



Town of Aurora  
General Committee Meeting Report

Council Chambers, Aurora Town Hall  
Tuesday, June 5, 2018

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**Attendance**

**Council Members** Councillor Pirri in the Chair; Councillors Abel, Gaertner, Humfries (arrived 7:13 p.m.), Mrakas, Thom, Thompson, and Mayor Dawe

**Members Absent** Councillor Kim

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

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

General Committee consented to recess the meeting at 8:32 p.m. and reconvened the meeting at 8:42 p.m.

General Committee consented to extend the hour past 10:30 p.m.

**1. Approval of the Agenda**

General Committee approved the agenda, as amended by the consideration of Delegation (c) prior to Delegation (b), as circulated by Legislative Services with the following additions:

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

- Heritage Advisory Committee Meeting Minutes of May 14, 2018
- Item R2 – Replacement Page 4 for Report No. OPS18-011 – Central York Fire Services Headquarters 4-5
- Item R11 – CMS18-018 – Aurora Sports Dome Lease Agreement
- Notice of Motion (b) Councillor Abel; Re: Greenbelt Protection
- Notice of Motion (c) Councillor Abel; Re: Outdoor Sports Field Strategy
- Notice of Motion (d) Councillor Gaertner; Re: Actions for Environmental Protection

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

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*.

## **3. Community Presentations**

### **(a) Shelley Ware, Supervisor, Special Events**

#### **Re: Festivals and Events Ontario (FEO) Awards Announcement**

Ms. Ware announced that FEO has recognized Aurora's Haunted Forest and Aurora's Christmas Tree Lighting Ceremony in the Top 100 Festivals and Events, and she acknowledged the many community organizations who contributed to the success of these events. Mayor Dawe presented individual FEO awards recognizing Sheryl Thomas, of Marquee Theatrical Productions, and Brian Bishop, of The Salvation Army Northridge Community Church. The Director of Community Services presented the Mayor with the FEO awards welcoming these two events into the Top 100 list for 2018.

General Committee received the presentation for information.

## **4. Delegations**

### **(a) Cameron Weighill, Resident**

#### **Re: Exception from Interim Control By-law**

Mr. Weighill requested an exception from the Town's Interim Control By-law to allow for a minor variance application to facilitate the renovation of his home.

General Committee received the comments of the delegation for information.

**(b) Brian Moore, Member of Aurora Chamber of Commerce**  
**Re: Sign By-law**

Dr. Moore, assisted by Mr. Javed Khan, presented a summary of the results of the Aurora Chamber of Commerce member survey, conducted in April 2018, regarding the Town's current Sign By-law and proposed changes. He provided Council with a report, "Review of the Town of Aurora Sign Bylaw in Relation to Business Needs", and requested that the recommendations contained in the report be incorporated within a future staff report. He further requested that he, Mr. Khan, and the Aurora Chamber of Commerce be notified when the staff report is available.

General Committee received the comments of the delegation for information.

**(c) George Hughes, Chair, Board of Directors, Aurora Chamber of Commerce**  
**Re: Sign By-law**

Delegation (c) was considered prior to Delegation (b).

Mr. Hughes presented an overview of the survey feedback from Chamber members regarding the Town's current Sign By-law, and offered recommendations regarding portable signs (A-frame and curb signs) and banners.

General Committee received the comments of the delegation for information.

## **5. Consent Agenda**

**General Committee recommends:**

That the following Consent Agenda Item C1 be approved:

**C1. Memorandum from Mayor Dawe**

**Re: Lake Simcoe Region Conservation Authority Board Meeting  
Highlights of April 27, 2018**

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of April 27, 2018, be received for information.

**Carried**

**6. Advisory Committee Meeting Minutes**

**General Committee recommends:**

That the Advisory Committee meeting minutes, Items A1 to A2 inclusive, be received and the recommendations carried by the Committees be approved, with the exception of Item A2 (sub-item 2), which was discussed and voted on separately as recorded below:

**A1. Trails and Active Transportation Committee Meeting Minutes of  
April 20, 2018**

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

**A2. Heritage Advisory Committee Meeting Minutes of May 14, 2018**

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

**(1) HAC18-009 – Aurora United Church – Site Plan Review, 15186  
Yonge Street, 12 and 16 Tyler Street, 55 and 57  
Temperance Street**

- (a) That the use of stucco be avoided and that the large white surface areas be addressed.

