



Council Meeting Agenda

**Tuesday, April 28, 2020
7 p.m.**

Video Conference



Town of Aurora Council Meeting Agenda

Tuesday, April 28, 2020
7 p.m., Video Conference

Note: This meeting will be held electronically as per Section 20.1 of the Town's Procedure By-law No. 6228-19, as amended, due to the COVID-19 State of Emergency.

- 1. Approval of the Agenda**
- 2. Declarations of Pecuniary Interest and General Nature Thereof**
- 3. Delegations**

Note: At this time, the Municipal Offices are closed. This meeting will be live streamed at <https://www.youtube.com/user/Townofaurora2012/videos>. Residents who would like to provide comment on an agenda item are encouraged to visit www.aurora.ca/participation.

4. 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 that one or more items be pulled for discussion and voted on separately.

Recommended:

That the following Consent Agenda items, C1 to C5 inclusive, be approved:

C1. Council Meeting Minutes of February 25, 2020

Recommended:

1. That the Council meeting minutes of February 25, 2020, be adopted as circulated.

C2. Special Meeting of Council Minutes of March 31, 2020

Recommended:

1. That the Special Meeting of Council meeting minutes of March 31, 2020, be adopted as circulated.

C3. Council Closed Session Public Minutes of March 3, 2020

Recommended:

1. That the Council Closed Session Public minutes of March 3, 2020, be adopted as circulated.

C4. Council Public Planning Meeting Minutes of February 11, 2020

Recommended:

1. That the Council Public Planning meeting minutes of February 11, 2020, be adopted as circulated.

C5. Council Public Planning Meeting Minutes of March 10, 2020

Recommended:

1. That the Council Public Planning meeting minutes of March 10, 2020, be adopted as circulated.

5. Standing Committee Reports

S1. General Committee Meeting Report of April 14, 2020

Recommended:

1. That the General Committee Meeting Report of April 14, 2020, be received and the recommendations carried by the Committee approved.

6. Consideration of Items Requiring Discussion (Regular Agenda)

R1. FS20-011 – COVID-19 Financial Impact Forecast

Recommended:

1. That Report No. FS20-011 be received for information.

**R2. PDS20-012 – Application for Zoning By-law Amendment
Starlight Investments
145 and 147 Wellington Street West
Part of Lot 28, Plan 264
File Number: ZBA-2018-01**

(Deferred from Special Meeting of Council of March 31, 2020)

Recommended:

1. That Report No. PDS20-012 be received; and
2. That the Zoning By-law Amendment file ZBA-2018-01 (Starlight Investments) be approved to rezone the subject lands from “Second Density Apartment Residential (RA2) Zone”, to “Second Density Apartment Residential [RA2(XX)] Exception Zone”; and
3. That an implementing Zoning By-law be brought forward to a future Council meeting.

7. Motions

(a) Mayor Mrakas

Re: Financial Support of the Aurora Cares Community Action Team

8. Regional Report

York Regional Council Highlights – February 27, 2020 and April 2, 2020

Recommended:

That the Regional Reports of February 27, 2020 and April 2, 2020 be received for information.

9. New Business

10. By-laws

Recommended:

That the following by-laws be enacted:

(a) By-law Number XXXX-20 Being a By-law to amend Municipal Waterworks Distribution By-law Number 3305-91, as amended.

(Deferred from Special Meeting of Council of March 31, 2020)

(b) By-law Number XXXX-20 Being a By-law to amend Parking and Traffic Control By-law Number 4574.04T, as amended and erect stop signs at the intersection John West Way and Amberhill Way.

(General Committee Report No. PDS20-003, Feb. 4/20)

(c) By-law Number XXXX-20 Being a By-law to establish lands on Plan 65M-4424 as highways – TACC Developments (Aurora) Inc. – Phase 1.

(d) By-law Number XXXX-20 Being a By-law to assume highways on Plan 65M-4424 for public use – TACC Developments (Aurora) Inc. – Phase 1.

11. Closed Session

12. Confirming By-law

Recommended:

That the following confirming by-law be enacted:

By-law Number XXXX-20 Being a By-law to confirm actions by Council resulting from a Council meeting on April 28, 2020.

13. Adjournment



Town of Aurora Council Meeting Minutes

Council Chambers, Aurora Town Hall
Tuesday, February 25, 2020

Attendance

Council Members Mayor Mrakas in the Chair; Councillors Gaertner, Gallo, Gilliland, Humfryes, Kim, and Thompson

Members Absent None

Other Attendees Doug Nadorozny, Chief Administrative Officer, David Waters, Director of Planning and Development Services, Robin McDougall, Director of Community Services, Techa van Leeuwen, Director of Corporate Services, Rachel Wainwright-van Kessel, Director of Finance, Allan Downey, Director of Operations, Michelle Outar, Acting Manager of Corporate Communications, Patricia De Sario, Town Solicitor, Michael de Rond, Town Clerk, Ishita Soneji, Council/Committee Coordinator

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

Council consented to recess the meeting at 9:34 p.m. and reconvened the meeting at 9:41 p.m.

1. Approval of the Agenda

Moved by Councillor Kim

Seconded by Councillor Gilliland

That the agenda as circulated by Legislative Services, including the following additional item, be approved:

- Delegation (a) Bill Maron, representing Total Tennis Inc., Re: Item S2(R4) – CMS20-006 – Tennis/Pickle Ball Court Permits

Carried

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2. Declarations of Pecuniary Interest and General Nature Thereof

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

3. Community Presentations

None

4. Delegations

(a) Bill Maron, representing Total Tennis Inc.

Re: Item S2(R4) – CMS20-006 – Tennis/Pickle Ball Court Permits

Mr. Maron spoke to the availability of public tennis courts around Town noting that there is adequate availability of courts based on his experience, and provided an overview of community outdoor tennis demands. He noted that the 45 minute rule of playing time is not suitable for patrons and alternate rule of 30 minutes or on the hour should be considered.

Moved by Councillor Humfryes

Seconded by Councillor Kim

That the comments of the delegation be received and referred to Item S2(R4).

Carried

5. Consent Agenda

Moved by Councillor Thompson

Seconded by Councillor Humfryes

That the following Consent Agenda items, C1 to C5 inclusive, be approved:

C1. Council Meeting Minutes of January 28, 2020

1. That the Council meeting minutes of January 28, 2020, be adopted as printed and circulated.

C2. Council Public Planning Meeting Minutes of January 21, 2020

1. That the Public Planning Meeting minutes of January 21, 2020, be adopted as printed and circulated.

C3. Council Closed Session Minutes of February 4, 2020

1. That the Council Closed Session minutes of February 4, 2020, be adopted as printed and circulated.

C4. Council Closed Session Public Minutes of February 4, 2020

1. That the Council Closed Session Public minutes of February 4, 2020, be adopted as printed and circulated.

C5. Memorandum from Councillor Gaertner

**Re: Lake Simcoe Region Conservation Authority Board Meeting
Highlights of December 13, 2019 and Annual General Meeting of
January 24, 2020**

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 13, 2019 and Annual General Meeting of January 24, 2020, be received for information.

Carried

6. Standing Committee Reports

Council consented to consider sub-items pulled for separate discussion from S1 and S2 in the following order: S1(R1), S2(R4), S1(R2), S2(R2), and S2(R3).

S1. General Committee Meeting Report of February 4, 2020

**Moved by Councillor Gilliland
Seconded by Councillor Kim**

1. That the General Committee meeting report of February 4, 2020, be received and the recommendations carried by the Committee approved, with the exception of sub-items R1 and R2, which were discussed and voted on separately as recorded below:

**(R1) PDS20-003 – John West Way Traffic Calming Measures Feasibility
Review**

**Moved by Councillor Humfryes
Seconded by Councillor Thompson**

1. That Report No. PDS20-003 be received; and
2. That an all-way stop be installed at the intersection of John West Way and Amberhill Way; and
3. That staff continue to monitor the traffic operations on John West Way as a result of the speed limit reduction; and
4. That staff investigate the concerns raised by Council regarding parking and sightlines on John West Way near Town Hall.

Carried

**(R2) PDS20-004 – Centre Street Existing Traffic Calming Measures
Review**

Main motion

**Moved by Councillor Gaertner
Seconded by Councillor Thompson**

1. That Report No. PDS20-004 be received for information.

Amendment

**Moved by Councillor Gaertner
Seconded by Councillor Gilliland**

The main motion be amended by adding the following clauses:

“That a hazard sign be installed on Centre Street in the area of Spruce Street; and

That parking lines be painted along south side of Centre Street between Spruce Street and Wells Street; and

That a sign noting that one way begins east of Spruce Street be installed on Yonge Street”

Carried

Motion to refer

**Moved by Councillor Thompson
Seconded by Councillor Humfryes**

1. That Report No. PDS20-004 be referred back to staff for further review.

Carried

**(R3) PDS20-010 – Economic Development Strategic Plan –
Implementation Strategy 2020**

1. That Report No. PDS20-010 be referred back to staff to verify the Economic Development Strategic Plan action items presented in the report.

Carried

**(R4) CMS20-003 – Request for Lease Extension and Amendment –
Central York Fire Station – Regional Municipality of
York – Paramedic Services**

1. That Report No. CMS20-003 be received; and
2. That a further extension and amendment to the lease with the Regional Municipality of York for Paramedic Services located at 220 Edward Street be approved for a five-year term, with an option to extend for two further five-year periods.

Carried

**(R5) PDS20-009 – Budget Request for Capital Project No. 31217 –
Construction of a Median at Ridge Road and Yonge
Street**

1. That Report No. PDS20-009 be received; and
2. That Capital Project No. 31217 – Construction of Median at Yonge Street and Ridge Road be approved; and
3. That a total budget of \$150,000 be approved for Capital Project No. 31217 to fund \$135,000 from the Services Related to a Highway Development Charge Reserve and \$15,000 from the Growth and New Reserve.

Carried

S2. General Committee Meeting Report of February 18, 2020

**Moved by Councillor Kim
Seconded by Councillor Thompson**

1. That the General Committee meeting report of February 18, 2020, be received and the recommendations carried by the Committee approved, with the exception of sub-items R2, R3, and R4, which were discussed and voted on separately as recorded below:

(A1) Finance Advisory Committee Meeting Minutes of January 28, 2020

1. That the Finance Advisory Committee meeting minutes of January 28, 2020, be received for information.

Carried

(R1) OPS20-001 – Fleet Lifecycle Analysis and 2019/2020 Capital Projects

1. That Report No. OPS20-001 be received; and
2. That this report satisfy Council's conditional budget approval of the 2019 list of Capital Fleet Projects as presented in Tables 2 and 3 in a total amount of \$825,000 to be funded by \$390,000 from the Fleet Repair and Replacement and \$435,000 from the Services Related to a Highway Development Charge reserves; and
3. That the 2020 list of Capital Fleet Projects, as presented in Tables 4 and 5, in a total amount of \$1,214,000 to be funded by \$1,104,800, \$60,000 and \$50,000 from the Fleet Repair and Replacement, Growth & New, and Services Related to a Highway Development Charge reserves respectively, be approved.

Carried

(R2) FIN20-006 – Transition to Prudent Investor Regime

**Motion to refer
Moved by Councillor Thompson
Seconded by Councillor Humfryes**

1. That Report No. FIN20-006 be referred back to staff to be brought to a future General Committee meeting in March 2020.

Carried

(R3) PDS20-015 – Master Transportation Study Update Final Report

Moved by Councillor Gilliland

Seconded by Councillor Humfryes

1. That Report No. PDS20-015 be received; and
2. That Council endorse the recommendations of the Master Transportation Study Update, in principle, subject to individual project review as part of the Capital Budget process and update the 10-Year Capital Plan accordingly; and
3. That the implementation of a road diet on Yonge Street be excluded from the Master Transportation Study and be referred to the 2021 Capital Budget for consideration; and
4. That staff be directed to circulate the Master Transportation Study Update to York Region and relevant Town's divisions.

Carried

(R4) CMS20-006 – Tennis/Pickle Ball Court Permits

Main motion

Moved by Councillor Kim

Seconded by Councillor Humfryes

1. That Report No. CMS20-006 be received; and
2. That the revised Policy No. CORP-10-Sports Field and Park Use Policy be approved as presented; and
3. That the costs for new signage be funded from the Council operating budget contingency fund; and
4. That the revised tennis court public access hours at McMahon Park, as proposed by the Aurora Community Tennis Club (ACTC), be approved as follows:
 - (a) Monday and Tuesday – Court 3 – 12 p.m. to 3 p.m.;
 - (b) Saturday – Court 1 – 3 p.m. to 6 p.m., Court 2 – 3 p.m. to 9 p.m., Court 3 – ACTC;

(c) Sunday – Court 1 – 3 p.m. to 7 p.m., Court 2 – 2 p.m. to 7 p.m.,
Court 3 – ACTC; and

5. That the current 45 minute rule of playing time remain status quo.

Amendment No. 1

Moved by Councillor Kim

Seconded by Councillor Humfryes

That the fifth clause of the main motion be amended as follows:

“That the current 45 minute rule of playing time be changed to 30 minutes.”

Defeated

Amendment No. 2

Moved by Councillor Kim

Seconded by Councillor Humfryes

That the fifth clause of the main motion be amended as follows:

“That the rule of playing time be changed to on the hour.”

Carried

Main motion as amended

Moved by Councillor Kim

Seconded by Councillor Humfryes

1. That Report No. CMS20-006 be received; and
2. That the revised Policy No. CORP-10-Sports Field and Park Use Policy be approved as presented; and
3. That the costs for new signage be funded from the Council operating budget contingency fund; and
4. That the revised tennis court public access hours at McMahon Park, as proposed by the Aurora Community Tennis Club (ACTC), be approved as follows:
 - (a) Monday and Tuesday – Court 3 – 12 p.m. to 3 p.m.;

- (b) Saturday – Court 1 – 3 p.m. to 6 p.m., Court 2 – 3 p.m. to 9 p.m., Court 3 – ACTC;
- (c) Sunday – Court 1 – 3 p.m. to 7 p.m., Court 2 – 2 p.m. to 7 p.m., Court 3 – ACTC; and

5. That the rule of playing time be changed to on the hour.

Carried as amended

(R5) FIN20-003 – Development Charge Deferral for Major Office Space

- 1. That Report No. FIN20-003 be received; and
- 2. That staff proceed with the development of a policy for the deferral of Development Charges for Major Office Space.

Carried

(R6) PDS20-013 – Application for Zoning By-law Amendment, Morgan Planning, 2 Willow Farm Lane, File Number: ZBA-2019-02

- 1. That Report No. PDS20-013 be received; and
- 2. That Zoning By-law Amendment application File Number ZBA-2019-02 to rezone a portion of the subject lands from 'ER - Estate Residential Exception Zone (73)' to 'R2 - Detached Second Density Residential Exception Zone (74)' be approved; and
- 3. That water and sewage capacity for three (3) persons, equivalent to servicing one (1) single detached unit, be allocated to the future severed lot; and
- 4. That the Zoning By-law amendment be presented at a future Council meeting.

Carried

7. Consideration of Items Requiring Discussion (Regular Agenda)

- R1. PDS20-016 – Major Heritage Permit Application, Elmwood Lodge: The Reuben J. Kennedy House, 15032 Yonge Street, File Number: HPA-2019-07**

**Moved by Councillor Humfryes
Seconded by Councillor Kim**

1. That Report No. PDS20-016 be received; and
2. That the review period of Heritage Permit Application File: HPA-2019-07 be extended until August 15, 2020 to allow the applicant to prepare a damage assessment report to assess the condition of the window shutters proposed to be removed.

Carried

8. Motions

(a) Councillor Gilliland

Re: Update to Tree Removal/Pruning and Compensation Policy

Council consented to vote on the first and second operative clauses of the motion separately.

**Moved by Councillor Gilliland
Seconded by Councillor Gaertner**

Whereas the Town of Aurora declared a climate emergency and recognizes a need to reduce carbon and greenhouse gases (GHG); and

Whereas the Town of Aurora acknowledges that every tree in Aurora plays a significant role in sustaining an urban forest; and

Whereas there is a need to retain mature trees or replace with more mature trees to reduce carbon, for example, a tree in Aurora that is 65 cm in diameter at breast height (dbh) stores six times more carbon than a tree that is 11 cm in dbh; and

Whereas the urban forest study identified that, the proportion of large, mature trees in Aurora is low; approximately 74% of all trees are less than 15.3 cm in dbh, which is recommended at no more than 40% based on a primary age diversity model; and

Whereas the urban forest study identified that the greatest proportion of the existing urban forest is located in residential areas of the municipality and that the greatest opportunity to increase canopy cover through tree planting efforts

is also found in the residential areas to reduce energy consumption as a result of shading, windbreak effects, and local micro-climate amelioration; and

Whereas new infill development in established neighbourhoods replace mature trees using the Aggregate Inch Replacement method, which often results with a greater number of young saplings that will take years to mature, give shade, privacy, conform and have little effect on the current needs of carbon intake or energy reduction; and

Whereas new development on meadows and wood lots, where mature trees are removed are replaced with young saplings without considering enough carbon neutral effect; and

Whereas the tree replacement policy does not address carbon intake, size of replacement, or use a primary age diversity model to protect our urban tree canopy;

1st operative clause

Moved by Councillor Gilliland

Seconded by Councillor Gaertner

1. Now Therefore Be It Hereby Resolved That staff immediately amend our Tree Removal/Pruning and Compensation Policy to address carbon neutral effects of our urban forest canopy and strengthen our Policy to ensure a modest balance of mature trees are planted by ensuring the largest trees possible can be planted onsite for compensation for equal or greater carbon loading and CO₂ capturing;

Defeated

2nd operative clause

Moved by Councillor Gilliland

Seconded by Councillor Gaertner

2. Be It Further Resolved That Staff conduct a fulsome review the Tree Removal/ Pruning and Compensation Policy and report back to Council with recommendations not limited to:
 - Amend the differences in our Tree By-law and the Tree Removal/Pruning and Compensation Policy to align;
 - Include a carbon loading and CO₂ capturing evaluation as part of the compensation package;

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- That consideration be given to tree species that maximize carbon loading and CO₂ capture; and
- That consideration be given to utilizing a primary diversity model to protect the future of our urban forest canopy.

Defeated

(b) Councillor Humfryes

Re: Open Cousins Drive Railway Crossing

Moved by Councillor Humfryes

Seconded by Councillor Gallo

Whereas the Cousins Drive Railway Crossing has been closed and fenced off for several years due to safety concerns by Metrolinx; and

Whereas Aurora prides itself in active transportation as demonstrated, for example, through local active programs such as Activate Aurora; and

Whereas the closed and fenced off Cousins Drive crossing is preventing walkability for the residents of our Town;

1. Now Therefore Be It Hereby Resolved That staff work with our local MPPs for their support and to advocate for Aurora to Metrolinx for re-opening the Cousins Drive Crossing and that staff provide an update report to a future General Committee meeting including an estimate of the costs of all possible options should the Town undertake the project.

Carried

9. Regional Report

York Regional Council Highlights – January 30, 2020

Moved by Councillor Gaertner

Seconded by Councillor Kim

That the Regional Report of January 30, 2020, be received for information.

Carried

10. New Business

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New Business Motion No. 1

**Moved by Councillor Gilliland
Seconded by Councillor Gaertner**

That staff be directed to review the Urban Forest Management Plan and bring a report back to a future General Committee meeting.

Carried

Councillor Gilliland inquired about surface conditions of the Town Park skate park and the plans for alternate outdoor rinks around town in the future, and staff provided a response.

Councillor Gaertner inquired about the Metropolitan Square Inc. appeal at the Local Planning Appeals Tribunal and staff agreed to follow up.

11. By-laws

**Moved by Councillor Humfries
Seconded by Councillor Kim**

That the following by-laws be enacted:

- (a) By-law Number 6241-20** Being a By-law to amend By-law Number 6219-19, to establish a schedule of fees and charges for municipal services, activities, and the use of property within the Town of Aurora (Fees and Charges By-law).
- (b) By-law Number 6242-20** Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 2 Willow Farm Lane.

Carried

12. Closed Session

Notice was provided as per Section 33 (c) of the Procedure By-law.

- 1. Personal matters about an identifiable individual, including municipal or local board employees (Section 239(2)(b) of the *Municipal Act, 2001*); Re: Confidential Notice of Motion (a) Councillor Gallo, Re: Proposed Naming of the Community Nature Reserve**

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The Chair noted that the above item will be discussed at the Council Closed Session meeting of March 3, 2020.

