



# **General Committee Meeting Agenda**

**Tuesday, May 16, 2017  
7 p.m.**

**Council Chambers  
Aurora Town Hall**



## **Town of Aurora General Committee Meeting Agenda**

Tuesday, May 16, 2017  
7 p.m., Council Chambers

Councillor Kim in the Chair

### **1. Approval of the Agenda**

**Recommended:**

That the agenda as circulated by Legislative Services be approved.

### **2. Declarations of Pecuniary Interest and General Nature Thereof**

### **3. Presentations**

### **4. Delegations**

**(a) Sandie Parker, President, Pine Tree Potters' Guild**

**Re: Activities and Community Involvement of the Pine Tree Potters'  
Guild**

### **5. Consent Agenda**

Items listed under the Consent Agenda are considered routine or no longer require further discussion, and are enacted in one motion. The exception to this rule is that a Member may request for one or more items to be removed from the Consent Agenda for separate discussion and action.

## **6. Consideration of Items Requiring Discussion (Regular Agenda)**

### **R1. PBS17-032 – Library Square Conceptual Plans**

Presentation to be provided by Fausto Filippetto, Senior Policy Planner.

#### **Recommended:**

1. That Report No. PBS17-032 be received; and
2. That the Option 1 Concept Plan prepared by Fotenn Planning + Design for Library Square be endorsed; and
3. That the budget for the next steps in the Library Square planning and design process be approved.

### **R2. FS17-019 – Interim Operating Budget Forecast – as at March 31, 2017**

#### **Recommended:**

1. That Report No. FS17-019 be received for information.

### **R3. IES17-025 – License Agreement between the Town and Aurora United Church**

#### **Recommended:**

1. That Report No. IES17-025 be received; and
2. That the requirement to repay a portion of the paving costs as set out in Section 7(b) of the License Agreement between the Town and Aurora United Church be waived.

### **R4. PBS17-006 – Application for Site Plan Approval Markangel Real Estate Assets Inc.**

**55 Eric T Smith Way**

**Lot 6 and Part of Block 11, Registered Plan 65M-4324**

**File Number: SP-2016-06**

**Recommended:**

1. That Report No. PBS17-006 be received; and
2. That Site Plan Application File SP-2016-06 (Markangel Real Estate Assets Inc.) to permit the development of the subject lands for three (3) office buildings, each being four to five (4-5) storeys in height and with a total of 18,532.7 m<sup>2</sup> GFA including the parking garage, be approved; and
3. That the Mayor and Town Clerk be authorized to execute the site plan agreement, including any all documents and ancillary agreements required to give effect to same.

**R5. PBS17-017 – Application for Site Plan Approval  
Joe Cara  
15132 and 15136 Yonge Street  
Part of Lots 4 and 5, Registered Plan 9  
File Number: SP-2013-05**

**Recommended:**

1. That Report No. PBS17-017 be received; and
2. That Site Plan Application File No. SP-2013-05 (Joe Cara) to permit the development of a three (3) storey mixed use building including 12 residential units and 240 square metres of commercial floor space, be approved; and
3. That a total of 12 units of water and sewage capacity be allocated to the Approval of the Site Plan Application; and
4. That the Mayor and Town Clerk be authorized to execute the Site Plan Agreement, including any and all documents and ancillary agreements required to give effect to same.

**R6. PBS17-025 – Additional Information: Comprehensive Zoning By-law  
Review  
File No. ZBA-2012-ZBR**

**Recommended:**

1. That Report No. PBS17-025 be received; and
2. That the Comprehensive Zoning By-law be presented at a future Council meeting for enactment; and
3. That upon enactment of the Town's new Comprehensive Zoning By-law by Council, site specific Zoning By-law Amendment and Minor Variance applications will continue to be received, processed and considered by Council and the Committee of Adjustment.

**R7. FS17-024 – Canada 150 Funding Reallocation**

**Recommended:**

1. That Report No. FS17-024 be received; and
2. That the reallocation of \$35,000 of Canada 150 Celebration funding within Capital Project No. 74012, and the return of \$5,000 to the Tax Rate Stabilization Reserve, be approved.

**R8. Correspondence from Regional Clerk dated April 21, 2017**

**Re: Regional Governance**

**Recommended:**

1. That the Correspondence from Regional Clerk dated April 21, 2017, regarding Regional Governance be received; and
2. That Council provide direction.

**7. Notices of Motion**

**8. New Business**

**9. Closed Session**

**10. Adjournment**



Legislative Services  
905-727-3123  
[Clerks@aurora.ca](mailto:Clerks@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. Two (2) Days Prior to the Requested Meeting Date**

<b>Council/Committee/Advisory Committee Meeting Date:</b> General Committee on May 16, 2017 at 7 pm	
<b>Subject:</b> Pine Tree Potters' Guild	
<b>Name of Spokesperson:</b> Sandie Parker, President, Pine Tree Potters' Guild	
<b>Name of Group or Person(s) being Represented (if applicable):</b> Pine Tree Potters' Guild, 15145 Yonge St, Aurora	
<b>Brief Summary of Issue or Purpose of Delegation:</b> Provide an overview of the activities of the guild, particularly with respect to community and cultural involvement in Aurora, to increase awareness among Council and Committee Members.	
<b>Please complete the following:</b>	
Have you been in contact with a Town staff or Council member regarding your matter of interest?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, with whom?	Date:
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	



**Town of Aurora**

**General Committee Report**

**No. PBS17-032**

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**Subject:** Library Square Conceptual Plans

**Prepared by:** Fausto Filipetto, Senior Policy Planner

**Department:** Planning and Building Services

**Date:** May 16, 2017

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### **Recommendation**

- 1. That Report No. PBS17-032 be received; and**
- 2. That the Option 1 Concept Plan prepared by Fotenn Planning + Design for Library Square be endorsed; and**
- 3. That the budget for the next steps in the Library Square planning and design process be approved.**

### **Executive Summary**

The purpose of this report is to seek Council endorsement of the Option 1 Concept Plan prepared by Fotenn Planning + Design for Library Square.

- Fotenn Planning + Design conducted three workshops with staff and Council at the Town Hall on March 6<sup>th</sup> and 7<sup>th</sup>, 2017, to obtain input which would aid in the preparation of alternative design concepts for Library Square
- two alternative concepts have been prepared for Library Square
- there are two main differences between the two concepts
- Option 1 proposes a water feature and landscaping in the area between the rear of the Aurora Public Library and Church Street Cultural Centre, while Option 2 proposes 20 parking spaces with a roundabout for drop-off, pick-up
- Option 1 proposes 76 parking spaces north of the Cultural Centre on the former library and seniors centre site, this area is also identified as being future space for commercial uses and community space; Option 2 proposes 25 parking

spaces in this area along with a building to be used for commercial uses and community space

## **Background**

On December 5, 2016, Council provided direction regarding a concept plan for the Cultural Precinct that would involve the demolition of the former library and former senior's centre. This decision was made taking into consideration public input obtained from the vast amount of public consultation which occurred as part of the Council endorsed public consultation strategy. Fotenn Planning + Design conducted three workshops with staff and Council at the Town Hall on March 6th and 7th, 2017 to obtain input which would aid in the preparation of alternative design concepts for Library Square. The workshops provided the opportunity for a recap of the intensive public consultation undertaken by staff in 2016 and a refocus on the priorities to be considered in the preparation of the new concept plans.

## **Analysis**

### **The Concept Plans**

Two conceptual alternatives have been provided to the Town by Fotenn Planning + Design which are attached to this report as Appendix 1. There are two main differences between the two concepts. The first is that Option 1 proposes a water feature and landscaping in the area between the rear of the Aurora Public Library and Church Street Cultural Centre, while Option 2 proposes 20 parking spaces with a roundabout for drop-off, pick-up. The other main difference is that Option 1 proposes 76 parking spaces north of the Cultural Centre on the former library and seniors centre site. This area is also identified as being future space for commercial uses and community space. Option 2 proposes 25 parking spaces in this area along with a building to be used for commercial uses and community space. Both options propose an addition to the north side (rear) of the Cultural Centre as well as Victoria Hall.

Staff are recommending that Council endorse Option 1. Staff prefer this option from a design and function perspective. This option also provides a greater amount of parking, with the option of having space available for future commercial uses and community space.

### **Next Steps**

The next steps in the planning and design process for Library Square is generally as follows:

1. Council endorsement of a preferred concept;



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2. relocation of current users of the former seniors centre and former library;
3. demolition of the two buildings;
4. paving of the parking area;
5. detailed design of the remaining components such as the Cultural Centre addition and public open spaces.

### **Advisory Committee Review**

Not applicable.

### **Financial Implications**

Funding for the preparation of the attached concept plans is included in the existing consulting budget with Fotenn Planning + Design. Additional funding will be required moving forward with the next steps in the Library Square planning and design process. Staff will need to follow the Town's procurement procedures in order to determine the amount of funding required, however, staff estimates a budget of approximately \$1,000,000 would be required to implement the next steps identified in this report.

### **Communications Considerations**

Not specifically applicable to this report.

### **Link to Strategic Plan**

The Cultural Precinct Plan supports the Strategic Plan goal of **Supporting an exceptional quality of life for all** through the following key objectives:

- **Develop a Cultural Master Plan that includes heritage, music, and art to promote more cohesive and coordinated cultural services;**
- **expand opportunities and partnerships that contribute to the celebration of culture in the community; and**
- **actively promote and support a plan to revitalize the downtown that includes culture.**

### **Alternatives to the Recommendation**

None.

## **Conclusions**

As previously mentioned, Fotenn Planning + Design have provided two alternate concept plans for Library Square based on the review of the results of the 2016 public consultation campaign, as well as additional workshops held with staff and Council on March 6<sup>th</sup> and 7<sup>th</sup>, 2017. Staff are recommending that Council endorse Option 1 at this time for the reasons identified in this report.

## **Attachments**

Appendix 1: Conceptual Plans Prepared by Fotenn Planning + Design for Library Square

## **Previous Reports**

- PR15-026 - Award of Request for Proposal PRS 2015-77 Cultural Precinct Plan, September 15 and December 1, 2015;
- PRS15-040 - Purchase Order Increase for Cultural Precinct Consultant, December 1, 2015;
- PRS16-006 - Status of the Cultural Precinct Plan, January 19, 2016;
- PDS16-026 - Cultural Precinct/Library Square Repurposing Endorsement of Planning Approvals Process, April 19, 2016;
- PRS16-028 - Seeking Council Investment for Library Square Repurposing Study, May 3, 2016; and
- PDS16-041 - Cultural Precinct Consultation Process & Timeline, June 21, 2016.
- PBS17-009 - Next Steps Report for Library Square, February 14, 2017

## **Pre-submission Review**

Reviewed by the Chief Administrative Officer, Director of Planning and Building Services, and the Director of Parks, Recreation and Cultural Services.

May 16, 2017

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Report No. PBS17-032

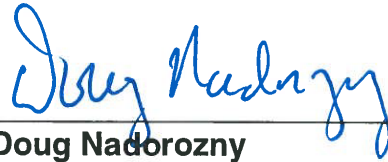
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**Departmental Approval**

**Approved for Agenda**



**Marco Ramunno  
Director  
Planning and Building Services**



**Doug Nadrozny  
Chief Administrative Officer**



**Allan D. Downey  
Director  
Parks, Recreation and Cultural Services**

# AURORA LIBRARY SQUARE RE-PURPOSING

## OPTION 1

- EXISTING BUILDING
- PROPOSED BUILDING
- RETAINING WALL
- BOLLARD
- EXISTING TREE
- PROPOSED TREE
- PARK
- RAISED CROSS-WALK
- EXISTING PARKING
- PROPOSED PARKING
- FUTURE PHASE FOR COMMUNITY/COMMERCIAL BUILDING

- BLOCK 1 - PARKING**  
 AREA: 1,809m<sup>2</sup>
- BLOCK 2 - PEDESTRIAN LANEWAY**  
 AREA: 584m<sup>2</sup>
- BLOCK 3 - CULTURAL CENTRE EXTENSION**  
 STOREYS: 2  
 GROSS FLOOR AREA: 1,500m<sup>2</sup>
- BLOCK 4 - SOUTHERN PLAZA**  
 AREA: 1,574m<sup>2</sup>
- BLOCK 5 - NORTHERN PLAZA**  
 AREA: 733m<sup>2</sup>
- BLOCK 6 - VICTORIA HALL EXTENSION**  
 STOREYS: 2  
 GROSS FLOOR AREA: 430m<sup>2</sup>
- TOTAL PARKING PROVIDED**  
 76 SPACES

1. DRAFT 2017.18.04  
 CREATED BY: MB  
 REVIEWED BY: MS  
 DATE: 04/18/2017  
 REVISION NO. 02

# FOTENN












## Planning + Design

OTTAWA  
 223 McLeod St  
 Ottawa, ON K2P 0Z8  
 T 613.730.5709

Appendix 1

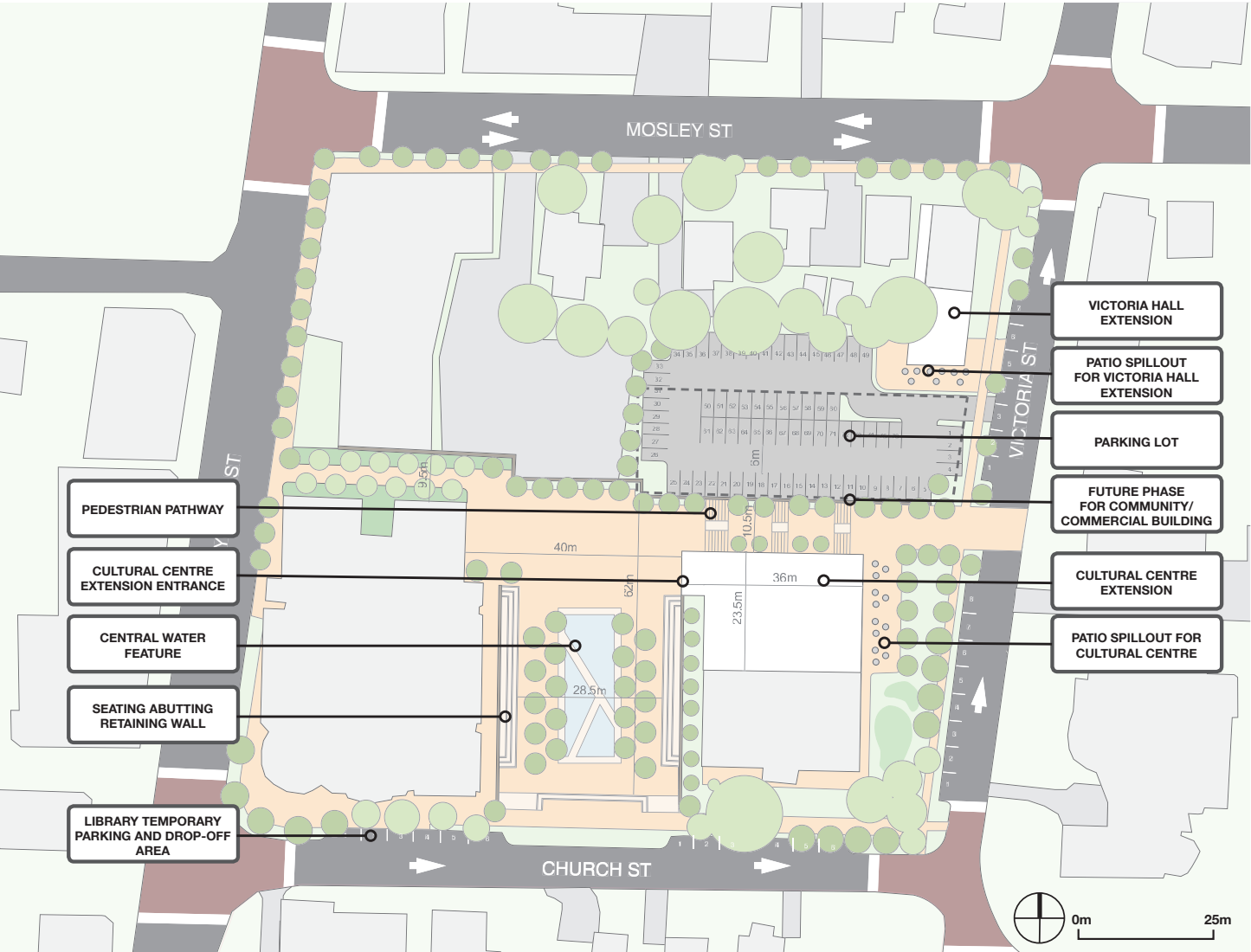


**AURORA LIBRARY SQUARE RE-PURPOSING**  
**OPTION 1**

-  EXISTING BUILDING
-  PROPOSED BUILDING
-  RETAINING WALL
-  BOLLARD
-  EXISTING TREE
-  PROPOSED TREE
-  PARK
-  RAISED CROSS-WALK
-  EXISTING PARKING
-  PROPOSED PARKING
-  FUTURE PHASE FOR COMMUNITY/COMMERCIAL BUILDING

1. DRAFT 2017.18.04  
 CREATED BY: MB  
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**FOTENN**  
 Planning + Design  
 OTTAWA  
 223 McLeod St  
 Ottawa, ON K2P 0Z8  
 T 613.730.5709



- PEDESTRIAN PATHWAY
- CULTURAL CENTRE EXTENSION ENTRANCE
- CENTRAL WATER FEATURE
- SEATING ABUTTING RETAINING WALL
- LIBRARY TEMPORARY PARKING AND DROP-OFF AREA

- VICTORIA HALL EXTENSION
- PATIO SPILLOUT FOR VICTORIA HALL EXTENSION
- PARKING LOT
- FUTURE PHASE FOR COMMUNITY/COMMERCIAL BUILDING
- CULTURAL CENTRE EXTENSION
- PATIO SPILLOUT FOR CULTURAL CENTRE

**AURORA  
 LIBRARY  
 SQUARE  
 RE-PURPOSING  
 OPTION 2**

-  EXISTING BUILDING
-  PROPOSED BUILDING
-  RETAINING WALL
-  BOLLARD
-  EXISTING TREE
-  PROPOSED TREE
-  PARK
-  RAISED CROSS-WALK
-  EXISTING PARKING
-  PROPOSED PARKING

**BLOCK 1 - COMMUNITY/COMMERCIAL BUILDING**  
 STOREYS: 2  
 GROSS FLOOR AREA: 2,600m<sup>2</sup>

**BLOCK 2 - PEDESTRIAN LANEWAY**  
 AREA: 570m<sup>2</sup>

**BLOCK 3 - CULTURAL CENTRE EXTENSION**  
 STOREYS: 2  
 GROSS FLOOR AREA: 1,500m<sup>2</sup>

**BLOCK 4 - SOUTHERN PLAZA**  
 AREA: 800m<sup>2</sup>

**BLOCK 5 - NORTHERN PLAZA**  
 AREA: 600m<sup>2</sup>

**BLOCK 6 - VICTORIA HALL EXTENSION**  
 STOREYS: 2  
 GROSS FLOOR AREA: 350m<sup>2</sup>

**TOTAL PARKING PROVIDED**  
 45 SPACES

1. DRAFT 2017.18.04











CREATED BY: MB  
 REVIEWED BY: MS  
 DATE: 04/18 /2017  
 REVISION NO. 02

**FOTENN**  
 Planning + Design

OTTAWA  
 223 McLeod St  
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 T 613.730.5709



**AURORA  
 LIBRARY  
 SQUARE  
 RE-PURPOSING  
 OPTION 2**

-  EXISTING BUILDING
-  PROPOSED BUILDING
-  RETAINING WALL
-  BOLLARD
-  EXISTING TREE
-  PROPOSED TREE
-  PARK
-  RAISED CROSS-WALK
-  EXISTING PARKING
-  PROPOSED PARKING



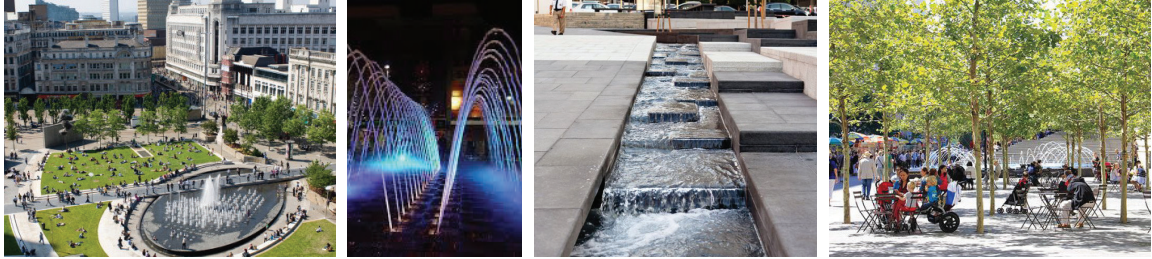
1. DRAFT 2017.18.04

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 Ottawa, ON K2P 0Z8  
 T 613.730.5709

PUBLIC SPACE



AURORA  
 LIBRARY  
 SQUARE  
 RE-PURPOSING  
 PRECEDENTS

FURNITURE AND  
 LIGHTING



CULTURAL CENTRE  
 EXTENSION



COMMERCIAL/  
 COMMUNITY  
 BUILDING



1. DRAFT 2017.18.04  
 CREATED BY: MB  
 REVIEWED BY: MS  
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**FOTENN**  
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**Town of Aurora  
General Committee Report**

**No. FS17-019**

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**Subject:** Interim Operating Budget Forecast – as at March 31, 2017

**Prepared by:** Dan Elliott, Director of Financial Services - Treasurer

**Department:** Financial Services

**Date:** May 16, 2017

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## **Recommendation**

- 1. That Report No. FS17-019 be received for information.**

## **Executive Summary**

This report presents to Council the information necessary to effectively monitor the financial performance of the corporation's operating budget presented as at March 31, 2017. As of this date, the corporation is forecasted to conclude the fiscal year in a balanced position on the tax levy budget and a zero variance from the Town's utility operations.

