1  
**Phone:** 905-727-3123 ext. 4747  
**Email:** [rmcdougall@aurora.ca](mailto:rmcdougall@aurora.ca)  
[www.aurora.ca](http://www.aurora.ca)

**Town of Aurora  
Community Services**

# **Memorandum**

**Date:** June 21, 2018  
**To:** Parks, Recreation, and Cultural Services Advisory Committee  
**From:** Robin McDougall, Director, Community Services  
**Re:** **Stronach Aurora Recreation Complex – Gymnasium Feasibility**

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## **Recommendation**

- 1. That the memorandum regarding the Stronach Aurora Recreation Complex Gymnasium Feasibility be received; and**
- 2. That the comments from the Parks, Recreation, and Cultural Services Advisory Committee be received and referred to staff for consideration and action as appropriate.**

## **Background**

During the Parks Recreation and Cultural Services Advisory Committee (PRCSAC) meeting on November 30, 2017, staff were directed to bring back a report to outline the feasibility of adding a gymnasium onto the Stronach Aurora Recreation Complex (SARC).

## **Site Plan**

With the facility of 12+ years old, staff revisited the original site plan for the SARC, which included space for a future addition of a gymnasium. This proposed space is located on the south/west corner of the facility adjacent to the pool. The original design considered this future possibility and included large windows in the location where the gym entrance would be located off the hallway.

The space would permit approximately 6,000 ft<sup>2</sup>, which would provide space for a single gymnasium.

Stronach Aurora Recreation Complex – Gymnasium Feasibility  
June 21, 2018

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## **Change Rooms**

The main hallway would continue to serve as the pool entrance but would now become the gymnasium entrance as well. With the space available, staff recommend sharing the existing change rooms with the gymnasium patrons. When evaluating the type of gymnasium use, staff consider the use of the change rooms by gymnasium patrons to be very low. As offered in other municipalities and at the Aurora Family Leisure Complex (AFLC), staff would recommend lockers be added to the hallway where gymnasium users could secure their belongings.

## **Programs**

Staff anticipate that an additional gymnasium would be well utilized. Potential uses for the space would be as follows:

- Gross motor preschool programs
- Summer camps
- Group fitness classes
- Walking club
- Sports leagues such as volleyball, badminton or basketball
- Day time drop-ins for adults such as basketball, badminton or pickleball
- Lessons for all ages such as indoor golf, archery etc.
- Community rental of the gymnasium for private classes, dryland sports, conditioning for athletes, etc.

The gymnasium at the AFLC is well utilized, particularly during prime time (early morning, late afternoon/evenings and weekends). Additionally, registered programs currently taking place in school gymnasiums at a rental cost to the Town, could be relocated and programming could be expanded to a new gymnasium at the SARC.

## **Construction Cost**

In consultation with the Director of Operations, staff anticipate the construction cost to be approximately \$300/ft<sup>2</sup> or \$2,160,000 (including design fees and contingency). This is a high-level estimate and does not account for any additional HVAC or electrical upgrades that may be necessary, nor does it include the costs of relocating the hydro and gas lines as these costs are unknown at this time.

Stronach Aurora Recreation Complex – Gymnasium Feasibility  
June 21, 2018

Page 3 of 3

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At the time of the original construction, the facility was built with the HVAC and electrical necessary for an addition however this was approximately 12 years ago. Therefore, prior to proceeding, further evaluation is needed to confirm if the existing HVAC and electrical still meet the needs of an addition. If they do, then no additional costs will be incurred but if not, the cost of upgrading the systems would need to be accounted for.

It is also important to note that hydro and gas lines would need to be relocated. As shown in the image attached, the hydro and gas lines are located along the outer wall where the gymnasium is proposed to be constructed. A consultant would need to be retained to confirm anticipated cost for relocation.