13. Confirming By-law

**Moved by Councillor Gaertner
Seconded by Councillor Gallo**

That the following confirming by-law be enacted:

By-law Number 6243-20 Being a By-law to Confirm Actions by Council Resulting from a Council Meeting on February 25, 2020.

Carried

14. Adjournment

**Moved by Councillor Kim
Seconded by Councillor Gaertner**

That the meeting be adjourned at 10:21 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk



**Town of Aurora
Special Meeting of Council Minutes**

Council Chambers, Aurora Town Hall
Tuesday, March 31, 2020 (via video conference)

Attendance

Council Members Mayor Mrakas in the Chair; Councillors Gaertner, Gallo, Gilliland, Humfryes, Kim, and Thompson

Members Absent None

Other Attendees Doug Nadorozny, Chief Administrative Officer, David Waters, Director of Planning and Development Services, Robin McDougall, Director of Community Services, Techa van Leeuwen, Director of Corporate Services, Rachel Wainwright-van Kessel, Director of Finance, Allan Downey, Director of Operations, Michelle Outar, Acting Manager of Corporate Communications, Patricia De Sario, Town Solicitor, Michael de Rond, Town Clerk, Linda Bottos, Council/Committee Coordinator

The Chair called the meeting to order at 7:14 p.m. and outlined the procedures that would be followed in the conduct of the electronic meeting.

1. By-laws

Moved by Councillor Thompson

Seconded by Councillor Gallo

That the following by-law be enacted:

- (a) **By-law Number 6246-20** Being a By-law to amend By-law No. 6228-19, to govern the proceedings of Council and Committee meetings of the Town of Aurora.

**On a recorded vote the motion
Carried**

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Yeas: 7 Nays: 0
Voting Yeas: Councillors Gaertner, Gallo, Gilliland,
Humfryes, Kim, and Thompson, Mayor Mrakas
Voting Nays: None

2. Approval of the Agenda

**Moved by Councillor Kim
Seconded by Councillor Humfryes**

That the agenda as circulated by Legislative Services, including the following additional item and the inclusion of the New Business section, be approved:

- Section 5, Standing Committee Reports, Item S1 – General Committee Meeting Report of March 3, 2020

**On a recorded vote the motion
Carried**

Yeas: 5 Nays: 2
Voting Yeas: Councillors Gallo, Humfryes, Kim, and
Thompson, Mayor Mrakas
Voting Nays: Councillors Gaertner and Gilliland

3. 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*.

4. Delegations

None

5. Standing Committee Reports

S1. General Committee Meeting Report of March 3, 2020

**Moved by Councillor Humfryes
Seconded by Councillor Thompson**

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1. That the General Committee meeting report of March 3, 2020, be received and the recommendations carried by the Committee approved, with the exception of sub-item R5, which was discussed and voted on separately as recorded below.

**On a recorded vote the motion
Carried**

Yeas: 7 Nays: 0

Voting Yeas: Councillors Gaertner, Gallo, Gilliland,
Humfries, Kim, and Thompson, Mayor Mrakas

Voting Nays: None

(A1) Heritage Advisory Committee Meeting Minutes of February 3, 2020

1. That the Heritage Advisory Committee meeting minutes of February 3, 2020, be received for information.

Carried

(R1) CMS20-008 – Library Square – Governance Review

1. That Report No. CMS20-008 be received; and
2. That staff be directed to continue to explore the feasibility of the Direct Delivery and Not-for-profit/Municipal Hybrid governance models and report back with further recommendations regarding the most appropriate model for the operation of Library Square.

Carried

(R2) CMS20-009 – Sport Plan – Progress Report

1. That Report No. CMS20-009 be received for information.

Carried

(R3) CAO20-001 – Pending List Update

1. That Report No. CAO20-001 be received; and
2. That items marked “Completed – To be Removed” and “Pending – To be Removed” be taken off future Pending List updates.

Carried

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(R4) CMS20-007 – Local Sport Organization License Agreements

1. That Report No. CMS20-007 be received; and
2. That the Director, Community Services be authorized to execute license agreements, including any and all documents and ancillary agreements required to give effect to same, for:
 - (a) Aurora Minor Hockey Association
 - (b) Central York Girls Hockey Association
 - (c) Aurora Tigers Junior A Hockey Club
 - (d) Aurora Skating Club
 - (e) Aurora Community Tennis Club
 - (f) Aurora Lawn Bowling Club
 - (g) St. Andrew's College; and
3. That the license agreements be for a period of ten years with a renewal option for a further ten years; and
4. That the Director be delegated the authority to execute similar license agreements with other community sport organizations, where the agreements are of similar value and for the purpose of supporting sport in the community.

Carried

(R5) PDS20-012 – Application for Zoning By-law Amendment, Starlight Investments, 145 and 147 Wellington Street West, Part of Lot 28, Plan 264, File Number: ZBA-2018-01

Moved by Councillor Kim

Seconded by Councillor Thompson

1. That Report No. PDS20-012 be received; and
2. That the Zoning By-law Amendment file ZBA-2018-01 (Starlight Investments) be approved to rezone the subject lands from "Second Density Apartment Residential (RA2) Zone" to "Second Density Apartment Residential [RA2(XX)] Exception Zone"; and
3. That an implementing Zoning By-law be brought forward to a future Council meeting.

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Motion to defer

Moved by Councillor Gaertner

Seconded by Councillor Gallo

That Report No. PDS20-012 – Application for Zoning By-law Amendment, Starlight Investments, 145 and 147 Wellington Street West, Part of Lot 28, Plan 264, File Number: ZBA-2018-01 be deferred to the next Council meeting.

On a recorded vote the motion to defer

Carried

Yeas: 7 Nays: 0

Voting Yeas: Councillors Gaertner, Gallo, Gilliland,
Humfries, Kim, and Thompson, Mayor Mrakas

Voting Nays: None

**(R6) PDS20-018 – Terms of Reference for the Review of the Town’s
Register of Properties of Cultural Heritage Value or
Interest**

1. That Report No. PDS20-018 be received; and
2. That the attached Terms of Reference for the Review of Aurora Register of Properties of Cultural Heritage Value or Interest be endorsed.

Carried

(R7) PDS20-006 – Servicing Allocation Update

1. That Report No. PDS20-006 be received for information.

Carried

6. Consideration of Items Requiring Discussion

**R1. CS20-006 – COVID-19 Staffing Implications; and Verbal Update from
Chief Administrative Officer**

Moved by Councillor Gilliland

Seconded by Councillor Humfries

1. That Report No. CS20-006 be received; and

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2. That the Verbal Update from Chief Administrative Officer be received for information.

**On a recorded vote the motion
Carried**

Yeas: 7 Nays: 0

Voting Yeas: Councillors Gaertner, Gallo, Gilliland,
Humfryes, Kim, and Thompson, Mayor Mrakas

Voting Nays: None

7. New Business

Councillor Gaertner noted that some municipalities are covering up their intersection pedestrian signal push buttons to protect the public from the spread of COVID-19, and inquired about whether the Town could explore this option. Staff agreed to investigate with the Region and report back.

Councillor Gaertner further noted that some municipalities, including Calgary, are temporarily reducing traffic lanes on their main streets to provide more room for pedestrians and facilitate the two-metre physical distancing requirement.

Councillor Humfryes referred to a resident's request and inquired about whether resources are available for residents, especially seniors, who need to self-isolate but have nowhere to go. The Mayor advised that Regional staff are exploring options to house residents that need to be isolated and would be providing an update. The Mayor noted that, in addition to the recently formed business task force, the creation of a Mayor's task force for vulnerable residents, including seniors and those experiencing homelessness, is being considered, and more information will be provided when available.

Councillor Gallo inquired about the Town's decision-making process under the current Declared Emergency status, and staff provided a response regarding delegated authority and the list of decisions made to be shared with Council, as well as the plan to bring normal business before Council for consideration.

Councillor Kim inquired about whether staff would be replacing the vandalized yellow caution tape around the boundaries of the Town's closed parks, and staff provided a response regarding tape replacement and ongoing park inspections.

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Councillor Kim inquired about the Town's position on non-essential business violations, and staff provided a response regarding the authority of Town By-law Enforcement Officers, the response process, and the cooperation with York Regional Police concerning non-essential business closures and public gatherings.

Councillor Gilliland, on behalf of residents, inquired about signage and walk-through access of Town parks. The Mayor stressed the responsibility of everyone to respect the required physical distancing protocols during this time, and staff provided a response regarding the Town's closed parks, signage, and open trails.

Councillor Thompson inquired about available resources for residents who need assistance in picking up their prescriptions, groceries or other essentials. Staff provided a response regarding a community resource list to be published shortly on the Town's website and the ability of the Access Aurora customer service representatives to direct residents to the appropriate resources.

Councillor Thompson inquired about the plan for returning to a regular Council meeting cycle now that electronic meetings can be held. Staff provided a response regarding agenda content and the public participation process, and indicated that an updated meeting schedule would be confirmed.

Councillor Gaertner mentioned that a local facebook group of residents is offering a volunteer shopping service for seniors, and more information would be confirmed.

Mayor Mrakas reported on a partnership between the Town and the Aurora Chamber of Commerce to develop a new website, **ShopFromHomeAurora.ca**, to provide information on local businesses and the services they continue to offer to local residents during the COVID-19 pandemic.

Mayor Mrakas referred to the large amount of feedback received from tenants and noted that, while many landlords are working with tenants and providing rent relief, some landlords are not responding to their tenants. He extended an appeal to landlords to communicate and work with their tenants during this difficult time.

8. By-laws

Main motion

Moved by Councillor Humfryes

Seconded by Councillor Kim

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That the following by-law be enacted:

- (b) By-law Number 6247-20** Being a By-law to amend By-law Number 6212-19, to define the delegation policies and procedures for The Corporation of the Town of Aurora.

Amendment

Moved by Councillor Gilliland

Seconded by Councillor Gallo

That By-law No. 6247-20 be amended by the removal of Delegated Authority Nos. 2, 4, and 5 from new Schedule "G", Matters during an Emergency.

On a recorded vote the motion

Carried

Yeas: 7 Nays: 0

Voting Yeas: Councillors Gaertner, Gallo, Gilliland,
Humfryes, Kim, and Thompson, Mayor Mrakas

Voting Nays: None

Main motion as amended

Moved by Councillor Humfryes

Seconded by Councillor Kim

That the following by-law be enacted, as amended by the removal of Delegated Authority Nos. 2, 4, and 5 from new Schedule "G", Matters during an Emergency:

- (b) By-law Number 6247-20** Being a By-law to amend By-law Number 6212-19, to define the delegation policies and procedures for The Corporation of the Town of Aurora.

On a recorded vote the motion

Carried

Yeas: 7 Nays: 0

Voting Yeas: Councillors Gaertner, Gallo, Gilliland,
Humfryes, Kim, and Thompson, Mayor Mrakas

Voting Nays: None

Motion to defer

Moved by Councillor Thompson

Seconded by Councillor Humfryes

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That the following by-law be deferred to the next Council meeting:

- (c) By-law Number XXXX-20** Being a By-law to amend Municipal Waterworks Distribution By-law Number 3305-91, as amended.

**On a recorded vote the motion to defer
Carried**

Yeas: 7 Nays: 0

Voting Yeas: Councillors Gaertner, Gallo, Gilliland,
Humfryes, Kim, and Thompson, Mayor Mrakas

Voting Nays: None

9. Confirming By-law

**Moved by Councillor Humfryes
Seconded by Councillor Gilliland**

That the following confirming by-law be enacted:

By-law Number 6248-20 Being a By-law to Confirm Actions by Council Resulting from a Special Meeting of Council on March 31, 2020.

**On a recorded vote the motion
Carried**

Yeas: 7 Nays: 0

Voting Yeas: Councillors Gaertner, Gallo, Gilliland,
Humfryes, Kim, and Thompson, Mayor Mrakas

Voting Nays: None

10. Adjournment

**Moved by Councillor Gallo
Seconded by Councillor Thompson**

That the meeting be adjourned at 9:30 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk



**Town of Aurora
Council Closed Session
Public Minutes**

Holland Room, Aurora Town Hall
Tuesday, March 3, 2020

Attendance

Council Members	Mayor Mrakas in the Chair; Councillors Gallo, Gilliland, Humfryes, and Thompson
Members Absent	Councillors Gaertner and Kim
Other Attendees	Doug Nadorozny, Chief Administrative Officer, Techa van Leeuwen, Director of Corporate Services (departed at 6 p.m.), Allan Downey, Director of Operations (arrived at 6 p.m.), Patricia De Sario, Town Solicitor, and Michael de Rond, Town Clerk

The Chair called the meeting to order at 5:46 p.m.

Council consented to resolve into a Closed Session at 5:46 p.m.

Council reconvened into open session at 6:16 p.m.

1. Approval of the Agenda

Moved by Councillor Gallo

Seconded by Councillor Humfryes

That the confidential Council Closed Session meeting agenda be approved.

Carried

Council Closed Session Public Minutes
Tuesday, March 3, 2020

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2. Declaration of Pecuniary Interest and General Nature Thereof

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

3. Consideration of Items Requiring Discussion

**Moved by Councillor Gallo
Seconded by Councillor Humfryes**

That Council resolve into Closed Session to consider the following matters:

1. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Section 239(2)(f) of the *Municipal Act, 2001*); Re: Closed Session Report No. CS20-003 – Legal Implications for Enforcement and Prosecution Matters
2. Personal matters about an identifiable individual, including municipal or local board employees (Section 239(2)(b) of the *Municipal Act, 2001*); Re: Confidential Motion (a) Councillor Gallo, Re: Proposed Naming of the Community Nature Reserve

Carried

**Moved by Councillor Humfryes
Seconded by Councillor Thompson**

That the Council Closed Session be reconvened into open session to rise and report from Closed Session.

Carried

1. **Advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Section 239(2)(f) of the *Municipal Act, 2001*); Re: Closed Session Report No. CS20-003 – Legal Implications for Enforcement and Prosecution Matters**

**Moved by Councillor Thompson
Seconded by Councillor Humfryes**

1. That Closed Session Report No. CS20-003 be received.

Council Closed Session Public Minutes
Tuesday, March 3, 2020

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5. Adjournment

**Moved by Councillor Gilliland
Seconded by Councillor Gallo**

That the meeting be adjourned at 6:20 p.m.

Carried

Tom Mrakas, Mayor

Michael de Rond, Town Clerk



**Town of Aurora
Council Public Planning
Meeting Minutes**

Council Chambers, Aurora Town Hall
Tuesday, February 11, 2020

Attendance

Council Members Deputy Mayor Kim in the Chair; Councillors Gaertner, Gallo, Gilliland, and Humfryes

Members Absent Mayor Mrakas, Councillor Thompson

Other Attendees David Waters, Director of Planning and Development Services, Michael Logue, Senior Policy Planner, Samantha Yew, Deputy Town Clerk, Linda Bottos, Council/Committee Coordinator

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

1. Approval of the Agenda

**Moved by Councillor Humfryes
Seconded by Councillor Gilliland**

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.*

3. Planning Applications

Deputy Mayor Kim outlined the procedures that would be followed in the conduct of the public meeting. The Deputy Town Clerk confirmed that the appropriate notice was given in accordance with the relevant provisions of the *Planning Act*.

1. PDS20-014 – Town of Aurora Official Plan Review

Planning Staff

Mr. Michael Logue, Senior Policy Planner, presented an overview of the staff report regarding the Town's Official Plan (OP) review process, which is also subject to policy direction from York Region's ongoing Municipal Comprehensive Review. He advised that, in addition to an online survey and eight Planner Pop-up events hosted last fall which engaged more than 300 residents, a public open house was held today prior to this special meeting, which serves to officially kick off the Town's review of the current OP adopted by Council in 2010. Mr. Logue stated that the Town's OP is founded on twelve guiding principles, and the review is proposing to include five phases and six focus areas of study. He noted staff's intent to exceed the minimum consultation requirements and advised that a public engagement and communication strategy will be developed, to include the retaining of a public engagement consultant, a combination of in-person and online approaches, a Technical Steering Committee and Community Steering Committee, and regular updates to Council throughout the process.

Public Comments

Aurora resident Neil Asselin expressed the following concerns and suggestions:

- Concerns regarding:
 - Sprawling nature of Town's development that continually promotes a car-centric planning style that should be discouraged
 - Sprawling nature due to building only single-family dwellings
 - High GFA (gross floor area) promotes luxury housing market that lacks affordable housing
 - Safety of cyclists on Yonge Street, Wellington Street, and Bayview Avenue
 - Safety of pedestrians due to bicycle traffic on sidewalks

- Unpleasantness of walking on Yonge Street due to speeding vehicles, parking lots, drive-throughs, and the lack of trees and buffers between the sidewalk and street
- Unfriendliness of Bayview Avenue
- Political influence on the OP process, including promotion of small town charm and height restrictions, which limits options, dialogue and progressive planning
- Trails are important for leisure, but not practical as active transportation option
- Suggestions:
 - Promote mixed-use, vibrant neighbourhoods
 - Create soft density options along with midrise and rental housing to address the missing middle
 - Encourage good, open-minded policy with a slow and cautious approach to move forward and create equitability on the streets in mobility, transportation, and affordable housing

Planning Staff

Staff addressed the issues regarding future growth, higher densities and Regional targets, protection of stable neighbourhoods, intensification and the need for 'missing middle' housing in strategic areas, and active transportation.

Moved by Councillor Gallo

Seconded by Councillor Gaertner

1. That Report No. PDS20-014 be received; and
2. That another Public Planning meeting be held after the public engagement consultant's work is underway and staff report back with an Official Plan Review work plan that incorporates the feedback received to date from public consultation; and
3. That the Town Clerk provide a copy of this report to The Regional Municipality of York, Lake Simcoe Region Conservation Authority, Toronto and Region Conservation Authority, Town of Newmarket, Township of King, Town of Whitchurch-Stouffville, and City of Richmond Hill, for information.

Carried

Council Public Planning Meeting Minutes
Tuesday, February 11, 2020

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4. Confirming By-law

**Moved by Councillor Gallo
Seconded by Councillor Gaertner**

That the following confirming by-law be enacted:

6240-20 Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on February 11, 2020.

Carried

5. Adjournment

**Moved by Councillor Humfryes
Seconded by Councillor Gaertner**

That the meeting be adjourned at 8:48 p.m.

Carried

Harold Kim, Deputy Mayor

Samantha Yew, Deputy Town Clerk



**Town of Aurora
Council Public Planning
Meeting Minutes**

Council Chambers, Aurora Town Hall
Tuesday, March 10, 2020

Attendance

- Council Members** Mayor Mrakas in the Chair; Councillors Gaertner, Gallo, Gilliland, Humfries, Kim, and Thompson
- Members Absent** None
- Other Attendees** David Waters, Director of Planning and Development Services, Anna Henriques, Senior Planner, Samantha Yew, Deputy Town Clerk, Ishita Soneji, Council/Committee Coordinator
-

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

Council consented to recess the meeting at 8:55 p.m. and reconvened the meeting at 9:05 p.m.

1. Approval of the Agenda

**Moved by Councillor Gilliland
Seconded by Councillor Gallo**

That the agenda as circulated by Legislative Services be approved, including the following additional item:

- Replacement Pages 23 and 24 (Attachment 7 and 8, revised boundaries), Re: Item 1 – PDS20-020 –Application of Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision, Charlieville Ltd., 45 Tyler Street, Lot 26 and Part of Lots 24, 25, and 27, Plan 9, File Numbers: OPA-2015-02, ZBA-2016-06, and SUB-2015-03

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*.

3. Planning Applications

Mayor Mrakas outlined the procedures that would be followed in the conduct of the public meeting. The Deputy Town Clerk confirmed that the appropriate notice was given in accordance with the relevant provisions of the *Planning Act*.

1. PDS20-020 – Application of Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision, Charlieville Ltd. 45 Tyler Street, Lot 26 and Part of Lots 24, 25, and 27, Plan 9, File Numbers: OPA-2015-02, ZBA-2016-06, and SUB-2015-03

Mayor Mrakas extended a reminder that this application is currently being appealed at the Local Planning Appeal Tribunal (LPAT) and that Aurora Council is not at any authority to make any decisions regarding the application. Mr. David Waters noted that a Case Management Conference is forthcoming regarding the appeal.

