



**TOWN OF AURORA
ADDITIONAL ITEMS NO. 2
FOR GENERAL COMMITTEE MEETING**

**Tuesday, June 21, 2016
7 p.m.
Council Chambers**

- **Delegation (d) Mark Hall and Ray Kurkjian, Representing the Applicant
Re: Allen Brown Heritage Home**

- **Delegation (e) Warren McClure, Resident
Re: Item 10 – PDS16-047 – Applications for Official Plan Amendment and
Zoning By-law Amendment, Ashlen Holdings Inc., 13859, 13875, 13887
Yonge Street, Part of Lots 15 & 16, Registered Plan 166, Related File: SUB-
2015-04, File Numbers: OPA-2015-03 and ZBA-2015-08**

- **Delegation (f) Nima Osqueizadeh, Resident
Re: Item 10 – PDS16-047 – Applications for Official Plan Amendment and
Zoning By-law Amendment, Ashlen Holdings Inc., 13859, 13875, 13887
Yonge Street, Part of Lots 15 & 16, Registered Plan 166, Related File: SUB-
2015-04, File Numbers: OPA-2015-03 and ZBA-2015-08**

- **Replacement Pages for Item 12 pgs. 106-111
PDS16-051 – Proposed Draft Plan of Vacant Land Condominium
Brookfield Homes (Ontario) Limited
155 Vandorf Sideroad (former Timberlane Athletic Club property)
Related Files: OPA-2014-01 and ZBA-2014-03
File Number: CDM-2016-01**

- **Item 18 – Community Recognition Review Advisory Committee pg. 162
Meeting Minutes of June 14, 2016**



Legal and Legislative Services
905-727-3123
CSecretariat@aurora.ca
Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1

DELEGATION REQUEST

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to the Clerk's office by the following deadline:

4:30 P.M. ON THE BUSINESS DAY PRIOR TO THE REQUESTED MEETING DATE

COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE: June 21, 2016

SUBJECT: Allan Brown Heritage Home

NAME OF SPOKESPERSON:

NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable):

Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP, and
Ray Kurkjian, P.Eng, MASc

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

To remove the existing home because of structural issue and rebuild it as close as possible.

PLEASE COMPLETE THE FOLLOWING:

Have you been in contact with a Town staff or Council member regarding your matter of interest?

YES

NO

IF YES, WITH WHOM?

Marco Ramunno

DATE:

June 6, 2016

I acknowledge that the Procedural By-law permits five (5) minutes for Delegations.



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4:30 P.M. ON THE BUSINESS DAY PRIOR TO THE REQUESTED MEETING DATE

COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE: June 21, 2016

SUBJECT: Ashland Yonge St. Rezoning Proposal

NAME OF SPOKESPERSON: Warren McClure

NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable):

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

Continuing input on Proposed Rezoning

PLEASE COMPLETE THE FOLLOWING:

Have you been in contact with a Town staff or Council member regarding your matter of interest?

YES

NO

IF YES, WITH WHOM?

DATE:

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4:30 P.M. ON THE BUSINESS DAY PRIOR TO THE REQUESTED MEETING DATE

COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE: June 21, 2016

SUBJECT: Applications for Official Plan Amendment and Zoning By-law Amendment
Ashlen Holdings Inc.
13859, 13875, 13887 Yonge Street
Part of Lots 15 & 16, Registered Plan 166
Related File: SUB-2015-04
File Numbers: OPA-2015-03 and ZBA-2015-08

NAME OF SPOKESPERSON: Nima Osqueizadeh

NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable):

Area residents in Hunters Glen Rd.

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

To represent area residents viewpoints regarding the proposed plan and zoning by-law amendments at this Committee meeting.

PLEASE COMPLETE THE FOLLOWING:

Have you been in contact with a Town staff or Council member regarding your matter of interest? YES NO

IF YES, WITH WHOM?

DATE:

I acknowledge that the Procedural By-law permits five (5) minutes for Delegations.

