



General Committee Meeting Agenda

**Tuesday, September 3, 2019
7 p.m.**

**Council Chambers
Aurora Town Hall**



Town of Aurora General Committee Meeting Agenda

Tuesday, September 3, 2019
7 p.m., Council Chambers

Councillor Gallo 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

4. Delegations

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 Mrakas
Re: Resolution from Township of Brock, Re: Regional Governance
Review – Request for Special Advisors Report**

Recommended:

1. That the memorandum regarding Resolution from Township of Brock regarding Regional Governance Review – Request for Special Advisors Report be received; and
2. That the resolution from Township of Brock be endorsed.

6. Advisory Committee Meeting Minutes

Recommended:

That the following Advisory Committee Meeting Minutes item, A1, be received:

**A1. Community Recognition Review Advisory Committee Meeting Minutes
of July 25, 2019**

Recommended:

1. That the Community Recognition Review Advisory Committee meeting minutes of July 25, 2019, be received for information.

7. Consideration of Items Requiring Discussion (Regular Agenda)

**R1. PDS19-066 – Stop Control Removal at Corbett Crescent and Cossar
Drive**

Recommended:

1. That Report No. PDS19-066 be received; and
2. That the existing stop sign and stop line on Corbett Crescent at Cossar Drive be removed; and
3. That the existing crosswalk lines on Corbett Crescent at Cossar Drive be maintained and additional warning signage be installed; and

4. That a by-law to amend By-law No. 4574-04.T be enacted at a future Council meeting.

R2. CMS19-021 – Additional Funding – Supply and Installation of New Sound System for the Aurora Community Centre – McAlpine Ford Arena

Recommended:

1. That Report No. CMS19-021 be received; and
2. That the total approved budget for Capital Project No. 72407 – Sound system upgrade at the Aurora Community Centre #1, be increased to \$87,400, representing an increase of \$37,400 to be funded from the Facilities Repair and Replacement Reserve.

R3. CMS19-022 – Additional Funding – Supply and Installation of Change Room Lockers at the Aurora Family Leisure Complex

Recommended:

1. That Report No. CMS19-022 be received; and
2. That the total approved budget for Capital Project No. 74022 – Supply, install and replace change room lockers at the Aurora Family Leisure Complex be increased to \$108,680, representing an increase of \$52,180 to be funded from the Facilities Repair and Replacement Reserve.

R4. CS19-032 – Golf Tournament Funds Application Review and Disbursement Committee

Recommended:

1. That Report No. CS19-032 be received; and
2. That the Golf Classic Funds Application Review and Disbursement Committee be struck as an Advisory Committee of Council; and
3. That the aforementioned committee be delegated the sole authority to disburse funds raised by the *Aurora Mayor's Charity Golf Classic*; and

4. That the recruitment provisions in the Advisory Committee and Local Boards policy be waived; and
5. That a dedicated reserve be created that will hold all unallocated net proceeds generated from Charity Golf Classic events.

**R5. PDS19-072 – Application for Zoning By-law Amendment and Draft Plan of Subdivision
Cedartail Developments (Formerly Frattaroli)
14288 Yonge Street
Part Lot 74, Con. 1, King, Part 2, 65R-37835
File Numbers: ZBA-2014-09 and SUB-2014-04
Related File Number: CDM-2018-02**

Recommended:

1. That Report No. PDS19-072 be received; and
2. That Zoning By-law Amendment file ZBA-2014-09 (Cedartrail Developments) be approved to rezone the subject lands from "Rural General Oak Ridges Moraine (RU-ORM) Zone" to "Detached Third Density Residential Exception Zone (R3-XX) Zone", "Detached Fourth Density Residential Exception Zone (R4-XX) Zone", "Detached Fourth Density Residential Exception Zone (R4-YY) Zone", "Oak Ridges Moraine Environmental Protection (EP-ORM) Zone" and Public Open Space (01) Zone"; and
3. That the application for Draft Plan of Subdivision SUB-2014-04 (Cedartrail Developments) be approved, subject to the conditions outlined in Schedule 'A' to this report; and
4. That an allocation of 36 persons from the reserve to service the development of 11 single detached dwellings on the approved Draft Plan of Subdivision be granted; and
5. That the implementing Zoning By-law be brought forward to a future Council meeting; and
6. That the Mayor and Town Clerk be authorized to execute a Subdivision Agreement, including any and all of the agreements referenced in the

Conditions of Approval, and including any ancillary agreements or documents required to give effect to the applications.

**R6. PDS19-079 – Transfer of Servicing Allocation
Ashlen Holdings Inc.
13859, 13875 and 13887 Yonge Street
Part of Lots 15 and 16, Plan 166
File Numbers: OPA-2015-03, ZBA-2015-08, and SUB-2015-04**

Recommended:

1. That Report No. PDS19-079 be received; and
2. That an allocation of 97 persons from the reserve to service the development of 30 single detached dwellings on the approved Draft Plan of Subdivision be granted; and
3. That the Mayor and Town Clerk be authorized to execute any and all agreements, documents and ancillary agreements required to give effect to the development.

R7. CAO19-002 – Community Engagement Policy Report

Recommended:

1. That Report No. CAO19-002 be received; and
2. That the attached Community Engagement Policy be approved.

8. Notices of Motion

**(a) Councillor Gaertner
Re: Noise By-law Review**

**(b) Councillor Gaertner
Re: Traffic Calming on Centre Street**

9. New Business

10. Closed Session

11. Adjournment



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www.aurora.ca

**Town of Aurora
Office of the Mayor**

Memorandum

Date: September 3, 2019
To: Members of Council
From: Mayor Tom Mrakas
Re: **Resolution from Township of Brock**
Re: Regional Governance Review – Request for Special Advisors Report

Recommendations

- 1. That the memorandum regarding Resolution from Township of Brock, regarding Regional Governance Review – Request for Special Advisors Report, be received; and**
- 2. That the resolution from Township of Brock be endorsed.**

Attachment

Attachment #1 – Resolution from Township of Brock, dated August 12, 2019
Re: Regional Governance Review – Request for Special Advisors Report

Attachment #1



The Corporation of
The Township of Brock
1 Cameron St. E., P.O. Box 10
Cannington, ON L0E 1E0
705-432-2355

August 12, 2019

The Honourable Laurie Scott, MPP
Haliburton-Kawartha Lakes-Brock
14 Lindsay Street North
Lindsay, Ontario
K9V 1T4

Dear Madam:

Re: Regional Governance Review
Request for the Special Advisors Report

Please be advised that the Council of the Township of Brock, at their meeting held on July 30, 2019, adopted the following resolution:

Resolution Number 6-19

“WHEREAS the Regional Governance Review Terms of Reference for Special Advisors Michael Fenn and Ken Seiling states that all materials produced by the Special Advisors, including research, analysis, reports and recommendations, are the exclusive property of the Ministry of Municipal Affairs and Housing and may be released publicly at the discretion of the Ministry; and,

WHEREAS the Regional Governance Review must be transparent in the interest of accountability and in consideration of the potential impacts to local and regional municipal governments and the communities they serve; and,

WHEREAS the Association of Municipal Managers, Clerks, and Treasurers of Ontario (AMCTO) has requested that the report of the Special Advisors to the Minister of Municipal Affairs and Housing, containing the findings and recommendations be made public; and,

WHEREAS the Township of Brock has been operating with an interim Chief Administrative Officer since April and interim Director of Public Works since the end of June due to the pending Regional Governance Review; and,

WHEREAS the pending Regional Governance Review has negatively impacted the Township of Brock’s ability to move forward with the hiring of a permanent CAO and Director of Public Works due to a lack of interest in these positions until such time as the review is complete; and

WHEREAS the Township of Brock is unable to move forward with these two key

positions until the review is complete;

NOW THEREFORE be it resolved that the Township of Brock Council endorse AMCTO's position and request that the report prepared by the Special Advisors, regarding the Regional Governance Review, be publicly released immediately upon its completion and presentation to the Minister of Municipal Affairs and Housing; and,

That the Municipal Clerk circulate a copy of this resolution to Minister of Municipal Affairs and Housing, M.P.P. Laurie Scott, Special Advisors Michael Fenn and Ken Seiling, AMCTO, AMO, and all GTA municipalities."

Should you have any concerns please do not hesitate to contact the undersigned.

Yours truly,

THE TOWNSHIP OF BROCK



Becky Jamieson
Clerk

BJ: dh

- cc. Minister of Municipal Affairs and Housing
Special Advisors on Regional Governance, Messrs. Michael Fern and Ken Seiling
GTA municipalities
AMCTO
AMO



**Town of Aurora
Community Recognition Review
Advisory Committee Meeting Minutes**

Date: Thursday, July 25, 2019

Time and Location: 11 a.m., Leksand Room, Aurora Town Hall

Committee Members: Erin Cerenzia (Chair) (departed 3:20 p.m.), Diane Buchanan, Paul Martin, Elaine Martini, Jo-anne Spitzer, and Mayor Tom Mrakas

Members Absent: Brian North (Vice Chair)

Other Attendees: Councillor Rachel Gilliland, Shelley Ware, Supervisor, Special Events, and Linda Bottos, Council/Committee Coordinator

The Chair called the meeting to order at 2:09 p.m.

The Chair relinquished the chair to Mayor Mrakas at 3:20 p.m.

1. Approval of the Agenda

**Moved by Mayor Mrakas
Seconded by Paul Martin**

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

Community Recognition Review Advisory Committee Meeting Minutes
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3. Receipt of the Minutes

Community Recognition Review Advisory Committee Meeting Minutes of April 8, 2019

Moved by Elaine Martini

Seconded by Jo-anne Spitzer

That the Community Recognition Review Advisory Committee meeting minutes of April 8, 2019, be received for information.

Carried

4. Delegations

(a) Eric McCartney, Resident

Re: Additional Award Ideas

Mr. McCartney offered suggestions and examples of additional recognition awards for consideration.

Moved by Jo-anne Spitzer

Seconded by Elaine Martini

That the comments of the delegation be received for information.

Carried

5. Matters for Consideration

1. Round Table Discussion

Re: 2019 Awards Event – Debriefing

The Committee and staff reviewed aspects of the 2019 Community Recognition Awards including the nomination process, Citizen of the Year reception, Awards ceremony, and Awards reception.

Staff provided feedback on the event and the Committee discussed areas for improvement regarding the nomination evaluation process, increasing the Citizen of the Year reception attendees, ceremonial logistics, and reception logistics.

Community Recognition Review Advisory Committee Meeting Minutes
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The Committee and staff agreed to hold a working group meeting in September 2019 to consider the suitability of the current award categories and other options.

Moved by Jo-anne Spitzer

Seconded by Diane Buchanan

1. That the Round Table Discussion regarding the 2019 Awards Event – Debriefing be received and the comments of the Committee be referred to staff for consideration and action as appropriate.

Carried

6. Informational Items

None

7. Adjournment

Moved by Paul Martin

Seconded by Jo-anne Spitzer

That the meeting be adjourned at 3:22 p.m.

Carried



**Town of Aurora
General Committee Report**

No. PDS19-066

Subject: Stop Control Removal at Corbett Crescent and Cossar Drive
Prepared by: Michael Bat, Traffic/Transportation Analyst
Department: Planning and Development Services
Date: September 3, 2019

Recommendations

- 1. That Report No. PDS19-066 be received;**
- 2. That the existing stop sign and stop line on Corbett Crescent at Cossar Drive be removed;**
- 3. That the existing crosswalk lines on Corbett Crescent at Cossar Drive be maintained and additional warning signage be installed; and,**
- 4. That a by-law to amend By-law 4574-04.T be enacted at a future Council Meeting.**

Executive Summary

As directed by Council at its meeting on March 26, 2019, this report is intended to provide additional information to consider the removal of the existing stop sign and stop line on Corbett Crescent at Cossar Drive in order to eliminate the discrepancy on right-of-way expectation between pedestrian crossing Corbett Crescent and vehicle travelling in westbound-to-southbound direction.

The report can be summarized as follows:

- The existing road conditions of Corbett Crescent and Cossar Drive are generally consistent with the Town's design standards;
- Definition of crosswalk is defined by the Highway Traffic Act and Ontario Traffic Manual;
- Existing geometric design for Corbett Crescent at Cossar Drive based on the as-constructed engineering drawing;
- Traffic data and additional site observations on Corbett Crescent and Cossar Drive were collected analyzed; and,
- Staff are of the opinion that it would be safer to remove the existing traffic control on Corbett Crescent at Cossar Drive than maintain the existing crosswalk lines with the installation of warning signage.

Background

Previous Staff Reports:

On March 26, 2019, Council considered Staff Report No. PDS19-004 – Stop Control Removal at Corbett Crescent and Cossar Drive and passed the following resolution:

1. That Report No. PDS19-004 – Stop Control Removal at Corbett Crescent and Cossar Drive, be referred back to staff.

Subsequently, a Staff Report No. PDS19-044 – Stop Control Removal at Corbett Crescent and Cossar Drive was presented at the Community Advisory Committee meeting on May 2, 2019 and the following comments were received:

- The committees were generally in support of the recommendations from Staff to remove the stop sign and stop line on Corbett Crescent at Cossar Drive; and,
- Additional warning signage be installed to educate and alert both motorists and pedestrians regarding the proposed modifications.

Existing Condition:

Under the existing condition, a stop sign, stop line and crosswalk lines are installed on Corbett Crescent at Cossar Drive. The northbound-to-eastbound traffic is controlled by the stop sign and the westbound-to-southbound traffic is uncontrolled and operates as free-flow.

In accordance to the available engineering drawings, Corbett Crescent and Cossar Drive were constructed as part of the residential subdivision developed in the late 1970s / early 1980s and the stop sign was installed as per the approved drawings. Cossar Drive was initially planned to connect with Murray Drive creating a t-intersection at Corbett Crescent. Under such a configuration (t-intersection), the stop sign on Corbett Crescent would be technically justified and required. However, the planned extension was not constructed and additional dwellings were built without removing the stop sign on Corbett Crescent.

The subject location is illustrated in Figure 1.

Analysis

The existing road conditions of Corbett Crescent and Cossar Drive are generally consistent with the Town's design standards

Corbett Crescent: is a two-lane local road with single lane per travel direction. It has an urban cross-section with curbs on both sides of the road and

sidewalks provided on the west side of the road from Cossar Drive to the southern property limit of 30 Corbett Crescent. The existing pavement is measured 8.5 metres wide with a 20 metres ROW width. In accordance to the Town Zoning By-law No. 4574-04.T the posted speed limit is 40 km/h.

Cossar Drive: is a two-lane local road with single lane per travel direction. It has an urban cross-section with curbs on both sides of the road and sidewalks provided on the south side of the road. The existing pavement is measured 8.0 metres wide with a 20 metres ROW width. In accordance to the Town Zoning By-law No. 4574-04.T the posted speed limit is 40 km/h.

Definition of crosswalk is defined by the Highway Traffic Act and Ontario Traffic Manual

According to the Highway Traffic Act (HTA), A Crosswalk means:

- a) "That part of a highway at an intersection that is included within the connections of the lateral lines of the sidewalks on opposite sides of the highway measured from the curbs or, in the absence of curbs, from the edges of the roadway, or"
- b) "Any portion of a roadway at an intersection or elsewhere distinctly indicated for pedestrian crossing by signs or by lines or other markings on the surface."

Based on Ontario Traffic Manual (OTM) Book 11, Crosswalk (or Pedestrian Crosswalk) is defined as:

- a) "Any portion of the Roadway, at an intersection or elsewhere, distinctly indicated for pedestrian crossing by appropriate pavement markings and/or signs, or by the projections of the lateral lines of the sidewalk on opposite sides of the road."

Existing geometric design for Corbett Crescent at Cossar Drive based on the as-constructed engineering drawing

In accordance with the as-constructed engineering drawing and site visit undertaken by Town staff, the existing geometric design for Corbett Crescent at Cossar Drive is comparable to the requirements for a typical angel bend layout as illustrated in the Town Design Criteria Manual for Engineering Plans – Drawing No. R-206. Generally, traffic control is not required/installed under this configuration.

Under the existing condition, a stop sign, stop line and crosswalk lines are installed on Corbett Crescent at Cossar Drive. The northbound-to-eastbound traffic is controlled by the stop sign and the westbound-to-southbound traffic is uncontrolled and operates as free-flow.

The existing traffic operations is illustrated in Figure 2.

Traffic data and additional site observations on Corbett Crescent and Cossar Drive were collected and analyzed

Staff have arranged to set up multiple Automatic Traffic Recorder (ATR) from June 19 to June 25, 2019 on Corbett Crescent and Cossar Drive to collect existing traffic data including vehicular volumes and travel speeds. The results are summarized in the tables below:

Table 1: 85th Percentile Speed – Northbound to Eastbound Direction (Stop Controlled)

Traffic Counter Locations	Northbound to Eastbound Direction – Stop Controlled (85th Percentile Speed)
39 Corbett Crescent	38 km/h
44 Corbett Crescent	34 km/h
30 Cossar Drive	33 km/h
17 Cossar Drive	41 km/h

Table 2: 85th Percentile Speed – Westbound to Southbound Direction (Uncontrolled)

Traffic Counter Locations	Westbound to Southbound Direction – Uncontrolled (85th Percentile Speed)
17 Cossar Drive	40 km/h
30 Cossar Drive	39 km/h
44 Corbett Crescent	32 km/h
39 Corbett Crescent	37 km/h

As summarized above, there is no apparent indications of excessive vehicle speeds for both travel directions.

Staff have scheduled and completed site visits on June 5, 2019 and June 13, 2019 from 7:00 a.m. to 9:00 a.m. and from 2:00 p.m. to 4:00 p.m. for general observations and pedestrian crossing surveys. The selected time periods coincide with the start and dismissal times at the adjacent schools including Regency Acres Public School and St. Joseph Catholic Elementary School. The observations and the results of the pedestrian crossing surveys are summarized below:

- No conflicts between motorists and pedestrians were observed;
- A total of 9 pedestrian (including 7 students) crossing Corbett Crescent were recorded during the morning observation; and,
- A total of 4 pedestrian (including 3 students) crossing Corbett Crescent were recorded during the afternoon observation.

Staff are of the opinion that it would be safer to remove the existing traffic control on Corbett Crescent at Cossar Drive than maintain the existing crosswalk lines with the installation of warning signage

As noted in OTM Book 15, crosswalk lines are not recommended at uncontrolled crossing:

“The presence of a marked pedestrian crossing may create a false sense of confidence on the part of pedestrians, particularly children, who may enter the crosswalk expecting that approaching drivers will see them and stop. A discrepancy may exist between pedestrians’ expectations and the expectations of approaching drivers who may not expect to find a pedestrian crossing at an uncontrolled location.”

In addition, under the HTA, crosswalk is defined without the distinction between controlled and uncontrolled crossing locations. In the absence of stop/yield signs, pedestrian crossover, or traffic control signals (half or full), pedestrians at an uncontrolled crossing location are required to wait for gaps in vehicular traffic before crossing.

The existing depressed curb can be maintained. According to OTM Book 15 depressed curbs are not intended to imply right-of-way for pedestrian, but rather to improve accessibility and safety where pedestrian activity has been demonstrated, or is anticipated.

Nonetheless, the existing crosswalk lines can be maintained (similar condition on Devins Drive adjacent to the pedestrian connection is illustrated in Figure 3) with the following additional signage (illustrated in Figure 4):

- “Pedestrian Ahead” (Wc-7) signs; and,
- “Pedestrian Yield to Traffic” (Wc-36) signs.

Staff have consulted with York Regional Police and the Town’s By-law Services and no concerns were identified or raised with the removal of stop sign and stop line at the subject location.

Advisory Committee Review

Staff Report No. PDS19-044 – Stop Control Removal at Corbett Crescent and Cossar Drive was presented at the Community Advisory Committee meeting on May 2, 2019 and the Committee is generally in supportive of removing the stop sign and stop line, and maintain the existing crosswalk lines with warning signage.

Legal Considerations

As mentioned in the report, intersections similar to this one do not typically have stop signs or lines; therefore, it may be more of a safety hazard to have a stop sign at this intersection. Further, any risk to the Town that may occur by the stop sign and line being removed would be mitigated by adding the additional warning signs.

Financial Implications

The approximate cost to remove the stop sign and stop line and install new pedestrian warning signs is estimated at \$750 and the necessary funds are available from the Operations Services Department Operating Budget.

Communications Considerations

The affected residents have been notified via mail dated March 7, 2019 of the proposed removal of the stop sign, stop line and crosswalk lines on Corbett Crescent at Cossar Drive.

A letter will be sent to the affected residents to notify them of the upcoming Council meeting and the final decision from Council will be circulated to them by a follow-up letter.

Link to Strategic Plan

This report supports the Strategic Plan goal of Support an Exceptional Quality of Life for All by examining traffic patterns and identify potential solutions to improve movement and safety at key intersections in the community.

Alternative to the Recommendation

1. That the stop sign and stop line not be removed on Corbett Crescent at Cossar Drive.

Conclusions

Based on the information presented in this report, the existing stop sign and stop line installed on Corbett Crescent at Cossar Drive are not required, it does not comply with the Ontario Traffic Manual recommendations and they may potentially cause a discrepancy on right-of-way expectation between pedestrians and motorists.

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Given the above, staff is recommending the removal of the existing traffic control while maintaining the existing crosswalk lines. Staff also recommends installing additional traffic signs including "Pedestrian Ahead" (Wc-7) and "Pedestrian Yield to Traffic" (Wc-36) signs and monitor the post-removal condition.

Attachments

- Figure 1: Subject Locations Map
- Figure 2: Existing Site Context
- Figure 3: Example of Similar Condition (Devins Drive)
- Figure 4: Proposed Pedestrian Warning Signs

Previous Reports

General Committee Report No. PDS19-004, dated March 19, 2019; and,
Community Advisory Committee Report No. PDS19-044, dated May 2, 2019.

Pre-submission Review

Agenda Management Team Meeting review on August 22, 2019

Departmental Approval

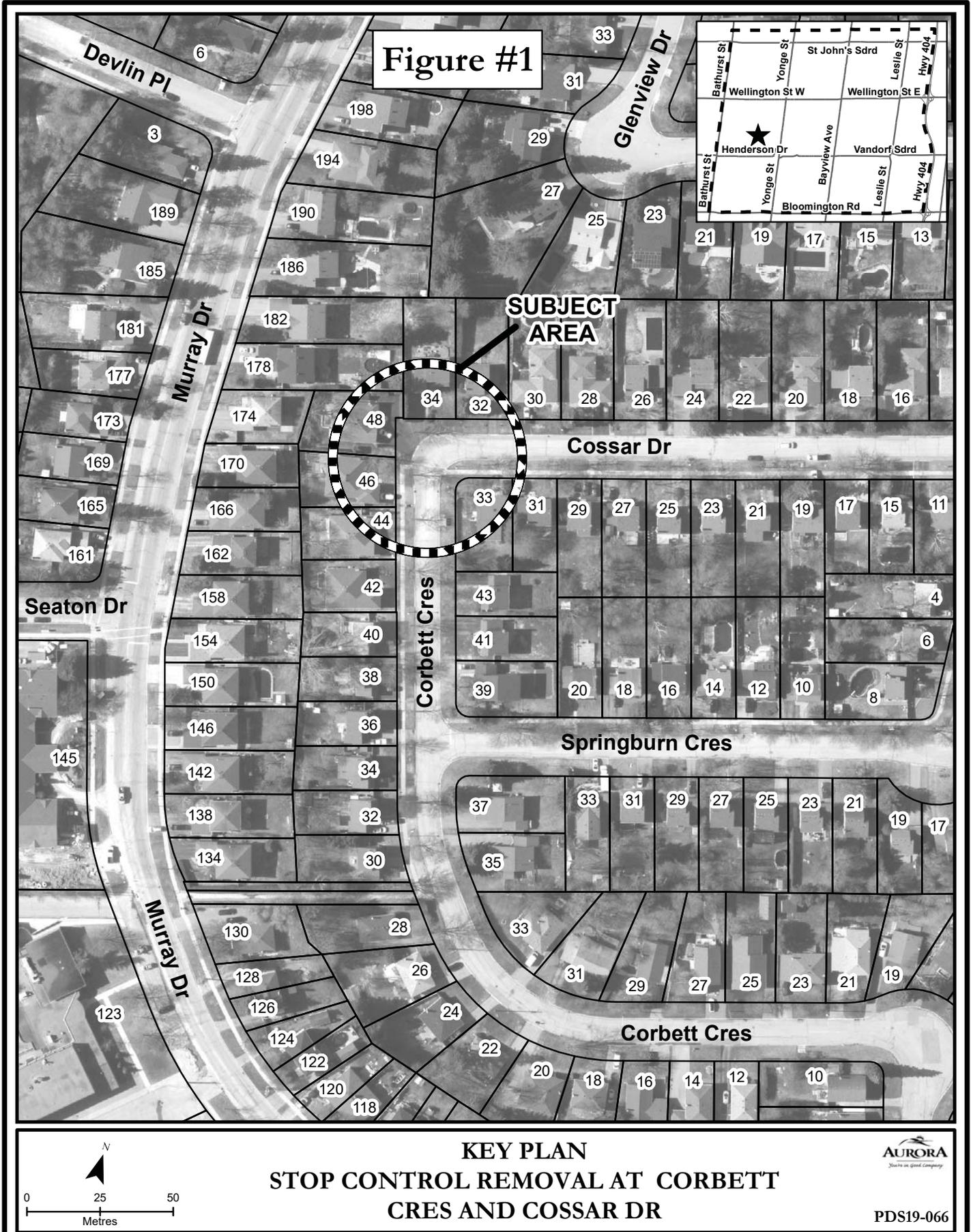


**David Waters, MCIP, RPP, PLE
Director
Planning and Development Services**

Approved for Agenda



**Doug Naderozny
Chief Administrative Officer**



Map created by the Town of Aurora Planning and Development Services Department, January 9th, 2019.
Air photos taken Spring 2018 © First Base Solutions Inc., 2018 Orthophotography. Base data provided by York Region and Aurora - GIS. This is not a legal survey.