Applicant

Ms. Joanne Barnett, representing Charlieville Developments, along with other consultants presented an overview of the application including original and revised submission plans, chronology of the application thus far, details of 4th submission including updated draft plan, site plan, typical elevations, and the risk assessment process undertaken to protect naturalized areas surrounding the property.

Planning Staff

Ms. Anna Henriques, Senior Planner, presented an overview of the staff report regarding the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for the subject lands noting that the application has been appealed by the Local Planning Appeal Tribunal and the purpose of the report is to provide an update on the status of the applications. She provided details

on the 4th submission of the proposal to facilitate the development of a 70 unit common element townhouse condominium, including updated proposed site specific zoning standards, and outlined the next steps.

Public Comments

Aurora residents Angela Daust, Barry Bridgeford, David Cabianca, Tom Hashem, Frank Keller, and Sandra Sangster expressed the following concerns and questions:

- Concerns regarding:
 - Number of proposed lots on the subject lands
 - Height exemption; suggestion to maintain height and setback restrictions, increased height will have visual impact to surrounding area
 - Design of proposed development; suggestion that the design be conforming to surrounding neighbourhood and historic nature of the area
 - Risk of flooding as subject lands are in flood zone and potential impact to surrounding properties
 - Ground water management protection; in-house measures and around the property
 - Lack of consideration of a creek side pedestrian trail to maintain continuity and link to surrounding hiking trails
 - Location of private park land surrounding the subject property as noted in the Town's Official Plan
 - Risk assessment plan indicating no basements
 - Traffic impacts to surrounding neighbourhood
 - Risk of invasive plant growth and mitigation measures
- Questions regarding:
 - Re-designation of subject lands to Environmental Protection
 - Risk assessment methodology; excavating measures to check the presence of cobalt carbonate and chromium dioxide on the creek bank and risk of possible contamination in the creek and soil
 - Parking plan; number of parking spaces for residents and visitors
 - Traffic study and impact on immediate neighbourhoods
 - Construction management and safety plans, fencing
 - Local Planning Appeal Tribunal process regarding this application
 - Legal liability and location of creek fence and vegetation cover

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- Underground water storage
- Berm barrier to mitigate erosion control

Planning Staff

Staff addressed the questions and concerns regarding traffic study, possible pedestrian trail, improving flood storage, berm barrier, and noted that maintenance of the land and ecological protection measures would be the responsibility of the developer.

Applicant

The applicant and consultants addressed questions and concerns regarding the parking plan, contamination risks within the creek and soil, proposed fencing around creek to prevent human access and maintain wildlife access, re-designation of environmental protection zone, underground water storage, issues regarding height exemption, and invasive species protection.

Moved by Councillor Gilliland

Seconded by Councillor Thompson

1. That Report No. PDS20-020 be received; and
2. That staff continue to work with the appellant to address comments from agencies and Town staff, and comments presented at the second Public Planning Meeting.

Carried

2. PDS20-022 – Town Initiated Official Plan Amendment to Consider Backyard Swim Schools as a Permitted Home Occupation Use

Planning Staff

Ms. Anna Henriques, Senior Planner, presented an overview of the staff report regarding Town initiated Official Plan amendment to support backyard swim school as a permitted home occupation use and provided details on the proposed approach to consider backyard swim schools through a site specific minor variance application to the Committee of Adjustment and presented the merits of this approach. It was mentioned that a zoning by-law amendment

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providing a blanket, as-of-right permission for backyard swim use was not recommended.

Public Comments

No members of the public came forward.

Moved by Councillor Kim

Seconded by Councillor Gilliland

1. That Report No. PDS20-022 be received; and
2. That the comments presented at the Public Planning meeting be addressed by Planning and Development Services in a recommendation report to General Committee.

Carried

4. Confirming By-law

Moved by Councillor Gallo

Seconded by Councillor Kim

That the following confirming by-law be enacted:

6245-20 Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on March 10, 2020.

Carried

5. Adjournment

Moved by Councillor Gilliland

Seconded by Councillor Gaertner

That the meeting be adjourned at 10:56 p.m.

Carried

Council Public Planning Meeting Minutes
Tuesday, March 10, 2020

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Tom Mrakas, Mayor

Samantha Yew, Deputy Town Clerk



**Town of Aurora
General Committee Meeting Report**

Video Conference
Tuesday, April 14, 2020

Attendance

Council Members Mayor Mrakas in the Chair; Councillors Gaertner, Gallo, Gilliland, Humfryes, and Thompson

Members Absent None

Other Attendees Doug Nadorozny, Chief Administrative Officer, Robin McDougall, Director of Community Services, Techa van Leeuwen, Director of Corporate Services, Rachel Wainwright-van Kessel, Director of Finance, Allan Downey, Director of Operations, David Waters, Director of Planning and Development Services, Cindy Shaver, Communications and Community Engagement Specialist, Patricia De Sario, Town Solicitor, Michael de Rond, Town Clerk, Ishita Soneji, Council/Committee Coordinator

This meeting was held electronically as per Section 20.1 of the Town's Procedure By-law No. 6228-19, as amended, due to the COVID-19 State of Emergency.

The Chair called the meeting to order at 7:01 p.m.

1. Approval of the Agenda

General Committee approved the agenda as circulated by Legislative Services.

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*.

General Committee Meeting Report
Tuesday, April 14, 2020

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3. Delegations

None

4. Consent Agenda

None

5. Advisory Committee Meeting Minutes

General Committee recommends:

That the following Advisory Committee Meeting Minutes items, A1 to A4 inclusive, be received:

A1. Accessibility Advisory Committee Meeting Minutes of February 12, 2020

1. That the Accessibility Advisory Committee meeting minutes of February 12, 2020, be received for information.

A2. Community Advisory Committee Meeting Minutes of February 20, 2020

1. That the Community Advisory Committee meeting minutes of February 20, 2020, be received for information.

A3. Finance Advisory Committee Meeting Minutes of March 10, 2020

1. That the Finance Advisory Committee meeting minutes of March 10, 2020, be received for information.

A4. Accessibility Advisory Committee Meeting Minutes of March 11, 2020

1. That the Accessibility Advisory Committee meeting minutes of March 11, 2020, be received for information.

Carried

6. Consideration of Items Requiring Discussion (Regular Agenda)

R1. OPS20-006 – 276 and 310 Hartwell Way – Non-Programmed Park Design

General Committee recommends:

1. That Report No. OPS20-006 be received; and
2. **That staff be directed to go out for public consultation on the two proposed park concept plans prior to approval.**

Carried as amended

R2. CMS20-011 – Request for Information Re: Construction and Operation of an Indoor Baseball Training Facility on the Hallmark Lands

General Committee recommends:

1. That Report No. CS20-011 be received; and
2. That Director of Community Services be authorized to issue a Request for Information regarding the construction and operation of an indoor **multipurpose** facility on the Hallmark Lands.

Carried as amended

R3. PDS20-021 – Application for Site Plan Approval, Whitwell Developments Ltd., 157 First Commerce Drive, Part of Block 2, Plan 65M3819, Parts 1-9, RP 65R31257, File Number: SP-2019-04

General Committee recommends:

1. That Report No. PDS20-021 be received; and
2. That Site Plan Application File SP-2019-04 (Whitwell Developments Ltd.), to permit a one-storey daycare facility, be approved in principle.

Carried

R4. CS20-005 – Regional Council Composition Review

General Committee recommends:

1. That Report No. CS20-005 be received; and
2. That the Town of Aurora Council does not consent to an additional member of the Regional Municipality of York Council for the City of Vaughan; and
3. That the Town Clerk be directed to circulate the Town's decision to York Region and all York Region Municipalities.

Carried

R5. FIN20-009 – 2021 Budget Process and Timeline

General Committee recommends:

1. That Report No. FIN20-009 be received; and
2. That the changes to the budget process and format be approved; and
3. That the proposed budget timeline as detailed in Table 1, be approved.

Carried

**R6. FIN20-005 – Administrative Changes to Development Charges under
Bill 108 and Bill 138**

General Committee recommends:

1. That Report No. FIN20-005 be received; and
2. That authority be delegated to the Treasurer to administer the charging of interest and setting of the rate pursuant to sections 26.1 and 26.2 of the *Development Charges Act, 1997*; and
3. That a new development charge Administration Fee be approved for the processing and management of the requirements of Bills 108 and 138 to date.

Carried

7. Notices of Motion

(a) Mayor Mrakas

Re: Financial Support of the Aurora Cares Community Action Team

Whereas the COVID-19 pandemic will have a significant impact on the most vulnerable and at risk in our community; and

Whereas the Aurora Cares Community Action Team has recently been created to assess the needs of the most vulnerable and at risk in our community and help fill in the gaps where needed; and

Whereas the Aurora Mayor's Charity Golf Classic fund's balance of \$59,286 is sufficient to accommodate a \$25,000 contribution to the Aurora Cares Community Action Team;

1. Now Therefore Be it Hereby Resolved That \$25,000 be transferred from the Aurora Mayor's Charity Golf Classic Fund to the Aurora Cares Community Action Team in support of its identified initiatives; and
2. Be It Further Resolved That the Aurora Cares Community Action Team report back to Council on its results achieved from these transferred monies.

8. New Business

Councillor Gaertner suggested temporarily reducing traffic lanes on Yonge Street to provide more room for pedestrians in order to maintain two-meter physical distancing. She further noted that a motion regarding this would be brought to the next meeting of Council.

Councillor Gaertner inquired if notices were sent to property owners within the Town regarding reducing rent for renters, and the Mayor provided clarification noting that the Town is not sending notices.

Councillor Gaertner noted that March was Endometriosis Awareness Month.

Councillor Gaertner extended her appreciation to Demetre Minevich, CIBC Branch Manager for his efforts in supporting local businesses during the pandemic.

Councillor Gallo referred to the forthcoming report on the financial impacts on the Town due to COVID-19 and inquired if the impacts on sport user groups would be included and staff provided clarification.

Councillor Gilliland extended her appreciation to staff for maintaining all information related to COVID-19 concisely on the Town website.

Councillor Gilliland inquired about the possibility of creating a support group for cultural partners and local sport user groups during the pandemic, and staff provided a response. The Mayor noted that creation of a task force for this purpose could be explored.

9. Public Service Announcements

Councillor Gaertner noted that residents could reach out to Councillors if in need during the pandemic.

Councillor Humfries extended her appreciation to all healthcare and essential frontline workers serving the community during the pandemic, and noted that a rally took place at the Southlake Regional Health Centre in appreciation of all the hospital workers.

Councillor Gilliland extended a reminder that **ShopFromHomeAurora.ca**, a partnership between the Town and Aurora Chambers of Commerce is providing information on local businesses and services they continue to offer to local residents during the pandemic.

Councillor Gilliland announced that the Aurora Chambers of Commerce is offering a new gift certificate program in partnership with FanSaves in order to support open and temporarily closed local businesses during the pandemic.

Mayor Mrakas announced that the Skylight Gallery Show for April, featuring Spring Colours by the Society of York Region Artists can be viewed online at **aurora.ca/skylightgallery**.

Mayor Mrakas announced that residents can stay active and engaged whilst maintaining social distancing and self-isolating by visiting the Recreation at Home webpage at aurora.ca/recathome that contains a collection of activities to keep families active at home.

Mayor Mrakas announced the formation of the Aurora Cares Community Action Team, which will assess emerging needs of the most vulnerable and at risk in our community and add to what is already being provided by the provincial and federal government. He noted that more information regarding the team can be found at aurora.ca/cares.

Mayor Mrakas announced that the Town recognizes the impact of the global COVID-19 pandemic on local sport organizations, and noted the creation of the Mayor's Roundtable of Sport to address the current and upcoming challenges faced by these organizations, noting that more information is available at aurora.ca/roundtableofsport.

Mayor Mrakas extended a reminder that the Town in partnership with Aurora Chamber of Commerce has created a specialized task force to help support local economy and provide assistance to small business in Aurora, noting more information regarding is available at aurora.ca/businesstaskforce.

Mayor Mrakas extended a reminder that to encourage social distancing during COVID-19 pandemic, the Town has closed all public open spaces effective immediately including parks, tennis courts, skateboard parks, sports fields, baseball diamonds, basketball courts, playgrounds, dog park, and noted that trails are still open but users are strongly encouraged to practice physical distancing. He noted that all Town facilities continue to be closed, all upcoming Town events are cancelled, and facility rentals are suspended until further notice, noting that further details are available at aurora.ca/covid19.

Mayor Mrakas announced that the Town has begun strict enforcement of provincial emergency orders and trespassing of municipal closures and noted that under provincial guidelines, the Town will issue fines to individuals who do not comply with the following emergency orders:

- No gatherings of more than five (5) people (inclusive of gatherings on private property but excluding family members who reside at the same address);

- Trespassing in areas that are closed to the public (parks, tennis courts, skateboard parks, sports fields, baseball diamonds, basketball courts, playgrounds, Sheppard's Bush and the dog park);
- Closure of non-essential businesses;
- Price gouging on necessary goods such as hand sanitizers and household cleaners.

10. Closed Session

None

11. Adjournment

The meeting was adjourned at 9:46 p.m.



**Town of Aurora
Council Report**

No. FIN20-011

Subject: COVID-19 financial impact forecast
Prepared by: Jason Gaertner, Manager Financial Management
Department: Finance
Date: April 28, 2020

Recommendation

- 1. That Report No. FIN20-011 be received.**

Executive Summary

The COVID-19 pandemic has and is expected to continue to have a significant impact on the Town's residents and businesses. Existing provincial and municipal pandemic measures also continue to have a major impact on the Town of Aurora's operations. This report explores the impact COVID-19 will have on the Town's finances in 2020.

- A tax levy operating deficit of \$329,100 is forecasted to the end of April as a result of COVID-19 which could increase to \$2,127,300 by December 31st should the present situation remain unchanged until year end.
- A rate-funded operating deficit of \$914,600 is forecasted for 2020 if water, wastewater and stormwater rates are not increased and water penalties waived for the duration of 2020.
- Any deficits experienced will result in less funds being available for capital asset management.
- The deferral of tax and water payments and waiving of interest on past due payments will negatively impact the Town's cash flows.
- 2020 budgeted assessment growth is at risk as a result of COVID-19.

Background

The magnitude of the impact of COVID-19 on the Town of Aurora is not yet known, but the existing social distancing measures and economic shut-down impacts have already been significant.

April 28, 2020

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Report No. FIN20-011

Since March 18th the federal government has announced a series of relief programs that are targeted at the most vulnerable residents and businesses including:

- \$52.4 billion in direct assistance for eligible small and medium businesses
- \$55 billion to help meet liquidity needs and stabilize the economy, which includes deferral of income tax payments and the waiving of interest
- \$30 billion in cash flow and liquidity assistance for businesses, which includes deferral in Goods and Services Tax (GST) remittances and customs duty payments

Many of Ontario's municipalities have explored further financial relief measures to those already announced by the federal and provincial governments. The most common measures being explored by municipalities include the extension of payment deadlines and the waiving of late payment penalties for tax and water balances owing.

On March 20th the Town of Aurora announced its own financial relief measures being the deferral of its second tax levy installment payment due date by approximately two months for residential tax payers. A similar offer was made available to commercial tax payers on an application basis. It also announced the waiving of all late payment penalties on any unpaid water bill amounts owing until June 30, 2020.

On March 25th the provincial government announced the Ontario Action Plan for fighting COVID-19 which included \$17 billion offering various supports to healthcare, people and jobs, as well as cash flow support for businesses. The province also announced a 90-day deferral of the June 30 and September 30 quarterly municipal remittances of education property tax receipts.

On April 2nd York Region Council approved the deferral of its originally planned 2020 water and wastewater rate increases, maintaining their rates at 2019 levels.

On April 16th York Region's Committee of the Whole considered the waiving of interest charges on any portion of a lower municipality's 2020 tax levy installment payment owed to the Region that has been delayed as a result of its COVID-19 tax relief program for a period of not more than 90 days. Council requested further information from staff and deferred its decision to April 30th.

Analysis

A tax levy operating deficit of \$329,100 is forecasted to the end of April as a result of COVID-19 which could increase to \$2,127,300 by December 31st should the present situation remain unchanged until year end.

A total tax levy operating deficit of \$329,100 is projected by the end of April stemming from COVID-19 based upon the Town's present status quo and the continuance of existing provincial emergency policies such as its social distancing measures and economic shut-down. The most significant drivers of this deficit include:

- Lost recreation, sponsorship and other community program revenues, partially offset by program/service delivery cost savings which included the temporary release of in excess of 280 part time Town employees.
- Lost development revenues.
- Lost tax and water penalty and administrative revenues.
- Lost park operation revenues.

Should the Town's present situation remain unchanged for the remainder of the year, the total deficit related to COVID-19 is projected to become \$2,127,300 as summarized in Table 1. This deficit is specific to the impact of COVID-19 and does not reflect other operational variances.

**Table 1
Estimated COVID-19 tax levy operating deficit**

\$000s	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Town Facility net Operation Savings	52.2	157.4	140.6	144.6	154.3	106.9	151.8	192.8	152.0	154.5	1,407.1
Other Salaries & Benefits Savings	14.4	97.5	86.6	86.6	86.6	86.6	84.1	87.7	16.7	16.7	663.5
Special Event net Savings	(6.1)	8.7	21.3	53.8	22.9	96.2	45.0	(12.1)	34.1	64.3	328.1
Other Savings	1.7	34.7	43.0	24.6	30.4	18.3	(114.7)	19.2	29.0	96.1	182.2
Lost Development Revenue	-	(22.4)	(71.5)	(80.7)	(560.2)	(48.3)	(84.0)	(85.3)	(149.4)	(77.9)	(1,179.7)
Lost Tax Penalties	-	(100.0)	(132.6)	(205.8)	(102.6)	(102.6)	(102.6)	(102.6)	(102.6)	(102.6)	(1,054.0)
Lost Ice rental revenues	(52.8)	(82.0)	(55.7)	(46.3)	(75.5)	(97.7)	(149.2)	(172.0)	(187.7)	(45.4)	(964.4)
Lost Community Program Revenues	(258.2)	(79.3)	99.3	80.0	(341.6)	65.1	140.4	(205.1)	29.1	105.1	(365.3)
Lost Supplementary Tax Revenues	-	-	-	-	-	-	(137.5)	-	-	(137.5)	(275.0)
Lost Park Operation revenues	-	(25.4)	(25.4)	(25.4)	(25.4)	(25.4)	(25.4)	(25.3)	(20.6)	-	(197.9)
Water & Tax Administration Fee Loss	-	(33.6)	(23.4)	(10.9)	(13.2)	(27.8)	(15.5)	(29.5)	(25.9)	(9.6)	(189.4)
Lost Investment Income	-	-	-	(20.0)	(20.0)	(20.0)	(20.0)	(30.0)	(30.0)	(30.0)	(170.0)
Lost Parking & Court Fines	(3.0)	(15.0)	(9.5)	(8.0)	(6.0)	(25.5)	(7.0)	(40.5)	(21.0)	(22.0)	(157.5)
Lost Sponsorship/Advertising revenue:	(6.7)	(11.3)	(38.8)	(10.6)	(14.8)	(20.4)	(20.8)	(15.2)	(16.3)	-	(154.9)
Monthly Total	(258.4)	(70.7)	33.9	(17.9)	(865.2)	5.4	(255.4)	(417.9)	(292.6)	11.6	(2,127.3)
Cummulative Total	(258.4)	(329.1)	(295.3)	(313.1)	(1,178.3)	(1,173.0)	(1,428.4)	(1,846.3)	(2,138.9)	(2,127.3)	(2,127.3)

A rate-funded operating deficit of \$914,600 is forecasted for 2020 if water, wastewater and stormwater rates are not increased and water penalties waived for the duration of 2020

The Town estimates a deficit of \$914,600 if the planned 2020 water, wastewater and storm water rate increases are deferred and water penalties continue to be waived for the remainder of the year. This deficit reflects lost revenues of \$2,327,300 from the rate increase, \$153,500 from water penalties, as well as investment income, offset by operating savings of \$1,571,300 resulting from York Region deferring their water and wastewater rates charged to the Town.

