



Town of Aurora
General Committee Meeting Report

Council Chambers, Aurora Town Hall
Tuesday, June 19, 2018

Attendance

Council Members Councillor Pirri in the Chair; Councillors Abel (departed at 10:48 p.m.), Gaertner, Humfryes, Kim, Mrakas, Thom, Thompson, and Mayor Dawe

Members Absent None

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, Slawomir Szlapczynski, Assistant 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 9:51 p.m. and reconvened the meeting at 10:05 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 circulated by Legislative Services with the following additions:

- Delegation (a) Greg Smith, Resident; Re: Item R1 – PDS18-076 – Library Square

- Delegation (b) Michael Fik and Roland Rom Colthoff, RAW Architecture & Design representing Bara Group Aurora Inc., Re: Item R7 – PDS18-070 – Applications for Zoning By-law Amendment and Site Plan Approval, Bara Group (Aurora) Inc., 15086, 15094 and 15106 Yonge Street, Part of Lots 1 and 2, Registered Plan 9 and Lots 51 and 52, Registered Plan 246, File Numbers: ZBA-2017-04 and SP-2018-03
- Item A1 – Finance Advisory Committee Meeting Minutes of April 25, 2018
- Item A2 – Accessibility Advisory Committee Meeting Minutes of May 9, 2018
- Notice of Motion (b) Councillor Gaertner; Re: Anti-Idling By-law

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) Jill Foster, CEO and Claudia Olguin, Coordinator of Community Led-Initiatives, Aurora Public Library**
Re: Aurora Public Library Newcomer Initiatives

Ms. Foster presented an overview of the Library's newcomer initiatives to connect newcomers to information and resources, provided details of newcomer programs such as the Newcomer Walking Tours, the Newcomer Women's Meetup, Culinary Traveller, and the services provided in collaboration with the York Region Support Services Network.

General Committee received the presentation for information.

4. Delegations

- (a) Greg Smith, Resident**
Re: Item R1 – PDS18-076 – Library Square

Mr. Smith was not present.

(b) Michael Fik and Roland Rom Colthoff, RAW Architecture & Design representing Bara Group Aurora Inc.

Re: Item R7 – PDS18-070 – Applications for Zoning By-law Amendment and Site Plan Approval, Bara Group (Aurora) Inc., 15086, 15094 and 15106 Yonge Street, Part of Lots 1 and 2, Registered Plan 9 and Lots 51 and 52, Registered Plan 246, File Numbers: ZBA-2017-04 and SP-2018-03

Mr. Fik advised that they are seeking an approval of the Zoning By-law Amendment and Site Plan Approval applications for the subject lands, and presented a brief overview of the site location, context, background and detailed renderings of the proposed construction.

General Committee received and referred the comments of the delegation to Item R7.

5. Consent Agenda

General Committee recommends:

That the following Consent Agenda Items, C1 to C3 inclusive, be approved, with the exception of Item C1, which was discussed and voted on separately:

C1. PDS18-064 – Traffic Calming Measures at Pedersen Drive and Golf Links Drive

1. That Report No. PDS18-064 be received for information.

Carried

C2. PDS18-065 – Award of Contract for Consulting Services – Assessment of Bridges and Culverts

1. That Report No. PDS18-065 be received; and
2. That the total approved budget for Capital Project No. 42068 be increased to \$39,025 with additional funding of \$14,025 provided from the Storm Sewer Reserve fund.

C3. PDS18-067 – Municipal Access Agreement – Town of Aurora and Rogers Communications Canada Inc.

1. That Report No. PDS18-067 be received; and
2. That the Mayor and Town Clerk be authorized to renew the Municipal Access Agreement between the Town of Aurora and Rogers Communications Canada Inc. to permit the installation of equipment within Town-owned right-of-ways.

Carried

6. Advisory Committee Meeting Minutes

General Committee recommends:

A1. Finance Advisory Committee Meeting Minutes of April 25, 2018

1. That the Finance Advisory Committee meeting minutes of April 25, 2018, be received for information.

Carried

A2. Accessibility Advisory Committee Meeting Minutes of May 9, 2018

1. That the Accessibility Advisory Committee meeting minutes of May 9, 2018, be received for information.

Carried

7. Consideration of Items Requiring Discussion (Regular Agenda)

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

R1. PDS18-076 – Library Square

Mr. David Leinster, Partner, The Planning Partnership and Mr. Roland Rom Colthoff, RAW Architecture & Design, presented details on the redesign of the Library square, including parking and exterior accessible routes, site integration to

allow easy access for pedestrians, schematic drawings of the proposed expansion to the Church Street school, and the architectural and landscape cost magnitude.