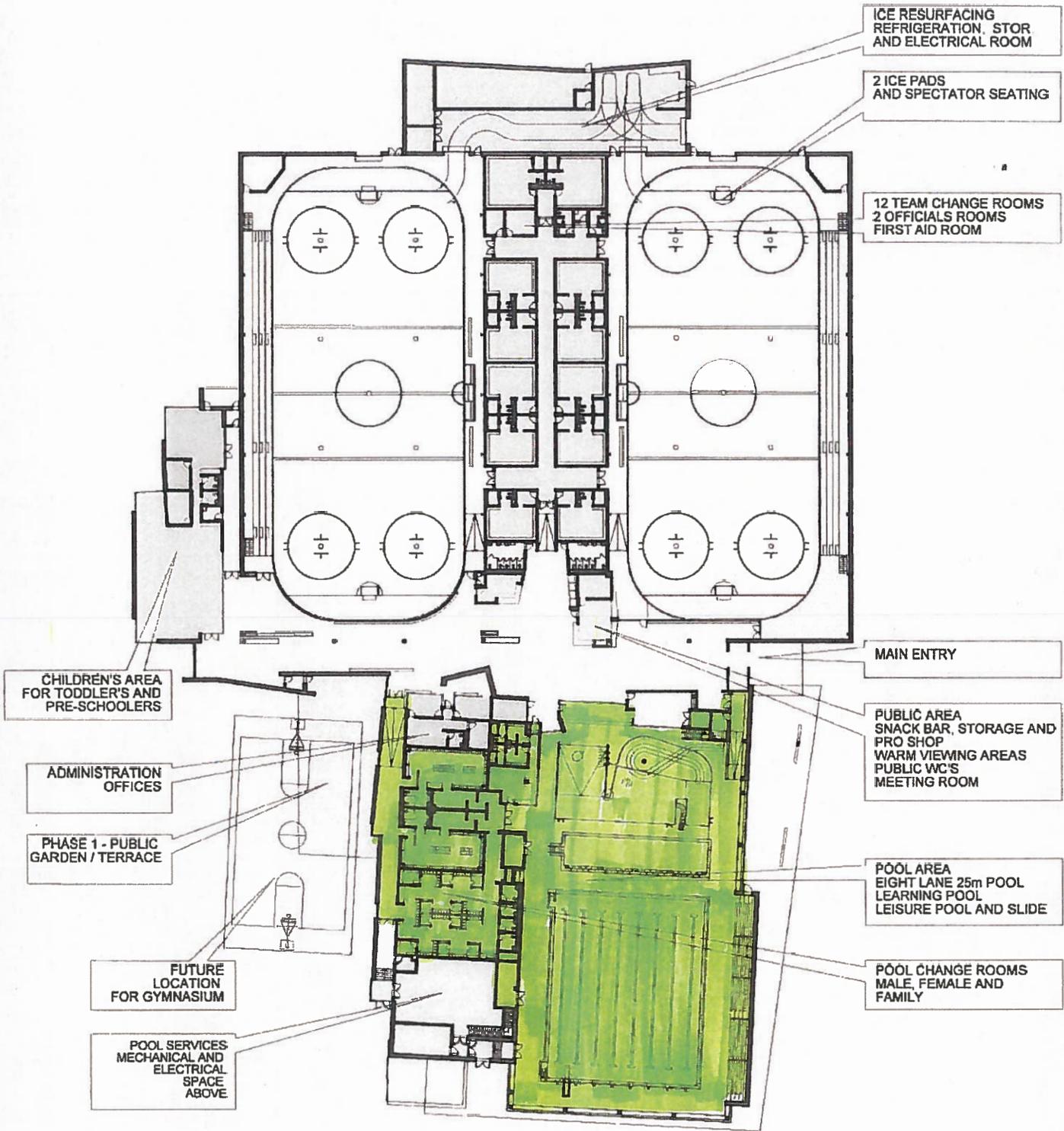
## **Conclusion**

Based on staff analysis, it is feasible to build an addition of a gymnasium onto the existing SARC facility. From a program perspective, staff are confident the addition of a gymnasium would be very well received and utilized by the community. From a cost perspective, it is anticipated that the construction would be in the range of \$2.2 to \$2.7 million.