- Staff will strive to maintain this expected outcome for the year
- If required, any operating budget deficit that remains at fiscal year-end will be offset by an equivalent reduced contribution of excess supplementary tax revenues to reserves, while surpluses would be contributed to stabilization reserves
- Any excess or shortfall in the rate funded program revenues at fiscal year-end will be contributed to or funded from rate reserves

## **Background**

To assist Council in fulfilling its roles and responsibilities with respect to Town finances and accountability, the Financial Services Department has worked with all departments to review the corporation's operating budget financial performance to date. Each Director has reviewed his/her respective department's operating budget with its results to date and remaining outstanding plans, and forecasted an expected year end position. Finance staff have reviewed each submission and performed the necessary consolidation.

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### **A minor year-end deficit is currently forecasted**

Staff currently forecast that the town's operating budget will finish the year with an anticipated deficit of \$41,500. Based upon this very small amount, staff are forecasting to finish the year in a balanced position for the year. A detailed break-down of the Town's forecasted variance by department can be found on attachment #1. The report has been simplified to show only the budget amount, the forecasted ending position for each item, and the variance.

Staff have similarly reviewed the results of operations to date and the expected year end forecasted positions for the water, wastewater, and storm water program budget which is presented in Attachment #2. Staff currently forecast that the Town's utility operations will finish the year with a zero variance.

Items of note are presented by department in the Analysis Section below. The forecasts and representations are those of each Director, and have not been revised by finance staff. Each department director is charged with delivering their approved portfolio of municipal services within their approved budget. They may manage issues encountered throughout the year by reallocating approved financial resources amongst their budget detailed line items, so as to best deliver their overall service portfolio in the circumstances of an ever changing community, operating environment and economic conditions.

## **Analysis**

### **Operating Budget**

Overall, the Town's approved budget for 2017 includes \$60,814,800 in approved expenditures, together with \$18,993,100 in revenues consisting of user fees, charges, and investment income, and a total "town purposes" tax levy for the year of \$41,821,700.

Upon detailed review of the consolidated forecast as of the end of March, the corporation is projected to conclude the fiscal year with an estimated operating budget deficit of \$41,500, (see attachment #1 for details). This forecast is based on best information and estimates available at this time. Accordingly, the forecast will continue to be subject to change over the remainder of the fiscal year, meaning there will continue to be influencing variables that are difficult for staff to estimate such as development driven revenues, investment income as well as the ultimate level of town services that will be consumed by fiscal year end. Staff will continue to remain vigilant to realize budget savings whenever possible in order to minimize or eliminate any deficit at year end.

May 16, 2017

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In previous years, the Town budgeted a “salary gapping savings” amount of \$150,000 in the corporate section of the budget. This provision is to recognize that while salaries in all departments are based on 100% usage, with no staff departures, in reality there is some staff turnover and periodic vacancies that arise naturally during the year. New for 2017, this amount has been identified in full in the Corporate Accounts section of the budget, but is then allocated to each operating department on a pro-rata basis.

CAO and Council – No Variance

The CAO and Council budget areas are currently forecasting to conclude the fiscal year with a budget variance of zero.

Corporate Services - \$120,000 favourable

Corporate Services’ forecasted favourable variance of \$120,000 (1.7%) arises mostly from insurance premium, software license and vacant position savings.

Financial Services - \$58,800 unfavourable

The unfavorable forecasted budget variance relates to unexpected staff turnover requirements, and a position uplift to meet heavy internal demands for procurement services.

Fire Services - no variance

The Newmarket Finance Department is reporting that the Central York Fire Services budget is on track at this point in time.

Infrastructure & Environmental Services - \$308,600 unfavourable

The Infrastructure & Environmental Services (IES) program is currently forecasting a deficit of \$308,600 (2.4%) on a net operating budget of \$12,689,700. This deficit is attributable to an unplanned 2016 snow management invoice being paid in 2017 and greater than anticipated town facility and streetlight electricity costs. These costs are partially offset by anticipated waste collection and engineering services savings.

Parks, Recreation & Cultural Services - \$96,300 favourable

The Parks, Recreation & Cultural Services Department is anticipating an overall favourable budget variance of \$96,300 (2.4%) on a net operating budget of \$3,934,100. The key contributors to this identified variance relate to anticipated savings in Business Support, Community Programs and Park’s operations contracts.

Planning & Building Services - \$127,600 favourable

The Planning & Building Services Department is forecasting an overall favourable budget variance of \$127,600 on a net operating budget of (\$31,000) attributable primarily to vacant position and contract savings; in addition to larger than anticipated development driven revenues from site plan fees.

May 16, 2017

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Building Services is a self-funded function as per provincial legislation. Consequently, if it is unable to recognize sufficient revenues to offset its expenses in a given fiscal year, it will draw from its dedicated reserve in order to balance its operating budget. If it recognizes excess revenues, these revenues are utilized to replenish its reserve. Currently, Building Services is anticipating concluding the fiscal year with a small surplus which will be contributed to its dedicated reserve.

Corporate Revenues & Expenses - \$17,900 unfavourable

Corporate Revenues & Expenses are projected to conclude the fiscal year with an unfavourable budget variance of \$17,900 (0.4%) on a net operating budget of \$4,811,500 due to a minor increase in post-retirement health and dental benefit premium requirements for staff who have recently retired early. Post-retirement benefits end upon the recipient reaching their normal retirement age.

Operating Budget Summary

Overall, the management team of the Town of Aurora are predicting that the general municipal operations budget will end the year in a balanced position, if the budget contribution from supplemental taxes is to be realized. Any deficit that remains at fiscal year-end would be offset by an equivalent reduced contribution of excess supplementary tax revenues to reserves, while any surpluses will be moved to stabilization reserve funds.

**Water, Wastewater and Storm Water Budget**

The water and wastewater budgets are comprised primarily of fixed operational costs, funded by the net proceeds from the sale of water and wastewater services. These fixed operational costs include staff and service maintenance costs related to maintaining the infrastructure systems, water quality testing, and the billing and customer service functions. These costs all remain reasonably stable, regardless of the volume of water flowing through the system. These fixed costs are funded from the net revenues earned which are variable in nature due to the fact that they are based upon metered water consumption volumes.

The water, wastewater and stormwater operations budget is currently projected to close the year with a budget variance of zero. This forecasted variance will continue to be subject to change particularly over the summer months as the average daily temperature and level of rainfall received have a direct relationship to the volume of water consumed.

**Advisory Committee Review**

Not applicable

## **Financial Implications**

The actual resultant annual surplus or deficit in the general operating budget and Water / Wastewater budgets will be allocated by Council to/from various reserves at fiscal year-end as per the Town's surplus/deficit bylaw. There are no other immediate financial implications arising from this report. Council fulfills its role, in part, by receiving and reviewing this financial status report on the operations of the municipality relative to the approved budget.

## **Communications Considerations**

The report will be posted to the Town's Budget and Financial Information web page for transparency and accountability.

## **Link to Strategic Plan**

Outlining and understanding the Town's present financial status at strategic intervals through-out the year contribute 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. Provide direction to staff on specific management actions to be taken in order to further control expenditures, enhance revenues, or alter service levels with the intent of managing the year end results to a balanced position.

## **Conclusions**

Having completed three months of operations, the management team of the Town is presently forecasting to end the year in a balanced position. Staff remain vigilant to realize budget savings whenever possible in an effort to continue to minimize or eliminate an operating budget deficit at year end.

The water, wastewater and storm water operations are currently projected to conclude the fiscal year with zero variance.

Staff recommend that this report be received.

May 16, 2017

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Report No. FS17-019

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## **Attachments**

Attachment #1 – Net Operating Forecast Update

Attachment #2 – Water, Wastewater and Storm Water Net Operating Forecast Update

## **Previous Reports**

None

## **Pre-submission Review**

Agenda Management Team review on April 27, 2017

## **Departmental Approval**



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**Dan Elliott, CPA, CA  
Director of Financial Services  
- Treasurer**

## **Approved for Agenda**



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**Doug Nadorozny  
Chief Administrative Officer**

**Town of Aurora  
Net Operating Forecast Update  
as at March 31, 2017**

Shown in \$,000's	APPROVED BUDGET	ANNUAL FORECAST	Variance Favourable / (Unfavourable)	
<b><u>COUNCIL</u></b>				
Council Administration	\$ 535.9	\$ 535.9	\$ -	-
Council Programs/Grants	4.0	4.0	-	-
Advisory Committees	22.0	22.0	-	-
<b>Council Office Total</b>	<b>\$ 561.9</b>	<b>\$ 561.9</b>	<b>\$ -</b>	<b>-</b>
<b><u>CHIEF ADMINISTRATIVE OFFICE</u></b>				
CAO Administration	\$ 501.9	\$ 501.9	\$ -	-
Communications	734.9	734.9	-	-
<b>Chief Administrative Office Total</b>	<b>\$ 1,236.8</b>	<b>\$ 1,236.8</b>	<b>\$ -</b>	<b>-</b>
<b>Council and C.A.O. Combined</b>	<b>\$ 1,798.7</b>	<b>\$ 1,798.7</b>	<b>\$ -</b>	<b>-</b>
<b><u>CORPORATE SERVICES</u></b>				
Legal Services	\$ 891.3	\$ 852.5	\$ 38.8	4.4 %
Legislative Services	1,260.0	1,210.5	49.5	3.9 %
CS Administration	428.9	461.4	(32.5)	(7.6 %)
Human Resources	684.0	740.0	(56.0)	(8.2 %)
Elections	82.5	84.7	(2.3)	(2.7 %)
Information Technology	1,899.2	1,801.0	98.2	5.2 %
Telecommunications	260.0	231.0	29.0	11.2 %
By-law Services	551.5	541.5	10.0	1.8 %
Animal Control	242.0	262.8	(20.8)	(8.6 %)
Customer Service	699.8	693.8	6.0	0.9 %
Emergency Preparedness	23.0	23.0	-	-
<b>Corporate Services Total</b>	<b>\$ 7,022.2</b>	<b>\$ 6,902.2</b>	<b>\$ 120.0</b>	<b>1.7 %</b>
<b><u>FINANCIAL SERVICES</u></b>				
Policy & Planning Administration	\$ 304.5	\$ 280.1	\$ 24.5	8.0 %
Accounting & Revenue	285.7	273.0	12.7	4.4 %
Financial Planning	430.0	430.0	0.0	0.0 %
Procurement Services	351.4	447.4	(96.0)	(27.3 %)
<b>Financial Services Total</b>	<b>\$ 1,371.6</b>	<b>\$ 1,430.4</b>	<b>\$ (58.8)</b>	<b>(4.3 %)</b>
<b><u>FIRE SERVICES</u></b>				
Central York Fire	10,225.0	10,225.0	-	-
<b>Total Fire Services</b>	<b>10,225.0</b>	<b>10,225.0</b>	<b>-</b>	<b>-</b>
<b><u>INFRASTRUCTURE &amp; ENVIRONMENTAL SERVICES</u></b>				
IES Administration	\$ 493.5	\$ 542.8	\$ (49.3)	(10.0 %)
Engineering Service Operations	(112.3)	(126.4)	14.1	12.6 %
Facilities & Fleet	6,606.2	6,647.7	(41.5)	(0.6 %)
Snow Management	1,563.7	1,737.7	(174.0)	(11.1 %)
Road Network Operations	2,447.1	2,527.7	(80.6)	(3.3 %)
Waste Collection & Recycling	1,691.5	1,668.8	22.7	1.3 %
<b>Infrastructure &amp; Environmental Services Total</b>	<b>\$ 12,689.7</b>	<b>\$ 12,998.3</b>	<b>\$ (308.6)</b>	<b>(2.4 %)</b>

**Town of Aurora  
Net Operating Forecast Update  
as at March 31, 2017**

Shown in \$,000's	APPROVED BUDGET	ANNUAL FORECAST	Variance Favourable / (Unfavourable)	
<b><u>PARKS, RECREATION &amp; CULTURAL SERVICES</u></b>				
Parks & Recreation Administration	\$ 988.8	\$ 1,023.0	\$ (34.2)	(3.5 %)
Business Support	(921.8)	(952.1)	30.3	3.3 %
Parks/Open Spaces	2,467.4	2,398.7	68.7	2.8 %
Recreational Programming/Community Dev.	1,399.7	1,368.2	31.5	2.3 %
<b>Parks, Recreation &amp; Cultural Services Total</b>	<b>\$ 3,934.1</b>	<b>\$ 3,837.8</b>	<b>\$ 96.3</b>	<b>2.4 %</b>
<b><u>PLANNING &amp; BUILDING SERVICES</u></b>				
Development Planning	\$ (633.2)	\$ (744.7)	\$ 111.5	17.6 %
Long Range & Strategic Planning	602.2	586.1	\$ 16.1	2.7 %
Net Building Department Operations	\$ (503.5)	\$ (503.5)	\$ -	-
Contribution to Building Reserve	503.5	503.5	\$ -	-
<b>Total Building Services</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Planning &amp; Building Department Total</b>	<b>\$ (31.0)</b>	<b>\$ (158.6)</b>	<b>\$ 127.6</b>	<b>412.3 %</b>
<b><u>CORPORATE REVENUE &amp; EXPENSE</u></b>				
Supplementary Taxes & Payments-in-Lieu	\$ (711.0)	\$ (711.0)	\$ -	-
Penalties on Unpaid Property Taxes	(900.0)	(900.0)	\$ -	-
Overhead Cost Re-allocation to Building Services	(453.8)	(453.8)	\$ -	-
All Other Revenue	(4,841.4)	(4,862.9)	\$ 21.5	0.4 %
Cash to Capital	4,837.8	4,837.8	\$ -	-
All Other Expense	6,879.9	6,919.3	\$ (39.5)	(0.6 %)
	<b>\$ 4,811.5</b>	<b>\$ 4,829.4</b>	<b>\$ (17.9)</b>	<b>(0.4 %)</b>
<b>TOTAL TAX LEVY FUNDED OPERATIONS</b>	<b>\$ 41,821.7</b>	<b>\$ 41,863.2</b>	<b>\$ (41.5)</b>	<b>(0.1 %)</b>
<b>TOTAL TAX LEVY</b>	<b>\$ (41,821.7)</b>	<b>\$ (41,821.7)</b>	<b>\$ -</b>	<b>-</b>
<b>OPERATING (SURPLUS) DEFICIT</b>	<b>-</b>	<b>\$ 41.5</b>	<b>\$ (41.5)</b>	<b>(0.1 %)</b>
		Deficit	Deficit	



Attachment 2

**Town of Aurora  
Water, Wastewater and Storm Water Net Operating Forecast Update  
as at March 31, 2017**

Shown in \$,000's	APPROVED BUDGET	ANNUAL FORECAST	Variance Favourable / (Unfavourable)	
<b><u>RETAIL REVENUES</u></b>				
Water	\$ (11,249.8)	\$ (11,246.9)	\$ (2.9)	(0.0 %)
Wastewater	(9,929.5)	(9,929.5)	\$ 0.0	0.0 %
Storm Water	(1,351.6)	(1,345.2)	\$ (6.4)	(0.5 %)
<b>Retail Revenues Total</b>	<b>\$ (22,530.9)</b>	<b>\$ (22,521.6)</b>	<b>\$ (9.3)</b>	<b>(0.0 %)</b>
<b>TOTAL REVENUE</b>	<b>(22,530.9)</b>	<b>(22,521.6)</b>	<b>(9.3)</b>	<b>(0.0 %)</b>
<b><u>WHOLESALE COSTS OF WATER &amp; SEWER</u></b>				
Water	\$ 6,796.0	\$ 6,796.0	\$ -	-
Sewage Discharge Fee	7,699.4	7,699.4	-	-
<b>Wholesale Costs Of Water &amp; Sewer Total</b>	<b>\$ 14,495.4</b>	<b>\$ 14,495.4</b>	<b>\$ -</b>	<b>-</b>
<b>NET CONTRIBUTION TO OPERATING COSTS</b>	<b>\$ (8,035.5)</b>	<b>\$ (8,026.2)</b>	<b>\$ (9.3)</b>	<b>(0.1 %)</b>
<b><u>OPERATING COSTS:</u></b>				
Water Administration & Billing	\$ 1,300.8	\$ 1,278.3	\$ 22.5	1.7 %
Water System Operations	1,414.0	1,278.8	\$ 135.2	9.6 %
Wastewater System Operations	945.7	903.2	\$ 42.5	4.5 %
Storm Water Management Operations	451.6	449.5	\$ 2.1	0.5 %
Pumping Stations (Net)	173.4	166.3	\$ 7.1	4.1 %
Reserve Contributions OUT	3,750.0	3,950.0	\$ (200.0)	(5.3 %)
<b>TOTAL OPERATING COSTS</b>	<b>\$ 8,035.5</b>	<b>\$ 8,026.1</b>	<b>\$ 9.4</b>	<b>0.1 %</b>
<b>UTILITY BUDGET (SURPLUS) / DEFICIT</b>	<b>\$ 0.0</b>	<b>\$ (0.0)</b>	<b>\$ 0.0</b>	<b>0.0 %</b>
		Surplus	Surplus	



**Town of Aurora  
General Committee Report      No. IES17-025**

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**Subject:**            License Agreement between the Town and Aurora United Church

**Prepared by:**    Anca Mihail, Manager of Engineering and Capital Delivery

**Department:**    Infrastructure and Environmental Services

**Date:**             May 16, 2017

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### **Recommendation**

- 1. That Report No. IES17-025 be received; and**
- 2. That the requirement to repay a portion of the paving costs as set out in Section 7(b) of the License Agreement between the Town and Aurora United Church be waived.**

### **Executive Summary**

The purpose of this report is to recommend to Council that the Aurora United Church be terminated and the Aurora United Church not be required to pay for a portion of the repaving costs totaling \$8,353.27.

- Aurora United Church is closing the lot and terminating the Agreement
- Aurora United Church requests that the costs of re-paving the parking lot be forgiven

### **Background**

The Town of Aurora and the Aurora United Church have entered into several lease agreements starting as early as 1951 in which various amenities and fixtures within the Aurora United Church were made available to, and managed by, the Town. The relationship has been a mutual benefit whereas costs of the parking lot maintenance and snow clearing have been performed by the Town in exchange for access to surplus parking space for designated public parking use within the downtown area. The agreement with the Aurora United Church has benefited the downtown business area

May 16, 2017

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Report No. IES17-025

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by allowing the Town to provide additional public parking for the commercial businesses.

The most recent agreement was signed in 2011 for a period of ten (10) years commencing on June 21, 2011 and expiring on June 21, 2021, with the option to extend for 2 additional 5 year terms (the "Agreement").

The Agreement includes an annual fee of \$200 funded from the operating budget and payable to the Aurora United Church for the use of the parking in the Town's designated area as identified on Appendix "A".

The Agreement requires that the Town provide the necessary snow clearing and line painting of the parking lot consistent with service levels for other Town owned facilities.

In 2014, a fire destroyed the historic Aurora United Church and recently the Church partnered with Southbound Developments Ltd. to re-develop the site for a new place of worship and a retirement home with associated structured parking.

With the proposed redevelopment, Aurora United Church will be closing the existing parking lot and requested that the License Agreement with the Town be terminated and that the costs required to be paid for the re-paving of the parking lot be forgiven.

## **Analysis**

### **Aurora United Church is closing the lot and terminating the agreement**

Aurora United Church together with its development partner, Southbound Development Ltd., submitted an application to the Town for the redevelopment of the site after a fire destroyed the historic church in 2014. As such, Aurora United Church is closing the existing parking lot and requesting termination of the Agreement.