General Committee recommends:

1. That Report No. PDS18-076 be received; and
2. That the current design for Library Square be approved; and
3. That the Option 1 schematic design for the expansion to the Church Street School which includes the three (3) floors and theatre be approved; and
4. That the allocation of existing project funding for the tendering of the parking lot, the laneway and the components of the square which would provide connections to the square/library be approved, and that Council commit to funding for the square and building, which will come back in new year for final funding approval; and
5. That the above budget includes a 1% contribution to the Town's Public Art Reserve Fund in accordance with the Official Plan requirements.

Carried

R2. CMS18-017 – Enhanced Recreation Facility Advertising and Sponsorship Programs – Revised

Mr. John Firman, Manager of Business Support, presented an overview of the facility advertising and sponsorship program history, details of the staff recommended enhancements, and the allocation of the program revenues.

General Committee recommends:

1. That Report No. CMS18-017 be received; and
2. **That staff be authorized to implement the enhanced Recreation Facility Advertising and Recreation Facility Sponsorship programs, excluding the following locations:**
 - **Splash Pads,**
 - **Picnic shelters and gazebos,**

- **The Band Shell,**
 - **Playgrounds; and**
3. That the Director of Community Services be given delegated authority to execute all future recreation facility advertising and facility sponsorship agreements.

Carried as amended

R3. CMS18-019 – Menorah Lighting Ceremony – Follow-up

General Committee recommends:

1. That Report No. CMS18-019 be received; and
2. That the addition of a Menorah lighting ceremony to the calendar of annual special events starting in 2018 be approved; and
3. That funding be approved for the Menorah lighting ceremony event in the amount of \$6,200 for 2018 from the Council Operating Contingency account and the ongoing operating expenses will be submitted as part of the 2019 base operating budget.

Carried

R4. FS18-018 – 2018 Interim Forecast Update – as at April 30, 2018

General Committee recommends:

1. That Report No. FS18-018 be received for information.

Carried

R5. OPS18-016 – Cleaning of Catch Basins, Storm Retention Tanks and Oil Grit Separators

General Committee recommends:

1. That Report No. OPS18-016 be received; and

2. That catch basin cleaning resume in 2018 and future years based on a four year rotating cycle, adjusted as required to maintain the functionality of the storm water conveyance system; and
3. That staff conduct a full condition assessment of all storm water catch basins in the current inventory, develop a maintenance and repair protocol, including a funding plan to be included in future Roads, Water and Sewer Operating budgets.

Carried

R6. PDS18-066 – Application for Site Plan Approval, Board of Trustees of the Aurora United Church, 15186 Yonge Street, 12 and 16 Tyler Street, 55 and 57 Temperance Street, File Number: SP-2018-02, Related File Numbers: OPA-2016-05 and ZBA-2016-13

General Committee recommends:

1. That Report No. PDS18-066 be received; and
2. That the Site Plan Application File SP-2018-02 (Board of Trustees of the Aurora United Church) to permit the construction of a two-storey Place of Worship and a seven-storey Retirement Residence 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, including the Section 37 Agreement, required to give effect to same.

Carried

R7. PDS18-070 – Applications for Zoning By-law Amendment and Site Plan Approval, Bara Group (Aurora) Inc., 15086, 15094 and 15106 Yonge Street, Part of Lots 1 and 2, Registered Plan 9 and Lots 51 and 52 Registered Plan 246, File Numbers: ZBA-2017-04 and SP-2018-03

General Committee recommends:

1. That Report No. PDS18-070 be received; and

2. That the Application for Zoning By-law Amendment File Number ZBA-2017-04 (Bara Group (Aurora) Inc.) to amend the 'Special Mixed Density Residential (R7) Zone' and the 'Promenade Downtown Shoulder - Central Commercial (PDS1) Zone' to 'Promenade Downtown Shoulder - Central Commercial (PDS1-XX) Exception Zone' be approved; and
3. That the implementing Zoning By-law Amendment be presented at a future Council meeting; and
4. That the Application for Site Plan Approval File Number SP-2018-03 (Bara Group (Aurora) Inc.) to permit the development of two 3.5-storey stacked townhouse buildings, with a total of 59 units and associated underground parking, be approved; and
5. That a total of 59 units of water and sewage capacity be allocated to the Approval of the Site Plan Application; 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.

Carried

R8. PDS18-071 – Draft Plan of Condominium Application, Stirling Cook Holdings Inc., 74 Old Bloomington Road, Unit 22, York Region Vacant Land Condominium Plan (YRVLCP) No. 1159, File: CDM-2018-01, Related Files: ZBA-2013-04 and SP-2014-06

General Committee recommends:

1. That Report No. PDS18-071 be received; and
2. That the Application for Draft Plan of Condominium (Standard Condominium) File No. CDM-2018-01 (Stirling Cook Holdings Inc.) for a residential condominium consisting of six residential townhouse units, subject to conditions set out in Appendix "A" to this report be approved; and

3. That the Mayor and Town Clerk be authorized to execute any agreement(s) referenced in the Conditions of Approval, including any and all documents and ancillary agreements required to give effect to same.