## **Attachments**

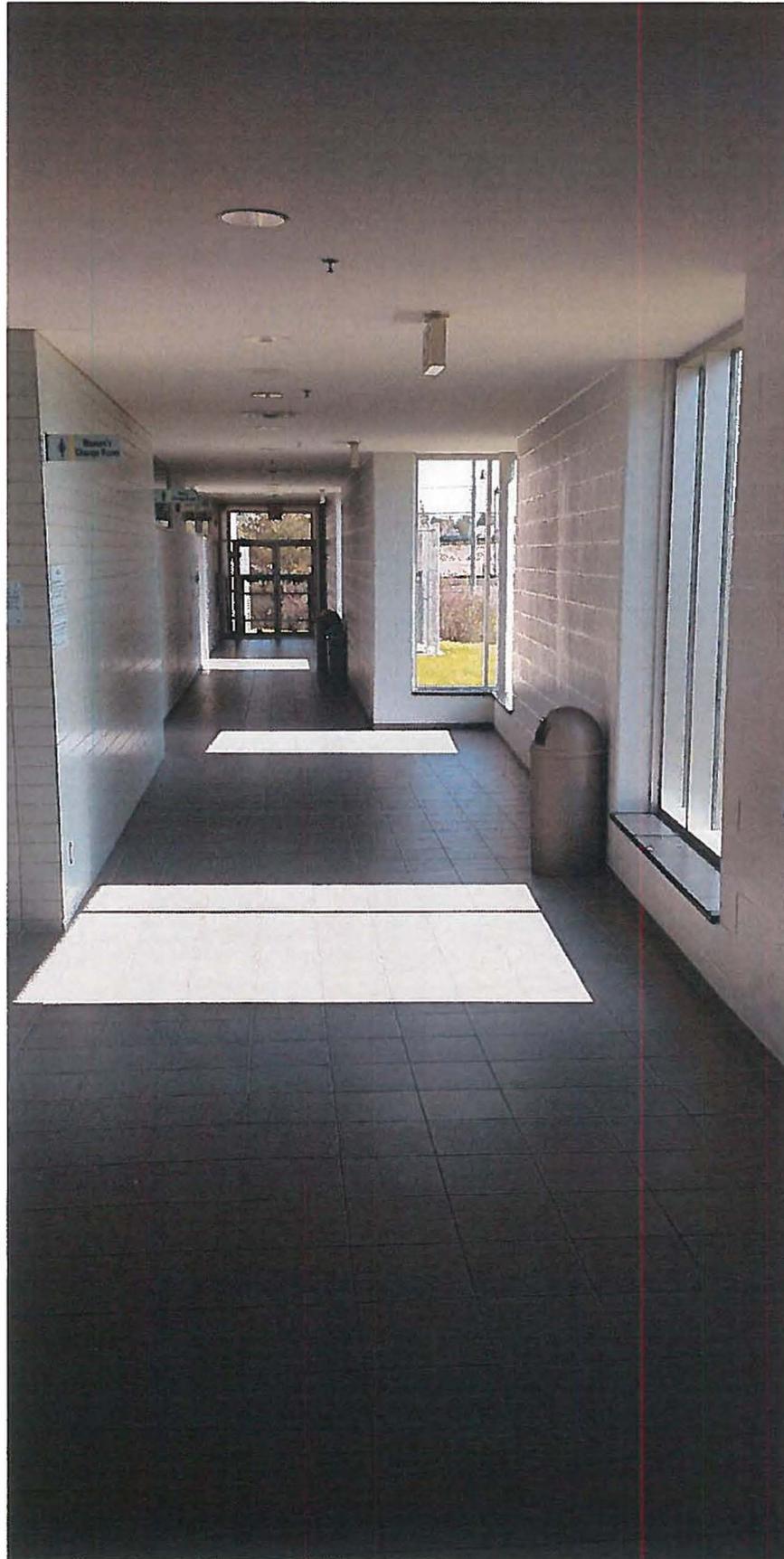
Attachment #1 - Images of SARC site plan and proposed site for gymnasium addition