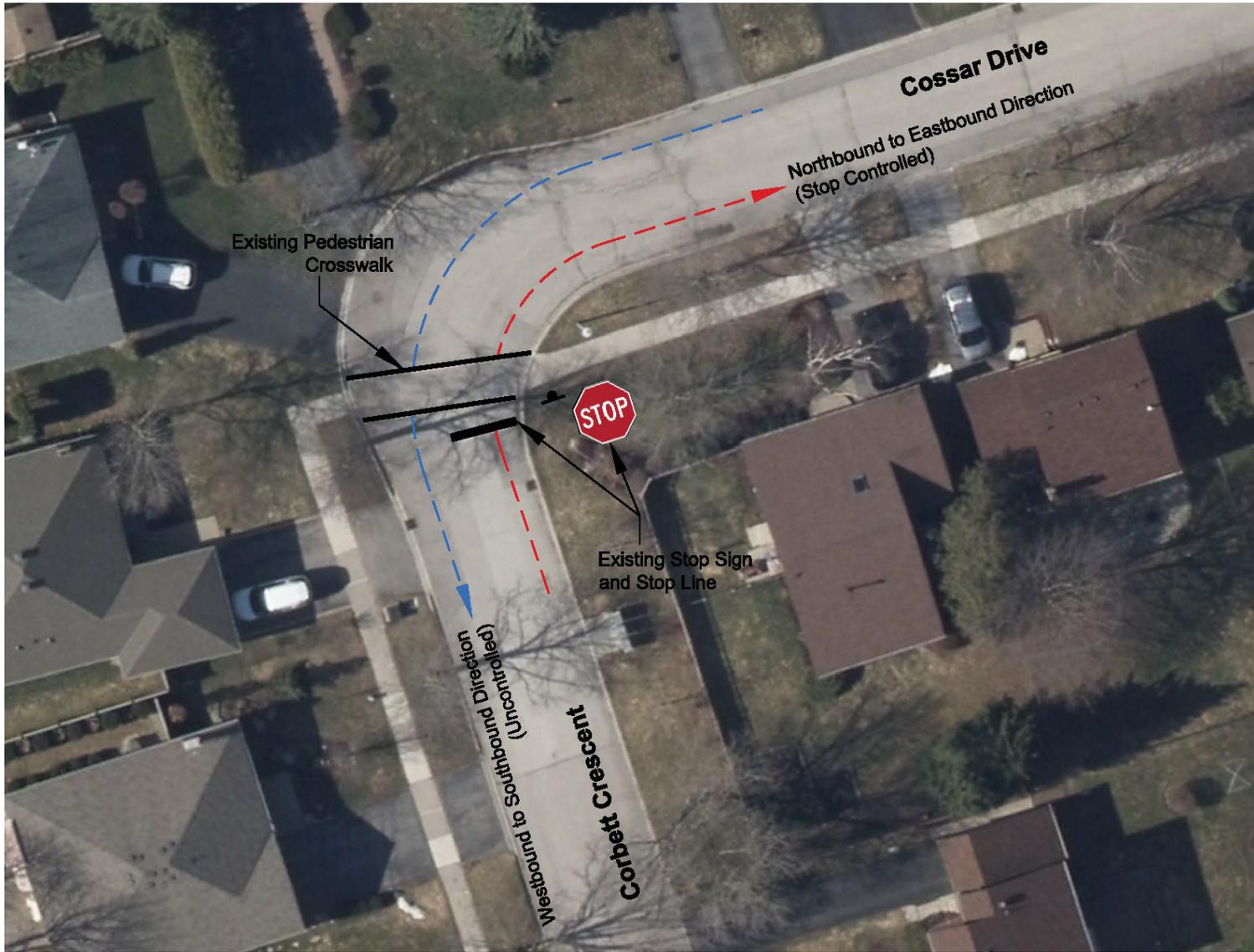


FIGURE 2
EXISTING SITE CONTEXT



PDS19-066



FIGURE 3
EXAMPLE OF SIMILAR CONDITION
(DEVINS DRIVE)



PDS19-066

Map created by the Town of Aurora Planning and Development Services Department, February 1st, 2018. Base data provided by York Region and Aurora - GIS. This is not a legal survey.



FIGURE 4
PROPOSED PEDESTRIAN WARNING SIGNS



PDS19-066

Map created by the Town of Aurora Planning and Development Services Department, February 1st, 2018. Base data provided by York Region and Aurora - GIS. This is not a legal survey.



**Town of Aurora
General Committee Report No. CMS19-021**

Subject: Additional Funding - Supply and Installation of new sound system for the Aurora Community Centre - McAlpine Ford Arena

Prepared by: Doug Bertrand, Manager of Facilities Management

Department: Community Services

Date: September 3, 2019

Recommendation

- 1. That Report No. CMS19-021 be received; and**
- 2. That the total approved budget for Capital Project No. 72407 – Sound system upgrade at the Aurora Community Centre #1, be increased to \$87,400, representing an increase of \$37,400 to be funded from the Facilities R&R reserve.**

Executive Summary

As part of the 2019 Capital budget process, Capital Project No. 72407 for a new sound system for the Aurora Community Centre (ACC) in the McAlpine Ford arena, was approved in the amount of \$50,000. The purpose of this report is to request additional funds in the amount of \$37,400, totaling \$87,400 to be allocated for this project.

- The Request for Quote resulted in higher than anticipated costs

Background

The existing sound system in the McAlpine Ford (ACC #1) arena is over 15 years old and has underperformed for the past several years, resulting in poor sound quality during audio broadcasting.

When Aurora was due to host the National Event - Rogers Home Town Hockey in December 2018, temporary sound system was rented to ensure there was clear broadcasting during the event. The cost of the rental sound system was \$6,300, which included a one-week equipment rental, delivery and set up. The excellent sound quality from the rental equipment plus the cost of the temporary system emphasized the need to replace the system.

Analysis

The Request for Quote resulted in higher than anticipated costs

As part of the budget deliberations on February 2, 2019, a request was introduced for this project. At this time, due to tight timelines, the scope of work was not fully developed and a budget estimate of \$50,000 was determined.

The 2019 Capital Budget was approved on March 26, 2019 and at this time, staff engaged the services of a Sound System consultant to assist in establishing the equipment specifications that would be included in the scope of work for the supply and installation of the new system.

A public tender was issued as per these established equipment specifications on July 25, 2019 and closed on August 20, 2019. A total of three bids were received with the lowest compliant bid being \$79,455 which is \$29,455 over the approved budget estimate. When a 10% contingency of \$7,945 is factored in, the total project budget short-fall becomes \$37,400.

Advisory Committee Review

Not applicable

Legal Considerations

Not applicable

Financial Implications

A total budget of \$50,000 was approved for Capital Project No. 72407 as part of the 2019 budget.

The lowest bid received of \$79,455 plus a 10% contingency of \$7,945, representing a total requirement of \$87,400, exceeds the currently approved project budget by \$37,400.

Table 1 presents a financial summary for Capital Project No. 72407 based upon the tender results:

Table 1 – Financial Summary

Approved Budget: Capital Project No. 72407	\$50,000
Lowest bid received	\$79,455
10% Contingency	\$7,945
Total Funding Required	\$87,400
Funding savings / (short-fall)	(\$37,400)

It is recommended that the total approved budget for this project be increased to \$87,400 with the resultant budget short-fall of \$37,400 to be funded through an equivalent draw from the Facility R&R reserve.

It is anticipated that this revised approved budget will be sufficient in funding the delivery of this project.

Communications Considerations

There are no communications considerations at this time.

Link to Strategic Plan

Proceeding with Capital Project No. 72407 supports the Strategic Plan's goal of **Supporting an exceptional quality of life for all** in its accomplishments in satisfying requirements in the following key objectives within this goal statement:

Objective 2: Invest in sustainable infrastructure; implement technology to improve the Town's efficiency in providing services.

Alternative(s) to the Recommendation

1. Council may choose to not proceed with Capital Project No. 72407

Conclusions

Staff request that approval be granted to proceed with the Supply and Installation of a new sound system in the Aurora Community Centre McAlpine Ford Arena. Staff recommend that the total budget for this project be increased to \$87,400 with the

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Report No. CMS19-021

resultant budget short-fall of \$37,400 to be funded through an equivalent draw from the Facility R&R reserve.

There is a short window of opportunity to complete this project, as the Aurora Tiger 2019 season commences in September. If this project was not to proceed, it would have to be rescheduled for 2021. Additionally, the continued deterioration of the public address sound system will remain an issue with funds required to maintain or rent equipment until the new system is in place.

Attachments

Capital project sheet No. 72407

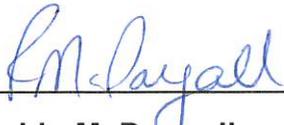
Previous Reports

None

Pre-submission Review

Reviewed by CAO on August 26, 2019

Departmental Approval



Robin McDougall
Director
Community Services

Approved for Agenda



Doug Nadorozny
Chief Administrative Officer



**Town of Aurora
General Committee Report No. CMS19-022**

Subject: Additional Funding - Supply and Installation of Changeroom Lockers at the Aurora Family Leisure Complex

Prepared by: Lisa Warth, Manager of Recreation

Department: Community Services

Date: September 3, 2019

Recommendation

1. That Report No. CMS19-022 be received; and
2. That the total approved budget for Capital Project No. 74022 – Supply, install and replace change room lockers at the Aurora Family Leisure Complex be increased to \$108,680, representing an increase of \$52,180 to be funded from the Facilities R&R reserve.

Executive Summary

During the 2019 capital budget deliberations, capital project 74022 was approved. This project was to replace 208 lockers at the Aurora Family Leisure Complex in all change rooms. The amount approved for this project is \$56,500. Additional funding is required in the amount of \$52,180 totaling \$108,680 for this project.

- The Request for Quote resulted in higher than anticipated costs

Background

Since the Aurora Family Leisure Complex reopened in March 2015, there have been regular complaints about the lockers in both the Fitness change rooms, the Pool change rooms and the Family change room. The lockers are too small and many of them are rusty, have no hooks and are generally in poor condition.

Analysis

The Request for Quote resulted in higher than anticipated costs

The RFQ for this project was issued on May 29, 2019 and closed on June 24, 2019. One compliant bid was received in the amount of \$98,800 (before tax). This bid is \$44,040 over the approved budget amount. The RFQ was issued within the project scope originally presented to Council.

The original project amount was determined by previous management, who is no longer employed with the Town of Aurora and it is unknown how the original budget amount was determined.

Staff are requesting additional funding in the amount of \$52,180, including a 10% (\$9,880) contingency for a total of \$108,680.

Advisory Committee Review

Not applicable

Legal Considerations

Not applicable

Financial Implications

It is recommended that the noted funding short fall of \$52,180 be funded through an equivalent draw from the Facility R&R reserve. The said reserve, has a sufficient balance to accommodate this required transfer. It is anticipated that the revised budget of \$108,680 will be sufficient for the completion of the planned scope of this project.

Table 1 presents a financial summary of Capital Project No. 74022 based upon the RFQ results:

Table 1 – Financial Summary

Approved Budget: Capital Project No. 74022	\$56,500
Lowest bid received	\$98,800
10% Contingency	\$9,880
Total Funding Required	\$108,680
Funding savings / (short-fall)	(\$52,180)

Communications Considerations

Customer Service impact to the community for this project will be communicated through signs at the location in advance of, and during, the project. Notice will also be posted to the Town Website as a Service Disruption.

Link to Strategic Plan

Capital project No. 74022 supports the **Strategic Plan Pillar of Success**, specifically the goal of ***Supporting an exceptional quality of life***, Objective 4 – ***Encouraging an active and healthy lifestyle***.

Alternative(s) to the Recommendation

1. Council may choose not to proceed with Capital project No. 74022

Conclusions

Replacing the lockers at the AFLC will ensure that facility users feel comfortable and provide ease in their experience using the facility, along with peace of mind that their belongings are secure. Staff will proceed with the project immediately upon approval of the additional funding required.

September 3, 2019

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Report No. CMS19-022

Attachments

Capital project sheet No. 74022

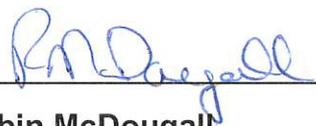
Previous Reports

None

Pre-submission Review

Reviewed by the CAO on August 26, 2019

Departmental Approval



**Robin McDougall
Director
Community Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**



**Town of Aurora
General Committee Report No. CS19-032**

Subject: Golf Tournament Funds Application Review and Disbursement Committee

Prepared by: Michael de Rond, Town Clerk

Department: Corporate Services

Date: September 3, 2019

Recommendation

- 1. That Report No. CS19-032 be received; and**
- 2. That the Golf Classic Funds Application Review and Disbursement Committee be struck as an advisory committee of Council; and**
- 3. That the aforementioned committee be delegated the sole authority to disburse funds raised by the *Aurora Mayor's Charity Golf Classic*; and**
- 4. That the recruitment provisions in the Advisory Committee and Local Boards policy be waived; and**
- 5. That a dedicated reserve be created that will hold all unallocated net proceeds generated from Charity Golf Classic events.**

Executive Summary

This report proposes a transparent method to disburse the funds raised by the Aurora Mayor's Charity Golf Classic. Staff are recommending a committee of Council be struck, made up of community members experienced in helping those experiencing undue hardship, to decide how the funds raised will be allocated. The following are important considerations in the report;

- Other municipalities deal with the disbursement of their golf tournament/classic funds in a variety of ways
- The recommended funding criteria is broad and based on how the prior organizing committee distributed the funds raised by the golf classic
- Staff will attempt to minimize any overlap with the Town's previously established Sponsorship Policy

Background

The CAO has directed staff to bring forward recommendations related to a committee of Council tasked with disbursing funds raised by the *Aurora Mayor's Charity Golf Classic*. In years past, the organizing committee for the golf classic has also taken the responsibility for awarding the funds raised. With the golf classic now being included as a Town event, staff are proposing a transparent method for the disbursement of the funds raised.

Analysis

Other municipalities deal with the disbursement of their golf tournament/classic funds in a variety of ways

It is very common for municipalities to hold golf tournaments that raise funds for community initiatives. How these municipalities disburse the funds they raise varies drastically. Some municipalities allow service clubs, members of the public, and other agencies to request funds through a delegation to Council. Other municipalities choose 2-4 causes to donate to each year and split the funds evenly when the total is known.

Municipalities such as the Township of Brock and the Township of Scugog distribute the funds made by their golf tournaments through a similar committee of Council approach that staff are recommending to Council in this report. To ensure transparency, staff have included a provision in the draft Terms of Reference that requires an annual report to update Council and the public regarding the disbursement of the funds.

The recommended funding criteria is broad and based on how the prior organizing committee distributed the funds raised by the golf classic

Past examples of groups and projects receiving funding are the Aurora Food Pantry, Bereaved Families of York Region and the Doane House Hospice. The proposed funding criteria would continue to allow for groups such as these to apply for funding. After discussions with the Mayor, staff have also recommended that the criteria be broadened to include individuals in the Aurora community who may miss out on an opportunity due to financial and/or undue hardship. This could take many forms, but an example may be a student grant or funding for an Aurora resident to compete at an event overseas.

To this end, staff are recommending that the recruitment provisions in the Advisory Committee and Local Boards policy be waived to facilitate the targeted recruitment of members of community groups who have experience working with those experiencing undue hardship in Aurora. This could result in a potential conflict of interest situation where a group represented by a member of the committee has an application before the committee. The onus is on the member of the committee to declare a conflict at the appropriate item in the agenda if this occurs.

To fill the committee with members experienced with working with those facing undue hardship, staff are recommending the recruitment provisions in the Policy for Ad Hoc/Advisory Committee and Local Boards be waived to facilitate the targeted recruitment.

Staff will attempt to minimize any overlap with the Town's previously established Sponsorship Policy

Staff will work with prospective funding applicants to determine whether their application should be to the Sponsorship Policy or the golf classic application review and disbursement committee. The biggest differentiation between the two streams is that the golf classic application review and disbursement committee will consider applications relating to individual financial hardship, which would not be permitted under the Sponsorship Policy.

Advisory Committee Review

None

Legal Considerations

None

Financial Implications

Finance will manage the collection and the release of golf tournament funds. In recognition that it is likely that all net proceeds from the Mayor's Charity Golf Classic will not be dispersed by fiscal year end, staff recommend that a dedicated reserve be created into which any unallocated proceeds can be held. A dedicated reserve will allow for the easy carry forward of any unallocated event proceeds; as well as, enhance the reporting transparency in this regard.

Communications Considerations

Meetings of the proposed committee will be treated the same as any other advisory committee and be open to the public. Agenda and minutes will be posted on the Town's website. From time to time, it may be appropriate for the committee to move into closed session to consider sensitive applications. This will be done in accordance with the *Municipal Act, 2001* and proper notice will be provided to the public.

Link to Strategic Plan

This initiative supports openness and transparency, two hallmarks of good governance.

Alternative(s) to the Recommendation

1. Council provide direction.

Conclusions

The committee structure proposed in this report is, in many ways, an extension of how the previous committee that was not formally affiliated with the Town disbursed the funds raised by the Aurora Mayor's Charity Golf Classic. Now that the golf classic is a Town event, this is a logical way for the funds raised to be provided to in need groups and individuals in Aurora.

Attachments

Attachment 1 – Proposed Terms of Reference

Attachment 2 – Application form with proposed funding criteria

Previous Reports

None

Pre-submission Review

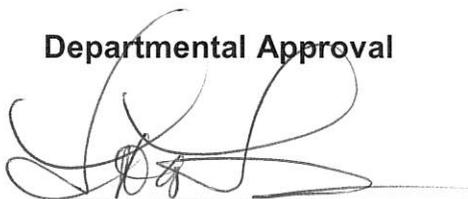
Agenda Management Team review on August 22, 2019

September 3, 2019

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Report No. CS19-032

Departmental Approval



**Techa Van Leeuwen
Director
Corporate Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**



Attachment 1

AURORA MAYOR'S CHARITY GOLF CLASSIC

APPLICATION REVIEW AND DISBURSEMENT COMMITTEE

TERMS OF REFERENCE

1. PURPOSE

To oversee the distribution of a "Community Initiatives Fund" generated from the annual Aurora Mayor's Charity Golf Classic.

2. MEMBERSHIP

The Committee shall be comprised of 7 representatives, from service clubs and community organizations who provide a variety of services to those in need within the boundaries of the Town of Aurora. Examples of organizations represented on the application review committee (Optimist Club, Rotary Club, Welcoming Arms, Salvation Army, York Regional Police, United Way, CHATS, etc.).

- At least eighteen years of age;
- A Canadian citizen;
- Not employed by the Town of Aurora
- At least 1 member with a background in Finance

3. TERM

The Committee shall be appointed for a term to coincide with the municipal election and / or term of new Council.

4. REMUNERATION

None



***Aurora Mayor's Charity Golf Classic
Application Review Committee
Terms of Reference
Page 2 of 2***

5. DUTIES AND FUNCTIONS

Application for funding:

- Develop and make available a “grant application form” electronically to all groups / individuals
- Review and update, as required, the eligibility criteria for funding each term
- Intake and review applications against eligibility criteria

Financial support:

- To determine the amount of financial support to not-for-profit community groups and individual needs that otherwise have limited options to get assistance from
- To determine the amount of financial support to both individuals and community groups to help them participate in or organize various activities offered throughout the Town of Aurora
- Funding to groups or individuals not to exceed \$5,000 in a calendar year and the approval is at the sole discretion of the Application Review and Disbursement Committee

Reporting:

- Aurora Town Council will be provided with a report of funding allocation on an annual basis for information.
- Identifiable individuals receiving support will not be publically disclosed as per the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) requirements

6. MEETING TIMES AND LOCATIONS

Meetings of the Committee will be scheduled by the Legislative Services Division on an Ad-Hoc basis.

7. STAFF SUPPORT

The Committee will receive administrative support from the Legislative Services Division.



100 John West Way
Box 1000
Aurora, ON L4G 6J1
(905) 727-3123
aurora.ca

T O W N O F A U R O R A

Application to Receive Funds

Aurora Mayor's Charity Golf Classic

The Aurora Mayor's Charity Golf Classic has raised over \$750,000 to date and has financially assisted several community organizations to provide much needed services to residents living in the Town of Aurora.

Recipient selection is conducted annually by the application review and disbursement committee of the Town of Aurora Mayor's Charity Golf Classic and is based on the information provided in this application. Please submit completed application to the Aurora Mayor's Charity Golf Classic at clerks@aurora.ca

Funding Criteria and guidelines;

- Individual applicants and community groups must demonstrate financial hardship or a limited means to retain funds in another manner. Individual applications demonstrating financial hardship will be kept confidential.
- Individuals and organizations may not receive funding for more than two consecutive years.
- Funding requests for more than \$5,000 in a calendar year will not be accepted.
- Funding requests for more than 50% of an initiative will not be considered and applicants must demonstrate how the remaining funds will be or have been obtained
- Applications should demonstrate a benefit to the residents of the Town of Aurora that receiving the funding will provide

Name of Individual or Community Group

Address

Contact Information

Email: _____ Phone Number: _____

On a separate document, please outline your initiative and any supporting documentation you have. The information being provided should align with the funding criteria guidelines found above. Please attach this form with the supporting information and email to clerks@aurora.ca



**Town of Aurora
General Committee Report**

No. PDS19-072

Subject: Application for Zoning By-law Amendment and Draft Plan of Subdivision Cedartrail Developments (Formerly Frattaroli)
14288 Yonge Street
Part Lot 74, Con. 1, King, Part 2, 65R-37835
File Numbers: ZBA-2014-09 and SUB-2014-04
Related File Number: CDM-2018-02

Prepared by: Matthew Peverini, Planner

Department: Planning and Development Services

Date: September 3, 2019

Recommendations

- 1. That Report No. PDS19-072 be received;**
- 2. That Zoning By-law Amendment file ZBA-2014-09 (Cedartrail Developments) be approved to rezone the subject lands from “Rural General Oak Ridges Moraine (RU-ORM) Zone” to “Detached Third Density Residential Exception Zone (R3-XX) Zone”, “Detached Fourth Density Residential Exception Zone (R4-XX) Zone”, “Detached Fourth Density Residential Exception Zone (R4-YY) Zone”, “Oak Ridges Moraine Environmental Protection (EP-ORM) Zone” and Public Open Space (O1) Zone”;**
- 3. That the application for Draft Plan of Subdivision SUB-2014-04 (Cedartrail Developments) be approved, subject to the conditions outlined in Schedule ‘A’ to this report;**
- 4. That Council grant an allocation of 36 persons from the reserve to service the development of 11 single detached dwellings on the approved Draft Plan of Subdivision;**
- 5. That the implementing Zoning By-law be brought forward to a future Council Meeting; and,**
- 6. That the Mayor and Town Clerk be authorized to execute a Subdivision Agreement, including any and all of the Agreements referenced in the**

Conditions of Approval, and including any ancillary agreements or documents required to give effect to the applications.

