



Town of Aurora Additional Items to General Committee Meeting Agenda

Tuesday, September 11, 2018
7 p.m., Council Chambers

- **Revised General Committee Meeting Agenda Index**
- **Delegation (c) Peter Smith representing Regency Acres Ratepayers Association (RARA)**
Re: The Human Factor: The Impact of Monster Homes on our Community
- **Delegation (d) Angela Sciberras, Macaulay Shiomi Howson Ltd.**
Re: Item R8 – PDS18-099 – Application for Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval, Metropolitan Square Inc., 180,190 and 220 Wellington Street East, File Numbers: OPA-2015-05, ZBA 2015-15 and SP-2016-10
- **Item R11 – CS18-026 – Alternate Form of Notice – Sale of Properties to Metrolinx**
- **Notice of Motion (b) Councillor Gaertner**
Re: Consultant for Stable Neighbourhoods



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

Tuesday, September 11, 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) Linda Stott, Director, Marketing, Theatre Aurora representing Theatre Aurora Board of Directors
Re: Theatre Aurora – 60th Anniversary

4. Delegations

- (a) Brent Kopperson and Jen Atkinson, Windfall Ecology Centre
Re: Healthy Kids Community Challenge Round-Up
- (b) Ariana Dalie representing Our Community, Our Children Our Future!
Re: Ban of plastic straws in Aurora restaurants

(c) Peter Smith representing Regency Acres Ratepayer Association (RARA)
**Re: The Human Factor: The Impact of Monster Homes on our
Community**

(Added Item)

(d) Angela Sciberras, Macaulay Shiomi Howson Ltd.

**Re: Item R8 – PDS18-099 – Application for Official Plan Amendment,
Zoning By-law Amendment and Site Plan Approval, Metropolitan
Square Inc., 180, 190 and 220 Wellington Street East, File Numbers:
OPA-2015-05, ZBA-2015-15 and SP-2016-10**

(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 Item C1 be approved:

C1. Memorandum from Mayor Dawe

**Re: Lake Simcoe Region Conservation Authority
Board Meeting Highlights of June 22, 2018**

Recommended:

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of June 22, 2018 be received for information.

6. Advisory Committee Meeting Minutes

Recommended:

That the Advisory Committee meeting minutes, Items A1 to A2, be received and the recommendations carried by the Committees be approved:

A1. Heritage Advisory Committee Meeting Minutes of July 9, 2018

Recommended:

1. That the Heritage Advisory Committee meeting minutes of July 9, 2018, be received; and
2. That the Heritage Advisory Committee recommend to Council:
 1. **HAC18-012 – Wellington Street Building Evaluations, 136 Wellington Street East, “Railroad Hotel”; 124 Wellington Street East, “Baldwin’s Restaurant”**
 - (a) That 136 Wellington Street East “Railroad Hotel” and 124 Wellington Street East “Baldwin’s Restaurant” be designated under Part IV of the *Ontario Heritage Act*.
 3. **Memorandum from Manager, Parks and Fleet
Re: Tree Removal Permit Application – 61 Spruce Street**
 - (a) That the removal of American Elm tree be approved; and
 - (b) That precautionary measures be taken to ensure the safety and protection of the root system of the adjacent Sugar Maple tree.

A2. Community Recognition Review Advisory Committee Meeting Minutes of July 25, 2018

Recommended:

1. That the Community Recognition Review Advisory Committee meeting minutes of July 25, 2018 be received for information.

7. Consideration of Items Requiring Discussion (Regular Agenda)

R1. PDS18-087 – Upper York Sewage Solutions Total Phosphorous Offset Program Framework

Presentation to be provided by Marco Ramunno, Director, Planning and Development Services, and Mike Rabeau and Shu He, Environmental Services Department, The Regional Municipality of York.

Recommended:

1. That Report No. PDS18-087 be received; and
2. That Council conceptually approve the Upper York Sewage Solutions Total Phosphorous Offset Program Framework that will be used as a guideline for agreements that will be executed between the Town of Aurora and York Region enabling the Region to retrofit stormwater management facilities within the Town in exchange for the transfer of total phosphorous reduction credits; and
3. That the Mayor and Town Clerk be authorized to execute the necessary agreements between the Town and York Region enabling the Region to retrofit stormwater management facilities within the Town in exchange for the transfer of total phosphorous reduction credits, including any and all documents and ancillary agreements required to give effect to the same.

