



General Committee Meeting Agenda

**Tuesday, July 4, 2017
7 p.m.**

**Council Chambers
Aurora Town Hall**



**Town of Aurora
General Committee
Meeting Agenda**

Tuesday, July 4, 2017
7 p.m., Council Chambers

Councillor Pirri 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

(a) Ron Weese, representing Sport Aurora

**Re: Item R4 – PRCS17-025 – Sport Aurora and Sport Plan Funding
Request**

4. Delegations

5. Consent Agenda

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

Recommended:

That the following Consent Agenda Items, C1 to C3 inclusive, be approved:

C1. FS17-011 – 2016 Year End Budget Report – as at December 31, 2016

Recommended:

1. That Report No. FS17-011 be received for information.

C2. FS17-031 – Award of Office Products and Supplies Agreement

Recommended:

1. That Report No. FS17-031 be received; and
2. That a contract award be made to Novexco Inc. to provide office product supplies for a three (3) year term to April 30, 2020, to an upset limit of \$65,000 per year, with two (2), one (1) year extension option years; and
3. That the Director of Financial Services be authorized to extend the optional years under the same terms and conditions of the initial agreement, subject to satisfactory performance, adjusted to prevailing approved budget amounts; and
4. That the Mayor and Town Clerk be authorized to execute the necessary agreement including any and all documents and ancillary agreements required to give effect to same.

C3. IES17-033 – Purchase of Road De-icing Materials

Recommended:

1. That Report No. IES17-033 be received; and
2. That Council approve an annual expenditure upset limit of \$400,000 for the purchase of road de-icing materials from Compass Mineral Canada Corp. through the York Purchasing Co-operative (YPC) for a three (3) year period commencing October 1, 2017, and ending April 30, 2020; and

3. That Council approve a further purchase of road de-icing materials in the upset limit amount of \$400,000 for two (2) additional one (1) year terms subject to the Regional Municipality of York exercising the option to extend the (YPC) contract CRFT-2016-07 with Compass Mineral Canada Corp.

6. Consideration of Items Requiring Discussion (Regular Agenda)

- R1. PBS17-050 – Applications for Official Plan Amendment and Zoning By-law Amendment**
Aurora United Church
15186 Yonge Street, 55, 57, 57A Temperance Street, 12 and 16 Tyler Street
File Numbers: OPA-2016-05 and ZBA-2016-13

Recommended:

1. That Report No. PBS17-050 be received; and
2. That Application to Amend the Official Plan, File Number OPA-2016-05 (Aurora United Church), to increase the maximum building height of five (5) storeys to a maximum building height of seven (7) storeys to permit a place of worship and a 152 suite retirement residence be approved; and
3. That Application to Amend the Zoning By-law File Number ZBA-2016-013 (Aurora United Church), to rezone the lands from the current zoning of “Institutional (I) Zone” and “General Commercial (C2) Zone”, to a “Promenade Downtown (PD1) Zone” pursuant to the provisions and standards of the Town’s new Comprehensive Zoning Bylaw, to permit a place of worship and 152 suite retirement residence be approved; and
4. That the Official Plan Amendment be presented at a future Council meeting; and
5. That the Zoning Bylaw Amendment be presented at a future Council meeting when the required Site Plan Application is considered by Council; and

6. That the Zoning Bylaw Amendment include appropriate site specific exceptions to effectively implement the built form and performance standards of the Council approved Site Plan application.

R2. PRCS17-026 – Highland Gate Conceptual Parkland Design

(Report referred from General Committee meeting of June 20, 2017. Additional information to be provided prior to meeting.)

Recommended:

1. That Report No. PRCS17-026 be received; and
2. That the Conceptual Parkland design for the Highland Gate Development Lands be approved as presented at the Public Open House, April 5, 2017.

R3. PBS17-057 – Highland Gate Developments Inc.

21 Golf Links Drive

File Numbers: OPA-2015-01, ZBA-2015-02 and SUB-2015-01

Recommended:

1. That Report No. PBS17-057 be received for information.

R4. PRCS17-025 – Sport Aurora and Sport Plan Funding Request

(deferred from General Committee meeting of June 20, 2017)

Recommended:

1. That Report No. PRCS17-025 be received; and
2. That Council enter into a Service Agreement with Sport Aurora Inc. for the provision of services to fulfill the recommendations of the Sport Plan in the amount of \$93,692 until December 31, 2017; and
3. That the Director of Parks, Recreation and Cultural Services be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same; and
4. That this report satisfies the Condition for Release of funds from the 2017 Operating Budget.

