



Town of Aurora
General Committee Meeting Report

Council Chambers, Aurora Town Hall
Tuesday, July 17, 2018

Attendance

Council Members Councillor Abel in the Chair; Councillors Gaertner, Humfries (arrived 7:22 p.m.), Mrakas, Pirri, 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, Allan Downey, Director of Operational Services, 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

The Chair called the meeting to order at 7:02 p.m.

General Committee consented to recess the meeting at 9:01 p.m. and reconvened the meeting at 9:13 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, on a two-thirds vote, with the following additions:

- Delegation (a) Dr. Brian Moore, Canadian Disc Institute and Moore Chiropractic Group; Re: Item R2 – CS18-020 – Proposed Amendments to the Sign By-law
- Delegation (b) Sandra Sangster, representing Regency Acres Ratepayers Association, Aurora Heights Ratepayers Association, and Town Park Area Residents Ratepayers Association; Re: Item R11 – PDS18-089 – Update to Site Plan Control 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
- Item R1 – Replacement Page 1 for Report No. OPS18-018 – 100 Vandorf Sideroad – Hallmark Lands Community Park
- Item R11 – PDS18-089 – Update to Site Plan Control By-law
- Notice of Motion (b) Councillor Gaertner; Re: National Housing Strategy

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) Nichole Campsall, Youth and Community Development Coordinator, and Julie Stephenson, Youth Programmer, Community Services Re: John West Memorial “Leaders of Tomorrow” Scholarship Award

Ms. Campsall and Ms. Stephenson presented a brief overview of the achievements of Josie Kearney and Robert Lee, both graduates of Dr. G. W. Williams Secondary School, who were each then presented with the John West Memorial “Leaders of Tomorrow” Scholarship Award by Mayor Dawe and Robin McDougall, Director of Community Services.

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**

Dr. Moore spoke to the proposed amendments and suggested that consideration be given to implementing different applications in the individual areas of Town. He presented examples of raised portable signs and curb signs, and suggested minor amendments to the proposal respecting maximum height and sign area, removal of signage during certain hours, inclusion of curb signs, and consideration of A-signs.

General Committee received and referred the comments of the delegation to Item R2.

**(b) Sandra Sangster, Anna Kroeplin, and Allison Halls, representing
Regency Acres Ratepayers Association, Town Park Area Residents
Ratepayers Association, and Aurora Heights Ratepayers Association
Re: Item R11 – PDS18-089 – Update to Site Plan Control By-law**

General Committee consented to permit additional time as required for the delegation.

Ms. Sangster, Ms. Kroeplin, and Ms. Halls expressed concerns, on behalf of their respective ratepayers associations, regarding the Town's protection of stable neighbourhoods and the proposed removal of Aurora Heights from the study area, and stated that there is a disconnect between the development allowed and the vision and policies for stable neighbourhoods in the Official Plan. It was suggested that the Town consider the City of Oakville as a model respecting redevelopment in stable neighbourhood communities. It was requested that Council direct staff to revise the Zoning By-law to ensure compliance with the Town's Official Plan respecting stable neighbourhoods, and that any resident feedback given via email be published including names and addresses.

General Committee received and referred the comments of the delegation to Item R11.

5. Consent Agenda

General Committee recommends:

That the following Consent Agenda Items, C1 to C3 inclusive, be approved:

C1. CS18-018 – 2018 Municipal Election Update

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

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

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**

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

Carried

6. Advisory Committee Meeting Minutes

General Committee recommends:

That the Advisory Committee meeting minutes, Items A1 to A6 inclusive, be received and the recommendations carried by the Committees be approved, with the exception of sub-item A6(2) which was discussed and voted on separately as recorded below:

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

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.

Carried

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

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.

Carried

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

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

Carried

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

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

Carried

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

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.

Carried

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

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.

Carried

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

General Committee recommends:

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.

Carried

7. Consideration of Items Requiring Discussion (Regular Agenda)

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

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

General Committee recommends:

1. That Report No. OPS18-018 be received; and

2. That a multi-purpose rectangular artificial turf field and a senior softball diamond be approved; and
3. That the total approved budget for Capital Project No. 73287 be increased to \$4,250,000, representing an increase of \$1,250,000 to be funded by \$1,050,000 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.

Defeated

General Committee recommends:

1. That Report No. OPS18-018 be received for information.

Carried

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

General Committee recommends:

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.