Appendix "A"

CONDITIONS OF APPROVAL

***Draft Plan of Vacant Land Condominium
Brookfield Homes (Ontario) Limited
155 Vandorf Sideroad, Lot 75, Concession 1
CDM-2016-01***

THE CONDITIONS OF THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA (THE "TOWN") TO BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF THE DRAFT PLAN OF VACANT LAND CONDOMINIUM CDM-2016-01 ARE AS FOLLOWS:

- 1) Approval shall relate to the Draft Plan of Vacant Land Condominium prepared by Rady-Pentek & Edward Surveying Ltd. dated February 12, 2016 (the "Plan") with respect to the lands described as Part of Lot 75, Concession 1 Town of Aurora, Regional Municipality of York PIN 03673-0276 (the "Lands").
- 2) The Plan and associated conditions of draft approval may require revisions, to the satisfaction of the Town, to implement or integrate any recommendations resulting from studies required as a condition of draft plan approval. Further, minor redline revisions to the Plan to ensure property alignment with existing or proposed units and/or facilities on the Lands or on lands adjacent to the Plan may also be required.
- 3) The Owner of the Lands (the "Owner") shall enter into and execute development agreement(s) with the Town, agreeing to satisfy any conditions of the Town related to the development of the Lands,, at the sole expense of the Owner.
- 4) The Owner shall provide to the Town a copy of the final version of the Vacant Land Condominium declaration and description for the Plan to be registered on title.
- 5) The Owner shall agree in the development agreement to implement the recommendations and measures contained in the Urban Design Guidelines prepared by Malone Given Parsons Ltd, dated April 2014. The design and construction of all residential dwellings, walkways, landscaping, entrance features, lighting and all other areas within the Plan shall be in compliance with the Guidelines, unless otherwise approved by the Town, with the Owner being financially responsible for all costs for the Town's Controlling Architect and/or urban design consultant to review all building plans to ensure that the design principles expressed in Official Plan Amendment 34 and other good design principles are complied with throughout the Plan.
- 6) The Owner shall covenant and agree in the development agreement to provide a Solicitor's Title Opinion for the lands.
- 7) The Owner shall covenant and agree in the development agreement to grant, convey and dedicate the following property interests in the lands at no cost and free of all encumbrances to the Town to the satisfaction of the Town Solicitor:
 - all 0.3 m reserves shall be conveyed as may be required;
 - all lands required for municipal purposes shall be conveyed as may be required; and,
 - all easements required for municipal purposes shall be granted as may be required.

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- 8) The Owner shall covenant and agree in the development agreement to consent to registration by the Town of Aurora of the development agreement and any ancillary agreements as necessary in priority of all encumbrances to the Town to the satisfaction of the Town Solicitor and to pay to the Town its associated fees for the preparation and registration of same.
- 9) The Owner shall covenant and agree in the development agreement to satisfy any cash-in-lieu of parkland requirements to the satisfaction of the Town Solicitor in accordance with: a) the Town of Aurora's By-law Number 4291-01.F, as amended or successor thereto and applicable policies; and b) any related parkland agreements imposed by the Town.
- 10) The Owner shall acknowledge and agree in the development agreement that the private road(s) on the Plan are "common elements" and will not be maintained or assumed by the Town.
- 11) The Owner shall agree in the development agreement to satisfy the Town's provisions and requirements for the development of the Lands to the satisfaction of the Director of Planning & Building Services, including, but not limited to the following:
 - i) the Owner shall submit a schedule certified by an Ontario Land Surveyor indicating the areas and frontages of the Units within the Plan;
 - ii) the Owner shall engage the services of a qualified noise consultant to complete a Noise Study which assesses projected nuisances caused by noise or vibration within the Plan;
 - iii) the Owner shall submit a geotechnical report for review and approval by the Town which deals with the relative elevations of foundations and footings, the requirements for engineered fill based on existing subsurface conditions, and the requirements for road and municipal services construction;
 - iv) the Owner shall submit Reference Plans and Engineering Details and Specifications for any retaining walls which a permit is required under the Building Code Act, indicating any restrictions such as setback limits for structures, inground pools, above-ground pools and possibly landscaping;
 - v) the Owner shall obtain a permit under the Building Code Act for the decommissioning of any septic system and submit a Consultant's Certificate upon completion of the decommissioning; and
 - vi) the Owner shall obtain a permit under the Building Code Act for the demolition of any buildings or structures prior to the demolition of said structures.
- 12) The Owner shall agree in the development agreement to satisfy the Town's Infrastructure & Environmental Services Department provisions and requirements for the development of the Lands, including, but not limited to, site servicing, grading and drainage.
- 13) The Owner shall agree in the development agreement to satisfy the Town's Parks & and Recreation Services Department provisions and requirements for the development of the Lands.