### **Aurora United Church requests that the costs of re-paving the parking lot be forgiven**

The Agreement stipulates that, if the license is terminated at any time before June 21, 2021, Aurora United Church shall reimburse the Town "fifty percent (50%) of the full costs and expenses to re-pave the surface of the Parking Lot, which costs shall be pro-rated on a month-to-month basis over a ten (10) year period." The pro-rated costs for repaving the lot, calculated from June 21, 2017 to June 21, 2021, are \$8,353.27.

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Report No. IES17-025

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The Agreement stipulates that either party shall have the right to terminate the agreement at any time for any reason provided that a sixty (60) day written notice is being given to the other party. On March 15, 2017 Aurora United Church has requested that the Agreement with the Town be terminated and that the costs associated with the re-paving of the parking lot, totaling \$8,353.27 be forgiven.

### **Advisory Committee Review**

Not applicable

### **Financial Implications**

\$8,353.27 in repaving costs will not be recuperated from the Aurora United Church, if Council decides to forgive the amount the Aurora United Church owes the Town for terminating the License Agreement before June 21, 2021.

### **Communications Considerations**

No communication required.

### **Link to Strategic Plan**

This report supports multiple Strategic Plan objectives under Community goal section:

- strengthening the fabric of our Community.
- actively promote and support a plan to revitalize the downtown.

### **Alternative(s) to the Recommendation**

1. Council could require the United Church pay for the portion of the repaving costs totaling \$8,353.27 as part of the terminating of the Agreement in accordance with the terms of the Agreement.

### **Conclusions**

As the Aurora United Church is redeveloping the site, the parking lot will be closed and the License Agreement with the Town terminated, The Aurora United Church has asked

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Report No. IES17-025

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the Town to forgive them the portion of the repaving costs they have to pay totaling \$8,353.27.

### **Attachments**

Appendix "A" – Key plan showing the Aurora United Church Parking Area

### **Previous Reports**

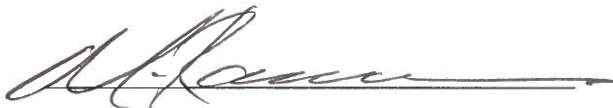
Report IES11-025 United Church Parking Lot Usage  
Report IES11-037 Extension of Contract IES2010-24

### **Pre-submission Review**

Agenda Management Team Meeting review on April 27, 2017.

### **Departmental Approval**

### **Approved for Agenda**

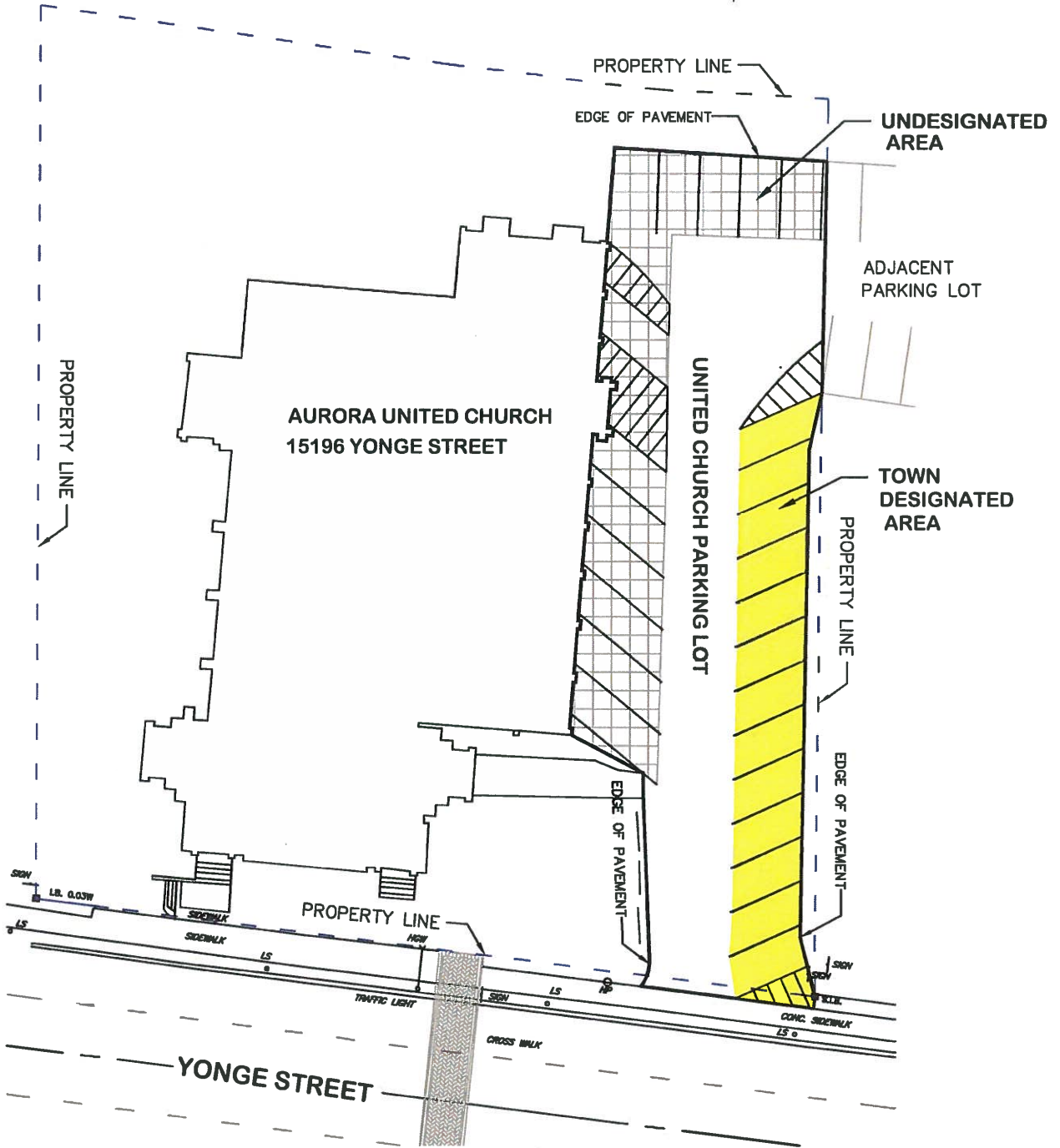


**Marco Ramunno, MCIP, RPP  
Acting Director  
Infrastructure and Environmental Services**



**Doug Nadorozny  
Chief Administrative Officer**

# Appendix "A"



## KEY PLAN SHOWING AURORA UNITED CHURCH PARKING LOT



**Town of Aurora**

**General Committee Report**

**No. PBS17-006**

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**Subject: Application for Site Plan Approval  
Markangel Real Estate Assets Inc.  
55 Eric T Smith Way  
Lot 6 and Part of Block 11 Registered Plan 65M-4324  
File Number: SP-2016-06**

**Prepared by: Marty Rokos, Planner**

**Department: Planning and Building Services**

**Date: May 16, 2017**

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### **Recommendation**

- 1. That Report No. PBS17-006 be received; and**
- 2. That Site Plan Application File SP-2016-06 (Markangel Real Estate Assets Inc.) to permit the development of the subject lands for three (3) office buildings, each being four to five (4-5) storeys in height and with a total of 18,532.7 m<sup>2</sup> GFA including the parking garage be approved; and**
- 3. That the Mayor and Town Clerk be authorized to execute the site plan agreement, including any and all documents and ancillary agreements required to give effect to same.**

### **Executive Summary**

- This report provides background information, evaluation and recommendations regarding the Site Plan Application submitted by Markangel Real Estate Assets Inc. to permit the development of the subject lands for three (3) office buildings, each being four to five (4-5) storeys in height and with a total of 18,532.7 m<sup>2</sup> GFA including the parking garage.**
- Planning and Building Services has reviewed the subject application in accordance with the provisions of the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands.**
- All departments and agencies have provided comment and are able to support the site plan application provided technical comments are addressed.**

- Relief from the Zoning By-law is required for the proposed clinic use and site specific performance standards; a minor variance application will be considered by the Committee of Adjustment at a future date.
- All technical revisions to the proposed plans will be reviewed by Town Staff prior to the execution of the Site Plan Agreement. Staff recommend approval of Site Plan Application File: SP-2016-06.

## **Background**

### **Application History**

The Town received the Site Plan Application from Markangel Real Estate Assets Inc. on August 16, 2016.

### **Location / Land Use**

As illustrated in Figure 1, the subject lands are located on the south side of Eric T. Smith Way at Goulding Avenue.

The subject lands have the following characteristics:

- 94 m of frontage on Eric T. Smith Way and a lot area of 19,924.91 m<sup>2</sup>;
- Three office buildings and a parking garage are proposed on the site; and
- The site is currently vacant.

### **Surrounding Land Uses**

The surrounding land uses are as follows:

North: Employment  
South: Rural  
East: Vacant – future employment  
West: Vacant – future employment

### **Policy Context**

**The Site Plan Application is consistent with the policies of the PPS, the Growth Plan for the Greater Golden Horseshoe, the Oak Ridges Moraine Conservation Plan, the Regional OP, and the Lake Simcoe Protection Plan.**



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### Provincial Policies

All Planning Act development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns. The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

### Oak Ridges Moraine Conservation Plan (ORMCP)

A portion of the subject lands are designated “Oak Ridges Moraine Settlement Area” by the Town of Aurora Official Plan. Schedule ‘L’ indicates that the subject lands are designated “Category 1 –Complex Landform” and “Category 2 – Moderately Complex Landform”. According to Schedule ‘M’, the subject lands are in a “Low Vulnerability Aquifer Area”. There are no Key Natural Heritage Features on the subject lands. The proposed development conforms to the Oak Ridges Moraine Conservation Plan (ORMCP).

### York Region Official Plan

The subject lands are designated as “Urban Area” within the York Region Official Plan. York Region’s vision for the Urban Area is to strategically focus growth while conserving resources and to create sustainable, lively communities. Under the York Region’s Official Plan, one regional urbanization goal is to enhance the Region’s urban structure through city building, intensification and compact, complete communities.

### Bayview Northeast Area 2B Secondary Plan (OPA 30)

The subject lands are designated as “Business Park” by the Bayview Northeast Area 2B Secondary Plan (OPA 30).

Permitted uses in the “Business Park” designation include business and professional offices, hospitality and accommodation related uses, limited retail and service commercial uses, research, development, training facilities, laboratory uses, scientific, technological or communications establishments, institutional uses, daycare centres, conference centres, industrial and other employment uses.

Zoning By-law 2213-78, as amended

The subject lands are zoned “Business Park (BP-4i) Exception Zone – Specific to By-law 4810-06.D” by the Town of Aurora Zoning By-law 2213-78, as amended. Permitted uses in the BP-4i Exception Zone include convention centres, data processing centres, day nursery, adult day centres, intergenerational day centres, fitness centres, food processing establishments, industrial uses, hotels, motels, parks, printing, media, and communications establishments, public authorities, research and training facilities, warehouses, accessory uses, and offices to a maximum floor area ratio (FAR) of 50% subject to a traffic study.

By-law 4469-03.D indicates that the lands are located in a low aquifer vulnerability area. Schedule ‘E’ indicates the lands are in a “Category 1 – Complex Landform” and “Category 2 – Moderately Complex Landform”.

#### Reports and Studies

The Owner submitted the following documents as part of a complete Site Plan application:

<b>Name</b>	<b>Report Author</b>
Site Plan	Pro Vision Architecture Inc.
Landscape Plan	John A. Russo Landscape Architect
Landscape Cost Estimate	John A. Russo Landscape Architect
Stormwater Management Report and Service Brief	Cantam Group Ltd.
Building Elevations	Pro Vision Architecture Inc.
Floor Plans	Pro Vision Architecture Inc.
Site Photometric Plan	Cantam Group Ltd.
Electrical Estimate	Cantam Group Ltd.
Survey	ERTL Surveyors

### **Proposed Application**

#### Proposed Site Plan

As illustrated on Figure 4, the site plan proposes three (3) office buildings and a three (3) level parking garage. A total of 18,532.7 m<sup>2</sup> GFA are proposed in three phases. 471 parking spaces are proposed including 226 in the surface parking lot and 245 in the parking garage. The larger building is proposed to be a medical clinic and would be at the rear of the site. A central pedestrian walkway would provide access to all three

buildings and includes landscaped amenity areas. Information on each building and proposed phasing is summarized below:

<b>Block</b>	<b>GFA</b>	<b>Storeys</b>	<b>Parking Spaces</b>
<i>Phase 1</i>			
Building "A", 4 storeys (office)	1,905.98 m <sup>2</sup>	4	73 surface
<i>Phase 2</i>			
Building "B", 5 storeys (clinic)	6,788.35 m <sup>2</sup>	4	109 surface
Building "C", 3 storeys (parking garage)	7,856.38 m <sup>2</sup>	3	245 enclosed
<i>Phase 3</i>			
Building "D", 4 storeys (office)	1,981.99 m <sup>2</sup>	4	44 surface
<b>Total</b>	<b>18,532.7 m<sup>2</sup></b>		<b>471</b>

The pertinent site statistics are as follows:

<b>Site Statistics</b>	<b>Proposed</b>	<b>Zoning By-law Requirements</b>
Permitted Uses	Office: 19.5% Floor Area Ratio (FAR) Clinic: 34.1% FAR* Parking garage: 39.4% FAR Total: 93.0% FAR	Office to maximum 17% FAR, or maximum 50% FAR subject to traffic study Clinic not permitted
Lot Area (minimum)	19,924.91 m <sup>2</sup>	8,000 m <sup>2</sup>
Lot Frontage (minimum)	94 m	60 m
Yard adjacent to Eric T. Smith Way (minimum)	17.58 m	6 m
Other yards (minimum)	8.33 m	3 m
Landscaping adjacent to Eric T. Smith Way (minimum)	2.87 m*	6 m
Landscaping adjacent to other lot lines (minimum)	3 m	3 m
Building Height (maximum)	3-5 storeys*	4 storeys
Distance between two buildings on the same lot (minimum)	13.74 m	12 m
Parking (minimum)	Total: 471	Office: 3.5 spaces/100 m <sup>2</sup> Clinic: 6.5 spaces/100 m <sup>2</sup> Total: 420

\*Proposed Site Plan provision does not conform to the Zoning By-law and will require a minor variance to address the deficiency.

## **Analysis**

### **Planning Considerations**

Aurora 2C Secondary Plan Area (OPA 73)

#### **The Site Plan conforms to the policies of OPA 30.**

As noted earlier, the subject lands are designated as “Business Park” by the Bayview Northeast Area 2B Secondary Plan (OPA 30). There are no Key Natural Heritage Features on the subject lands.

The “Business Park” designation is intended to provide opportunities for a mix of high quality employment uses and a variety of supporting commercial and community facilities geared generally to satisfying the needs of residents, businesses and employees in the Town of Aurora and the Region. Permitted uses include business and professional offices, hospitality and accommodation related uses, research, development and laboratory uses, scientific, technological or communications establishments, institutional uses compatible with and complementary to the planned function of the designation, daycare centres, conference centres, and industrial and other employment uses.

Planning Staff are of the opinion that the proposed site plan conforms to the land use and development policies of OPA 30 and is compatible with the surrounding land uses.

Zoning By-law 2213-78, as amended

#### **A minor variance is required before the Site Plan Agreement is finalized.**

The subject property is zoned “Business Park (BP-4i) Exception Zone” by the Town of Aurora Zoning By-law 2213-78, as amended. The proposed Site Plan as prepared by the applicant does not comply with the permitted uses and performance standards of the BP-4i Zone. A clinic is not a permitted use. The proposed Site Plan also does not comply with provisions regarding landscaping fronting Eric T. Smith Way and the height of Building “B”.

The site plan agreement will not be executed and registered until a minor variance is approved by the Committee of Adjustment and the site plan is finalized.

### Urban Design and Elevations

The proposed Site Plan development has been reviewed by the Planning Partnership for compliance with the Hallgrove Business Park Urban Design Guidelines. The owner has proposed massing Buildings “A” and “D” at the north end of the site near Eric T. Smith Way, with Building “B” and the parking garage towards the rear of the site (see Figure 4). A pedestrian walkway six (6) m in width provides pedestrian access from the street to all buildings on site and acts as a central “spine” for the development. Two landscaped amenity areas are proposed: one between Buildings “A” and “D” and another in front of Building “B”. Landscaping is proposed around the perimeter of the site and within the islands in the parking lot (see Figure 5).

Each proposed building will be clad in a combination of precast concrete, glass curtain wall, and spandrel glass (see Figures 6 and 7). The rear wall of Building “B” faces the parking garage and lands designated as Countryside Area within the Oak Ridges Moraine. It is clad mainly in precast concrete. Buildings “A” and “D” have canopied entrances at the north and south elevations and Building “A” features an outdoor patio. The main entrance of Building “B” is at the terminus of the pedestrian walkway.

### Traffic and Parking

Section 27.D.8.3 of the Zoning By-law states that the maximum Floor Area Ratio for an office use can be raised from 17% to 50% if the applicant can demonstrate that the increase can be supported by the existing and proposed road network and it will not have an undue impact on intersection operations. The applicant will submit a traffic report to support the minor variance application. The report will also address any increase in traffic generated by the clinic use. The proposed office and clinic uses will have a combined FAR of 53.6%.

The Zoning By-law requires a minimum of 3.5 parking spaces per 100 m<sup>2</sup> of office space and 6.5 parking spaces per 100 m<sup>2</sup> of clinic space. The proposed site plan contains 471 parking spaces. Building Services staff have confirmed that the number of proposed parking spaces complies with the zoning provisions.

### Landscaping

The owner proposes landscape plantings along the frontage of Eric T. Smith Way consisting of Autumn Blaze Maple and a variety of deciduous and coniferous shrubs. The landscape strips along the east and west property lines are proposed to be planted with a variety of deciduous and coniferous trees including Yellowwood, Buckeye, and White Pine. The central pedestrian walkway and amenity areas are proposed to be lined with White Coffee trees.

### **Department / Agency Comments**

The Planning Partnership, Enbridge, Canada Post, Alectra Utilities, and Rogers have no concerns regarding the proposed Site Plan application. The Accessibility Advisor, Central York Fire Services, Parks Department, Building Division, and Development Planning Engineer have no concerns subject to further technical information being provided. The owner is currently preparing a third site plan submission to address these comments.

#### **The Planning Partnership (Urban Design)**

The site plan application was circulated to the Planning Partnership to peer review the urban design aspects of the proposal. The Planning Partnership is generally satisfied with the proposed site plan application and has suggested some refinements to the building elevations including projecting the precast walls of Building "B" to create textures and shadows in the elevation.

#### **Accessibility Advisor**

The Accessibility Advisor has no objections to site plan approval subject to consideration being given to automatic door openers for all main entrances and washroom doors, wider entry doors, and increasing the accessible parking spaces from 10 to 12.

#### **Central York Fire Services**

CYFS has reviewed the site plan and requires additional technical details regarding water supply, hydrant locations, fire department connections, and fire route design and signage.

#### **Parks, Recreation & Cultural Services Department**

Parks staff have no objections to site plan approval provided that the plans are updated to clarify plantings in the islands and pedestrian walkway. Technical details were also requested on the landscape plan including surface materials and location of infrastructure.

#### **Planning and Building Services, Building Division**

Building division staff requested further zoning information to ensure zoning compliance, including garbage enclosures, parking, lot frontage, and building height. The Building Division has identified where the proposed development does not conform to the provisions of the BP-4i Exception Zone.

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### Development Planning Engineer

The Development Planning Engineer has no objections to the approval of the Site Plan subject to additional technical information regarding emergency services, water service, stormwater management, grading, and cost estimate.

### Other Agencies

Enbridge, Canada Post, Alectra Utilities, and Rogers have reviewed the application and have no concerns.

### **Advisory Committee Review**

No Communication Required.

### **Financial Implications**

At the time of Site Plan agreement, fees and securities will be applied to the development. Development charges and cash in lieu of parkland fees will also be collected.

### **Communications Considerations**

Site plan applications submitted under Section 41 of the Planning Act do not require public notification. All planning applications are listed on the Town's website which is reported to Council and updated quarterly.

### **Link to Strategic Plan**

The proposed Site Plan application supports the Strategic Plan goal of Enabling a diverse, creative and resilient economy through its accomplishment in satisfying requirements in the following key objective within this goal statement:

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business: Through the proposed Site Plan application on the subject lands, the application will assist in attracting business in accordance with the Develop plans to attract businesses that provide employment opportunities for our residents action item.

## **Alternatives to the Recommendation**

1. Direct staff to report back to Council addressing any issues that may be raised at the General Committee Meeting.
2. Refusal of the application with an explanation for the refusal.

## **Conclusions**

Planning and Building Services reviewed the subject Site Plan application in accordance with the provisions of the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. The Site Plan application is considered to be in keeping with the development standards of the Town. All technical revisions to the proposed plans will be reviewed by Town Staff. A minor variance is required prior to the execution of the Site Plan agreement. Staff recommend approval of the Site Plan application File: SP-2016-06.