Attachment #1



**AURORA RECREATION COMPLEX**  
Ground Floor Plan  
May 2004

NORR Limited Architects and Engineers MacLennan Jaunkalns Miller Architects







**Town of Aurora  
General Committee Report**

**No. PDS18-089**

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**Subject: Update to Site Plan Control By-law**  
**Prepared by: Lawrence Kuk, Manager of Development Planning**  
**Department: Planning and Development Services**  
**Date: July 17, 2018**

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### **Recommendation**

- 1. That Report No. PDS18-089 be received; and**
- 2. That a by-law to include Site Plan approval for new development, redevelopment and large additions within the Stable Neighbourhood Study Area as identified in Figure 1 be enacted at a future Council Meeting; and**
- 3. That a bylaw to amend By-law No. 6031-17 to include a “basic” site plan application fee of \$1,000 be enacted at a future Council Meeting.**

### **Executive Summary**

The purpose of this report is to provide Council with an overview of the proposed updates to By-law 3604-95.D, as amended (the “Site Plan Control By-law” ) as directed by Council on June 27, 2018.

- Establish Site Plan Control over Regency Acres, Town Park neighbourhood and portions of Temperance Street as identified within the Stable Neighbourhood Study Area.
- Site Plan Control within the Stable Neighbourhood Study Area will be applicable to single detached and semi-detached dwellings including new dwellings, replacement housing or additions equal to or greater than 50m<sup>2</sup> or new or replacement detached garages of any size.
- The Director of Planning and Development Services be delegated approval authority to approve or refuse and revoke a “basic” site plan and request for a simplified Site Plan agreement within the Stable Neighbourhood Study Area.
- Update the existing Site Plan Control By-law to reflect building type and remove references to the previous Zoning By-law 2213-78.
- Update the Planning Application fee By-law 6031-17 to include a new Basic Site Plan application fee.

## **Background**

For additional background information related to the previous meetings held regarding the Stable Neighbourhood Study, please refer to Report No. PDS18-084.

On June 27, 2018, a statutory Public Planning Meeting was held to consider proposed amendments to the Zoning By-law related to development within the Stable Neighbourhoods.

At that meeting Council passed the following resolution:

“That Report No. PDS18-084 be received.

That comments presented at the Public Planning Meeting be addressed by Planning and Development Services in a comprehensive report with a proposed draft Zoning By-law Amendment at a future Public Planning Meeting.

That staff be directed to report back regarding amendments to the Site Plan Control by-law.”

## **Location (Stable Neighbourhood Study Area)**

The approved Study Area included neighbourhoods such as Aurora Heights, Regency Acres, Town Park, Temperance Street and Tyler Street was identified within Staff Report PDS18-084. Given the existing redevelopment on Tyler Street, Council suggested to remove Tyler Street from the Study area. In addition, the Aurora Heights neighbourhood is not proposed to be included within the Site Plan Control By-law. The majority of the resident concerns regarding the type and scale of development was focused in the Regency Acres and Town Park neighbourhoods. Consideration can be given to expand the Site Plan control area in the future. As a result, Site Plan Control will only apply to properties within the Study area as shown on Figure 1.

## **Analysis**

Updates to the Site Plan Control By-law

The existing Site Plan Control By-law refers to the previous Zoning By-law 2213-78. By implementing changes to reference the updated Zoning By-law and new Site Plan Control areas, the existing Site Plan Control By-law needs to be repealed and a new

By-law enacted. While the basis of the By-law remains unchanged, the new By-law will contain updates as follows:

#### Addition of definitions

In an effort to help clarify the updated Site Plan Control By-law, a new section of the by-law will contain a number of definitions to help interpret when site plan control is applicable. For instance, definition would include “development”, “accessory”, and “Gross Floor Area”.

