



# TOWN OF AURORA GENERAL COMMITTEE MEETING REPORT

Council Chambers  
Aurora Town Hall  
Tuesday, January 19, 2016

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## ATTENDANCE

<b>COUNCIL MEMBERS</b>	Councillor Humfryes in the Chair; Councillors Abel, Gaertner, Kim, Mrakas, Pirri, Thom, Thompson, and Mayor Dawe
<b>MEMBERS ABSENT</b>	None
<b>OTHER ATTENDEES</b>	Chief Administrative Officer, Director of Building and By-law Services, Director of Corporate and Financial Services/Treasurer, Director of Infrastructure and Environmental Services, Acting Director of Legal and Legislative Services/Town Clerk, Director of Parks and Recreation Services, Director of Planning and Development Services, and Council/Committee Secretary

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The Chair called the meeting to order at 7:01 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

General Committee approved the agenda as circulated by Legal and Legislative Services.

### 3. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

Items 3, 4, 7, 8, 9, 11, 13, 14, 15, 18, 19, and 21 were identified for discussion.

#### **4. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION**

Items 1, 2, 5, 6, 10, 12, 16, 17, 20, and 22 were identified as items not requiring separate discussion.

##### **General Committee recommends:**

THAT the following recommendations respecting the matters listed as “Items Not Requiring Separate Discussion” be adopted as submitted to the General Committee and staff be authorized to take all necessary action required to give effect to same:

##### **1. CFS16-001 – Additional Information: 2016 Budget Disclosures**

THAT Report No. CFS16-001 be received for information.

##### **2. CFS16-002 – Extension of Appointment of External Auditor**

THAT Report No. CFS16-002 be received; and

THAT BDO Canada’s auditor appointment be extended two additional years to provide audit services for fiscal years ending December 31, 2015 and 2016; and

THAT the Treasurer be authorized to approve invoices for the base services audit, plus any reasonable additional billings related to audit assistance, additional audit work or related to audit issues or consultations in the context of preparing and auditing the annual financial statements of the Corporation, to a total combined amount not to exceed the provisions made for such in the budget; and

THAT Purchase Order No. 342 be amended or replaced as appropriate to reflect the two-year extension for audit services from BDO Canada.

##### **5. IES16-003 – Acceptance of Municipal Services – Daniels LR Corporation Residential Subdivision – Registered Plan 65M-4309**

THAT Report No. IES16-003 be received; and

THAT ownership, operation and maintenance of the works within the roads, rights-of-way, and other lands dedicated to the Town contained within Plan 65M-4309, being Daniels LR Corporation Residential Subdivision, as detailed in Report No. IES16-003 be assumed; and

THAT the necessary by-law be brought forward for enactment to assume for public use the highways within Plan 65M-4309, and to establish as public highway any applicable reserves.

**6. IES16-004 – Acceptance of Municipal Services – Hallgrove Estates  
Business Park Subdivision – Registered Plan 65M-3974**

THAT Report No. IES16-004 be received; and

THAT ownership, operation and maintenance of the works within the roads, rights-of-way and other lands dedicated to the Town as contained within Plan 65M-3974, being Hallgrove Estates Business Park Subdivision as detailed in Report No. IES16-004 be assumed; and

THAT the necessary by-law be brought forward for enactment to assume for public use the highways within Plan 65M-3974 and to establish as public highway any applicable reserves.

**10. IES16-008 – Award of Tender IES2015-89 – For Vandorf Sideroad  
Reconstruction from 300m East of Bayview Avenue to  
Leslie Street**

THAT Report No. IES16-008 be received; and

THAT Tender No. IES2015-89 – For Vandorf Sideroad Reconstruction from 300m East of Bayview Avenue to Leslie Street be awarded to Primrose Contracting (Ontario) Inc. in the amount of \$3,122,000.10, excluding taxes; and

THAT the Mayor and Town Clerk be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same.