R2. CS18-023 – Region of York Inclusion Charter

Recommended:

1. That Report No. CS18-023 be received; and
2. That the Town of Aurora endorse the Region of York Inclusion Charter; and
3. That the Mayor and CAO be authorized to sign the Inclusion Charter on behalf of the Town.

R3. CMS18-025 – Cultural Services Master Plan

Recommended:

1. That Report No. CMS18-025 be received; and
2. That this report satisfy Council's conditional budget approval for Capital Project No. 74015 – Cultural Services Master Plan in the amount of \$100,000.

R4. PDS18-082 – Using the Sewer Use By-law to address pool water discharge

Recommended:

1. That Report No. PDS18-082 be received; and
2. That staff be directed to add recommended Best Management Practices to discharge pool and hot tub water to the Town website; and
3. That a bylaw be enacted to amend By-law Number 5518-13, being the Sewer Use By-law.

R5. CMS18-024 – 22 Church Street Exterior Sign

Recommended:

1. That Report No. CMS18-024 be received; and
2. That this report satisfy Council's conditional budget approval for Capital Project No. 72310 – 22 Church St. Exterior Sign in the amount of \$50,000; and
3. That staff be directed to coordinate the 22 Church St. Exterior Sign project with the Town's Library Square project.

R6. PDS18-095 – Designation of the Aurora Business Improvement Area (BIA) and the establishment of the Aurora Business Improvement Association Board of Management

Recommended:

1. That Report No. PDS18-095 be received; and
2. That a by-law be enacted at the September 18, 2018 Council meeting to designate the area as a Business Improvement Area, as described in Figure 1, to be named the "Aurora Business Improvement Area" and to establish a board of management to govern the Aurora Business Improvement Area, to be named the "Aurora BIA Board of Management;" and
3. That staff be directed to bring forward a by-law to appoint the Town Clerk as the Town's representative to the Board of Management at the September 18, 2018 Council meeting.

R7. PDS18-093 – Parking By-law Amendments – Various Locations

Recommended:

1. That Report No. PDS18-093 be received; and
2. That Parking By-law No. 4574-04.T be amended to prohibit parking at any time on the north and west sides of Millcliff Circle from a point nine metres north of the beginning of curb return to a point nine metres west of the end of curb return adjacent to property no. 161; and
3. That Parking By-law No. 4574-04.T be amended to prohibit parking at any time on both sides of Mary Street from a point approximately 152 metres south of Wellington Street East to Industry Street; and,
4. That Parking By-law No. 4574-04.T be amended to prohibit parking at any time on the north side of Timpson Drive from the west side of the easterly intersection of Tannery Creek Crescent to Windham Trail; and,
5. That the amending Parking By-law be presented at a future Council Meeting.

**R8. PDS18-099 – Application for Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval
Metropolitan Square Inc.
180, 190 and 220 Wellington Street East
File Numbers: OPA-2015-05, ZBA-2015-15 and SP-2016-10**

Recommended:

1. That Report No. PDS18-099 be received; and
2. That the Application to Amend the Official Plan File Number OPA-2015-05 to increase the maximum height to eight storey be approved; and
3. That the Application for Zoning By-law Amendment File Number ZBA-2015-15 to amend the 'General Employment (E2) Zone' to 'Second Density Apartment Residential (RA2) Exception Zone' be approved; and
4. That the Application for Site Plan Approval File Number SP-2016-10 to permit the construction of two 8-storey building joined by a common lobby area with a total of 223 units be approved; and

5. That a total of 223 units of water and sewage capacity be allocated to the Approval of the Site Plan Application; and
6. That the implementing by-laws be presented at a future Council Meeting; and
7. That the Mayor and Town Clerk be authorized to execute the Site Plan Agreement, including any and all documents and ancillary agreements, required to give effect to same.