The Town is forecasting a deficit despite the operational savings because of the lost water penalties as well as, the wastewater and storm water budget included increasing contributions to asset replacement reserves in 2020. These contributions reflect the Town's strategy to increase the rates over the next few years to ensure that reserves are sufficiently funded to enable the Town to maintain its underground infrastructure to existing service standards in the long term. The forecasted deficit would be offset by reduced contributions to these reserves. These reserves are needed to achieve sustainability of underground infrastructure assets whose service levels are under an upward pressure as a result of climate change.

Should the Town choose to adjust its planned 2020 rate increases to reflect the recently announced Regional water and wastewater rate cost savings while still recovering for all other costs, the planned 2020 required rate increases would change as shown in Table 2.

**Table 2
Summary of rates**

	2019	2020 Budget		Revised Break-Even	
	Rate	Rate	Change %	Rate	Change %
Retail Water (per cu.m)	\$ 2.18	\$ 2.41	10.6%	\$ 2.18	0.0%
Retail Wastewater (per cu.m)	2.65	3.11	17.4%	2.77	4.5%
Combined Water & Wastewater (per cu.m)	\$ 4.83	\$ 5.52	14.3%	\$ 4.95	2.5%
Storm Flat Rate - Residential (per month)	\$ 5.44	\$ 7.09	30.3%	\$ 7.09	30.3%
Storm Flat Rate - Non-Residential (per month)	\$ 69.08	\$ 90.07	30.4%	\$ 90.07	30.4%

These estimated rate impacts on the utilities budget only consider a change to the rate being charged. They do not factor in the impact that COVID-19 may have on the volume of water consumption in the Town. While we expect businesses to use less water and

residences to use more, it is still too early to estimate the impact that water consumption changes may have on the budget.

Should the Town decide to adjust its 2020 rates to the revised break-even rates, a new rate bylaw would be required. However, if the Town decides to maintain its 2020 rates at 2019 levels no new bylaw needs to be approved as these rates are currently set in bylaw 6171-19 which was enacted on April 9, 2019.

Any deficits experienced will result in less funds being available for capital asset management.

The only way that the Town can balance an operating budget deficit is through the reduction of costs, lower contributions to reserves and draws from stabilization reserves. The most significant component of the Town's reserves relate to capital asset management. Asset management reserves are built up over time as repair and replacement capital projects are quite costly. This eases the burden of paying for capital, through taxes and rates, over time. A single capital asset management project can cost an equivalent to a 2 or 3 percent tax rate increase.

Municipalities strive to adopt funding strategies that ensure these capital management reserves maintain sufficient balances that allow for the sustainment of the capital asset service levels that its citizens require or demand. A requirement to draw upon these reserves either directly or through a reduced contribution delays the Town's strategy of achieving a state where its capital assets become self-sustaining. This means future tax and rate increases will need to be greater in order to catch-up. In an effort to minimize the impact to the Town's planned contributions to its asset management reserves, the Town will firstly maximize the draw of funds from its tax rate stabilization reserve to the point that it is financially feasible in an effort to balance its tax levy funded operation deficit. The tax rate stabilization reserve currently has a balance of \$7.1 million. While this is enough to fund the tax levy deficit it does mean that future surpluses will first go to replenishing this reserve before being contributed to asset management reserves.

Unfortunately, a separate rate stabilization reserve does not exist for the rate funded operating budget. For the rate funded services, a single reserve is used both for stabilization and asset management, therefore an impact on these capital asset's sustainability is unavoidable should a deficit arise. Table 3 presents the anticipated impacts that COVID-19 will have on the Town's rate funded reserves.

**Table 3
Estimated Impact on Rate Funded Reserves December 31, 2020 Closing Balance**

\$000s	Budget	Forecast	Change
Water	6,521.7	6,617.9	96.2
Wastewater	729.3	210.5	(518.8)
Stormwater	1,050.1	558.1	(492.0)
Total	8,301.1	7,386.5	(914.6)

These impacts assume that all Aurora Council approved COVID-19 financial relief measures to date continue until year end. They also assume that 2020 water rates will remain at 2019 levels. While this report has thus far shown the impact on the Town's forecasted variance to budget it does not address the impacts on cash flow.

The deferral of tax and water payments and waiving of interest on past due payments will negatively impact the Town's cash flows.

On March 20th the Town of Aurora announced the waiving of interest on its tax and water payments owing until the end of June. The general rationale for these measures was to provide bridge funding until such time the federal and provincial financial support measures can be accessed by residents and businesses.

The deferral in planned revenues will have an impact on the Town's cash flows upon which it relies to fund its on-going operating costs. The longer a planned cash receipt is deferred, the greater the impact will be on the organization's cash flows. These measures should only be continued if the organization's overall cash flows are able to sustain the measure.

The waiving of interest on past due water and tax payments represents an elimination of a planned cash flow for the Town. For example, the Town will forego a total of \$475,800 in planned revenues as a result of its current announcement. Should this measure be extended for the remainder of the fiscal year, the Town will forego a total of \$1,207,000 in lost cash flows that it will not recover in the future.

The waiving of tax and water payment interest discourages those who can pay from paying. It also impacts the Town's available cash flows through both lost interest revenues and the further deferral of its planned cash inflows upon which it relies. Therefore if there is a desire to provide further financial relief that a reduced interest rate could be considered as an alternative. A report will be brought forward to Council in May

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for its consideration of how to manage interest and penalties on taxes going forward for the remainder of 2020.

York Region's Council has approved the deferral of its originally planned 2020 water and wastewater rate increases, maintaining their rates at 2019 levels. York Region's Council will be considering options for waiving of interest charges for 2020 tax levy installments collected by the Town on their behalf at their April 30th Council meeting. These options include the waiving of interest for 90 days. The result of their decision will be explored further in the May report.

The largest risk to the Town's cash flow is its responsibility to collect taxes on behalf of the school boards and the York Region. The first 63 percent of all taxes collected are remitted to these two groups. Despite the deferrals of the next two payments to the school boards and the possible waiving of interest for 90 days by the Region, should the Town not have collected the funds to pay these taxes it would need to consider drawing the funds from reserves held in long-term investments otherwise the Town will incur penalties on these balances at a rate of 1.25% per month or 15% per year from the school boards and the Region.

2020 budgeted assessment growth is at risk as a result of COVID-19.

The existing social distancing measures and economic shut-down will effectively result in the deferral of most planned new development into the future. The duration of this deferral will be dependent upon the speed at which the economy recovers once the COVID-19 pandemic passes and all emergency measures are lifted.

As per recent provincial direction, all existing development that has already commenced will be allowed to continue for the time being. If this development is allowed to continue until year end, it is possible that the degree of decline in the Town's planned assessment growth may not be as great in 2020. However, the lagging effects of this impact will be more significant in future fiscal years. This means that the Town's planned assessment growth assumptions in the 2021 and 2022 budgets will likely see a downward adjustment.

These reduced tax levy revenues from growth will place more upward pressure on the Town's required tax rate increase for these years. The Town will need to mitigate these pressures through the multi-year budget process.

Advisory Committee Review

Nil

Legal Considerations

As per the *Municipal Act* the Town must conclude its fiscal year with a balanced budget. Any deficits incurred as a result of COVID-19 by the Town will need to be offset as much as possible through operating cost savings. Any remaining funding short-fall will need to be funded by the Town's reserves. Longer term, the Town may be able to partially recover some of its COVID-19 operating losses through federal or provincial financial relief programs.

Financial Implications

The Town is projecting that both its tax levy and rate funded operating budgets will be negatively impacted by COVID-19 regardless of how long the situation lasts throughout the year. As per provincial legislation, the Town must balance these operating deficits through reduced costs and/or reserves. It is anticipated that the Town will be in a financial position to balance its budgets in a worst case scenario as it is presently estimated. However, this will be at the expense of the Town's overall reserve and cash flow health; in particular at the expense of its asset management reserve health. The Town will continue to explore all other avenues such as provincial or federal funding relief in an effort to minimize the impacts of this event on the Town's financial health.

It is anticipated that once the COVID-19 pandemic passes and all measures are relaxed or lifted, the Town's revenues and resultant cash flows will be slow to recover. It is likely that tax and water balance collectability will remain weaker than pre-COVID-19 levels, placing further pressure on the Town's cash flows that it will need to continue to manage over the short-term.

As the COVID-19 pandemic impacts are quite fluid, staff will continue to monitor its financial impacts and report back to Council on a regular basis. The Town's regularly scheduled Interim Operating Budget Forecast Update – As of April 30, 2020 will be delayed by one month which will allow the Town to obtain a better grasp on its operating financial reality under a continuing COVID-19 environment.

Communications Considerations

The Town of Aurora will use 'Inform' as the level of engagement for this report. 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: Inform, Consult, Involve, Collaborate and Empower. Examples of each can be found in the Community Engagement Policy. These options are based on the International Association of Public Participation (IAP2) Spectrum and assist in establishing guidelines for clearly communicating with our public and managing community engagement. In order to inform, the report will be made available on the Town's website in the Budget and Financial Information pages.

Link to Strategic Plan

Outlining and understanding the Town's present financial status as a result of COVID-19 contributes to achieving the Strategic Plan guiding principle of "Leadership in Corporate Management" and improves transparency and accountability to the community.

Alternative(s) to the Recommendation

1. None.

Conclusions

The Town is projecting that the forecasted variances for both its tax levy and rate funded operating budgets will be adversely impacted as a result of COVID-19. The extent of these deficits will be determined by the duration of the present COVID-19 impacts that the Town is presently experiencing as well as from its selected COVID-19 financial relief measures. Assuming that the Town's present financial relief measures remain unchanged, it is estimated that it may experience operational deficits ranging from \$329,100 to \$2,127,300 from tax levy and \$914,600 from rate funded operations, as a result of COVID-19. Staff will continue to monitor the financial impacts on the Town arising as a result of COVID-19 and provide regular updates back to Council through its quarterly Interim Operating Budget Forecast Update report which will include a COVID-19 financial impact update and consider both COVID-19 and other unrelated budget variances.

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Attachments

None

Previous Reports

Nil

Pre-submission Review

Agenda Management Team review via email on April 16, 2020

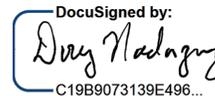
Departmental Approval



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CMA
Date: 2020.04.21 09:40:28 -04'00'

Rachel Wainwright-van Kessel, CPA, CMA
Director of Finance/Treasurer

Approved for Agenda

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Doug Nadorozny
Chief Administrative Officer



**Town of Aurora
General Committee Report**

No. PDS20-012

Subject: Application for Zoning By-law Amendment
Starlight Investments
145 & 147 Wellington Street West
Part of Lot 28, Plan 264
File Number: ZBA-2018-01

Prepared by: Matthew Peverini, Planner

Department: Planning and Development Services

Date: March 3, 2020

Recommendations

- 1. That Report No. PDS20-012 be received;**
- 2. That the Zoning By-law Amendment file ZBA-2018-01 (Starlight Investments) be approved to rezone the subject lands from “Second Density Apartment Residential (RA2) Zone” to “Second Density Apartment Residential [RA2(XX)] Exception Zone”; and,**
- 3. That an implementing Zoning By-law be brought forward to a future Council Meeting.**

Executive Summary

This report seeks Council’s approval of a Zoning By-law Amendment for 145 & 147 Wellington Street West. In summary, the proposed RA2(XX) Exception Zone will permit the infill development of two 3-storey stacked townhouse buildings totalling 56 dwelling units, reduced parking standards, and recognize existing site conditions.

- The subject lands contain two residential rental apartment buildings with a combined total of 204 units, an outdoor swimming pool, surface parking, and landscaping/vegetation;
- The proposed Zoning By-law Amendment application is consistent with Provincial, Regional and Municipal policy documents;
- The proposed application is appropriate and compatible with the host neighbourhood and will provide much needed rental housing in the Town;

- A future application for site plan approval will be required to facilitate the proposed stacked townhouse development; and,
- All circulated agencies and Town Staff are satisfied with the revisions, and have no objections to the proposed Zoning By-law application.

Background

Application History

The planning application for a Zoning By-law Amendment was declared a complete application on February 9, 2018. A Statutory Public Planning Meeting was held on May 23, 2018. At this meeting, Council received the report and referred the application to a second Public Planning Meeting, which was held on May 22, 2019. At this meeting, Council passed a resolution referring the application back to staff to address comments presented at the meeting, and to report back to General Committee. Minutes of the Public Planning Meetings are attached as Appendix A.

Location / Land Use

The subject lands are municipally known as 145 and 147 Wellington Street West, and are located at the southeast corner of Wellington Street West and Murray Drive (see Figure 1). The subject lands are approximately 2.02 hectares (5.44 acres) in area, with approximately 140m of frontage on Wellington Street West, and 130m on Murray Drive.

The subject lands currently contain two 7-storey apartment buildings containing 204 rental units, an outdoor swimming pool at the northwest corner of the site, surface parking, and landscaping/vegetation. The apartment buildings were constructed in 1975. The subject lands have two driveway accesses along Murray Drive.

Surrounding Land Uses

The surrounding land uses are as follows:

- North: Wellington Street West, Charles Darrow Housing Co-op, single detached dwellings, townhouse dwellings, commercial uses.
- South: Townhouse dwellings, environmental protection area.
- East: Institutional (Wellington Public School), townhouse dwellings.
- West: Murray Drive, Institutional (Aurora High School), single detached dwellings.

Policy Context

Provincial Policies

All development applications shall have regard for the Provincial Policy Statement (PPS), which 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 guides land-use planning.

The Lake Simcoe Protection Plan (LSPP) provides policies which address aquatic life, water quality and quantity, shorelines and natural heritage, other threats and activities (invasive species, climate change and recreational activities) and implementation.

The subject lands are not located within the Oak Ridges Moraine, and therefore are not subject to the policies of the Oak Ridges Moraine Conservation Plan (ORMCP).

York Region Official Plan (YROP)

The subject lands are designated “Urban Area” by the YROP, which permits a wide range of residential, commercial, industrial and institutional uses. York Region’s vision for the Urban Area is to strategically focus growth while conserving resources to create sustainable lively communities. Under the YROP, a regional urbanization goal is to enhance the urban structure through city building, intensification, and compact, complete communities. Wellington Street West is a Regional Road, with access to transit and amenities. The subject lands are located within Wellhead Protection Areas B and C.

Town of Aurora Official Plan (OP)

The subject lands are designated “Stable Neighbourhoods” by the Town’s OP (see Figure 2). The intent of the Stable Neighbourhoods designation is to protect existing communities from incompatible forms of development, while balancing the evolution and enhancement of the neighbourhood over time. All new development abutting existing residential development must be sympathetic and compatible with regards, to the form, character, building scale and urban design in accordance with its surrounding context.

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

The subject lands are zoned “Second Density Apartment Residential (RA2)” by the Town’s ZBL (see Figure 3). The RA2 zone only permits no more than one apartment building per lot. It is important to note that the two existing apartment buildings were developed (in the 1970’s) prior to the RA2 Zone coming into force and effect.

Reports and Studies

Reports and Studies submitted as part of a complete application were outlined in Planning and Development Services Report No. PDS18-056, dated May 23, 2018.

Proposed Application

Proposed Zoning By-law Amendment

As shown in Figure 4, the Applicant proposes to rezone the subject lands from “Second Density Apartment Residential (RA2) Zone” to “Second Density Apartment Residential [RA2(XX)] Exception Zone”. The exception zone is required to permit the infill development of 56 stacked townhouse units, a reduced parking rate, and to recognize existing site conditions. A Table comparing the parent RA2 Zone and Parking requirements, with the proposed RA2 Exception Zone is attached as Appendix B. The applicant has advised that the units are for rental housing.

Conceptual Site Plan and Elevation Drawings were submitted as part of the subject application, and are attached to this report as Figures 5 and 6. A future Site Plan Control application is required to implement the proposed development. The following Table summarizes the proposed stacked townhouse development:

Table 1: Stacked Townhouse unit breakdown.

Building	Bedroom Types	Unit Count	Approx. Gross Floor Area of Building (m²)
Building 1	• 2 Bedroom	36	3,932.03
Building 2	• 1 Bedroom + Den (5 units) • 2 Bedroom (5 units) • 3 Bedroom (10 units)	20	1,799.72

Analysis

Staff have worked with the applicant to revise their proposal in response to the input received at the May 22, 2019 Public Planning Meeting. Revisions to the proposal are highlighted below:

- Building 2 has been re-oriented to provide for greater separation and additional buffering between the pool enclosure and the building;
- The reorientation of building 2 results in three additional units for Building 1;
- Parking layout has been reconfigured;
- 295 parking spaces (265 resident spaces, 26 visitor spaces and 4 barrier-free spaces); and,
- Building 2 has been re-oriented to provide for additional buffering between the pool enclosure and the building.

Planning Considerations

The proposed application is consistent with the Provincial Policy Statement (PPS).

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 provide for flexibility in their implementation, provided that provincial interests are satisfied. Staff is of the opinion that the proposed application is consistent with the PPS. Appendix C outlines how the proposed development conforms to the PPS.

The proposed application is consistent with the Places to Grow Plan for the Greater Golden Horseshoe (Growth Plan).

The Growth Plan intends to guide land development by encouraging compact built form, diverse land uses, a range of housing types and using existing infrastructure. 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 application is consistent with the Growth Plan. Appendix D describes how the proposed development conforms to the Growth Plan.

The proposed application conforms to the Lake Simcoe Protection Plan (LSPP).

The subject lands are located within the regulated area of the LSPP. The proposed development also constitutes major development under the LSPP (defined as the construction of a building or buildings within a ground floor area of 500 m² or more).

The Lake Simcoe Region Conservation Authority (LSRCA) has reviewed the proposed Zoning By-law application in concert with the LSPP and has no objections. The LSRCA will be reviewing the Functional Servicing/Stormwater Management Report, and Hydrogeological Assessment as part of a future Site Plan application. Additionally, a permit from the LSRCA will be required prior to any site alteration or development within the regulated area. Staff is of the opinion that the proposed application conforms to the LSPP.

The proposed application conforms to the York Region Official Plan (YROP).

Section 1.0 of the YROP, provides the triple bottom line objectives towards a sustainable Region. These objectives include: having a sustainable natural environment; creating healthy communities; and ensuring economic vitality.

The Regional Municipality of York has reviewed the subject Zoning By-law application and have no objection. York Region's comments pertain to matters that will be required to be addressed through a future Site Plan Approval application. Planning Staff have reviewed the YROP, and support Regional Staff's comments. Appendix E highlights how the proposed development conforms to the YROP.

The proposed application is consistent with the policies of the Town of Aurora Official Plan (OP).

The proposed stacked townhouse built-form is considered a "Ground Related Residential Use" in the OP, and is a permitted use within the Stable Neighbourhoods Designation. An Official Plan Amendment application is not required to facilitate the proposed development.

The proposed application complies with the land-use and development policies of the OP and is compatible with surrounding land uses. The proposed stacked townhouse is considered a ground-related residential use, which is permitted under this designation. Further, the proposal respects the existing character of the host neighbourhood through compatible and complementary building siting, massing, height and scale. Appendix F outlines how the proposed development conforms to the policies of the OP.

The proposed application is appropriate and compatible with the surrounding neighbourhood.

Planning staff are of the opinion that the subject application is appropriate and compatible with adjacent and neighbouring development, and that the By-law exception is appropriate to facilitate the development. As mentioned, the proposed site-specific amendments are outlined in Appendix B to this report. Planning Staff's analysis of how each amendment is appropriate and compatible is outlined below.

Permitted Uses

The proposed Zoning By-law Amendment will introduce two stacked townhouse structures as a permitted use, and recognize the two existing apartment buildings on site, to facilitate the proposed development. This use will be in addition to the existing permission for one Apartment Building in an RA2 Zone. The stacked townhouse built-form represents a compatible land-use, provides a transition between the existing apartments and adjacent townhouse developments, and focuses density towards Wellington Street West. Capping the maximum number of dwelling units on site will control the density.

Lot Area and Lot Frontage

The 19,800m² minimum lot area and 125m minimum lot frontage requirements recognize existing site conditions. Lot frontage is measured along Murray Drive, as it is the shorter of the two lot lines that abut a public street.

Minimum Front, Rear and Side Yard Setbacks

The proposed setbacks for an Apartment Building recognizes existing site conditions. The proposed stacked townhouse buildings have been situated to facilitate adequate site circulation, and to provide adequate separation distance between existing residential development on adjacent lands. Approximately 13m of separation is proposed between Building 1 and the nearest dwelling on adjacent lands; and the location of Building 2 focuses density towards Wellington Street West, in accordance with good urban design principles. Additionally, Building 2 has been reoriented for greater separation between the pool and the proposed building, which results in a smaller footprint.