**12. LLS16-005 – Authority to Commence Application to Confirm Emergency  
Orders**

THAT Report No. LLS16-005 be received; and

THAT section 10(a) of the Litigation and Claims Policy, Administration Procedure No. 52, be amended to specifically exclude any application required to confirm emergency orders issued pursuant to the *Building Code Act, 1992*.

**16. PDS16-002 – Draft Plan of Condominium Application, Brookfield Homes  
(Ontario) Aurora Limited , 15776 Leslie Street, Block 31 Plan  
65M-4467, File: CDM-2015-01, Related Files: PLC-2015-07,  
ZBA-2015-01**

THAT Report No. PDS16-002 be received; and

THAT the Draft Plan of Condominium File CDM-2015-01 be approved for 49 single detached dwelling units subject to conditions set out in Appendix "A" to this report; and

THAT a By-law to lift 0.3m reserves providing driveway access into the property be enacted; and

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

**17. PDS16-003 – Application for Exemption from Part Lot Control, Brookfield Homes (Ontario) Aurora Limited, 15778 Leslie Street, Block 31, Plan 65M-4467, File No. PLC-2015-07, Related Files: CDM-2015-01 and ZBA-2015-01**

THAT Report No. PDS16-003 be received; and

THAT the Application for Exemption from Part Lot Control submitted by Brookfield Homes (Ontario) Aurora Limited to divide Block 31 on Plan 65M-4467 into 49 separate lots for single detached units and a private condominium road be approved; and

THAT the Part Lot Control Exemption by-law be presented at a future Council meeting.

**20. Economic Development Advisory Committee Meeting Minutes of December 10, 2015**

THAT the Economic Development Advisory Committee meeting minutes of December 10, 2015, be received for information.

**22. Community Recognition Review Advisory Committee Meeting Minutes of December 15, 2015**

THAT the Community Recognition Review Advisory Committee meeting minutes of December 15, 2015, be received; and

THAT the Community Recognition Review Advisory Committee recommend to Council:

**1. Community Recognition Review Advisory Committee Terms of Reference**

THAT the following Terms of Reference be adopted:

**1. PURPOSE**

The Community Recognition Review Advisory Committee is formed to support Town staff in various aspects of the Community Recognition Event and report to Council on any outcomes and/or changes as required.

**2. MEMBERSHIP**

The Committee shall be comprised of seven (7) members, as follows:

- Two (2) members of Council; and
- Five (5) citizen members selected by Council.

In making its citizen appointments, Council will give preference to applicants who have experience in the volunteer sector and/or Community Recognition Awards.

**3. TERM**

The remainder of the 2014-2018 Term of Council.

**4. REMUNERATION**

None

**5. DUTIES AND FUNCTIONS**

- Support Town staff in the delivery of the Community Recognition Awards by supporting community participation through the nomination process and sponsorship opportunities;
- Report to Council on opportunities to continuously improve the Community Recognition Awards.

**6. REPORTING**

The Committee shall report directly to Council through the Staff Liaison appointed by the Chief Administrative Officer.

**7. MEETING TIMES AND LOCATIONS**

The Committee will meet on an as required basis to address various aspects of the Community Recognition Awards, at the call of the Chair.

## **8. STAFF SUPPORT**

The Chief Administrative Officer will appoint one or more appropriate staff liaisons to provide technical support to the Committee.

The Legal and Legislative Services department will provide administrative support services to the Committee.

**CARRIED**

## **5. DELEGATIONS**

### **(a) Jimmy Brennan, Executive Director, Aurora Youth Soccer Club Re: Aurora Youth Soccer Club Facility**

Mr. Brennan gave a brief presentation outlining the history, structure and achievements of the Aurora Youth Soccer Club. He requested financial support for an Aurora Youth Soccer Club Clubhouse at Sheppard's Bush Conservation Area that could provide change room and shower facilities, particularly for out-of-Town players.