**(2) HAC18-008 – Yonge Street Building Evaluations**

- (a) That the following properties be designated under Part IV of the *Ontario Heritage Act*:
- (i) 15243B Yonge Street; "Whimster's Store";
  - (ii) 15243A Yonge Street; "Mulock Block";
  - (iii) 15242 Yonge Street; "The Lloyd Building";
  - (iv) 15240 Yonge Street; "The Ashton Building";
  - (v) 15233 Yonge Street; "Medical Hall";
  - (vi) 15229 Yonge Street; "The Willis Building";
  - (vii) 15225 Yonge Street; "Winter's Bakery";
  - (viii) 15222, 15224 and 15226 Yonge Street; "The Faughner Building";
  - (ix) 15221 Yonge Street; "Sterling Bank";
  - (x) 15218-15220 Yonge Street; "The Clift Building";
  - (xi) 15216 Yonge Street; "The Odd Fellows Block";
  - (xii) 15210 Yonge Street; "The Andrews Block";
  - (xiii) 15203 Yonge Street; "The Butcher Building";
  - (xiv) 15199 Yonge Street; "The Grimshaw Bakery"; and
  - (xv) 15195 Yonge Street.

**Carried**

**(3) Memorandum from Planner/Heritage Planning  
Re: 32 Wellington Street East**

- (a) That this item be referred to the Town's Legal staff for affirmation that the builder has not complied with Council's approval related to the development at 32 Wellington Street East, and to provide options for next steps.

**New Business**

- (a) That the Evaluation Working Group provide an objective evaluation on each of the following properties:
- (i) 136 Wellington Street East; "Railroad Hotel"; and
  - (ii) 124 Wellington Street East; "Baldwin's Restaurant"; and

- (b) That the objective evaluations be submitted to the Heritage Advisory Committee meeting of July 9, 2018, for further review.

**Carried**

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

General Committee consented to consider items in the following order: Items R1, R5, R9, R2, R4, R11, R3, R6, R7, R8, and R10.

### **R1. PDS18-069 – Renovations of the Aurora Armoury, 89 Mosley Street**

Mr. Anthony Ierullo, Manager of Policy Planning and Economic Development, and Philip Hastings, GOW Hastings Architects, presented an overview of the proposed design for renovation of the Aurora Armoury building as a renewed asset for the community.

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

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

1. That Report No. PDS18-069 be received; and
2. That the design of the Aurora Armoury as outlined in this report be approved; and
3. That, in accordance with the Aurora Hydro Sale Investment Reserve Fund By-law No. 5439-12, Council determines that completion of the Aurora Armoury project is in the best interests of the Town; and
4. That, having provided the necessary public notice required of Bylaw No. 5439-12, the budget for the Armoury restoration and renovation be increased by \$4,618,800 to a total budget of \$4,883,800, and that the additional funding be sourced from the Aurora Hydro Sale Investment Reserve Fund; and

5. That the above budget includes a 1% contribution in the amount of \$46,100 to the Town's Public Art Reserve Fund in accordance with the Official Plan requirements; **and**
6. **That the budget for the Armoury restoration and renovation be increased by \$50,000 to allow for the installation of the treated pine Accoya exterior alternative in lieu of the budgeted cedar exterior, and that the additional funding be sourced from the Aurora Hydro Sale Investment Reserve Fund.**

**Carried**

**R2. OPS18-011 – Central York Fire Services Headquarters 4-5**

**General Committee recommends:**

1. That Report No. OPS18-011 be received; and
2. That the final design of Station 4-5 be approved; and
3. That the Aurora portion of the budget be increased by 1% in the amount of \$36,100 in support of public art in accordance with the Official Plan requirements; and
4. That additional Aurora funding in the amount of \$3,523,400 be approved for the Town share of the cost of the construction of Station 4-5, to be funded from the Fire DC Reserve Fund as set out in Report No. OPS18-011; and
5. That staff be authorized to proceed with Phases 4, 5 and all outstanding services identified in the RFP submitted by Thomas Brown Architects in the amount of \$345,000, excluding disbursements and taxes.

**Carried**

**R3. OPS18-012 – Winter Maintenance 2017/2018 Report**

**General Committee recommends:**

1. That Report No. OPS18-012 be received for information.

**Carried**

**R4. CS18-012 – Magna Golf Club – Display Fireworks**

**General Committee recommends:**

1. That Report No. CS18-012 be received; and
2. That the setting off of Display Fireworks for a wedding at Magna Golf club on June 23, 2018, for approximately five minutes at 10:30 p.m. be approved; and
3. That a by-law to amend Fireworks By-law No. 5373-11 be brought forward to a future Council meeting providing delegated authority to staff for the approval of setting off fireworks in celebration of events other than Victoria Day and Canada Day.

**Carried**

**R5. CS18-013 – Town of Aurora 2018-2024 Accessibility Plan**

Ms. Ivy Henriksen, Manager, Customer Service, and Mr. Matt Zawada, Accessibility Advisor presented an overview of the Town's annual Accessibility Plan, including purpose, legislated and non-legislated goals, and successes.

General Committee received and referred the comments of the presentation to Item R5.

**General Committee recommends:**

1. That Report No. CS18-013 be received; and
2. That the 2018-2024 Annual Multi-Year Accessibility Plan be approved.

**Carried**

**R6. PDS18-030 – Parking By-law Amendment for Commercial Motor Vehicle**

**General Committee recommends:**

1. That Report No. PDS18-030 be received; and

2. That a by-law to amend By-law No. 4574-04.T be brought forward to update the definition and on-street parking restrictions for commercial motor vehicles.

**Carried**

**R7. PDS18-058 – FCM Partners for Climate Protection Council Resolution**

**General Committee recommends:**

1. That Report No. PDS18-058 be received; and
2. That the resolution contained in the attachment be endorsed; and
3. That the Program Manager Environmental Initiatives and the Mayor be appointed to oversee implementation of the Partners for Climate Protection (PCP) Program Milestones.

**Carried**

**R8. PDS18-060 – Building Permit Fees Review**

**General Committee recommends:**

1. That Report No. PDS18-060 be received; and
2. That the proposed Building Permit fee amendments be approved; and
3. That the amending by-law be presented to Council at its meeting of June 26, 2018, for enactment effective July 1, 2018; and
4. That the current policy for Temporary Sales Trailers/Offices be repealed and replaced with the new Guidelines for the Approval of Temporary Sales Trailers and/or Office.

**Carried**

**R9. PDS18-062 – Application for Site Plan Approval, Gottardo Construction Limited, Lot 3 and Part of Block 11, Registered Plan 65M-4324, 95 Eric T. Smith Way, File Number: SP-2018-04, Related Files: D14-05-04 and D12-05-1A**

**General Committee recommends:**

1. That Report No. PDS18-062 be received; and
2. That site plan application number SP-2018-04 (Gottardo Construction Limited) to permit the development of the subject lands for a six-storey, 110-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.

**Carried**

**R10. PDS18-063 – Application for Site Plan Approval, 1623 Wellington Street East Developments Limited, (SmartCentres), 1623 Wellington Street East, File Numbers: SP-2018-05 and ZBA-2018-03, Related Files: OPA-2011-02 and ZBA-2011-06**

**General Committee recommends:**

1. That Report No. PDS18-063 be received; and
2. That site plan application number SP-2018-05 (1623 Wellington Street East Developments Limited) to permit the development of the subject lands for four buildings totaling 11,000 square metres (118,407 square feet) of leasable floor area, to be used for retail uses in accordance with the site-specific zoning be approved; and
3. That the extension of Goulding Avenue through to Wellington Street East be approved; and
4. 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; and
5. That the application to amend the Zoning By-law File Number ZBA-2018-03 to lift the Holding (H) Prefix for the subject lands currently zoned “(H)E-BP(398) Business Park Holding Zone” be approved; and

6. That the implementing Zoning By-law Amendment be presented at a future Council meeting.

**Carried**

### **R11. CMS18-018 – Aurora Sports Dome Lease Agreement**

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

1. That Report No. CMS18-018 be received; and
2. That the Mayor and Town Clerk be authorized to execute the Aurora Sports Dome Renewal of Lease Agreement, including any and all documents and ancillary agreements required to give effect to same.

**Carried**

## **8. Notices of Motion**

### **(a) Mayor Dawe**

#### **Re: Bee City Canada Designation**

Whereas the goal of the Bee City Canada designation is to promote healthy, sustainable, habitats and communities for pollinators; and

Whereas bees and other pollinators around the globe have experienced dramatic declines due to land fragmentation, habitat loss, use of pesticides, industrialized agriculture, climate change and the spread of pests and diseases, with serious implications for the future health of flora and fauna; and

Whereas cities, townships, and First Nations communities and their residents have the opportunity to support bees and other pollinators on both public and private land; and

Whereas supporting pollinators fosters environmental awareness and sustainability, and increases interactions and engagement among community stewards; and

Whereas by becoming a Bee City, The Town of Aurora, can highlight initiatives already in place and further engage local communities in an environment of creativity and innovation which will promote a healthier life for our community;

1. Now Therefore Be It Hereby Resolved That staff be directed to pursue the Bee City Canada designation for The Town of Aurora.

**(b) Councillor Abel**

**Re: Greenbelt Protection**

Whereas the Town of Oakville has passed a similar resolution; and

Whereas the Greenbelt is an integral component of land use planning that complements the Growth Plan to encourage smart planning, the reduction of sprawl, protection of natural and hydrological features and agricultural lands; and

Whereas the Greenbelt has protected 1.8 million acres of farmland, local food supplies, the headwaters of our rivers and important forests and wildlife habitat for more than 12 years; and

Whereas a permanent Greenbelt is an important part of the planning for sustainable communities; and

Whereas there is a tremendous amount of land already planned and available in excess of the development needs of the Greater Toronto Area (GTA) without weakening the protections provided by the Greenbelt; and

Whereas efforts to open the Greenbelt to create the opportunity for land speculators to build expansive homes, at immense profits, in remote areas; and

Whereas opening the Greenbelt would move the urban boundary thus creating more sprawl and increased traffic; and

Whereas the costs of sprawl result in increased taxes, because 25% of the costs of sprawl are downloaded to existing property tax payers; and

Whereas programs like the proposed inclusionary zoning regulations will assist municipalities in advancing the supply of affordable housing stock without the need to expand the built boundary;

1. Now Therefore Be It Hereby Resolved That the Town of Aurora stands with its municipal neighbours to undertake continued action to maintain and grow the current Greenbelt, of which the Oak Ridges Moraine is a part; and
2. Be It Further Resolved That the Province be strongly urged to extend Greenbelt protection to include the appropriate white belt lands within the inner ring, lands that are the most immediately vulnerable to development in the province; and
3. Be It Further Resolved That this resolution be distributed to the Premier of Ontario, the Minister of Municipal Affairs, the Minister of the Environment and Climate Change, all Greater Golden Horseshoe (GGH) municipalities, the Association of Municipalities of Ontario, Environmental Defence, Friends of the Greenbelt Foundation, STORM Coalition (Save The Oak Ridges Moraine), Oak Ridges Moraine Foundation, The Regional Municipality of York, and members of Municipal Leaders for the Greenbelt, and leaders of the various Ontario political parties.

**(c) Councillor Abel**

**Re: Outdoor Sports Field Strategy**

Whereas the 2016 Parks and Recreation Master Plan identified facility pressures, namely outdoor sports fields, in both soccer and baseball; and

Whereas staff suggested that managing the needs may be accommodated through land acquisition and partnership opportunities; and

Whereas staff also suggested that there may be opportunities of repurposing fields that are under-utilized; and

Whereas it is in the Town's best interest to encourage outdoor field sport participation opportunities for all Town of Aurora residents; and

Whereas a Sports Field Strategy would ensure public awareness and access of the Town's outdoor sport facilities for its residents; and

Whereas a Sports Field Strategy would provide high quality sports surfaces for sports field user groups in the community, and ensure guidelines are developed that promote and support field sport that is integrated with the Town's economic and tourism plans; and

Whereas a Sports Field Strategy would encourage and facilitate innovative and cooperative partnerships for the delivery of outdoor field sports programs in the community; and

Whereas a Sports Field Strategy would provide opportunities for community field sport groups to provide input into future field sport strategies, policies, procedures and budget priorities;

1. Now Therefore Be It Hereby Resolved That staff be directed to report back to Council in the Fall 2018 with terms of reference for an Outdoor Sports Field Strategy that addresses the future needs of the community as well as prioritizes the repurposing of existing fields and identifies opportunities for corporate and neighbouring municipality partnerships.

**(d) Councillor Gaertner**

**Re: Actions for Environmental Protection**

Whereas recent severe weather conditions have underlined the need to take action to protect our environment; and

Whereas the Town's Community Energy Plan is not ready as yet; and

Whereas it is responsible and appropriate to put as many protective measures in place as soon as possible;

1. Now Therefore Be It Hereby Resolved That staff investigate and report back on the following actions:
  - (a) A plan to diminish the use of lights in our buildings and facilities during the night hours;

- (b) Raise the temperature setting in Town buildings by one degree in the summer months, and lower the temperature by one degree in the winter months;
- (c) Decrease kitchen and bathroom hot water temperature settings;
- (d) Mitigate the summer sun effect from the Town Hall Atrium and main floor south-facing front windows; and
- (e) Install automatic room timers on a five-minute empty room shut-off.

## 9. New Business

Mayor Dawe referred to the request of Delegation (a), Cameron Weighill, and put forward a motion.

**General Committee recommends:**

1. That staff be directed to investigate the provision of relief from the Interim Control By-law for the property at 11 Patrick Drive; and
2. That staff bring forward an amendment to the Interim Control By-law.

**Carried**

Councillor Abel referred to the comments of James Hoyes, who spoke in Open Forum prior to the meeting, and put forward a motion.

**General Committee recommends:**

1. That staff be directed to conduct a public consultation regarding the request for installation of a sidewalk on Kitimat Crescent.

**Carried**

Councillor Mrakas inquired about the By-law Services monitoring of parking issues in the Seaton Drive and Murray Drive area, and staff provided a response.

Councillor Mrakas inquired about the parking of construction vehicles on Murray Drive, and staff provided a response.

## **10. Closed Session**

None

## **11. Adjournment**

The meeting was adjourned at 10:54 p.m.

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**Paul Pirri, Councillor**

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**Michael de Rond, Town Clerk**