R5. FS17-023 – 2018 Budget Preparation Directions

Recommended:

1. That Report No. FS17-023 be received; and
2. That the increase for the Aurora portion of the residential tax bill for the 2018 Base Operating budget be limited to the reported 12 months to June 2017 Consumer Price Index (CPI) for the Toronto Area; and
3. That all fees, rates and charges be indexed by the same CPI reported value unless precluded by legislation, and new revenue sources identified where possible; and
4. That new tax revenue from new buildings be incorporated into the base budget and be used to extend existing service levels to these new properties, residents and businesses; and
5. That, for strategic priorities separately identified by Council, a further increase be levied for such new funding; and
6. That, once the CPI factor is known and the growth estimated, the Finance Advisory Committee provide each of the Library Board, the Cultural Centre Board, and the Historical Society a designated 2018 budget funding amount for their respective budget development work; and
7. That a “current plus three year forecast” operating budget be prepared, and include a staffing needs analysis and forecast for the same period; and
8. That the phase-in budget strategy currently approved for Fire Services expansion be funded from within the inflationary and growth components of the Base Operating Budget, as applicable, with any excess planned increase being a separate component of the overall tax increase; and
9. That, in addition to the base budget increase for inflation, up to 1% dedicated Fiscal Strategy tax levy increase be imposed to fund additional contributions to Infrastructure Reserves in accordance with the long range fiscal strategies adopted in the recent 10 Year Capital and Asset Management Plan, and any other fiscal strategy items.

R6. FS17-032 – Amendments to Procurement By-law

Recommended:

1. That Report No. FS17-032 be received; and
2. That a bylaw be enacted to amend By-law No. 5910-16, being a bylaw to define the procurement policies and procedures for the Corporation of the Town of Aurora, at the Council meeting of July 11, 2017.

R7. IES17-034 – Restoration of Retaining Wall and Stairs at the Temperance Street Parking Lot

Recommended:

1. That Report No. IES17-034 be received; and
2. That a new 2017 Capital Project No. 31173 “Temperance Street retaining wall and stairs restoration” be approved in the amount of \$60,000 funded from the Roads & Related Repair and Replacement Reserve Fund.

R8. PRCS17-027 – Tax Exempt Status for Sports Dome

Recommended:

1. That Report No. PRCS17-027 be received; and
2. That the Aurora Sports Dome (Soccer Dome) be declared a Municipal Capital Facility for the purposes of the municipality and for public use; and
3. That a by-law be enacted authorizing the Mayor and Clerk to enter into a Municipal Capital Facility Agreement with the operators of the Aurora Sports Dome; and
4. That, once the Municipal Capital Facility Agreement is entered into, a by-law be enacted to exempt the portion of the lands upon which the Aurora Sports Dome is located from all of the taxes for municipal and school purposes; and

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

**R9. PRCS17-029 – Purchase Order Increase for 2018 Program Guide
Production and Delivery**

Recommended:

1. That Report No. PRCS17-029 be received; and
2. That the option to renew the York Region Media Group contract be exercised for the third and final year of the Contract ending December 31, 2018; and
3. That Purchase Order 654 be increased by \$38,000 excluding taxes, to a total of \$112,751.14 excluding taxes, to accommodate guide production for 2018.

**R10. PBS17-039 – Application for Zoning By-law Amendment
BG Properties Aurora Inc. (formerly Coutts)
14222, 14314, 14358 and 14378 Yonge Street
Related File: SUB-2012-03
File Number: ZBA-2012-16**

Recommended:

1. That Report No. PBS17-039 be received; and
2. That Application to Amend the Zoning By-law File No. ZBA-2012-16 (BG Properties Aurora Inc.), to implement the proposed draft plan of subdivision be approved; and
3. That the implementing Zoning By-law Amendment be presented at a future Council meeting.

**R11. PBS17-047 – Applications for Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium
Ballymore Building (South Aurora) Corporation
14452 Yonge Street
Part Lot 75, Concession 1
File Numbers: ZBA-2016-09, SUB-2016-02, CDM-2016-04**

Recommended:

1. That Report No. PBS17-047 be received; and
2. That Application for Draft Plan of Subdivision SUB-2016-02 (Ballymore Building (South Aurora) Corporation) be approved, subject to the conditions outlined in Schedule 'A' of this report; and
3. That Zoning By-law Amendment file ZBA-2016-09 (Ballymore Building (South Aurora) Corporation) be approved, to zone the subject lands from "Oak Ridges Moraine Rural (RU-ORM) Zone" to "Detached Dwelling Second Density (R2-XX) Exception Zone", "Major Open Space (O-22) Exception Zone", and "Oak Ridges Moraine Environmental Protection (EP-ORM) Zone"; and
4. That the Application for Draft Plan of Condominium CDM-2016-04 (Ballymore Building (South Aurora) Corporation) be approved, subject to the conditions outlined in Schedule 'B' of this report; and
5. That a total of 40 units of water and sewage capacity be allocated to the Draft Plan of Subdivision; and
6. That the implementing by-laws be presented at a future Council meeting; and
7. That the Mayor and Town Clerk be authorized to execute a Subdivision Agreement, including any and all documents and all of the Agreements referenced in the Conditions of Approval, including any ancillary agreements required to give effect to same.

7. Notices of Motion

8. New Business

9. Closed Session

10. Adjournment