R9. PDS18-097 – Application for Zoning By-law Amendment and Site Plan Approval
15370 Leslie (Skales) Inc.
15370 Leslie Street
File Numbers: ZBA-2017-02 and SP-2017-12

Recommended:

1. That Report No. PDS18-097 be received; and
2. That the Application for Zoning By-law Amendment File Number ZBA-2017-02 to amend the 'Rural (RU(29)) Exception Zone' and 'Institutional (I) Zone' to 'Townhouse Dwelling Residential (R8) Exception Zone' and 'Environmental Protection (EP) Zone' be approved; and
3. That the Application for Site Plan Approval File Number SP-2017-12 to permit the construction of four townhouse blocks with a total of 32 condominium units be approved; and
4. That a total of 32 units of water and sewage capacity be allocated to the Approval of the Site Plan Application; and
5. That the implementing Zoning By-law be presented at a future Council Meeting; and
6. 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. CS18-024 – Pending List

Recommended:

1. That Report No. CS18-024 be received for information.

R11. CS18-026 – Alternate Form of Notice – Sale of Properties to Metrolinx
(Added Item)

Recommended:

1. That Report No. CS18-026 be received; and
2. That this report be deemed an appropriate alternate form of public notice of the proposed sale of the properties to Metrolinx.

8. Notices of Motion

(a) Mayor Dawe

Re: Freedom of the City to 140 Aurora Royal Canadian Air Cadet Squadron

(b) Councillor Gaertner

Re: Consultant for Stable Neighbourhoods

(Added Item)

9. New Business

10. Closed Session

11. Adjournment



CLERK'S OFFICE

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:

9 a.m. One (1) Business Day Prior to the Requested Meeting Date

Council/Committee Meeting and Date: <i>Sept. 11 2018</i>	
Subject: <i>The Human Factor: The Impact of Monster Homes on our community</i>	
Name of Spokesperson: <i>Peter Smith et al</i>	
Name of Group or Person(s) being Represented (if applicable): <i>RARA</i>	
Brief Summary of Issue or Purpose of Delegation: <i>1. To illustrate some of the negative impacts of Monster Homes in Stable Neighbourhoods 2. To request the hiring of an experienced consultant to report on Stable Neighbourhoods</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>Caecilia Gastner</i>	Date: <i>Sept 04 2018</i>
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	



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100 John West Way, Box 1000
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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:

9 a.m. One (1) Business Day Prior to the Requested Meeting Date

Council/Committee Meeting and Date: General Committee, September 11, 2018	
Subject: Metropolitan Square; Item R8	
Name of Spokesperson: Angela Sciberras of Macaulay Shiomi Howson Ltd.	
Name of Group or Person(s) being Represented (if applicable): Applicant	
Brief Summary of Issue or Purpose of Delegation: I would like to provide a very brief PowerPoint presentation to provide an update on the status of the application.	
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? Lawrence Kuk	Date: ongoing
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	



**Town of Aurora
General Committee Report No. CS18-026**

Subject: Alternate Form of Notice – Sale of Properties to Metrolinx
Prepared by: Slawomir Szlapczynski, Associate Solicitor
Department: Corporate Services
Date: September 11, 2018

Recommendation

- 1. That Report No. CS18-026 be received; and**
- 2. That this report be deemed an appropriate alternate form of public notice of the proposed sale of the properties to Metrolinx.**

Executive Summary

This report requests that Council deem this report as an appropriate alternate form of public notice with respect to the properties outlined in Schedule “A” in order to proceed with the sale of such properties.

- A resolution by Council for an alternative form of notice is required to satisfy sale procedures

Background

The matter of the proposed transaction for the sale of various land outlined in Schedule “A” (the “Properties”) was before Council on June 12, 2018 as part of a Closed Session Council meeting and pursuant to Report No. PDS18-078. Since that time, staff have been in discussions with Metrolinx with respect to the land transaction and have only very recently been provided with draft Reference Plans required to adequately identify the Properties for the purposes of providing notice and declaring them as surplus.

Town By-law 4255-01.A, being a by-law to provide procedures with respect to the sale of municipal land (the “By-law”) sets out the procedures required to be undertaken with respect to the sale of any real property by the Town. The by-law requires Council to declare a property to be sold as surplus to the needs of the Town and requires that notice of the sale be provided by publishing it in a local newspaper for two weeks or through an alternative method as deemed appropriate by Council.

September 11, 2018

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Report No. CS18-026

In lieu of the newspaper notice, staff are asking that Council deem this public report to be an appropriate alternate form of notice to satisfy the notice requirements under the By-law.