#### **General Committee recommends:**

THAT the comments of the delegation be received and referred to staff to investigate and report back to Council.

**CARRIED**

### **(b) Brian Casey, President, Aurora Soccer Club Re: Item 13 – PRS16-003 – Aurora Soccer Club Lease Agreement – Highland Park**

Mr. Casey introduced Mr. Martin Ambrose, who, on behalf of the Aurora Soccer Club, gave a brief history of the Club. He discussed various aspects of operations, membership, and the Club's longstanding relationship with the Town, and expressed his support for the lease agreement.

General Committee received and referred the comments of the delegation to Item 13.

### **(c) Gary Minielly and Steve Mills, Trinity Church Aurora Re: Item 15 – PRS16-006 – Status of the Cultural Precinct Plan**

Mr. Minielly and Mr. Mills expressed their concerns regarding Block II of the proposed Cultural Precinct Plan, including lack of consultation with the public and

the effects the proposed plan may have on the Church property. Mr. Minielly and Mr. Mills indicated that they do not want future Councils to assume that Trinity Church endorses the current proposal.

General Committee received and referred the comments of the delegation to Item 15.

**(d) Lenore Pressley, Town Park Area Ratepayers Association**  
**Re: Item 15 – PRS16-006 – Status of the Cultural Precinct Plan**

Ms. Pressley noted that there was a lack of consultation with the Ratepayers Association, and expressed traffic and parking concerns.

General Committee received and referred the comments of the delegation to Item 15.

**(e) Susan Morton-Leonard, Resident**  
**Re: Item 15 – PRS16-006 – Status of the Cultural Precinct Plan**

Ms. Morton-Leonard expressed concerns on issues including road traffic and parking, pedestrian traffic, Town Park, and new development in the subject area.

General Committee received and referred the comments of the delegation to Item 15.

**6. PRESENTATIONS BY THE ADVISORY COMMITTEE CHAIR**

None

**7. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

**3. IES16-001 – Facility Projects Status Report**

General Committee consented to consider Item 3 following consideration of Item 13.

**General Committee recommends:**

THAT Report No. IES16-001 be received; and

THAT the fee for Onespace Unlimited Inc. be increased from \$1,049,284 to \$1,145,944 to be funded within the existing budget; and

THAT an application for a solar panel project through the FIT program similar to the project approved for the Aurora Family Leisure Complex be endorsed.

**CARRIED**

**4. IES16-002 – Street Parking Plan for the Downtown Core – Pilot Project**

**General Committee recommends:**

THAT Report No. IES16-002 be received; and

THAT the Street Parking Plan for the Downtown Core, as described in Report No. IES16-002 be implemented as a pilot from the period of June to October 2016; and

THAT Report No. IES16-002 be forwarded to the Regional Municipality of York Transportation Services Department.

**CARRIED**

**7. IES16-005 – Northern Six Municipalities Waste Collection Contract  
Renewal Update – MOU and Council Lobbying Framework**

**General Committee recommends:**

THAT Report No. IES16-005 be received; and

THAT the Mayor and Clerk be authorized to execute a Memorandum of Understanding (MOU) with the N6 Partnership that provides for the administration of the joint waste collection contract between the Northern Six Municipalities and a future waste collection contractor; and

THAT Council endorse a ban on any communications between Members of Council, and any director, officer, employee, agent or representative of a firm or agent of a firm (whether or not they receive payment) with an interest in submitting a proposal for the Northern Six Waste Collection Contract (2017-2027) (hereafter “potential proponents”) prior to the issuance of the request for proposals, however, if any communication should occur, it shall be reported to the staff responsible for managing the procurement; and

THAT where deemed appropriate by staff any written correspondence only be directed to Council as a whole and that any written communications to Council from potential proponents be forwarded first to staff responsible for managing the procurement, and will only be made public through a staff



report to be received for information purposes, subject to any applicable legislation; and

THAT all staff, excluding those identified as being involved in the process, be subject to the same ban; and

THAT no deputations at public meetings by proponents be scheduled until after the conclusion of any blackout period; and

THAT the Town Clerk provide the municipalities of East Gwillimbury, Georgina, King, Newmarket, and Whitchurch-Stouffville with a copy of Council's resolution on this matter and this staff report for their information and consideration.