## **Attachments**

- Figure 1 – Location Map
- Figure 2 – Official Plan Map
- Figure 3 – Zoning Map
- Figure 4 – Proposed Site Plan
- Figure 5 – Proposed Landscape Plan
- Figure 6 – Proposed Elevations, Buildings A & D
- Figure 7 – Proposed Elevations, Buildings B & C

## **Previous Reports**

None.

## **Pre-submission Review**

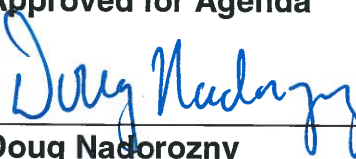
Agenda Management Team Meeting review on April 27, 2017.

### **Departmental Approval**



**Marco Ramunno, MCIP, RPP  
Director  
Planning and Building Services**

### **Approved for Agenda**



**Doug Nadorozny  
Chief Administrative Officer**





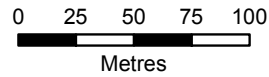
**LOCATION MAP**

APPLICANT: Markangel Real Estate Assets Inc.  
 FILE: SP-2016-06

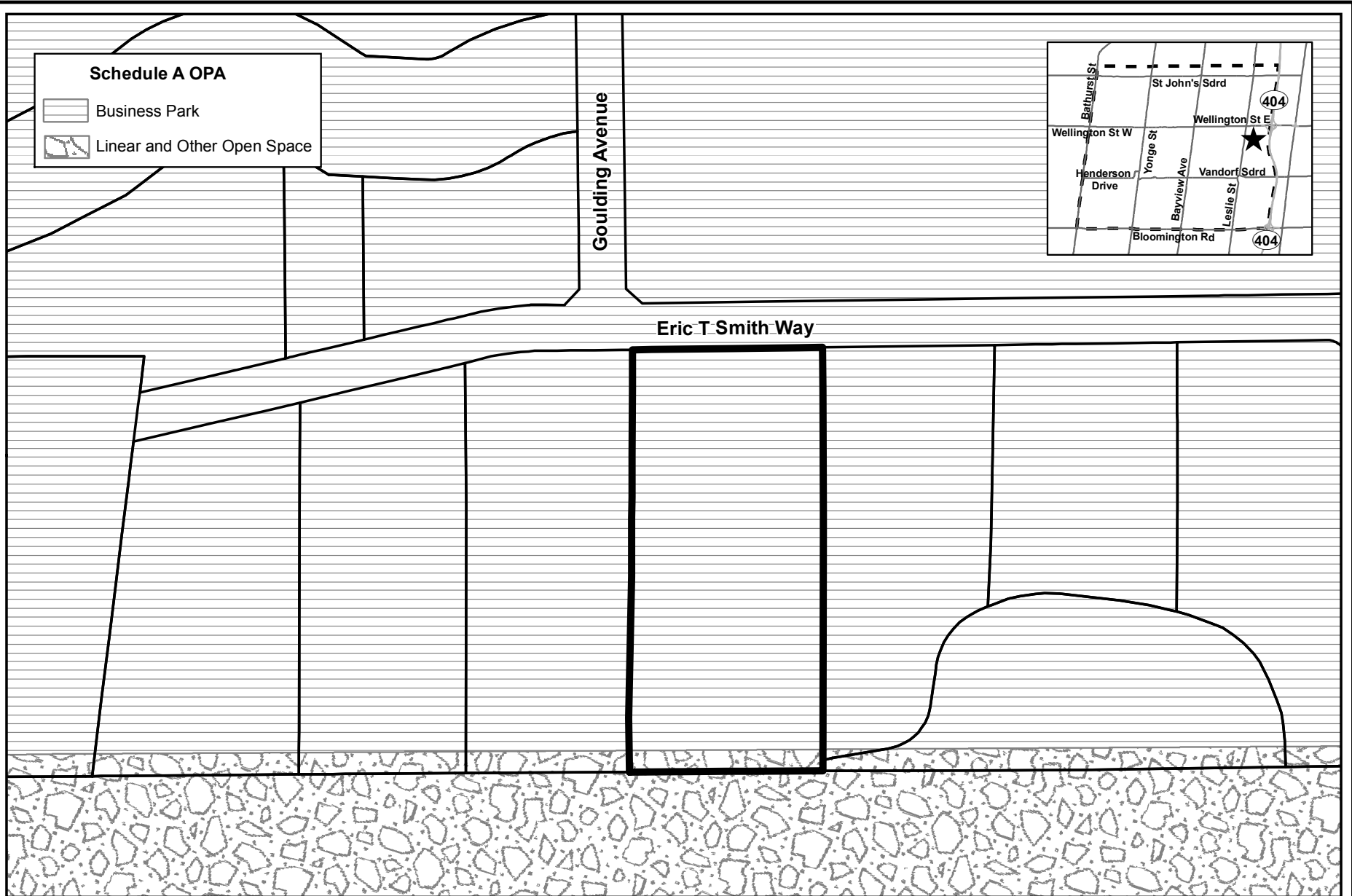
FIGURE 1



**SUBJECT LANDS**



Map created by the Town of Aurora Planning & Development Services Department, April 12, 2017. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2016, © First Base Solutions Inc., 2016 Orthophotography.



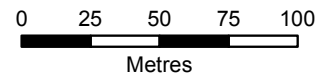
**OFFICIAL PLAN MAP**

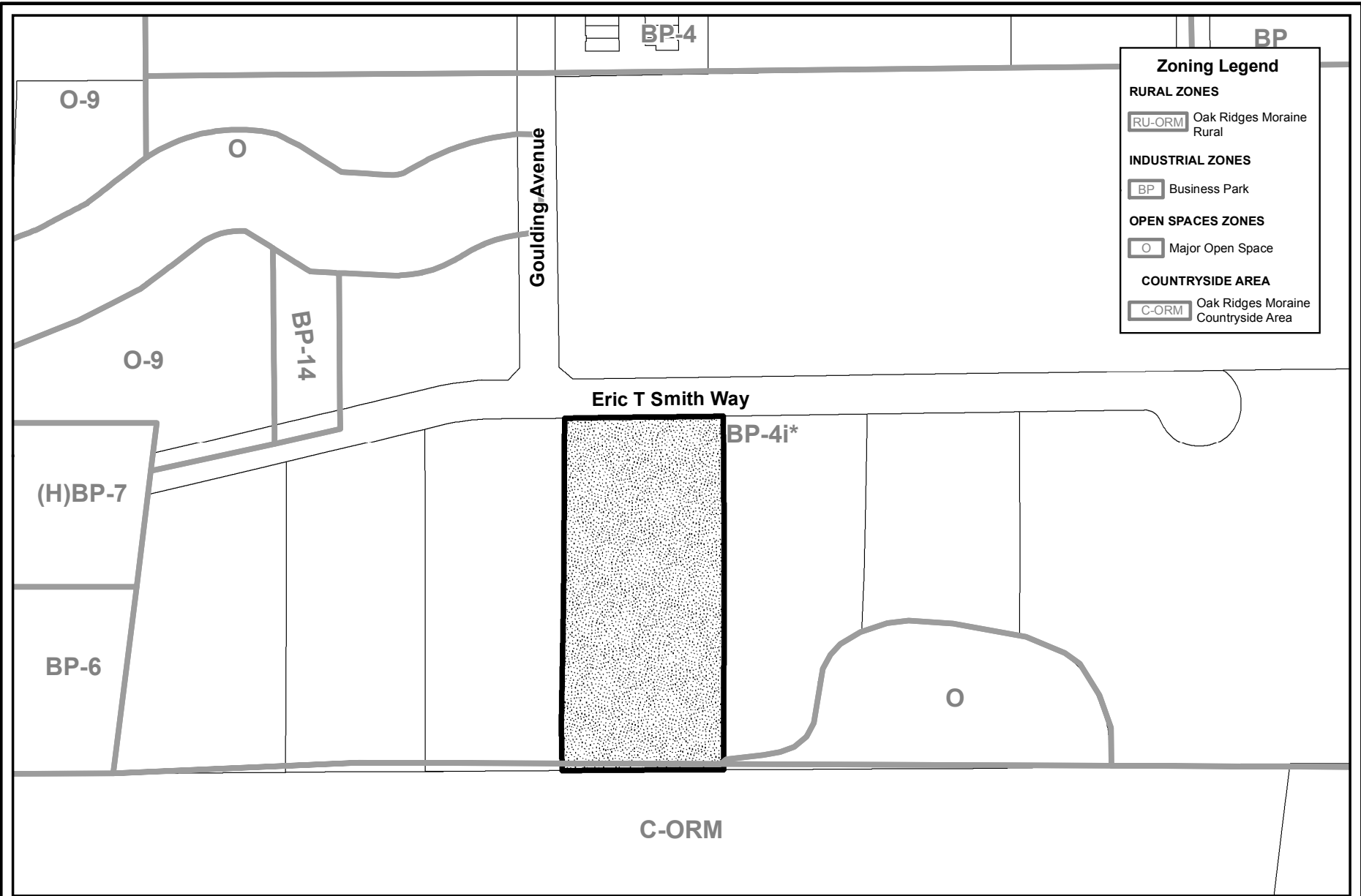
APPLICANT: Markangel Real Estate Assets Inc.

FILE: SP-2016-06

FIGURE 2

 **SUBJECT LANDS**





**Zoning Legend**

**RURAL ZONES**

[RU-ORM] Oak Ridges Moraine Rural

**INDUSTRIAL ZONES**

[BP] Business Park

**OPEN SPACES ZONES**

[O] Major Open Space

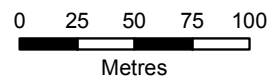
**COUNTRYSIDE AREA**

[C-ORM] Oak Ridges Moraine Countryside Area

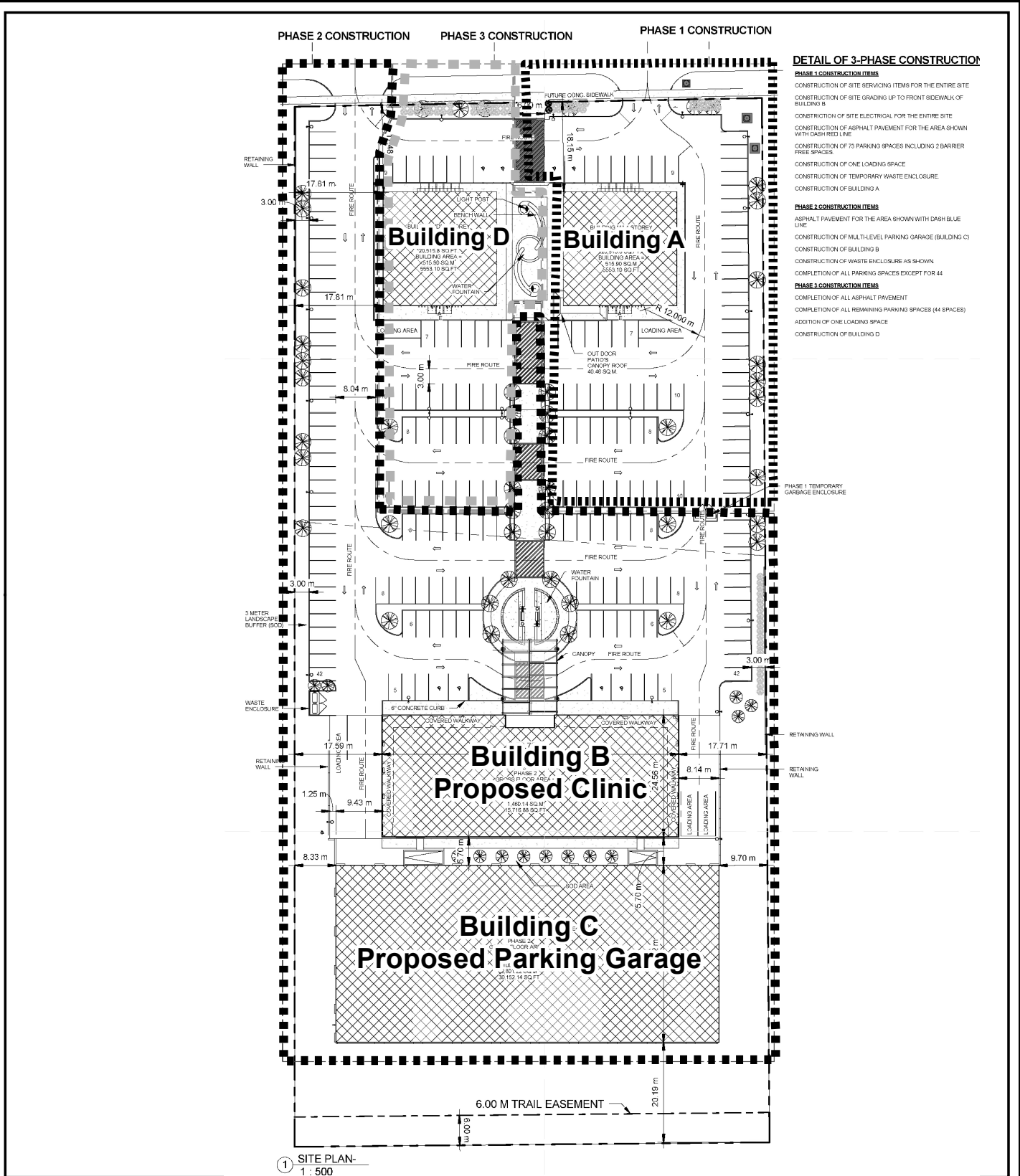
**ZONING MAP**

APPLICANT: Markangel Real Estate Assets Inc.  
 FILE: SP-2016-06  
 FIGURE 3

[Stippled Box] **SUBJECT LANDS**






Map created by the Town of Aurora Planning & Development Services Department, April 12, 2017. Base data provided by York Region & the Town of Aurora.



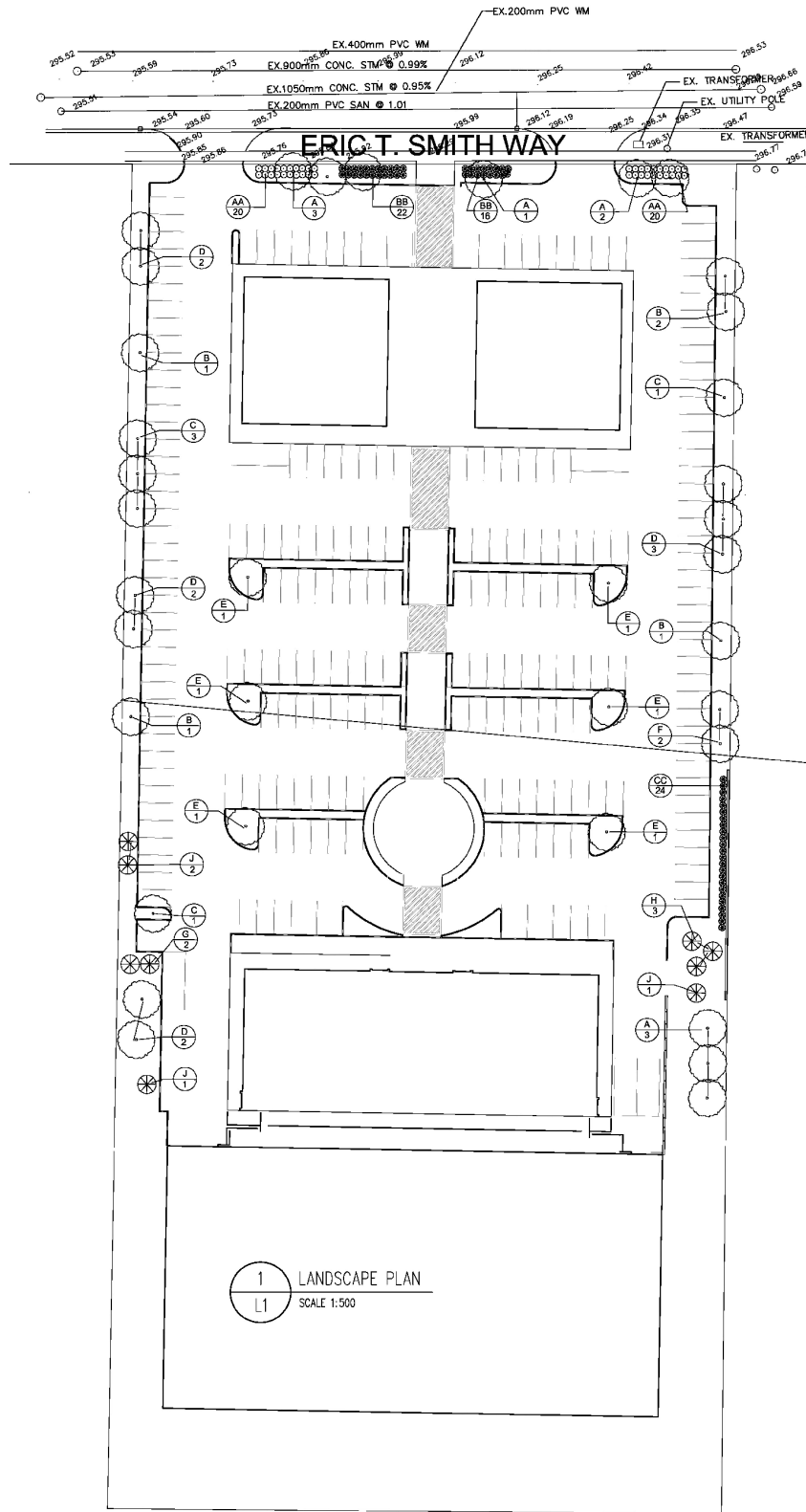
**PROPOSED SITE PLAN**

APPLICANT: Markangel Real Estate Assets Inc.  
 FILE: SP-2016-06

FIGURE 4

-  PHASE 1
-  PHASE 2
-  PHASE 3



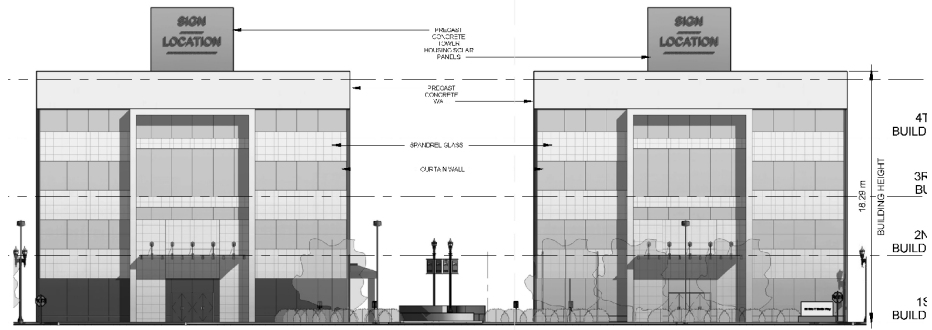


## PROPOSED LANDSCAPE PLAN

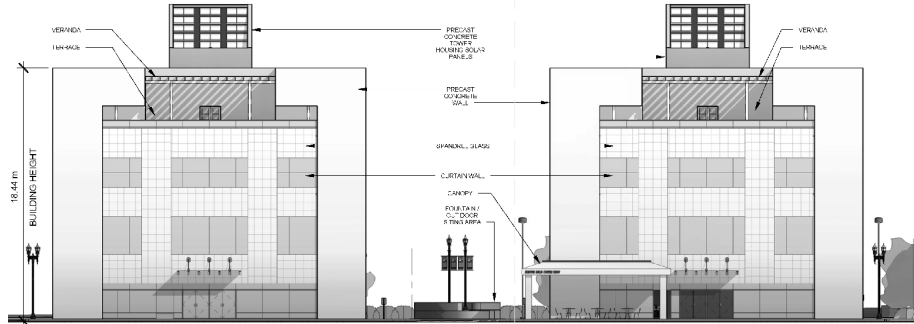
APPLICANT: Markangel Real Estate Assets Inc.  
FILE: SP-2016-06