#### Change the reference from Zones to Building Type

Currently, the entire Town is subject to Site Plan Control except for certain residential zones as listed in the existing Site Plan Control By-law. Best practice review of municipal by-laws demonstrated that a Site Plan Control By-law should be regulated by development type. Given that the Comprehensive Zoning By-law 6000-17 consolidated certain residential zoning categories and renumbered all the exception zones, the existing Site Plan Control By-law must be updated. Exempting applications from Site Plan Control by development type may avoid future amendments to the by-law in the future when the Zoning By-law gets updated. Essentially, all lands within the limits of the Town of Aurora shall be designated as the site plan control area with the following exception:

- Any single-detached, semi-detached or townhouse dwelling
- Any addition or alteration to an existing single-detached, semi-detached dwelling or townhouse dwelling;
- Any building or structure accessory to an existing single-detached, semi-detached or townhouse dwelling;
- Any entrance, driveway, site alteration/grading and septic systems in connection with any single detached, semi-detached, or townhouse dwelling;
- Any building or structure used in connection with an agricultural operation, excluding any building or structure that is used or is to be used for a commercial or industrial purpose, and excluding nurseries and commercial green houses;
- A Building or Structure or an addition or alteration to a building or structure that is owned or to be owned or used or to be used by the Town;
- Any conservation or forestry development;
- Any placement of a portable classroom on a school site

Notwithstanding the above, any development within the Stable Neighbourhood Study Area (Figure 1) related to single detached and semi-detached dwellings including new dwellings, replacement housing or additions equal to or greater than 50m<sup>2</sup> or new or replacement detached garages of any size shall be subject to Site Plan Control.

#### Delegated Authority

The existing Site Plan Control By-law delegates the authority to approve Site Plan applications that are minor in nature and amendments to approved Site Plan applications to the Director of Planning and Development Services. Staff is proposing to keep the existing provisions. However, to implement Council's direction from the June 27, 2018 Public Planning Meeting, the Site Plan Control By-law will need to also delegate to the Director of Planning and Development Services the following authority:

- Power and authority to approve plans and drawings within the Stable Neighbourhood Study Area as per subsection 4 and 5 of Section 41 of the *Planning Act*,
- Power and authority to require and execute a simplified Site Plan agreement associated with development within the Stable Neighbourhood Study Area being an agreement as contemplated by subsection 41(7)(c) of the *Planning Act*,
- Power to revoke any approval of plans and drawings within the Stable Neighbourhood Study Area where the approval has been granted in error, or mistaken and incorrect information, or if the development has not been seriously commenced 2 years after the approval has been granted;
- Power to waive the requirement for site plan approval within the Stable Neighbourhood Study Area where it is in the opinion of the Director of Planning and Development Services that the proposed development is minor.

#### "Basic" Site Plan Application Fee and Process

Due to the addition of a new site plan process to review applications within the Stable Neighbourhood Study area, the Planning Application Fee By-law 6031-17 needs to be updated to reflect the new fee. The proposed basic Site Plan application fee will be \$1,000. Similar to other types of Site Plan applications, prior to a submission of a basic Site Plan application, applicants will be required to attend a pre-consultation meeting with Staff. Once the application is submitted, the applicant must notify the Public via signage on the property. Interactive mapping may be available in the future. Once the applicant has addressed the comments of Planning and Development Services, the Director of Planning will approve the drawings that would allow the applicant to proceed to prepare the building permit application. No recommendation report will be provided to

Council. A simplified Site Plan agreement will be executed by the Director of Planning and Development Services. Staff will continue to explore the need for Architectural Control Guidelines to assist in guiding development within these Stable Neighbourhoods. A future report will be prepared for Council to consider the Architectural / Urban Design criteria as part of the application review process.