**CARRIED**

**8. IES16-006 – Increase to Mead Electric Service Contract**

**General Committee recommends:**

THAT Report No. IES16-006 be received; and

THAT the Purchase Order with Mead Electric for street light maintenance and utility locate services be increased by \$140,000 to a revised value of \$360,000 for the 2015/2016 combined contract period; and

THAT the 2015 Operating Budget for street light maintenance be increased by \$70,000 to be funded from the Engineering Fees Reserve to offset the high demand for development-related locate services.

**CARRIED**

**9. IES16-007 – Award of Tender IES15-38 – Replacement of Aurora Family Leisure Complex (AFLC) Pool Dehumidification Unit**

**General Committee recommends:**

THAT Report No. IES16-007 be received; and

THAT Tender No. IES15-38 for the supply and installation of a pool dehumidifier unit for the Aurora Family Leisure Complex (AFLC) pool area be awarded to Van Mechanical Services Inc. in the amount of \$187,085, excluding taxes; and

THAT the Mayor and Clerk be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same.

**CARRIED**

**11. LLS16-001 – Amendments to the Record Classification Structure and Retention By-law No. 5611-14 and Corporate Records and Information Management Policy**

**General Committee recommends:**

THAT Report No. LLS16-001 be received; and

THAT the updates to Schedule “A” of Record Classification Structure & Retention By-law No. 5611-14, as outlined in Attachment 1 to Report No. LLS16-001, be approved; and

THAT the Corporate Records and Information Management Policy, Policy No. 77 be amended as set out in Report No. LLS16-001; and

THAT a by-law to amend the Record Classification Structure & Retention By-law be enacted at a future Council meeting.

**CARRIED**

**13. PRS16-003 – Aurora Soccer Club Lease Agreement – Highland Park**

General Committee consented to consider Item 13 following consideration of Item 15.

**General Committee recommends:**

THAT Report No. PRS16-003 be received; and

***THAT the Chief Administrative Officer be directed to report back within six (6) months on options for a process to manage leases and other agreements; and***

THAT the Mayor and Town Clerk be authorized to execute the Lease Agreement, including any and all documents and ancillary agreements required to give effect to same, between the Town of Aurora and the Aurora Soccer Club for the lease of Highland Park.

**CARRIED AS AMENDED**

**14. PRS16-004 – Pre-Development Tree Protection and Compensation Agreement, Brookfield Homes Ltd.**

General Committee consented to refer the consideration of Item 14 directly to the Council meeting of January 26, 2016.

**15. PRS16-006 – Status of the Cultural Precinct Plan**

General Committee consented to consider Item 15 prior to consideration of Item 3.

**General Committee recommends:**

THAT Report No. PRS16-006 be received for information.

**CARRIED**

**18. Trails and Active Transportation Committee Meeting Minutes of November 20, 2015**

General Committee consented to refer the consideration of Item 18 directly to the Council meeting of January 26, 2016.

**19. Accessibility Advisory Committee Meeting Minutes of December 2, 2015**

General Committee consented to refer the consideration of Item 19 directly to the Council meeting of January 26, 2016.

**21. Heritage Advisory Committee Meeting Minutes of December 14, 2015**

General Committee consented to consider Item 21 following consideration of Item 11.