Executive Summary

This report seeks Council's approval to the applications for Zoning By-law Amendment and Draft Plan of Subdivision submitted for 14288 Yonge Street, to facilitate the development of 11 single detached dwellings on a private road.

- The proposed R3 exception zone will increase minimum lot area, minimum lot frontage, maximum lot coverage, and maximum building height; decrease minimum front yard, minimum rear yard, and minimum interior side yards; and impose new permissions on maximum driveway widths, garage measurements, and permitted encroachments;
- The proposed R4 exception zones will increase minimum lot frontage, minimum front yard and minimum interior side yards; decrease the minimum lot area, minimum rear yard and minimum exterior side yards; and revise permitted encroachments;
- The ecological integrity of the environmental feature on the subject lands will be maintained through a minimum vegetation protection zone (MVPZ) and the implementation of an Oak Ridges Moraine Environmental Protection (EP-ORM) Zoning;
- The proposed applications are consistent with the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Lake Simcoe Protection Plan, Oak Ridges Moraine Conservation Plan and the York Region Official Plan;
- The proposed applications conform to OPA 34;
- The proposed applications are appropriate and compatible with the surrounding neighbourhood; and,
- Internal departments and external agencies have no concerns regarding approval of the proposed applications. Recommended conditions of draft approval have been provided as Schedule 'A' to this report.

Background

Application History

The subject Zoning By-law Amendment and Draft Plan of Subdivision applications were submitted to the Town on September 30, 2014. The applications were heard at a

statutory public planning meeting on March 25, 2015, and Council passed a resolution to bring the matter forward to a future General Committee meeting.

At the time of the statutory public meeting, the proposed development consisted of 9 townhouse dwelling units and 2 semi-detached dwelling units on a private road. The proposed development has since been revised to 11 single detached dwelling units on a private road (a common elements condominium development). There were no comments from the public at the March 2015 meeting. As the proposed density and unit count did not change, a further statutory public planning meeting is not required.

A Block Plan application (Block F) for the Yonge Street South Secondary Plan (File: SUB-2010-01) was submitted on April 19, 2010 by the South Aurora Landowners Group and approved on September 24, 2012 by Council. Block F is bordered by Yonge Street, the rail line and the properties north of Ridge Road. The subject lands were identified as a non-participating landowner through the Block Plan process. Servicing and road connections for the subject lands were identified in the approved Block Plan.

Location / Land Use

The subject lands are municipally known as 14288 Yonge Street (legally described as Part Lot 74, Concession 1), located between Yonge Street and Butternut Ridge Trail, and south of the GO Transit railway (Figure 1). The subject lands exhibit the following characteristics:

- Property is forested with mid-aged to mature deciduous and mature coniferous vegetation;
- Driveway access from Yonge Street; and,
- Vacant land – previously existing buildings were demolished in 2018.

It is important to note that upon applying for the subject applications, the subject lands totalled an area of 2.2 hectares (5.44 acres). In 2014, a portion of the lands along the western boundary were conveyed to the adjacent landowners (BG Properties) in order to facilitate the creation of a local road to service Block F. As such, the subject lands are currently irregular in shape, with an area of 1.607 hectares (3.97 acres).

Surrounding Land Uses

The surrounding land uses are as follows:

North: 5-storey retirement residence under construction (Delmanor Aurora);

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Report No. PDS19-072

South: Single detached dwellings;
East: Yonge Street, and the existing Aurora Cemetery; and,
West: Environmental Protection lands, BG Properties and Ballymore residential developments.

The lands to the north, west and south were previously approved as a part of the Coutts Draft Plan of Subdivision application (SUB-2012-03) to which the Cedartrail Developments lands propose to interconnect.

Policy Context

Provincial Policies

All Planning Act development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns.

The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed.

The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

The Oak Ridges Moraine Conservation Plan (ORMCP) provides land use and resource management planning direction on how to protect the Moraine's ecological and hydrological features and functions.

York Region Official Plan (YROP)

The subject lands are designated as "Urban Area" within the YROP. The Region's vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable, lively communities. A primary goal of the YROP is to enhance the Region's urban structure through city building, intensification and compact, complete

vibrant communities. The subject lands are located within the Wellhead Protection Area D (WHPA-D) for the Yonge Street Aquifer, and within the boundaries of the Significant Recharge Area, Highly Vulnerable Aquifer and Wellhead Protection Area Q (WHPA-Q). The subject lands are located on the western boundary of Yonge Street, which is a Regional Road.

Yonge Street South Secondary Plan (OPA 34)

The subject lands area designated as “Cluster Residential”, “Environmental Protection Area”, “Ecological Buffer”, “Environmental Restoration Area” and “Building Setback” by OPA 34 (See Figure 2).

The Oak Ridges Moraine Conservation Plan (ORMCP) as consolidated with the Town’s Official Plan indicates that the subject lands are designated “Oak Ridges Moraine Settlement Area”. On Schedule ‘K’, the lands are partially designated as “Woodlands” and “Woodlands Minimum Vegetation Protection Zone (MVPZ)” (Figure 3). Schedule ‘L’ indicates that the subject lands are designated “Category 1 – Complex Landform”. Schedule ‘M’ indicate that the subject lands are in a “High Vulnerability Aquifer Area”.

Town of Aurora Zoning By-law 6000-17, as amended

The subject lands are currently zoned “Rural General Oak Ridges Moraine (RU-ORM)” by the Town of Aurora Zoning By-law 6000-17, as amended (Figure 4). The existing zoning reflects the previous rural residential use of the subject lands. In order to implement the proposed development, the applicant is proposing to rezone the subject lands from RU-ORM to the applicable zone designations outlined under the Proposed Application section of this report.

Reports and Studies

The reports and studies submitted as part of complete applications to the Town were listed in Public Planning Report Number PL15-021.

Proposed Applications

Proposed Zoning By-law Amendment

As shown in Figure 5, the Applicant proposes to rezone the subject lands from “Rural General Oak Ridges Moraine (RU-ORM)” to “Detached Third Density Residential

Exception Zone (R3-XX) Zone”, “Detached Fourth Density Residential Exception Zone (R4-XX) Zone”, “Detached Fourth Density Residential Exception Zone (R4-YY) Zone”, “Oak Ridges Moraine Environmental Protection (EP-ORM) Zone” and Public Open Space (O1) Zone”.

Appendix A compares the difference between the parent R3 Zone requirements and the proposed R3 Exception Zone. Appendix B compares the difference between the parent R4 Zone requirements and the proposed R4 Exception Zones.

Proposed Plan of Subdivision

As seen on Figure 6, the proposed draft plan of subdivision proposes 11 single detached dwellings on a private right-of-way, an environmental protection block, an open space block, and a 0.30m reserve block. The draft plan is described below:

Proposed Land Use	Lot and Block #	# of Units	Area (ha)
Single Detached Dwellings	Lots 1-11	11	0.614
Open Space Block (Trail)	Block 2		0.026
0.30m Reserve	Block 3		0.0006
Private Right-of-way	Block 4		0.175
Environmental Protection (Woodlot)	Block 5		0.791
Totals		11	1.607

Analysis

Planning Considerations

The proposed applications are consistent with the Provincial Policy Statement (PPS) 2014.

In accordance with Section 3 of the Planning Act, all land use decisions in Ontario shall be consistent with the PPS. The PPS recognizes the importance of local context and character. Policies are outcome oriented and some policies provide for flexibility in their implementation, provided that provincial interests are upheld. Staff is satisfied that the proposed applications are consistent with the PPS. Appendix C contains a table outlining how the proposed development conforms to the PPS.

The proposed applications are consistent with the Places to Grow Plan for the Greater Golden Horseshoe (Growth Plan) 2017.

The Growth Plan intends to guide land development by encouraging compact built form, diverse land uses, and a range of housing types. The Growth Plan encourages the concentration of population and employment growth to locate within built up settlement areas, and promotes the development of complete communities that offers access to local amenities, and connections to municipal water and wastewater systems. Staff is satisfied that the proposed applications are consistent with the Growth Plan. Appendix D is a table highlighting how the proposed development conforms to the Growth Plan.

The proposed applications conform to the Lake Simcoe Protection Plan (LSPP).

The subject lands are located within the regulated area of the LSPP. The proposed development constitutes major development under the LSPP. The Lake Simcoe Region Conservation Authority (LSRCA) has reviewed the proposed applications in concert with the LSPP, with no objections subject to the conditions of Draft Plan Approval as outlined in Schedule A. Staff is satisfied that the proposed applications conform to the LSPP.

The proposed applications conform to the York Region Official Plan (YROP).

Section 1.0 of the YROP, outlines the triple bottom line objectives towards a sustainable Region. These objectives consist of: having a sustainable natural environment; creating healthy communities; and ensuring economic vitality. Appendix E to this report highlights how the proposed development aligns with the York Region triple bottom line objectives, and other policies within the Plan.

The YROP designates the subject lands as “Urban Area” on Map 1 “Regional Infrastructure”. The vision for Urban Areas is to strategically focus growth within these areas, to conserve resources, and to create sustainable and lively communities. The Regional Municipality of York has reviewed the subject applications and provided the following comments (summarized):

- The development requires servicing allocation prior to final plan approval;
- The proposed development is serviced by wastewater and water infrastructure in the Butternut Ridge right-of-way;
- The Regional 450 mm diameter Aurora Yonge Street Feeder main is located in the Yonge Street right-of-way;

- The site is within Wellhead Protection Areas D and Q (WHPA-D and WHPA-Q), Highly Vulnerable Aquifer, Significant Ground Recharge Area and Area of High Aquifer Vulnerability.
 - Regional Water Resources staff have no significant concerns; and
- Transportation Planning Staff has indicated no objection to the draft plan of subdivision application.

York Region has no objection to the approval of the draft plan of subdivision application subject to the fulfillment of conditions of draft approval (forming part of Schedule A to this report). Planning Staff have reviewed the YROP, and support Regional Staff's comments and conditions.

The proposed applications conform to the land use and development policies of the Town of Aurora Yonge Street South Secondary Plan (OPA 34).

The subject lands are designated "Cluster Residential", "Environmental Protection Area", "Ecological Buffer", "Environmental Restoration Area" and "Building Setback" by OPA 34. In summary, the proposed applications comply with the land use, built form, density requirements and urban design provisions in OPA 34. Appendix F of this report highlights how the proposed development conforms to the "Cluster Residential" designation OPA 34.

Below Staff have outlined how the proposed development conforms to the more general policies of OPA 34.

Environmental Protection Area

The Environmental Protection Areas contain the most significant areas of ecological importance within the Secondary Plan area. On the Draft Plan, Block 5 is considered as a woodlot feature. In accordance with Section 6.3.1 of OPA 34, Block 5 on the Draft Plan will be conveyed to the Town (at no cost) as a condition of draft plan approval. No new development or land alteration is proposed within the Environmental Protection Area. Block 5 will be zoned as "Oak Ridges Moraine Environmental Protection (EP-ORM)" through the amending By-law, in accordance with section 6.3.10 of OPA 34.

Environmental Restoration Area

An Ecological Restoration Area is intended to link and enhance Environmental Protection Areas and Environmental Function Areas to provide wildlife movement

corridors and habitat. This designation is located at the western boundary of the proposed environmental protection block (Block 5) on the Draft Plan. In accordance with OPA 34, the restoration area will remain undeveloped and undisturbed.

Ecological Buffer

The intent of an Ecological Buffer Area is to provide adequate separation between environmental areas and adjacent areas used or intended for development. The physical extent of an ecological buffer will be based on the environmental feature that is being protected and shall be determined during the preparation of an Environmental Impact Study. Within Block F, Ecological Buffers shall be a minimum of 10 m in width measured from the dripline of trees on the boundary of the Environmental Protection Area to the rear lot line or equivalent of the development. The applicant has included a 10 m buffer on the northern boundary of the environmental protection block on the draft plan.

Building Setback

The “Building Setback” designation is intended to ensure adequate spatial separation from Yonge Street. The proposed development includes a 60 m setback from the centerline of Yonge Street.

Urban Design

OPA 34 outlines Urban Design guidelines which seek to provide a consistent, high standard of design direction to landowners, builders, and consultants. Architectural Design Guidelines have been prepared by John G. Williams Limited Architect for the Draft Plan of Subdivision. Staff have reviewed this document, and are satisfied that the proposed guidelines align with the urban design policies of OPA 34. As such, the developer will be required to adhere to these guidelines as a condition of draft approval.

Block Plan Requirements

OPA 34 identifies the subject lands to be within Block F. While the subject lands were identified as a non-participating landowner through the Block Plan process, servicing and road connections over the lands were identified in the approved Block Plan.

The applicant submitted a Functional Servicing Plan, Landform Conservation Study, and Hydrogeological Study in accordance with the requirements of Section 11.1.2 of OPA 34 – which require this supporting documentation prior to final approval of a Block Plan. These studies have been reviewed by Staff and the LSRCA, with no objection, subject to conditions of approval as set out in Schedule A to this report.

Planning Staff have reviewed the proposed applications and have no objections, subject to the conditions of approval.

Zoning By-law 6000-17, as amended (ZBL)

The proposed applications are appropriate and compatible with the surrounding neighbourhood subject to the conditions listed in this report.

To implement the proposed development and achieve the goals and vision of the Secondary Plan, the applicant has applied to rezone the subject lands. Recognizing that each residential subdivision has unique characteristics, the proposed site-specific provisions are necessary to apply the urban design principles as required by the Town's Official Plan.

Staff have evaluated the implementing ZBL in the context of the Official Plan and surrounding neighbourhoods, and are of the opinion that the proposed rezoning is appropriate and consistent with the development standards of the Town, and compatible with adjacent development. Section 15.2.3 of the Town's Official Plan enlists eight criteria that Council shall have regard to before approving an amendment to the Town's ZBL. Appendix G highlights how the proposed development meets these criteria.

Department / Agency Comments

Internal departments and external agencies have no concerns to the approval of the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications, subject to the conditions of approval (Schedule 'A').

Traffic/ Parking/ Access

The proposed residential lots will be accessed via a private road (Butternut Ridge Trail), which has direct access to Yonge Street. The private right-of-way within the Cedartrail

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Report No. PDS19-072

Draft Plan has a width of 8.0m. Engineering Division staff have no objection to the private right-of-way layout. The adjacent BG Properties subdivision was designed to accommodate future traffic going through their lands and into the proposed Cedartrail Subdivision. Staff do not expect any traffic, parking or access related issues as a result of the proposed draft plan of subdivision.

Municipal Servicing

The proposed servicing schemes for the subject lands follow the servicing patterns described in the overall South Aurora Master Environmental Servicing Plan (MESP) which has been accepted by the Town. The proposed servicing locations at the property limits from the first submission detailed design for the abutting BG Properties development (which includes the Butternut Ridge Trail right-of-way) is sufficient to allow for the sewer connection of the proposed sewers and watermain within the proposed private laneway. Full municipal services can be provided and the proposed grading scheme respects the existing environmental features and perimeter grades. The land owners are party to a Shared Servicing Agreement (Instrument Number YR2690284) that is registered on title, which encompasses BG Properties (Phase 1 and 2), the Delmanor (Aurora) Inc. lands, Ballymore Building (South Aurora) Corp., and the subject lands.

Trails

As a condition of draft approval, the Town's Parks Division has requested the conveyance of an open space block (Block 2 on the Draft Plan) gratuitous and free of all encumbrances, for purposes of implementing a trail network as envisioned by OPA 34 (See Figure 7) and the Parks Master Plan.

Water Resources

The Region of York has advised that the site is within Wellhead Protection Areas D and Q (WHPA-D and WHPA-Q), Highly Vulnerable Aquifer, Significant Ground Recharge Area and an Area of High Aquifer Vulnerability. York Region's Water Resources Division has reviewed the proposal and does not have any concerns, subject to the following as it relates to Source Protection Policy:

Wellhead Protection Area

As the subject lands are within a WHPA and the ORMCP boundary, under the YROP, there is a prohibition of the following activities on site, and the associated storage, manufacture or use of:

- Petroleum-based fuels and or solvents;
- Pesticides, herbicides, fungicides or fertilizers;
- Construction equipment;
- Inorganic chemicals;
- Road salt and contaminants as identified by the Province;
- Generation and storage of hazardous waste or liquid industrial waste, and waste disposal sites and facilities;
- Organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials; and
- Snow storage and disposal facilities.

Highly Vulnerable Aquifer

The subject lands are within the ORMCP boundary, and the prohibition policy (above) takes precedence. The highly vulnerable aquifer policy requiring a Contaminant Management Plan should there be bulk fuel or chemicals on site will not be triggered.

Recharge Management Area

The SGBLS Source Protection Plan water quantity recharge maintenance policy applies on the subject lands as it falls within the WHPA-Q designation. The applicant will have to maintain recharge as demonstrated through a hydrogeological study that shows the existing water balance can be maintained in the future (pre versus post development). This will be satisfied through draft conditions of approval.

Public Comments

Planning Staff have received no comments from the public circulation. At the time of writing this report, a resident from the surrounding neighbourhood of the subject lands

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has provided a verbal comment regarding the proposed planning application, summarized as the following issue:

- Issue of privacy and car lights at night spilling onto the property as a result of the private laneway.

In response to this comment, the applicant has proposed to install a privacy fence along the southern boundary of Lots 10 and 11, and the temporary hammerhead driveway.

Advisory Committee Review

Cultural Heritage

The subject lands were previously noted as having cultural heritage value or interest and was included in the Town of Aurora Register of Properties of Cultural Heritage or Interest as a non-designated 'listed' property (The Cannon Farmhouse). The building was constructed circa 1875 and was designed in an Ontario House/Gothic Revival style. The building was demolished in August of 2018, following its removal from the Register. The proposed delisting was considered at the November 13, 2017 Heritage Advisory Committee Meeting. Council ratified the removal of 14288 Yonge Street from the Register at the February 13, 2018 Council Meeting.

A condition of draft plan approval is included in Schedule A, whereby the former Cannon Farmhouse be commemorated by street naming and a plaque on the future private condominium road, and where appropriate, along the public trail; and that materials salvaged from the demolished Cannon Farmhouse be used in the commemorative marker/plaque.

Legal Considerations

Section 34(11) of the *Planning Act* states that if Council refuses the Zoning By-law Amendment application or fails to make a decision on it within 150 days after the receipt of the application, the applicant (or the Minister) may appeal the application to the Local Planning Appeal Tribunal (LPAT).

Section 50.1(32) of the *Planning Act* states that if Council refuses the Draft Plan of Subdivision application or fails to make a decision on it within 180 days after the receipt

of the application, the applicant (or the Minister) may appeal the application to the Local Planning Appeal Tribunal (LPAT).

These applications were received in 2014 and therefore, the applicant may appeal them to the LPAT at any time.

Financial Implications

The subject lands will be developed through a subdivision agreement. Development charges, cash-in-lieu of parkland, fees, and securities will be applied to the proposed development. Enactment fees will be charged before the implementing by-laws are enacted by Council.

Communications Considerations

On October 16, 2014, a Notice of Complete Application for the subject applications was published in the Auroran and Aurora Banner newspapers. On March 15, 2015, a Notice of Public Planning Meeting respecting the subject applications was published in the Auroran and Aurora Banner newspapers.

In addition, the notices were given by mail to all addressed property owners beyond a 120m (393 feet) radius of the subject lands. A Notice of the Public Planning meeting sign was also posted on the subject lands. Public Meeting notification has been provided in accordance with the *Planning Act*.

There are no interested parties to these applications. The Town notified by mail, addressed property owners within a 120m radius of the subject lands that the Zoning By-law Amendment and Draft Plan of Subdivision applications will be heard at the September 3, 2019 General Committee Meeting.

Link to Strategic Plan

The Zoning By-law Amendment and Draft Plan of Subdivision applications support the Strategic Plan goal of supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Strengthening the fabric of our community: The proposed applications will assist in working with the development community to ensure future growth includes housing

opportunities for everyone, and work with the development community to meet the growth targets of the Town's Official Plan.

Alternative(s) to the Recommendation

None.

Conclusions

Planning and Development Services has reviewed the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications in accordance with the relevant Provincial plans, Regional and Town Official Plans, Town Zoning By-law and municipal development standards respecting the subject lands. The development proposal is considered to represent good planning, and conforms to the policies of OPA 34. The proposed applications are considered to be in keeping with the development standards of the Town. Therefore, staff recommend approval of the proposed Zoning By-law Amendment, and approval of the Draft Plan of Subdivision application, subject to the conditions of draft approval included as Schedule 'A'.

Attachments

Figure 1 – Location Map

Figure 2 – Yonge Street South Secondary Plan (OPA 34) Designations

Figure 3 – Schedule K – Oak Ridges Moraine Natural Heritage Features and Hydrogeologically Sensitive Features Map

Figure 4 – Existing Zoning By-Law

Figure 5 – Proposed Zoning By-Law

Figure 6 – Proposed Draft Plan of Subdivision

Figure 7 – Trails Master Plan for OPA 34 Area

Schedule 'A' – Recommended Draft Plan of Subdivision Conditions of Approval

Appendix A – Proposed R3 Exception Zone (Lots 10 and 11)

Appendix B – Proposed R4 Exception Zones (Lots 1 to 9)

Appendix C – PPS Policy Analysis

Appendix D – Growth Plan Policy Analysis

Appendix E – York Region Official Plan Policy Analysis

Appendix F – OPA 34 Policy Analysis

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Appendix G – Town of Aurora Official Plan Section 15.2.3 Policy Analysis

Previous Reports

Public Planning Report No. PL15-021, dated March 25, 2015.

Heritage Advisory Committee Report No. HAC17-024, dated November 13, 2017.