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- 14) The Owner shall agree in the development agreement to satisfy all Central York Fire Services provisions and requirements for the development of the Lands.
- 15) The Owner shall agree in the development agreement to satisfy the following requirements of The Regional Municipality of York for the development of the Lands:
 - i) York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the Town of Aurora for the development proposed within this draft plan of condominium or any phase thereof. Registration of the plan of condominium shall occur in phases based on the availability of water supply and sewage servicing allocation.
 - ii) The Owner shall agree in the Condominium Agreement that the Owner shall save harmless the Town of Aurora and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
 - iii) Prior to final approval, an engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review.
 - iv) The Owner shall agree in the Condominium Agreement that any direct connection to and/ or the crossing of a York Region water or wastewater system requires Regional approval prior to construction, and engineering drawings showing details of the connection shall be submitted to the Infrastructure Asset Management Branch for approval.
 - v) Prior to final approval, the Owner shall conduct and submit a Source Water Impact and Assessment Mitigation Plan (SWIAMP), to the satisfaction of York Region, to identify and address any potential water quality and water quantity threats to the municipal groundwater supplies for the portion of the land within the Wellhead Protection Area but not the Oak Ridges Moraine. The SWIAMP shall be prepared by a qualified professional, to the satisfaction of Regional Environmental Services staff in the Water Resources group. The SWIAMP must follow the York Region document Guidance for Proposed Developments in Wellhead Protection Areas In York Region (October 2014). A SWIAMP is required for any of the activities listed below if they will occur on the site for the storage or manufacture of:
 - a) Petroleum-based fuels and or solvents;
 - b) Pesticides, herbicides, fungicides or fertilizers;
 - c) Construction equipment;
 - d) Inorganic chemicals;
 - e) Road salt and contaminants as identified by the Province;
 - f) The generation and storage of hazardous waste or liquid industrial waste, and waste disposal sites and facilities;
 - g) Organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials; and,
 - h) Snow storage and disposal facilities.

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If a SWIAMP is not triggered, a letter prepared by a qualified professional will be required in its place stating that the above note activities will not be occurring.

- vi) Prior to final approval, the Owner shall agree to provide direct shared pedestrian/cycling connections from the proposed development to roads and communities to support active transportation and public transit. A drawing shall be provided to clearly show the locations of the connections.
 - vii) Prior to final approval, the Owner shall provide a Transportation Demand Management (TDM) communication strategy shall be provided to communicate and notify York Region and the Town of Aurora to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. This strategy shall also include the physical location of distribution of the Information Packages and pre-loaded PRESTO Cards.
 - viii) Prior to final approval, the Owner shall provide a copy of the Condominium Agreement to Community Planning and Development Services, outlining all applicable requirements.
 - ix) The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law # 2012-36.
 - x) The Regional Community Planning and Development Services Division shall advise that Conditions 1 to 9 inclusive, have been satisfied.
- 16) The Owner shall agree in the development agreement to satisfy the following requirements of Enbridge Gas Distribution for the development of the Lands:
- i) service and meter installation details to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving;
 - ii) all costs are the responsibility of the Owner if the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction;
 - iii) any easements necessary will be conveyed to Enbridge Gas Distribution at no cost; and
 - iv) a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance in the event a pressure reducing regulator station is required.
- 17) The Owner shall agree in the development agreement to satisfy the following requirements of Canada Post for the development of the Lands:
- i) The owner/developer agrees to include on all offers of purchase and sale, a statement that advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
 - ii) The owner/developer will be responsible for notifying the purchaser of the exact

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Community Mailbox locations prior to the closing of any unit sale.

- iii) The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plans.

The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- An appropriately sized sidewalk section (concrete pad) to place the Community Mailboxes on.
- Any required walkway across the boulevard.
- Any required curb depressions for wheelchair access.

- iv) The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to the new homes as soon as they are occupied.

- 18) The Owner shall agree in the development agreement to satisfy the following requirements of Lake Simcoe Region Conservation Authority ("LSRCA") for the development of the Lands:

- i) That prior to final Plan approval and any major site alteration, the following shall be prepared to the satisfaction of the LSRCA and municipality:
- a. A detailed Stormwater Management Report in conformity with the Stormwater Management Master Plan approved under Strategic Action 4.5-SA of the Lake Simcoe Protection Plan;
 - b. A detailed erosion and sediment control plan;
 - c. A detailed grading and drainage plan;
 - d. A detailed geotechnical report for the proposed stormwater pond
 - e. A water balance report
- ii) That the Owner shall carry out or cause to be carried out the recommendations and measures contained within the plans and reports as approved by the Town and Lake Simcoe Region Conservation Authority (LSRCA).
- iii) That the Owner shall ensure that proper erosion and sediment control measures will be in place in accordance with the approved Grading and Drainage Plan, and Erosion and Sediment Control Plan prior to any site alteration or grading.
- iv) That the Owner shall maintain all existing vegetation up until a maximum of 30 days prior to any grading or construction on-site in accordance with 4.20b.-DP of the Lake Simcoe Protection Plan.
- v) That the Owner shall retain a qualified professional to certify in writing that the works were constructed in accordance with the plans, reports, and specifications, as approved by the Town and LSRCA.