**General Committee recommends:**

THAT the Heritage Advisory Committee meeting minutes of December 14, 2015, be received; and

THAT the Heritage Advisory Committee recommend to Council:

**2. Memorandum from Planner**

**Re: Demolition Application for a Structure on a Designated Heritage Property, Demolition of an Accessory Barn, 15342 Yonge Street, File: NE-HCD-HPA-15-04**

THAT the relocation of the accessory barn to 15372 Yonge Street (The Hillary House) for the preservation of the structure be approved prior to Zoning By-law Amendment and Site Plan Applications for 15342 Yonge Street are approved by Council.

**3. HAC15-013 – Proposed Demolition of Existing Rear Addition to a Listed Heritage Building, 138 Centre Street**

THAT the proposed demolition of the existing 12m<sup>2</sup> rear addition at 138 Centre Street be approved and the proposed two-storey rear addition be supported subject to the approval of the Zoning By-law Amendment and Site Plan Applications for the proposed Day Care Use; and

THAT the proposed elevations are subject to approval of Planning Staff to ensure the proposed addition will maintain the heritage character of the area.

**4. HAC15-014 – Heritage Permit Application, 61 Catherine Avenue  
File: NE-HCD-HPA-15-06**

THAT Heritage Permit Application NE-HCD-HPA-15-06 be approved to permit the proposed two-storey addition at rear as per submitted plans; and

THAT the re-sizing and relocation of existing windows for the dwelling as proposed be approved; and

THAT, should the window that is proposed to be removed not be of future use to the owner, the removed window be donated to Aurora's Architectural Salvage Program.

**5. HAC15-015 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 101 Tyler Street**

THAT the property located at 101 Tyler Street remain listed on the Aurora Register of Properties of Cultural Heritage Value or Interest; and

THAT the property be re-evaluated by the Committee's Heritage Evaluation Working Group pending receipt of further historical background.

**CARRIED**

## 8. NOTICES OF MOTION

**(a) Mayor Dawe**  
**Re: Town of Aurora Official Plan Review (2016)**

WHEREAS Planning & Development Services will be preparing a work plan for the Official Plan Review in 2016; and

WHEREAS the Town's current population forecast identified in its Official Plan (2010) to the year 2031 is 70,200 persons; and

WHEREAS the Region of York's preferred growth scenario as part of the Region's Municipal Comprehensive Review to conform with Amendment 2 to the *Provincial Growth Plan* identifies a population forecast for the Town of Aurora of 79,000 persons to the year 2041; and

WHEREAS the *Planning Act* requires that official plans be reviewed at least every five years to ensure they conform with provincial plans, have regard to matters of provincial interest and are consistent with provincial policy statements; and

WHEREAS the Official Plan update provides the opportunity to assess how the Town will accommodate forecasted population and employment growth beyond the year 2031; and

WHEREAS appropriate infill development and other forms of intensification are objectives of the provincial plans, the York Region Official Plan, and the Town's current Official Plan;

NOW THEREFORE BE IT HEREBY RESOLVED that Planning staff be directed to review the existing policy framework of the Official Plan with respect to the Town's ability to accommodate the projected new residential growth to the year 2041 within the Town's urban boundary as part of the Official Plan review.

**(b) Councillor Mrakas and Councillor Thompson**  
**Re: Municipal Summit – Golf Course Redevelopment**

WHEREAS municipal Official Plans contain solid planning principles, adhere to relevant Provincial Policy Statements and are approved ultimately by the Province; and

WHEREAS municipalities face continuing challenges to their Official Plans through recent applications to redevelop former Golf Courses acquired by

residential land developers in the GTA for the purpose of converting “private open space” stable neighbourhoods to “residential” land uses;

WHEREAS multiple municipalities repeatedly fighting the same planning battle(s) is an inefficient and ineffective use of taxpayer money; and

WHEREAS a Summit is a meeting of representatives of government which affords the opportunity to advocate for meaningful reform on a wide range of important issues facing municipalities; and

WHEREAS a Summit provides the opportunity to bring together all municipalities to work collaboratively to find solutions to the increasing pressures of loss of green space within our stable neighbourhoods due to redevelopment applications of golf courses;