Pre-submission Review

Agenda Management Team Meeting review on August 22, 2019

Departmental Approval

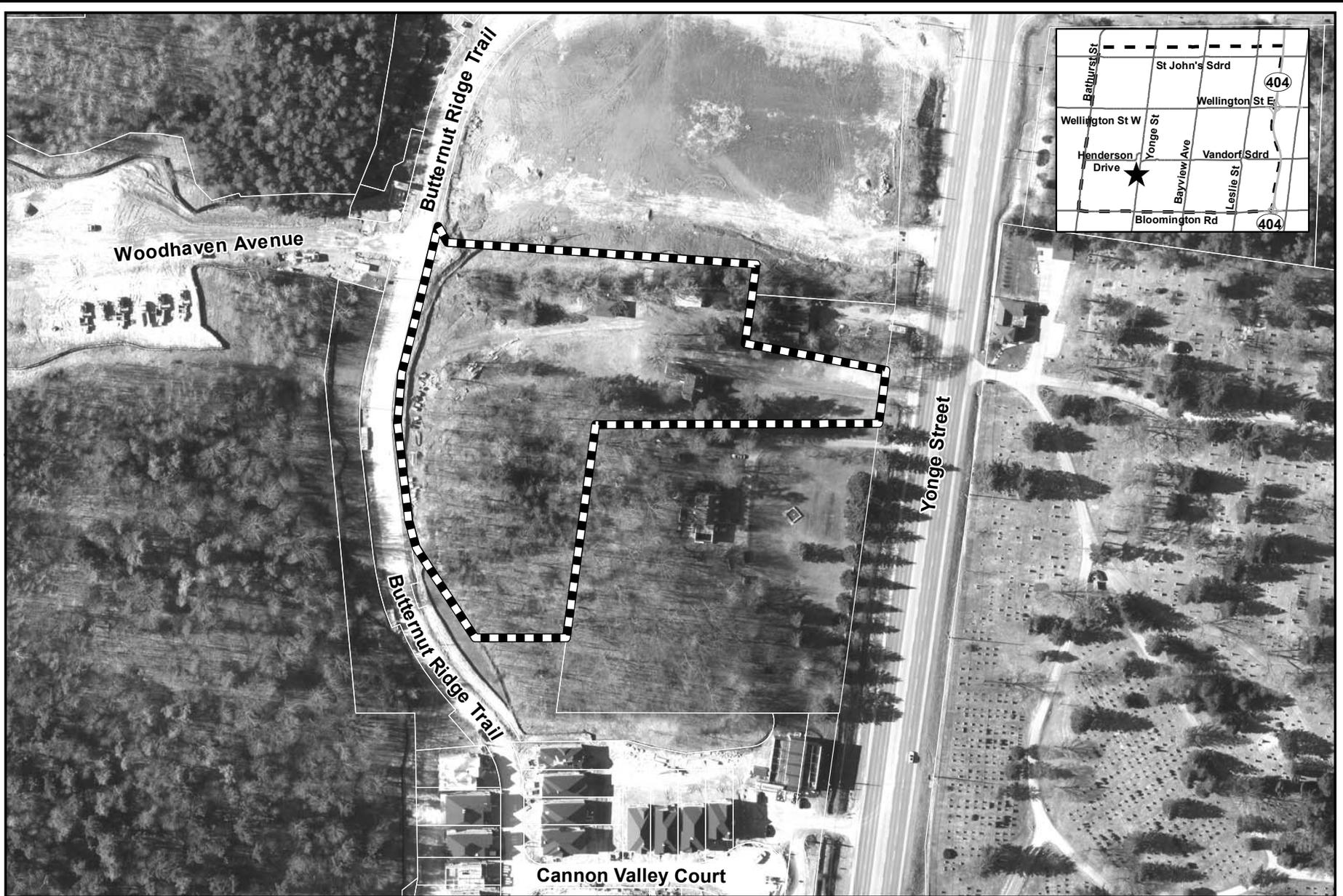


**David Waters, MCIP, RPP, PLE
Director
Planning and Development Services**

Approved for Agenda



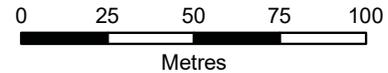
**Doug Nadorozny
Chief Administrative Officer**



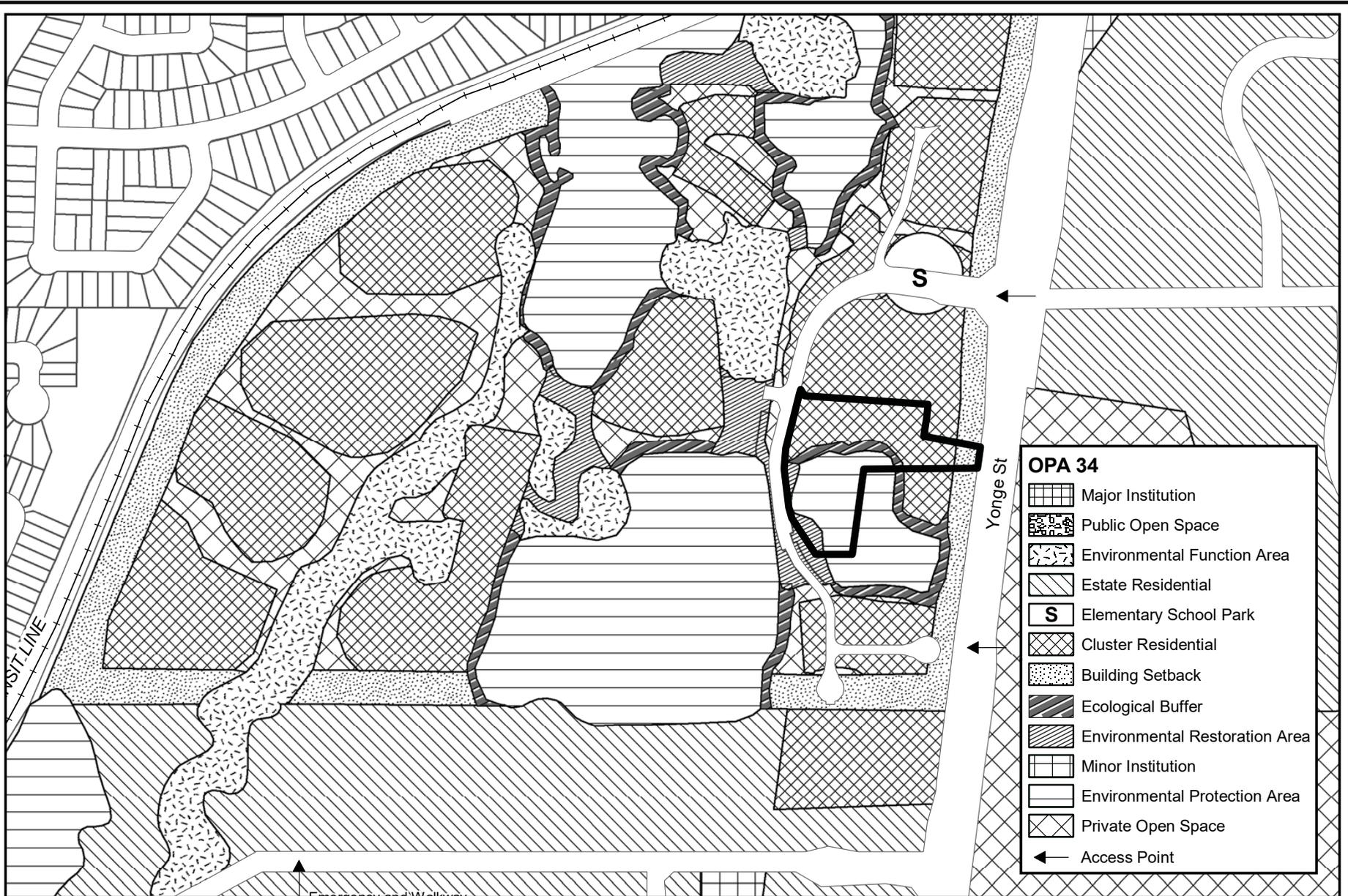
LOCATION MAP

APPLICANT: Cedartrail Developments
 FILE: SUB-2014-04 & ZBA-2014-09
 FIGURE 1

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning and Building Services Department, August 15, 2019. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2018, © First Base Solutions Inc., 2018 Orthophotography.

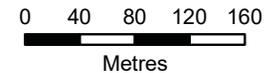


YONGE STREET SOUTH SECONDARY PLAN (OPA 34)

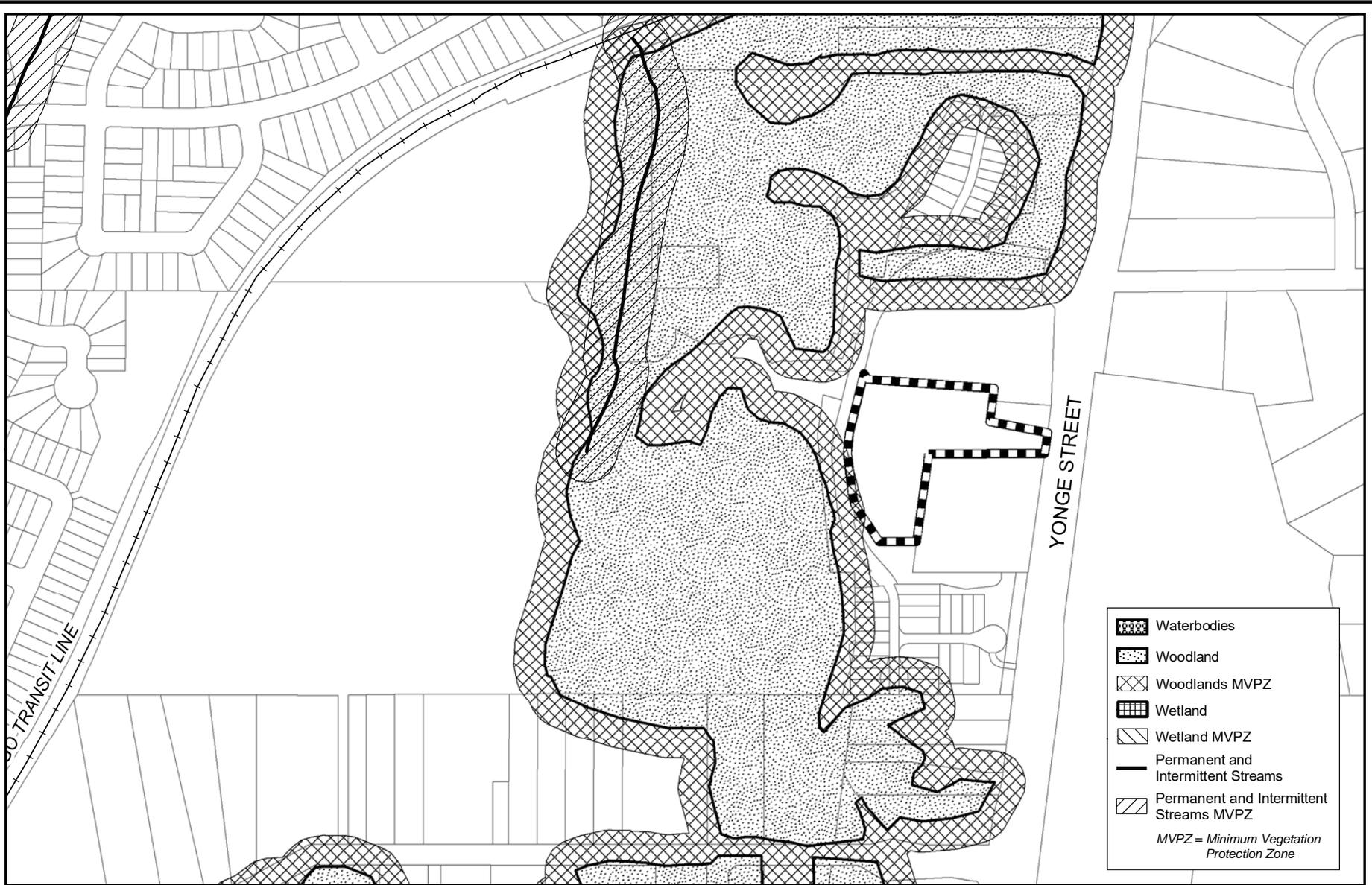
APPLICANT: Cedartrail Developments
 FILE: SUB-2014-04 & ZBA-2014-09

FIGURE 2

SUBJECT LANDS



Map created by the Town of Aurora Planning & Development Services Department, August 15, 2019. Base data provided by York Region & the Town of Aurora.



**SCHEDULE K - OAK RIDGES MORaine NATURAL HERITAGE FEATURES
 AND HYDROGEOLOGICALLY SENSITIVE FEATURES MAP**

APPLICANT: Cedartrail Developments
 FILE: SUB-2014-04 & ZBA-2014-09

 **SUBJECT LANDS**

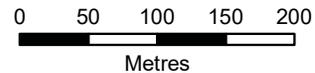
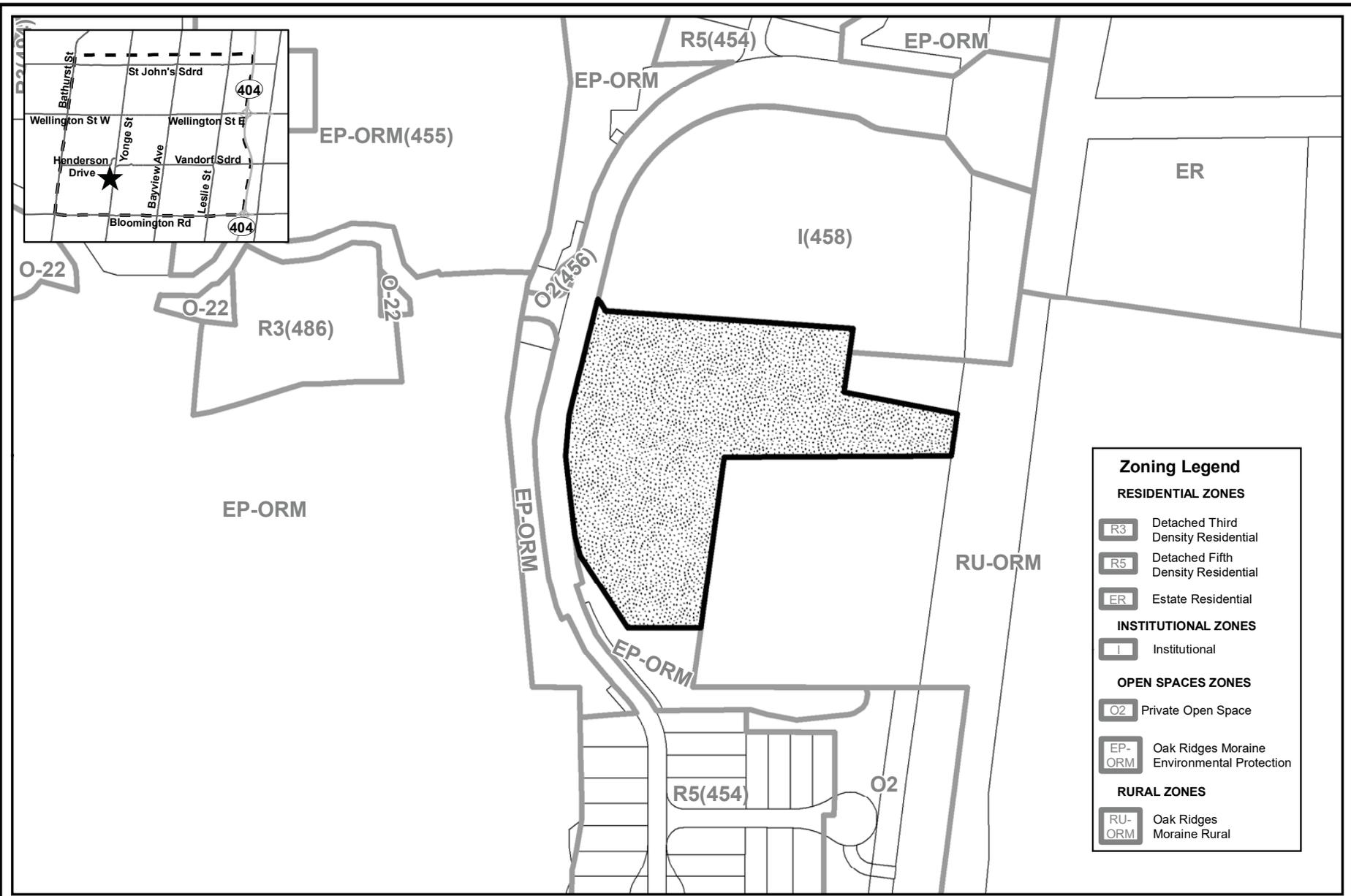


FIGURE 3

Map created by the Town of Aurora Planning & Development Services Department, August 15, 2019. Base data provided by York Region.

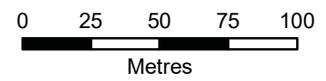


EXISTING ZONING BY-LAW

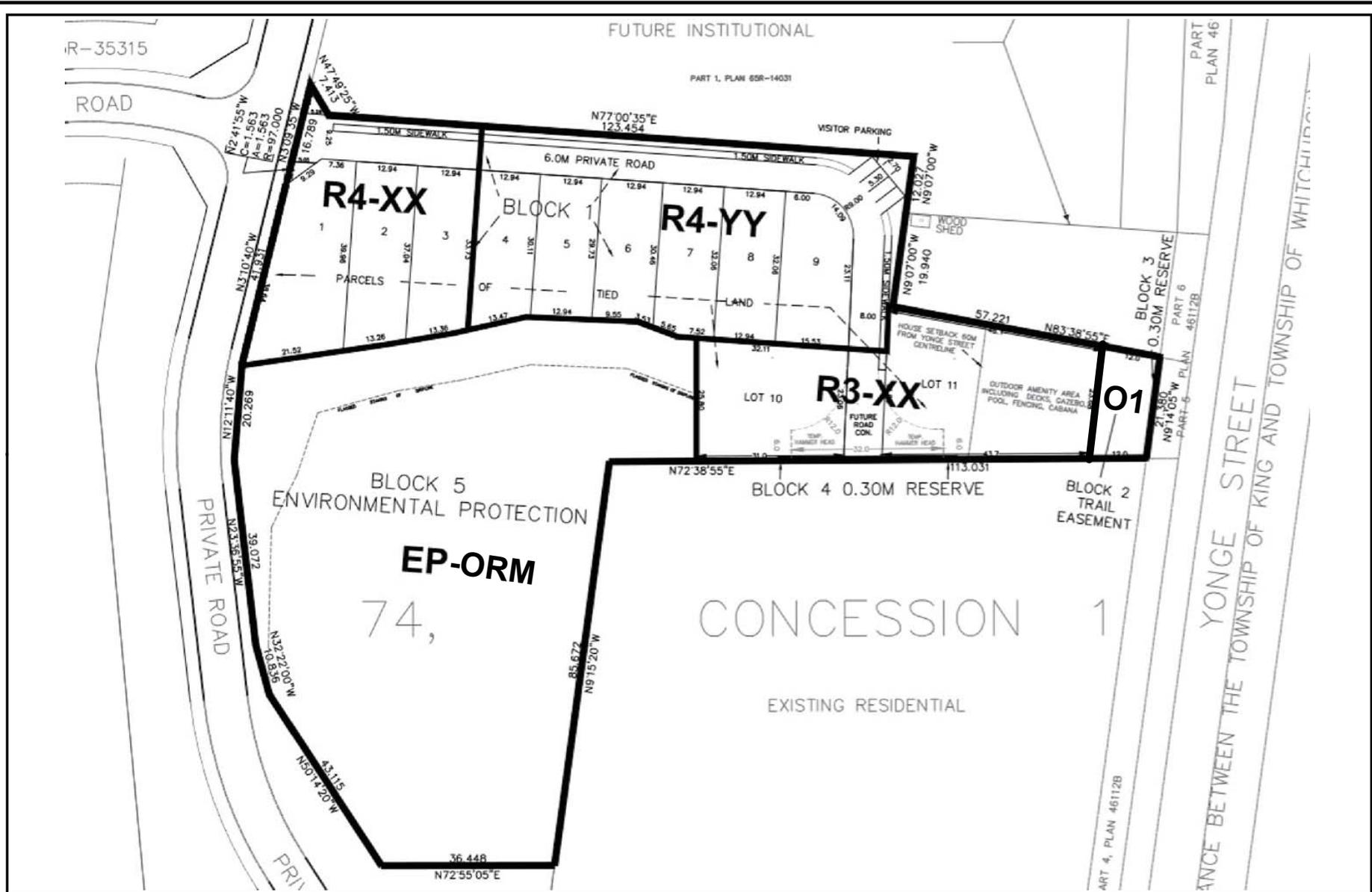
APPLICANT: Cedartrail Developments
 FILE: SUB-2014-04 & ZBA-2014-09

FIGURE 4

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning & Building Services Department, August 15, 2019. Base data provided by York Region & the Town of Aurora.

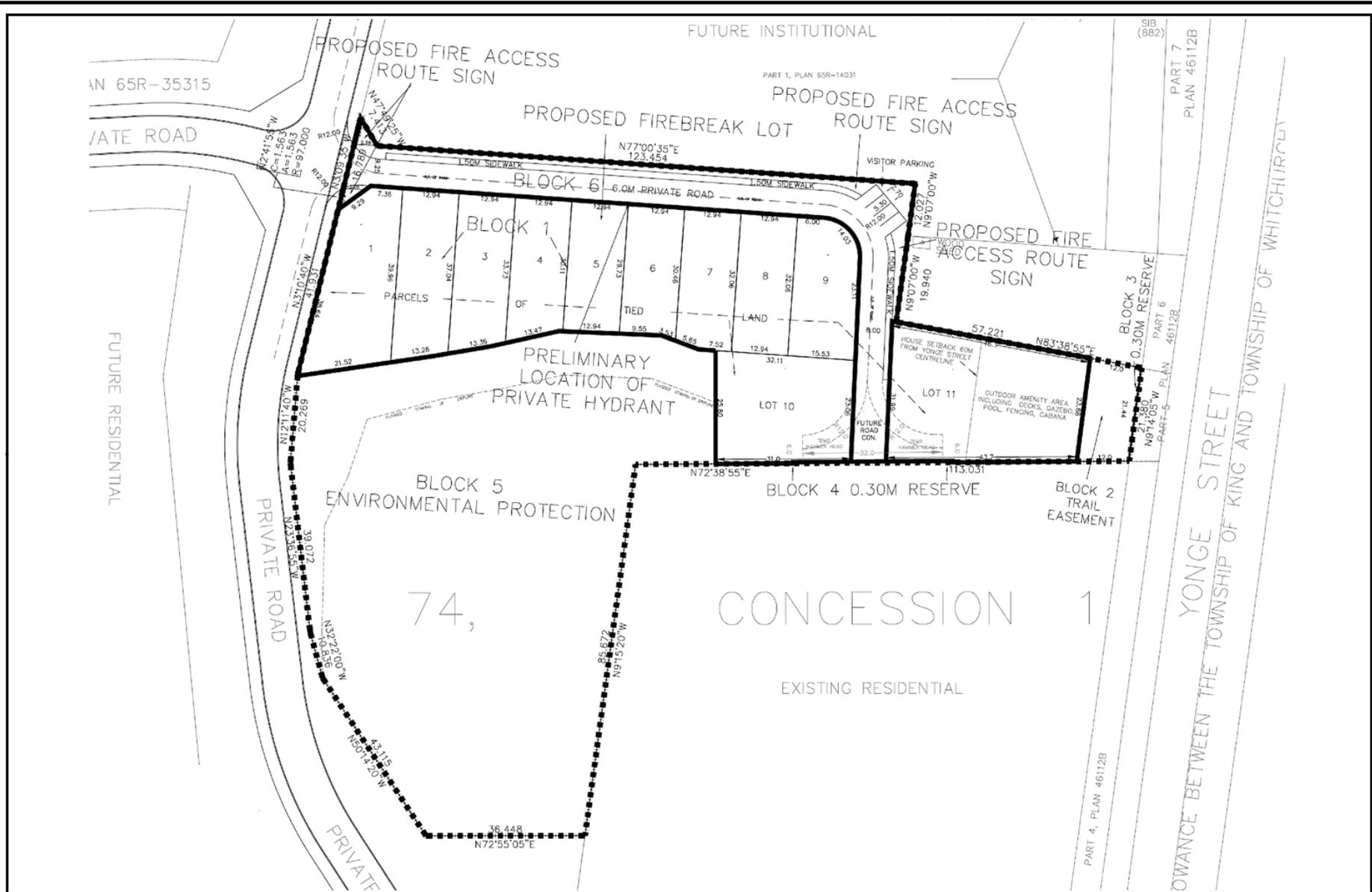


PROPOSED ZONING BY-LAW

APPLICANT: Cedartrail Developments
 FILE: SUB-2014-04 & ZBA-2014-09

FIGURE 5



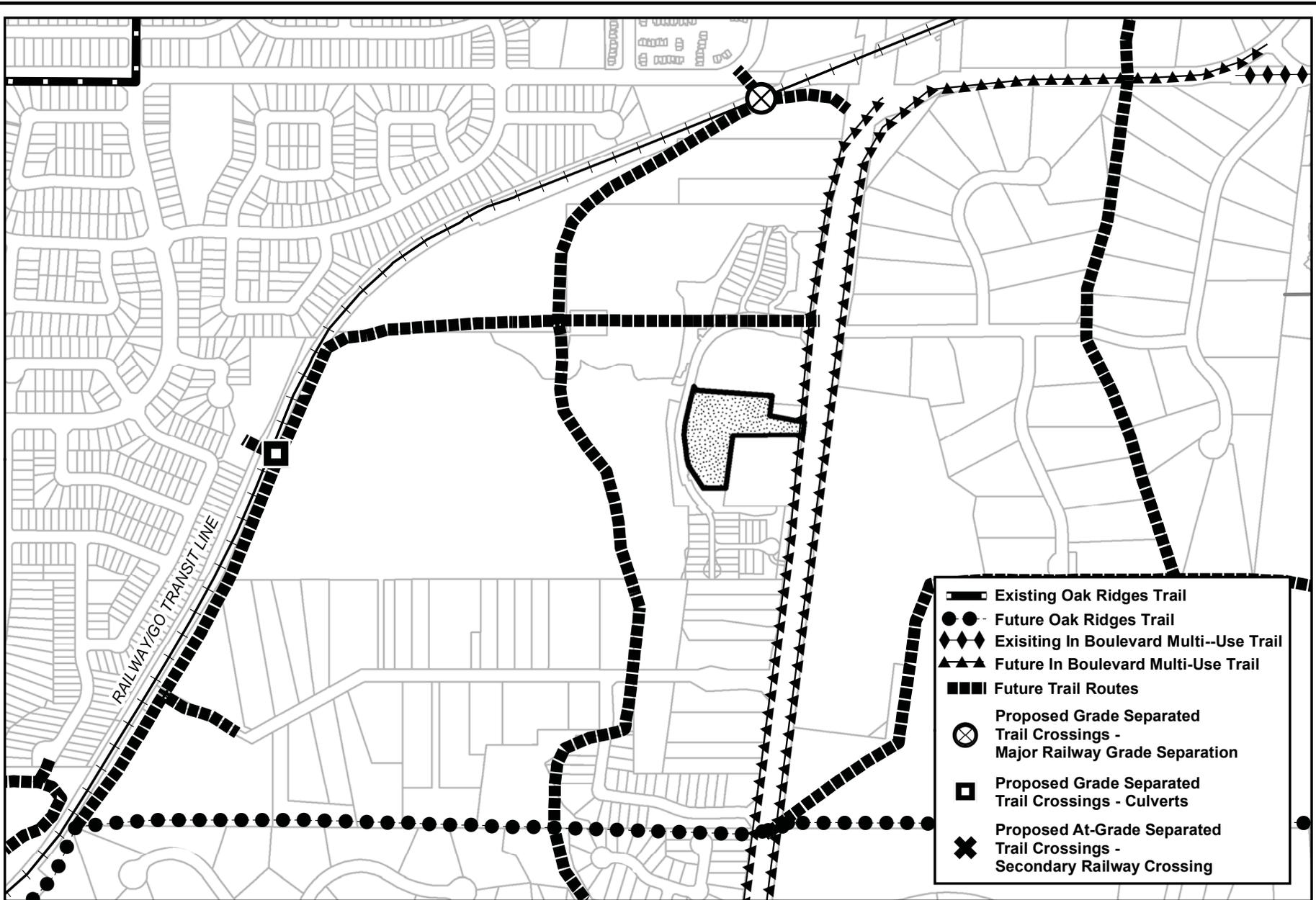


PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: Cedartrail Developments
 FILE: SUB-2014-04 & ZBA-2014-09