FIGURE 5

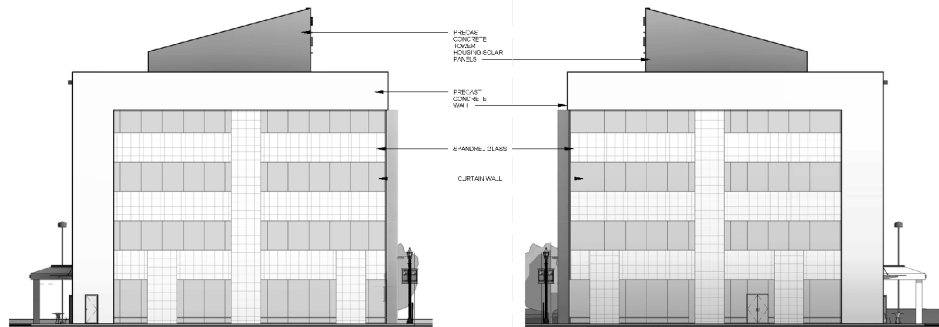




② NORTH ELEVATION BUILDING A AND D  
1 : 200

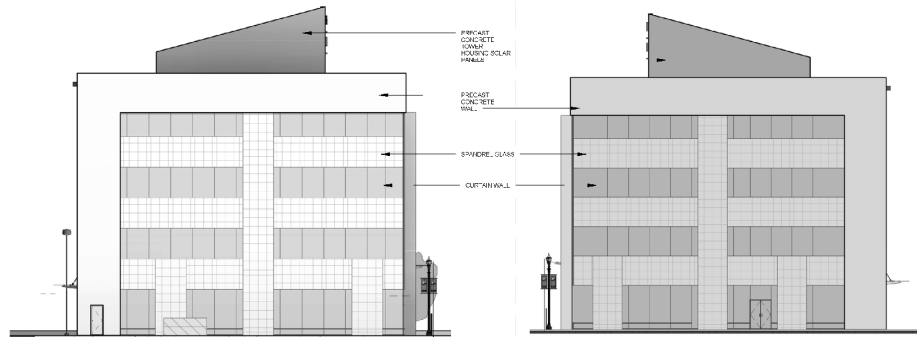


① SOUTH ELEVATION BUILDING A  
1 : 200



③ EAST ELEVATION BUILDING A  
1 : 200

④ WEST ELEVATION BUILDING A  
1 : 200



⑤ EAST ELEVATION BUILDING D  
1 : 192

⑥ WEST ELEVATION BUILDING D  
1 : 200

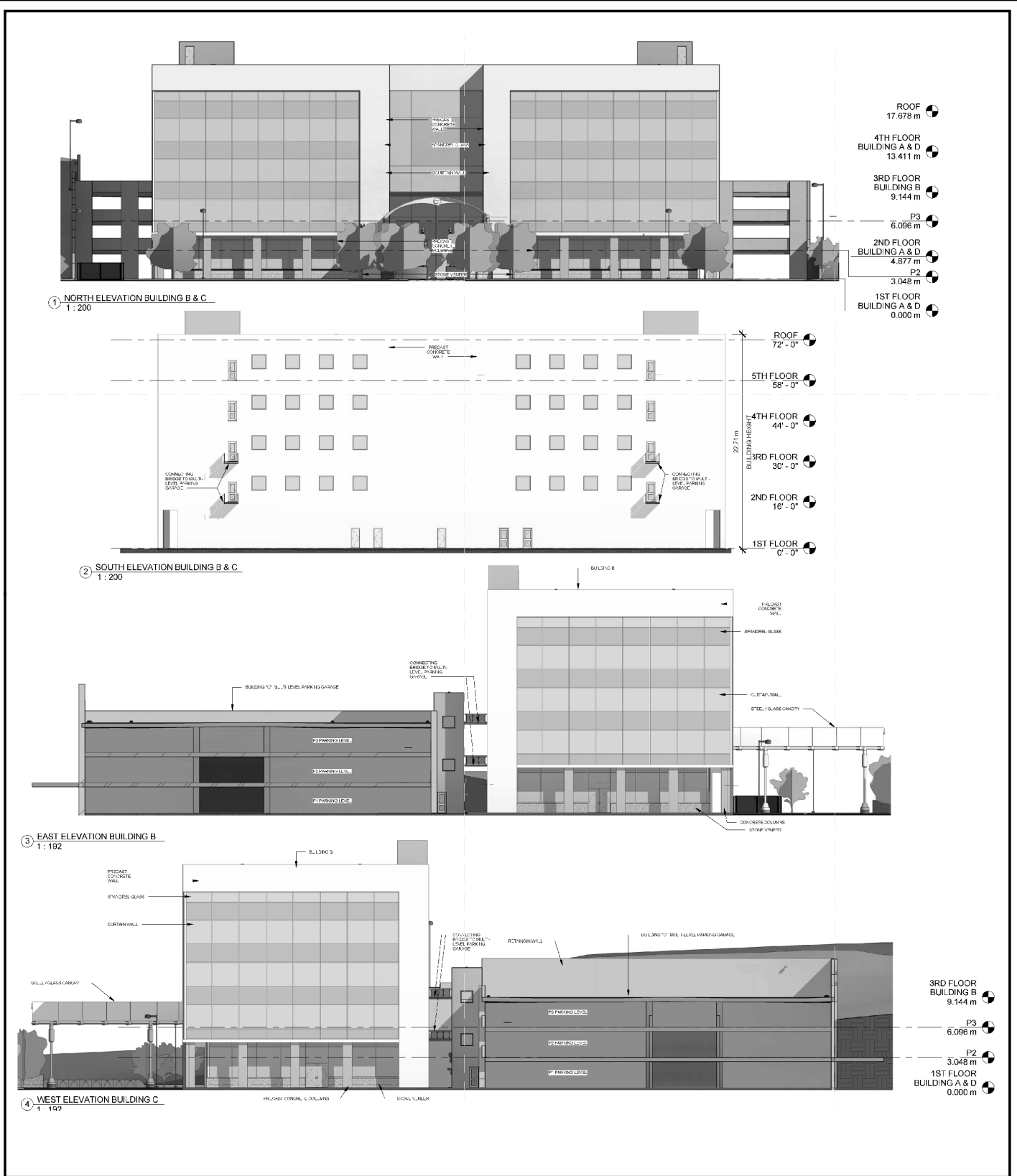
**PROPOSED ELEVATIONS, BUILDINGS A & D**

APPLICANT: Markangel Real Estate Assets Inc.

FILE: SP-2016-06

FIGURE 6





**PROPOSED ELEVATIONS, BUILDINGS B & C**

APPLICANT: Markangel Real Estate Assets Inc.  
 FILE: SP-2016-06

FIGURE 7





**Town of Aurora  
General Committee Report No. PBS17-017**

---

**Subject:** Application for Site Plan Approval  
Joe Cara  
15132 & 15136 Yonge Street  
Part of Lots 4 & 5, Registered Plan 9  
File Number: SP-2013-05

**Prepared by:** Caitlin Graup, Planner

**Department:** Planning and Building Services

**Date:** May 16, 2017

---

### **Recommendation**

1. That Report No. PBS17-017 be received; and
2. That Site Plan Application File No. SP-2013-05 (Joe Cara) to permit the development of a three (3) storey mixed use building including 12 residential units and 240 square metres of commercial floor space, be approved; and
3. That a total of 12 units of water and sewage capacity be allocated to the Approval of the Site Plan Application; and
4. That the Mayor and Town Clerk be authorized to execute the Site Plan Agreement, including any and all documents and ancillary agreements required to give effect to same.

### **Executive Summary**

This report seeks Council's approval to permit the development of a three (3) storey mixed use building including 12 residential units and 240 square metres of commercial floor space.

- The proposal is in keeping with the Town's Official Plan Policies and provides for an infill opportunity along Yonge Street
- There are issues with parking requirements, however these will be dealt with through a minor variance application



## **Background**

### **Application History**

The Site Plan Application was received on April 24, 2013.

### **Location / Land Use**

The subject properties are located on the west side of Yonge Street, at Church Street (See Figure 1). There is an existing 2-storey building located on 15132 Yonge Street, which will remain. The proposed 3-storey building will be constructed to the north of the existing building, at 15136 Yonge Street, which is currently vacant. The current driveway access to the south of the existing building will remain, with parking located in the front, side and rear of the buildings.

### **Surrounding Land Uses**

The surrounding land uses are as follows:

North: Commercial Uses  
South: Commercial Uses  
East: Commercial Uses, Aurora Public Library, Residential Uses  
West: Residential Uses

### **Policy Context**

#### *Provincial Policies*

All Planning Act development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns. The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

#### *Town of Aurora Official Plan – Promenade Secondary Plan*

The subject properties are designated “Downtown” in the Aurora Promenade Secondary Plan (See Figure 2). The “Downtown” land use policies encourage a mixture of uses not just within the designation in general, but also on individual development sites and within

individual buildings. Permitted uses include dwelling units located on the second storey and/or above, of all building types, and commercial uses including offices, retail stores and restaurants.

*Zoning By-law 2213-78, as amended*

The subject properties are zoned Central Commercial (C2) along Yonge Street, with a portion of the rear of the properties zoned Environmental Protection (EP) (See Figure 3). The Central Commercial (C2) Zone permits a variety of commercial uses, including, among others, banks or other financial institutions, business or professional offices, commercial schools and retail stores. In addition, mixed use buildings with a height limit of 5 storeys are permitted.

The Environmental Protection (EP) Zone permits, among other uses, agriculture, conservation and forestry uses, and does not permit buildings or structures to be erected within the zone except for those intended for floor or erosion control or structures ancillary to uses permitted, subject to Public Authority approval.

*Reports and Studies*

The Owner submitted the following documents as part of a complete application to the proposed Site Plan Application:

<b>Report Name</b>	<b>Report Author</b>
Stormwater Management Report	Soscia Engineering Ltd.

**Proposed Applications**

*Proposed Site Plan*

As illustrated on Figure 4A, the proposed site plan shows the existing 2-storey building and the proposed 3-storey building to the north. The existing building provides approximately 186 sq.m. of commercial space on the ground floor and a total of 8 residential units. The proposed building provides approximately 240 sq.m. of commercial space on the ground floor, and 6 residential units on both the second and third floors, for a total of 12 residential units. In total, the development will provide approximately 426 sq.m. of commercial space and 20 residential units. The parking is located in the front, south side yard and rear yard and is proposed to be shared between the two buildings. The table below shows the proposed site statistics and the zoning by-law requirements.

<b>Site Statistics</b>	<b>Proposed (this includes both 15132 Yonge Street and 15136 Yonge Street)</b>	<b>Zoning By-law Requirements</b>
Permitted Uses: C2 – Central Commercial	Commercial Space with Residential Units above first storey	Commercial Space with Residential Units above first storey
EP – Environmental Protection	Parking*	Parking not permitted
Lot Area (minimum)	1,481 m <sup>2</sup>	230 m <sup>2</sup>
Lot Frontage (minimum)	28.5 m	10.0 m
Front Yard (minimum)	0.28 m	3.0 m
Rear Yard (minimum)	17.5 m	7.5 m
Side Yard (minimum)	North Side – 0.0 m South Side – 7.1 m	n/a
Floor Area (maximum)	2,100 m <sup>2</sup>	n/a
Lot Coverage (maximum)	32.7%	n/a
Building Height (maximum)	15132 Yonge St. – 2 storeys 15136 Yonge St. – 3 storeys	3 storeys
Parking (minimum)	25 parking spaces*	46 parking spaces
Parking Location	Front, Side and Rear Yard*	Rear Yard Only

\*Proposed Site Plan provision does not conform to the Zoning By-law and will require a minor variance to the Committee of Adjustment to address the deficiency.

## **Analysis**

### **Planning Considerations**

#### *Lake Simcoe Protection Plan (LSPP)*

The subject properties are located within the Lake Simcoe Watershed. Any proposed development within this area is subject to the applicable policies of the Lake Simcoe Protection Plan, including Settlement Area policies. The subject property is located partially within an area currently governed by Ontario Regulation 179/06 under the Conservation Authorities Act. A permit is required from the Lake Simcoe Region Conservation Authority (LSRCA) prior to any construction and/or site works commencing within the regulated area.

The LSRCA has reviewed the submitted material and confirms that all matters have been addressed, therefore it is Planning Staff's opinion that the proposed development conforms to the Lake Simcoe Protection Plan. The Applicant will be required to satisfy any technical/agreement requirements with the LSRCA prior to the execution of the Site Plan Agreement with the Town.

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Report No. PBS17-017

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*York Region Official Plan*

York Region has reviewed the submitted materials and notes that the subject properties are within the "Urban Area" designation, and are also located within Wellhead Protection Area B and WHPA-Q (Recharge Management Area). The Applicant will be required to satisfy any technical/agreement requirements with the Region prior to execution of the Site Plan Agreement with the Town.

*Town of Aurora Official Plan – Promenade Area*

The subject properties are designated "Downtown" in the Aurora Promenade Secondary Plan. The "Downtown" land use policies encourage a mixture of uses not just within the designation in general, but also on individual development sites and within individual buildings. Permitted uses include dwelling units located on the second storey and/or above, of all building types, and commercial uses including offices, retail stores and restaurants.

Planning Staff are of the opinion that the proposed development conforms to the land use and development policies of the Official Plan and is compatible with the surrounding land uses.

*Zoning By-law 2213-78, as amended*

Planning staff are of the opinion that the proposed mixed-use commercial/residential development is appropriate and compatible with adjacent and neighbouring developments. The proposal generally complies with the zoning by-law. The Applicant will be required to satisfy any technical requirements with Building Services prior to the execution of the Site Plan Agreement with the Town.

*Parking*

The proposed site plan, including the existing 2-storey building, requires a total of 46 parking spaces, based on calculations that comply with Zoning By-law 2213-78, as amended. The Applicant is proposing to provide 25 parking spaces on site.

In addition, LSRCA will not permit overnight parking within the Floodplain, and parking is not permitted in the Environmental Protection (EP) Zone. As Figure 4B shows, 12 parking spaces fall within the LSRCA Floodplain.

Staff are able to support the reduction in parking based on Policy 11.14.1a) in the Aurora Promenade Plan, which allows for a reduced number of parking spaces for new development within the 'Downtown' and 'Upper Downtown' designations. New non-residential developments shall be required to provide a minimum of 1.0 and a maximum of 2.0 parking spaces per 100 square metres of G.F.A., and new residential developments shall be required to provide a minimum of 1 and maximum of 1.25 parking spaces per unit,

May 16, 2017

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inclusive of visitor parking. A Minor Variance application will be required to facilitate the Applicant's proposed site plan.

### **Department / Agency Comments**

The proposed applications were circulated to all internal and external agencies for review and comment. In general, all circulated agencies are satisfied with the revisions and have no further comments at this time. Any technical matters will be resolved prior to the execution of the site plan agreement.

### *Driveway Easement*

Prior to execution of the site plan agreement, confirmation from the Applicant will be required with respect to an easement for shared driveway access with the neighbouring property to the south.

### *Urban Design*

The application has been circulated for review by the Town's peer review consultant The Planning Partnership. Final comments from the Control Architect, including approval of the final colours and materials, will be required to be satisfied prior to the execution of the site plan agreement. Staff are generally satisfied with the design and proposed materials of the building (See Figures 5 & 6).

### **Advisory Committee Review**

No Communication Required.

### **Financial Implications**

There are no financial implications.

### **Communications Considerations**

Site plan applications submitted under Section 41 of the Planning Act do not require public notification. The Planning Application Status is available on the Town's website and is reported to Council and updated quarterly.

### **Link to Strategic Plan**

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business: By permitting the development of the mixed-use commercial/residential proposal, this will help Develop plans to attract businesses that provide employment opportunities for our residents.

The subject 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: By permitting mixed-use commercial/residential uses on an underutilized property along the Aurora promenade, the review of surplus lands and structures to facilitate growth and revitalization in the community action item is realised.

### **Alternatives to the Recommendation**

1. Direct staff to report back to Council addressing any issues that may be raised at the General Committee Meeting.
2. Refusal of the application with an explanation for the refusal.

### **Conclusions**

Planning and Building Services reviewed the proposed Site Plan Application in accordance with the provisions of the Provincial, Regional, the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands. The proposed Site Plan Application is generally considered to be in keeping with the development standards of the Town. It is noted that minor variance approvals will be required to address technical zoning issues. Any other technical revisions to the proposed plans will be reviewed by Town Staff prior to the execution of the site plan agreement. Staff recommends approval of Site Plan Application SP-2013-05.

### **Attachments**

- Figure 1 – Location Map
- Figure 2 – Existing Official Plan Designation
- Figure 3 – Existing Zoning By-Law
- Figure 4A –Site Plan
- Figure 4B – Site Plan with LSRCA Floodplain
- Figure 5 – Building Elevations, North and South
- Figure 6 – Building Elevations, East and West

### **Previous Reports**

Not applicable.

May 16, 2017

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Report No. PBS17-017

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**Pre-submission Review**

Agenda Management Team Meeting review on April 27, 2017.

**Departmental Approval**

**Approved for Agenda**



**Marco Ramunno, MCIP, RPP  
Director  
Planning and Building Services**



**Doug Nadorozny  
Chief Administrative Officer**

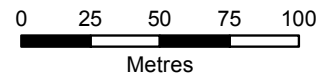


**LOCATION MAP**

APPLICANT: Joe Cara  
 FILES: SP-2013-05  
 FIGURE 1



**SUBJECT LANDS**



Map created by the Town of Aurora Planning & Building Services Department, April 24, 2017. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2016, © First Base Solutions Inc., 2016 Orthophotography.



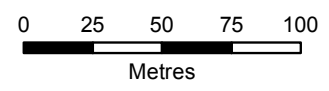


- Schedule A OPA**
- Public Parkland
  - Stable Neighbourhoods
  - Environmental Protection
  - Existing Employment - Brownfield Industrial
  - Existing Major Institutional
  - Private Parkland
- Schedule B1 Secondary Plan Area**
- Upper Downtown
  - Downtown

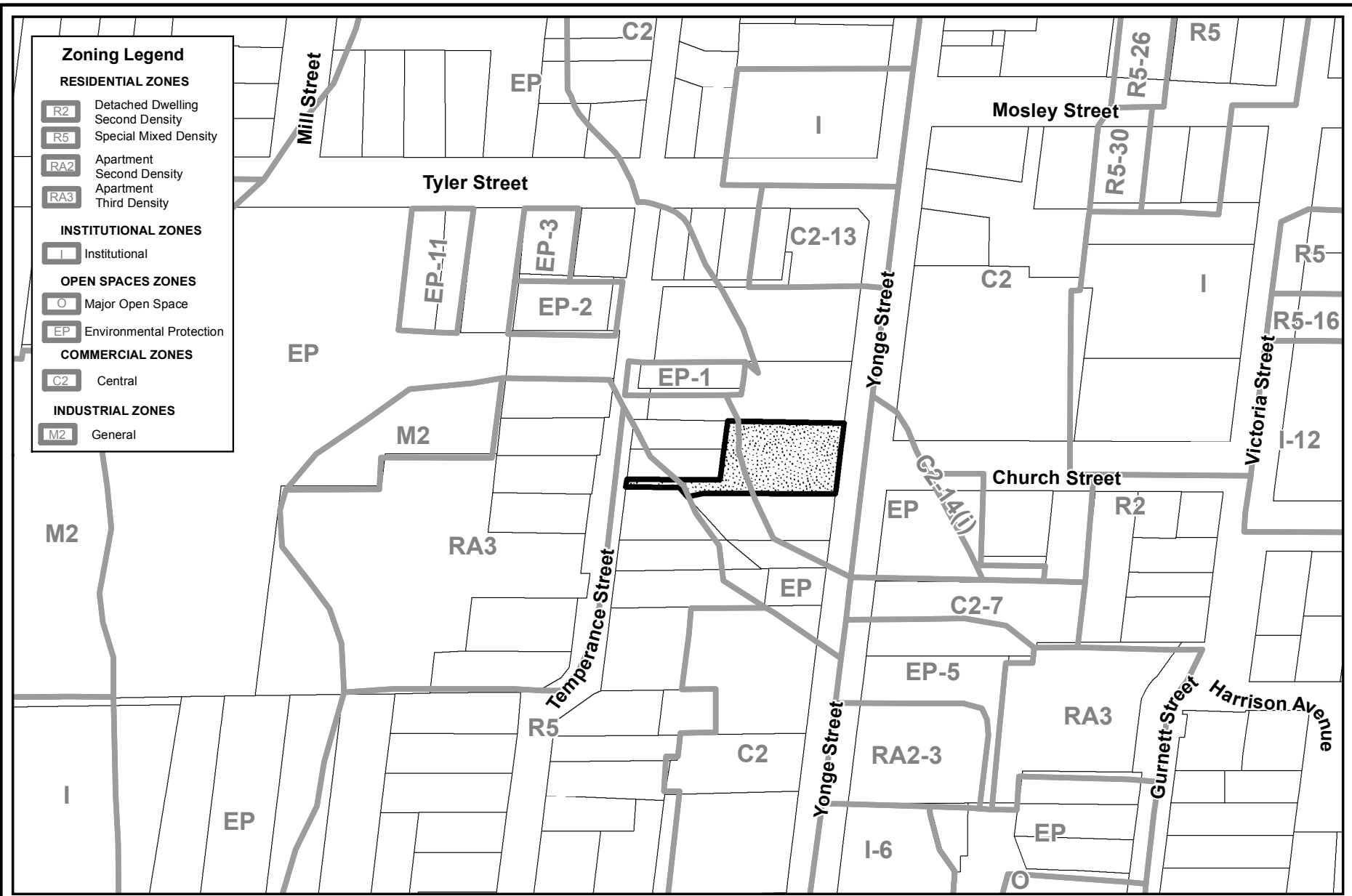
**EXISTING OFFICIAL PLAN DESIGNATION**

APPLICANT: Joe Cara  
 FILES: SP-2013-05  
 FIGURE 2

- SUBJECT LANDS
- THE AURORA PROMENADE



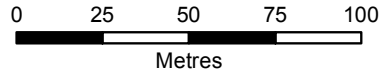
Map created by the Town of Aurora Planning and Building Services Department, April 24, 2017. Base data provided by York Region & the Town of Aurora.