NOW THEREFORE BE IT HEREBY RESOLVED THAT the Town of Aurora host a Municipal Summit to identify issues and define common principles as it speaks to appropriate redevelopment of former Golf Courses situated within stable neighbourhoods; and

BE IT FURTHER RESOLVED THAT staff extend an invitation to all Elected Officials from municipalities in the Golden Horseshoe region of Ontario and to the Board of Directors of the Association of Municipalities in Ontario; and

BE IT FURTHER RESOLVED THAT staff report back no later than the last Council meeting in February 2016 to define possible venues, dates, and interest to attend a Municipal Summit on Golf Course redevelopment; and

BE IT FURTHER RESOLVED THAT a copy of this Motion be sent to the Honourable Kathleen Wynne, Premier of Ontario, the Honourable Ted McMeekin, Minister of Municipal Affairs and Housing, the Honourable Patrick Brown, Leader of the Progressive Conservative Party, the Honourable Andrea Horwath, Leader of the New Democratic Party, Chris Ballard, MPP Newmarket-Aurora and all other MPPs in the Province of Ontario, and York Regional Chairman Wayne Emmerson.

**(c) Councillor Abel**  
**Re: Winter Overnight Parking Restrictions**

WHEREAS By-law Number 4574-04.T is a by-law to regulate parking and traffic in the Town of Aurora; and

WHEREAS this By-law stipulates that on-street parking is not permitted from November 15 to April 15 during the period between 2:00 a.m. and 6:00 a.m.; and

WHEREAS the winter period parking restriction may cause hardship to those residents who depend on on-street parking; and

WHEREAS the winter period parking restrictions are only useful when there is a snow event requiring road plowing; and

WHEREAS all other times when snow removal operations are not required, on-street parking could be permitted;

NOW THEREFORE BE IT HEREBY RESOLVED THAT staff be directed to pilot a program allowing overnight parking through the winter months for the 2015/2016 winter season with a provision to impose overnight parking restrictions on an as needed basis in response to snow events; and

BE IT FURTHER RESOLVED THAT staff report back to Council in the spring of 2016 on the results of the pilot program.

## **9. NEW BUSINESS/GENERAL INFORMATION**

None

## **10. CLOSED SESSION**

General Committee resolved into Closed Session, following adjournment, to consider the following matters:

1. Litigation or potential litigation including matters before administrative tribunals, affecting the Town or a Local Board (section 239(2)(e) of the *Municipal Act, 2001*); Re: Closed Session Report No. PDS16-001– Appeal to the Ontario Municipal Board re 2419059 Ontario Inc., OMB Case No.: PL150967, Zoning By-law Amendment & Site Plan Applications, Files: ZBA-2014-07 & SP-2015-01, 497 Wellington Street West, Part of Lot 1 and Part of 40 Acre Reserve, Registered Plan 102.
2. Personal matters about an identifiable individual, including a Town or Local Board employee (section 239(2)(b) of the *Municipal Act, 2001*); Re: Closed Session Report No. LLS16-003 – Appointments to the Canada 150 Ad Hoc Committee.

## **11. ADJOURNMENT**

The meeting was adjourned at 10:50 p.m.

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**SANDRA HUMFRYES, COUNCILLOR**

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**STEPHEN M. A. HUYCKE, TOWN CLERK**

THE REPORT OF THE GENERAL COMMITTEE MEETING OF JANUARY 19, 2016 RECEIVED FINAL APPROVAL AND COUNCIL ENDORSEMENT OF THE RECOMMENDATIONS ON JANUARY 26, 2016, WITH THE EXCEPTION OF ITEM 3 WHICH WAS REFERRED BACK TO STAFF, ITEMS 4 AND 15 WHICH WERE APPROVED AS AMENDED, AND ITEMS 7 AND 8 WHICH WERE PULLED AND APPROVED AS ORIGINALLY PRESENTED.