### **Public Comments**

Using Site Plan Control as a Planning tool within the Stable Neighbourhood Study Area was first introduced by Staff at the Public Open House on February 28, 2018. Additional details with a municipal example were presented at the Special Council meeting on May 29, 2018 and the Public Planning Meeting on June 27, 2018.

At the June 27, 2018 Public Planning Meeting, there was discussion regarding the merits of implementing Site Plan Control within the Stable Neighbourhood Study Area.

### **Advisory Committee Review**

N/A

### **Legal Considerations**

The proposed updates to the Site Plan Control By-law is not subject to any appeals to the Local Planning Appeal Tribunal. However, Section 273 of the *Municipal Act, 2001* permits any person to challenge any municipal by-law in whole or in part for illegality to the Superior Court of Justice.

### **Financial Implications**

The immediate financial implications related to the proposed changes to the Town's Site Plan Control By-law and Planning Application Fee By-law will be related to the cost (\$1,000 per application) of a new Site Plan application.

## **Communications Considerations**

Following this report to Council and the enactment of a new Site Plan Control By-law and Planning Application Fee By-law, Staff will begin notifying landowners, applicant, agencies and internal departments of the proposed changes. Stakeholders will be notified through:

- Webpage on the Town's Website
- An external manual including application forms and checklists

## **Link to Strategic Plan**

The amendments to the Site Plan Control By-law supports the Strategic Plan by:

- Strengthening the fabric of our community;
- Collaborate with the development community to ensure future growth includes housing opportunities for everyone;
- Identify new formats, methods and technologies to effectively and regularly engage the community;

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

1. Direct staff to report back to Council addressing any issues that may be raised at the General Committee Meeting.
2. Council may choose not to approve the updates to the Site Plan Control By-law.

## **Conclusions**

Planning and Development Services have reviewed the existing Site Plan Control By-law and Planning Application Fee By-law respecting the Stable Neighbourhood Study Area. The proposed changes to the by-laws are considered to be in keeping with Council's direction from the June 27, 2018 Public Planning Meeting.

## **Attachments**

Figure 1: Areas subject to Site Plan Control By-law.

### **Previous Reports**

General Committee Report PDS18-007 dated January 23, 2018  
Special Council Report PDS18-040 dated May 29, 2018; and  
Public Planning Meeting Report PDS18-084, dated June 27, 2018

### **Pre-submission Review**

Reviewed by the Chief Administrative Officer, Director of Planning and Development Services and Town Solicitor.