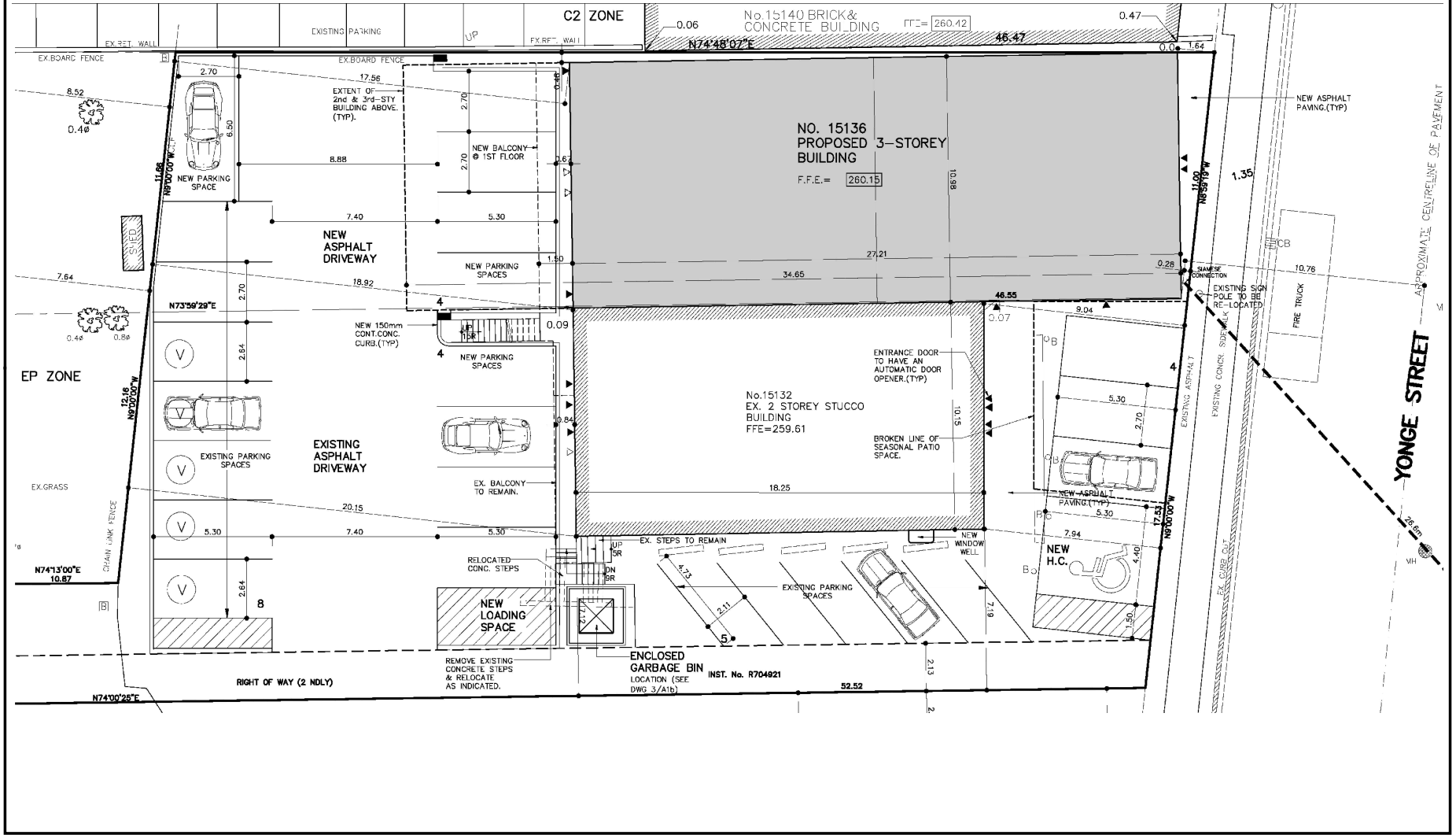
**EXISTING ZONING BY-LAW**

APPLICANT: Joe Cara  
 FILES: SP-2013-05  
 FIGURE 3

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning and Building Services Department, April 24, 2017. Base data provided by York Region & the Town of Aurora.

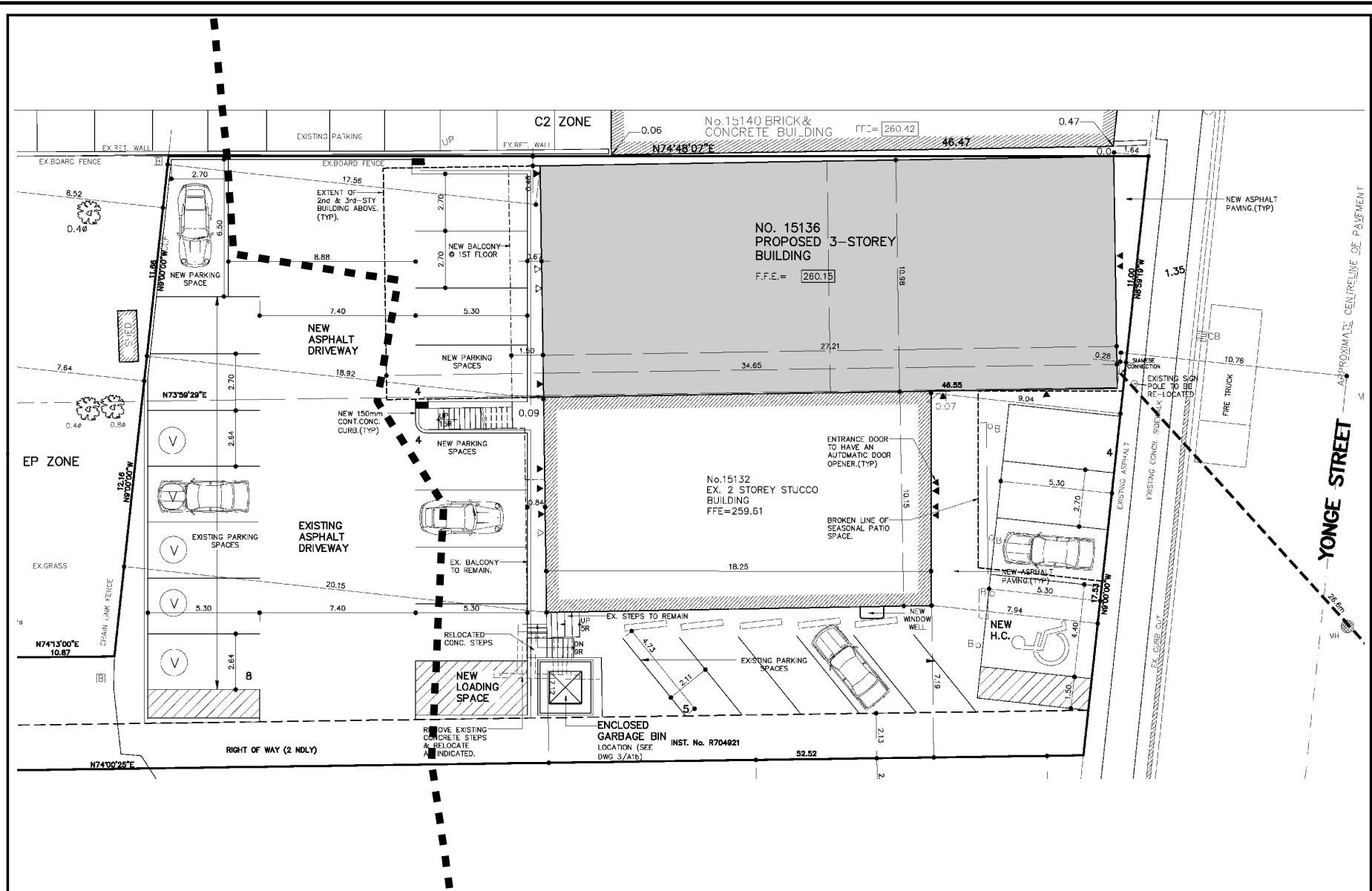


**SITE PLAN**

APPLICANT: Joe Cara  
 FILES: SP-2013-05

FIGURE 4A





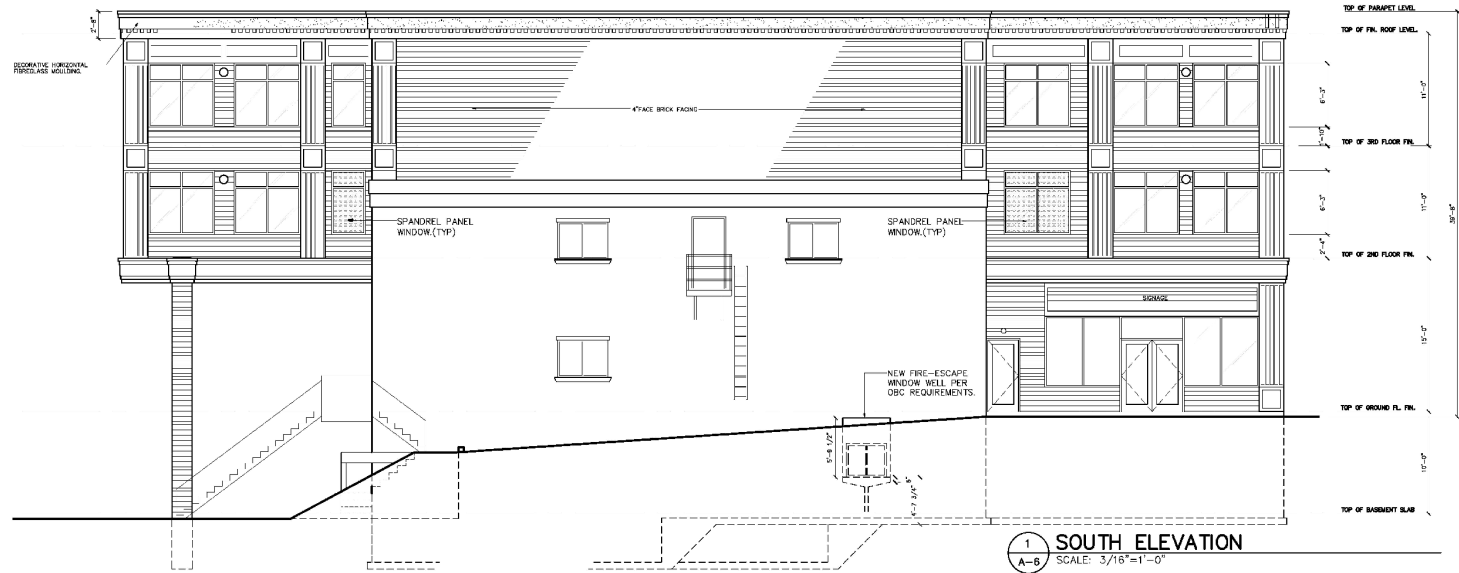
**SITE PLAN WITH FLOODPLAIN**

APPLICANT: Joe Cara  
 FILES: SP-2013-05

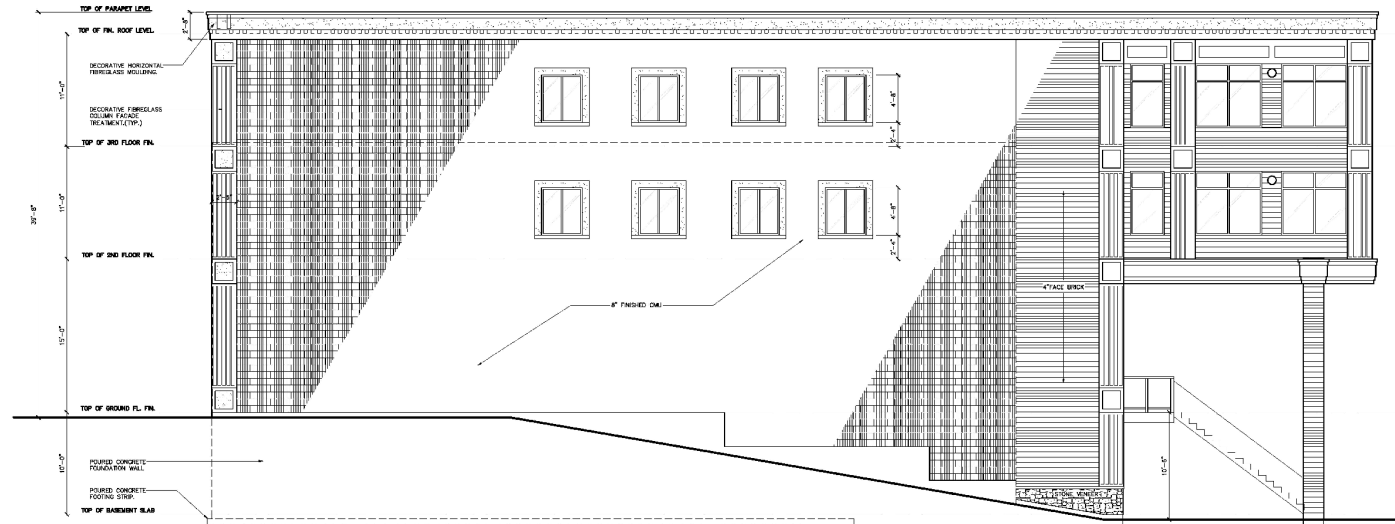
FIGURE 4B



Map created by the Town of Aurora Planning & Building Services Department, April 25, 2017. Drawing provided by Soscia Professional Engineers Inc.



1 SOUTH ELEVATION  
 SCALE: 3/16"=1'-0"



2 NORTH ELEVATION  
 SCALE: 3/16"=1'-0"

**BUILDING ELEVATIONS, NORTH AND SOUTH**

APPLICANT: Joe Cara  
 FILES: SP-2013-05

FIGURE 5





2 EAST ELEVATION (FACING YONGE ST.)  
 SCALE: 3/16"=1'-0"



1 WEST ELEVATION  
 SCALE: 3/16"=1'-0"

# BUILDING ELEVATIONS, EAST AND WEST

APPLICANT: Joe Cara  
 FILES: SP-2013-05

FIGURE 6





**Town of Aurora**

**General Committee Report**

**No. PBS17-025**

---

**Subject:** Additional Information: Comprehensive Zoning By-law Review  
File No. ZBA-2012-ZBR

**Prepared by:** Jeff Healey, Planner and Glen Letman, Manager of  
Development Planning

**Department:** Planning and Building Services

**Date:** May 16, 2017

---

**Recommendation**

1. That Report No. PBS17-025 be received; and
2. That the Comprehensive Zoning Bylaw be presented at a future Council meeting for enactment; and
3. That upon enactment of the Town's new Comprehensive Zoning Bylaw by Council, site specific Zoning Bylaw Amendment and Minor Variance applications will continue to be received, processed and considered by Council and the Committee of Adjustment.

**Executive Summary**

The purpose of this report is to provide Council with responses on three items that were raised in Report No. PBS16-067 and at the November 1, 2016 General Committee meeting and to provide Council with final Staff comments on these particular items as follows:

- Staff propose to reduce the maximum height from 28 metres to 15 metres for Institutional zoned properties, with the exception of lands zoned Institutional at 15186 Yonge Street.
- Proposed zoning for lands located at 101-115 Edward Street and 103-111 Metcalfe Street.
- Address comments from Council with respect to Amenity Area in apartment buildings.

This report also provides comments on Bill 73 as it would apply to the approval of the new Comprehensive Zoning Bylaw.

May 16, 2017

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Report No. PBS17-025

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## **Background**

### **Application History**

On November 1 2016, the Comprehensive Zoning By-law was considered by General Committee. Specific items discussed at the meeting were referred to a separate report for further discussion. On November 8 2016, a second report (PBS16-098) was prepared to provide further information with respect to Building Height in Institutional Zones, proposed Residential Zoning for 101-115 Edward Street, 103-111 Metcalfe Street and 106 Metcalfe Street, and in general properties that would be affected by the Comprehensive Zoning By-law. The following recommendation was provided by General Committee:

1. That Report No. PBS16-067 and Report No. PBS16-098 be received; and
2. That staff's Review of the Comprehensive Zoning By-law be approved, with the exception of the matters relating to the Institutional height provisions and the proposed zoning change for the properties on Metcalfe Street (103-111) and Edward Street (101-115); and
3. That staff be directed to review the former policy that provides for indoor amenity space and report back to Council; and
4. That the implementing Comprehensive Zoning By-law be presented at a future Council meeting for enactment.

## **Analysis**

### **Planning Considerations**

#### **Institutional Zones (outside of the Promenade Downtown)**

The maximum building height for Institutional Zones is currently twenty-eight (28) metres in By-law 2213-78. Measured in storeys, this height would measure between 7 ½ and 9 storeys. Under the definition of building height, the steeples or ornamental towers of places of worship are not calculated in the total height of the building.

As noted in Report No. PBS16-067, staff proposed a reduction in building height from twenty-eight (28) metres to fifteen (15) metres (approximately 4 storeys) for Institutional Zoned lands. The reduction of height would be consistent with the built form of the majority of existing Institutional buildings within the Town. Privately owned Institutional zoned lands in the Town are identified in Attachment 1 of this report.

As noted in Report No. PBS16-098, staff proposed that the existing maximum height of twenty-eight (28) metres be retained in the new Zoning Bylaw. After receiving all



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Report No. PBS17-025

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comments from Council, Staff recommend a reduction in building height from twenty-eight (28) metres to fifteen (15) metres for Institutional (“I”) Zoned lands located outside of the Promenade Downtown (PD1) zone.

### **Institutional Zoned Lands within the Promenade Downtown**

Lands currently zoned Institutional located within the Promenade Downtown Area are proposed to be incorporated into the Promenade Downtown (PD1) zone. Institutional Zoned lands located within the PD1 Zone include one property, 15186 Yonge Street (Aurora United Church property), which is currently under planning review for a two (2) storey place of worship and a nine (9) storey retirement residence (Files OPA-2016-05 & ZBA-2016-13).

On review of this matter and taking into consideration feedback from Council, staff recommended a maximum building height of 28 metres for the lands that are currently zoned Institutional be identified as a special exception zone in the new Comprehensive Bylaw. This exception zone would apply to the south west portion of the overall land holding, specifically the lands municipally known as 15186 Yonge Street which are currently zoned I Institutional.

A maximum building height of 15 metres is recommended for Institutional Zones outside of the Promenade Downtown (PD1) Zone. It must be noted that steeples and ornamental towers would be exempted from the height provisions.

### **Review of 101-115 Edward Street, 103-111 Metcalfe Street and 106 Metcalfe Street**

The specific properties are designated ‘Stable Neighbourhoods’ by Schedule “A” of the Town of Aurora Official Plan. As identified in PBS16-067, staff recommended that the lands be re-zoned to an appropriate residential zone to bring the residential uses into conformity with the Official Plan. The lands are currently zoned General Industrial “M2” by Zoning By-law 2213-78. The existing buildings on the lands are occupied as residential dwellings and there does not appear to be any industrial businesses as the primary uses. The residential uses are currently considered to be legal non-conforming uses as a result.

As stated in PBS16-098, buildings with a legal non-conforming status carry unique challenges in terms of the Zoning By-law. The non-conforming use may continue to legally exist as long as the property does not become vacant for an extended period of time. A non-conforming use cannot be expanded or enlarged without appropriate amendments to the zoning by-law, this includes the construction of decks, porches, garages or building additions. Should the residential building be removed in the event of a fire or a demolition, a zoning by-law amendment is required in order to build a new residential home on the lot.

May 16, 2017

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Report No. PBS17-025

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On December 1 2016, staff sent letters to each of the eleven affected lots to receive comments from the affected residents. Staff received correspondence from the Owner of 105 Edward Street in support of the change to residential received on April 26, 2016. Staff have also received support through phone conversations from the Owners of 111 Edward Street.

Staff acknowledge the delegation made at the November 1, 2016 General Committee meeting from the Owner of 111 Metcalfe Street requesting that Council retain the Industrial zoning on his lands. Staff have also received correspondence from the Owner of 103 Metcalfe Street requesting retention of Industrial zoning.