Lot Coverage and Height

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While the parent RA2 zone permits 35% lot coverage, the conceptual site plan indicates that the proposed development will have a lot coverage of under 30% (including the existing two apartment buildings). The 30% lot coverage will permit the envisioned development footprint, and allow for a greater portion of open space on site.

The 7-storey height permission for the Apartment Building use recognizes existing site conditions. The 13.7m maximum height permission for the proposed Stacked Townhouse use represents an appropriate transition in accordance with the policies of the OP; and recognizes a lower height than the as-of-right 26m maximum requirement prescribed by the RA2 zone.

Amenity Area

With the proposed mix of built-forms on the subject lands, the Amenity Area provisions of the Zoning By-law may be difficult to calculate and administer – especially as the parent zone is an “Apartment Residential” Zone, and as the proposed stacked townhouse built-form does not commonly have an internal amenity area as the By-law requires. The By-law will recognize private amenity space per stacked townhouse dwelling unit (terraces, balconies, etc.), and an amenity area at the northwest boundary of the site (currently where the outdoor pool is located and to be retained).

Manoeuvring Space

The applicant has demonstrated to the satisfaction of the Town’s Traffic/Transportation Analyst that the proposed 6.4m maneuvering space is sufficient for site circulation. Manoeuvring spaces ranging from 6.4m to 6.6m currently exist on the subject lands.

Parking Standards

Following the Statutory Public Planning Meeting, the Town requested additional information with regards to the applicant’s Parking Study. The applicant’s Traffic Consultant (Paradigm Transportation Solutions Limited) undertook additional parking surveys and assessments over longer periods of time, and submitted an updated Transportation Impact Study & Parking Study in January 2019. This study concluded:

- The intersection of Wellington Street West and Murray Drive, and existing driveway connections are currently operating at acceptable levels of service. The intersection and driveway connections are forecast to continue operation at acceptable levels of service;

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- Based on updated parking surveys conducted on site, and assuming parking rates remain similar upon build-out the proposed development, a total of 271 parking spaces would be required to service tenant and visitor parking demands on site.

Based on the above findings, the proposed parking count would yield a surplus of 24 parking spaces. The Town's Traffic/Transportation Analyst has reviewed the report and has accepted the findings and methodologies. As such, the applicant has demonstrated that a reduced parking rate on site will support the proposed development.

Additionally, Section 5.8 of the Zoning By-law provides that barrier-free parking spaces are required at a rate of 4% of the total number of visitor parking spaces provided in the parking area. The applicant has satisfied the requirement for barrier-free parking on site.

Bicycle Parking

Section 5.7 of the Town's Zoning By-law requires 1.0 bicycle parking space for apartment residential uses, however, the residential apartments were constructed prior to this standard coming in to force and effect. The By-law does not provide bicycle parking standards for stacked townhouse developments. In an effort to encourage different modes of travel, and to further support the reduced parking rate, the zoning amendment requires 0.15 bicycle parking spaces per dwelling unit on site which will yield a total of 39 required bicycle parking spaces.

Parking Lot Requirements – Setbacks and Off-Street Parking in Yards

Staff are satisfied that the proposed layout best serves the overall proposed development. The proposed configuration of the parking lot will maintain the majority of open space and mature vegetation currently existing along the Wellington Street West frontage.

A future Site Plan Control application will be required to facilitate the development.

Following Council's adoption of the Zoning By-law application, the applicant will apply for a site plan application to facilitate the proposed development. This future application will review site details and technical matters such as (but not limited to): building elevations, scale and massing, landscaping and tree removal/compensation, cash-in-lieu, site servicing, stormwater management, water balance, low impact development

(LID), pedestrian and cycling connections, and the preparation of a construction management plan and interim parking plan during construction.

Department / Agency Comments

The proposed application was circulated to all internal departments and external agencies for review and comments. All circulated agencies are satisfied with the revisions and have no objection to the proposed Zoning By-law application.

Public Comments

Comments received on the subject application spanning from when Staff deemed the application complete in March 2018 until the second Public Planning Meeting in May 2019 have been summarized in Planning and Development Services report numbers PDS18-056 and PDS19-041. Comments from the May 2019 Public Meeting are summarized and attached as Appendix G.

At the time of writing this report, no further written or verbal comments were submitted to the Town regarding the proposed application.

Advisory Committee Review

No Communication Required.

Legal Considerations

Section 34(11) of the *Planning Act* states that if Council refuses the 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). This application was received in 2018 and therefore, the applicant may appeal to the LPAT at any time.

Financial Implications

There are no financial implications at this time.

Communications Considerations

On March 15, 2018, a Notice of Complete Application was published in the Aurora Banner and Auroran newspapers. On May 3, 2018, a Notice of Public Planning Meeting was published in the Aurora Banner and Auroran newspaper and given by mail to all addressed property owners within a minimum of 120 metres of the subject lands. In addition, two Notice of Public Planning Meeting signs were also posted on the subject lands fronting on Wellington Street West and Murray Drive. Public notification has been provided in accordance with the Planning Act

On May 3, 2019, a Notice of Public Planning Meeting was mailed to all interested parties, and addressed property owners within a minimum of 120m of the subject lands, and the applicant updated the Public Planning Meeting sign to indicate the second Public Meeting would be held on May 22, 2019.

The Town notified Interested Parties by mail, that a report on the Zoning By-law application will be heard at the March 3, 2020 General Committee Meeting.

Link to Strategic Plan

The proposed Zoning By-law application supports the Strategic Plan goal of supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objective within this goal statement:

Strengthening the fabric of our community: Through the review and approval of the Zoning By-law, housing opportunities are created that collaborates with the development community to ensure future growth includes housing opportunities for everyone.

Alternative(s) to the Recommendation

1. That Council provide direction.

Conclusions

Planning and Development Services has reviewed the proposed Zoning By-law application against the relevant Provincial plans, Regional and Town Official Plans, Town Zoning By-law and municipal development standards. The development proposal is considered to represent good planning, and conforms to Provincial and Regional policies and the policies of the Town's Official Plan and will provide much needed rental housing

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for the Town. The proposed application is considered to be in keeping with the development standards of the Town. Therefore, staff recommend approval of the proposed Zoning By-law application ZBA-2018-01.

Attachments

Appendix A – Public Meeting Minutes
Appendix B – Proposed RA2(XX) Exception Zone
Appendix C – Provincial Policy Statement Policy Analysis
Appendix D – Growth Plan Policy Analysis
Appendix E – York Region Official Plan Analysis
Appendix F – Town of Aurora Official Plan Analysis
Appendix G – Response to Public Comments

Figure 1 – Location Map
Figure 2 – Existing Official Plan Designation
Figure 3 – Existing Zoning By-Law
Figure 4 – Proposed Zoning By-law
Figure 5 – Conceptual Site Plan
Figure 6A and 6B – Conceptual Elevations

Previous Reports

Public Planning Report No. PDS18-056, dated May 23, 2018.
Public Planning Report No. PDS19-041, dated May 22, 2019.

Pre-submission Review

Agenda Management Team Meeting review on February 12, 2020.

Departmental Approval



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

Approved for Agenda



Doug Nadorozny
Chief Administrative Officer

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Appendix A - Public Planning Meeting Minutes



**Town of Aurora
Council Public Planning
Meeting Minutes**

Council Chambers, Aurora Town Hall
Wednesday, May 22, 2019

Attendance

- Council Members** Mayor Mrakas in the Chair; Councillors Gaertner, Gallo, Gilliland (arrived 7:13 p.m.), Humfries, Kim (arrived 7:02 p.m.), and Thompson
- Members Absent** None
- Other Attendees** David Waters, Director of Planning and Development Services, Matthew Peverini, Planner, Samantha Yew, Deputy Town Clerk, and Linda Bottos, Council/Committee Coordinator

The Chair called the meeting to order at 7:01 p.m.

1. Approval of the Agenda

**Moved by Councillor Thompson
Seconded by Councillor Gaertner**

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.*

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3. Planning Applications

Mayor Mrakas outlined the procedures that would be followed in the conduct of the public meeting. The Deputy Town Clerk confirmed that the appropriate notice had been given in accordance with the relevant provisions of the *Planning Act*.

1. PDS19-041 – Application for Zoning By-law Amendment Starlight Investments, 145 and 147 Wellington Street West, Part Lot 28, Plan 246, File Number: ZBA-2018-01

Planning Staff

Mr. Matthew Peverini, Planner, presented an overview of the application and staff report respecting the proposal to amend the Zoning By-law to permit the infill development of 53 stacked townhouse rental units and to reduce the parking and various setback requirements. He noted that this is the second public meeting for the subject application and reviewed a summary of the proposal revisions since the first meeting held on May 23, 2018.

Consultant

Mr. TJ Cieciora, President of Design Plan Services and consultant to the owners of the property, presented a brief overview of the application, including changes made in response to the concerns of residents, and addressed the main issues regarding the pool, parking, and construction.

Public Comments

Aurora residents, including Ebrahim Hosseini, Julia Kane, Luiz Lino, Mitch McGuire, Kim Pearsall, Heidi Stoecklin, Louann Timbers, Garrie Wayne, and Leslie Webster, provided the following comments:

- Questions regarding:
 - Parking plan; how residents and visitors, and construction worker, vehicles and equipment, will be accommodated during construction
 - Parking/traffic study methodology; suggestion to consider overnight hours and number of vacant units
 - Impact of proposed construction on structure of neighbouring townhouses; request for pre-construction survey
 - Construction management and safety plans, fencing

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- Guarantees respecting promises made to abutting property owners on Loring Doolittle Court regarding fencing, landscaping, and trees
- Concerns regarding:
 - Number of parking spaces for residents and visitors
 - Manoeuvrability in parking lot
 - Snow removal and storage
 - Front yard provision and proximity of parking to sidewalk
 - Safety and outdoor space for children and elderly during construction
 - Traffic and safety in school area during construction
 - Longer-term parking, traffic and safety issues
 - Lack of space for safe construction activities
 - Offloading and storage of construction equipment and supplies
 - Dust levels during construction
 - Impact on mental health (prolonged construction period, noise, vibrations, safety issues)
 - Water drainage
 - Privacy issues
 - Green space and trees
 - Impact on pets and wildlife

Consultant

Ms. Jill Juhlke, Senior Transportation Engineering Technologist of Paradigm Transportation Solutions, addressed the questions and concerns regarding the existing number of parking spaces, results of the parking study, and the planned allocation of parking spaces.

Mr. Cieciora addressed the questions and concerns regarding a construction management plan, accommodation of resident parking spaces during construction, width of accessible parking spaces, impact of proposed construction on abutting properties and structural integrity, fluctuation of apartment vacancies, retention of current tenant parking spaces, aisle width and manoeuvrability, grading, and green space.

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**Moved by Councillor Kim
Seconded by Councillor Thompson**

1. That Report No. PDS19-041 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report at a future General Committee meeting.

Carried

4. Confirming By-law

**Moved by Councillor Humfryes
Seconded by Councillor Gallo**

That the following confirming by-law be enacted:

6181-19 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on May 22, 2019.

Carried

5. Adjournment

**Moved by Councillor Gilliland
Seconded by Councillor Kim**

That the meeting be adjourned at 8:47 p.m.

Carried

Tom Mrakas, Mayor

Samantha Yew, Deputy Town Clerk

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**Town of Aurora
Council Public Planning
Meeting Minutes**

Council Chambers, Aurora Town Hall
Wednesday, May 23, 2018

Attendance

Council Members Mayor Dawe in the Chair; Councillors Abel (arrived 7:08 p.m.), Gaertner, Humfryes, Kim, and Thompson

Members Absent Councillors Mrakas, Pirri, and Thom

Other Attendees Marco Ramunno, Director of Planning and Development Services, Lawrence Kuk, Manager of Development Planning, Michael de Rond, Town Clerk, and Linda Bottos, Council/Committee Secretary

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

1. Approval of the Agenda

**Moved by Councillor Gaertner
Seconded by Councillor Thompson**

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.*

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3. Planning Applications

Mayor Dawe outlined the procedures that would be followed in the conduct of the public meeting. The Town Clerk confirmed that the appropriate notice had been given in accordance with the relevant provisions of the *Planning Act*.

1. PDS18-056 – Application for Zoning By-law Amendment, Starlight Investments, 145 and 147 Wellington Street West, File Number: ZBA-2018-01

Planning Staff

Mr. Lawrence Kuk, Manager of Development Planning, presented an overview of the application and staff report respecting the proposal to rezone the subject lands from “Second Density Apartment Density Residential (RA2)” to “Second Density Apartment Density Residential (RA2-XX) Exception Zone”, to permit the development of three, three-storey townhouse blocks, containing 64 stacked rental townhouse units, and to reduce the parking space and setback requirements. He noted that the subject lands are designated as Stable Neighbourhood and the proposed stacked townhouse development is permitted within the Stable Neighbourhood designation.

Consultant

Mr. TJ Cieciora, Principal at Design Plan Services and consultant to the owners of the property, presented a brief overview of the proposal, noting that the applicant is willing to make revisions to the application if concerns can be addressed. He further noted that the proposed townhouse units would be rental units, which would be first offered to the tenants of the two existing buildings.

Public Comments

Aurora residents, including Jason Joerges, Michelle Joerges, Elizabeth Lynn, Mitch McGuire, Darryl Pearsall, Kim Pearsall, Tanya Rabe, Liliana Stefan, Louann Timbers, Garrie Wayne, provided the following comments:

- Opposition to development, including a signed petition against the proposal

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- Concerns regarding:
 - Parking and visitor parking spaces
 - Snow removal and winter parking
 - Loss of outdoor pool amenity
 - Property values
 - Noise levels, no acoustic fence
 - Loss of trees, green space, and view
 - Proximity of proposed parking spaces to existing backyards
 - Length of construction period
 - Noise, dust, and debris levels during construction
 - Blockage of handicap ramp during construction
 - Parking during construction
 - Outdoor space for children and seniors during construction
 - Safety of children and seniors during construction
 - Lack of consultation with abutting properties on Loring Doolittle Court
 - Proximity of proposed development to Loring Doolittle Court properties and loss of privacy, security, safety, view, and property value
- Questions regarding:
 - Depth of excavation and how slope will be maintained
 - Construction safety management plan
 - Depth of proposed building, location of yards for townhouse units, and setback from 147 Wellington Street West
 - Parking spaces at back of 147 Wellington Street West facing school

Consultant

Mr. Stewart Elkins, Vice-President of Paradigm Transportation Solutions, addressed the concerns and questions regarding parking, noting that a traffic impact study and parking utilization study had been completed, and that additional surveys would be performed.

Mr. Cieciora addressed the concerns and questions regarding parking and visitor parking, snow removal and winter parking, slope and grading, stormwater flows, mitigation of construction concerns, preservation of the pool, consultation with abutting properties, and property values.

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**Moved by Councillor Thompson
Seconded by Councillor Humfryes**

1. That Report No. PDS18-056 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a comprehensive report outlining recommendations and options at a future Public Planning meeting.

Carried

4. Confirming By-law

**Moved by Councillor Abel
Seconded by Councillor Thompson**

That the following confirming by-law be enacted:

6083-18 Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on May 23, 2018.

Carried

5. Adjournment

**Moved by Councillor Humfryes
Seconded by Councillor Kim**

That the meeting be adjourned at 8:45 p.m.

Carried

Geoffrey Dawe, Mayor

Michael de Rond, Town Clerk

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Appendix B – Proposed RA2(XX) Exception Zone

Table 2: Comparing the Parent RA2 Zone and the proposed Site-Specific Zone.

	Parent RA2 Zone Requirement	Proposed RA2(XX) Exception Zone
Permitted Uses	No More than One Apartment Building per Lot	2 Apartment Buildings with a maximum of 204 dwelling units * Dwelling, Stacked Townhouse with a maximum of 56 dwelling units *
Lot Area (minimum)	95 m ² (per dwelling unit)	19,800 m ² *
Lot Frontage (minimum)	30m	125m *
Front Yard (minimum)	½ the height of the Main Building and in no case less than 9 m from the Street Line	Apartment Building: 10.7m * Stacked Townhouse: 2.5m *
Rear Yard (minimum)	9m	Apartment Building: 19.5m * Stacked Townhouse: 9.0m *
Interior Side Yard (minimum)	½ the height of the Main Building and in no case less than 6m	Apartment Building: 26.0m Stacked Townhouse: 8.0m *
Exterior Side Yard (minimum)	½ the height of the Main Building and in no case less than 9m	Apartment Building: 16.0m * Stacked Townhouse: 34.0m *
Lot Coverage (maximum)	35%	30% *
Height (maximum)	26m	Apartment Building: 7 storey * Stacked Townhouse: 13.7m *
Gross Floor Area (GFA) (minimum)	N/A	65m ² per Stacked Townhouse Dwelling Unit

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<p>Amenity Area</p>	<p>Any Apartment Residential Zone shall provide a minimum Amenity Area of eighteen (18) square metres per dwelling unit, provided a minimum of 50% of the required Amenity Area is provided as interior amenity space.</p> <p>Amenity Areas shall not include any minimum required landscaping area or strip.</p>	<p>Notwithstanding Section 7.5.2*:</p> <ul style="list-style-type: none"> • A minimum of 3.75 m² of private amenity space shall be provided for Stacked Townhouse Dwelling units; • A minimum of 1,250 m² of outdoor shared amenity space shall be provided at the northwest limits of the property; and, • Amenity Areas shall not include any minimum required landscaping area or strip.
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Table 3: Comparing ZBL Parking Standards to the proposed Parking Standards.

Parking								
	Zoning By-law 6000-17 Requirement	Proposed RA2(XX) Exception Zone						
<p>Required Manoeuvring Space</p>	<p>90 degree spaces – 7.0m</p>	<p>90 degree spaces – 6.4m *</p>						
<p>Parking Standards</p>	<table border="1"> <tr> <td data-bbox="430 1444 665 1604"> <p>204 Apartment Units</p> </td> <td data-bbox="672 1444 919 1604"> <p>1.5 spaces per dwelling unit (306 Parking Spaces)</p> </td> </tr> <tr> <td data-bbox="430 1604 665 1764"> <p>53 Stacked Townhouse Units</p> </td> <td data-bbox="672 1604 919 1764"> <p>1.5 spaces per dwelling unit (80 Parking Spaces)</p> </td> </tr> <tr> <td data-bbox="430 1764 665 1955"> <p>Visitor Parking</p> </td> <td data-bbox="672 1764 919 1955"> <p>20% of spaces provided set aside for visitor (77 Parking Spaces)</p> </td> </tr> </table>	<p>204 Apartment Units</p>	<p>1.5 spaces per dwelling unit (306 Parking Spaces)</p>	<p>53 Stacked Townhouse Units</p>	<p>1.5 spaces per dwelling unit (80 Parking Spaces)</p>	<p>Visitor Parking</p>	<p>20% of spaces provided set aside for visitor (77 Parking Spaces)</p>	<p>Notwithstanding Sections 5.4 and 5.8.2, the following parking standards shall apply:</p> <ul style="list-style-type: none"> • A minimum of 265 resident parking spaces (approx. 1.02 spaces per dwelling unit); • 26 visitor parking spaces per dwelling unit (0.1 spaces per dwelling unit); and,
<p>204 Apartment Units</p>	<p>1.5 spaces per dwelling unit (306 Parking Spaces)</p>							
<p>53 Stacked Townhouse Units</p>	<p>1.5 spaces per dwelling unit (80 Parking Spaces)</p>							
<p>Visitor Parking</p>	<p>20% of spaces provided set aside for visitor (77 Parking Spaces)</p>							

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	Barrier Free Parking	4% of required visitor parking (1.04 spaces)	<ul style="list-style-type: none"> 4 barrier-free parking spaces.
Section 5.7 Bicycle Parking Space Standards	Apartment Residential: 1.0 Space for every 5 residential units		Notwithstanding Section 5.7, 0.15 bicycle parking spaces per dwelling unit are required. *
Section 5.5.2 Parking Lot Requirements "Setbacks"	Where a Parking Lot or Parking Area having capacity for five or more cars, or Driveway serves an apartment building or any other multiple Residential use, no Parking Space maneuvering area and/or Driveway within a Side Yard or Rear Yard shall be closer to any wall of a building than one decimal five (1.5) metres.	Where a Parking Lot or Parking Area having capacity for five or more cars, or Driveway serves an apartment building or any other multiple Residential use, no Parking Space maneuvering area and/or Driveway within a Side Yard or Rear Yard shall be closer to any wall of a building than 0.6m. *	
Section 5.5.3 Parking Lot Requirements "Off-street Parking in Yards"	No part of any Parking Area other than a (Driveway) is permitted in any Front Yard in any Residential Zone.	Notwithstanding Section 5.5.3, a Parking Area shall be permitted in the Front Yard *	

Note: The proposed bylaw exceptions are highlighted and labelled with an asterisk "*". Final zoning standards will be evaluated by Staff in detail prior to the Zoning By-law Amendment being brought forward to Council for enactment.