FIGURE 6





TRAILS MASTER PLAN FOR OPA 34 AREA

APPLICANT: Cedartrail Developments
 FILE: SUB-2014-04 & ZBA-2014-09
 FIGURE 7

Subject Lands

Map created by the Town of Aurora Planning & Development Services Department, August 15, 2019. Base data provided by York Region & Aurora - GIS.

Schedule “A”

CONDITIONS OF APPROVAL

**Draft Plan of Subdivision SUB-2014-04
Cedartrail Developments Inc. (the “Owner”)
14288 Yonge Street, legally described as Part Lot 74, Con. 1, King,
Part 2, 65R-37835 (the “Lands”)**

THE CONDITIONS OF AURORA COUNCIL THAT SHALL BE SATISFIED BY THE OWNER PRIOR TO THE RELEASE FOR REGISTRATION OF ANY M-PLAN OF THE LANDS (the “Plan”), ARE AS FOLLOWS:

Planning Division Conditions

1. The Owner shall amend the draft plan prepared by Brutto Consulting dated June, 2018, and revised on August, 2019, with respect to the creation of eleven (11) lots on a plan of subdivision (the “Draft Plan”) and associated conditions of Draft Plan to the satisfaction of the Town, if required, to implement or integrate any recommendations resulting from studies required as a condition of draft approval. Further, minor redline revisions to the Draft Plan may also be required to ensure property alignment with existing or proposed lots, blocks, streets, and/or facilities on lands adjacent to this Draft Plan.
2. Prior to the release for registration of the Plan, the Lands shall be appropriately zoned by a zoning by-law that has come into effect in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended (the “*Planning Act*”).
3. The Owner shall, prior to the release for registration of the Plan, enter into and execute agreement(s) with The Corporation of the Town of Aurora, including but not limited to an agreement for a common elements condominium subdivision development, agreeing to satisfy all conditions, legal, financial (including fees and securities) and otherwise of the Town (the “Subdivision Agreement”). A clause shall be added to the Subdivision Agreement stating that the Owner shall register a condominium plan to create a condominium road on Block 4 on the Draft Plan in accordance with the related Common Elements Draft Plan of Condominium Application CDM-2018-02 (the “Condo Plan”). The Subdivision Agreement and related documents shall be registered on title against the Lands, as provided for in the *Planning Act*, and the *Condominium Act*, 1998, S.O. 1998, c. 19, s. 9 (2), as amended, at the sole expense of the Owner.
4. Prior to the release for registration of the Plan, the Owner shall prepare a Green Building and Development report for the development of the Lands related to Environmental Protection, Energy Efficiency, Solar Gain, Energy Technologies, Water Conservation, Green Materials and Waste Reduction, Reduction of Noise Pollution, Indoor Air Quality and Residential Information/ Education Package, all to the satisfaction of the Town’s Planning Division. A clause shall be added to the

Subdivision Agreement stating that the Owner shall implement any and all recommendations of this report to the satisfaction of the Town.

5. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement any and all recommendations of the Environmental Impact Study/Natural Heritage Evaluation prepared by Beacon Environmental, dated March 2017, as amended by the Scoped Environmental Impact Study/Natural Heritage Evaluation, prepared by WSP Canada Inc. dated June 12, 2018, as amended, and in accordance with the *Endangered Species Act, 2007*, S.O. 2007, c.6.
6. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement any and all recommendations of the Architectural and Urban Design Guidelines prepared by John G. Williams Limited dated December 12, 2018, as amended, for the design and construction of all buildings, walkways, landscaping and all other elements within the Draft Plan. Strict compliance with the Urban Design Guidelines shall be undertaken by the Owner unless otherwise approved by the Town's Planning Division.
7. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement any and all recommendations of the Landform Assessment and Conservation Study prepared by Schollen & Company Inc. dated June 2018, as amended to the satisfaction of the Town's Planning Division.
8. A clause shall be added to the Subdivision Agreement stating that the Owner shall satisfy any technical review comments provided by the Town's Peer Review consultants to the satisfaction of the Town's Planning Division.
9. A clause shall be added to the Subdivision Agreement stating that prior to the release for registration of the Plan, the road allowances included within the Draft Plan, being the condominium road to be constructed on Block 4 on the Draft Plan (the "condominium road"), shall be named to the satisfaction of the Planning Division and the Region of York.
10. A clause shall be added to the Subdivision Agreement stating that the Owner shall commemorate the Cannon Farmhouse situated on the Lands by street naming and a plaque to be placed on the condominium road, and where appropriate, along the public trail at the Owner's sole cost and expense; and that materials salvaged from the demolished Cannon Farmhouse be used in the commemorative marker/plaque.
11. A clause shall be added to the Subdivision Agreement stating that prior to the release for registration of the Plan, the Owner shall provide the Town with evidence that the Owner has entered into a landowner's agreement for the

Cedartrail Development Inc. SUB-2014-04
Conditions of Approval
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sharing of costs of providing servicing to the Lands with the owners of any abutting lands.

Legal Services Division Conditions

12. Prior to the execution of the Subdivision Agreement, the Owner shall provide a Solicitor's Title Opinion for the Lands.
13. A clause shall be added to the Subdivision Agreement stating that, immediately following registration of the Plan, the Owner shall grant, convey and dedicate the following property interests in the Lands at no cost and free of all encumbrances to the Town to the satisfaction of the Town Solicitor:
 - all 0.3 m reserves, as may be required;
 - all lands required for municipal purposes, as may be required; and,
 - all easements required for municipal purposes, as may be required.
14. A clause shall be added to the Subdivision Agreement stating that, immediately following the registration of the Plan, the Owner shall consent to the registration by the Town of the Subdivision Agreement, and any ancillary agreements as necessary, in priority of all encumbrances to the Town to the satisfaction of the Town Solicitor and to pay to the Town its associated fees upon execution of the Subdivision Agreement for the preparation and registration of same as set out in the Town's Fees and Services By-law 6147-19, as amended or successor thereto.
15. A clause shall be added to the Subdivision Agreement stating that, immediately following the registration of the Plan, the Owner shall register at its sole expense, an Application to Annex Restrictive Covenants S. 118 which restricts the transfer of the lots on the Plan without the consent of the Town to the satisfaction of the Town Solicitor at the sole cost of the Owner. The Town's consent to the Owner's registration of the deletion of the Restrictive Covenant at the Owner's sole cost shall be provided by the Town immediately after the registration of the Condo Plan.
16. A clause shall be added to the Subdivision Agreement stating that the Owner shall satisfy any cash-in-lieu of parkland requirements to the satisfaction of the Town Solicitor in accordance with: a) the Town's By-law Number 4291-01.F, as amended or successor thereto and applicable policies; and b) any related Parkland Agreements imposed by the Town.

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Engineering Division Conditions

Private Wells:

17. A clause shall be added in the Subdivision Agreement stating that prior to the release for registration of the Plan, the Owner shall provide the Town with a survey of nearby private wells on lands external to the Draft Plan, including information on water quality and quantity. Water sampling and analysis on external lands shall be completed at selected wells where existing water quality concerns are suspected upon obtaining legal access from external land owners.
18. A clause shall be added in the Subdivision Agreement stating that the Owner shall provide confirmation that there will be no future ground source heat pump installations involving wells associated with the Draft Plan and that all existing private wells on the Draft Plan will be located and properly abandoned.
19. A clause shall be added to the Subdivision Agreement stating that the Owner shall properly abandon and plug any unused wells on the Draft Plan in accordance with Ontario Water Resources Act, R.S.O.1990, c. O.40, and R.R.O. 1990, Reg. 903.

Stormwater Management:

20. Prior to the release for registration of the Plan, the Owner shall agree to submit a detailed Stormwater Management Report indicating that the Stormwater management can be accommodated in the proposed facilities on the Lands or located within the adjacent development to the satisfaction of the Town's Engineering Division. The report shall be prepared to substantiate that the Lands meet the current stormwater quantity and quality requirements in accordance with the latest Ministry of the Environment and Climate Change and Lake Simcoe Region Conservation Authority guidelines and the Town's Engineering Division Policy #68 (Stormwater Management Pond and Pond Block Design, Safety and Maintenance) and master plan. The Owner shall also provide a separate operations and maintenance manual quantifying the frequency of inspections and maintenance requirements and costs for individual items and areas of the stormwater management system to the satisfaction of the Town.
21. A clause shall be added to the Subdivision Agreement stating that the Owner shall carry out or cause to be carried out the recommendations contained in the Functional Servicing Study prepared by Cole Engineering Group Ltd. dated October 2017, as amended to the satisfaction of the Town's Engineering Division.
22. A clause shall be added to the Subdivision Agreement stating that the Owner shall carry out or cause to be carried out the recommendations contained in the Functional Stormwater Management Report (Stage 1) prepared by Cole

Engineering Group Ltd. dated April 2014, as amended to the satisfaction of the Town's Engineering Division.

Roads and Services:

23. A clause shall be added in the Subdivision Agreement stating that some of the works to be constructed within the Draft Plan may provide infrastructure over Lots 10 and 11 on the Draft Plan to service the Lands. The Owner shall proceed with the construction of these works and grant any easements necessary, at the Owner's sole expense, over Lots 10 and 11 on the Draft Plan to the homeowners that will require servicing and road access over the Lands.
24. A clause shall be added to the Subdivision Agreement stating that the Owner shall construct and maintain, at its own expense and to the satisfaction of the Engineering Division, a temporary hammerhead turnaround on a portion of Lots 10 and 11 on the Draft Plan until such time as the condominium road is extended in the future to the adjoining lands to the south. The Owner shall register on title any easements necessary, at the Owner's sole expense, over Lots 10 and 11 on the Draft Plan required to give effect to same.
25. Prior to the release for registration of the Plan, the Owner shall prepare and submit detailed engineering design drawings and reports for the layout and construction of roads and services (i.e. water, storm and sanitary) in accordance with the Town of Aurora Infrastructure and Environmental Services Design Criteria Manual to the satisfaction of the Town's Engineering Division.
26. A clause shall be added to the Subdivision Agreement stating that the Owner shall pay to the Town a bulk water fee in the amount of \$135.99 per dwelling unit upon execution of the Subdivision Agreement.
27. Prior to the release for registration of the Plan, the Owner shall provide detailed engineering drawings which will include but not limited to grading control plans (including any retaining walls and details), plan and profile drawings of all underground and above ground services (including those external to the lands), general plans (notes, above and below ground), drainage plans, composite utility plans (to include above and below ground utilities, services, driveways and boulevard tree locations etc), stormwater management plans, detail plans, erosion and sediment control plans, illumination (illumination shall be controlled to the sidewalk and road, and shall be "dark sky" compliant) and signalization plans, if any, etc. to the satisfaction of the Town's Engineering Division. Any proposed final grading shall eliminate retaining walls, unless approved otherwise by the Engineering Divisions. Construction details and notes, material descriptions, location and dimensions including top and bottom of wall elevations, heights and length of all retaining walls approved by the Engineering Division shall be provided in the detailed engineering plans and stamped by a professional

engineer registered in the Province of Ontario. Retaining walls should be avoided along the Tributary. Any approved retaining walls shall include drainage systems with positive outlets, shall not permit surface drainage to drain over the top of wall and when there is the option, shall be located on private property instead of public property.

28. Prior to the release for registration of the Plan, the Owner shall submit plans acceptable to the Town, detailing any phasing of construction and development, together with the means by which construction access to the site will be gained during any construction or phasing. Should phasing be necessary or requested, the Owner shall agree in the Subdivision Agreement to comply with the phasing plan and make all builders aware of the phasing plan.
29. A clause shall be added in the Subdivision Agreement stating that some of the works to be constructed within the Draft Plan may provide infrastructure to service additional lands external to the Draft Plan. The Owner shall proceed with the construction of these works and grant any easements over the Lands to the adjacent landowners requiring servicing through or connections to or road access over the Lands notwithstanding the following:
 - a) any acknowledgement whatsoever by the Town or third parties potentially benefiting as to the extent of any recoveries due (if any) to the Owner for the oversizing of these services;
 - b) the Town shall use its reasonable and best efforts to obtain a fair and equitable contribution towards the cost of the works from the other Owners benefiting from the construction of the works; and
 - c) the Town shall be expressly relieved of any obligation to collect or endeavor to collect recoveries for any oversizing or provide further credits pursuant to the *Development Charges Act, 1997*, S.O. 1997, c.27, as amended, unless and until an agreement between potentially benefiting owners is finalized, which enumerates the extent of the recoveries (if any).
30. At the time of second submission of detailed engineering drawings, the Owner shall pay engineering fees to the Town in an amount of 1% of the estimated cost of the all the works necessary for the construction of the servicing including all grading, drainage and infrastructure works etc., as estimated by the consultant for the project. Upon execution of the Subdivision Agreement, the Owner shall pay an additional fee to a total fee of 6% in accordance with the Town's Fees and Services By-Law 6147-19, as amended or successor thereto, of the estimated cost of all work to the satisfaction of the Town's Engineering Division.
31. A clause shall be added to the Subdivision Agreement stating that the Owner shall, prior to the release for registration of the Plan, provide servicing securities

to the Town, in a form acceptable to the Town's Financial Services Division and in such amount as approved by the Town's Engineering Division.

32. A clause shall be added to the Subdivision Agreement stating that the Owner shall construct or pay for the construction of roads, bicycle lanes, curbs, gutters, sidewalks (in accordance with applicable Town policy), underground and above ground services, street lights and illumination, street signs, utilities, storm water management facilities, etc., and any and all other works necessary for the development and servicing of the Lands to the satisfaction of the Town's Engineering Division.
33. Prior to undertaking any grading on the Lands, and in connection with the Town's issuance of a Topsoil Removal Permit (if required), the Owner shall submit a Lot Grading and Erosion Control Plan for any grading within the Draft Plan for approval by the Town and the Lake Simcoe Region Conservation Authority that shall include a Certificate of Decommissioning for any well(s) and septic systems and proposed methods for:
 - a) erosion and sediment control prior to and during construction including the extent of grading/filling, the access location and erosion control detail, the location of spoil pile storage and the location and nature of sediment control works; and
 - b) progressive stripping and grading to ensure minimum duration of exposed soil areas to the extent practical.
34. Prior to the release for registration of the Plan, the Owner shall complete an Environmental Site Assessment in accordance with the *Environmental Protection Act*, R.S.O. 1990, c. E.19, O. Reg. 153/04 and O. Reg. 511/95, all as amended, undertaken by a qualified person registered to ensure that the Lands are suitable for the proposed use. If in the opinion of the qualified person, the Environmental Site Assessment indicates the Lands may not be suitable for the proposed uses, the qualified person shall so advise the Ministry of the Environment and Climate Change and the Town. Prior to the release for registration of the Plan, the Owner shall do further investigative studies and do all work required to make the Lands suitable for the proposed use.
35. A clause shall be added to the Subdivision Agreement stating for any land to be conveyed to the Town including roads, storm water management facilities, open space, parks, (ravines and buffer areas/natural heritage system etc.), the Owner shall undertake an environmental audit (under *Environmental Protection Act*, regulation O. Reg. 153/04) and shall obtain any further investigative studies as necessary to complete all required works to clean the said lands of soil contamination to make the lands suitable for the proposed uses.

Cedartrail Development Inc. SUB-2014-04
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36. A clause shall be added to the Subdivision Agreement stating that all Lots on the Plan to be left vacant for longer than six (6) months, and all portions of public highways that are not paved, together with all drainage swales, shall be graded, seeded and/or sodded, and maintained to the satisfaction of the Town.
37. A clause shall be added to the Subdivision Agreement stating that the Owner shall grant the required easements to the appropriate authority for public utilities, drainage purposes, or turning circles, or any other services as deemed necessary. Any off-site easements and works necessary to connect watermains, storm sewers and sanitary sewers to outfall trunks and storm water management facilities on external lands shall be satisfactory to and granted to the appropriate authorities. No works off site or connections to existing infrastructure may be undertaken prior to such approvals and easements being in place.
38. Prior to the release for registration, the Owner shall submit a geotechnical report for review and approval by the Town, which deals with the relative elevations of foundations and footings, the requirements for engineered fill based on existing subsurface conditions, and the requirements for road and municipal services construction, to the satisfaction of the Chief Building Official and the Engineering Division.
39. Prior to the release for registration of the Plan, the Owner shall submit an internal and external traffic management plan including an internal traffic study for review and approval by the Town. A clause shall be added to the Subdivision Agreement stating that all road work and construction shall be in accordance with the approved internal traffic study, which shall include works relating to road cross-sections (in accordance with the latest Development Standards as approved by the Town), parking controls, bike ways, pavement markings, pedestrian crossings, sidewalks, access driveways locations, traffic signage including bicycle route signage and other requirements as set out in the said internal traffic study.
40. A clause shall be added to the Subdivision Agreement stating that the Owner shall provide sanitary sewer and storm sewer inspection testing and acceptance in accordance with the latest NASSCO standards and certification. Sanitary sewer inspection testing and acceptance shall be in accordance with the York Region Sanitary Inspection, Testing and Acceptance Guideline requirements dated September, 2011, as amended and the requirements of the Town. Storm sewer and manhole inspection testing and acceptance shall be in accordance with the requirements and policies of the Town. The Owner shall agree to retain, at the Owner's sole expense, a qualified company acceptable to the Town to provide a video (CCTV) inspection of all sanitary and storm sewers and prepare a report of the findings and conclusions. The report shall summarize and identify sewer pipe material used in accordance with the Town's and Region of York's specifications as well as any deleterious materials to be cleaned, settlements, or

deflections, if any, with qualified justification provided which are stamped by a professional Engineer registered in the Province of Ontario for possible deviation from Region of York, Town and OPS standards and specifications with recommendations to mitigate construction impacts, if any. If, as a result of carrying out the video (CCTV) inspection, modifications or rectifications are required, the Owner shall, at its sole expense and prior to the Town's final release of securities, provide for such modifications or rectifications as required through such means as agreed to by the Town until such CCTV inspection and rectifications, if any, are completed to the satisfaction of the Town's Engineering Division.

41. A clause shall be added to the Subdivision Agreement stating that natural gas, telecommunication service providers and cable television services, including other street hardware, where possible, shall be constructed underground within the condominium road or other appropriate easements to the satisfaction of the Town.
42. The Owner shall covenant and agree in the Subdivision Agreement to grant access, on reasonable terms and conditions, to any telecommunications service providers indicating an interest to locate within a municipal right-of-way. The Owner further agrees to advise any telecommunications service provider intending to locate within a municipal right-of-way, of the requirement to enter into a Municipal Access Agreement with the Town of Aurora, and to satisfy all conditions, financial and otherwise of the Town.

Noise Wall Conditions:

43. A clause shall be added to the Subdivision Agreement stating that the Owner shall be responsible to construct, install, maintain, inspect, alter, remove and reconstruct a noise attenuation wall on a portion of Block 11 on the Draft Plan to the satisfaction of the Town's Engineering Division. Attenuation barriers must not be located on Town property and the Town will not accept or provide maintenance of attenuation barriers. Details of the noise attenuation barriers for outdoor living areas, location, dimensions, including materials, top and bottom of barrier elevations and construction details and notes shall be provided on the detailed engineering plans and approved by the Town.

Parks Division Conditions

Environmental Protection:

44. A clause shall be added to the Subdivision Agreement stating that the Owner shall convey Block 5, on the Draft Plan to the Town for environmental protection purposes, at no charge and free of all encumbrances, to the satisfaction of the Town's Parks Division.

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45. A clause shall be added to the Subdivision Agreement stating that the Owner shall, in regard to Environmental Protection Block 5 on the Draft Plan;
- a) not disturb or otherwise use any portion of Block 5 for the storage of topsoil or fill materials;
 - b) not encroach into Block 5 without prior written approval of the Town's Parks Division;
 - c) install on-site temporary Paige wire protection fencing along the boundaries of Block 5 prior to any adjacent development disturbance, and maintain in place the temporary fencing for the duration of development construction;
 - d) include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers of Lots 1 to 10 inclusive on the Draft Plan, advising that fence gates and/or other means of access will not be permitted to access Block 5 from residential properties.
 - e) restore and re-vegetate any proposed disturbance or grading activities within Block 5 with extensive plantings using native species compatible with the surrounding environment.
 - f) include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers of Lots 1 to 10 inclusive on the Draft Plan advising that Block 5 is intended for conservation and naturalization and portions may be used for a public trail system and trail amenities. Block 5 is to remain as much as possible in its natural state and the Town of Aurora will not be responsible for any related inconvenience or nuisance which may present itself as a result of the environmental protection lands and associated trail system.

Open Space and Trails:

46. A clause shall be added to the Subdivision Agreement stating that the Owner shall convey Block 2 on the Draft Plan to the Town for open space purposes, at no charge and free of all encumbrances to the satisfaction of the Town's Parks Division.
47. A clause shall be added to the Subdivision Agreement stating that the Owner shall provide design plans for a multi-use trail, lighting and landscaping in Block 2 on the Draft Plan in accordance with the Urban Design Guidelines of the Yonge Street South Secondary Plan dated February 18, 2004, as amended.

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48. A clause shall be added to the Subdivision Agreement stating that the Owner shall identify the trail system on display plans within the Sales Office and include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers of all lots and blocks adjacent to the trail system, advising of proximity of any trail systems as identified on the Trails Plan and of the potential for exposure to night lighting, pedestrian traffic, and noise that may occur on the trail system from time to time.

Vegetation Management:

49. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement a Vegetation Management Plan (the "VMP") to the satisfaction of the Town's Parks Division which shall be prepared by a consulting landscape architect in coordination with a certified arborist or registered professional forester, or other environmental specialist, as required, and shall include, but not be limited to, the following:
- a) a vegetation inventory & assessment identifying all vegetation greater than 50mm DBH for individual tree assessments and/or perimeter at canopy of woodlands, groups or stands or vegetation; identifying vegetation on adjacent property that may be impacted; and including inventory that identifies species, size and condition;
 - b) identification of all vegetation removals and identification of all protection measures including tree preservation zones for vegetation designated to be preserved; an at-grade impact assessment to support vegetation removals; and/or preservation measures;
 - c) an assessed value for all vegetation identified to be damaged or removed based on the Town's Tree Removal/Pruning & Compensation Policy;
 - d) provisions for compliance monitoring and protection/mitigation specifications and implementation of all arboricultural requirements for trees designated to be preserved during construction; and provisions for post construction performance monitoring and rehabilitation specifications;
 - e) compliance with the Town's minimum tree preservation standards;
 - f) a compensation planting plan providing plantings equal to or greater than the assessed value for all vegetation identified to be damaged or removed from the Lands, which compensation planting shall be completed in addition to the Town's minimum planting standards; and
 - g) coordination of naturalization and restoration plantings and vegetation related recommendations from the approved Environmental Impact

Study/Natural Heritage Evaluation, prepared by Beacon Environmental dated March 2017, as amended by the Scoped Environmental Impact Study/Natural Heritage Evaluation, prepared by WSP Canada Inc. dated June 12, 2018, as amended; and the approved Landform Assessment and Conservation Study, prepared Schollen & Company Inc. dated June 2018, as amended.

50. Prior to the commencement of any demolition, topsoil removal, grading or construction activities on the Lands, the Owner shall construct temporary Paige post and wire protection fencing for all vegetation and natural areas to be preserved in accordance with the VMP. A clause shall be added to the Subdivision Agreement stating that the Owner shall maintain this fencing in good condition for the duration of development on the Lands and provide signage panels on protection fencing identifying the purpose of the fencing and indicating no disturbance beyond the fence to the satisfaction of the Town's Parks Division.
51. Other than as permitted pursuant to the Town's By-law Number 5850-16, as amended or successor thereto (the "Tree By-law), the Owner shall only be permitted to remove trees on any lots or blocks on the Draft Plan in accordance with the exemption contained in s.20(d) of the Tree By-law, upon meeting the following conditions with respect to tree removal, preservation, payment of fees, and any such other related items, all to the satisfaction of the Town's Parks Division: a) tree removal plan and the execution of the Subdivision Agreement; or b) prior to the execution of the Subdivision Agreement, the submission of a Vegetation Management Plan and the execution of a Vegetation Management Agreement.

Fencing:

52. A clause shall be added in the Subdivision Agreement stating that the Owner shall install on site black vinyl chain link fencing to Town standards on the municipal side of the lot lines for all lots and blocks on the Draft Plan that are adjacent to municipal lands.
53. A clause shall be added in the Subdivision Agreement stating that the Owner shall include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers of all lots or blocks adjacent to Blocks 2 and 5 on the Draft Plan, in a manner satisfactory to the Town's Parks Division, advising that fence gates and/or any other means of access will not be permitted to access municipal lands from residential properties.
54. A clause shall be added to the Subdivision Agreement stating that the Owner shall design and install privacy fencing to Town standards, along the southern boundaries of Lots 10 and 11 and Block 4 on the Draft Plan, in a manner satisfactory to the Town's Parks Division.

General Landscaping Requirements:

55. Prior to the release for registration of the Plan, the Owner shall provide landscape design plans and implement landscape works on the Lands for street tree planting on the condominium road in accordance with Town standards and to the satisfaction of the Town's Parks Division.
56. Prior to the release for registration of the Plan, the Owner shall provide landscape design plans and implement landscape works on the Lands for all proposed fencing, landscape structures, entry features, buffer plantings or any other landscape features required by urban and architectural design guidelines or as required by Town standards, to the satisfaction of the Town's Parks Division.
57. A clause shall be added to the Subdivision Agreement stating that the Owner shall provide consistent and continuous minimum 300mm depth topsoil for all areas associated with tree and shrub plantings within the Plan to the satisfaction of the Town's Parks Division. These areas shall include all boulevards designated for street tree plantings and storm water management facilities.
58. A clause shall be added to the Subdivision Agreement stating that the Owner shall provide the Town the right of first refusal of surplus topsoil at no cost to the Town and shall provide the Town with prior notification of topsoil removal from the Plan.
59. A clause shall be added to the Subdivision Agreement stating that the Owner shall perform topsoil testing in accordance with Town standards by an approved agency to determine nutrient availability for all topsoil sources to be utilized within the Plan and that the Owner shall implement fertilizers and soil amendments in accordance with topsoil test recommendations, to the satisfaction of the Town's Parks Division.
60. A clause shall be added to the Subdivision Agreement stating that the Owner shall include in all Offers or Purchase and Sale Agreements with purchasers of lots within the Plan, a notice clearly setting out the details of any fencing or urban design feature that is to be installed on the lot being purchased. Such notice shall clearly identify specifications relating to location, timing of installation, colour, materials, height and other design details of the fencing or urban design features.
61. A clause shall be added to the Subdivision Agreement stating that the Owner shall, prior to the release for registration of the Plan, provide landscape securities to the Town, in a form acceptable to the Town's Financial Services Division and in such amount as approved by the Town's Parks Division equal to one hundred percent (100%) of the estimated costs of the landscape works, to ensure

performance and compliance of all landscape works, to the approval and satisfaction of the Town's Parks Division.

62. A clause shall be added to the Subdivision Agreement stating that the Owner shall, upon execution of the Subdivision Agreement, pay landscape fees for the review of landscape plans and the administration of implementation of the landscape works, in a manner satisfactory to the Town, based on the percentage amount of estimated landscape works as set out in the Town's Fees and Services By-law 6147-19, as amended or successor thereto. The estimated cost of the landscape works shall be provided by the consulting landscape architect and approved by the Town.

Building Division Conditions

63. The Owner shall, prior to the release for registration of the Plan, submit a schedule certified by an Ontario Land Surveyor indicating the areas and frontages of the lots, blocks and/or units within the Plan, to the satisfaction of the Chief Building Official.
64. The Owner shall, prior to the release for registration of the Plan, submit reference plans, engineering details, specifications and recommendations for any retaining walls to be constructed on the Lands for a which a building permit is required under the Building Code Act, 1992, S.O. 1992, c. 23, as amended, and O. Reg. 332/12 (Building Code), (the "Building Code Act"), indicating therein any restrictions such as setback limits for structures and landscaping to the satisfaction of the Town's Building and Engineering Divisions. If any restrictions are identified, a clause shall be added to the Subdivision Agreement stating that the Owner shall register Restrictive Covenants on title to the restricted lands to the satisfaction of the Town and that the Owner shall include in all Offers of Purchase and Sale Agreements for the restricted lots/blocks on the Plan, a notice advising prospective purchasers of the registration of Restrictive Covenants on title to their lands.
65. Prior to the release for registration of the Plan, the Owner shall obtain a permit under the Building Code Act for the decommissioning of any septic system and shall submit a Consultant's Certificate upon completion of the decommissioning to the satisfaction of the Chief Building Official.
66. Prior to the release for registration of the Plan, the Owner shall obtain a permit under the Building Code Act for the demolition of any buildings or structures prior to the demolition of said buildings or structures to the satisfaction of the Chief Building Official.

Noise Impact Study:

67. Prior to the release for registration of the Plan, the Owner shall engage the services of a qualified noise consultant to complete a noise impact study (environmental noise analysis) which assesses projected nuisances caused by noise or vibration (as necessary) within the development of the Lands with recommended mitigation measures for noise generated by the private internal road network, road traffic on external roads or by any other identified source to the satisfaction of the Chief Building Official and the Region of York (if necessary). The noise impact study shall demonstrate how noise levels can be made to be acceptable in accordance with current Ministry of Environment and Energy guidelines, Provincial standards and Town and Regional policies, and address the long-term functionality and maintenance of any recommended mitigation measures which are deemed appropriate and acceptable to the Town and the Region of York. The recommendations of the noise impact study shall conform with the findings of the Environmental Noise Assessment report prepared by Valcoustics Canada Ltd dated March 13, 2019, as amended to address the 55dBA limit on all lots and/or blocks on the Draft Plan.
68. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement the recommendations and measures of the approved Noise Impact Study including, but not limited to noise, and, or, vibration control measures, and warning clauses to the satisfaction of the Town, in consultation with the Region of York.
69. A clause shall be added to the Subdivision Agreement stating that prior to offering any lots or blocks on the Plan for sale, the Owner shall submit and obtain the written approval from the Director of the Building Division with respect to the location of sales trailers and with respect to the display plans and other information to be used for sales and/or marketing purposes. Such information shall include the following:
 - a) the latest version of the approved Plan(s) or registered Plan(s), including any phasing;
 - b) the Draft Plan and adjacent lands including all sidewalks and walkways, community mail boxes, parks by type (including all recreational facilities to be provided), schools, churches, open space areas, environmental protection areas, stormwater management ponds, landscaping, entranceway features, noise attenuation measures (both internal and external to the dwelling unit), erosion control facilities, buffer areas, watercourses, and surrounding land uses;
 - c) a copy of the approved zoning by-law for the Lands together with a copy of the executed Subdivision Agreement (as soon as it is available); and,

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- d) a grade and utility composite plan showing the location of all community facilities (community mail boxes, bus shelter and stops, street trees, sidewalks, street light poles, hydrants, cable boxes, transformers or any other above grade facilities) to the satisfaction of the Town.

The Owner shall further keep all of the above materials up-to-date, to reflect the most current approvals, and/or submissions regarding the Plan, and/or engineering design drawings, and other such matters as may be required by the Town's Planning and Engineering Divisions and Chief Building Official.

Warning Clauses:

- 70. A clause shall be added to the Subdivision Agreement stating that the Owner shall include in all Offers of Purchase and Sale Agreements, the following warning clauses:

“Purchasers are advised that the developer is required to undertake and has borne the sole cost of the following items:

- a) street trees;
- b) corner lot fencing as identified on the approved engineering plans;
- c) rear lot fencing as identified on the approved engineering plans;
- d) noise attenuation fencing and berms as identified in the approved noise impact study and the approved engineering plans;
- e) fencing (if required) along school blocks, park blocks and environmental protection lands as identified on the approved engineering plans; and
- f) entry features and fencing (if required) as identified on the approved landscape plans.”

- 71. A clause shall be added to the Subdivision Agreement stating that the Owner shall include in all Offers of Purchase and Sale Agreements for Lots 10 and 11 on the Draft Plan, the following warning clause:

“Purchasers are advised that easements shall be registered over a portion of your lands for the condominium corporation to construct and maintain a hammerhead turnaround until the condominium road is extended to the south in the future; and for the condominium corporation to construct and

maintain any private servicing necessary to accommodate the development.”

72. A clause shall be added to the Subdivision Agreement stating that the Owner shall include in all Offers of Purchase and Sale Agreements, the following warning clauses for Lots 9, 10 and 11 on the Draft Plan:

“Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound level may exceed the noise criteria of the Municipality and the Ministry of the Environment.”

“This dwelling unit has been designed with the provision for adding central air conditioning at the occupant’s discretion. Installation of central air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment.”

York Region Conditions

73. The Owner shall save harmless the Town of Aurora and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
74. The Owner shall agree that no direct private access is permitted onto Yonge Street. All accesses shall be provided through local or private roads.
75. The Owner shall agree to permit a future vehicular interconnection from the Private Road to the lands to the east (14296 Yonge Street).
76. The Owner shall agree to provide a future vehicular interconnection from the Private Road to the lands to the south (14264 Yonge Street).
77. The Owner shall agree to install signage, demarcating the future vehicular interconnection from Private Road to the lands to the east (14296 Yonge Street) and south (14264 Yonge Street). Signage shall meet local municipal signage standards.
78. The Owner shall agree to provide notice in subsequent Site Plan Agreement, Purchase Agreements, Condominium Agreements and Declaration of Condominium Agreement to permit interconnections of the future vehicular interconnection(s) to the east (14296 Yonge Street) and south (14264 Yonge Street).

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79. The Owner shall agree to advise all potential purchasers of the existing and future introduction of transit services.
80. The Owner shall agree where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region Right-Of-Way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
81. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
82. The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
83. The following warning clause shall be included with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".
84. Where noise attenuation features will abut a York Region Right-Of-Way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:
 - a. That no part of any noise attenuation features shall be constructed on or within the York Region Right-Of-Way;
 - b. That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
 - c. That maintenance of the noise barriers and fences bordering on York Region Right-Of- Way's shall not be the responsibility of York Region

85. The Owner shall agree that prior to the development approval of Block 1, that access to Block 1 shall be via the internal road network and direct access to Yonge Street will not be permitted.
86. The Owner shall agree to be responsible for determining the location of all utility plants within York Region Right-Of-Way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
87. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the Town of Aurora for the development proposed within this draft plan of subdivision or any phase thereof.
88. Prior to final approval, the Owner shall contact Active and Sustainable Transportation to discuss Travel Demand Management options for the proposed development.
89. The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services branch and the Infrastructure Asset Management branch for record.
90. Prior to final approval and concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
 - a. Grading and Servicing;
 - b. Construction Access Design;
 - c. Erosion and Siltation Control Plans;
 - d. Landscaping Plans, including tree preservation, relocation and removals;
and,

- e. Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.

- 91. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.

- 92. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.

- 93. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveways along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.

- 94. The Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.

- 95. The Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation / Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region Right-Of-Way to be removed, preserved or relocated. The report/ plan, submitted to Development Engineering for review and approval, shall adhere to the requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.

- 96. The Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region Right-Of- Way as required by any and/or all of the following, York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.

- 97. The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.

- 98. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the

Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance lands.

The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.

99. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
 - a. A widening across the full frontage of the site where it abuts Yonge Street of sufficient width to provide a minimum of 22.5 metres from the centerline of construction of Yonge Street and,

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- b. 0.3 metre reserve across the full frontage of the site, adjacent to the above noted widening, where it abuts Yonge Street and adjacent to the above noted widening(s).
100. The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region
101. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right-of-Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
102. The Owner shall provide a copy of the Executed Subdivision Agreement to the Corporate Services Department, outlining all requirements of the Corporate Services Department.
103. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Charges are payable in accordance with Regional Development Charges By-Law in effect at the time that Regional development charges, or any part thereof, are payable.

Lake Simcoe Region Conservation Authority Conditions

104. That this approval is applicable to the Draft Plan of Subdivision prepared by Brutto Consulting, (June, 2018) and may be subject to redline revisions based on the detailed technical plans and studies.
105. That prior to final plan approval, the following shall be prepared to the satisfaction of the LSRCA and Town
- a. A detailed Stormwater Management Report in accordance with Lake Simcoe Region Conservation Authority Technical Guidelines for Stormwater Management Submissions and in conformity with the Stormwater Management Master Plan approved under Strategic Action 4.5-SA of the Lake Simcoe Protection Plan;
 - b. A detailed erosion and sediment control plan;
 - c. A detailed grading and drainage plan;

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- d. A detailed water balance and phosphorus budget in concert with 4.8-DP of the Lake Simcoe Protection Plan and 6.40-DP of the Lake Simcoe Protection Plan if applicable;
 - e. A detailed Environmental Impact Study;
 - f. Restoration Planting Plans for the vegetation protection zone to the natural heritage feature;
 - g. A detailed Trails Impact Study, and
 - h. A Detailed Low Impact Development (LID) Evaluation demonstrating the means to maximize the use of LID measures consistent with Policy 1.6.6.7 of the Provincial Policy Statement (2014).
106. That prior to final plan approval, the following shall be undertaken to the satisfaction of the LSRCA, in accordance with the Phosphorus Offsetting Policy:
- a. Phosphorus budget;
 - b. Compensatory measures if required.
107. That the owner shall agree in the Subdivision Agreement to carry out, or cause to be carried out, the recommendations and requirements contained within the plans and reports as approved by the LSRCA and the Town.
108. That the owner shall agree in the Subdivision Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans and reports as approved by the LSRCA and the Town.
109. That the owner shall agree in the Subdivision Agreement to ensure that proper erosion and sediment control measures will be in place in accordance with the approved Grading and Drainage Plan, and Erosion and Sediment Control Plan prior to any site alteration or grading.
110. That the owner shall agree in the Subdivision Agreement to grant any easements required for storm water management purposes to the Town..
111. That prior to final plan approval, the owner shall pay all development fees to the LSRCA in accordance with the approved fees policy, under the Conservation Authorities Act.

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112. That the owner shall agree in the Subdivision Agreement to maintain all existing vegetation up until a minimum of 30 days prior to any grading or construction on-site in accordance with 4.20b.-DP of the Lake Simcoe Protection Plan.
113. That the owner shall agree in the Subdivision Agreement to adequately demarcate Block 5 (Environmental Protection and VPZ Block) by means such as fencing and signage.
114. That prior to final approval the provisions of the Endangered Species Act shall be addressed to the satisfaction of the Ministry of Natural Resources and Forestry.
115. That prior to final plan approval, the Owner shall successfully apply and amend the Zoning By-law by zoning Block 5 Environmental Protection (EP) Zone.
116. The Owner shall agree in the Subdivision Agreement to indemnify and save harmless the municipality and the LSRCA from all costs, losses, damages, judgements, claims, demands, suits, actions, or complaints resulting from any increased flooding or erosion to property and people as a result of the approved storm water management scheme. The Owner shall obtain and maintain in full force and effect during the term of this agreement general liability insurance with respect to the storm water management works and system.

Central York Fire Services Conditions:

117. A clause shall be added to the Subdivision Agreement to ensure that prior to and during construction of buildings, a minimum or temporary street signage must be in place to assist emergency response and access for emergency vehicles shall be maintained at all times.
118. A clause shall be added to the Subdivision Agreement to ensure that prior to construction of buildings, all roads must be complete to a minimum base coat and be able to support emergency vehicles with site access acceptable to Central York Fire Services.
119. A clause shall be added to the Subdivision Agreement to ensure that prior to construction of buildings, water supply for firefighting, including hydrants must be installed and operational.
120. A clause shall be added to the Subdivision Agreement to ensure that prior to construction of buildings, a schedule of Firebreak lots/blocks is submitted to Central York Fire Services for approval. Builders/developers will not make applications for building permits for designated Firebreak lots/blocks without written release of firebreak designation from Central York Fire Services.

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121. Plans shall include provisions for emergency vehicle access to be maintained at all times during construction.
122. Plans shall include provisions for secondary access.

Ministry of Tourism and Sport

123. A clause shall be added to the Subdivision Agreement stating that the Owner shall not grade or otherwise disturb the soil on the Lands prior to the Ministry of Tourism Culture and Sport confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

Canada Post Conditions

124. The owner/developer agrees to include on all offers of purchase and sale, a statement that advises the prospective purchaser/renter that mail delivery will be from a designated Community Mailbox.
125. The owner/developer will be responsible for notifying the purchaser/renter of the exact Community Mailbox locations prior to the closing of any unit sale.
126. The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plans.
127. The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
128. An appropriately sized sidewalk section (concrete pad) to place the Community Mailboxes on any required walkway across the boulevard.
129. Any required curb depressions for wheelchair access.
130. The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations.

Powerstream Conditions

131. It is the responsibility of the owner or their agent to contact our office and discuss all aspects of the above project. The other or their agent should be aware that the hydro installation could be dependent on the proposed subdivision adjacent to this subdivision being developed. We will require draft m-plans, legal plans,

site plan and architectural drawings. We also require information about the number of units/lots in the subdivision and type of subdivision (i.e., single family residential, town homes, condominium town homes, industrial, etc.) nine months prior to the construction. Based on this information, we can then determine the estimated cost and type of installation required to supply this project.

Enbridge Conditions

132. The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea30@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and /or soil trenches) and/or asphalt paving.
133. If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.
134. Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost.
135. In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact SalesArea30@enbridge.com.
136. The applicant will grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.
137. Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Bell Canada Conditions

138. The Owner shall agree in the Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.

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139. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

140. cabling / blanket easement required

Clearances

141. The Town's Planning Division shall advise that Conditions 1 to 11 inclusive and 70 have been satisfied, stating briefly how each condition has been met.

142. The Town's Legal Services Division shall advise that Conditions 12 to 16 inclusive have been satisfied, stating briefly how each condition has been met.

143. The Town's Engineering Division shall advise that Conditions 4, 17 to 43 inclusive and 71 have been satisfied, stating briefly how each condition has been met.

144. The Town's Financial Services Division shall advise that Conditions 3, 14, 26, 30, 31, 61 and 62 have been satisfied, stating briefly how each condition has been met.

145. The Town's Parks Division shall advise that Conditions 44 to 62 inclusive have been satisfied, stating briefly how each condition has been met.

146. The Town's Building Division shall advise that Conditions 63 to 72 inclusive have been satisfied, stating briefly how each condition has been met.

147. York Region shall advise that Conditions 73 to 103 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

148. The Lake Simcoe Region Conservation Authority shall advise that Conditions 104 to 116 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

149. Central York Fire Services shall advise that Conditions 117 to 122 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

150. Ministry of Tourism and Sport shall advise that Condition 123 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.

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151. Canada Post shall advise that Conditions 124 to 130 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
152. Powerstream shall advise that Condition 131 has been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
153. Enbridge shall advise that Conditions 132 to 137 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
154. Bell Canada shall advise that Conditions 138 to 140 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



**Town of Aurora
General Committee Report**

No. PDS19-072

Appendix A – Proposed R3 Exception Zone (Lots 10 and 11)

Table 1: The proposed R3 Exception Zone amendments to the Zoning By-law.

	Parent R3 Zone Requirement	Proposed R3(XX) Exception Zone
Permitted Uses	Detached dwelling, second suite dwelling, home occupation	Detached dwelling, second suite dwelling, home occupation
Lot Area (minimum)	460 m ²	750 m ² *
Lot Frontage (minimum)	15 m	23 m *
Front Yard (minimum)	6 m	Building Face – 4.5m * Garage – 6m *
Rear Yard (minimum)	7.5 m	7 m *
Interior Side Yard (minimum)	1.2 m (One storey) 1.5 m (Two storeys)	1.2 m *
Exterior Side Yard (minimum)	6 m	6 m
Lot Coverage (maximum)	35%	45% *
Building Height (maximum)	10 m	11 m *
Driveway Width (maximum)	6 m	6 m ⁽¹⁾ * ⁽¹⁾ Where frontage exceeds 30m, a driveway width of 9 m is permitted.
Interior Garage Length (minimum)	N/A	6 m *
Interior Garage Width (minimum)	N/A	5.8 m (double car garage) *

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Encroachment Provisions	Steps are permitted to encroach into all yards a maximum of 2m, but in no case shall the steps be closer than 4.5m from the front lot line, 2.1m from the exterior side lot line, and 0.3m from the interior side lot line.	Steps may encroach into the required yard provided they are not located any closer than 3.0 m to the front lot line, 1.5 m to the exterior side lot line, and 0.20 m to the interior side lot line.
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Note: The proposed bylaw exceptions are highlighted and labelled with an asterisk “*”.

Note: Final zoning performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment.