On review of this matter and taking public comments into consideration, staff recognize the unique neighborhood composition of the eleven properties along Edward Street and Metcalfe Street. The original zone change of the lands to Industrial in the 1960's was likely conducted in anticipation of creating a clear boundary of residential and industrial along municipal streets. Clearly, the change to industrial has occurred in piecemeal fashion with certain properties that appear in a greater industrial setting (in some cases surrounded by Industrial uses on three sides) while others containing well-maintained century homes, manicured landscaping and established trees, which are more in keeping with a residential setting. None of the buildings under consideration appear to have a primary industrial use.

As such, staff recommend that properties identified as 101, 103, 105, 107, 109, 111 and 115 Edward Street be changed to appropriate residential zoning, while properties identified as 103, 106, 107 and 111 Metcalfe Street remain within the equivalent Industrial/ Employment zone.

### **Amenity Area**

On November 1 2016, Council provided comments on Amenity Areas within Apartment buildings and condominiums.

Staff have conducted a review of amenity space provisions for municipalities within the Greater Toronto Area. For apartment buildings, the proposed recommended standard for Aurora is twelve (12) square meters, which is on the higher end for Amenity Area provisions compared to other municipalities. Amenity Area for municipalities surveyed is approximately ten (10) square metres per unit.

The proposed Comprehensive Zoning By-law has provided the option for indoor and outdoor amenity space for new apartment building developments. Outdoor Amenity Areas may include balconies, roof-top patio space or play spaces on the ground level. Indoor Amenity Areas may include a variety of uses such as fitness rooms, swimming pools and amenity rooms specifically for the use of the residents of the building.

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### **Provisions of Bill 73**

As previously identified in General Committee report No.PDS16-030 related to the introduction of Bill 73, and PBS16-067 reporting on the new Comprehensive Zoning By-law, the Province has recently made changes to the *Planning Act* via Bill 73 that received Proclamation on July 1, 2016.

As Bill 73 is now in effect, the *Planning Act* now provides that once a Comprehensive Zoning By-law is approved by Council, no new site-specific zoning by-law amendments (Section 34) and no new minor variance applications (Section 45) can be submitted to the Town for a period of two (2) years, unless Council passes a resolution permitting a specific application, a class of application or in respect of such applications generally.

The Comprehensive Zoning Bylaw represents a significant improvement and advancement in clarity and consistency in definitions, performance standards and provisions to that of the Town's current 1978 Zoning Bylaw. It should not, however, be interpreted to represent the final implementation tool to cover each and all possible desirable performance standards and development scenarios. Each rezoning and development application is unique for many reasons, including its location, context, uses, and specifics of the proposal, all to be evaluated by Council based on the provisions of the *Planning Act* and its various implementation tools. These provisions include a wide range of provincial, regional and municipal approved documents, including goals, objectives and development polices of the municipal Official Plan and it's associated amendments.

To ensure continuity in the zoning bylaw and variance processes of development planning applications, it is recommended that Council continue to receive and consider all rezoning and variance applications. The evaluation on the merits of development proposals will include, amongst other matters, bylaw exceptions proposed by the applicant, or as may be warranted, more restrictive exceptions as either recommended by staff or Council through the Public Planning Meeting process. It should be noted that only portions of the Promenade Plan (Downtown, Upper Downtown and Downtown Shoulder Areas) have special zoning provisions included within the new Comprehensive Zoning Bylaw. It was always the intent that redevelopment of the General and Focus Areas of the Promenade Plan would follow the rezoning public planning process. Therefore, not allowing the consideration of such applications would impact the redevelopment and revitalization opportunities in these areas.

In this regard as per the Recommendation Section of this report, staff recommend that a Council Resolution pursuant to Sections 34 (10.0.0.2) and 45 (1.3) of the *Planning Act* to declare that Council will receive and process all Section 34 (Bylaw Amendment) and Section 45 (Committee of Adjustment Variances) in the same manner that it does now.

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### **Classes of Zoning Applications**

Should Council direct that only 'specific applications, class of applications or applications generally' be received as allowed for in the *Planning Act*, a revised resolution would be required. If so directed Staff will prepare a revised Resolution for Council adoption as part of the Council's enactment of the new Comprehensive Zoning Bylaw. This resolution can be presented to Council at the time of the enactment of the new Comprehensive Zoning Bylaw

In this regard, the classes of applications that Council could consider are as follows:

- i) Industrial/ Employment, Commercial and Institutional (ICI) bylaw amendment applications;
- ii) Bylaw amendment applications within the Aurora Promenade (Downtown, Upper Downtown, Downtown Shoulder, Downtown General, Promenade Focus Area and Special Design Area) as identified by the Town's Official Plan;
- iii) Bylaw amendment applications associated with a Council approved, or new application of Draft Plan of Subdivision or Official Plan Amendment;
- iv) Committee of Adjustment minor variance applications.
- v) Bylaw amendment applications for infill residential development applications
- vi) Bylaw amendment applications on Open Space and Environmental Protection zoned lands.

### **Advisory Committee Review**

No communication required.

### **Financial Implications**

Financial Implications were previously outlined in Report No. PBS16-067.

### **Communications Considerations**

Communication Considerations were previously outlined in Report No. PBS16-067.

### **Link to Strategic Plan**

Links to Strategic Plan were previously outlined in Report No. PBS16-067.

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## **Alternative to the Recommendation**

1. Council has the option to direct changes or further review the proposed Comprehensive Zoning By-law.
2. Council has the option to provide alternate direction on applying Bill 73 (*Planning Act*) provisions.

## **Conclusions**

Planning and Building Services are in the final process of completing the Town's Zoning By-law review which will ultimately result in the enactment of a new Zoning By-law for the Town. The goals of the review are to implement the new Official Plan, replace the current out-dated By-law, resolve any known issues with the current By-law, to reduce the number of site specific zones and establish more progressive and up to date By-law standards. This staff report responds to three (3) items that staff were asked to further review.

The provisions of Bill 73 allow Council to pass a resolution to allow continued receipt and process of bylaw amendment or variance applications, preventing a two (2) year freeze on such *Planning Act* applications.

## **Attachments**

Attachment #1 – Privately Owned Lands Currently Zoned Institutional

Attachment #2 – Zoning Map of 101-115 Edward Street and 103-111 Metcalfe Street & 106 Metcalfe Street

Attachment #3 – Proposed Zoning Map for the Aurora Promenade

## **Previous Reports**

1. General Committee Planning Report No.PL12-053, Comprehensive Zoning By-law Review dated, November 6, 2012;
2. General Committee Planning Report No.PL13-051, Comprehensive Zoning By-law Review dated, October 15, 2013;
3. Public Planning Meeting Report No. PL14-012, Comprehensive Zoning By-law Review dated, February 26, 2014;
4. General Committee Planning Report No.PL15-002, Comprehensive Zoning By-law Review- Status Update dated, January 13, 2015;
5. Public Planning Meeting Report No. PL15-024, Comprehensive Zoning By-law Review dated, April 8, 2015;

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6. Public Planning Meeting Report No. PL16-021, Comprehensive Zoning By-law Review dated, April 25, 2016;
7. General Committee Planning Report No.PBS16-067, Comprehensive Zoning By-law Review dated, November 1, 2016; and,
8. General Committee Planning Report No.PBS16-098, Additional Information: Comprehensive Zoning By-law Review dated November 8, 2016.

### **Pre-submission Review**

Agenda Management Team Meeting review on April 27, 2017.

#### **Departmental Approval**

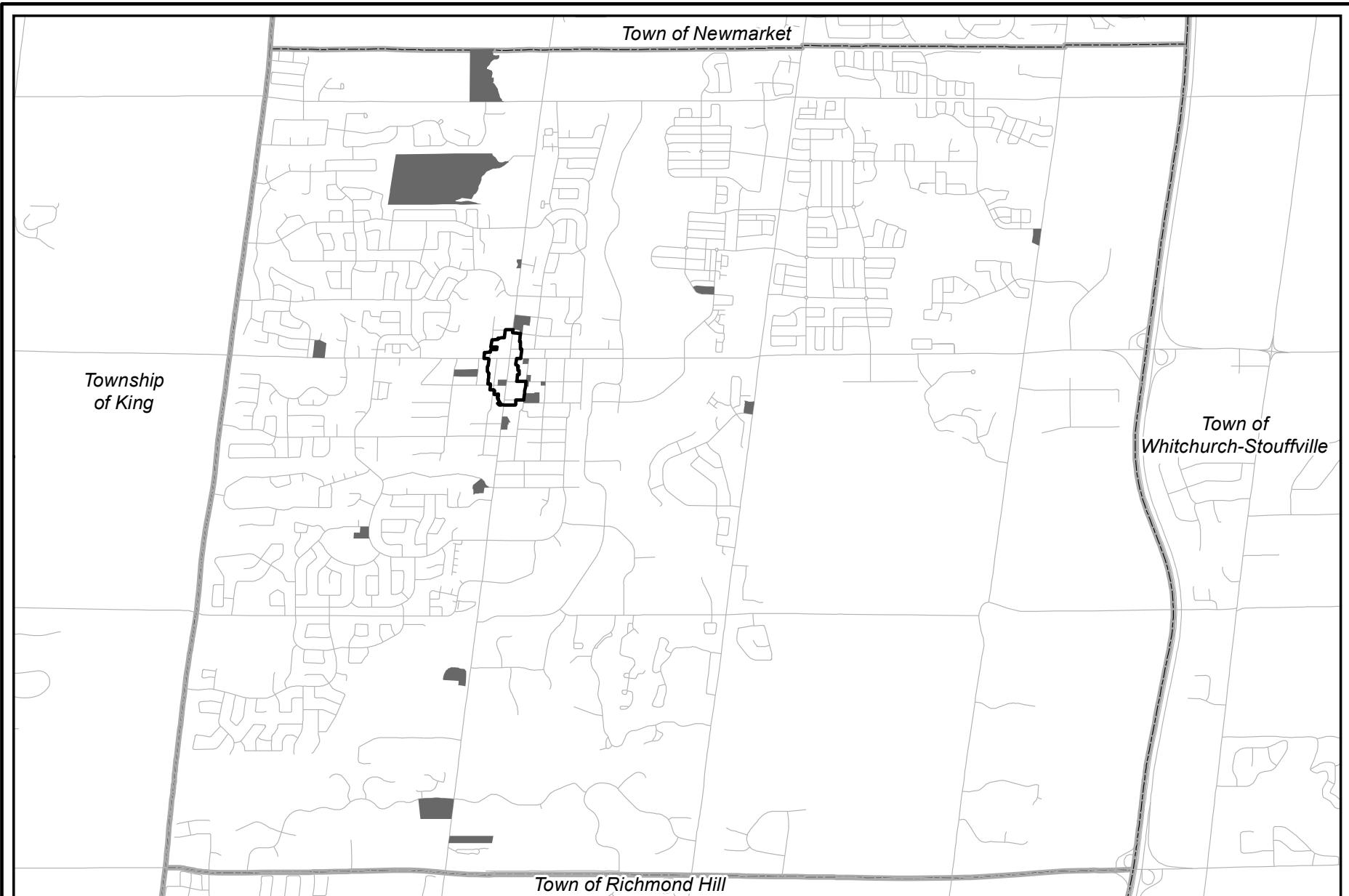


**Marco Ramunno, MCIP RPP  
Director,  
Planning and Building Services**

#### **Approved for Agenda**



**Doug Nadorozny  
Chief Administrative Officer**



# PRIVATELY OWNED LANDS CURRENTLY ZONED INSTITUTIONAL

FILE: PBS17-025

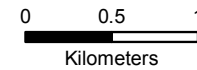
Attachment 1



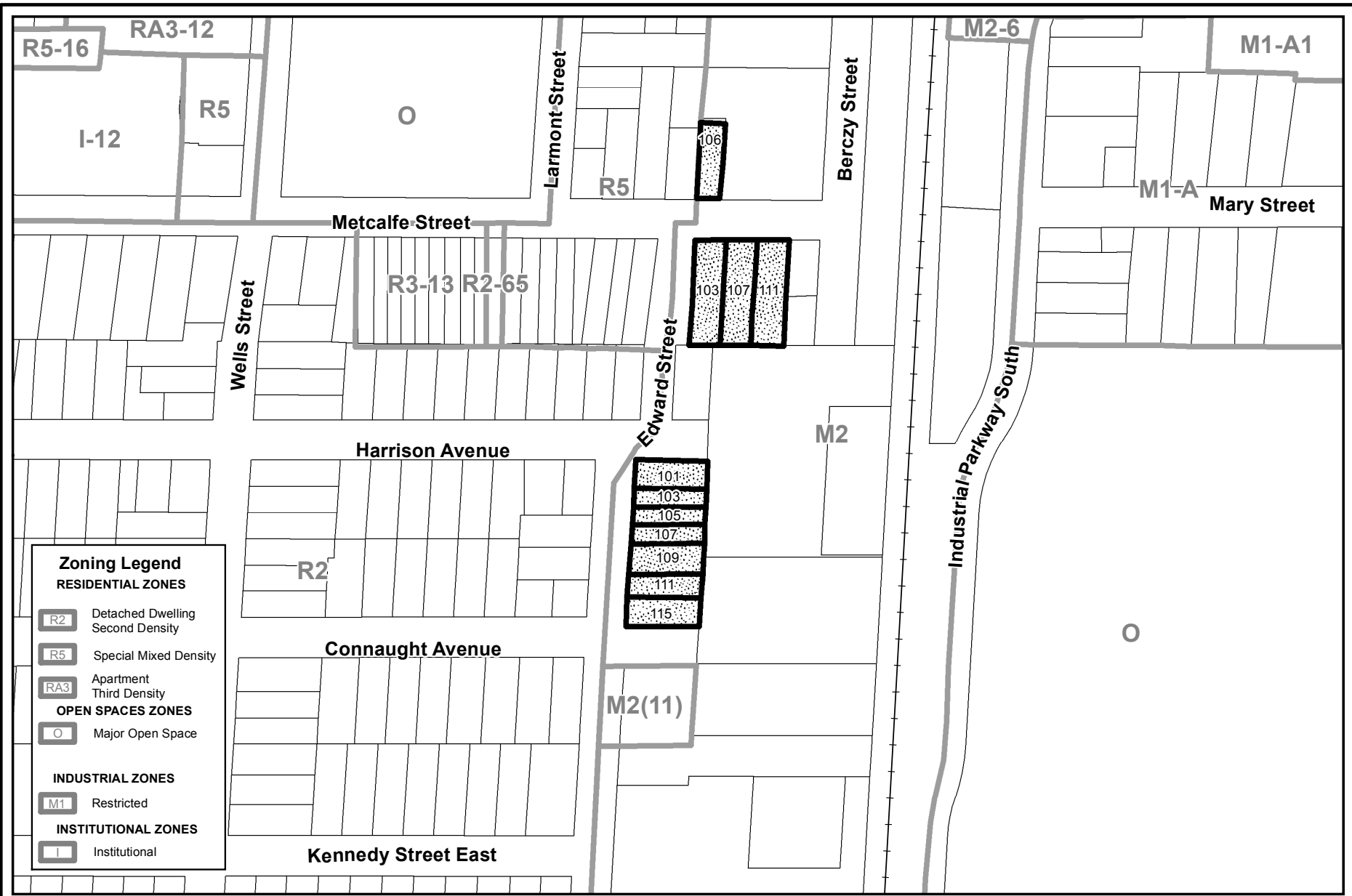
Promenade Downtown Boundary



Privately Owned Lands Zoned Institutional



Map created by the Town of Aurora Planning and Building Services Department, May 1, 2017. Base data provided by York Region & the Town of Aurora.

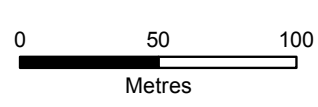


Zoning Legend	
<b>RESIDENTIAL ZONES</b>	
	Detached Dwelling Second Density
	Special Mixed Density
	Apartment Third Density
<b>OPEN SPACES ZONES</b>	
	Major Open Space
<b>INDUSTRIAL ZONES</b>	
	Restricted
<b>INSTITUTIONAL ZONES</b>	
	Institutional

**ZONING MAP OF 101-115 EDWARD STREET &  
 103-111 METCALFE STREET & 106 METCALFE STREET**

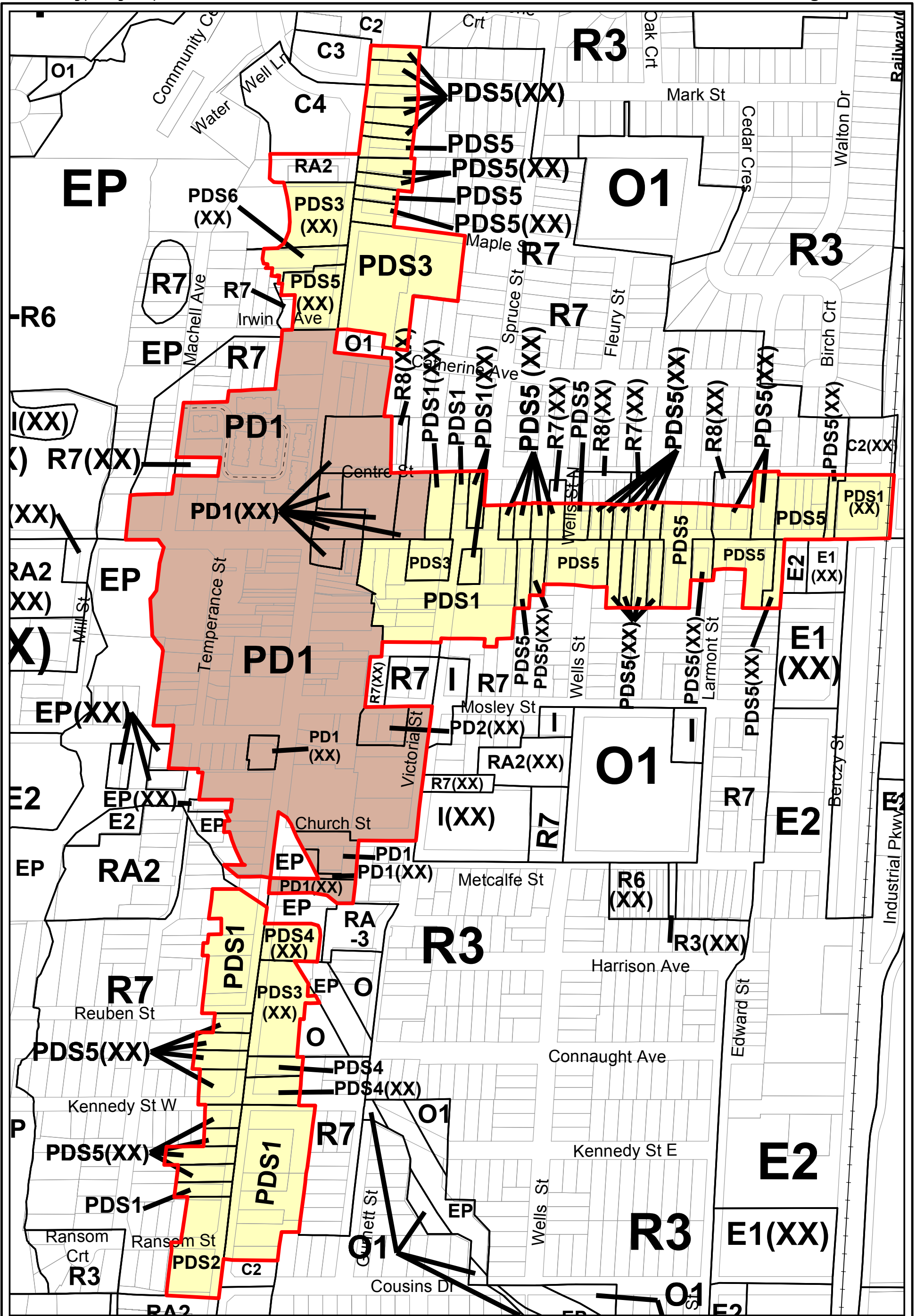
FILE: PBS17-025  
 Attachment 2

SUBJECT LANDS



Map created by the Town of Aurora Planning & Building Services Department, April 1, 2016. Base data provided by York Region & the Town of Aurora.





**PROPOSED PROMENADE MAP, SCHEDULE "A.1" TO BY-LAW XXXX-16**

- Promenade Downtown Shoulder (PDS)
- Promenade Downtown (PD)
- Promenade Overlay Zone

DRAWN BY: ML	UPDATED BY: ML	APPROVED BY: MR
DATE CREATED: 04/2016	DATE UPDATED: 04/2017	FILE NAME: Figure 2 Promenade Overlay.mxd

Note: Zoning Classifications and Provisions refer to Comprehensive Zoning By-law text document



**Town of Aurora  
General Committee Report**

**No. FS17-024**

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**Subject:** Canada 150 Funding Reallocation

**Prepared by:** Laura Sheardown, Financial Analyst – Cash Flow & Investments

**Department:** Financial Services

**Date:** May 16, 2017

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## **Recommendation**

- 1. That Report No. FS17-024 be received; and**
- 2. That the reallocation of \$35,000 of Canada 150 Celebration funding within Capital Project No. 74012, and the return of \$5,000 to the Tax Rate Stabilization Reserve, be approved.**

## **Executive Summary**

Under the direction and guidance of the Canada 150 Ad Hoc Committee, staff have secured both grant funding of \$28,500 and funding from Council of \$62,000 for a total of \$90,500 to support the approved events and event enhancements.