Carried

R3. CMS18-021 – Cultural Partners – Update

General Committee recommends:

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.

Carried

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

General Committee recommends:

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.

Carried

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

General Committee recommends:

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.

Carried

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

General Committee recommends:

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

Carried

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

General Committee recommends:

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.

Carried

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

General Committee recommends:

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.

Carried

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

General Committee recommends:

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.

Carried

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

General Committee recommends:

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.

Carried

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

General Committee recommends:

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 the Aurora Heights neighbourhood be included in the Site Plan Control By-law; and**
4. 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.

Carried as amended

8. Notices of Motion

(a) Councillor Kim

Re: Increased Provincial Funding for Public Libraries

Whereas public libraries provide safe, inclusive, and vibrant community spaces where everyone is welcome to learn, work, connect, and have fun; and

Whereas the Aurora Public Library engages with the community and contributes to a culture of lifelong learning and social good by sharing knowledge and resources; and

Whereas the Aurora Public Library has enhanced its services and programs to meet a population growing in number and diversity; and

Whereas in 2017 the Aurora Public Library experienced a year-over-year increase in resource use of 5.8 percent, visits to the Library of 5.4 percent, and an increase in program attendance of 28.8 percent; and

Whereas the Aurora Public Library continues to manage public resources with the utmost care and is committed to the sustainability of its services;

1. Now Therefore Be It Hereby Resolved That the Town of Aurora urges the Province of Ontario to recognize the contribution of local libraries within their communities and to cease the 20-year funding freeze to local libraries in an acknowledgement of the services they offer to all residents; and
2. Be It Further Resolved That the Town of Aurora urges the Province of Ontario to reinstate adequate and appropriate funding for local libraries as was included in the provincial budget of March 28, 2018, increasing each year going forward in line with the consumer price index; and

3. Be It Further Resolved That a copy of this resolution be sent to the Minister of Tourism, Culture, and Sport, to the Ontario Minister of Municipal Affairs, to local MPPs, to the Association of Municipalities of Ontario, to the Ontario Library Association, to the Federation of Ontario Public Libraries, and to York Region municipalities.

(b) Councillor Gaertner
Re: National Housing Strategy

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.

9. New Business

Councillor Pirri inquired about the current number of candidates registered in the Town's municipal election, and staff provided a response.

Councillor Humfries expressed appreciation for the strategic plan document and efforts provided by the Aurora Cultural Centre.

Councillor Humfries expressed concern regarding a house at Kennedy and Yonge Streets and inquired about the status of the Community Improvement Plan grant approved by Council. Staff agreed to contact the owner and follow up on the matter.

Mayor Dawe noted that Brookland Avenue has now been paved and suggested that the street be swept, and staff agreed to follow up on the matter.

Mayor Dawe inquired about an unofficial trail on the east side of the creek south of Brookland Avenue and discussions regarding its potential to be included in the Town's official trail network. Staff agreed to investigate the matter.

Councillor Gaertner inquired about an upcoming staff report on the Sewer Use By-law respecting hot tub and pool drainage, and staff agreed to follow up and advise.

Councillor Gaertner observed that a traffic counter is in place on Royal Road and suggested that summer is not the best time to gauge traffic, and staff agreed to investigate the matter.

Councillor Gaertner noted that Lake Simcoe Region Conservation Authority (LSRCA) will be removing two barriers (culverts) to increase the habitat and spawning of several species of fish on the East Holland River, in the Stone Road and Deerglen Terrace area, and suggested that the area residents be advised of the work to be done in September 2018. Staff agreed to follow up with LSRCA toward communicating with the residents.

Councillor Mrakas shared the concerns of Dunning Avenue residents regarding Central York Fire Services' use of Dunning Avenue as an exit to Yonge Street from the Edward Street fire hall, and staff agreed to investigate the matter.

Councillor Mrakas inquired about the use of Robert's Rules of Order for matters on which the Procedure By-law is silent, and staff provided a response.

Councillor Abel inquired about the procurement process and results of the Request for Proposal for the Armoury design, and staff provided a response.

Councillor Abel inquired about the Niagara College program development plan, and staff provided a response.

10. Closed Session

None

11. Adjournment

The meeting was adjourned at 10:47 p.m.

John Abel, Councillor

Michael de Rond, Town Clerk