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Appendix B – Proposed R4 Exception Zones (Lots 1-9)

Table 2: The proposed R4 Exception Zone amendments to the Zoning By-law.

	Parent R4 Zone Requirement	Proposed R4(XX) Exception Zone (Lots1-3)	Proposed R4(XX) Exception Zone (Lots 4-9)
Permitted Uses	Detached dwelling, second suite dwelling, home occupation	Detached dwelling, second suite dwelling, home occupation	Detached dwelling, second suite dwelling, home occupation
Lot Area (minimum)	370 m ²	340 m ² *	340 m ² *
Lot Frontage (minimum)	11 m	12.8 m *	12.8 m ⁽¹⁾ * (¹) Lot frontages for corner lots subject to corner rounding's shall be measured on a line perpendicular to the non-rounded side lot line, seven point five (7.5) metres from the front lot line.
Front Yard (minimum)	3.0 m (to main building) 5.5 m (to garage)	4.5 m (to main building, covered or enclosed porch, balcony) 6.0 m (to garage)	4.5 m (to main building, covered or enclosed porch, balcony) * 6.0 m (to garage) *
Rear Yard (minimum)	7.5 m	7.5 m	6.0 m *
Interior Side Yard (minimum)	1.2 m (One side) 0.6 m (Other side)	1.2 m *	1.2 m *

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Exterior Side Yard (minimum)	3.0 m (to main building) 5.0 m (to garage accessed over an exterior side lot line)	2.9 m (to main building) *	2.9 m (to main building) *
Lot Coverage (maximum)	50%	45% *	50%
Building Height (maximum)	11 m	11 m	11 m
Maximum Driveway Width	6 m	6 m	6 m
Encroachment Provisions	Steps are permitted to encroach into all yards a maximum of 2m, but in no case shall the steps be closer than 4.5m from the front lot line, 2.1m from the exterior side lot line, and 0.3m from the interior side lot line.	Steps may encroach into the required yard provided they are not located any closer than 3.0 m to the front lot line, 1.5 m to the exterior side lot line, and 0.30 m to the interior side lot line. *	Steps may encroach into the required yard provided they are not located any closer than 3.0 m to the front lot line, 1.5 m to the exterior side lot line, and 0.30 m to the interior side lot line. *
		Notwithstanding any other provisions to the contrary, on a corner lot where there is a daylighting triangle or corner rounding, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot	Notwithstanding any other provisions to the contrary, on a corner lot where there is a daylighting triangle or corner rounding, the Exterior Side Lot Line and the front lot line shall be deemed to be the continued projection of the Exterior Side Lot Line and the front lot

		<p>line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding. *</p>	<p>line to a point of intersection, for the purposes of calculating the required minimum front yard and the required minimum exterior side yard requirements. Notwithstanding the provisions above, and any other provisions to the contrary, no building or structure shall be permitted to encroach within the daylighting triangle or corner rounding. *</p>
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Note: The proposed bylaw exceptions are highlighted and labelled with an asterisk “*”.

Note: Final zoning performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment.

Appendix C – PPS Policy Analysis

Table 3: Analysis of how the proposed development meets policies of the PPS.

PPS Policy	Policy Analysis
<p>Section 1.1.1</p> <p>Healthy, liveable and safe communities are sustained by a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; b) accommodating an appropriate range and mix of residential (including second units; and c) avoiding development and land use patterns which may cause environmental or public health and safety concerns.</p>	<p>The proposed development exhibits an efficient development and land use pattern, as the subject lands are located within Block F (a designated growth area) of the Town’s OPA 34. OPA 34 requires the preparation of a Block Plan prior to development occurring in Block F. A Block Plan application (SUB-2010-01) was submitted in April 19, 2010 by the South Aurora Landowners Group and was approved on September 24, 2012 by Council. While the subject lands were identified as a non-participating landowner through the Block Plan process, servicing and road connections over the subject lands were identified in the approved Block Plan.</p>
<p>Section 1.1.3.2</p> <p>Land use patterns within settlement areas shall be based on: a) densities and a mix of land uses which: 1. efficiently use land and resources.</p>	<p>The proposed development accommodates for a range of residential uses within Block F. The amending Zoning By-law allows for single detached residential dwellings, while also permitting second suites.</p> <p>The proposed development consists of a 0.791 hectare Environmental Protection block, and buffer zones to this feature, which the LSRCA has deemed sufficient to maintain the integrity and function of the feature. As such, development and land use patterns which may cause environmental concerns are avoided.</p>

<p>Section 1.1.2</p> <ul style="list-style-type: none"> • ...Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. 	<p>The subject lands are located within a Settlement Area as outlined in the Town of Aurora Official Plan Amendment Number 48 (OPA 48).</p>
<p>Section 1.1.3.1</p> <ul style="list-style-type: none"> • Settlement areas shall be the focus of growth and development... 	<p>The PPS defines “Designated Growth Area” as: lands within settlement areas designated in an official plan for growth over the long-term planning horizon, but which have not yet been fully developed.</p>
<p>Section 1.1.3.6</p> <ul style="list-style-type: none"> • New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. 	<p>Designated growth areas include lands which are designated and available for residential growth.</p> <p>As previously mentioned, the subject lands are located within Block F of the Town’s OPA 34 – which has been designated for growth and development.</p>
<p>Section 1.5.1</p> <ul style="list-style-type: none"> • Healthy, active communities should be promoted by: ... b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation. 	<p>Schedule “DD” of OPA 34 identifies a trail network within the Yonge Street South Secondary Plan Area. Schedule DD indicates a portion of the trail on the eastern portion of the subject lands in proximity to Yonge Street. Through the Draft Plan of Subdivision application, Block 2 on the Draft Plan will be conveyed to the Town as open space lands, for the purposes of a trail connection (Figure 7).</p>

Appendix D – Growth Plan Policy Analysis

Table 4: Analysis of how the proposed development meets the policies of the Growth Plan.

Growth Plan Policy	Policy Analysis
<p>Section 2.2.1</p> <ul style="list-style-type: none"> • Applying the policies of this Plan will support the achievement of complete communities that: <ul style="list-style-type: none"> • feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities; • expand convenient access to an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and • ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards. <p>Section 4.2.5</p> <ul style="list-style-type: none"> • Municipalities, conservation authorities, non-governmental organizations, and other interested parties are encouraged to develop a system of publicly-accessible parkland, open space, and trails. 	<p>The subject lands are located within Block F (OPA 34). While the subject lands were identified as a non-participating landowner in the Block Plan process, the proposed development can be reviewed in the context of Block F.</p> <p>Block F features a diverse mix of uses including single family dwellings that vary in size and lot pattern, and an institutional block (future retirement residence) which immediately north of the proposed development.</p> <p>Further, Schedule “DD” in OPA 34 identifies a trail network in the Yonge Street South Secondary Plan area – therefore ensuring publically available recreational facilities to residents of this development (Figure 7).</p> <p>Finally, the applicant has provided a set of Urban Design Guidelines prepared by John G. Williams Architect as part of the review process to ensure the proposed development exhibits an attractive and vibrant public realm. These urban design guidelines will be required to adhere to as a condition of approval for the Draft Plan of Subdivision application.</p>
<p>Section 2.2.2</p> <ul style="list-style-type: none"> • By the year 2031, and for each year thereafter, a minimum of 60 	<p>The proposed development on the subject lands is located wholly within the</p>

<p>per cent of all residential development occurring annually within each upper- or single-tier municipality will be within the delineated built-up area; and</p> <ul style="list-style-type: none"> • By the time the next municipal comprehensive review is approved and in effect, and each year until 2031, a minimum of 50 per cent of all residential development occurring annually within each upper- or single-tier municipality will be within the delineated built-up area 	<p>delineated built-up area as per the Town of Aurora Official Plan.</p>
<p>Section 3.1</p> <ul style="list-style-type: none"> • Significant cost savings can be achieved by ensuring that existing infrastructure is optimized before new infrastructure is built. 	<p>The proposed development capitalizes on existing infrastructure. The Functional Servicing Report (FSR) prepared by Cole Engineering has been submitted with the application outlining engineering details for the development. The Draft Plan will be serviced by municipal water and sanitary sewer in accordance with Town standards. The subject lands will be serviced via the same servicing connection as the Coutts Draft Plan of Subdivision (SUB-2010-03).</p>
<p>Section 3.27 (in part)</p> <ul style="list-style-type: none"> • Proposals for large scale development proceeding by way of a plan of subdivision will be supported by a stormwater management plan or equivalent. 	<p>The proposal has been reviewed by the Town's Planning and Development Services Department, with no objection to the proposed stormwater management plan subject to conditions of approval.</p>

Appendix E – York Region Official Plan Policy Analysis

Table 5: Planning Staff’s analysis of how the proposed development meets YROP policies.

YROP Policy	Policy Analysis
<p>Sustainable Natural Environment</p> <ul style="list-style-type: none"> • Identify, protect and enhance the Regional Greenlands System • Ensure a healthy system, rich in native biodiversity • Ensure that significant environmental features and functions are protected and natural hazards avoided • Integrate with infrastructure delivery and urban development 	<p>The proposed development is located within the Oak Ridges Moraine, and in proximity to the Regional Greenlands System. The applicant submitted an Environmental Impact Study and Natural Heritage Evaluation, and a Landform Conservation Assessment for review.</p> <p>A woodland feature and its minimum vegetation protection zone (MVPZ) is identified on the western edge of the open area of the Site. The feature was staked, and the associated 10m setbacks for the MVPZ were identified. Correspondence with staff from LSRCA in November 2018 indicated that this woodland feature should be protected, and tree removals should not occur.</p> <p>The environmental feature and its associated MVPZ will be protected through an “Environmental Protection – Oak Ridges Moraine (EP-ORM)” zoning designation through the amending zoning by-law, and will be conveyed to the Town as a condition of draft plan approval. As such, the environmental feature and its function will remain protected.</p>
<p>Healthy Communities:</p> <ul style="list-style-type: none"> • Promote a mix and range of housing types 	<p>While the proposed development does not provide a mix and range of housing types (11 single detached dwellings), it should be viewed in the context of Block</p>

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<ul style="list-style-type: none">• Promote the health and well-being of residents in accessible and safe communities• Work with partners to provide adequate and quality human services• Recognize, conserve and promote cultural heritage.	<p>F (OPA 34). Block F consists of mainly single detached dwellings with varying lot patterns, and an institutional block which will accommodate a future 5-storey retirement residence (Delmanor). Further, the amending zoning will permit second suites in the proposed single detached dwellings.</p> <p>The Block Plan for Block F included planning exercises to ensure trail linkages, open space, and access to full municipal services. This planning ensures the promotion of health and well-being, and the provision of quality human services.</p> <p>The subject lands were previously noted as having cultural heritage value or interest and was included in the Town of Aurora Register of Properties of Cultural Heritage or Interest as a non-designated 'listed' property (The Cannon Farmhouse). The building was constructed circa 1875 and was designed in an Ontario House/Gothic Revival style. The building was demolished in August of 2018, following its removal from the Register. A condition of draft plan approval is that the former Cannon Farmhouse be commemorated by street naming and a plaque on the future private condominium road, and where appropriate, along the public trail; and that materials salvaged from the demolished Cannon Farmhouse be used in the commemorative marker/plaque.</p>
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<p>Economic Vitality:</p> <ul style="list-style-type: none"> • Balance job creation with population growth • Promote economic diversity and resilience • Deliver context sensitive and efficient infrastructure 	<p>The YROP forecasts a population of 70,200 by 2031. The proposed applications contribute 11 single detached dwellings to Aurora’s housing stock.</p>
<p>Policy 5.2.8</p> <ul style="list-style-type: none"> • To employ the highest standard of urban design, which: <ul style="list-style-type: none"> • Provides pedestrian scale, safety, comfort, accessibility and connectivity; • Complements the character of existing areas and fosters each community’s unique sense of place; • Promotes landscaping, public spaces and streetscapes; and • Ensures compatibility with and transition to surrounding land uses. 	<p>The proposal is compatible and transitions appropriately to the existing adjacent community. The Owners have proposed and demonstrated a development that both meets the density provisions of OPA 34, and is of a comparable density to the adjacent community. A trail network will be incorporated throughout Block F (OPA 34), ensuring connectivity, public spaces and pedestrian scale.</p>
<p>Policy 5.3</p> <ul style="list-style-type: none"> • Intensification will occur in strategic locations in the built-up area to maximize efficiencies of infrastructure delivery, human services provision and transit ridership. 	<p>The proposed applications are intensification through infill development in Block F. The subject lands are ideal for infill as the 11 proposed residential units can capitalize on existing infrastructure through Butternut Ridge Trail (which also services the BG and Ballymore developments). The proposal is a minor extension of a planned serviced community which includes human services, parks and amenity, proximity to transit, etc.</p>

Appendix F – OPA 34 Policy Analysis

Table 6: Planning Staff’s analysis of how the proposed development meets the “Cluster Residential” designation policies included in OPA 34.

OPA 34 Policy	Policy Analysis
<p>3.1.3</p> <ul style="list-style-type: none"> New development will generally occur at somewhat higher densities or intensity than that of the existing area and shall only be approved on the basis of full municipal services. Residential densities within Blocks identified on Schedule CC, will average no more than 5 units/ha. (2 units/ac) over the constrained and unconstrained lands which are subject to a development application. <p>3.23 (c)</p> <ul style="list-style-type: none"> The gross residential density averaged over the constrained and unconstrained lands subject to a development application shall be no more than 5 units per hectare (2 units/acre). 	<p>OPA 34 defines “Gross residential density” as the number of dwelling units divided by the gross residential land area. Gross residential land area includes local roads within the residential area, trails, shared private open space, Environmental Protection and Environmental Function Areas, an elementary school and a local or Neighbourhood Park.</p> <p>Upon a formal development application to the Town, the subject lands were 2.2 hectares in size (which permits the development of 11 units). Later in 2014, the Owner applied for a consent application to facilitate a transfer of land to the west adjacent property (BG Properties), for purposes of a local road that would service Block F. The consent application resulted in the subject lands being 1.607 hectares in size.</p> <p>As the gross residential land area calculation includes local roads, the proposed development still meets the 5 units per hectare (2 units per acre) density provisions provided for in OPA 34.</p>
<p>3.1.4</p> <ul style="list-style-type: none"> Matters such as building size, lot coverage, height, setbacks, minimum areas of open space and 	<p>The applicant has applied concurrently for a Zoning By-law Amendment to implement the proposed Draft Plan. A total of 3 residential exception zones</p>

<p>parking for each designation are to be set out in one or more implementing zoning by-laws which may be further refined to reflect individual site characteristics and proposed development pattern for site specific locations.</p>	<p>have been proposed to ensure appropriate building sizes, lot coverage, height, setbacks, and encroachment provisions.</p>
<p>3.2.5</p> <ul style="list-style-type: none"> All development in Transitional, Suburban, Cluster or Low Density Residential designations shall be designed so as to incorporate the following: a) municipal water supply service; b) municipal sanitary sewer service; c) Best Management Practices related to storm drainage requirements; d) paved streets, together with appropriate lighting, walkways and landscaping; e) any other services, works or considerations that are appropriate for the development or that are required elsewhere in this Plan 	<p>The proposed development is located within the Cluster Residential Designation. Reports and studies have been submitted and reviewed by all commenting departments and agencies. The proposed development will incorporate all of the factors listed in this Section, and will be finalized through the satisfaction of conditions of draft plan approval.</p>
<p>3.2.7</p> <ul style="list-style-type: none"> Prior to approval of an application to permit new development (including a rezoning, consent application, plan of subdivision, plan of condominium, or a site plan) within any Transitional, Suburban, Cluster or Low Density Suburban Residential designation, a Block Plan for the respective area as identified on Schedule CC must be approved by the Town. 	<p>A Block Plan application (Block F) for the Yonge Street South Secondary Plan (File Number SUB-2010-01) was submitted on April 19, 2010 by the South Aurora Landowners Group and approved on September 24, 2012 by Council. Block F is bordered by Yonge Street, the rail line and the properties north of Ridge Road. The subject lands were identified as a non-participating landowner through the Block Plan process. Servicing and road connections over the lands were identified in the approved Block Plan.</p>

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<p>3.6.1</p> <ul style="list-style-type: none">• Permitted uses in a Cluster Residential designation are single detached dwellings, semi-detached dwellings, linked housing, townhouses and Private Open Space...	<p>The proposed applications consist of single detached dwellings, an environmental protection block, and an open space block (for future trail).</p>
<p>3.6.4</p> <ul style="list-style-type: none">• Lots within the Cluster Residential designation of this Plan shall preserve a minimum of 40% of the lot area, or similar area devoted to exclusive use within a condominium, in an open, landscaped or natural condition and such required area shall not include any area devoted to a swimming pool, accessory building, paved driveway, patio or other area covered with impervious material.	<p>The proposed amending Zoning By-law does not seek lot coverage greater than 45% for the R3-XX and R4-XX zones, and 50% for the R4-YY exception zones. As such, at least 55% and 50% (respectively) will be devoted to exclusive use in an open, landscaped or natural condition.</p>

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Appendix G – Town of Aurora Official Plan Section 15.2.3 Policy Analysis

Table 7: Planning Staff’s analysis of how the proposed development meets the criteria outlined in Section 15.2.3 of the Town’s Official Plan.

Section 15.2.3 Criteria	Analysis
Conformity with the intention of the Town of Aurora Official Plan	Please see Appendix F and Section “Town of Aurora Yonge Street South Secondary Plan (OPA 34)” in the body of the Planning Report.
Promote compatible development	<p>The subject applications propose single detached residential units. The adjacent community consists of a built form that is primarily single detached residential dwellings, and an institutional block.</p> <p>The Owners have included an Environmental Protection block, and an open space trail block in the draft plan to ensure a connection and interaction between the community, the environmental feature and the future planned trail.</p>
Not adversely affect adjacent land uses through noise, vibration, fumes, smoke, dust, odour, lighting or traffic.	The proposed use of the subject lands is residential and shall not adversely affect adjacent land uses through noise, vibration, fumes, smoke, dust, odour, lighting or traffic.
Require design considerations, such as setbacks, buffer planting, screening and fencing as part of site plan agreements to ensure compatibility with the surrounding area	The Owners submitted Urban Design Guidelines prepared by John G. Williams Architect that staff have reviewed, and deemed in conformity with the intent of the Urban Design requirements of OPA 34. The applicant will be required to adhere to these guidelines as part of their conditions of draft approval.

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	<p>To ensure compatibility with the surrounding community, the proposed urban design guidelines have been modeled off of the adjacent BG Properties development to the west of the subject lands, which has been approved by Council.</p>
<p>Have adequate municipal services, including water, sanitary and storm sewers, solid waste disposal, schools and roads without causing undue financial hardship for the municipality</p>	<p>The proposed development capitalizes on existing infrastructure. Please refer to the "Department/Agency Comments" section of this report for more details.</p>
<p>Not increase traffic beyond the capacity of local streets within residential areas</p>	<p>Upon review from the Town's Engineering and Infrastructure Services Department, the proposed applications will not increase traffic beyond the capacity of the existing community.</p>
<p>Provide safe and adequate off-street parking, loading, access and egress</p>	<p>Adequate off-street parking will be provided on each residential lot. Access and egress from the subject lands will occur through a private right-of-way extending off of Butternut Ridge Trail.</p>
<p>Be publicized in accordance with the requirements of the Planning Act</p>	<p>Notice of Complete Application, and Notices for Public Meeting were all publicized in accordance with the provisions of the Planning Act.</p>



**Town of Aurora
General Committee Report**

No. PDS19-079

Subject: Transfer of Servicing Allocation
Ashlen Holdings Inc.
13859, 13875 & 13887 Yonge Street
Part of Lots 15 and 16, Plan 166
File Numbers: OPA-2015-03, ZBA-2015-08, and SUB-2015-04

Prepared by: Matthew Peverini, Planner

Department: Planning and Development Services

Date: September 3, 2019

Recommendations

- 1. That Report No. PDS19-079 be received;**
- 2. That an allocation of 97 persons from the reserve to service the development of 30 single detached dwellings on the approved Draft Plan of Subdivision be granted; and,**
- 3. That the Mayor and Clerk be authorized to execute any and all agreements, documents and ancillary agreements required to give effect to the development.**

Executive Summary

This report recommends that Council grant an allocation of 97 persons from the reserve to service the development of 30 single detached dwelling units for the LPAT approved Draft Plan of Subdivision file number SUB-2015-04 (Ashlen Holdings Inc.) and authorize the Mayor and Town Clerk to execute any and all agreements, documents and ancillary agreements required to give effect to the development.

The OMB, as it then was, allowed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision appeals by the Owner to develop three parcels of land together, to ultimately facilitate the creation of 30 residential lots, and 4 open space blocks for purposes of stormwater management. The OMB did not approve a transfer of servicing allocation to the development as part of the order.

The approved development requires servicing allocation of 97 persons.

Background

Application History

On July 26, 2016, Ashlen Holdings Inc. filed an appeal (OMB File No. PL160781) on the Official Plan Amendment (OPA) application (OPA-2015-03) to the OMB, as it then was, pursuant to Section 22(7) of the *Planning Act* for Aurora Council's refusal of the application.

On July 26, 2016, Ashlen Holdings Inc. filed an appeal (OMB File No. PL160782) on the Zoning By-law Amendment (ZBA) application (ZBA-2015-03) to the OMB, as it then was, pursuant to Section 34(11) of the *Planning Act* for Aurora Council's refusal of the application.

On October 6, 2016, Ashlen Holdings Inc. filed an appeal (OMB File No. PL161018) on the Draft Plan of Subdivision application (SUB-2015-04) to the OMB, pursuant to Section 51(34) of the *Planning Act* for Aurora Council's failure to make a decision on the application within 180 days of the Town deeming the application complete.

An OMB proceeding for the OPA, ZBA and Draft Plan of Subdivision applications occurred on September 18, 2017. At the conclusion of the hearing, the OMB issued a decision to allow the appeals in accordance with revisions as discussed during the proceeding; and that final orders would be issued upon submission of the final versions of the OPA and ZBA documents, and the Draft Plan of Subdivision conditions of approval.

On September 26, 2018, the LPAT issued an order stating that the Draft Plan of Subdivision was approved in principle, subject to the applicant fulfilling conditions of approval. Final approval of the Draft Plan of Subdivision lies with the Town (Subdivision Agreement process). On May 10, 2019, the LPAT issued its final order in regard to the OPA. To date, the Town and Ashlen Holdings Inc. are working on the final form of the ZBA and therefore, a final order on the ZBA application is pending.

Location and Land Use

The subject lands are generally located on the east side of Yonge Street, north of Bloomington Road, and are municipally known as 13859, 13875 and 13887 Yonge

Street (Figure 1). The total area of the land holding is 4.3 hectares (10.6 acres), and consists of 3 parcels.

The subject lands exhibit the following characteristics:

- 133m Yonge Street frontage;
- Two existing single detached dwellings, each with driveway access from Yonge Street; and,
- Balance of the subject lands are vacant field.

The surrounding land uses are as follows:

North: Estate Residential

South: Institutional (Willows Estate Nursing Home)

East: Vacant land (currently subject to OPA, ZBA, and Draft Plan of Subdivision applications to permit 50 single detached dwellings)

West: Yonge Street, and institutional uses (Provincial offices)

Policy Context and Analysis

Through the OMB proceedings, the Board adopted and relied on the evidence of the applicant's land use planners who described a supportive policy environment consistent with the practice of good planning. The reasoning for this decision is summarized below:

- Regarding the Provincial Policy Statement (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the proposed development promotes efficient land use, arrangements, intensification and environmentally compatible outcomes which are fully serviced and part of defined settlement areas;
- The applications support the development objectives of the "Urban Area" designation as per the York Region Official Plan and do not conflict with the Oak Ridges Moraine Conservation Plan;
- The subject lands are designated "Cluster Residential" in the Town's OPA 34, which encourages the density type envisioned by the applications, including the provision of pedestrian trails and a pedestrian route along Yonge Street;
- OPA 34 identifies the subject lands within Block C, which does not require the approval of a community block plan as a prerequisite for subdivision approval; and,
- Proposed lots comply with minimum lot standards of the Town's Zoning By-law.

Applications

Ashlen Holdings Inc. received approval for OPA, ZBA and Draft Plan of Subdivision applications to facilitate the creation of 30 single detached dwellings on a municipal right-of-way. The applications have been discussed in detail in Planning and Development Services Report Number PDS16-047, dated June 21, 2016.

The most up to date Draft Plan of Subdivision is attached as Figure 2 to this report. A description of the proposed Draft Plan of Subdivision is included below for information:

Proposed Land Use	Lot and Block #	# of Units	Area (m²)
Single Detached Dwelling	1 to 30	30	30,083.45
Open Space (SWM)	31		1,113.08
Yonge Street Trail	32		411.54
Yonge Street Trail	33		646.55
Open Space (SWM)	34		1,393.02
Open Space (SWM)	35		2,165.70
0.30m Reserve	36		5.45
Road Widening	37		564.58
0.30m Reserve	38		17.13
0.30m Reserve	39		20.78
Open Space (SWM)	40		1,166.85
Municipal Road	Street "A"		5,614.74
Totals	40 + Street A	30	43,203

Planning Considerations

The approved development requires servicing allocation of 97 persons.

Draft Plan of Subdivision conditions included in the LPAT order issued on September 26, 2018 requires the Town to approve a transfer of servicing allocation to this development. Typically, a report to General Committee recommending approval of the Draft Plan of Subdivision Application would include a recommendation to allocate servicing to the development. However, the applications were appealed, and the LPAT does not have the authority to grant servicing allocation as part of an order to approve.

The pool of available servicing allocation is tracked by number of persons. Different built forms have different average household sizes. There is an average of 3.23 persons per unit (PPU) for a single detached dwelling. As such, the proposed

development requires the allocation of 97 persons from the reserve to the approved Draft Plan of Subdivision. Should Council approve the transfer of servicing allocation, the implementing Zoning By-law can be finalized, and the applicant may proceed with fulfilling conditions of approval.

Department / Agency Comments

The Town's Policy Planning Division has advised that there is servicing capacity available in the reserve for purposes of transferring allocation to the proposed development.

Public Comments

The allocation of servicing capacity is not subject to a public process.

Advisory Committee Review

Not required.

Legal Considerations

The allocation of servicing within a development remains with Council. The OMB/LPAT does not allocate servicing, unless the allocation forms part of minutes of settlement. This matter did not settle and a hearing was held that resulted in an order being issued by the OMB/LPAT approving the development.

Financial Implications

There are no financial implications.

Communications Considerations

Not required.

Link to Strategic Plan

The Official Plan Amendment and Zoning By-law Amendment support the Strategic Plan goal of **Supporting an exceptional quality of life for all** through its

accomplishment in satisfying requirements in the following key objectives within this goal statement:

Strengthening the fabric of our community: Through the addition of 30 residential units, housing is provided in accordance with the **Collaborate with the development community to ensure future growth includes housing opportunities for everyone** action item.

Strengthening the fabric of our community: Through the approval of residential development within the Built Boundary, the **Work with the development community to meet intensification targets to 2031 as identified in the Town's Official Plan** action item is realized.

Alternative(s) to the Recommendation

None.

Conclusions

The OMB/LPAT approved the Draft Plan of Subdivision, OPA and ZBA applications for this development, subject to Ashlen Holdings Inc. fulfillment of the related conditions of approval and the finalization of the by-laws. Planning and Development Services are satisfied that the development is sufficiently advanced to recommend the transfer of 97 persons of servicing allocation from the reserve. Any technical revisions to the proposed plans will be reviewed by Town Staff prior to the final form of the Official Plan and Zoning By-law Amendments, and execution of the Subdivision Agreement. Upon submission of the ZBA in final form to the LPAT, the LPAT will issue an order for the planning instrument.

Attachments

Figure 1 - Location Map

Figure 2 - Draft Plan of Subdivision

Previous Reports

- General Committee Report No. PDS16-047, dated June 21, 2016
- Public Planning Report No. PDS16-028, dated April 20, 2016

September 3, 2019

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Report No. PDS19-079

- Public Planning Report No. PL15-088, dated November 30, 2015
- Closed Session Report No. PBS16-099, dated December 6, 2016*
- Closed Session Correspondence from the external legal lawyer dated February 10, 2017 (received at the February 14, 2017 Council meeting)*
- Closed Session Correspondence from the external legal lawyer dated February 10, 2017 (received at the February 14, 2017 Council meeting)*

* Council may contact Legislative Services to review these Closed Session materials

Pre-submission Review

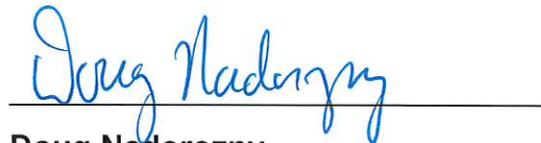
Agenda Management Team Meeting review on August 29, 2019

Departmental Approval

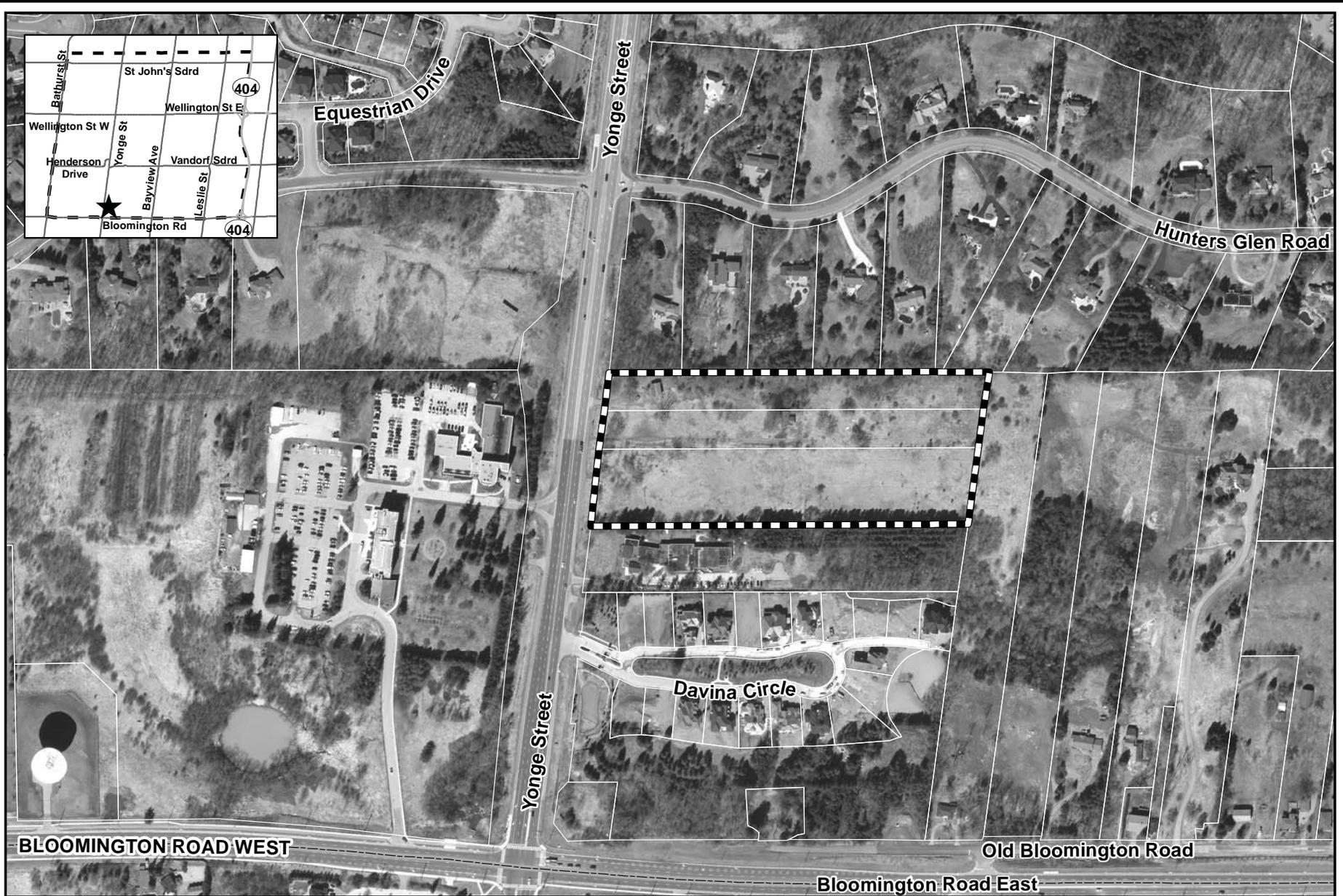
Approved for Agenda



**David Waters, MCIP, RPP, PLE
Director
Planning and Development Services**



**Doug Nadorozny
Chief Administrative Officer**

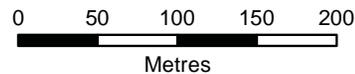


LOCATION MAP

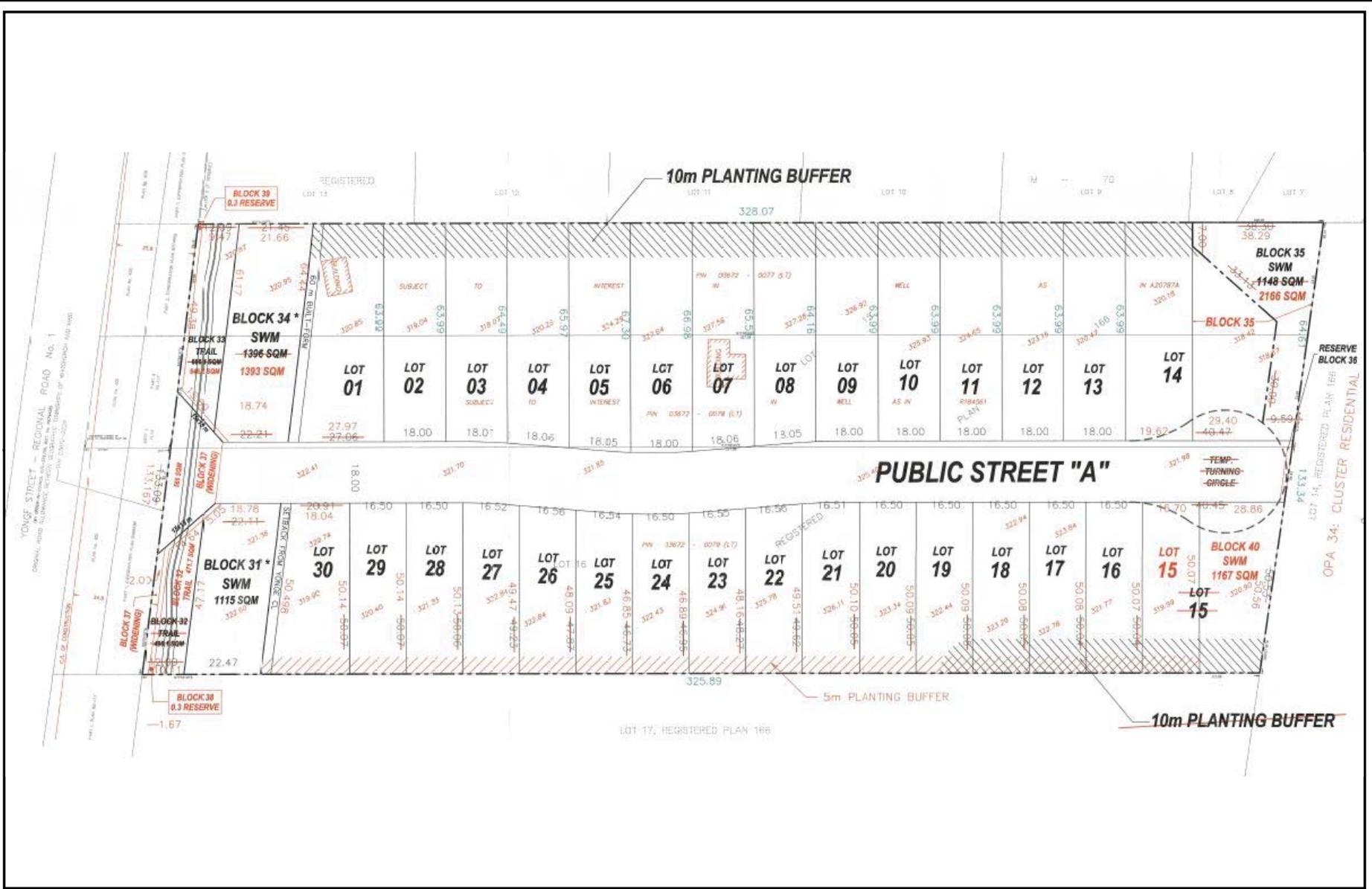
APPLICANT: Ashlen Holdings Inc.
 FILES: OPA-2015-03, SUB-2015-04 & ZBA-2015-08
 FIGURE 1



SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, November 22, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2016, © First Base Solutions Inc., 2016 Orthophotography.



REVISED DRAFT PLAN OF SUBDIVISION

APPLICANT: Ashlen Holdings Inc.
 FILES: OPA-2015-03, SUB-2015-04 & ZBA-2015-08

FIGURE 2





**Town of Aurora
General Committee Report No. CAO19-002**

Subject: Community Engagement Policy Report
Prepared by: Cindy Shaver, Communications and Community Engagement Specialist
Department: Office of the Chief Administrative Officer
Date: September 3, 2019

Recommendation

- 1. That Report No. CAO19-002 be received; and**
- 2. That the attached Community Engagement Policy be approved.**

Executive Summary

This report provides Council with information about the Community Engagement Policy and the framework and guidelines it provides for Town communications and community engagement efforts.

- This policy will provide a consistent approach to public communications and community engagement
- This policy will provide our community with a clear understanding of Town community engagement efforts and manage resident expectations

Background

In 2018 Council endorsed the 2018-2021 Communications and Community Engagement Strategy prepared by Corporate Communications. Within this strategy was a commitment by Town Staff to prepare a Community Engagement Policy, establishing guidelines for clearly communicating with our public and managing community engagement expectations.

The Community Engagement Policy is based on internationally recognized best practices and utilizes the International Association of Public Participation (IAP2) Spectrum. IAP2 is an international association of global members seeking to improve the practice of public participation in relation to individuals, governments, institutions and nations. IAP2's Spectrum of Public Participation was designed to assist with the

selection of the level of participation that defines the public's role in any public project or decision-making process. This spectrum is widely used by other municipalities including The Town of Newmarket and the Region of York, and outlines a spectrum of engagement that details how and when residents, the broader community and stakeholders will be engaged.

In the Spectrum, there are five different levels of community engagement to consider, with each level providing the community more involvement in the decision making process. These levels are informing, consulting, involving, collaborating and empowering.

Analysis

This policy will provide a consistent approach to public communications and community engagement

The Town of Aurora is committed to providing an inclusive community engagement process to better inform and engage residents in decisions and projects that reflect their interests and concerns. To do so, we need a consistent approach across departments that determines when and how to engage residents. This policy provides a clear framework for engagement and ensures that communications and engagement considerations are addressed at the beginning of each project.

On each report to Council there is a Communications Considerations section. Within that section and upon endorsement of the policy, the level of community engagement recommended will be included. The levels will be consistent with the International Association of Public Participation (IAP2) Spectrum. The Spectrum shows that differing levels of participation are legitimate depending on the goals, time frames, resources and levels of concern in the decision to be made. However, and most importantly, the Spectrum sets out the promise being made to the public at each participation level.

This policy will provide the community with a clear understanding of Town community engagement efforts and manage resident expectations

The Town of Aurora is committed to engaging our community in decision-making processes and keeping them informed of Town programs and activities. The level of community engagement on any given project or event will depend on several different

factors including project time frames, resources and levels of concern in the decision to be made. By utilizing the Community Engagement Framework (outlined in the policy), staff will be able to provide timely and relevant communications that will manage resident expectations and provide opportunities for engagement where applicable.

Advisory Committee Review

Reviewed by the Community Advisory Committee on May 2, 2019.

Legal Considerations

None

Financial Implications

None

Communications Considerations

Corporate Communications will ensure the Community Engagement Policy is shared within the organization and with external stakeholders. This will include posting to the website, sharing on social media and including in both internal and external newsletters. Communications will work with internal departments to continue education regarding the Spectrum ensure the framework is used consistently and appropriately.

Link to Strategic Plan

This policy supports Aurora's Strategic Plan objective of "Strengthening the Fabric of our Community" and supports the 2018-2021 Communications and Community Engagement Strategy endorsed by Council.

Alternative(s) to the Recommendation

Council can choose not to endorse the policy and remain with the status quo.

September 3, 2019

Page 4 of 4

Report No. CAO19-002

Conclusions

The implementation of the Community Engagement Policy and guidelines for engagement will allow staff to be more proactive and transparent in their communication and community outreach. The guidelines will clearly define the level of community involvement needed and will ensure that residents are being engaged in a timely manner on initiatives that may affect them or their community.

Attachments

Policy No. COMM XX - Community Engagement Policy

Previous Reports

None

Pre-submission Review

Agenda Management Team review on August 23, 2019

Departmental Approval



Stephanie Mackenzie-Smith
Manager, Corporate Communications
Office of the Chief Administrative Officer

Approved for Agenda



Doug Nadorozny
Chief Administrative Officer



Administrative Policies & Procedures

Attachment 1

Policy No. CORP XX – Community Engagement Policy

Topic:	Community Engagement Policy	Affects:	All Staff
Section:	Insert section based on numbering system	Replaces:	N/A
Original Policy Date:	October 1, 2019	Revision Date:	N/A
Effective Date:	October 1, 2019	Proposed Revision Date:	October 1, 2021
Prepared By:	Corporate Communications	Approval Authority:	Council

1.0 Policy Statement

This policy supports the Town of Aurora’s mission, vision and values by providing a framework and guidelines for communications that puts our community first.

2.0 Purpose

The Town of Aurora is committed to providing an inclusive community engagement process to better inform and engage residents in decisions-making processes and projects that reflect their interests and concerns.

We are dedicated to utilizing the most effective and efficient communication tools, techniques and best practices to improve relationships with our community and make appropriate engagement opportunities available to them. Engagement opportunities may occur before projects begin as a way of raising awareness of projects and assist in developing staff recommendations to Council. Engagement may also be used after Council has provided direction as a form of education and information sharing.

This policy will act as a guide internally, with framework informing the level of community engagement to be employed in projects, providing opportunities for meaningful, two-way communication and cultivating a culture where public participation in local government is valued and encouraged.

3.0 Scope

This policy applies to all projects and events across the organization that require community engagement, either online or in-person, and will inform the appropriate public engagement approach.

4.0 Definitions

Community Engagement A process that facilitates communication, interaction, involvement and exchange between the government and the community. The community engagement process will be transparent, responsive, inclusive and empowering and is based on realistic expectations, mutual respect and trust.

5.0 Responsibilities

Employees:

- Contact Corporate Communications at the beginning of a project to discuss the appropriate level of community engagement and the best tools to accomplish project's goals.

Management:

- Ensure all employees are aware of and adhere to the policy.

6.0 Procedure

On each report to Council is a Communications Considerations section. When appropriate and relevant, the appropriate level of community engagement recommended will be included in that section as determined by the Director in consultation with the Corporate Communications Manager. The levels of engagement will be consistent with the [International Association of Public Participation](#) (IAP2) Spectrum. IAP2 is an international association of global members seeking to improve the practice of public participation in relation to individuals, governments, institutions and nations. IAP2's Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public's role in any public participation process. The Spectrum is used internationally, and it is found in many public participation plans.

IAP2's Spectrum is designed to assist with the selection of the level of participation that defines the public's role in any community engagement program. The Spectrum shows that differing levels of participation are legitimate depending on the goals, time frames, resources and levels of concern in the decision to be made. However, and most importantly, the Spectrum sets out the promise being made to the public at each participation level. The Spectrum is widely used and is quoted in most community engagement manuals.

Community Engagement Framework

	Inform	Consult	Involve	Collaborate	Empower
GOAL	To provide information and generate awareness to the public.	To obtain feedback on analysis, issues, alternatives and decisions that will inform the final outcome.	To work directly with the public throughout the process to ensure that public concerns consistently understood and considered.	Partner with stakeholders in all steps of the process, including the development of strategies and recommendations and the identification of preferred solutions.	Final decision making is placed in the hands of the public.
PROMISE	We will keep you informed by providing you with timely, accurate and accessible information.	We will listen and acknowledge your concerns and seek to listen to diverse perspectives.	We will work with you to ensure that your concerns are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation and incorporate this in decisions as much as possible.	We will implement what you decide.
CONDITIONS FOR ENGAGEMENT	Decision has already been made. The Town has the control to make the decision and implement it and is not looking for feedback.	The Town has control to make the decision and implement it, but wants some feedback before making a final decision.	The Town has the control to make the decision and implement it but will include public feedback as a factor in the decision-making process.	The Town cannot make and implement a decision by itself. Shared decision making with other partner.	Public makes the decision. Town staff may facilitate or support implementation.
EXAMPLE TECHNIQUES	<ul style="list-style-type: none"> • Fact sheets • Webpage • Open house • Notice Board • E-newsletter • Media release • Social media • Photo galleries • Registration forms • Meeting minutes • Phone • Site visit/tours • Live streaming • Council meeting/public meeting 	<ul style="list-style-type: none"> • Public meeting • Survey • Focus group • Online consultation • Advisory Committee • Interviews • Social media listening • Social media Town Hall • Workshop • Door-to-door outreach • Comment boxes 	<ul style="list-style-type: none"> • Workshop • Deliberative polling • Crowdsourcing • Community mapping (via online consultation) • Digital storytelling • Design charrette • Mind mapping • Citizen panels • Hackathon 	<ul style="list-style-type: none"> • Advisory Committee • Participatory decision-making • Large group meetings • Document co-creation • Working group 	<ul style="list-style-type: none"> • Citizen jury • Ballots • Delegated decision-making

7.0 Regulatory/References/Codes/Standards

N/A



Notice of Motion	Councillor Wendy Gaertner
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Date: September 3, 2019

To: Mayor and Members of Council

From: Councillor Gaertner

Re: **Noise By-law Review**

Whereas one of the most frequent complaints from residents is unacceptable noise levels; and

Whereas finding the balance between resident versus resident noise complaints is important; and

Whereas finding the balance between residents' quality of life and acceptable construction noise is needed, especially as Aurora experiences intensification in our built up areas; and

Whereas the City of Toronto is undertaking a comprehensive review of their Noise By-laws; and

Whereas many of their findings may be an example of how Aurora can improve its own Noise By-law without staff having to undertake time consuming study and expense; and

1. Now Therefore Be It Hereby Resolved That staff follow what is happening in City of Toronto and bring a report to Council when Toronto's review is completed.



Notice of Motion	Councillor Wendy Gaertner
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Date: September 3, 2019

To: Mayor and Members of Council

From: Councillor Gaertner

Re: **Traffic Calming on Centre Street**

Whereas a traffic calming initiative was put in place north of Wellington Street and east of Yonge Street; and

Whereas the intent was to decrease cars coming into this residential area and slow traffic down to increase residents' safety and quality of life; and

Whereas it appears that most of the measures have had a positive affect; and

Whereas one exception of the desired intent is the traffic pattern created on Centre Street; and

Whereas a survey was sent to the traffic calming area at large and required a 50% response to highlight Centre Street as a problem area; and

Whereas the conditions were not met; and

Whereas this is a problem specific to those who live on Centre Street and would not affect the whole area; and

Whereas this unforeseen problem of fast traffic going the wrong way on Centre Street has been long causing concern for the residents living on this street; and

1. Now Therefore Be It Hereby Resolved That a survey be circulated just for residents living on Centre Street that are directly affected; and
2. Be It Further Resolved That the 50% rule that the Town uses for other Town streets be used in this situation; and
3. Be It Further Resolved That measures be undertaken to stop the infiltration of 'cut through' which was the whole intent of the traffic calming.