As part of a previous report to Council, staff identified a key risk associated with the Military Tattoo as the timing for the event was extremely tight and there was no guarantee that it would be possible to produce this Signature Canada 150 event.

As discussed with the Canada 150 Ad Hoc Committee on May 3, 2017, the Military Tattoo has been cancelled and the associated \$40,000 funding was presented for reconsideration by the committee. The Committee has provided staff with recommendations for reallocation of the funding previously approved for the tattoo.

## **Background**

An Ad Hoc committee was formed to develop a plan for Aurora to celebrate Canada's 150<sup>th</sup> birthday in 2017. Under the direction and guidance of the committee, staff applied for several grants to provide funding for Town events to celebrate Canada's sesquicentennial. As staff were aware that the results of all grants would not be known prior to the completion of the 2017 Budget, a place holder funding request was included for the Canada 150 Ad Hoc Committee's priority items that they wanted to proceed with even if grant funding was not approved.

May 16, 2017

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Report No. FS17-024

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The results for all grants have now been received and the Town was successful in securing only federal funding for an Indigenous Pow Wow.

In a previous report to Council, funding was confirmed to be used for a military tattoo, Family First Night enhancement and marketing and internal support in the amount of \$62,000.

## **Analysis**

As the tattoo cannot proceed, it is proposed by the Canada 150 Ad Hoc Committee to reallocate the previously approved \$40,000 tattoo budget to the following options:

### **Canada 150 Mural Mosaic Project - \$18,000**

The Canada 150 Ad Hoc Committee would like to proceed with the creation of an 8' x 12' mural designed by Canadian artist Lewis Lavoile. Our mural would be a part of the nation-wide Canada 150 Mosaic project, which consists of 150 murals across Canada. The Aurora portion of the mural will consist of 600 tiles and the Canada 150 Mosaic team will facilitate and oversee the painting events where all skill levels and ages are welcome to take part. At the end of this project, the Town will have a legacy art piece to commemorate Canada's 150 that can be displayed in a location of their choosing.

### **Colours of Fall Concert Enhancement- \$7,000**

Celebrated the Thursday before Thanksgiving, this event includes one last outdoor concert, in Town Park, as well as pumpkin carving. Enhancement of this event would include pioneer related interactive activities for kids with the Black Creek Pioneer Village support as well as a traditional corn roast reflective of the community gatherings of previous years.

### **Bringing Home the Celebration - \$5,000**

Aurora has been blessed with many talented and creative residents that wish to get involved in our Canada 150 celebrations. Several suggestions have been presented to the Canada 150 Ad Hoc Committee that can enhance existing celebrations such as the creation of a 'selfie spot' in front of a hand painted theatre set of the parliament buildings to the creation of several maple leafs from materials found within our own community. Staff continue to work with community members to develop these ideas.

### **Canada 150 Promotional Materials - \$5,000**

In order to meet the growing demand for Canada 150 promotional items, such as pins, flags and tattoos, staff are requesting funding to purchase larger quantities of these items than originally forecasted. These items can be purchased in larger quantities for much lower prices, which would allow the Town the opportunity to distribute them at more events throughout the year.

### **Advisory Committee Review**

The Canada 150 Ad Hoc Committee continues to work with staff to develop the refined recommended list of events and enhancements now being requested from Council.

### **Financial Implications**

The previous funding approved by Council is \$62,000, and the revised budget request of \$57,000, both funded from the Tax Rate Stabilization Reserve, are broken down as follows:

<b>Capital Project #74012 – Canada 150 Celebrations</b>		
<b>Event/Item</b>	<b>Previously Approved Budget Request</b>	<b>Revised Budget Proposed</b>
Military Tattoo	\$ 40,000	\$ 0
Pow Wow	20,000	20,000
Family First Night Fireworks Display	12,000	12,000
Youth Innovation Fair	8,500	8,500
Canada 150 Marketing	10,000	10,000
Canada 150 Mural Mosaic Project		18,000
Colours of Fall Concert Enhancement		7,000
Bringing Home the Celebration		5,000
Canada 150 Promotional Materials		5,000
<b>Total Expenditures</b>	<b>\$ 90,500</b>	<b>\$ 85,500</b>
<b>Revenue Sources</b>		
Canada 150 Fund (Pow Wow)	(\$ 20,000)	(\$ 20,000)
State Farm (Youth Innovation Fair)	( 7,500)	( 7,500)
Rotary (Youth Innovation Fair)	( 1,000)	( 1,000)
<b>Total Revenues</b>	<b>(\$ 28,500)</b>	<b>(\$ 28,500)</b>
<b>Net Budget Funding Request</b>	<b>\$ 62,000</b>	<b>\$ 57,000</b>

The revised funding request is \$ 5,000 lower than the previously approved budget.

## **Communications Considerations**

The Canada 150 Ad Hoc Committee and associated staff will continue to work with Communications to develop appropriate marketing plans for all of the planned Canada 150 celebrations, events and legacy items.

## **Link to Strategic Plan**

The Canada 150 events support the Strategic Plan goal of **supporting an exceptional quality of life for all** through the following key objective within this goal statement:

**Celebrating and promoting our culture:** expand opportunities and partnerships that contribute to the celebration of culture in the community.

## **Alternative(s) to the Recommendation**

1. Amend the recommended events and enhancements.

## **Conclusions**

Staff recommend the approval of the Canada 150 Ad Hoc Committee's funding reallocation for events and associated costs to allow the residents of Aurora the opportunity to take part in celebrations of Canada's 150 anniversary within their community.

## **Attachments**

Attachment 1 – Town of Aurora 2017 Events, including Canada 150 Enhancements.

## **Previous Reports**

FS17-004 Canada 150 Celebrations grant and Budget Confirmation  
Capital Budget Project #74012 – Canada 150 Celebrations

## **Pre-submission Review**

CAO and Treasurer review on May 4, 2017

May 16, 2017

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Report No. FS17-024

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**Departmental Approval**



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**Dan Elliott, CPA, CA  
Director of Financial Services  
- Treasurer**

**Approved for Agenda**



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**Doug Nadorozny  
Chief Administrative Officer**

### **Town of Aurora 2017 Events**

\*\*\*These event dates and times are subject to change.

#### **Arctic Adventure**

Bundle up and spend family day at the Aurora Town Park. Take in some great outdoor activities such as mini snow tubing, snow shoeing, skating, live entertainment, professional ice carving and snow much more. For more details, please visit [www.aurora.ca/arcticadventure](http://www.aurora.ca/arcticadventure)

Monday, February 20

10 a.m. to 4 p.m.

Aurora Town Park

Canada 150 Enhancements – Battle of the Chainsaws, ice carving competition will be focused on Canadian symbols for the sculptures to be carved and then placed on display.

#### **Easter Egg Hunt**

Want to hunt for your Easter Eggs before you get to eat them? Hop on down and enjoy Aurora's Easter Egg Hunt. Not only is the hunt eggciting but so are the variety of games and activities that are available such as; make and take crafts, hopscotch, parachute play and some live bunnies and chicks will be on display for educational purposes. For admission details please visit: [www.aurora.ca/eastereggghunt](http://www.aurora.ca/eastereggghunt)

Saturday, April 15

9:30 a.m. to 1 p.m.

Aurora Seniors Centre

#### **Aurora Art Show and Sale**

Colour isn't just an adjective...it can be an experience. For all art enthusiasts this is a must see event featuring over 300 pieces of artwork. Artists will be displaying their original two and three-dimensional artwork created in any medium. For more details, please visit:

[www.aurora.ca/artshow](http://www.aurora.ca/artshow)

Friday, May 5 – Gala Reception

Saturday, May 6 and Sunday, May 7

10 a.m. to 5 p.m.

Aurora Town Hall

#### **Community Recognition Awards**

The Community Recognition Awards is an evening acknowledging the outstanding group of citizen that dedicate their time to make a difference in our community.

Monday, May 29, 2017

Aurora Town Hall – 7 p.m.

**The New Beginnings Pow Wow in Aurora – 150 Signature Event**

With the nation celebrating Canada's 150, more and more communities will be experiencing and learning about the Indigenous communities. The Town of Aurora is thrilled to have been supported and funded by Canadian Heritage in the first ever Pow-Wow held on Aurora soil in more than 150 years. This Pow Wow will feature traditional dancing, drumming, food and some Multicultural Performers. For more details, please visit: [www.aurora.ca/powwow](http://www.aurora.ca/powwow)

Saturday, June 3, 2017

Lambert Willson Park

12 p.m. to 9 p.m.

Canada 150 Enhancements – this event will be the first ever Pow Wow in Aurora, celebrating Canadians original roots in history

**Canada Day Festivities**

Enjoy family oriented activities, live entertainment, parade, fireworks and more! For details please visit: [www.aurora.ca/canadaday](http://www.aurora.ca/canadaday)

Friday, June 30 – Party in the Park

This event will have a specific Canada 150 Town Park enhancement

Aurora Town Park Park

4 p.m. to 11 p.m.

Saturday, July 1 – Canada Day Parade and Festivities,

10 a.m. Yonge St. (Parade) and Lambert Willson Park (festivities)

10 a.m. to 10 p.m.

Canada 150 Enhancements – Continual focus on the Canada Day passport, whereby an interactive activity is developed to reflect an interesting and specific aspect of each province and territory. In addition the live music will feature Canadian artists or a tribute to Canadian artists. The firework show will be extended. The annual Canada Flag insert with the Canada Day schedules are the reverse will be inserted into every copy of the Auroran in the middle of June. This year's insert will feature the Canada 150 logo and not the national flag.

**The Great Canadian Songbook – 150 Signature Event**

The Great Canadian Songbook will include songs from the 50s, 60s, 70s, 80s and 90s all played in Vinyl format. This first time every Vinyl Dace Party will be featured in the Aurora Community Center which could be referenced as the "Arena of Dreams", where several great Canadian Bands started their careers in. Such bands as Gowan, Max Webster, Luba, Stampeders, Fludd to name a few.

Saturday, July 22

Aurora Community Center

7 p.m. to 11 p.m.



### **Concerts in the Park**

Enjoy the summer outdoor concert tradition. All you need to bring with you is your family, friends, chairs and enjoy! Food vendors will be set-up on site. For more details, please visit: [www.aurora.ca/summerconcerts](http://www.aurora.ca/summerconcerts)

Wednesdays, July 5, 12, 19, 26 and August 2, 9, 16, 23 & 30

7 p.m. to 9 p.m.

Aurora Town Park

Canada 150 Enhancements – For the 20<sup>th</sup> Anniversary of the Concerts in the Park, this season will a Canadiana themed series only showcasing Canadian artists, either original or tribute format. Canadian trivia will be fused throughout the emcee scripts.

### **Movies in the Park**

Enjoy seeing movies under the stars and on Canada's largest outdoor screen. Bring a blanket to snuggle with and a lawn chair to relax in while enjoying this fantastic experience. Movies start after sunset. For more details, please visit: [www.aurora.ca/moviesinthepark](http://www.aurora.ca/moviesinthepark)

Saturday, April 29 – Stronach Aurora Recreation Complex

Thursday, August 17 – Ada Johnson Park

Thursday, August 24 – Town Park

Thursday, August 31 – Hickson Park

Canada 150 Enhancements – Efforts will be made to feature some Canadian themed historical vignettes at the end of the movie being featured for each night.

### **Aurora's Ribfest**

Enjoy a full weekend of fantastic food including ribs from professional barbecue teams and many other culinary delights! There will be a full beer garden and live entertainment all weekend long. For hours of operation, admission details and entertainment line-up, please visit: [www.aurora.ca/ribfest](http://www.aurora.ca/ribfest)

[www.aurora.ca/ribfest](http://www.aurora.ca/ribfest)

August 25-27

Machell Park

Canada 150 Enhancements – The Children's Zone operating on the Saturday and Sunday afternoon will focus on Canadian themed arts and crafts. The headliner bands will be original Classic Rock bands and the shouldering entertainment will be supportive of Canadian artistry.

### **Aurora's Multicultural Festival**

Join us as we celebrate diversity and come together as a community at this festival. Entertainment will include dancing, music, family activities such as bouncy castle, face painting and parachute play. For further details please visit [www.aurora.ca/multiculturalfestival](http://www.aurora.ca/multiculturalfestival)

Saturday, September 9

11 a.m. to 4 p.m.

Ada Johnson Park

Canada 150 Enhancements – A variety of cultures will be showcased reflective of the diversity within Canada. Canada 150 promotional materials will handed out. Items such as hand stick flags, tattoos etc.

**Colours of Fall Concert**

Enjoy an evening of pumpkin carving, live entertainment and a community corn roast! For details please visit: [www.aurora.ca/fallconcert](http://www.aurora.ca/fallconcert)

Thursday, October 5

6 p.m. to 8 p.m.

Aurora Town Park

Canada 150 Enhancements – Efforts will be made to have interactive activities for kids reflecting pioneer chores from days gone by as well as a traditional corn roast reflective of the community gatherings that were the focal point for Thanksgiving.

**Aurora's Haunted Forest**

Join us for some scary surprises throughout the many haunted trails leading up to a bonfire and more! This event is great for families and those not faint of heart. To find out when wristbands are available and more event details, please visit: [www.aurora.ca/hauntedforest](http://www.aurora.ca/hauntedforest)

Saturday, October 28

6 p.m. to 9 p.m.

Sheppard's Bush and Aurora Family Leisure Complex

Canada 150 Enhancements – The Halloween holiday is the second most popular holiday celebrated outside of Christmas. This festive event will promote his popularity within the Canadian Culture, with some Canada 150 themed carved pumpkins within a specific "Canadian section" of the trail.

**Aurora's Skylight Gallery – 150 Signature Event**

During the month of November the Skylight Gallery space will be focused on Remembrance Day and Canada's Military involvement. The local Legion will be displaying more than 100 pieces of youth artwork reflecting on Remembrance Day and the countless sacrifices made by Canadians.

**Aurora's Youth Innovation Fair - 150 Signature Event**

In celebration of Canada's 150 there will be for the first time an Aurora's Youth Innovation Fair focusing on innovative inventions by youth 17 years of age and younger. The Fair will be a competition for monetary prizes. For further details, please call the Special Events Division at 905-726-4762.

Registration Deadline – November 1, 2017

Event Date – Wednesday, November 15, 2017

6 p.m. to 9 p.m.

Aurora Family Leisure Complex

**Santa Under the Stars Parade**

Don't miss this year's parade! Aurora is the first municipality to bring night time parades to life! Dress up in your winter attire with a cup of hot chocolate and join us for this year's evening parade as Santa comes to town. For route details and road closure details please visit:

[www.aurora.ca/santaparade](http://www.aurora.ca/santaparade)

Saturday, November 25

6 p.m. to 8 p.m.

Yonge Street

Canada 150 Enhancements – Efforts will be made to reflect parts of Canada's history and culture within the floats and displays, specifically with the Mayor and Members of Council's float.

**Tree Lighting Ceremony**

Join the family fun and festivities, greet Santa, list to Mrs. Claus do a special reading and sing carols. You don't want to miss out trimming the Town's tree, live reindeer and more. For festive details please visit:

[www.aurora/treelighting](http://www.aurora/treelighting)

Wednesday, December 6

6:30 p.m. to 8:30 p.m.

Aurora Town Hall Front Courtyard and Aurora Seniors Centre

**Family First Night**

Ring in the New Year early with your family and friends. Enjoy magic shows, reptile shows, swimming, skating, games, children's activities and more. For more details, please visit:

[www.aurora.ca/firstnight](http://www.aurora.ca/firstnight)

Sunday, December 31

6 p.m. to 9 p.m.

Aurora Family Leisure Complex

Canada 150 Enhancements – For the first time, fireworks will be on display to celebrate the finality of this celebratory year.



Regional Clerk's Office  
Corporate Services Department

April 21, 2017

Ms. Samantha Yew  
Deputy Clerk  
Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1

Dear Ms. Yew:

**Re: Regional Governance**

Regional Council, at its meeting held on April 20, 2017, adopted the following motion to start the process to increase the size of Regional Council by increasing the number of members from Vaughan from four to five. Please note that each local municipality is requested to provide its consent or lack of consent to this change by May 31, 2017:

WHEREAS on October 18, 2013 the Minister of Municipal Affairs enacted Regulation 279/13 which permits York Region to exercise its powers under section 218 of the Municipal Act to change the size of its council by increasing the number of members from The Corporation of the City of Vaughan from four to five;

**BE IT RESOLVED THAT:**

1. The Regional Clerk forward a copy of Regulation 279/13 to the local municipalities with a request that they provide their consent or lack of consent by May 31, 2017, to a bylaw changing the composition and size of Regional Council by increasing the number of members from The Corporation of the City of Vaughan from four to five.
2. Regional Council schedule a public meeting at 9 a.m. on June 29, 2017 for the purpose of considering this bylaw in the event that a majority of local municipal councils, representing a majority of the total number of electors, provide their consent for such a bylaw.
3. Staff publish notice of Council's intention to pass the bylaw if the public meeting is scheduled.

Council also received the following communications:

- a) Joy Hulton, Regional Solicitor, dated April 13, 2017 regarding "Update on Bill 68 – Modernizing Ontario's Municipal Legislation Act, 2017".
- b) Peel Region Council Members regarding "Election of the Chair of The Regional Municipality of Peel".
- c) John Espinosa, Town Clerk, Town of Georgina dated March 23, 2017 regarding "Review of Regional Council Governance".
- d) Council extract from January 26, 2017 containing the previously deferred motion regarding an additional Member of Council for the City of Vaughan.

A copy of Regulation 279/13 and Clause 16 of Committee of the Whole Report No. 7 is enclosed for your information.

Please contact Christopher Raynor, Regional Clerk at 1-877-464-9675 ext.71300 if you have any questions with respect to this matter.

Sincerely,



Christopher Raynor  
Regional Clerk

CR/Imb  
Attachments



**ONTARIO REGULATION 279/13**

made under the

**MUNICIPAL ACT, 2001**

Made: October 18, 2013

Filed: October 18, 2013

Published on e-Laws: October 18, 2013

Printed in The Ontario Gazette: November 2, 2013

**COUNCIL COMPOSITION — REGIONAL MUNICIPALITY OF YORK**

**Municipality may exercise power**

1. The Regional Municipality of York may exercise its power under section 218 of the Act to change the size of its council by increasing the number of members from The Corporation of the City of Vaughan from four to five.

**Commencement**

2. This Regulation comes into force on the day it is filed.

Made by:

Pris par :

*La ministre des Affaires municipales et du Logement,*

LINDA JEFFREY

*Minister of Municipal Affairs and Housing*

Date made: October 18, 2013.

Pris le : 18 octobre 2013.



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Clause 16 in Report No. 7 of Committee of the Whole was adopted, as amended by the Council of The Regional Municipality of York at its meeting held on April 20, 2017.

**16  
REGIONAL GOVERNANCE**

**Committee of the Whole recommends:**

1. Receipt of the following communications:
  - a) Joy Hulton, Regional Solicitor, dated April 13, 2017 regarding "Update on Bill 68 – Modernizing Ontario's Municipal Legislation Act, 2017".
  - b) Peel Region Council Members regarding "Election of the Chair of The Regional Municipality of Peel".
  - c) John Espinosa, Town Clerk, Town of Georgina dated March 23, 2017 regarding "Review of Regional Council Governance".
  - d) Council extract from January 26, 2017 containing the previously deferred motion regarding an additional Member of Council for the City of Vaughan.

2. Adoption of the following motion:

WHEREAS on October 18, 2013 the Minister of Municipal Affairs enacted Regulation 279/13 which permits York Region to exercise its powers under section 218 of the Municipal Act to change the size of its council by increasing the number of members from The Corporation of the City of Vaughan from four to five;

BE IT RESOLVED THAT:

1. The Regional Clerk forward a copy of Regulation 279/13 to the local municipalities with a request that they provide their consent, or lack of consent by May 31, 2017, to a bylaw changing the composition and size of Regional Council by increasing the number of members from The Corporation of the City of Vaughan from four to five.
2. Regional Council schedule a public meeting at 9 a.m. on June 29, 2017 for the purpose of considering this bylaw in the event that a majority of local municipal councils, representing a majority of the total number of electors, provide their consent for such a bylaw.
3. Staff publish notice of Council's intention to pass the bylaw if the public meeting is scheduled.