Analysis

A resolution by Council for an alternative form of notice is required to satisfy sale procedures

The Properties are generally small strips of land along the railway corridor and the sale of these strips is not expected to affect any private properties or interests.

Due to the Council recess for the upcoming municipal election, the September 18, 2018 Council meeting is the only opportunity to bring forward the surplus by-law for the next few months. In order to avoid any delays in closing the sale, Metrolinx has asked that the by-law be brought forward at this time. There is not sufficient time to post proper notice in the local newspaper, therefore to accommodate Metrolinx's request, a resolution is required by Council to provide an alternate form for public notice and placing this report on a public agenda is an appropriate alternative form of public notice.

Advisory Committee Review

None

Legal Considerations

Deeming notice through this report to be an appropriate alternate form of public notice of the sale of the Properties and the associated passage of the surplus by-law will satisfy the process requirements for the Town to be able to sell the Properties in the next few months. Authority with respect to this transaction was previously obtained on June 12, 2018 as part of a Closed Session Council meeting and pursuant to Report No. PDS18-078.

Financial Implications

None

September 11, 2018

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Report No. CS18-026

Communications Considerations

None

Alternative(s) to the Recommendation

1. Council receive the report.

Conclusions

Staff is recommending that Council deem notice of the proposed sale of the Properties through this report to be an appropriate alternate form of public notice for the purpose of satisfying the Town's procedural requirement to sell the Properties to Metrolinx. This resolution is required to be able to complete the transaction prior to the end of the year and to avoid a lengthy procedural delay due to the upcoming municipal election council recess.

Attachments

Attachment 1 – Location Map – Property 1

Attachment 2 – Location Map – Property 2

Attachment 3 – Location Map – Property 3

Attachment 4 – Location Map – Property 4 and Temporary Easement

Previous Reports

Report No. PDS18-078.

Pre-submission Review

Reviewed by the Chief Administrative Officer and Town Solicitor.