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- vi) That the Owner shall grant any easements required for storm water management purposes to the Town.
- vii) That prior to final Plan approval, the Owner shall pay all development fees to the LSRCA in accordance with the approved fees policy, under the *Conservation Authorities Act*.

Clearances

The Town's Development Planning Section shall advise that Conditions 1 to 5 inclusive have been satisfied, stating briefly how each condition has been met.

The Town's Legal & Legislative Services Department shall advise that Condition 6 to 9 inclusive have been satisfied, stating briefly how the condition has been met.

The Town's Infrastructure & Environmental Services Department shall advise that Conditions 10 and 12 have been satisfied, stating briefly how the condition has been met.

The Town's Planning & Building Services Department shall advise that Condition 11 has been satisfied, stating briefly how the condition has been met.

The Town's Parks & Recreation Services Department shall advise that Condition 13 has been satisfied, stating briefly how the condition has been met.

Central York Fire Services shall advise the Town of Aurora that Condition 14 has been satisfied, stating briefly how the condition has been met.

The Regional Municipality of York shall advise the Town of Aurora that Condition 15 has been satisfied in a clearance letter to the Town of Aurora detailing how the condition has been met.

Enbridge Gas Distribution Inc. shall advise the Town of Aurora that Condition 16 has been satisfied in a clearance letter to the Town of Aurora detailing how the condition has been met.

Canada Post shall advise the Town of Aurora that Condition 17 has been satisfied in a clearance letter to the Town of Aurora detailing how the condition has been met.

Lake Simcoe Region Conservation Authority shall advise the Town of Aurora that Condition 18 has been satisfied in a clearance letter to the Town of Aurora detailing how each condition has been met.



**TOWN OF AURORA
COMMUNITY RECOGNITION REVIEW
ADVISORY COMMITTEE MEETING MINUTES**

Date: Tuesday, June 14, 2016

Time and Location: 2 p.m., Tannery Room, Aurora Town Hall

Committee Members: Councillor Tom Mrakas (Chair), Diane Buchanan, Brian North, and Jo-anne Spitzer

Members Absent: Councillor Sandra Humfries (Vice Chair), Steven Hinder, and Tim Jones

Other Attendees: Jennifer Norton, Web Services and Corporate Events Co-ordinator, Shelley Ware, Supervisor, Special Events, and Samantha Yew, Council/Committee Secretary

The Chair called the meeting to order at 2:14 p.m.

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

2. APPROVAL OF THE AGENDA

**Moved by Diane Buchanan
Seconded by Jo-anne Spitzer**

THAT the agenda as circulated by Legal and Legislative Services be approved.

CARRIED

3. RECEIPT OF THE MINUTES

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Tuesday, June 14, 2016

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**Community Recognition Review Advisory Committee Meeting Minutes of
May 10, 2016**

**Moved by Brian North
Seconded by Diane Buchanan**

THAT the Community Recognition Review Advisory Committee Meeting Minutes of
May 10, 2016, be received for information.

CARRIED

4. DELEGATIONS

None

5. MATTERS FOR CONSIDERATION

1. 2016 Awards Event – Roundtable Discussion

The Committee discussed various aspects of the 2016 Community Recognition Awards event, including the presentation of awards, invitations, sponsorships and event format, and proposed ideas for the 2017 Community Recognition Awards event.

6. INFORMATIONAL ITEMS

None

7. NEW BUSINESS

The Committee extended thanks to Jennifer Norton for her efforts, and welcomed Shelley Ware in her capacity as new staff liaison to the Committee.

8. ADJOURNMENT

**Moved by Diane Buchanan
Seconded by Brian North**

THAT the meeting be adjourned at 3:44 p.m.

CARRIED

**Additional Items for General Committee Meeting
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Community Recognition Review Advisory Committee Meeting Minutes
Tuesday, June 14, 2016

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COMMITTEE RECOMMENDATIONS ARE NOT BINDING ON THE TOWN UNLESS
ADOPTED BY COUNCIL AT A LATER MEETING.