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Appendix C – PPS Policy Analysis

Table 4: 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; c) avoiding development and land use patterns which may cause environmental or public health and safety concerns; ... and e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.</p>	<p>The proposal exhibits an efficient development and land use pattern, as it is infill development, and the property is located within a 'settlement area' which is identified as an area to focus growth and development within communities.</p> <p>The applicant is proposing infill of 56 stacked townhouse rental units (for a total of 260 rental units on site), on a site with an abundance of surface parking, and available servicing connections. This minimizes land consumption, promotes a cost-effective development pattern to minimize servicing costs, and provides for a range and mix of residential and tenure.</p>
<p>Section 1.1.3.1</p> <p>Settlement areas shall be the focus of growth and development...</p>	<p>Development and land use patterns that may cause environmental or public health and safety concerns is avoided. No environmentally significant features are on site, and much of the mature vegetation that exists will remain along the Wellington Street West frontage. The proposed use is compatible with the existing residential use, and will not pose public health and safety concerns.</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, and 2. Are transit-supportive, where transit exists.</p>	<p>The proposed development is situated along a Regional Road with access to public transit (YRT and GO Train), services, and other amenities. It capitalizes on existing infrastructure, and efficiently uses underutilized land and available resources.</p>

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<p>Section 1.1.3.3</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas... and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</p>	<p>It is good planning practice to support and enable land use patterns within settlement areas that position developments with higher densities in these accessible locations.</p>
<p>Section 1.1.3.4</p> <p>Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form...</p>	<p>Intensification in the form of infill development is proposed on the subject lands. The sought stacked townhouse use permission is a compact built-form, and is proposed to yield a total increase of 56 dwelling units on the lands.</p>
<p>Section 1.4.1</p> <p>To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall: a) maintain the ability to accommodate residential growth... through residential intensification and redevelopment.</p>	<p>The proposed increase in residential units will contribute to the Town's existing housing stock, and will assist in meeting the Province's goals of accommodating residential growth through residential intensification and redevelopment. Additionally, the availability of services in proximity to the subject lands ensures the needs of current and future residents of the regional market area are met.</p>

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Appendix D – Growth Plan Policy Analysis

Table 5: Analysis of how the proposed development meets the policies of the Growth Plan.

Growth Plan Policy	Policy Analysis
<p>Section 2.2.1</p> <p>Applying the policies of this Plan will support the achievement of complete communities that:</p> <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; • provide a diverse range and mix of housing options...to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes; • 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>The subject lands are located on the boundary of an existing community that features a mix of land uses including residential, retail, recreational, and public service facilities. Nearby land uses include schools, residential, commercial plazas, offices, and mixed use developments in the Yonge Street and Wellington Street intersection.</p> <p>The applicant is proposing 56 purpose-built rental units in a stacked townhouse built-form, in addition to the existing 2 apartments (204 rental units). The proposed Zoning By-law Amendment will provide for a range and mix of housing options and tenure both on site, and within the Town to accommodate needs of all household sizes and incomes.</p> <p>The applicant has submitted conceptual elevations as part of the subject application. Staff will ensure the development of a high quality, attractive and vibrant built form through a future site plan approval process.</p>
<p>Section 3.1</p> <p>Significant cost savings can be achieved by ensuring that existing infrastructure is optimized before new infrastructure is built.</p>	<p>The Functional Servicing Report submitted as part of the application provides that water and sanitary connections will be made to existing infrastructure along Murray Drive.</p>

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<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 per cent of all residential development occurring annually within each upper- or single-tier municipality will be within the delineated built-up area; and • 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>The proposed development on the subject lands is located wholly within the delineated built-up area as per the Town of Aurora Official Plan.</p>
<p>2.2.6</p> <p>Municipalities will support the achievement of complete communities by: a) planning to accommodate forecasted growth to the horizon of this Plan; b) planning to achieve the minimum intensification and density targets in this Plan; c) considering the range and mix of housing options and densities of the existing housing stock; and d) planning to diversify their overall housing stock across the municipality.</p>	<p>The applicant is proposing infill development of 56 residential dwelling units. These 56 units will contribute to the Town’s goal of achieving the minimum intensification and density targets as provided for in the Growth Plan. Additionally, the proposed units and their proposed purpose-built rental tenure will provide for a range and mix of housing options and diversify the housing stock across the municipality.</p>

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Appendix D – York Region Official Plan Analysis

Table 6: Analysis of how the proposed development meets the YROP.

YROP Objective	Analysis
<p>Having a sustainable natural environment through ensuring that significant environmental features and functions are protected and natural hazards are avoided</p>	<p>There are no key natural heritage/ hydrologic features on site, and any tree removals will require compensation through a future Site Plan Agreement. Additionally, the applicant will be required to maintain ground water recharge as demonstrated through a hydrogeological study that shows the water balance for pre-development is maintained or improved post-development; and include features such as Low Impact Development (LID) standards to minimize stormwater volume and contaminant loads (i.e. phosphorus reduction).</p>
<p>Creating healthy communities by: promoting a mix and range of housing types; encouraging the construction of new rental units with a full mix and range of unit sizes, including family-sized and smaller units; and promoting the health and well-being of residents in accessible and safe communities.</p>	<p>The proposed use and existing apartment buildings provide for a mix and range of housing types on site and within the existing community. The proposed units will vary in size, meeting the objective of promoting the development of family-sized and smaller units.</p> <p>Additionally infill development is proposed on a site with access to amenities (pool area, schools, access to transit, proximity to commercial plazas and the Yonge and Wellington intersection, parks, etc.). As such, the proposal promotes the health and well-being of residents in accessible and safe communities.</p>

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<p>Ensuring economic vitality by balancing job creation with population growth; promoting economic diversity and resilience; and, delivering context sensitive and efficient infrastructure.</p>	<p>The YROP forecasts a population of 70,200 residents within the Town of Aurora by 2031. The proposed application will contribute 56 stacked townhouse dwelling units 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 applicant has proposed a concept that focuses density towards Wellington Street West in a built-form that is similar in scale to the adjacent townhouse developments.</p> <p>The applicant will be required to apply for site plan approval and enter into a Site Plan Agreement prior to site alteration and construction of the proposed stacked townhouse dwellings. Conceptual site plan and elevations are attached to this report a Figures 5 and 6.</p>
<p>Policy 5.3</p> <p>Intensification will occur in strategic locations in the built-up area to maximize efficiencies of infrastructure delivery, human services provision and transit ridership.</p>	<p>The proposed application facilitates intensification through infill development along Wellington Street West. The subject lands are ideal for infill as the 56 proposed residential units can capitalize on existing infrastructure along Wellington Street West and Murray Drive.</p>

March 3, 2020

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Appendix E – Town of Aurora Official Plan Analysis

Table 7: Analysis of how the proposed development meets the Town’s Official Plan.

Town of Aurora Official Plan Policy	Policy Analysis
<p>Section 3.1 (a)</p> <p>Direct the Town’s projected population growth to appropriate locations to support the efficient use of land, resources and infrastructure; b) Promote higher density forms of development and intensification in appropriate areas; and, c) Ensure that development results in vibrant and complete communities</p>	<p>The applicant is proposing additional density through infill development on the site. The subject lands front onto Wellington Street West, with access to existing services, infrastructure and amenities. The proposed site plan and conceptual elevations have been reviewed alongside the proposed Zoning By-law Amendment. Staff are satisfied that the conceptual site layout and design of the proposed buildings will facilitate a vibrant and complete community. The proposed concept will be subject to a future site plan approval application, and will further consider building materials, colours, and architectural details.</p>
<p>Section 8.1 (d)</p> <p>All development within the ‘Stable Neighbourhoods’ designation may be subject to Site Plan Control...</p>	
<p>Section 8.1.2</p> <p>Permitted uses within the Stable Neighbourhoods designation shall be: i. Ground-Related Residential Uses...</p>	<p>Stacked Townhouse is considered a ground-related residential use. Staff are satisfied that the proposed built form and density are appropriate on the site, as this policy is intended to apply to the fabric of existing low-rise, low density residential neighbourhoods consisting of mainly single detached and semi-detached dwellings. The subject lands are situated away from this existing low-rise, low-density residential; and the existing and proposed uses on site transitions appropriately to adjacent land uses.</p>
<p>Section 3.2(a)(iii)</p> <p>Stable Neighbourhoods consists of existing residential neighbourhoods that...will be largely protected from the impacts of new development. Infill development and other forms of intensification will be restricted...</p>	
<p>Section 8.1.3 (g)</p> <p>All new townhouses, multiple-unit buildings... may only be permitted within the ‘Stable Neighbourhood’.</p>	

<p>Section 6.1</p> <p>a) Encourage a broad range of housing sizes, densities, designs, tenures and prices, to meet the needs of current and future residents. b) Maintain, protect and enhance the quality of existing residential areas. c) Encourage innovation in new residential development to address social, economic, design, environmental and growth management policies.</p>	<p>56 stacked townhouse rental units with varying unit sizes are proposed on the subject lands in addition to the existing purpose-built rental apartment buildings on the subject lands. As such, the proposed development ensures a range of housing options and sizes on site; provides a higher density in an appropriate location with access to services and amenities; and contributes to the Town's stock of purpose-built rental housing, which provides a mix of tenure options within the Town.</p>
<p>Section 6.2 (d)</p> <p>The construction of new rental housing units with a full mix and range of unit sizes, including family-sized and smaller units, is encouraged and supported in appropriate locations.</p>	<p>Additionally, the proposed development is an innovative form of new residential development as it: utilizes a newer built-form to maximize the number of units; provides for a range of unit types, and tenures; focuses density to an accessible location; and transitions appropriately to the surrounding land uses.</p>
<p>Section 8.1.3 (a)</p> <p>New development and site alteration abutting existing residential development shall be sympathetic to the form and character of the existing development and shall be compatible with regard to building scale and urban design.</p>	<p>Through the application process, Staff have reviewed the conceptual site plan and elevations, and have determined that the general location of the proposed buildings are appropriate, compatible and transitional with adjacent uses. A future Site Plan Approval application will implement the proposed setbacks per the proposed amending Zoning By-law, and deal with matters such as landscaping, fencing, and building façade</p>
<p>Section 8.1.3</p> <p>b) Through the implementing ZBL, range and density of permitted uses may be refined or restricted on a particular site or location to ensure new development is appropriate and compatible with adjacent uses and buildings.</p> <p>c) Through the implementing ZBL and/or through site plan control, specific measures including, but not limited to, building setbacks, landscaping and fencing, may be required in order to</p>	<p>Through the application process, Staff have reviewed the conceptual site plan and elevations, and have determined that the general location of the proposed buildings are appropriate, compatible and transitional with adjacent uses. A future Site Plan Approval application will implement the proposed setbacks per the proposed amending Zoning By-law, and deal with matters such as landscaping, fencing, and building façade</p>

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<p>ensure that new development is appropriate in the context of the adjacent uses and the surrounding neighbourhood</p>	
<p>Section 6.1.3 (f)</p> <p>All new development within the 'Stable Neighbourhoods' designation shall have a maximum height of 3 storeys or 9 metres, whichever is less.</p>	<p>The proposed stacked townhouses are 3-storeys in height. The applicant is proposing a maximum building height of 13.7m in the site-specific amending Zoning By-law.</p> <p>Upon deeming this application complete, it was determined that an Official Plan Amendment was not required. The applicant is meeting the storey limit per the Town's OP, and, the in effect RA2 Zone provisions permit a maximum building height of 26m.</p> <p>Additionally, the Stable Neighbourhoods designation is intended to apply to older, distinct residential neighbourhoods, with the overarching purpose of protecting from incompatible forms of development – while simultaneously permitting evolution and enhancement over time, so long as new development is compatible with its surrounding context and conforms with other policies in the OP.</p> <p>The subject lands are not located directly within an established distinct, residential neighbourhood; and the proposed built-form is compatible with the developments to the east and south. Further, it's location along Wellington Street West and outside of an established neighbourhood which facilitates potential for the property's evolution and enhancement.</p>

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Appendix G – Response to Public Comments

Table 8: Analysis of how the proposed development meets the Town’s Official Plan.

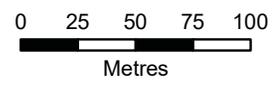
Summarized Comments	Response
Currently not enough parking. An increased number of units will have long term effects and result in a greater parking deficiency.	The applicant has demonstrated through a Parking Study to the satisfaction of the Town’s Traffic /Transportation Analyst that the supplied parking is adequate to serve the existing and proposed number of units.
Where will current residents park during construction? Would like some sort of plan outlining options.	This is a Site Plan matter, rather than a Zoning (land-use) matter. During a future Site Plan application, the applicant will be required to submit a detailed Construction Management Plan (CMP). For purposes of this application, the applicant has provided a high-level CMP which provides that during construction, construction trades personnel will access the site via off-site legal parking, private car pooling and carpooling arranged by their respective employers or local transit. This will increase the number of available marking spots on site during construction.
Barrier-free parking spots are being narrowed. This will impact the residents that require these spots.	Barrier-free parking spaces are not to be narrowed. Dimensions for barrier-free parking spaces are provided under section 5.8.1 of the Town’s ZBL. A Type-A space measures 3.65m x 5.3m; while a Type-B space measures 2.7m x 5.3m.
Issue of health and safety. Lots of students in the area, loss of green space, and the effect on mental health due to ongoing construction.	A CMP submitted as part of a future site plan application will ensure safety is a priority during construction. Through a future Site Plan application, the applicant will submit landscape plans, and tree compensation above and beyond what is to be removed on site. All construction work will be carried out in accordance with regulated Town of Aurora requirements and by-laws with respect to noise.
How will the proposed construction effect the townhouses on Doolittle Court?	Any construction and drainage matters shall occur only within the limits of the subject lands, and will not impact structures on Doolittle Court.



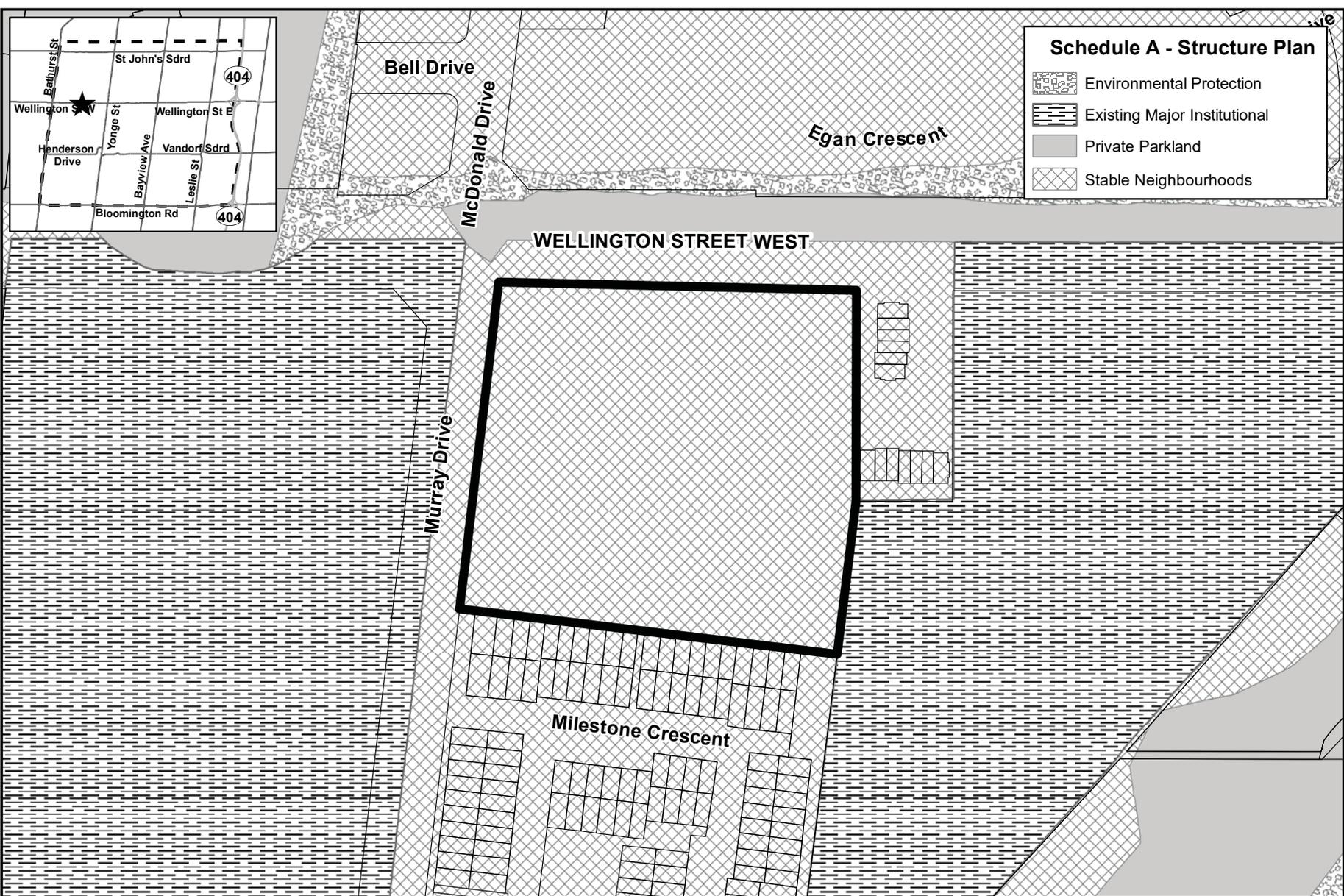
LOCATION MAP

APPLICANT: Starlight Investments
 FILES: ZBA-2018-01
 FIGURE 1

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning & Building Services Department, May 23, 2019. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2018, © First Base Solutions Inc., 2018 Orthophotography.