September 11, 2018

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Report No. CS18-026

Departmental Approval

Approved for Agenda

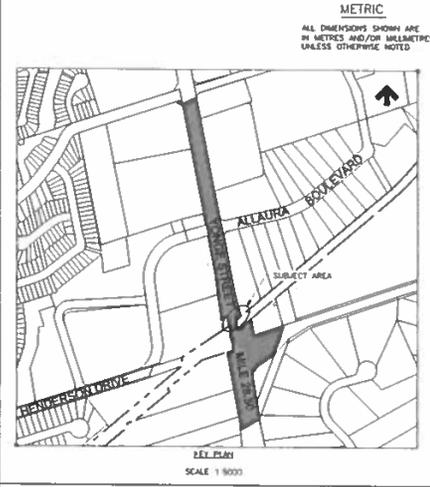
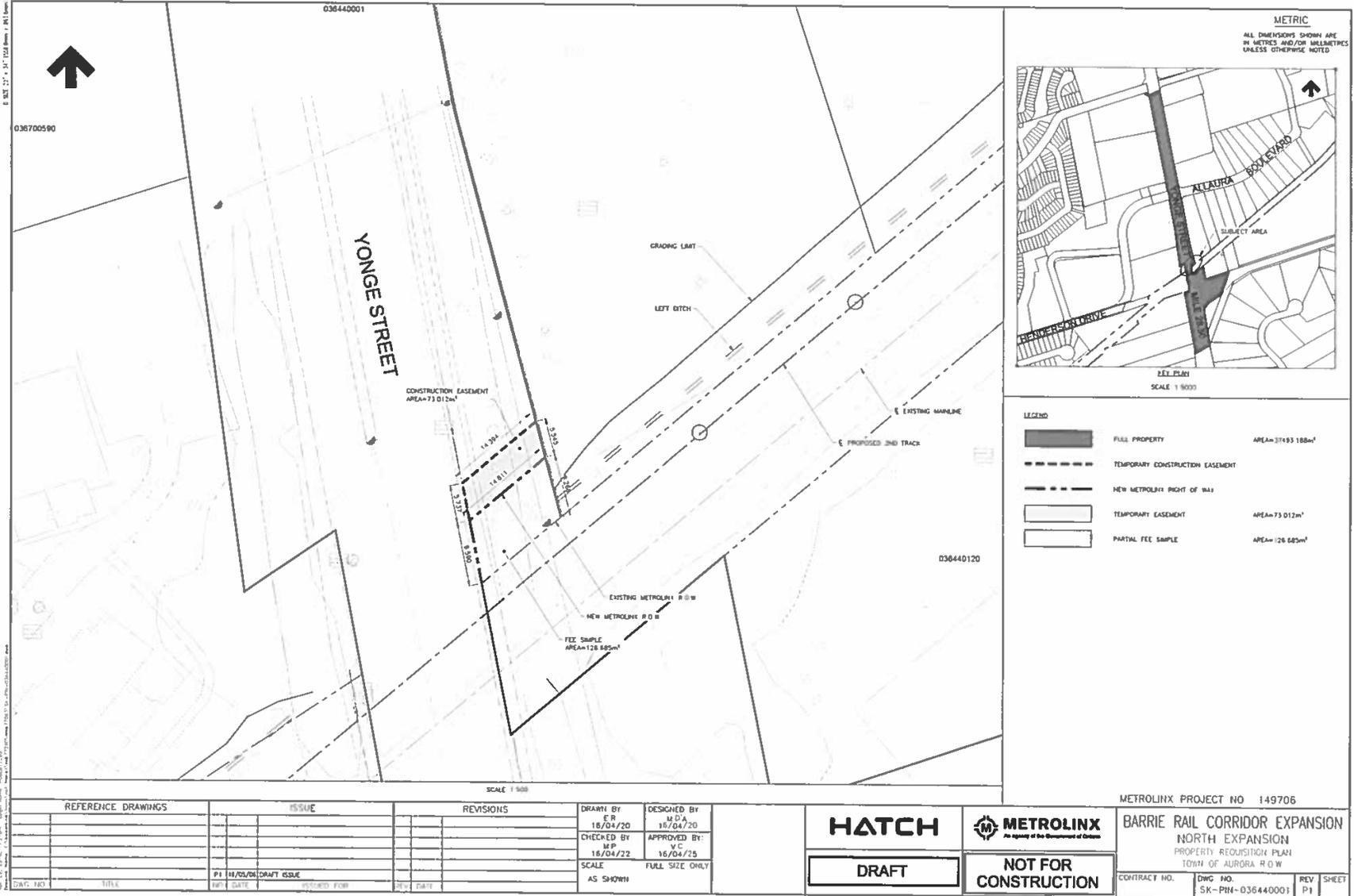


for **Techa van Leeuwen**
Director
Corporate Services



Doug Nadorozny
Chief Administrative Officer

Attachment 4



LEGEND

	FULL PROPERTY	AREA=3143 188m ²
	TEMPORARY CONSTRUCTION EASEMENT	
	NEW METROLINX RIGHT OF WAY	
	TEMPORARY EASEMENT	AREA=73 012m ²
	PARTIAL FEE SAMPLE	AREA=126 685m ²

REF. NO.	TITLE	DATE	ISSUE	ISSUED FOR	BY	DATE

NO.	DESCRIPTION	DATE

DRAWN BY: ER 16/04/20
 DESIGNED BY: MDA 16/04/20
 CHECKED BY: MP 16/04/22
 APPROVED BY: VC 16/04/25
 SCALE: FULL SIZE ONLY
 AS SHOWN

 DRAFT	 NOT FOR CONSTRUCTION	METROLINX PROJECT NO 149706 BARRIE RAIL CORRIDOR EXPANSION NORTH EXPANSION PROPERTY REQUISITION PLAN TOWN OF AURORA ROW
		CONTRACT NO. SK-PN-036440001 DWG NO. P1 REV. P1 SHEET



Notice of Motion	Councillor Wendy Gaertner
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Date: September 11, 2018

To: Mayor and Members of Council

From: Councillor Gaertner

Re: **Consultant for Stable Neighbourhoods**

Whereas Council will be holding another Public Planning meeting about Stable Neighbourhoods; and

Whereas it would be helpful to have any information that would contribute to the decision making process; and

Whereas many other municipalities have faced this same issue;

1. Now Therefore Be It Hereby Resolved That a consultant, expert and experienced in development in mature residential neighbourhoods, be hired to provide an information report for the Public Planning meeting.