Carried

R9. PDS18-072 – Acceptance of Municipal Services, Knights Creek Home Corp., Registered Plan 65M-4410

General Committee recommends:

1. That Report No. PDS18-072 be received; and
2. That the ownership, operation and maintenance of the works within the roads, right-of-ways and other lands dedicated to the Town as contained within Registered Plan 65M-4410, being Knights Creek Home Corp. Residential Subdivision be assumed; and
3. That the necessary By-law be brought forward for enactment to assume for public use the highways within Registered Plan 65M-4410 and to establish as public highway any applicable reserves.

Carried

R10. PDS18-075 – Applications for Official Plan Amendment and Zoning By-law Amendment, Dormer Hill Inc., 14029 Yonge Street Part of Lot 72 Concession 1, File Numbers: OPA-2017-02, ZBA-2017-01, Related Files: CDM-2017-01, SP-2018-01, and SUB-2017-01

General Committee recommends:

1. That Report No. PDS18-075 be received; and
2. That the Application to Amend the Official Plan File Number OPA-2017-06 (Dormer Hill Inc.), to amend the "Cluster Residential" designation to reduce the minimum setback from the centreline of Yonge Street to 40.0 m to the rear lot lines, reduce the minimum separation from an "Estate Residential" designation to 20 m, and remove the requirement for a Block Plan, be approved; and

3. That the Application to Amend the Zoning By-law File Number ZBA-2017-01(Dormer Hill Inc.), to rezone the "Oak Ridges Moraine Rural (RU-ORM) Zone" to "Detached Fourth Density Residential R4(X) Exception Zone" and "Oak Ridges Moraine Environmental Protection EP-ORM Zone" to permit the development of 27 single-detached dwelling units be approved; and
4. That the implementing by-laws be presented at a future Council meeting.

Carried

R11. CS18-016 – Aurora Farmer’s Market and Artisans Fair By-law

General Committee recommends:

1. That Report No. CS18-016 be received; and
2. That the Aurora Farmer’s Market and Artisans Fair By-law be amended to provide increased flexibility for the operation of the Market; and
3. That the amending By-law be brought forward to a future Council meeting for enactment.

Carried

8. Notices of Motion

(a) Councillor Gaertner

Re: ASHRAE Energy Audit

Whereas the Town hired a consultant from Stantec to perform a Level 2 ASHRAE Energy Audit for Town buildings; and

Whereas it included energy consumption levels for our equipment, and recommended improvements that would make them more efficient; and

Whereas an estimated cost for implementation and potential payback through energy savings was included; and

Whereas this work was done more than two years ago and has never come to Council for evaluation and action;

1. Now Therefore Be It Hereby Resolved That staff act on the recommendations in the ASHRAE energy audit report and report back to the next term of Council regarding the implementation plan.

(b) Councillor Gaertner

Re: Anti-Idling By-law

Whereas Aurora has endorsed the Blue Dot Movement that includes the right to clean air; and

Whereas it is possible for a municipality have an Anti-idling by-law or Anti-idling policy; and

Whereas putting a policy in place for Aurora, as a first step, would send an important message that idling is not acceptable, and increase the awareness of the negative environmental effects;

1. Now Therefore Be It Hereby Resolved That staff be directed to develop an Anti-idling policy that reviews best practices and includes an enforcement mechanism; and
2. Be It Further Resolved That the report includes a proposed public education campaign.

9. New Business

Mayor Dawe requested staff to investigate the process for accessing Town and public space from private properties, and staff agreed to report back.

Councillor Gaertner extended her regards to staff for their involvement in the 2018 York Pride Parade held on June 16, 2018.

Councillor Gaertner inquired about the process of leaving notices on homes with complaints and the efforts to contact the property owner, and staff provided a response.

Councillor Mrakas referred to resident's concerns regarding increase in fire ants on residential properties backing onto Sheppard's Bush, and requested staff to investigate the possibility of fire ant infestation in the area, and staff agreed to investigate the matter.

Councillor Gaertner inquired about the oversight process during the proposed construction of the baseball diamond and the multi-purpose rectangular field at the Hallmark Lands, and staff noted that an update report is forthcoming in July.

10. Closed Session

None

11. Adjournment

The meeting was adjourned at 10:56 p.m.

Paul Pirri, Councillor

Michael de Rond, Town Clerk