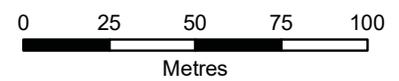
Schedule A - Structure Plan

-  Environmental Protection
-  Existing Major Institutional
-  Private Parkland
-  Stable Neighbourhoods

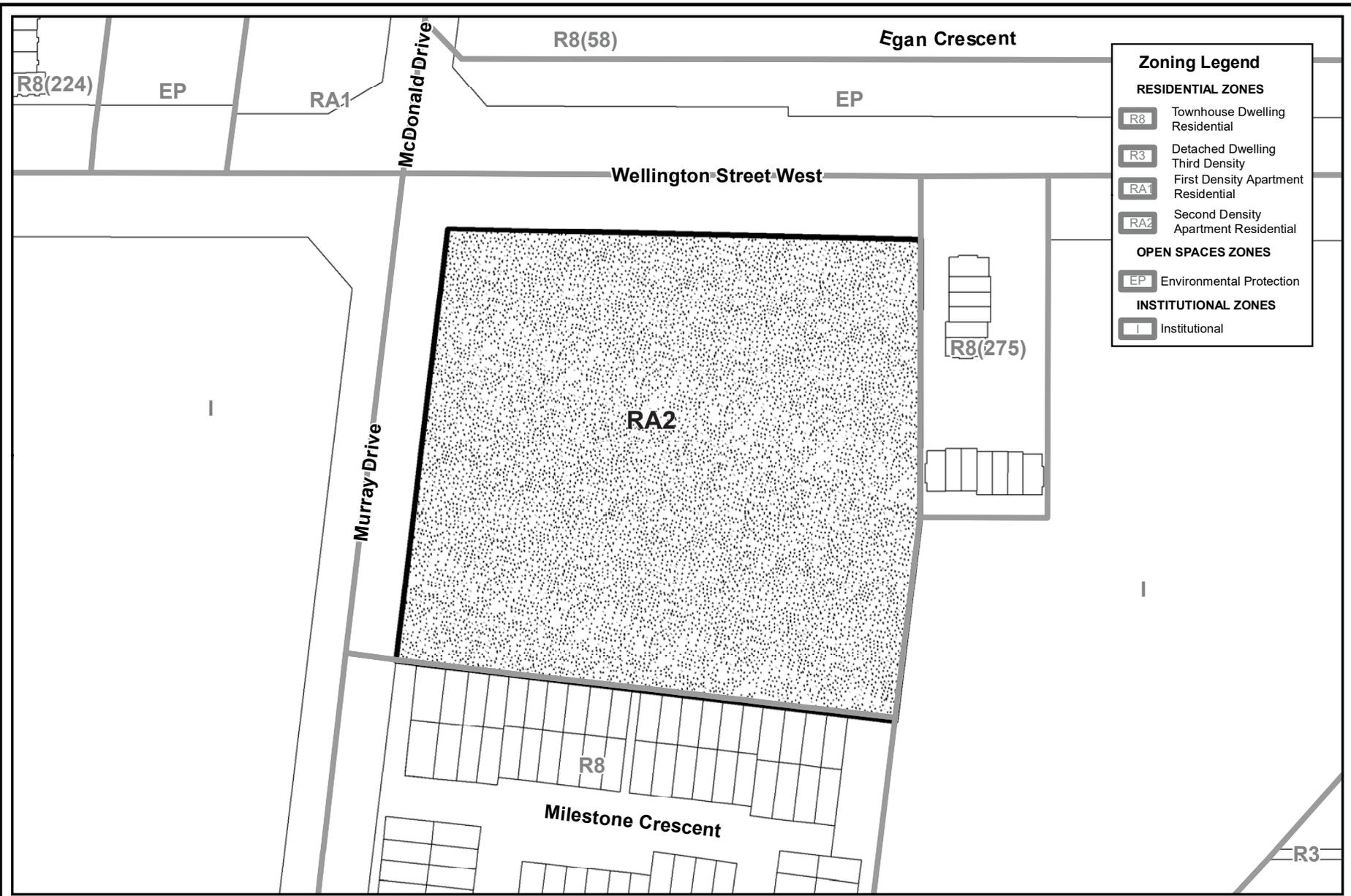
EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: Starlight Investments
 FILES: ZBA-2018-01
 FIGURE 2

 SUBJECT LANDS



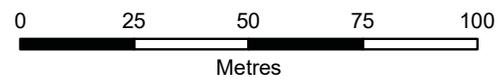
Map created by the Town of Aurora Planning and Building Services Department, April 23, 2018. Base data provided by York Region & the Town of Aurora.



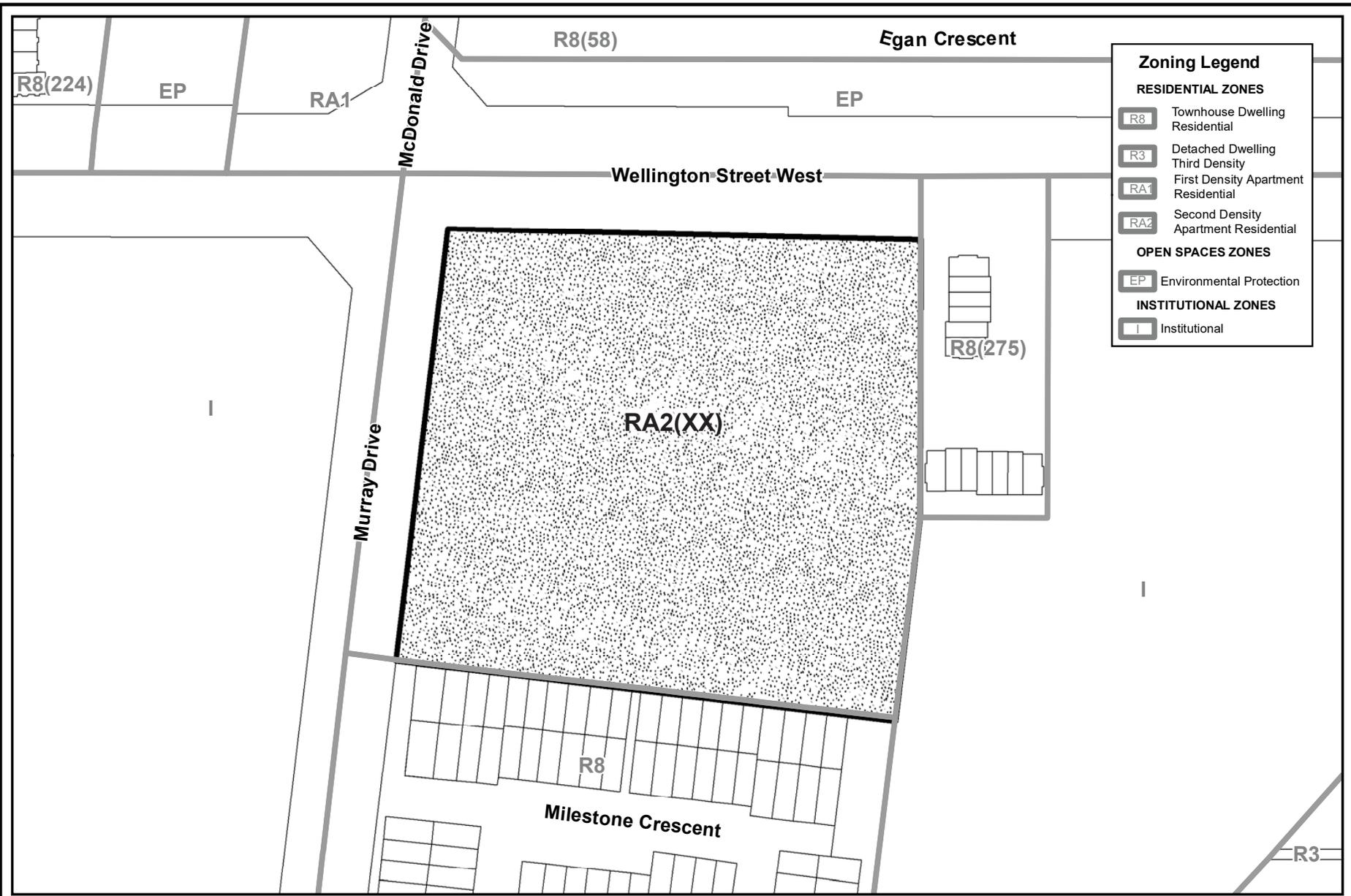
EXISTING ZONING BY-LAW

APPLICANT: STARLIGHT INVESTMENTS
 FILES: ZBA-2018-01
 FIGURE 3

 SUBJECT LANDS



Map created by the Town of Aurora Planning & Building Services Department, April 23, 2019. Base data provided by York Region & the Town of Aurora.

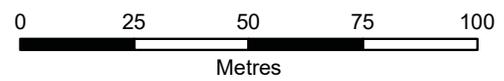


Zoning Legend	
RESIDENTIAL ZONES	
R8	Townhouse Dwelling Residential
R3	Detached Dwelling Third Density
RA1	First Density Apartment Residential
RA2	Second Density Apartment Residential
OPEN SPACES ZONES	
EP	Environmental Protection
INSTITUTIONAL ZONES	
I	Institutional

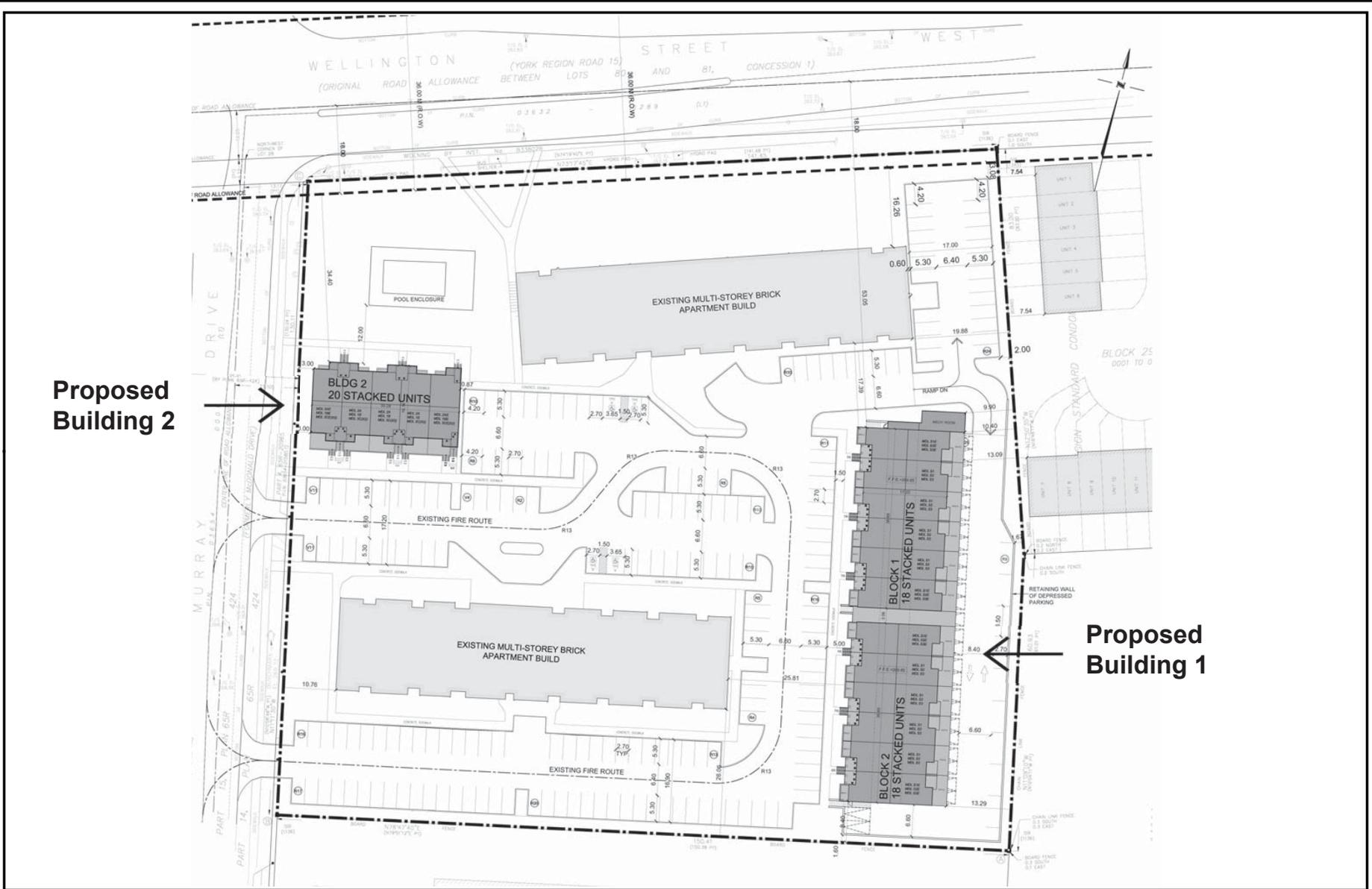
PROPOSED ZONING BY-LAW

APPLICANT: STARLIGHT INVESTMENTS
 FILES: ZBA-2018-01
 FIGURE 4

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning & Building Services Department, April 23, 2019. Base data provided by York Region & the Town of Aurora.



CONCEPTUAL SITE PLAN

APPLICANT: Starlight Investments
FILES: ZBA-2018-01

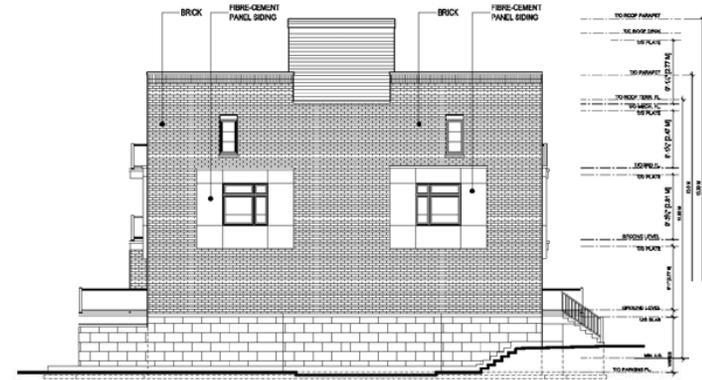
FIGURE 5



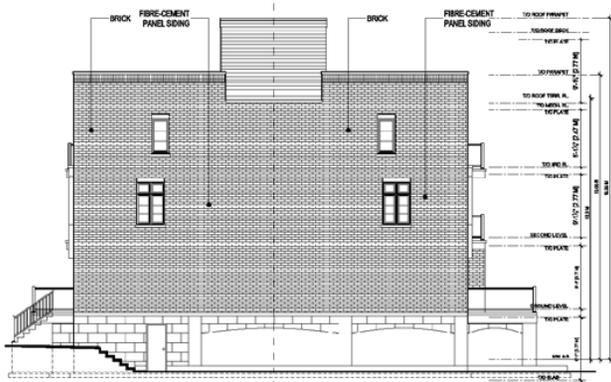
Map created by the Town of Aurora Planning & Building Services Department, May 1, 2018. Drawing provided by Guthrie Muscovitch Architects.



BLDG 1
 BLOCK 1 WEST ELEVATION



BLDG 1
 BLOCK 1 NORTH ELEVATION



BLDG 1
 BLOCK 1 SOUTH ELEVATION



BLDG 1
 BLOCK 1 EAST ELEVATION

CONCEPTUAL ELEVATION BUILDING 1

APPLICANT: Starlight Investments
 FILES: ZBA-2018-01

FIGURE 6A





**Motion for Which Notice
Has Been Given** (April 14, 2020)

Mayor Tom Mrakas

Date: April 28, 2020

To: Members of Council

From: Mayor Mrakas

Re: **Financial Support of the Aurora Cares Community Action Team**

Whereas the COVID-19 pandemic will have a significant impact on the most vulnerable and at risk in our community; and

Whereas the Aurora Cares Community Action Team has recently been created to assess the needs of the most vulnerable and at risk in our community and help fill in the gaps where needed; and

Whereas the Aurora Mayor's Charity Golf Classic fund's balance of \$59,286 is sufficient to accommodate a \$25,000 contribution to the Aurora Cares Community Action Team;

1. Now Therefore Be it Hereby Resolved That \$25,000 be transferred from the Aurora Mayor's Charity Golf Classic Fund to the Aurora Cares Community Action Team in support of its identified initiatives; and
2. Be It Further Resolved That the Aurora Cares Community Action Team report back to Council on its results achieved from these transferred monies.



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4746
Email: tmrakas@aurora.ca
www.aurora.ca

**Town of Aurora
Office of the Mayor**

Memorandum

Date: April 28, 2020

To: Members of Council

From: Mayor Tom Mrakas

Re: York Regional Council Highlights of February 27, 2020 and April 2, 2020

Recommendation

That Council:

- Receive the correspondence for information
- Endorse the recommendations
- Provide direction

COUNCIL HIGHLIGHTS
FOR IMMEDIATE RELEASE



Friday, February 28, 2020

York Regional Council Highlights - February 27, 2020

York Region responds to provincial consultations on health care modernization

York Regional Council and the York Region Board of Health have formally responded to the Ontario Ministry of Health's proposed modernization of [public health](#) and [emergency medical services](#).

Recognizing the Ministry's consultation process as an important opportunity for municipalities to [provide input on the future of public health in Ontario](#), York Region continues to advocate in favour of maintaining current governance, geography, service delivery and funding models. York Region Public Health is a best practice model and is well positioned to efficiently meet the needs of York Region residents.

Through the consultation, Regional Council has indicated strong support for a provincially-coordinated and centralized technology strategy to drive efficiencies, improve data quality and save money across the public health system.

Regional Council further [supports the Ministry's actions to modernize emergency health services](#) and encourages the Ministry to accelerate the modernization of dispatch technologies to ensure residents receive the best possible level of emergency medical care. At the same time, Regional Council is advocating the province provide funding of paramedic services at 50% of actual costs and provide additional funding for capital costs.

Council asks local municipalities for feedback on Regional Fire Service

Regional Council has [approved a motion](#) requesting feedback from its nine local city and town councils on the potential creation of a Regional Fire Service.

With support from the local councils, York Region would proceed with a study to review the operating efficiencies, increased service levels and cost avoidance opportunities that could potentially result from the amalgamation of York Region's local fire services.

Local councils have been asked to share their resolution to the motion by May 29, 2020 indicating support or opposition for a study on the potential creation of a Regional Fire Service.

**York Region is now home to more than 54,000 businesses and over
650,000 jobs**

Regional Council received the [2019 Employment and Industry Report](#) which provides an annual overview of industry and employment trends in York Region.

Highlights from the report include:

- 2.2% employment growth from 2018, continuing to outpace national and provincial employment rates for the fifth consecutive year
- 654,650 estimated jobs in York Region as of mid-2019
- 13,800 jobs added between 2018 and 2019
- 78% of surveyed employment jobs are in service-producing sectors

In 2019, York Region surveyed 35,400 businesses through the [York Region employment survey](#). The survey collects employment data and provides a snap shot of York Region's economy. Data is compared over time to identify trends.

Major Mackenzie Drive construction project being accelerated

Regional Council approved [accelerated improvements on Major Mackenzie Drive](#) between McNaughton/Avro Road and Keele Street in the City of Vaughan. Enhancements will support travel to and from Highway 400, between the existing Mackenzie Richmond Hill Hospital and proposed Mackenzie Vaughan Hospital, as

well as surrounding communities and businesses in the area.

To provide more efficient access to business and properties and improve traffic flow, a continuous centre turn lane will be installed. Other improvements include new traffic signals at Gram Street, a new eastbound right-turn lane at Keele Street and new active transportation facilities on Major Mackenzie Drive between Jane Street and Keele Street in the City of Vaughan. Detailed design will begin this year with construction expected to begin in 2022.

Bill 108 results in amendment to York Region's Development Charge and Interest policies

Regional Council has approved a [new interest charge policy](#) in response to changes to the *Development Charges Act* introduced by Bill 108.

Starting January 1, 2020, developers can freeze the rate they will be charged at the date of site plan application or zoning bylaw amendment application. In addition, eligible types of development can now delay payment until the time of the building's occupancy and then phase the payments over five or 20 years.

Council approved a fixed 5% interest rate per year on both frozen and phased development charges. Charging an annual interest rate of 5% helps the Region recover growth related costs for new infrastructure.

An amendment of the Development Charge bylaw is also planned in 2020 to reflect changes in Bill 108 and deal with administrative issues.

2019 Annual Tourism Update

Regional Council continues to play an important role in [supporting and promoting tourism](#) through its partnership with the [York Region Arts Council](#), [Experience York Region](#) and other tourism stakeholders. In 2019 these partnerships resulted in increased community participation, attracting over 500,000 people and generating millions of dollars in tourism-related activities.

Based on 2019 successes, York Region's partnership with the York Region Arts Council will continue through 2020 to provide more entertainment options and further enhance the Region's appeal as a great place to live, work and play.

Mandated Review of Council Composition

The Province of Ontario, through the [Municipal Act](#), requires [Regional Council to review](#) the number of representatives from each of its nine local municipalities by December 2020.

Based on representation by population, each current member of Council represents approximately 59,000 residents. However, representation varies across the Region with population per elected member as high as 82,258 in the City of Vaughan. In reviewing representation by population, Council has elected to support an additional member for the City of Vaughan.

In order to pass a bylaw to change the composition of Regional Council, the motion must pass a triple majority approval.

A triple majority is attained when the following three factors are met:

- A majority of Regional Council votes in favour of the bylaw
- A majority of the nine local municipal councils pass a resolution consenting to the bylaw
- The total number of voters in the local municipalities that have passed resolutions for a majority of all electors in York Region

Council has considered the issue of regional representation on a number of occasions over the past 49 years, mostly with respect to council composition and representation by population. Demonstrating a commitment to responsible government, Council currently consists of 21 members, increasing by just four members since 1971 while population has grown from 170,000 to 1.2 million.

Piloting sustainable transit options

Regional Council has demonstrated their commitment to reducing greenhouse gas emissions by taking York Region Transit's new battery electric buses for a test

drive.