#### **Departmental Approval**

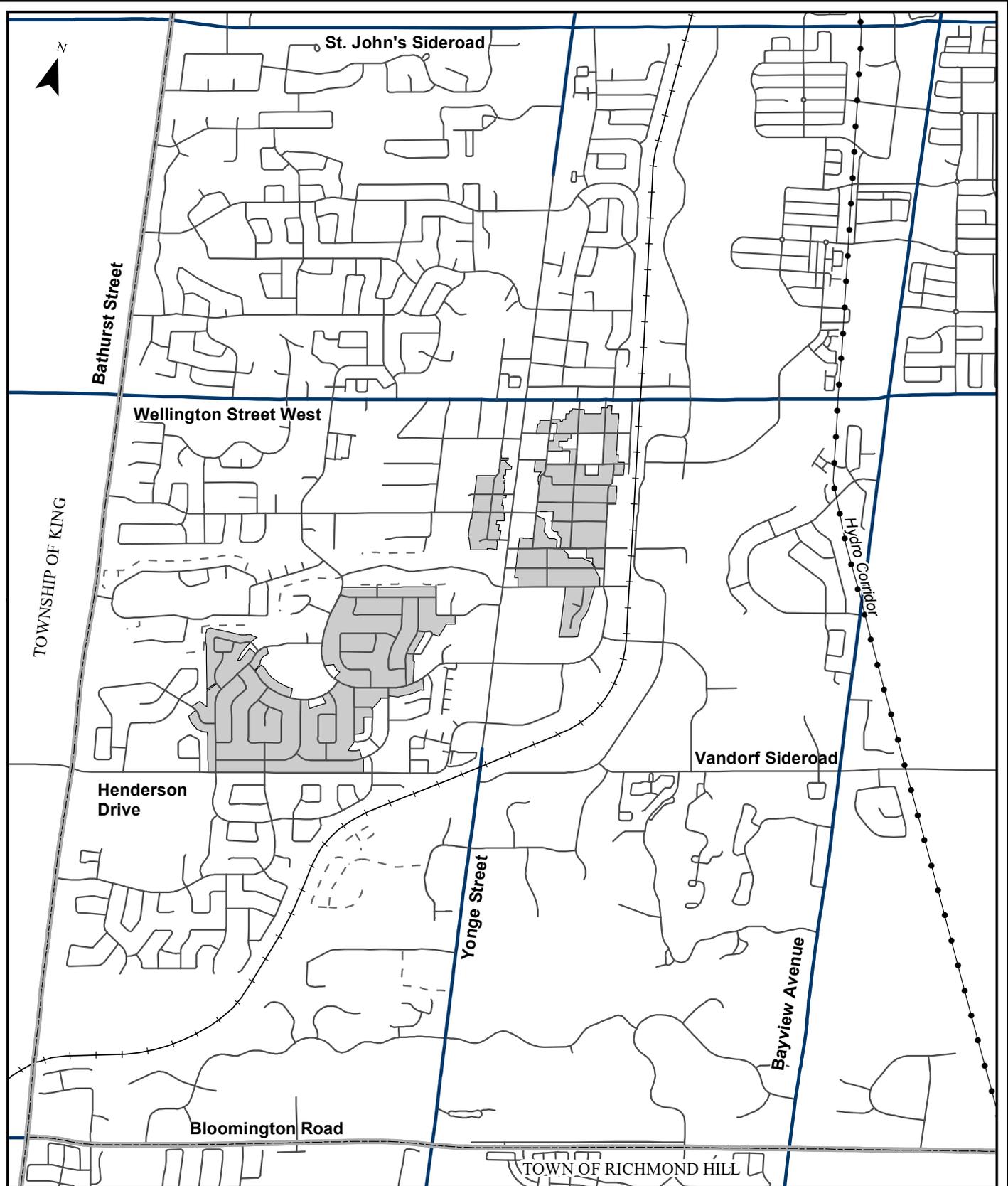


**Marco Ramunno, MCIP, RPP  
Director  
Planning and Development Services**

#### **Approved for Agenda**

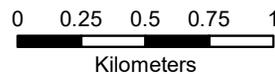


**Doug Nadorozny  
Chief Administrative Officer**



**Areas subject to Site Plan Control By-law**

 **Study Areas**



**FIGURE 1**

Map created by the Town of Aurora Planning and Building Services Department, July 11, 2018. Base data provided by York Region & the Town of Aurora.



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<b>Notice of Motion</b>	<b>Councillor Wendy Gaertner</b>
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**Date:** July 17, 2018

**To:** Mayor and Members of Council

**From:** Councillor Gaertner

**Re:** **National Housing Strategy**

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Whereas the Federal Government has just formed Canada's first ever National Housing Strategy; and

Whereas the Principles of the Strategy include ensuring that more Canadians have access to housing that they can afford, and empowering local communities to develop and implement local solutions to housing challenges; and

Whereas \$13.17 billion will be invested in Housing Repair and Renewal and Rental Housing; and

Whereas projects must have a form of investment from another level of government;

1. Now Therefore Be It Hereby Resolved That staff provide an information report to Council regarding the National Housing Strategy.