As part of a [pilot program](#), the electric buses will service routes [55 Davis](#) and [44 Bristol](#) in the Town of Newmarket, and are possible through partnerships with the federal government, the Canadian Urban Transit Research and Innovation Consortium, the Town of Newmarket and Newmarket-Tay Power Distribution. Electrification of the transit fleet is one of many ways Regional Council is working to reduce its carbon footprint and achieve a goal of zero greenhouse gas emissions by 2051.

York Region supports the need for long-term care beds

Regional Council has passed a resolution supporting the development of 100 [long-term care beds](#) in the City of Richmond Hill.

The resolution supports [land use conversion](#) of 9893 Leslie Street in the City of Richmond Hill from Employment to Employment/Institutional uses to permit the development of a proposed community hub and long-term care facility. In order to open the facility by the end of 2023, Regional Council agreed to a coordinated planning application process between York Region and the City of Richmond Hill to ensure development is not delayed by the [Regional Municipal Comprehensive Review](#).

York Region and Windfall Ecology Center launch the Mayors' Benchmarking Challenge

York Region Mayors and York Region Chairman and CEO Wayne Emmerson joined [Windfall Ecology Centre](#) to launch the [Climate Wise Mayors' Benchmarking Challenge](#).

A friendly competition between local municipalities, the challenge is to aid in the reduction of greenhouse gas emissions generated by York Region commercial buildings over 50,000 square feet. The challenge will help build awareness of the [Provincial Energy and Water Reporting and Benchmarking program](#) among local business and commercial building owners and help build sustainable communities across York Region.

Black History Month

Regional Council recognizes February as [Black History Month](#). During Black History Month, Canadians celebrate the many achievements and contributions of Black Canadians who, throughout history, have done so much to make Canada the culturally diverse, compassionate and prosperous nation it is today.

York Region is committed to creating a [welcoming and inclusive](#) environment that recognizes and celebrates all dimensions of diversity. Black History Month provides the opportunity to celebrate this diversity by honouring the legacy of Black Canadians, past and present.

Epilepsy awareness month

Regional Council recognizes March as [Epilepsy awareness month](#) and supports the fight against the misconceptions, discrimination and isolation those living with epilepsy face.

[Epilepsy York Region](#) and Epilepsy awareness month promote independence, optimal quality of life, specialized services and uniformed access to care for the more than 11,000 adults and children living with epilepsy in our communities.

Celebrating local food on Canada's Agriculture Day

February 11, 2020 was [Canada's Agriculture Day](#), and Regional Council celebrated by recognizing the more than 700 farm-based businesses that make up York Region's vibrant agriculture and food sector. Agriculture plays a vital role in York Region's economic prosperity, contributing 57,000 jobs and \$2.7 billion to the local economy every year.

Through the [York Region Agriculture and Agri-Food Strategy](#) and the development of the Agriculture Advisory Board, Regional Council continues to support and celebrate local food and the people who produce it.

Next regular meeting of York Regional Council

York Regional Council will meet on Thursday, March 26, 2020 at 9 a.m. in the York

Region Administrative Centre Council Chambers, located at 17250 Yonge Street in the Town of Newmarket.

The Regional Municipality of York consists of nine local cities and towns and provides a variety of programs and services to 1.2 million residents and 54,000 businesses with over 650,000 employees. More information about the Region's key service areas is available at york.ca/regionalservices

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Compiled by:

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York Regional Council highlights from April 2, 2020

[View this email in your browser](#)



Saturday, April 4, 2020

York Regional Council Highlights - April 2, 2020

Live streaming of the public session of Council and Committee of the Whole meetings is available on the day of the meeting from 9 a.m. until the close of the meeting. Past sessions are also available at York.ca/councilandcommittee

York Region responds to COVID-19

York Regional Council received an update on York Region's current response to the COVID-19 pandemic.

On Monday, March 23, York Region Chairman and CEO Wayne Emmerson declared [a state of emergency](#) in The Regional Municipality of York. This marks the first time in the Region's almost 50-year history that this measure has been used.

In response to the COVID-19 pandemic, York Region opened the Regional Emergency Operations Centre (REOC) and activated the REOC action plan. The continued response also includes:

- Providing regular COVID-19 updates through York Region's Medical Officer of Health, Dr. Karim Kurji
- Developing an integrated approach for mitigating the negative economic impact on local businesses and residents
- Making a request to suspend/amend sections of *Municipal Act* to provide more targeted, application-based financial relief to local businesses
- Closing all offices to the public and providing services to residents through modified means, including online and telephone
- Continued collaboration with municipalities, partner agencies and health care organizations

While the health and well-being of residents and the community remains Regional Council's top priority, services essential to residents continue to operate. These

A full list of temporary service disruptions and program closures can be found at york.ca/closures

The Region continues to ensure residents have access to the most up-to-date and accurate information regarding COVID-19, with daily updates available on york.ca/covid19

Financial relief for residents, businesses and cities and towns

In response to COVID-19 each of York Region's nine cities and towns have announced or are considering financial relief and other programs to support residents and local businesses. In most municipalities, these programs include the extending of property tax payment deadlines and waiving late payment penalties.

Regional Council has agreed to defer the [2020 water and wastewater user rate increase to 2021](#). Maintaining the current 2019 rates will ensure residents and businesses are provided with fiscal relief as we respond to the COVID-19 pandemic.

Council will review additional financial relief at the next Committee of the Whole meeting on Thursday, April 16.

York Region amends bylaw to prohibit parking on Rutherford Road in the City of Vaughan

Regional Council has amended [bylaw NO. 2017-37](#) to prohibit parking on both sides of Rutherford Road between Islington Avenue and Pine Valley Drive in the City of Vaughan.

In response to the COVID-19 pandemic [Toronto and Region Conservation Authority](#) has closed a number of parks and trails to the public, including Boyd Conservation Park. Despite this closure a number of residents and visitors to York Region continue to park along Rutherford Road to access the trail, resulting in dangerous road conditions for both drivers and pedestrians.

In amending the parking bylaw, Regional Council continues to make the health and well-being of residents a top priority.

Regional Council amends bylaw to permit electronic meetings

In a [special meeting of York Regional Council](#) held on Thursday, April 2, 2020, Regional Council amended Procedure Bylaw 2018-59 to permit electronic

On March 19, 2020, the Ontario government [passed legislation](#) to give municipal councils the flexibility to continue operations while maintaining physical and social distancing. The *Municipal Emergency Act, 2020* gives Regional Council the ability to conduct Council and Committee meetings electronically to respond more quickly when in-person meetings cannot be held.

York Region drinking water gets top marks

York Region continues to receive excellent drinking water scores with the [2019 Drinking Water Systems Report](#), which also highlights the Region's actions to protect to protect water quality and compliance under the *Safe Drinking Water Act, 2002*.

In the 2018-2019 Chief Drinking Water Inspector's Annual Report Card, York Region scored 100% for water samples meeting Ontario's drinking water quality standards and an overall average inspection and sample score of 99.54%.

Along with strong actions to support safe communities with [access to clean, safe, reliable drinking water](#), York Region continues to take an integrated and innovated approach to managing water and wastewater services. Through the 2021 Water and Wastewater Master Plan, Regional Council is addressing the long-term water and wastewater needs of our communities through sustainable measures.

More information about York Region's water system is available at york.ca/drinkingwater

York Region advocates for increased rental supply

Regional Council received an update on the implementation of the [Canada-Ontario Housing Benefit Program](#) which includes a \$4.3 million funding allocation to provide portable financial support to help low-income York Region households afford rental housing.

While the benefit is anticipated to support approximately 340 households by 2022, a low vacancy rate and limited supply of rental units limits the effectiveness of the program in York Region.

Recognizing housing supply and affordability as critical priorities, Regional Council continues to collaborate with partners at all levels of government to enhance capital housing investments to increase the supply of affordable rental across all nine local cities and towns.

York Region extends contract to provide dental care to seniors

[Services](#) to September 30, 2020 to further provide general dental care services to low income seniors.

As part of the [Ontario Seniors Dental Care Program](#), individual seniors with annual incomes of \$19,300 or less, or senior couples with combined annual incomes of less than \$32,300, are able to access dental services at no cost. The program, funded through the Ministry of Health, aims to prevent diseases and infections associated with poor dental hygiene and improve quality of life.

The Seniors Dental Program is currently not scheduling appointments due to COVID-19. Residents can speak to a Registered Dental Hygienist or Certified Dental Assistant about the Seniors Dental Program at 1-877-464-9675 Ext. 75809.

ventureLAB 2019 Annual Result Update

[ventureLAB](#) is York Region's provincially recognized Regional Innovation Centre and helps drive Regional economic growth and job creation by supporting the development and delivery of programs and services, targeting technology-based entrepreneurs looking to start or grow a business. In 2019, [ventureLAB supported \\$8.95 million in economic impact](#).

Many of these businesses and start-ups continue to support the economy and the community through the donation and manufacturing of items crucial to the COVID-19 response.

Other local businesses and manufacturers can visit [Ontario Together](#) to explore ways to support first responders and front-line health workers by redeploying efforts towards the production of essential equipment like ventilators, masks and swabs. Organizations with unused, unopened and unexpired supplies of personal protective equipment can [donate these items](#) to York Region and our community health partners.

Draft Climate Change Action Plan

Approved by Regional Council, the [draft Climate Change Action Plan](#) outlines the actions needed to help manage climate change both as an organization and community.

The plan outlines key action York Region will take to reduce carbon emissions and manage additional climate change impact. These include promoting low carbon living, empowering resilient communities and implementing an equitable approach to mitigating the risks of climate change.

**Council shares condolences on the passing of former Town of Georgina Mayor
Jeff Holec**

At the March 12 meeting of Committee of the Whole, Regional Council acknowledged the passing of former Town of Georgina Mayor, Jeff Holec.

Serving as Mayor and member of York Regional Council from 2000 to 2003, Mr. Holec was deeply committed to his community and dedicated to the health and well-being of residents. He contributed to the betterment of our community through his involvement on the Lake Simcoe Region Conservation Authority and worked closely with our partners at Southlake Regional Health Centre.

Regional Council honoured Mr. Holec by lowering flags at York Region facilities.

Next regular meeting of York Regional Council

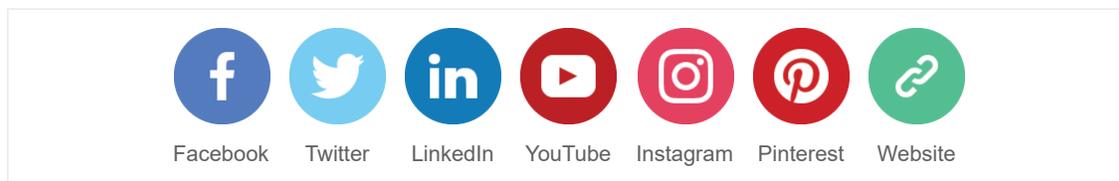
York Regional Council will meet on Thursday, April 30, 2020 at 9 a.m. In order to maintain physical distancing and protect the health and well-being of residents, this is currently planned to be a virtual meeting and streamed on york.ca/live

The Regional Municipality of York consists of nine local cities and towns and provides a variety of programs and services to 1.2 million residents and 54,000 businesses with over 650,000 employees. More information about the Region's key service areas is available at york.ca/regionalservices

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Compiled by:

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The Corporation of the Town of Aurora

By-law Number XXXX-20

**Being a By-law to amend Municipal Waterworks Distribution
By-law Number 3305-91, as amended.**

Whereas paragraph 4 of subsection 11(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a lower-tier municipality may pass by-laws with respect to public utilities;

And whereas on August 28, 1991, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 3305-91, as amended, to provide for the maintenance and operation of a Municipal Waterworks Distribution System;

And whereas Schedule "A" of By-law Number 3305-91 imposes a schedule of fees with respect to water, wastewater, and storm sewer rates, as amended from time to time;

And whereas the Council of the Town deems it necessary and expedient to amend By-law Number 3305-91 to enact a new schedule of fees with respect to water, wastewater and storm sewer rates;

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. Schedule "A" to By-law Number 3305-91, as amended, be and is hereby deleted and replaced with Schedule "A" to this By-law.
2. This By-law shall come into full force and effect on May 1, 2020 save and except for all of sections 1 and 2 on Schedule "A" to this By-law which shall become effective for all billings issued by the Town on or after May 1, 2020, and be retroactive for all consumption newly billed on such billings.

Enacted by Town of Aurora Council this 28th day of April, 2020.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

Schedule "A"

**Water, Wastewater, and Storm Sewer Rates
Effective May 1, 2020**

1.		Water	Wastewater	Combined
(a)	Metered Service	\$2.41 per m ³	\$3.11 per m ³ of water consumed	\$5.52 per m ³
(b)	Non-metered Service <i>(Refusal by homeowner to install meter)</i>	Flat Rate \$159.00 per unit per month	Flat Rate \$204.00 per unit per month	Flat Rate \$363.00 per unit per month
(c)	Non-metered Service <i>(Installation not physically possible)</i>	Flat Rate \$80.00 per unit per month	Flat Rate \$102.00 per unit per month	Flat Rate \$182.00 per unit per month

2. Storm Sewer Flat Rates

- (a) All Residential and Residential Condominium Properties - \$7.09 per unit, per month.
- (b) All Non-Residential, Commercial, Industrial and Multi-residential Apartment Properties - \$90.07 per meter per month.

3. Penalty for Late Payment

- 3. All billings are due and payable as stated thereon and shall, if not paid on or before the due date stated, be subject to a one time late payment penalty of five percent (5%) of the total billed, plus the monthly interest rate of one and one quarter percent (1.25%) (being fifteen percent (15%) per annum), calculated from the first day of the month after the account is overdue.

4. Bulk Purchase of Water

\$5.52 per m³

Schedule "A"

**Water, Wastewater, and Storm Sewer Rates
Effective May 1, 2021**

1.		Water	Wastewater	Combined
(a)	Metered Service	\$2.45 per m ³	\$3.11 per m ³ of water consumed	\$5.56 per m ³
(b)	Non-metered Service <i>(Refusal by homeowner to install meter)</i>	Flat Rate \$162.00 per unit per month	Flat Rate \$204.00 per unit per month	Flat Rate \$366.00 per unit per month
(c)	Non-metered Service <i>(Installation not physically possible)</i>	Flat Rate \$81.00 per unit per month	Flat Rate \$102.00 per unit per month	Flat Rate \$183.00 per unit per month

2. Storm Sewer Flat Rates

- (a) All Residential and Residential Condominium Properties - \$8.01 per unit, per month.
- (b) All Non-Residential, Commercial, Industrial and Multi-residential Apartment Properties - \$101.73 per meter per month.

3. Penalty for Late Payment

- 4. All billings are due and payable as stated thereon and shall, if not paid on or before the due date stated, be subject to a one time late payment penalty of five percent (5%) of the total billed, plus the monthly interest rate of one and one quarter percent (1.25%) (being fifteen percent (15%) per annum), calculated from the first day of the month after the account is overdue.

4. Bulk Purchase of Water

\$5.56 per m³

Schedule "A"

**Water, Wastewater, and Storm Sewer Rates
Effective May 1, 2022**

1.		Water	Wastewater	Combined
(a)	Metered Service	\$2.48 per m ³	\$3.15 per m ³ of water consumed	\$5.63 per m ³
(b)	Non-metered Service <i>(Refusal by homeowner to install meter)</i>	Flat Rate \$164.00 per unit per month	Flat Rate \$207.00 per unit per month	Flat Rate \$371.00 per unit per month
(c)	Non-metered Service <i>(Installation not physically possible)</i>	Flat Rate \$82.00 per unit per month	Flat Rate \$103.00 per unit per month	Flat Rate \$185.00 per unit per month

2. Storm Sewer Flat Rates

- (a) All Residential and Residential Condominium Properties - \$9.32 per unit, per month.
- (b) All Non-Residential, Commercial, Industrial and Multi-residential Apartment Properties - \$118.31 per meter per month.

3. Penalty for Late Payment

- 5. All billings are due and payable as stated thereon and shall, if not paid on or before the due date stated, be subject to a one time late payment penalty of five percent (5%) of the total billed, plus the monthly interest rate of one and one quarter percent (1.25%) (being fifteen percent (15%) per annum), calculated from the first day of the month after the account is overdue.

4. Bulk Purchase of Water

\$5.63 per m³

The Corporation of the Town of Aurora

By-law Number XXXX-20

Being a By-law to amend Parking and Traffic Control By-law Number 4574-04.T, as amended, to designate and erect stop signs at the intersection of John West Way and Amberhill Way.

Whereas under section 137 of the *Highway Traffic Act*, R.S.O. 1990, c. H.8, as amended, the council of a municipality may by by-law provide for the erection of stop signs at intersections on highways under its jurisdiction;

And whereas the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 4574-04.T, as amended, being the Parking and Traffic Control By-law, on September 28, 2004;

And whereas the Council of the Town deems it necessary and expedient to further amend By-law Number 4574-04.T, as amended;

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. Schedule IX to By-law Number 4574-04.T, as amended, respecting Stop Controlled Intersections, be and is hereby amended by inserting the following:

Column 1 - Intersection	Column 2 - Direction/Stop Street
John West Way and Amberhill Way	All

Enacted by Town of Aurora Council this 28th day of April, 2020.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

The Corporation of the Town of Aurora

By-law Number XXXX-20

**Being a By-law to establish lands on Plan 65M-4424 as highways -
TACC Developments (Aurora) Inc. – Phase 1.**

Whereas subsection 31(2) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, requires a municipality to enact a by-law in order to establish land as a highway unless: a) it is a highway transferred to a municipality under the *Public Transportation and Highway Improvement Act*; b) it is a road allowance made by a Crown surveyor located in a municipality; or c) it is a road allowance, highway, street, or lane shown on a registered plan of subdivision;

And whereas The Corporation of the Town of Aurora (the “Town”) entered into a subdivision agreement with TACC Developments (Aurora) Inc., dated July 8, 2014, with respect to the development of a residential plan of subdivision, being Plan 65M-4424 (the “Development”);

And whereas the Town acquired certain lands in the Development for reserve purposes adjoining certain highway(s) that are assumed (or to be assumed) and maintained for public use by the Town (the “Reserves”);

And whereas the Council of the Town deems it necessary and expedient to establish such Reserves as forming part of those highway(s);

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. The following lands in the Town of Aurora, Regional Municipality of York, be and are hereby established as a highway by the Town:
 - a) Block 180, Plan 65M-4424, forming part of William Graham Drive;
2. A copy of this by-law shall be registered in the appropriate Land Registry office on title to lands and highways set out herein.

Enacted by Town of Aurora Council this 28th day of April, 2020.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

The Corporation of the Town of Aurora

By-law Number XXXX-20

**Being a By-law to assume highways on Plan 65M-4424 for public use -
TACC Developments (Aurora) Inc. – Phase 1.**

Whereas subsection 31(4) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, (the “Act”), requires a municipality to enact a by-law in order to assume highways for public use, and that subsection 44 of the Act respecting maintenance of highways does not apply to the highways until such time as the municipality has passed such a by-law;

And whereas The Corporation of the Town of Aurora (the “Town”) entered into a subdivision agreement with TACC Developments (Aurora) Inc., dated July 8, 2014, with respect to the lands contained within Plan 65M-4424 (the “Plan”);

And whereas the Council of the Town deems it necessary and expedient to assume certain highways within the Plan for public use and be responsible to maintain those highways;

Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

1. The following highways in the Town of Aurora, Regional Municipality of York, be and are hereby assumed for public use and maintained by the Town:
 - (a) Roy Harper Avenue, Plan 65M-4424;
 - (b) Mowder Drive, Plan 65M-4424;
 - (c) Russell Parker Crescent, Plan 65M-4424;
 - (d) Rothwell Street, Plan 65M-4424;
 - (e) William Graham Drive, Plan 65M-4424; and
 - (f) Gower Drive, Plan 65M-4424.

Enacted by Town of Aurora Council this 28th day of April, 2020.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk

The Corporation of The Town of Aurora

By-law Number XXXX-20

**Being a By-law to confirm actions by Council
resulting from a Council meeting
on April 28, 2020.**

The Council of the Corporation of The Town of Aurora hereby enacts as follows:

1. That the actions by Council at its Council meeting held on April 28, 2020, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is hereby adopted, ratified and confirmed.
2. That the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

Enacted by Town of Aurora Council this 28th day of April, 2020.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk