



General Committee Meeting Agenda

**Tuesday, October 15, 2019
7 p.m.**

**Council Chambers
Aurora Town Hall**



**Town of Aurora
General Committee
Meeting Agenda**

Tuesday, October 15, 2019
7 p.m., Council Chambers

Councillor Gaertner in the Chair

- 1. Approval of the Agenda**
- 2. Declarations of Pecuniary Interest and General Nature Thereof**
- 3. Community Presentations**
- 4. Delegations**
- 5. Consent Agenda**
- 6. Advisory Committee Meeting Minutes**
- 7. Consideration of Items Requiring Discussion (Regular Agenda)**

R1. CMS19-026 – Library Square – Veil

Recommended:

1. That Report No. CMS19-026 be received; and

2. That the Veil Design (Muntz Bronze) be approved and incorporated into the final design of the 22 Church Street School Addition.

R2. CS19-039 – Proposed Smoking and Vaping By-law

Recommended:

1. That Report No. CS19-039 be received; and
2. That a Smoking and Vaping By-law, being a by-law to prohibit the smoking and vaping of tobacco, cannabis and non-tobacco substances in prescribed locations, be brought forward to a future Council meeting for enactment.

R3. CS19-038 – Motor Vehicle Collision Cost Recovery Program

Presentation to be provided by Deputy Chief Rocco Volpe, Central York Fire Services.

Recommended:

1. That Report No. CS19-038 be received for information.

R4. CAO19-003 – Community Engagement Policy Report

Recommended:

1. That Report No. CAO19-003 be received; and
2. That the attached Community Engagement Policy be approved.

R5. PDS19-078 – Changes to the Proposed Provincial Policy Statement (2019)

Recommended:

1. That Report No. PDS19-078 be received; and
2. That the recommendations of this report be forwarded to the Minister of Municipal Affairs Ontario as the official response from the Town of Aurora.

**R6. PDS19-089 – Kitimat Crescent and Aurora Heights Public School
Alternative Solutions to Safety Concerns**

Recommended:

1. That Report No. PDS19-089 be received; and
2. That Parking By-law No. 4574-04.T be amended to prohibit parking at any time on the south and east sides of Kitimat Crescent from a point nine metres south of the beginning of the curb return to a point nine metres east of the end of the curb return adjacent to 25 Kitimat Crescent.

R7. PDS19-094 – Proposal for Interim Control By-law Exemption

Recommended:

1. That Report No. PDS19-094 be received; and
2. That a by-law be presented to a future Council meeting to exempt 126 Wells Street from the Interim Control By-law.

8. Notices of Motion

(a) Councillor Gilliland

Re: Declare Climate Emergency

(b) Mayor Mrakas

Re: Community Planning Permit

9. New Business

10. Closed Session

11. Adjournment



**Town of Aurora
General Committee Report No. CMS19-026**

Subject: Library Square – Veil
Prepared by: Robin McDougall, Director of Community Services
Department: Community Services
Date: October 15, 2019

Recommendation

- 1. That Report No. CMS19-026 be received; and**
- 2. That the Veil Design (Muntz Bronze) be approved and incorporated into the final design of the 22 Church Street School Addition.**

Executive Summary

The Library Square project has continued through the detailed design phase with one main element requiring Council direction. The veil is a large visual architectural feature that is important to the overall image of the project.

- The recommended veil design (Muntz Bronze) is in support of the historic nature of the school house through its colour and patinating quality
- Ontario Heritage Trust support the veil design and its patina
- Lighting of the veil is an important feature that will highlight the building at night
- Veil design will result in minimal maintenance requirements

Background

For the past year and a half, the Library Square design has evolved to include various components (i.e. bridge, café, and corridor). Throughout that time, the exterior design of the addition to 22 Church Street has depicted a veil. The mesh design was determined to be the most suitable due to the results of accommodating the footprint limitations of the site and the special functionality (black box theatre) design of the building. The unique structure created a largely featureless massing, one that was not complementary to the existing Heritage building on the site.

October 15, 2019

Page 2 of 5

Report No. CMS19-026

Through the design development, the architects were seeking a design (materials, colour, massing) that would be complimentary to the historic school and yet create a celebrated feature for the new addition.

Analysis

The recommended veil design (Muntz Bronze) is in support of the historic nature of the school house through its colour and patinating quality

Through research of different options and materials (Attachment #1), the architects determined the most suitable design was a mesh veil. The next task was to consider the materials the veil was made from. They sought to add an aging, or patinating, quality to the material, to allude to the historical context of the building, so that the veil will age gracefully over time.

Options for consideration were a copper or bronze material as they both age over time changing their colour. The architects considered both materials and based on the patinating quality, the historical context of the building being celebrated by aging gracefully and the material being consistent with the aesthetic and finishes throughout the interior of the building, the Muntz Bronze is the preferred option (Attachment #2).

Ontario Heritage Trust support the veil design and its patina

The project team shared the veil design with the Ontario Heritage Trust (OHT) in order to obtain their feedback and approval of the veil in the context of the heritage impact assessment.

The Trust reported that they support either material for the expanded metal mesh that will clad the addition. Both materials have a different look to them and more so as they age and patina which will complement the historic building in different ways.

Lighting of the veil is an important feature that will highlight the building at night

Architects have been exploring locating an LED light strip along the outriggers that support the panels, pointed inward (toward each-other), as the building face is not always directly behind the veil. Attachment #3 provides a sample of the lighting images. They intend to determine the frequency of the LED strips (one vs. two per panel) once they have a full-size mock-up of the veil assembly. Once Council confirms the desired material, the architects will proceed to finalize the lighting plan.

Veil design will result in minimal maintenance requirements

All power supply for the lighting would be located inside the building in an access panel or above on the T-bar ceiling areas. Due the low usage of the exterior lighting (a couple of hours per day) the linear LED life can last up to 10 to 15 years without requiring any maintenance. Even in the case of maintenance, the mesh could be removed from the front to access the luminaires. The typical fastening method will allow for maintenance staff to remove the mesh panels for access in behind.

Regarding bird nesting, to date, the manufacturer has not received any complaints or comments about bird nesting issues with the mesh systems. A mock-up study for the New Museum of Contemporary Art, New York City confirmed that birds did not like to rest on the mesh as it does not have a flat surface area to comfortably grab a hold onto. A typical strategy is to use the Nixalite system that would work on the large outriggers that may be a nesting area for birds.

Regarding window cleaning, where windows are proposed to be behind the veil, a tilt and turn type window are specified. These windows can open inward and allow the windows to be cleaned from indoors.

Advisory Committee Review

Staff and architects attended the June 3, 2019 Heritage Advisory Committee meeting. The latest design was shared with the committee. Their feedback was shared in staff report CMS19-19.

Legal Considerations

Not applicable

Financial Implications

The cost of the veil is included in the draft project budget.

Communications Considerations

This report will be posted to the website to keep residents informed of plans and any future direction from Council will be shared via Council Highlights, Town website and

social media. Additional consideration may be provided for public meetings and open houses.

Link to Strategic Plan

The development of Library Square supports the following Strategic Plan goals and key objectives:

Supporting an exceptional quality of life for all in its accomplishment in satisfying requirements in the following key objectives within these goal statements:

- **Invest in sustainable infrastructure**
- **Celebrating and promoting our culture**
- **Encourage an active and healthy lifestyle**
- **Strengthening the fabric of our community**

Alternative(s) to the Recommendation

1. Council may provide further direction.

Conclusions

The design of the Library Square project has been comprehensive with careful consideration of the area, amenities and the characteristics of the historic school. With the Ontario Heritage Trust in support of the veil design, the architects recommend the Muntz Bronze material for the veil.

Attachments

Attachment 1 - Memo - Veil Options

Attachment 2 - Memo - Preferred Veil Material

Attachment 3 – Sample images of Veil lighting

Previous Reports

CMS19-007 – Library Square - Addition to Church Street School

October 15, 2019

Page 5 of 5

Report No. CMS19-026

CMS19-019 – Library Square Project - Next Steps

Pre-submission Review

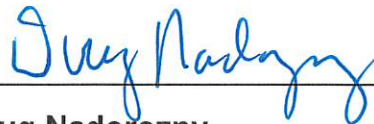
Reviewed by Agenda Management Team October 3, 2019

Departmental Approval

Approved for Agenda



Robin McDougall
Director
Community Services



Doug Nadorozny
Chief Administrative Officer



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Attachment 1

TO: Deepu Balaraman
Colliers Project Managers
Burlington, ON
L7L 6G4

CC: David Leinster - Planning Partnership
Robin McDougall - Town of Aurora

RE: Aurora Church Street School House Addition -
Building Veil Design Development

JULY 18, 2019

This Memo serves to provide clarity to the design process behind the choice of building envelope materials being presented for the Church Street School House Addition, specifically, that of the proposed 'veil', or secondary skin, as well as other options that were under consideration during the design process.

From the outset of the project, we understood that the proposed theatrical functions would result in a largely featureless façade, given the design requirements of the Multi-Purpose Room, and its associated infrastructure and services - such as Back-Of-House areas, Exit stairwells, Service Elevators and Storage/Loading areas.

This type of featureless character can be seen in Figure 1, below, which depict the unadorned, windowless, face of the Four Seasons Centre for the Performing Arts. A similar treatment of the Aurora project would result in a largely featureless and oppressive massing, given the lack of windows across the face of the building. A similar result would be produced if spandrel (non-transparent) glass were to be used across the face, again, given the building massing. Having considered these options, we believe that the building massing was going to have an oppressive presence, and one that was not complementary to the existing Heritage building on the site.

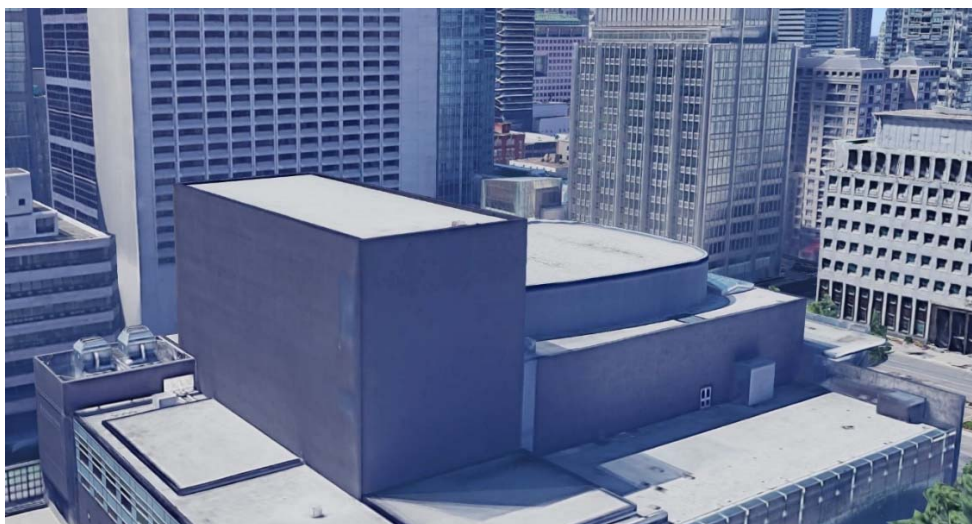


Figure 1 - Featureless Theatre Walls



We therefore began exploring a secondary skin to the Cultural Centre, which would resolve the significant building massing, and would also serve as a brilliant beacon for the Cultural Centre and for the Square. A variety of meshes/skins were explored, of the type that can be offset (hung) off a building face from behind. This design intent was also driven by a number of other parameters, including:

- a desire to resolve a number of transitions and diagonal jogs in the building face as a consequence of the various programs contained within the building, by adding a homogenous yet textural second skin, and while supporting an alignment of the massing of the proposing building to the School House building (see Figure 8), and
- an intent to support the use of natural light throughout the building in those rooms (Dance Studio, Crush Space) that are near the proposed veil, as well as a desire to allude to its theatrical functions (curtain/drapery), by including a diaphanous quality to the veil, which also serves to act as a beacon for the site when illuminated at night, and
- an intent to add a degree of depth to the veil, so as to provide a degree of light play (shading contrasted with brilliance), again - to allude to its theatrical functions, and finally,
- an intent to add an aging, or patinating, quality to the material, to allude to the historical context of the building, so that the material will age gracefully over time.

Over the course of the Schematic Design Phase, a number of options were explored, including a variety of Stainless Steel meshes produced by GKD. These meshes provided a degree of desired light play, as well as homogeneity, but required a substantial structural support system, as the Mesh is held in tension, as depicted in Figures 2 and 3, in such a way that detracted from the veil and added a degree of complexity to the building face where homogeneity was sought.



Figure 2 - GKD Mesh Structure Visible

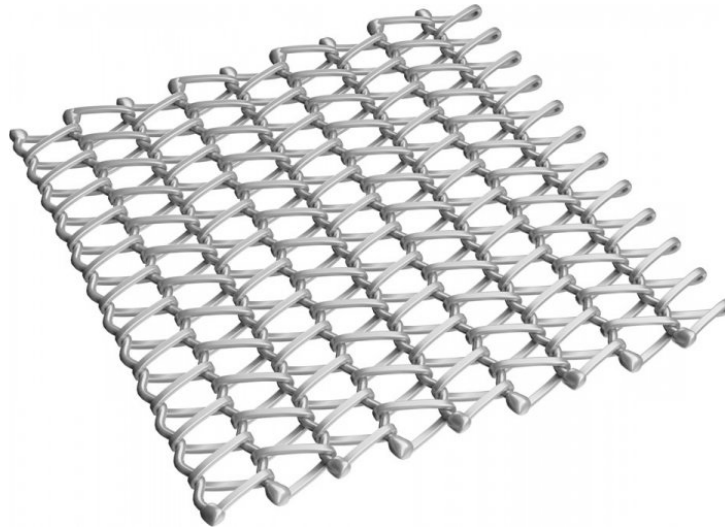


Figure 3 - The GKD Helix 24 Mesh

Following up from this path of research, we began exploring a material which did not require such substantial structure, as it is not held in tension. Our Theatre consultant, MCLD, pointed to a project which they had worked on, the Ottawa Art Gallery, which employed an expanded metal mesh. See Figures 4 and 5 for reference.



Figure 4 - The OAG's Expanded Metal Mesh at Day



Figure 5 - The OAG at Night

This system employs a series of thin outriggers that support the veil at regular intervals. These elements do not detract, and instead reinforce, the homogeneity and illuminance of the veil. See Figure 6.

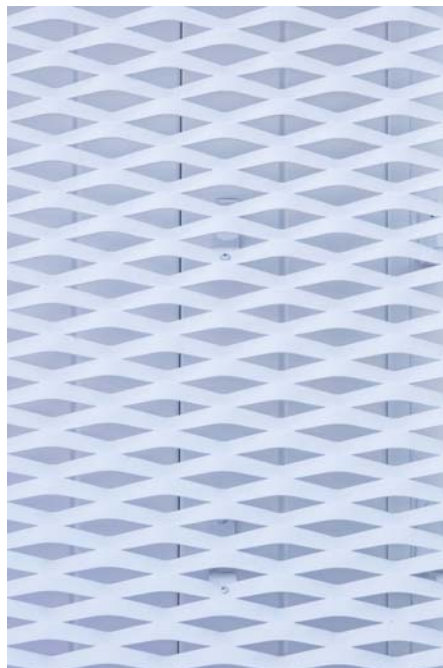


Figure 6 - Expanded Metal Mesh



We were similarly inspired by the aesthetic evinced by the New Museum in New York, which sought to create a seamless aesthetic across a façade which moved about across its height based on programmatic requirements. See Figure 7.



Figure 7 - The New Museum, NYC - Expanded Metal Mesh

We also sought to use this material, and coordinate the building massing, to support an alignment of the massing of the proposing building to the brick orders of the School House building (see Figure 8), an approach which was strongly supported by the Heritage consultant. This approach is in deference to the School House's simple massing, with brick ornamentation, as the proposed veil adds ornamentation to the building, while providing homogeneity to the building massing.



Figure 8 - Application of the Veil over the façade



The native format of this mesh is in aluminum, and is also available in painted finishes, which we did initially consider, however, we sought to add an aging, or patinating, quality to the material, to allude to the historical context of the building, so that the veil will age gracefully over time. We therefore began exploring metals that developed an appreciable patina over time, specifically those which could be produced as a mesh. Copper and Muntz Bronze were selected, each patinating differently as they aged, while fulfilling the above-noted design intents and parameters. See figures 9 through 12. We believe that either of these materials will be a significant and supportive design feature to the building and its functions.

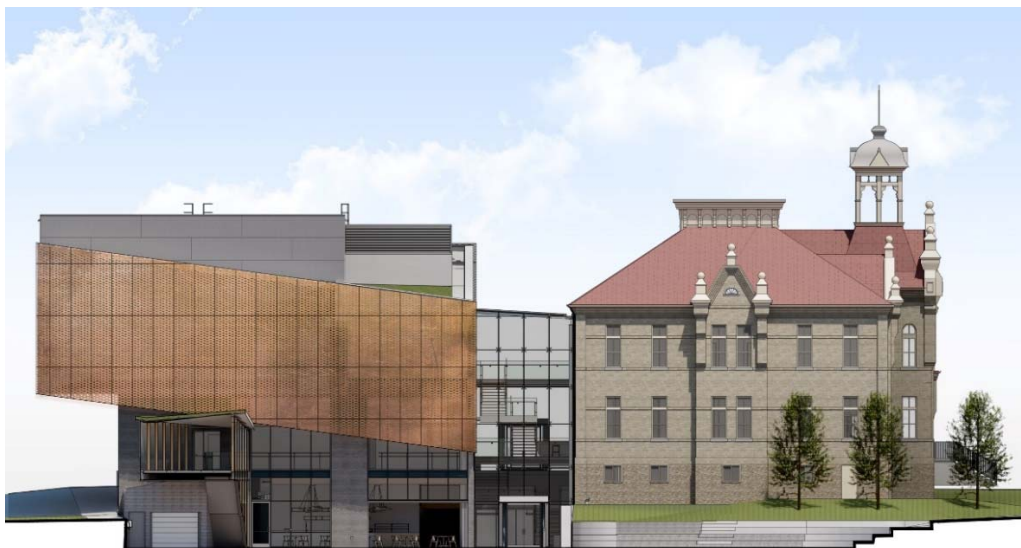


Figure 9 - West Elevation with New Copper

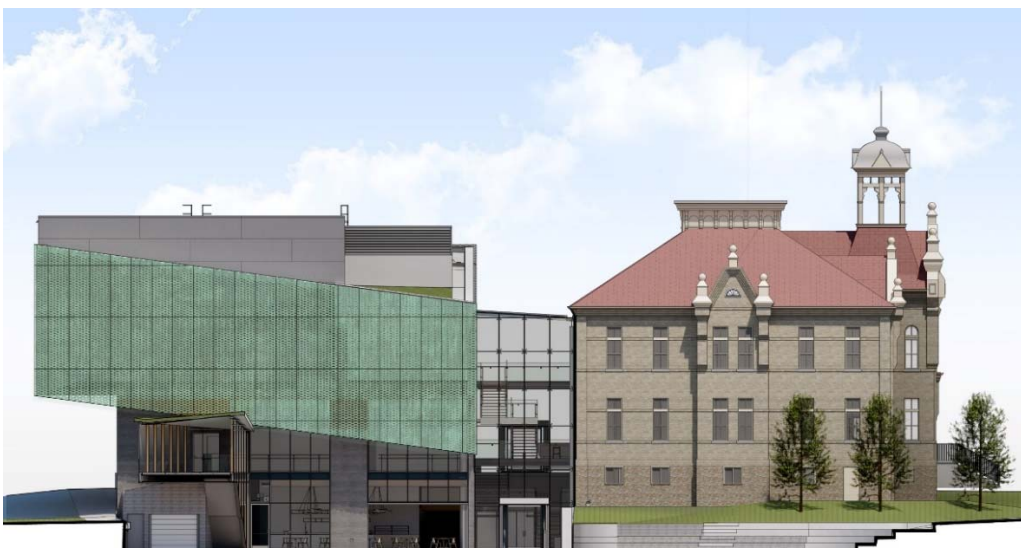


Figure 10 - West Elevation with Aged Copper



Figure 11 West Elevation with New Muntz Bronze



Figure 12 - West Elevation with Aged Muntz Bronze

We trust that this adds some clarity to the matter of material selection for the Church Street School House Addition – as to how they supported the design intent, the building massing as a result of the various programs compacted within the small footprint, and the relationship of the new building to the existing Heritage structure. We are open to exploring these materials with the Town and would be happy to present samples of the various materials that were explored during the Schematic Design process.



Yours Sincerely,

Roland Rom Colthoff OAA, MRAIC, AAA, LEED AP
Director, RAW Design



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Attachment 2

TO: Deepu Balaraman
Colliers Project Managers
Burlington, ON
L7L 6G4

CC: David Leinster - Planning Partnership
Robin McDougall - Town of Aurora

RE: Aurora Church Street School House Addition -
Building Veil Design Development

SEPTEMBER 25, 2019

This Memo serves as a record of RAW's recommended veil material for the Church Street School House Addition as **Muntz Bronze**.

Having reviewed the two materials under consideration, RAW recommends the Muntz Bronze material for use on the building's veil. It is our determination that this material will best represent the patinating quality that will speak to the historical context of the building. We believe that the material will age gracefully, presenting increasing visual interest over time [see Figures 1 & 2]. In addition, we believe that the Muntz Bronze material is consistent with the aesthetic and finishes throughout the interior of the building, which hosts Bronze accents on doors, door handles and signage, along with warm Maple wood finishes in the public spaces [see Figure 3]. In addition, for the Town's consideration, this material represents a cost and weight savings for the project.

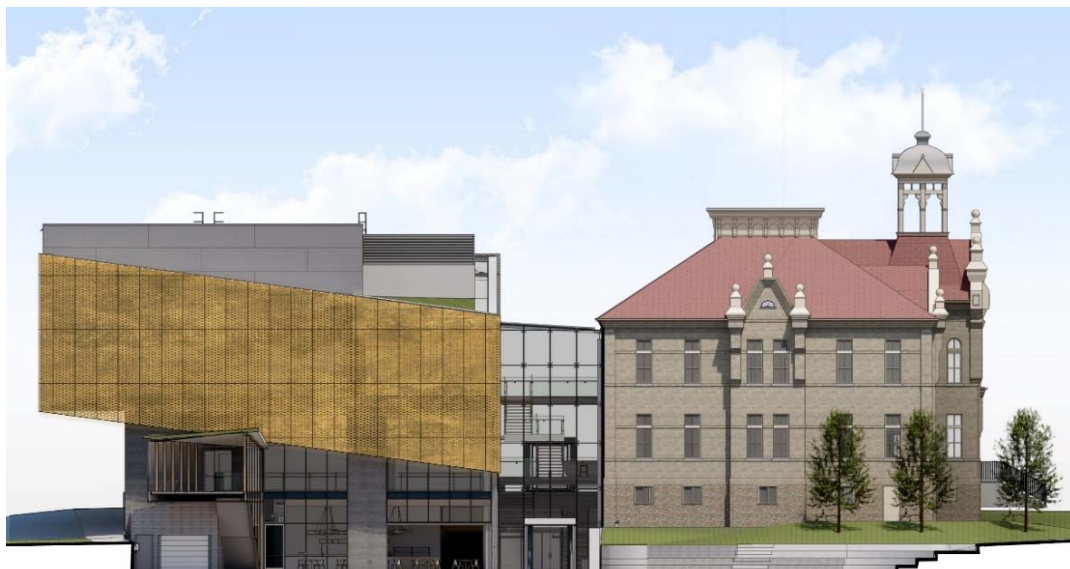


Figure 1 - West Elevation with New Muntz Bronze



Figure 2 - West Elevation with Aged Muntz Bronze



Figure 3 - Interior Rendering depicting Bronze elements including doors and door handles

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'RRC'.

Roland Rom Colthoff OAA, MRAIC, AAA, LEED AP
Director, RAW Design



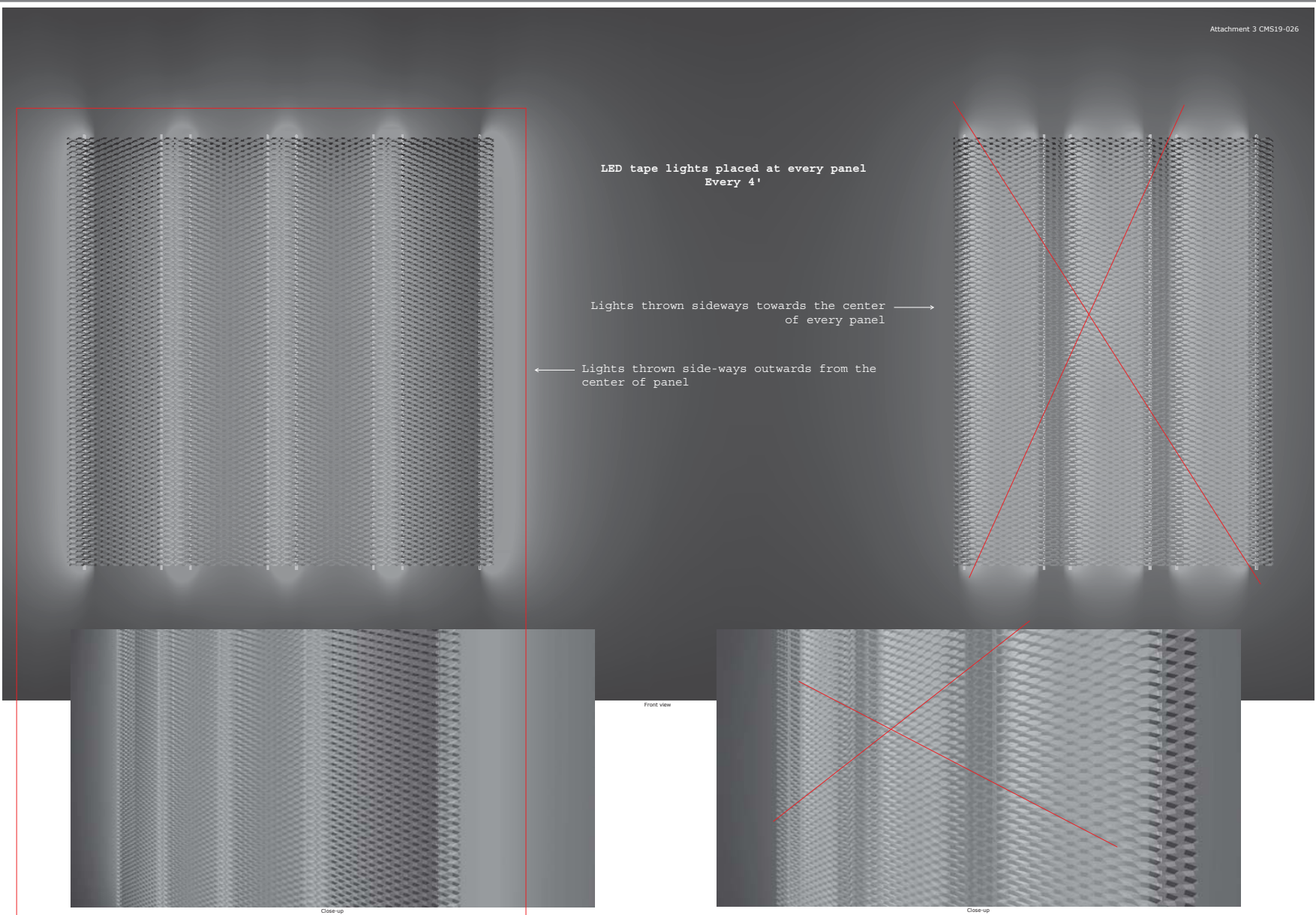
18510 001
Town of Aurora
Exterior Veil
Lighting Options

Attachment 3

Designer _____
Date 01/10/2019
Scale Not to Scale
Drawing No. _____
Summary _____

1 of 1

Attachment 3 CMS19-026

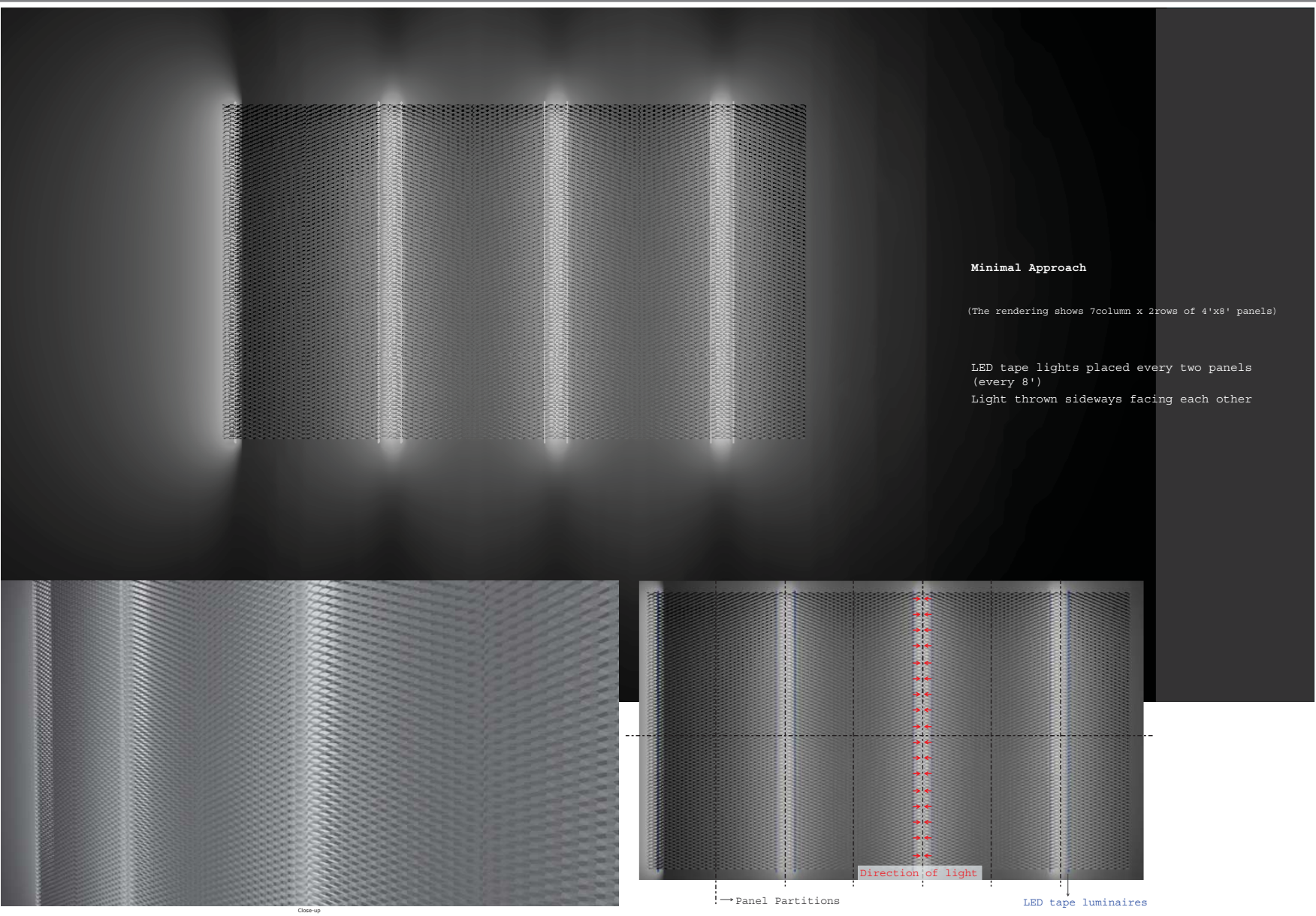




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Town of Aurora
Exterior Veil
Lighting Options

Designer
Date
01/10/2019
Scale
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Drawing No.
Summary

1 of 1





**Town of Aurora
General Committee Report**

No. CS19-039

Subject: Proposed Smoking and Vaping By-law
Prepared by: Techa van Leeuwen, Director of Corporate Services
Department: Corporate Services
Date: October 15, 2019

Recommendation

- 1. That Report No. CS19-039 be received; and**
- 2. That a Smoking and Vaping By-law, Being a by-law to prohibit the smoking and vaping of tobacco, cannabis and non-tobacco substances in prescribed locations, be brought forward to a future Council meeting, for enactment.**

Executive Summary

Due to recent legislative changes to the *Smoke Free Ontario Act* and the *Cannabis Control Act*. Staff are recommending a new Smoking and Vaping By-law. The proposed by-law would modernize existing legislation and prohibit the smoking and/or vaping of tobacco and cannabis products on Town Property.

- A York Region Bylaw Working Group was established to develop a template by-law that provides a level of consistency across the Region but may be modified to address community specific concerns
- The Smoke Free Ontario Act prohibits the use or consumption of tobacco, cannabis and electronic cigarettes in specific places but does not include all Public Places.
- Staff are recommending the Town enact a by-law under the Municipal Act prohibiting the smoking or vaping of tobacco and cannabis on all Town Property

Background

On October 17, 2018, the *Cannabis Control Act, 2018* came into effect which legalized the use and consumption of recreational cannabis in Ontario. The *Smoke Free Ontario Act* (SFOA) was amended in December of 2017 to include and govern the smoking or vaping of tobacco and cannabis and is very specific with respect to the restrictive provisions with a focus to protect health and well-being of youth and the public from exposure to second hand smoke. The SFOA does not regulate smoking and vaping in all Public Places. York Region Public Health is responsible for the enforcement of the SFOA.

Section 115 of the Municipal Act was also amended to allow a municipality to prohibit and regulate the smoking or vaping of tobacco and cannabis in Public Places and workplaces through the passing of a by-law. Therefore the Town has the authority under the municipal Act to enact a more restrictive by-law that would give Town of Aurora staff the authority to enforce.

Analysis

A York Region Bylaw Working Group was established to develop a template by-law that provides a level of consistency across the Region but may be modified to address community specific concerns

The bylaw working group is a sub-committee of a larger York Region Cannabis Working Group. The by-law group was established to develop a smoking and vaping by-law template and has representatives from all York Region municipalities, Public Health and York Region Prosecutions ensuring the by-law is within our authority and enforceable. The template by-law provides consistency and alignment across the Region but is adaptable to individual community concerns.

To date the municipalities that have enacted by-laws to regulate the smoking or vaping of tobacco and cannabis are Markham, Richmond Hill, Vaughan, King, Newmarket and East Gwillimbury and Georgina's existing smoking by-law is currently under review. Attachment #1 provides an overview of York Region municipalities and the status of their respective Smoking and Vaping By-laws.

October 15, 2019

Page 3 of 5

Report No. CS19-039

The Smoke Free Ontario Act prohibits the use or consumption of tobacco, cannabis and electronic cigarettes in specific places but does not include all Public Places.

Section 12 of the SFOA prohibits the use of tobacco or cannabis in the following places

- An enclosed public place.
- An enclosed workplace.
- A school within the meaning of the *Education Act*.
- A building or the grounds surrounding the building of a private school within the meaning of the *Education Act*, where the private school is the only occupant of the premises, or the grounds annexed to a private school, where the private school is not the only occupant of the premises.
- Any indoor common area in a condominium, apartment building or university or college residence, including, without being limited to, elevators, hallways, parking garages, party or entertainment rooms, laundry facilities, lobbies and exercise areas.
- A child care centre within the meaning of the *Child Care and Early Years Act, 2014*.
- A place where home child care is provided within the meaning of the *Child Care and Early Years Act, 2014*, whether or not children are present.
- A place where an early years program or service is provided within the meaning of the *Child Care and Early Years Act, 2014*.
- The reserved seating area of a sports arena or entertainment venue.
- A prescribed place or area, or a place or area that belongs to a prescribed class.

The SFOA does contain exemptions for residential uses such as long term care homes, retirement homes that provide care, provincially funded supported housing, rental units, hotels, motels and inns.

Staff are recommending the Town enact a by-law under the Municipal Act prohibiting the smoking or vaping of tobacco and cannabis on all Town Property

Staff from Bylaw, Parks, Special Events and Facilities have met and agree that in the interest of public health, safety and well-being of all residents that a smoking and vaping by-law should be enacted that would prohibit smoking and vaping on all Town Property. The proposed by-law will provide the Chief Administrative Officer the authority to approve designated smoking and vaping areas if deemed appropriate. The by-law also contains an exception provision for individuals who consume for medical reasons and must produce their medical document to an Officer upon demand.

October 15, 2019

Page 4 of 5

Report No. CS19-039

Advisory Committee Review

None

Legal Considerations

As a result of the *Cannabis Control Act, 2018* and the SFOA coming into effect, the public are able to smoke tobacco and cannabis in most public places, unless the legislation specifies otherwise. By enacting a by-law in accordance with section 115 of the *Municipal Act*, Council may further restrict the areas that the public may smoke or vape.

The Ontario Human Rights Code protects people who use cannabis for a medical purpose, therefore the proposed by-law will provide an exception for those who smoke or vape medical cannabis provided that the person possesses and surrenders the requisite certificate when requested.

Financial Implications

There will be an estimated cost of \$75,000.00 associated with the enactment of the by-law as No Smoking or Vaping Signs will need to be erected on all Town owned lands including Town hall, Joint Operations Centre, all Community Centres and parks and trails. If the proposed by-law is enacted staff will apply to the Ministry of Attorney General for the approval of set fines for violations.

Communications Considerations

Communications will work with Bylaw to develop a comprehensive and multiplatform education campaign utilizing the Town website, social media, newspapers, Notice Board, signage at events, locations, and on special event posters and event advertising.

Link to Strategic Plan

This report supports the Strategic Plan's goal of Supporting an exceptional quality of life for all.

October 15, 2019

Page 5 of 5

Report No. CS19-039

Alternative(s) to the Recommendation

1. Council provide direction.

Conclusions

For reasons outlined in this report, staff are recommending the full adoption of the proposed Smoking and Vaping By-law.

Attachments

Attachment #1 – York Region Municipal Comparison Chart

Previous Reports

N/A

Pre-submission Review

Agenda Management Team review on October 3, 2019

Departmental Approval



**Techa Van Leeuwen
Director
Corporate Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

YORK REGION MUNICIPAL COMPARISON CHART

	On owned or leased municipal property (ex. municipal offices, parks, trails and facilities)	In any motor vehicle located on municipal property or in any place open to public view	On public highways	On any property where a school, daycare facility or other child care facilities are located	In a private dwelling, except when in use as a public place, school, daycare or other childcare facility	In a designated smoking areas	On public and private parking lots	On roads, sidewalks and municipal boulevards	On or in retail, commercial and business establishments
Markham (recreational cannabis only)	X	X	N/A	X	✓	N/A	X	X	X
Richmond Hill (recreational cannabis only)	X	X	N/A	X	✓	N/A	X	X	X
East Gwillimbury (tobacco, recreational cannabis and other)	X	X	✓	X	✓	✓	✓	✓	✓
Newmarket (tobacco, recreational cannabis and other)	X	X	✓	N/A	✓	✓ *	N/A	N/A	N/A

	On owned or leased municipal property (ex. municipal offices, parks, trails and facilities)	In any motor vehicle located on municipal property or in any place open to public view	On public highways	On any property where a school, daycare facility or other child care facilities are located	In a private dwelling, except when in use as a public place, school, daycare or other childcare facility	In a designated smoking areas	On public and private parking lots	On roads, sidewalks and municipal boulevards	On or in retail, commercial and business establishments
Vaughan (tobacco and recreational cannabis)	X			X	✓	✓ *	✓	✓	N/A
King (tobacco or non-tobacco substance)	X	N/A	✓	N/A	N/A	✓	N/A	N/A	N/A

* Tobacco only



**Town of Aurora
General Committee Report No. CS19-038**

Subject: Motor Vehicle Collision Cost Recovery Program
Prepared by: Michael de Rond, Town Clerk
Department: Corporate Services
Date: October 15, 2019

Recommendation

1. That Report No. CS19-038 be received for information.

Executive Summary

The attached report to Joint Council Committee is intended to provide Aurora Town Council with information regarding the adopted recommendations for a 24-month pilot project for a Motor Vehicle Collision Cost Recovery Program.

Background

The attached report from Central York Fire Services (CYFS) was considered at the Joint Council Committee (JCC) meeting on September 3, 2019. The recommendations in the report were adopted by JCC at that meeting, with the approval of hiring an Administrative Assistant adopted by Newmarket Town Council on September 9, 2019.

This report is being provided to Council for informational purposes, as the motion adopted by JCC will impact Aurora residents.

Analysis

See attached report.

Advisory Committee Review

None

October 15, 2019

Page 2 of 3

Report No. CS19-038

Legal Considerations

None

Financial Implications

The program will be administered by the Town of Newmarket.

Communications Considerations

This report will be posted to the Town website and information will be added to the News and Notices section of the Town website. A summary of this report will also be included in the Council Highlights.

Alternative(s) to the Recommendation

None

Conclusions

See attached report

Attachments

Attachment 1 – JCC report – Motor Vehicle Collision Cost Recovery Program

Previous Reports

None

Pre-submission Review

Agenda Management Team review on October 3, 2019

October 15, 2019

Page 3 of 3

Report No. CS19-038

Departmental Approval



**Techa Van Leeuwen
Director
Corporate Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**



CENTRAL YORK FIRE SERVICES

2019-06-13

FIRE SERVICES REPORT 2019-03 (REVISED)

To: Joint Council Committee
Origin: Central York Fire Services - Deputy Chief Rocco Volpe
Subject: **Motor Vehicle Collision (MVC) Cost Recovery Program**

RECOMMENDATIONS

THAT Fire Services Report 2019-03 (REVISED) MVC Cost Recovery Program dated 2019-06-13 be received;

And that the Joint Council Committee (JCC) review the options provided in this report and give approval to staff to proceed with option #3

And that JCC authorize a 24 month pilot of the MVC Cost Recovery Program

And that JCC approve the hiring of a regular part-time administrative assistant in October 2019 for a program launch in January 2020.

COMMENTS

The purpose of this report is to provide JCC with information on a cost recovery program which charges for services rendered at the scene of motor vehicle collisions on municipal roadways.

This program is the first phase of a cost recovery program that can be expanded to a variety of additional services, such as:

- Post Fire Investigations
- Nuisance False Alarms
- Natural Gas Leaks
- Drug Labs / Grow Ops & Clandestine Labs

BACKGROUND

The Municipal Act (S391 (1) a) provides that a municipality may impose fees or charges “for services or activities provided or done by or on behalf of it”. The Municipal Act also provides that the “costs included in a fee or charge may include costs incurred by the municipality related to administration, enforcement, and the establishment, acquisition and replacement of capital assets”.

CYFS provides a variety of services to the residents of Aurora and Newmarket, as well as providing emergency services for those who travel through these two municipalities. The costs to provide these fire services are funded from municipal taxes.

Within York Region, CYFS is the only fire service that does not charge service fees for attending motor vehicle collisions on municipal roadways. An in depth review of surrounding municipalities identified that a potential revenue source could be instituted by CYFS. The following chart indicates the revenue generated by surrounding municipalities invoicing for emergency services provided at motor vehicle collisions. These charges are for incidents on municipal roadways based on the current Ministry of Transportation (MTO) standard rate of \$477.00 per hour per truck, with the exception of Vaughan Fire Rescue whose rate at \$600/hr.

Due to accounting practices, Vaughan, Markham and Richmond Hill, are not able to separate the annual revenue generated from municipal roads and highways. Therefore, the dollar amount presented in the chart is for both municipal roads and highways. Fire Departments that have provincial highways running through their jurisdictions have the ability to recover some costs for services by submitting their invoices to the MTO. Unfortunately, the towns of Aurora and Newmarket do not have a provincial highway within their jurisdiction (Hwy 404), therefore CYFS cannot bill the MTO directly. CYFS currently provides extrication and rescue services in the Town of Whitchurch-Stouffville (WS) section of the highway and cover costs through a direct charge to WS through a Fire Protection Agreement.

York Region Fire Service	MVC Program (municipal roads)	Invoice Resident or Non	Invoice at Fault Drivers	Admin Fee	Rate Charged	Annual Revenue (estimated)
Georgina	Yes	Non Res only	Yes	No	MTO Rate	\$65,000
East Gwillimbury	Yes	Both	No	No	MTO Rate	\$45,000
Whitchurch/Stouffville	Yes	Non Res only	No	No	MTO Rate	\$55,000
King	Yes	Non Res only	Yes	No	MTO Rate	\$88,000
Vaughan	Yes	Both	Yes	No	\$600 / hr	\$650,000
Markham	Yes	Both	Yes	Yes	MTO Rate	\$205,000
Richmond Hill	Yes	Both	Yes	No	MTO Rate	\$300,000
Central York Fire Services	NO	N/A	N/A	N/A	N/A	\$0

For additional reference, here are two other local areas that implement a MVC cost recovery program.

Simcoe County Fire Services	MVC Program (municipal roads)	Invoice Resident or Non	Invoice at Fault Drivers	Admin Fee	Rate Charged	Annual Revenue (estimated)
Springwater	Yes	Both	Yes	No	MTO Rate	\$133,000
Essa	Yes	Both	Yes	No	MTO Rate	\$90,000
Barrie	Yes	Non-Res only	No	Yes	MTO Rate	\$55,000
New Tecumseth	Yes	Both	Yes	Yes	MTO Rate	\$30,000
Bradford	Yes	Non Res Only	No	No	MTO Rate	\$6,000
Orillia	Yes	Non Res only	Yes	No	MTO Rate	\$2,000

Durham Region Fire Departments	MVC Program (municipal roads)	Invoice Resident or Non	Invoice at Fault Drivers	Admin Fee	Rate Charged	Revenue (approx.)
Uxbridge	Yes	Both	Yes	Yes	MTO Rate	\$50,000
Brock	Yes	Non Res only	No	No	MTO Rate	\$10,000
Scugog	Yes	Non Res only	Yes	Yes	MTO Rate	Started program in 2019 n/a
Whitby	No	n/a	n/a	n/a	n/a	n/a
Clarington	No	n/a	n/a	n/a	n/a	n/a
Ajax	No	n/a	n/a	n/a	n/a	n/a
Pickering	No	n/a	n/a	n/a	n/a	n/a
Oshawa	No	n/a	n/a	n/a	n/a	n/a

Throughout 2018, CYFS started collecting data (license plates) from April to December. The data revealed there were 451 MVCs, however after reviewing all MVC reports, 378 incidents qualified to be invoiced. The analysis was undertaken in order to evaluate the number of incidents that could generate potential revenue. Based on recouping costs from the at fault driver, regardless of residency (option #3 below) revenue was in excess of 200K.

Central York Fire Services	MVC Program (municipal roads)	Invoice Resident or Non	Invoice at Fault Drivers	Admin Fee	Rate Charged	Revenue (approx.)
Option #1 (Status quo)	No	n/a	n/a	n/a	n/a	\$0
Option #2	Yes	Non Res only	No	Yes	MTO Rate	\$89,000
Option #3	Yes	Both	Yes	Yes	MTO Rate	\$203,000

The table below shows five years of MVC incidences that CYFS responded to in the Towns of Aurora and Newmarket. However, this is raw data and has not been determined to be billable. There will be times when MVCs will not be billable due to human error, services not required upon arrival of CYFS or police agency not posting the at fault report.

Billable MVC Calls for Aurora and Newmarket	
2019 (Jan – May)	203
2018 (Jan – Dec)	588
2017 (Jan – Dec)	592
2016 (Jan – Dec)	599
2015 (Jan – Dec)	554

Further direction from JCC regarding the invoicing model would be appreciated. The following options need to be determined to provide direction to staff on how to proceed:

- Invoice at fault driver only regardless of residency
- Invoice at fault driver only (non-residents only)
- Divide invoice equally between all parties involved in the collision (regardless of who is at fault and residency)
- Updating the Town of Newmarket & Aurora User Fees

CYFS recommends option #3 which is;

- ✓ At fault driver only,
- ✓ Full invoice (regardless of residency)
- ✓ Applying administration fees to invoice (\$15 per vehicle search)

FINANCIAL IMPACT

By implementing a fee for service for attending MVCs, CYFS will have the ability to generate revenue and offset a portion of current operational costs.

Currently, CYFS does not have sufficient administrative support complement to conduct a cost recovery program for MVCs. In order to implement and administer such a program, CYFS is requesting a regular part-time administrative assistant. In consultation with Human Resources, the estimated cost of this position would be:

- Permanent Part-Time (24 hours per week)
- \$39,962 + \$7,193 (benefits) = \$47,155
- If this was a contract position, there is a \$2,000 savings in benefits

CONCLUSION

Approval of option #3 provides CYFS the most revenue and is the normal practice for career fire departments in York Region. Based on 2018 actual, MVC events CYFS attended, revenue would have been in the excess of \$200K. The additional work load cannot be undertaken by the existing work force ensure success of the program. A part-time or contract administrative person needs to be added to the staff compliment for maximum program effectiveness. This MVC Cost Recovery Program is phase one of the cost recovery program and additional services can be added once the program is up and running.

CONSULTATION

The Senior Fire Management Team consulted with the Town of Newmarket Finance, Human Resources, as well as, fire departments within the regions of York, Durham and Simcoe County.

In addition, Richmond Hill Fire & Emergency Services provided CYFS with three cheque samples from insurance companies (TD Insurance, Royal & Sun Alliance and The Personal) that have paid an invoice on behalf of their client. Two samples were from residents of Richmond Hill, the other a non-resident (Toronto). Please see Appendix A attached to this report.

IMPACT ON THE MASTER FIRE PLAN

This report has no impact on the Master Fire Plan.

CONTACT

Deputy Chief Rocco Volpe



Rocco Volpe, Deputy Chief
Central York Fire Services

Attachment: Appendix A



APPENDIX A
238
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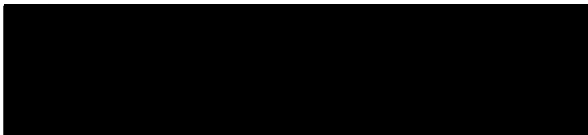
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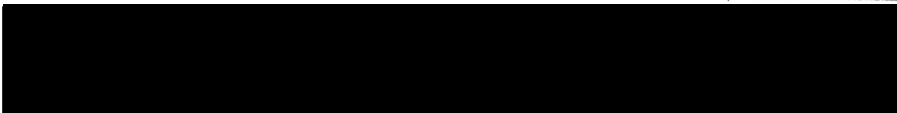
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PRESIDENT

TREASURER



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4th Floor
Toronto, ON M4S 3A6

TD Bank
525 VIGER W., SUITE 100
Montreal, QC H2Z 0B2
40051-004

Meloche Monnex



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TOWN OF RICHMOND HILL

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SIGNATURES AUTORISÉES / AUTHORIZED SIGNATURES



PLEASE DETACH BEFORE DEPOSITING



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TO THE ORDER OF
CITY OF RICHMOND HILL

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**Town of Aurora
General Committee Report No. CAO19-003**

Subject: Community Engagement Policy Report
Prepared by: Cindy Shaver, Communications and Community Engagement Specialist
Department: Office of the Chief Administrative Officer
Date: October 15, 2019

Recommendation

- 1. That Report No. CAO19-003 be received; and**
- 2. That the attached Community Engagement Policy be approved.**

Executive Summary

This report provides Council with information about the Community Engagement Policy and the framework and guidelines it provides for Town communications and community engagement efforts.

- This policy will provide a consistent approach to public communications and community engagement
- This policy will provide our community with a clear understanding of Town community engagement efforts and manage resident expectations
- The International Association of Public Participation Spectrum includes five distinct levels of engagement ranging from informing to empowering.

Background

In 2018 Council endorsed the 2018-2021 Communications and Community Engagement Strategy prepared by Corporate Communications. Within this strategy was a commitment by Town Staff to prepare a Community Engagement Policy, establishing guidelines for clearly communicating with our public and managing community engagement expectations.

This policy first appeared before Council at the September 3, 2019 General Committee and the September 10, 2019 Council meeting. At that time, Council directed staff to clarify a few items and bring the report back for consideration.

The Community Engagement Policy is based on internationally recognized best practices and utilizes the International Association of Public Participation (IAP2) Spectrum. IAP2 is an international association of global members seeking to improve the practice of public participation in relation to individuals, governments, institutions and nations. IAP2's Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public's role in any public project or decision-making process. This spectrum is widely used by other municipalities including The Town of Newmarket and the Region of York, and outlines a spectrum of engagement that details how and when residents, the broader community and stakeholders will be engaged.

Analysis

This policy will provide a consistent approach to public communications and community engagement

The Town of Aurora is committed to providing an inclusive community engagement process to better inform and engage residents in decisions and projects that reflect their interests and concerns. To do so, we need a consistent approach across departments that determines when and how to engage residents. This policy provides a clear framework for engagement and ensures that communications and engagement considerations are addressed at the beginning of each project.

On each report to Council there is a Communications Considerations section. Within that section and upon endorsement of the policy, the level of community engagement recommended will be included. The levels will be consistent with the International Association of Public Participation (IAP2) Spectrum. The Spectrum shows that differing levels of participation are legitimate depending on the goals, time frames, resources and levels of concern in the decision to be made. However, and most importantly, the Spectrum sets out the promise being made to the public at each participation level.

This policy will provide the community with a clear understanding of Town community engagement efforts and manage resident expectations

The Town of Aurora is committed to engaging our community in decision-making processes and keeping them informed of Town programs and activities. The level of community engagement on any given project or event will depend on several different factors including project time frames, resources and levels of concern in the decision to be made. By utilizing the Community Engagement Framework (outlined in the policy), staff will be able to provide timely and relevant communications that will manage resident expectations and provide opportunities for engagement where applicable.

The International Association of Public Participation Spectrum includes five distinct levels of engagement ranging from informing to empowering.

In the Spectrum, there are five different levels of community engagement to consider, with each level providing the community more involvement in the decision making process. These levels are informing, consulting, involving, collaborating and empowering.

Informing is the most common form of engagement. This is commonly used for standard Town projects that require minimal or no direction from Council. For example, temporary road closures, construction notices, or public notices with no or minimal impact to the community. Examples of informing the public include fact sheets, webpages, open houses and posting in the Notice Board.

Consulting may be used by staff to assist in providing recommendations to Council or by Council when considering decisions. Consulting is used when the Town will be making the final decision but some feedback is desired. For example, park designs, retail cannabis outlets, Examples of consultation include public meetings, surveys, focus groups, online consultation, door-to-door outreach, comment boxes, advisory committee interviews, social media listening and social media town halls.

Involving is a more comprehensive form of engagement used for projects that are relatively large in scale and will have a significant impact on the community. Involving is generally used when public feedback will be a factor in the decision-making process. It is used for projects like the development of Official Plans and Strategic Plans. Involving may include workshops, design charrettes, citizen panels, deliberative polling and digital storytelling.

Collaboration is a very rare engagement option that involved shared decision making with another partner. The Town will partner with stakeholders in all steps of the process, including the development of strategies and recommendations and the identified preferred solutions. This high-level of engagement may be used in the design and development of a joint facility or for a program or service developed in conjunction with another municipality or partner organization (i.e. Lake Simcoe Region Conservation Authority, Town of Newmarket.) An example of this would be the delivery of joint animal services. Collaboration may involve advisory committees, participatory decision-making, large group meetings, document co-creation and working groups.

The final stage of engagement is Empowerment. This stage is designed to put more decision-making power in the hands of the public with the expectation that the Town implement their recommendations. This level of engagement is not intended to override the authority of Council as it relates to the normal business of the Town and must ensure authorities and actions are within the context of the Municipal Act. Empowerment would generally require a question on the ballot to ensure the integrity of the process. An example of when empowerment may be considered would be for significant changes to systems and processes that affect the entire community. For example, the reduction in the number of Councillors on Town Council. Adding questions to a ballot is an extensive process with significant legislative requirements and should only be undertaken after extensive consideration and at the direction of Council.

Advisory Committee Review

Reviewed by the Community Advisory Committee on May 2, 2019.

Legal Considerations

None

Financial Implications

None

Communications Considerations

Corporate Communications will ensure the Community Engagement Policy is shared within the organization and with external stakeholders. This will include posting to the website, sharing on social media and including in both internal and external newsletters. Communications will work with internal departments to continue education regarding the Spectrum ensure the framework is used consistently and appropriately.

Link to Strategic Plan

This policy supports Aurora's Strategic Plan objective of "Strengthening the Fabric of our Community" and supports the 2018-2021 Communications and Community Engagement Strategy endorsed by Council.

Alternative(s) to the Recommendation

Council can choose not to endorse the policy and remain with the status quo.

Conclusions

The implementation of the Community Engagement Policy and guidelines for engagement will allow staff to be more proactive and transparent in their communication and community outreach. The guidelines will clearly define the level of community involvement needed and will ensure that residents are being engaged in a timely manner on initiatives that may affect them or their community.

Attachments

Attachment 1 – Policy No. COMM XX - Community Engagement Policy

October 15, 2019

Page 6 of 6

Report No. CAO19-003

Previous Reports

CAO19-002 – Community Engagement Policy Report (September 3, 2019 GC)

Pre-submission Review

Agenda Management Team review on October 3, 2019

Department Approval



Stephanie MacKenzie-Smith
Manager of Corporate Communications

Approved for Agenda



Doug Nadorozny
Chief Administrative Officer



Administrative Policies & Procedures

Policy No. CORP XX – Community Engagement Policy

Topic:	Community Engagement Policy	Affects:	All Staff
Section:	Insert section based on numbering system	Replaces:	N/A
Original Policy Date:	November 1, 2019	Revision Date:	N/A
Effective Date:	November 1, 2019	Proposed Revision Date:	November 1, 2021
Prepared By:	Corporate Communications	Approval Authority:	Council

1.0 Policy Statement

This policy supports the Town of Aurora’s mission, vision and values by providing a framework and guidelines for communications that puts our community first.

2.0 Purpose

The Town of Aurora is committed to providing an inclusive community engagement process to better inform and engage residents in decisions-making processes and projects that reflect their interests and concerns.

We are dedicated to utilizing the most effective and efficient communication tools, techniques and best practices to improve relationships with our community and make appropriate engagement opportunities available to them. Engagement opportunities may occur before projects begin as a way of raising awareness of projects and assist in developing staff recommendations to Council. Engagement may also be used after Council has provided direction as a form of education and information sharing. Engagement is not required for all decision-making processes as some may be legislative in nature, or handled most effectively within existing democratic frameworks. The intent of this policy is to ensure engagement is at the forefront of project planning and seeks to balance the efficiency and effectiveness of government with transparency and accountability.

This policy will act as a guide internally, with framework informing the level of community engagement to be employed in projects, providing opportunities for meaningful, two-way communication and cultivating a culture where public participation in local government is valued and encouraged.

Policy No. xx – Insert Policy/Procedure Title

3.0 Scope

This policy applies to all projects and events across the organization that require community engagement, either online or in-person, and will inform the appropriate public engagement approach.

4.0 Definitions

Community Engagement A process that facilitates communication, interaction, involvement and exchange between the government and the community. The community engagement process will be transparent, responsive, inclusive and empowering and is based on realistic expectations, mutual respect and trust.

5.0 Responsibilities

Employees:

- Contact Corporate Communications at the beginning of a project to discuss the appropriate level of community engagement and the best tools to accomplish project's goals.

Management:

- Ensure all employees are aware of and adhere to the policy.

6.0 Procedure

On each report to Council is a Communications Considerations section. When appropriate and relevant, the appropriate level of community engagement recommended will be included in that section as determined by the Director in consultation with the Corporate Communications Manager. The levels of engagement will be consistent with the [International Association of Public Participation](#) (IAP2) Spectrum. IAP2 is an international association of global members seeking to improve the practice of public participation in relation to individuals, governments, institutions

Policy No. xx – Insert Policy/Procedure Title

and nations. IAP2's Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public's role in any public participation process. The Spectrum is used internationally, and it is found in many public participation plans.

IAP2's Spectrum is designed to assist with the selection of the level of participation that defines the public's role in any community engagement program. The Spectrum shows that differing levels of participation are legitimate depending on the goals, time frames, resources and levels of concern in the decision to be made. However, and most importantly, the Spectrum sets out the promise being made to the public at each participation level. The Spectrum is widely used and is quoted in most community engagement manuals.

Community Engagement Framework

	Inform	Consult	Involve	Collaborate	Empower
GOAL	To provide information and generate awareness to the public.	To obtain feedback on analysis, issues, alternatives and decisions that will inform the final outcome.	To work directly with the public throughout the process to ensure that public concerns consistently understood and considered.	Partner with stakeholders in all steps of the process, including the development of strategies and recommendations and the identification of preferred solutions.	Additional decision-making is placed in the hands of the public.
PROMISE	We will keep you informed by providing you with timely, accurate and accessible information.	We will listen and acknowledge your concerns and seek to listen to diverse perspectives.	We will work with you to ensure that your concerns are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation and incorporate this in decisions as much as possible.	Town staff are expected to implement what the public has decided
CONDITIONS FOR ENGAGEMENT	Decision has already been made. The Town has the control to make the decision and implement it and is not looking for feedback.	The Town has control to make the decision and implement it, but wants some feedback before making a final decision.	The Town has the control to make the decision and implement it but will include public feedback as a factor in the decision-making process.	The Town cannot make and implement a decision by itself. Shared decision making with other partner.	The public will generally participate in decision-making through a ballot process and within the context of the Municipal Act.
EXAMPLE TECHNIQUES	<ul style="list-style-type: none"> • Fact sheets • Webpage • Open house • Notice Board 	<ul style="list-style-type: none"> • Public meeting • Survey • Focus group • Online 	<ul style="list-style-type: none"> • Workshop • Deliberative polling • Crowdsourcing 	<ul style="list-style-type: none"> • Advisory Committee • Participatory decision-making 	<ul style="list-style-type: none"> • Ballot

Policy No. xx – Insert Policy/Procedure Title

	<ul style="list-style-type: none"> • E-newsletter • Media release • Social media • Photo galleries • Registration forms • Meeting minutes • Phone • Site visit/tours • Live streaming • Council meeting/public meeting 	<ul style="list-style-type: none"> consultation • Advisory Committee • Interviews • Social media listening • Social media Town Hall • Workshop • Door-to-door outreach • Comment boxes 	<ul style="list-style-type: none"> • Community mapping (via online consultation) • Digital storytelling • Design charrette • Mind mapping • Citizen panels • Hackathon 	<ul style="list-style-type: none"> • Large group meetings • Document co-creation • Working group 	
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7.0 Regulatory/References/Codes/Standards

N/A



Town of Aurora

General Committee Report

No. PDS19-078

Subject: Changes to the Proposed Provincial Policy Statement (2019)
Prepared by: Andria Sallese, Senior Policy Planner, Policy Planning & Economic Development
Department: Planning and Development Services
Date: October 15, 2019

Recommendations

1. That Report No. PDS19-078 be received; and,
2. That the recommendations of this Report be forwarded to the Minister of Municipal Affairs Ontario as the official response from the Town of Aurora.

Executive Summary

This report provides a summary of the Province's changes to the Provincial Policy Statement (the "PPS") (2014). The majority of the proposed changes are intended to promote an increase in housing supply and mix in Ontario, while allowing for greater flexibility in the development review process. Other substantive amendments to the PPS include:

- Policies to promote transit-supportive development, and prioritize intensification that is in proximity to transit, corridors, and transit stations;
- A shift in terminology from housing 'types' to housing 'options';
- Taking a "Market-Based Approach" to land use planning to increase housing supply and add "flexibility" to the land use planning process;
- Municipalities now need to include plans for climate change adaptation in their Official Plans;
- Municipalities must consider the impacts of climate change when planning for sewage, water and stormwater management infrastructure, as well as public service facilities;
- Some policies related to climate change have been weakened or removed;
- The PPS proposes to define the "Impacts of a changing climate";
- Municipalities must continue to protect Natural Heritage Systems and manage wetlands;

- Climate Change impacts must be incorporated into watershed planning;
- Endangered species policies more consistent with the *Endangered Species Act*, but changes to this Act may weaken endangered and threatened species protection;
- Policies for consultation with Indigenous Communities and definition of cultural heritage need to align with recent changes to the *Ontario Heritage Act*;
- Protecting *Employment Areas* while permitting the introduction of some non-employment uses;
- Allowing sensitive uses to be co-located with major facilities, subject to certain criteria;
- General weakening of policies that direct new development and matters related to implementation; and,
- Changes to the PPS to align with Bill 108 intended to expedite development application review timelines may not lead to a faster development approval process.

The deadline to provide comments to the Minister of Municipal Affairs Ontario (the “Minister”) on the proposed changes is October 21st, 2019. Staff will be providing the comments in this report to the Minister, prior to the deadline, as the Town’s formal response to the proposed changes.

Background

Places to Grow Plan for the Greater Golden Horseshoe

At the February 12, 2019 Council meeting, Staff presented a report (Report No. PDS19-012) summarizing the substantive policy changes proposed in Amendment 1 to the Growth Plan for the Greater Golden Horseshoe (2017), which became A Place To Grow (2019). Comments raised by staff focused on policies around employment lands conversion outside of a Municipal Comprehensive Review process, changes to the settlement area boundary expansion process, and targets for Built Up Areas, Major Transit Station Areas and greenfield areas.

The Growth Plan provides a strategic framework for managing growth in the Greater Golden Horseshoe (GGH) region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and

infrastructure to reduce sprawl, cultivating a culture of conservation and promoting compact built form and better designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards; and

- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work.

A Place to Grow: Growth Plan (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The Town of Aurora Official Plan must conform to the policies in the Growth Plan.

On February 26, 2019, staff brought forward a supplementary report which sought Council's approval to forward the report and Staff's comments on proposed Amendment 1 to the Province. Staff's comments were forwarded to the Province in time for the deadline.

Provincial Policy Statement (PPS)

On May 2, 2019, the Province of Ontario (the "Province") released "More Homes, More Choice: Ontario's Housing Supply Action Plan". The Action Plan included a series of initiatives intended to address housing supply in the Province. The Action Plan included a review of the PPS and introduced Bill 108 (More Homes, More Choices Act) in the Legislature, which contains changes to various acts, including the Development Charges Act.

On July 22, 2019, the Province released proposed changes to the PPS. The PPS provides direction on matters of provincial interest as it relates to land use planning. The current version of the PPS came into effect on April 2014. Prior updates of the PPS occurred in 2005 and 1997.

The current version of the PPS (2014) provides policy direction on Province-wide land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- Building strong, sustainable and resilient communities that enhance health and social well-being; and

- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit.

The municipality uses the PPS to guide the development of Official Plan policies and inform decisions on planning and development. The PPS is issued under Section 3 of the Planning Act and decisions of Council affecting land use planning matters shall be consistent with the PPS.

Bill 108: More Homes, More Choice Act

As noted above, on May 2, 2019, the Province introduced Bill 108 to the Legislature. The Bill proposes to amend 13 statutes. The Provincial commenting period on the proposed changes closed on June 1, 2019. The Bill proposes significant changes to key municipal funding tools, the ability to secure community benefits and parkland, the capacity to provide additional community facilities, and significantly shortened timelines to evaluate development applications.

Bill 108 received Royal Assent on June 6th, 2019, however, the changes will not come into effect until the regulations are passed. The full impact of many of the proposed amendments under Bill 108 will be assessed when implementation details, outlined in the regulations associated with Bill 108, including the regulations around the Community Benefits Charge, become available. So far, as of September 3rd, 2019, only some of the provisions of the *Planning Act* have come into effect through the regulations. Staff will provide a more comprehensive update on Bill 108 when the associated regulations are passed by the Province.

Analysis

Proposed Changes to the PPS

The Province is proposing policy changes to the Provincial Policy Statement with the stated intention to:

- Encourage the development of an increased mix and supply of housing;
- Protect the environment and public safety;
- Reduce barriers and costs for development and provide greater predictability;
- Support rural, northern and Indigenous communities; and
- Support the economy and job creation.

Table 1 in Appendix 1 lists most of the policy changes to the PPS and Staff's comments on the change. Some of the more substantive differences in the 2014 version of the PPS and the Province's proposed amendments are described in more detail below.

Policy changes intended to increase housing supply and mix, while allowing flexibility in the development review process.

The Province is proposing changes that would increase the land supply to 25 years, which is consistent with the time horizon in the Growth Plan. Staff are generally supportive of a longer planning horizon (25 years) to plan for infrastructure improvements to support forecasted growth. A better connection is required, however, between the policies in the PPS and other Provincial Plans that support this longer time horizon.

Policies to promote transit-supportive development, and prioritize intensification that is in proximity to transit, corridors, and transit stations.

Staff are supportive of prioritizing and directing growth to areas well served by transit, including major transit station areas and corridors, to take advantage of existing infrastructure. Clarity could be improved by providing additional policy direction for where development may be restricted, such as areas when there are risks associated with natural hazards, and in environmentally significant areas. The nature and extent of these restrictions should be identified as part of the justification to the Minister for not achieving the major transit station area target.

Furthermore, the changes proposed in Bill 108 could apply inclusionary zoning policies to areas that are generally high growth, including major transit station areas and areas where a community planning permit system has been required by the Minister. While Staff are supportive of directing affordable housing and density to areas well-served by transit, this approach limits the opportunity for the Town to implement inclusionary zoning policies outside of the Aurora Promenade and the Aurora GO Train Major Transit Station Area.

A shift in terminology from housing 'types' to housing 'options'.

The PPS proposes to add 'housing options' as a defined term, shifting away from the term 'housing types', and includes housing related to employment, institutional or educational uses.

October 15, 2019

Page 6 of 17

Report No. PDS19-078

Bill 108 also includes a provision that would require municipalities to authorize an additional residential unit in both the primary dwelling and an ancillary building or structure. While Staff are not certain about the maximum number of units that this change may permit on one lot, this could allow certain existing lots to increase, as of right, from two dwelling units to three, or possibly more, depending on the number and interpretation of ancillary buildings and structures.

The Oak Ridges Moraine Conservation Plan currently defines “single dwelling” as a building containing only one dwelling unit and, in any area other than an area within a Natural Core or Natural Linkage Area, includes a building containing one primary dwelling unit and no more than one secondary dwelling unit.

The Yonge Street South Secondary Plan (OPA #34) limits the total gross residential density in residential designations to no more than 5 units per hectare or 2 units per acre. Similarly, OPA 48 (2003), which implements the Oak Ridges Moraine Conservation Plan, defines a “single dwelling” as a building containing only one dwelling unit. The change proposed in Bill 108, and supported by the amended PPS policies that promote a range of housing options, may put the policies of OPA 34 & OPA 48 out of conformity. Staff are undertaking a conformity exercise as part of the Municipal Comprehensive Review and Five-Year Review of the Official Plan Review in 2020 and will have an opportunity to update policies related to the Oak Ridges Moraine to bring them into conformity with Bill 108.

Staff recommendation: Staff strongly support providing a variety of housing options to meet Aurora’s growing population and the Region’s forecasts to 2041. However, Staff recommend that the provision to promote additional housing options, which through Bill 108 would allow additional residential units in the primary dwelling and ancillary building, not apply to areas subject to natural hazards (S. 3.1 of the PPS (2014)), or ecologically sensitive areas such as the Oak Ridges Moraine, which currently restricts the maximum number of secondary dwelling units per building, and that these restrictions be clearly articulated in the PPS.

Taking a “Market-Based Approach” to land use planning to increase housing supply and add “flexibility” to the land use planning process.

The proposed changes to the PPS propose a “market-based approach” to land use planning to increase housing supply, and would allow settlement area boundary expansions to satisfy market demand. Market needs tend to fluctuate over time. There

are many factors that can influence housing supply and affordability (e.g. land and construction costs, the market and mortgage rates).

Staff recommendation: A market-based approach is contrary to target-based approach in the Growth Plan, which promotes a longer planning horizon. A market-based approach could also result in short-term decision making rather than planning for the long term.

The proposed changes to the traditional approach to land use planning erodes previous efforts to encourage more compact development and limit settlement area boundary expansions. Without the appropriate policy instruments, a market-based approach to land use planning could lead to uncontrolled urban expansion in some areas to facilitate land consumptive housing types.

No provisions appear to have been made by the Province to deliver affordability across the province's varied housing markets. The definition of "market-based need" and the approach relies on the market to pass along any reductions in development costs as savings to the consumer.

While the intent of the changes to the PPS is to increase housing supply, taking a market-based approach may not address the issue of the 'missing middle' (e.g. townhouses, duplexes, triplexes, and walk-up apartments). The Town's existing housing stock, which is comprised of almost 60% single detached dwellings, coupled with market preferences, may not align with the Province's mandate to provide a variety of housing options, or affordable options, for future generations.

Staff are concerned that urban expansion will draw demand away from intensification areas, will increase the need for infrastructure investment and reduce the Town's ability to respond to future growth requirements.

Planning and development in Ontario is premised on a policy led process. Taking a 'market-based approach' to meeting future growth may not meet the needs of the Town's changing demographics and provide a range of housing types. Staff are recommending that the details around market-based approach to land use planning be further clarified in the PPS, including any studies required to support the proposed market-based policies, and complete application requirements.

Municipalities now need to include plans for climate change adaptation and mitigation in their Official Plans.

The PPS now proposes to require municipal Official Plans to prepare climate change adaptation plans. Staff strongly support including climate change adaptation and mitigation plans in the Town's Official Plan. This aligns with existing Official Plan policy (5.2.r (i) and (ii)), that Council shall address the effects of climate change by requiring communities to be designed to be more resilient to the effects of a changing climate.

The PPS has also been amended so that planning authorities must prepare for the impacts of a changing climate rather than solely supporting climate change adaptation. This change is a step forward in preparing for the effects of climate change.

Municipalities must consider the impacts of climate change when planning for sewage, water and stormwater management infrastructure, as well as public service facilities.

Policy 1.6.6.1(b) and 1.6.6.7 (c) of the proposed PPS requires municipalities to ensure sewage, water and stormwater management systems, and public service facilities, are provided in a manner that prepares for the impacts of a changing climate, including effective management. This change is a step forward in preparing for climate change adaptation planning.

Some policies related to climate change have been weakened or removed.

While policies related to climate change adaptation have been strengthened, others, including those related to climate change mitigation and promoting renewable energy, have been weakened or deleted from the proposed 2019 PPS.

Section 1.8.1. (f. 2) has been deleted, which previously directed that municipalities support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions and climate change adaptation through land use and development patterns, which maximizes opportunities for the use of renewable energy *systems* and alternative energy systems.

Section 1.7.1 now states that long-term economic prosperity be supported by, "promoting energy conservation and providing opportunities for increased energy supply". While this amendment may be encouraging decentralized energy supply, it is also moving away from renewable energy.

The PPS proposes to define the “impacts of a changing climate”.

The PPS proposes to define the “impacts of a changing climate” as meaning: “the potential for present and future consequences and opportunities from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability”.

Staff recommendation: While Staff support including the definition of the impacts of climate change in the PPS, the proposed definition is broad and refers to changes in local weather patterns and does not consider the global context of climate change. This allows for interpretation and potential inconsistencies among climate change adaptation planning.

Staff encourage the Province to consider further refining the definition of the impacts of a changing climate and not limit it to local weather patterns, but to consider the global context of climate change. As an example, the United Nations Framework Convention on Climate Change defines climate change as: “a change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is in addition to natural climate variability observed over comparable time periods (Article 1).”

Both the proposed 2019 and the existing 2014 version of the PPS lack direction and policies related to climate change mitigation. Both are silent on mitigation related to waste management practices, which are known sources of greenhouse gases. Staff encourage the Province to strengthen their policies related to climate change mitigation and consider relying on a globally accepted definition of climate change.

Municipalities must continue to protect Natural Heritage Systems and manage wetlands.

Natural Heritage

The existing policies under Section 2.1 of the PPS outline the requirements for municipalities to protect natural heritage features and natural heritage systems, and these policies have not been changed.

October 15, 2019

Page 10 of 17

Report No. PDS19-078

Protection of Non-Provincially Significant Wetlands

A new policy is proposed under Section 2.1.10 of the PPS, which allows municipalities to manage wetlands (in accordance with provincial guidelines) that do not qualify as 'significant'.

Staff recommendation: This policy provides greater authority for municipalities to protect non-provincially significant wetlands, allowing for additional protection of environmental features. Non-provincially significant wetlands include those features that do not meet the criteria under the Ontario Wetland Evaluation System to be considered provincially significant. Currently, the PPS policies only protect wetlands that are considered provincially significant.

Climate Change impacts must be incorporated into watershed planning.

Watershed Planning

Under Section 2.2.1 of the PPS (2014), planning authorities are required to protect, improve or restore the quantity of water. The proposed changes have added a section to require the evaluation and preparation for the impacts of a changing climate at the watershed level. This requires that climate change be incorporated into watershed planning. This requires that climate change adaptation and/or mitigation be considered across municipal boundaries, and considered in the broader watershed context.

Endangered species policies more consistent with the *Endangered Species Act*, but changes may weaken endangered and threatened species protection.

Endangered Species Act, 2007

The PPS is proposed to be updated to refer to the *Endangered Species Act, 2007* ("the Act") provisions. The definitions have been simplified and the language is consistent with that of Act, and for certain definitions, cross-references the Act or the Species at Risk in Ontario List. These changes create consistency in following the requirements of the Endangered Species Act, 2007.

Staff recommendation: However, changes are being considered by the Province to modernize the *Endangered Species Act, 2007* that have the potential to weaken endangered and threatened species protection in Ontario.

Policies for consultation with Indigenous Communities and definition of cultural heritage need to align with recent changes to the *Ontario Heritage Act*.

The Province is proposing changes to Section 2.6.5 of the PPS which would require Planning authorities to engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

Staff recommendation: Section 2.6.5 should clarify that planning authorities shall engage with indigenous communities only when dealing with cultural heritage or archaeological resources that are of interest.

The modification to the definition of “Areas of Archaeological Potential” would eliminate municipalities’ ability to determine potential archaeological sites using their own local guidelines. While the general criteria defined by the Ministry are effective for addressing broad archaeological conservation concerns, it may not adequately capture local unique elements of each municipality.

In the Ontario Heritage Act (OHA), the term “Heritage Attribute” is often associated with the features or elements described in the Heritage Conservation District Plan or the statement contained in the heritage designation by-law. Staff suggest that the definition include references to these documents to provide additional clarity and ensure consistency with provincial legislation.

Protecting *Employment Areas* while permitting the introduction of some non-employment uses.

The 2019 version of the PPS proposes a new policy for industrial and manufacturing employment areas to permit ancillary residential and institutional uses, which is reflected in the definition of housing ‘options’, as noted above, which would include housing related to employment, institution or educational uses.

Section 1.3.1.b. of the PPS, which directs that planning authorities provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities, remains unchanged. Aurora’s Official Plan implements Section 1.3.1.b. of the PPS, and directs that employment lands be protected to accommodate projected employment growth.

October 15, 2019

Page 12 of 17

Report No. PDS19-078

Staff recommendation: Introducing sensitive uses, such as residential and institutional uses in employment areas can lead to long-term operational, health and economic challenges, potential conflicts with sensitive uses co-located near employment uses, and, may destabilize protected employment areas by creating situations of non-compliance. Conversions should only be considered at the time of a Municipal Comprehensive Review.

Allowing sensitive uses to be co-located with major facilities, subject to certain criteria.

The Province is proposing changes to Section 1.2.6, “Land Use Compatibility” of the PPS by deleting the reference to appropriately designing, buffering and/or separating major facilities from sensitive land uses, to “avoiding, or if avoiding is not possible, mitigating any potential adverse effect”.

“Adverse effects” is a defined term in the PPS and can mean: the impairment of the quality of the natural environment; injury or damage to property or plant life; harm or discomfort to plant or animal life or on the health and safety of any person; the loss of enjoyment of normal use of property; and interference with normal conduct of business.

A major facility can include: an airport, transportation infrastructure and corridors, rail facilities, among others. The Province proposes to add ‘manufacturing uses’ to the definition of a major facility. A sensitive land use is also a defined term in the PPS, and means a building, amenity area or outdoor space where normal activities occurring at reasonably affected times would experience adverse effect from a nearby major facility.

Staff recommendation: Staff are seeking more clarity around the proposed policies that could potentially destabilize Aurora’s finite supply of Employment lands, create areas vulnerable to encroachment from sensitive uses, and, as noted above, potentially create situations of non-compliance.

General weakening of policies that direct new development and matters related to implementation.

Generally, the tone of the PPS has changed and is moving away from the creation of, and support for, complete and compact communities in favour of a more flexible land use process in an effort to provide flexibility for providing housing options and design based on context-specific needs.

October 15, 2019

Page 13 of 17

Report No. PDS19-078

Many references to 'shall' have been replaced with 'should'. Several of the implementation policies in Section 4.0 of the 2014 version of the PPS have been moved to the preamble (Parts I, II and III). These policies directed that municipal official plans are the most important vehicle for implementing the PPS to achieve comprehensive, long-term planning and set out appropriate land use designations and policies, that Official Plans coordinate cross-boundary matters to promote mutually beneficial solutions, and provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

The implementation policies also directed that municipalities keep their Official Plans up to-date, that zoning and development permit by-laws are important for implementing the PPS, that the PPS be read in its entirety, and that the comments, submissions or advice affecting a planning matter provided by a planning authority be "consistent with" the PPS.

Staff recommendation: Moving implementation policies to the preamble Section of the PPS gives them less weight and makes them hard to enforce. Staff are not clear why the implementation policies have been relocated to the preamble and recommend that they continue to remain in Section 4.0.

The 2014 version of the PPS (Sections 4.9 to 4.11) directed that the PPS policies represented minimum standards and that planning authorities could go beyond the minimum standards in establishing specific policies. The PPS was also to be read in conjunctions with other Provincial plans, and in the event of a conflict, the Provincial plans take precedence. Sections 4.9 to 4.11 have been moved to the preamble and reworded such that, where there are conflicts between the PPS and other Provincial plans, the more specific policies of the provincial plan satisfies the more general requirement of the PPS. Where overlap does not exist, the policies of the PPS would need to be independently satisfied.

Changes to the PPS to align with Bill 108 intended to expedite development application review timelines may not lead to a faster development approval process.

The 2019 version of the PPS (Section 4.0 (a) & (b)) would require municipalities to fast-track priority applications for proposals that support housing and job-related growth and development and reduce processing times for these applications, to the extent practical. This requirement to fast-track priority development applications is echoed in the changes to the development application review times in Bill 108.

Staff recommendation: Staff believe the reduction in processing timelines may not have the intended effect of bringing more units to market in a timely fashion, nor does it guarantee that any of these units will be more affordable on the premise of free-market principles and supply and demand. The expedited process could lead to more appeals on the basis of non-decisions.

The reduced timelines are also impractical for complex applications and may impact the ability for staff to consult effectively with the public and to collaborate with applicants. The timelines proposed may be unachievable for even straight forward applications and can have the unintended effect of producing an adversarial process. There does not appear to be an instrument proposed through Bill 108 to assist municipalities in achieving the faster timelines. A coordinated approach is required between municipalities and the Province to address housing supply and speed up the approval process, including a less adversarial and coordinated effort between developers and planners at the pre-consultation stage.

Staff provide pre-consultation services to potential applicants on their development proposals prior to the submission of an application. This includes pre-consultation with Town staff and its commenting partners. A list of comments from internal and external approval agencies, as well as complete application requirements are forwarded to the applicant shortly thereafter. The pre-consultation process provides commenting partners with advance notice of major development applications. It also gives staff an opportunity to identify any significant issues, and ultimately improves the quality of development submissions.

Pre-consultation meetings and discussion also allow staff to identify the need for technical documents to support development applications as part of a complete application. The Town's Business Concierge program also focuses on streamlining the development review process for new non-residential development, and provides an expedited processing of approvals, where possible.

Notwithstanding the Town's existing efforts to fast-track certain applications, Staff believe that, unless the proposed changes to the timelines identified in Bill 108 and in the PPS (Section 4.7) are made in conjunction with a multi-faceted approach to streamlining the planning process, it is doubtful that the proposed legislated changes to the development approval timelines will result in its intended effect. Details on Bill 108 and the changes to the development approval process will be brought forward in a future report.

October 15, 2019

Page 15 of 17

Report No. PDS19-078

Advisory Committee Review

Not applicable.

Legal Considerations

Legal Considerations are provided throughout the report.

Financial Implications

Conformity to the policies of the amended Provincial Policy Statement and other Provincial Policy instruments will occur through the Town's comprehensive Official Plan review process. All estimated costs associated with this process will be funded through the approved Capital Project No. 81001 - Official Plan Review.

Communications Considerations

No Communication Required.

Link to Strategic Plan

Providing input on the proposed changes to the PPS by the Province supports the Town's Strategic Plan vision for an inclusive, growing, family-oriented community that integrates green spaces, environmental sustainability, economic vitality and communal gathering spaces.

Providing feedback to the Province on the proposed amendments supports the Strategic Plan's guiding principles to broaden outreach and leverage partnerships, while validating its goals and objectives to improve mobility and connectivity; invest in sustainable infrastructure; strengthen the fabric of the community; encouraging the stewardship and sustainability of Aurora's natural resources; and enabling a diverse, creative and resilient economy.

Alternative(s) to the Recommendation

None.

Conclusions

The majority of the proposed changes to the PPS (2014) are intended to promote an increase in housing supply and mix in Ontario, while allowing for greater flexibility in the development review process. Other substantive amendments to the PPS include:

- Policies to promote transit-supportive development, and prioritize intensification that is in proximity to transit, corridors, and transit stations;
- A shift in terminology from housing ‘types’ to housing ‘options’, and taking a “Market-Based Approach” to land use planning;
- Municipalities now need to prepare climate change adaptation plans, and consider the impacts of climate change when planning for sewage, water and stormwater management infrastructure, public service facilities.
- New policies for consultation with Indigenous Communities;
- Protecting *Employment Areas* while permitting the introduction of some non-employment uses; and,
- Changes to align with Bill 108, intended to expedite development application review timelines.

The deadline for providing feedback to the Province on the current changes, as proposed, is October 21st, 2019, which is prior to the next Council meeting (October 22nd). Staff will be forwarding this report and relevant comments to the Minister as the Town’s Official response to the proposed changes to the PPS.

Attachments

Appendix 1: Table 1: Proposed Changes to the Provincial Policy statement

Previous Reports

None.

October 15, 2019

Page 17 of 17

Report No. PDS19-078

Pre-submission Review

Agenda Management Team Meeting review on October 3, 2016.

Departmental Approval



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

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

Appendix 1 – Table 1 – Proposed Changes to the Provincial Policy Statement

PPS (2019) - Proposed Change	Preliminary Comments
<i>Housing Supply and Mix</i>	
Increase planning horizon 25 years Increase housing land supply to 12 years Increase land supply requirements municipalities must meet.	<ul style="list-style-type: none"> - Increasing land supply to 25 years is consistent with the Growth Plan - Generally supportive of a longer planning horizon (25 years) to plan for infrastructure improvements to support forecasted growth. - A better connection is required between the PPS and other Provincial Plans
Update provincial guidance to support land budgeting (i.e. Projection Methodology)	<ul style="list-style-type: none"> - Important to have a standardized methodology to avoid inconsistencies and irregularities.
Adding “flexibility” to the process for settlement area boundary expansions	<ul style="list-style-type: none"> - Changes to policies that allow settlement area boundary expansion to satisfy market demand can lead to uncontrolled urban expansion and consumptive housing types. - Market demand approach results in short term decision making rather than planning for the long term. Market needs fluctuate.
Phasing Policies	<ul style="list-style-type: none"> - Strong phasing policies are needed for orderly development. Further direction and polices related to orderly development should be added to the PPS.
Transit-supportive development and prioritization of intensification in proximity to transit, including corridors and stations	<ul style="list-style-type: none"> - Staff are supportive of prioritizing and directing growth to major transit station areas and corridors to take advantage of existing infrastructure. - Clarity could be improved by providing direction of where development may be restricted by provincial policy, such as when there are risks associated with natural hazards and environmentally significant areas. The nature and extent of these

Appendix 1 – Table 1 – Proposed Changes to the Provincial Policy Statement

	restrictions should be identified as part of the justification to the Minister for not achieving the target.
Affordable housing targets are required to align with the Region’s Housing and Homelessness Plans	- Staff are supportive of achieving affordable housing targets and will align with the work the Region is undertaking on their Housing and Homelessness Plans
Housing ‘types’ are now called housing ‘options’	<ul style="list-style-type: none"> - Land values are not a substitute for need. - No provisions to actually deliver affordability across the Province's varied housing markets. - Relies on the market to pass along any reductions in development costs as savings for purchasers. - Assumes savings are passed along to consumers. - Many factors that influence housing supply and affordability (e.g. land and constructions costs, mortgage rates, and expectations for project profit). - Bill 108 includes provision that would require municipalities to authorize an additional residential unit in both the primary dwelling and an ancillary building or structure. For a single family dwelling, this would result in an additional two residential units on each property. (Do we have policies in our Official Plan or in OPA 48 related to hazard lands? Should this be excluded). - Staff are recommending that, while it supports providing a variety of housing options to meeting the growing population in Aurora, that the provision not apply to areas subject to natural hazards (S. 3.1 of the PPS) from allowing additional residential units. Allowing additional residential units should only be supported in areas that are not subject to natural hazards or ecologically sensitive areas.
<i>Taking a “market-based approach” to land use planning</i>	
	<ul style="list-style-type: none"> - Historically the market has not provided a range and mix of housing. This is a short term perspective. - Market-based approach is contrary to target-based approach in the Growth Plan - Requires a longer planning horizon.

Appendix 1 – Table 1 – Proposed Changes to the Provincial Policy Statement

	<ul style="list-style-type: none"> - Both market and non-market based housing should be referenced in the PPS - Need definitions for what constitutes ‘market-based’ housing needs – without a definition the interpretation can be subjective - How does the existing housing stock meet the needs of the Town’s changing demographics; - Changes erode previous efforts to encourage more compact development and limit settlement area boundary expansions - The changes do not address the ‘missing middle’ (e.g. housing types that are not single detached dwellings and high rise condominium development). - What has been built vs. market preference may not align
<p><i>Weakening of Policies that Direct New Development</i></p>	
	<ul style="list-style-type: none"> - Directing away from compact form, mixed use direction for the creation of, and support for, complete and compact communities; - Weakening of language from ‘shall’ to ‘should’ provides flexibility to design based on context-specific needs.
<p><i>Environment and Public Safety</i></p>	
Climate Change	<ul style="list-style-type: none"> - Climate change policies have been weakened, terms removed that set baseline targets. - Terminology has been changed from “considering” the impacts of a changing climate to “preparing for” a changing climate. This change requires Official Plans to include plans for adaptation and mitigation with a changing climate. - Definition of “impacts of a changing climate” is broad and refers to changes in weather patterns. This allows for interpretation and potential inconsistencies among climate change adaptation planning. However, it does allow for flexibility in planning to address issues specific to the local context.
Natural Environment	<ul style="list-style-type: none"> - The proposed policies maintain current policies that require municipalities in southern Ontario to identify and protect natural heritage systems. No changes are proposed to the existing policies in Section 2.1 of the PPS. Maintain current policies that require municipalities in southern Ontario to identify natural heritage systems, and provide flexibility as to how to achieve this outcome

Appendix 1 – Table 1 – Proposed Changes to the Provincial Policy Statement

Protection of Non-Provincially Significant Wetlands	<ul style="list-style-type: none"> - A new policy allows municipalities to manage wetlands (in accordance with provincial guidelines) that do not qualify as ‘significant’ in the PPS policies (2.1.10). This provides authority for municipalities to protect non-provincially significant wetlands, allowing for additional protection of environmental features.
Watershed Planning	<ul style="list-style-type: none"> - Evaluation and preparation for the impacts of a changing climate at the watershed level are included in the criteria for addressing the quality and quantity of water (2.2.1). This requires that climate change be incorporated into watershed planning.
<i>Endangered Species Act, 2007</i>	<ul style="list-style-type: none"> - The PPS has been updated to refer to the <i>Endangered Species Act</i> provisions. Definitions have been simplified and use language that is from the Act, and refer to the Act or the Species at Risk in Ontario List for certain definitions. These changes create consistency in following the requirements of the provincial Act. - However, changes are being considered by the Province to modernize the <i>Endangered Species Act, 2007</i> that may weaken endangered and threatened species protection in Ontario.
<i>Fast-tracking Development Applications</i>	
Require action to expedite the development application review process	<ul style="list-style-type: none"> - The <i>Planning Act</i> outlines development application review times - Further clarity required on the implementation and prioritization of applications. - The expedited process could lead to more appeals on the basis of non-decisions; - The reduction in processing timelines may not have the intended effect of bringing more units to market in a timely fashion, nor does it guarantee that any of these units will be more affordable on the premise of free-market principles and supply and demand. - Reduced timelines are impractical, and will impact the ability for staff to consult effectively with the public and to collaborate with applicants. - The timelines proposed may be untenable for the most straight forward application and can have the unintended effect of producing an adversarial process. - There does not appear to be an instrument to assist municipalities in achieving the faster timelines. - Coordinated approach is required to address housing supply and speed up the approval process, including a coordinated effort between developers and planners at the pre-consultation stage.

Appendix 1 – Table 1 – Proposed Changes to the Provincial Policy Statement

	<ul style="list-style-type: none"> - Multiple or poor quality submissions increase the amount of staff time needed to review, prepare comments and attend meetings to sort out problems associated with applications. - Unless the proposed changes to the timelines identified in Bill 108 are made in conjunction with a multi-faceted approach to streamlining the planning process, it is doubtful that the proposed legislated changes to the development approval timelines will result in its intended effect. Reducing timeframes without providing adequate support to municipalities may result in more appeals to the Local Planning Appeal Tribunal for non-decision, and additional delay to development approvals should there be a backlog of cases at the LPAT.
<p><i>Heritage Policies</i></p>	
<p>Align policies and definition of cultural heritage with recent changes to the <i>Ontario Heritage Act</i></p>	<ul style="list-style-type: none"> - Section 2.6.5 should clarify that planning authorities shall engage with indigenous communities only when dealing with cultural heritage or archaeological resources that are of their interest. - The modification to the definition of “Areas of Archaeological Potential” would eliminate municipalities’ ability to determine potential archaeological site using their own local guidelines. While the general criteria defined by the ministry are effective for addressing broad archaeological conservation concerns, it may not adequately capture local unique elements of each municipality - In the Ontario Heritage Act, the term “Heritage Attribute” are often associated with the features or elements described in the Heritage Conservation District Plan or the statement contained in the heritage designation by-law. Staff suggest that the definition should include reference to these documents to provide better clarity and ensure consistency with the legislation
<p><i>Employment Area Policies</i></p>	
<p>At the time of official plan review or update, assess locally-identified employment areas to</p>	<ul style="list-style-type: none"> - Conversions should be considered at the time of an MCR subject to criteria - preserves finite employment lands. - One-time window is consistent with the Growth Plan

Appendix 1 – Table 1 – Proposed Changes to the Provincial Policy Statement

ensure designations are appropriate	
Employment area conversions permitted between MCR process at the local level	
Regionally Significant Employment Area (new term)	<ul style="list-style-type: none"> - Further clarification is required and a definition. - Should only be identified by upper/single tier municipality. - Risks creating tiered employment lands in terms of their importance: those that are provincially or regionally significant versus those that are not identified as either.
New policy for industrial and manufacturing employment areas to permit ancillary residential and institutional uses	<ul style="list-style-type: none"> - Conflicts with the definition of ‘Employment Area’ - Clarity required regarding residential and institutional uses in other Employment Area types - Policies should be revised to refer to all Employment Areas
Sensitive uses can be co-located with major facilities, subject to certain criteria	<ul style="list-style-type: none"> - Can lead to long-term operational, health and economic challenges. - Market approach intended to increase housing supply. Potential conflicts with sensitive uses co-located near employment uses. - May destabilize protected employment areas by creating situations of non-compliance.
Accessibility	
Accessibility policy weakened	<ul style="list-style-type: none"> - Language in the 2014 version of the PPS is to identify, prevent and remove land use barriers.
Indigenous Engagement	
	<ul style="list-style-type: none"> - Staff support the intent to require public engagement with Indigenous Communities.
Other Matters	

Appendix 1 – Table 1 – Proposed Changes to the Provincial Policy Statement

<p>Addition of Provincial methodologies, guidelines, standards and procedures</p>	<ul style="list-style-type: none"> - Staff are not sure what other documents be updated - Difficult to determine the impacts of policy changes without the regulations.
<p>Implementation polices from Section 4.0 are now in the preamble.</p>	<ul style="list-style-type: none"> - Moving implementation policies to preamble makes them hard to enforce, and have less weight, and should be moved back to the implementation section.



**Town of Aurora
General Committee Report No. PDS19-089**

Subject: Kitimat Crescent and Aurora Heights Public School Alternative
Solutions to Safety Concerns

Prepared by: Michael Bat, Traffic/Transportation Analyst

Department: Planning and Development Services

Date: October 15, 2019

Recommendation

1. That Report No. PDS19-089 be received; and,
2. That Parking By-law No. 4574-04.T be amended to prohibit parking at any time on the south and east sides of Kitimat Crescent from a point nine metres south of the beginning of the curb return to a point nine metres east of the end of the curb return adjacent to 25 Kitimat Crescent.

Executive Summary

As directed by Council at its meeting on March 26, 2019, staff reviewed various options designed to enhance pedestrian safety on Kitimat Crescent and pick-up/drop-off activities for Aurora Heights Public School.

The report recommends the following:

- A pedestrian connection not be introduced between Aurora Heights Public School and Aurora Community Centre;
- Layby parking not be implemented on the east side of Tecumseh Drive along the frontage of Aurora Heights Public School;
- Keeping the existing parking restrictions on the east side of Tecumseh Drive along the frontage of Aurora Heights Public School; and,
- Introducing parking restrictions on Kitimat Crescent at the bend in the road which represents the most viable solution to improve safety in the area.

Background

Active and Safe Routes to School Program:

As discussed in Staff Report No. PDS19-001 – Sidewalk Construction on Kitimat Crescent, the Town implemented the “Active and Safe Routes to School Program” in 2013. This program has helped to encourage the physical activity of youth, enhance environmental sustainability by reducing greenhouse gas emissions and help alleviate traffic concerns in school areas.

The School Travel Planning Policy (#69) was approved by Council in December 2013 and set out a mechanism that would allow for student pedestrian priority. This policy was intended to provide tools for students and school boards to request safety related traffic controls that could not be accommodated in other Town traffic management policies.

A key feature of this program and policy was to focus on the walkability of school routes for students to encourage more walking and build a stronger sense of safety within the community related to school travel. The Town has implemented the school travel-planning program for a number of schools (e.g. Rick Hansen Public School, Devins Drive Public School and Regency Acres Public School) with great success.

Previous Staff Report:

On March 26, 2019, Council considered Staff Report No. PDS19-001 – Sidewalk Construction on Kitimat Crescent and passed the following resolutions:

1. That Report No. PDS19-001 be received; and,
2. That staff report back on alternative solutions to safety concerns around the Kitimat Crescent area and identify alternative pick-up and drop-off zones for Aurora Heights Public School.

A meeting initiated by Town staff was held on April 1, 2019 with the Principal of Aurora Heights Public School (the school) to discuss the possible alternative solutions related to traffic concerns and pick-up and drop-off activities for the school.

In addition, staff have discussed and received feedback related to the various options from Operations Services and By-law Services.

Subsequently, a Staff Report No. PDS19-043 – Kitimat Crescent and Aurora Heights Public School Alternative Solutions was presented at the Community Advisory Committee meeting on May 2, 2019. The Advisory Committee was generally in support of the following staff recommendations:

- No pedestrian connection between Aurora Heights Public School and Aurora Community Centre;
- No layby parking on the east side of Tecumseh Drive along the frontage of Aurora Heights Public School; and,
- Maintain the existing parking restrictions on the east side of Tecumseh Drive along the frontage of Aurora Heights Public School.

Implementation of a Sidewalk on Kitimat Crescent:

Council at its meeting on March 26, 2019 decided that introducing a sidewalk on Kitimat Crescent to be considered when the street is scheduled for road rehabilitation, which is not expected to take place for the next 11 years. Therefore, a sidewalk on Kitimat Crescent was excluded from any alternative solutions discussed herein.

The subject location is illustrated in Figure 1.

Analysis

Existing road conditions of Kitimat Crescent and Tecumseh Drive

Kitimat Crescent: is a two-lane local road (single lane per travel direction) with a 20 metres ROW width. It has an urban cross-section with curbs on both sides of the road but no sidewalks. The existing pavement is measured 8.0 metres wide and the posted speed limit is 40 km/h within the study area.

Tecumseh Drive: is a two-lane local road (single lane per travel direction) with a 20 metres ROW width. It has an urban cross-section with curbs on both sides of the road and sidewalks provided on the south-east side of the road. The existing pavement is measured 8.0 metres wide and the posted speed limit is 40 km/h.

October 15, 2019

Page 4 of 7

Report No. PDS19-089

A pedestrian connection between Aurora Heights Public School and Aurora Community Centre is not recommended

Town staff do not recommend implementing a pedestrian connection between Aurora Heights Public School and Aurora Community Centre based on the following analysis:

- There is a considerable difference in elevations between the school (south-east limit of property) and Aurora Community Centre (south-west limit of property) resulting in a steep slope (see Figure 2);
- Staff have explored various design options including a switchback layout however it is challenging to comply with the maximum slope requirement of 1:20 (or 5%) for external paths of travel as outlined in the Accessibility for Ontarians with Disabilities Act (AODA); and,
- All trails are not groomed or maintained during the winter months by the Town. In addition, the school expressed that there is no operating budget to undertake any winter maintenance for trails or pathways located within the school's property.
- The school has expressed concern that a pedestrian connection located at the rear of the property will ultimately direct students and parents/guardians to the highly utilized parking area with frequent maneuvering activities (including school buses) resulting in unsafe crossing conditions.

Layby parking on the east side of Tecumseh Drive along the frontage of Aurora Heights Public School is not recommended

Town staff do not recommend implementing layby parking on the east side of Tecumseh Drive along the frontage of Aurora Heights Public School based on the following analysis:

- Operations Division has expressed concerns regarding winter maintenance, particularly related to snow storage between the layby parking and the adjacent sidewalk; and,
- Construction of layby parking will require shifting the existing sidewalk easterly (towards the school's property), however given the existing slope (see Figure 3) a retaining wall will be required and it is not a preferred option due to the ongoing maintenance cost for the Town.

October 15, 2019

Page 5 of 7

Report No. PDS19-089

The removal of the existing parking restrictions on the east side of Tecumseh Drive along the frontage of Aurora Heights Public School is not recommended

Town staff does not recommend removing the existing parking restrictions on the east side of Tecumseh Drive along the frontage of Aurora Heights Public School due to the following reasons:

- By-law Services Division has expressed concerns if the existing parking restrictions on Tecumseh Drive along the school's frontage were removed, it will create insufficient travel width to accommodate two-way traffic and emergency vehicles.

Staff recommends implementing parking restrictions on Kitimat Crescent at the bend in the road

Generally, when vehicle(s) are parked along the inside corner radius of a road bend it will cause sightline obstruction for road users.

As a result, staff recommends that the Parking By-law be amended to prohibit parking at any time on the south and east sides of Kitimat Crescent from a point nine metres south of the beginning of curb return to a point nine metres east of the end of curb return adjacent to 25 Kitimat Crescent (see Figure 4).

This will ensure sight distance will not be impeded for all road users when navigating around the road bend on this section of Kitimat Crescent.

Advisory Committee Review

Staff Report No. PDS19-043 – Kitimat Crescent and Aurora Heights Public School Alternative Solutions was presented at the Community Advisory Committee meeting on May 2, 2019. The Committee was generally in support of the staff recommendations on not implementing the following:

- A pedestrian connection between Aurora Heights Public School and Aurora Community Centre;
- Layby parking on the east side of Tecumseh Drive along the frontage of Aurora Heights Public School; and,
- Removing of the existing parking restrictions on the east side of Tecumseh Drive along the frontage of Aurora Heights Public School.

Legal Considerations

Not applicable.

Financial Implications

The estimated cost for the installation of two “No Parking” signs is \$400.00 and the necessary funds are available from the Town’s Operations Services Department Operating Budget.

Communications Considerations

The affected residents have been notified via mail dated October 4, 2019 that Staff Report No. PDS19-089 – Kitimat Crescent and Aurora Heights Public School Alternative Solutions will be presented to Council on October 15, 2019.

Link to Strategic Plan

This report supports the Strategic Plan goal of Support an Exceptional Quality of Life for All by examining traffic patterns and identify potential solutions to improve movement and safety at key intersections in the community.

Alternative to the Recommendation

1. That Council provide direction.

Conclusions

As directed by Council, staff have reviewed possible options to enhance safety during the school pick-up/drop-off periods. Staff have consulted with the Principal for Aurora Heights Public School and have received feedback from Operations and By-law Services Divisions. After a thorough review of the options, staff consider the minor parking restriction on Kitimat Crescent as the most viable solution to improve safety in the area.

October 15, 2019

Page 7 of 7

Report No. PDS19-089

Attachments

Figure 1: Subject Location Map

Figure 2: Existing Elevations between Aurora Heights Public School and Aurora
Community Centre

Figure 3: Existing Sidewalk on Tecumseh Drive

Figure 4: Proposed Parking Restrictions on Kitimat Crescent

Previous Reports

General Committee Report No. PDS19-001, dated March 19, 2019; and,
Community Advisory Committee Report No. PDS19-043, dated May 2, 2019.

Pre-submission Review

Agenda Management Team Meeting review on October 3, 2019

Departmental Approval



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

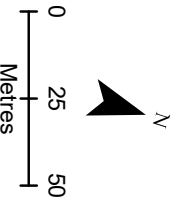
Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**



FIGURE 1
SUBJECT LOCATION
MAP



PDS19-089

Map created by the Town of Aurora Planning and Development Services Department, Engineering and Capital Delivery Division, April 24th, 2019. Base data provided by York Region and Aurora - GIS.



FIGURE 2
EXISTING ELEVATIONS BETWEEN AURORA HEIGHTS PUBLIC SCHOOL AND AURORA COMMUNITY CENTRE



PDS19-089

Map created by the Town of Aurora Planning and Development Services Department, February 1st, 2018. Base data provided by York Region and Aurora - GIS. This is not a legal survey.



Tecumseh Drive

Aurora Heights
Public School



FIGURE 3
EXISTING SIDEWALK ON TECUMSEH DRIVE



PDS19-089

Map created by the Town of Aurora Planning and Development Services Department, February 1st, 2018. Base data provided by York Region and Aurora - GIS. This is not a legal survey.

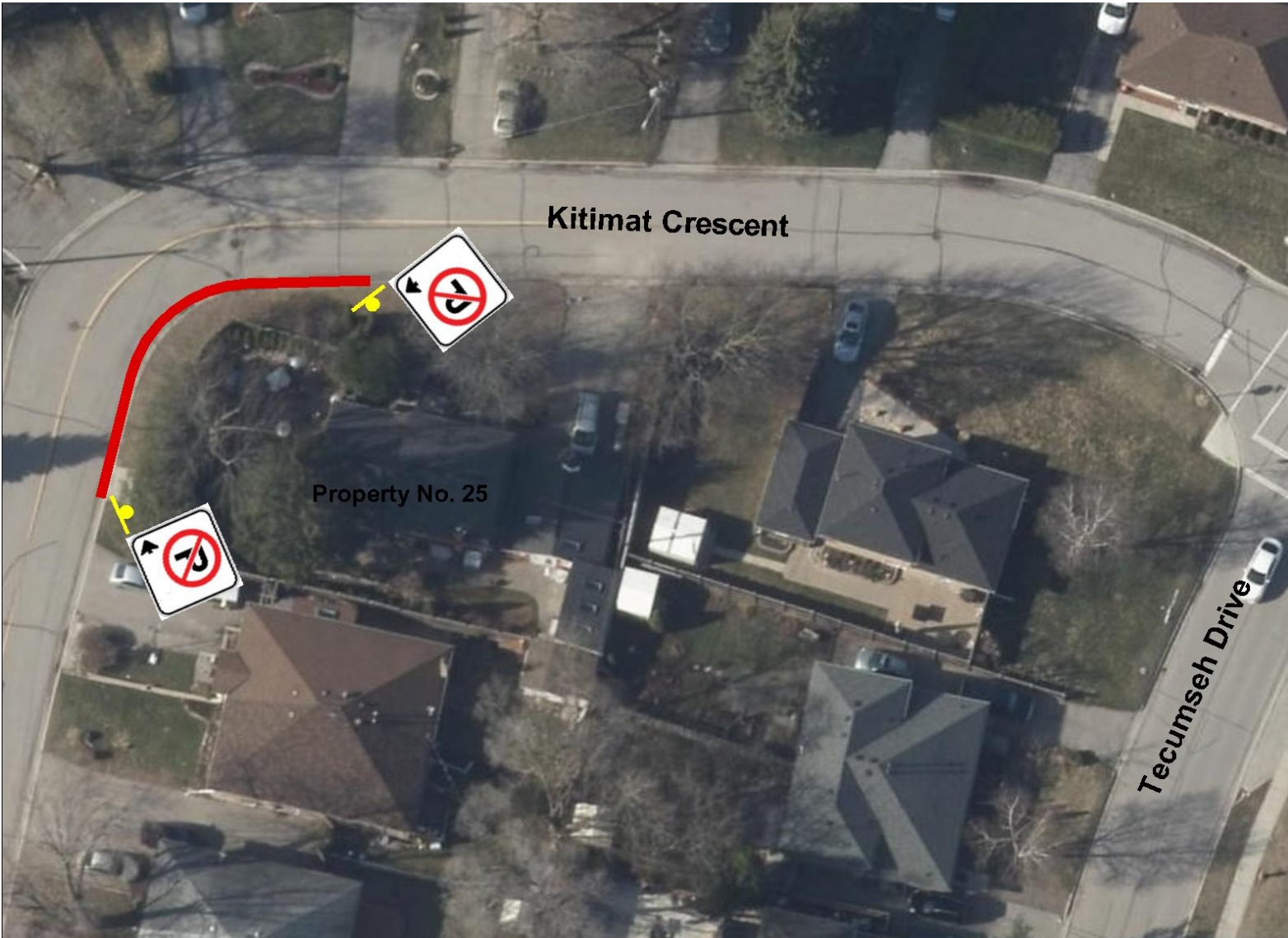


FIGURE 4
PROPOSED PARKING RESTRICTIONS ON
KITIMAT CRESCENT



PDS19-089

Map created by the Town of Aurora Planning and Development Services Department, February 1st, 2018. Base data provided by York Region and Aurora - GIS. This is not a legal survey.



**Town of Aurora
General Committee Report No. PDS19-094**

Subject: Proposal for Interim Control By-law Exemption
Prepared by: Andria Sallese, Senior Policy Planner
Department: Planning and Development Services
Date: October 15, 2019

Recommendation

- 1. That Report No. PDS19-094 be received; and**
- 2. That a By-law be presented to a future Council meeting to exempt 126 Wells Street from the Interim Control By-law.**

Executive Summary

This report outlines the Owner's request to exempt the property at 126 Wells Street from the Interim Control By-law. The Owner's proposed plans, dated June 2019, are attached for Council information and consideration.

- The subject site is located in the Town Park South neighbourhood and is within the Stable Neighbourhood Study Area.
- The proposed addition will require variances to the existing zoning and Council adopted Stable Neighbourhood zoning by-law, thus an exemption from the Interim Control By-law has been requested from Council.
- The Owner proposes to construct a 1.5 storey addition (garage and loft) to the existing 1 storey residential dwelling;
- The proposed addition would require relief from the Stable Neighbourhood By-law (6190-19) through the Committee of Adjustment and would be subject to a scoped Site Plan Review.

Background

On January 30, 2018, Council enacted By-law Number 6048-18 to impose interim controls on the use of land, buildings, or structures within certain areas of the Town for one year, until January 30, 2019.

On June 25, 2019, By-law 6190-19 for the Stable Neighbourhood Study Area was passed at Council. By-law 6190-19 has been appealed to the Local Planning Appeal Tribunal (LPAT). Once any appeals to the By-law have been resolved, and any amendments made thereto, the effective date of the By-law reverts back to the date it was initially passed by Council. Planning and Building's Staff are therefore applying the more restrictive of the two by-laws in reviewing any new applications until such time as appeals, if any, are resolved at the LPAT.

Location

The subject site is located in the Town Park South neighbourhood and is within the Stable Neighbourhood Study Area.

The subject site is located south of Wellington Street and east of Yonge Street in the Town Park South neighbourhood. The lot has an area of 695.65m² with a lot depth of 45.72m and 15.25m of frontage on the west side of Wells Street. The property contains an existing 1 storey dwelling with an approximate gross floor area (GFA) of 143.5m² and a lot coverage of 169.36m², or 24.35% of the total lot area.

Policy Context

Town of Aurora Official Plan

As the Town grows the design of infill development in creating a vibrant and livable urban environment, becomes more and more important. Appropriate integration between existing and new development helps to define places and the spaces in between.

TAOP Policy 4.0 'Ensuring Design Excellence' recognizes the importance of high quality urban design and architecture as an essential part of Town-building and that redevelopment complement existing or proposed adjacent buildings through the design of buildings, including their massing and siting. Section 4.0 of the Official Plan also encourages sun penetration on outdoor spaces.

The subject lands are designated as "Stable Neighbourhood" in the Town's Official Plan. The TAOP (Section 8.0) seeks to ensure stability and vibrancy of these existing neighbourhoods by protecting them from the negative impacts of potential incompatible development and growth pressures. Infill is to be compatible with, and sympathetic to,

October 15, 2019

Page 3 of 6

Report No. PDS19-094

the established community character, building scale and urban design (Policies 8.1.1 and 8.1.3a).

The word “compatible” is defined in the Official Plan as development that may not necessarily be the same or similar to the existing buildings in the vicinity, but nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties. Policy 8.1.4a) directs that new development within Stable Neighbourhoods respect and reinforce the existing physical character of the surrounding area, including the pattern of side yard setbacks.

The proposed redevelopment will require variances to the Stable Neighbourhood zoning by-law. Staff will provide a report at the time of an application to the Committee of Adjustment that reviews the proposed variances in accordance with the four tests, including the policies of the Official Plan to ensure compatibility with the built form character of existing development, and that any side yard setbacks respect and reinforce the existing physical character of the surrounding area.

Zoning By-laws 6000-17, as amended, and 6190-19

The proposed addition will require variances to the Stable Neighbourhood zoning by-law requirements and an exemption from the Interim Control By-law is requested.

The subject lands are currently zoned “Detached Third Density Residential R3” by By-law 6000-17, as amended, and R3-SN 497 by the Stable Neighbourhood By-law 6190-19. A minor variance application is required to permit the proposed development.

Proposed Development

The Owner proposes to construct a 1.5 storey addition (garage and loft) to the existing 1 storey residential dwelling.

The Owner is proposing a 1.5 storey addition to the west elevation of the existing dwelling consisting of a garage and living space above, which would generally be in line with the height of the existing dwelling.

October 15, 2019

Page 4 of 6

Report No. PDS19-094

Including the addition, the dwelling would have a Gross Floor Area (GFA) of 166.24m² and a lot coverage of 192.1m² (2,068m²) or 27.6% of the lot. The June 2019 plans indicate that north side yard setback to the proposed addition would be 0.91 metres.

Analysis

The proposed addition would require relief from the Stable Neighbourhood By-law (6190-19) through the Committee of Adjustment and would be subject to Site Plan Control.

While the Owner submitted an application in June 2019 for a preliminary project review, the application was subsequently withdrawn. Planning Staff have reviewed preliminary plans provided to Buildings Staff, dated June 2019, provided with their initial preliminary project review application.

Staff advise that, as proposed, the addition would measure approximately 67.3m² with a total GFA 210.5 m² (2,266 sq. ft.) and as noted previously, would have a north side yard setback of 0.91 metres. As such, the proposed addition would require relief from the By-law to the north side yard for 0.91 metres, whereas By-law 6190-19 requires a minimum side yard setback of 1.5 metres, and 3.0 metres where the addition projects beyond the main rear wall of the adjacent dwelling (124 Wells Street).

An overall height of the proposed addition and height to the midpoint of the roof was not provided. The Owner's plans, dated June 2019, are attached for Council information and consideration.

The Owner is subject to the following process:

- Obtain approval from the Committee of Adjustment for any proposed variances; and,
- A Stable Neighbourhood Site Plan Control review, for a building or structure measuring in excess of 50m², prior to obtaining a Building Permit;

While not required, Staff recommend that the applicant resubmit a fulsome set of plans with up-to-date site statistics and dimensions to Buildings Staff for a preliminary project review in order to confirm any variances that may be required to support the proposed development

Advisory Committee Review

N/A

Legal Considerations

If Council passes a by-law to exempt the property from the provisions of the interim control by-law, it would reduce the area covered by the by-law; and therefore, in accordance with section 38(6) of the Planning Act, the requirements of the former zoning would come into force and have effect in respect of all lands, buildings or structures.

Financial Implications

There is no financial impact associated with this report.

Communications Considerations

No Communication Required.

Link to Strategic Plan

Ensuring any redevelopment is compatible with, as well as respects and reinforces, the existing character of the Stable Neighbourhoods Area supports an exceptional quality of life for residents by strengthening the fabric of our community (Strategic Plan Objective No. 5).

Alternative to the Recommendation

None.

Conclusions

As directed by Council, this report outlines the Owner's request to be exempted from the Interim Control By-law on 126 Wells Street. The proposed addition will require variances to the existing Zoning By-law and the Council adopted Stable Neighbourhood zoning by-law. Staff recommend that the applicant resubmit a fulsome

October 15, 2019

Page 6 of 6

Report No. PDS19-094

set of plans with up-to-date site statistics to Building's Staff in order to confirm any variances that may be required to support the proposed addition.

Planning Staff will provide a report at the time of an application to the Committee of Adjustment that reviews the proposed variances in accordance with the four tests, including the policies of the Official Plan to ensure compatibility with the built form character of existing development, and that the development respects and reinforces the existing physical character of the surrounding area.

Attachments

Attachment 1: 126 Wells Street – Site Plan, 3D Views, Floorplans and Elevations, dated June 2019.

Previous Reports

N/A

Pre-submission Review

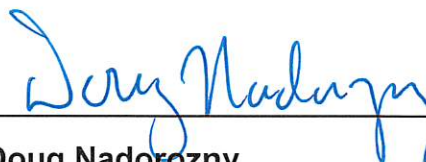
Agenda Management Team Meeting review on October 3, 2019.

Departmental Approval



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

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

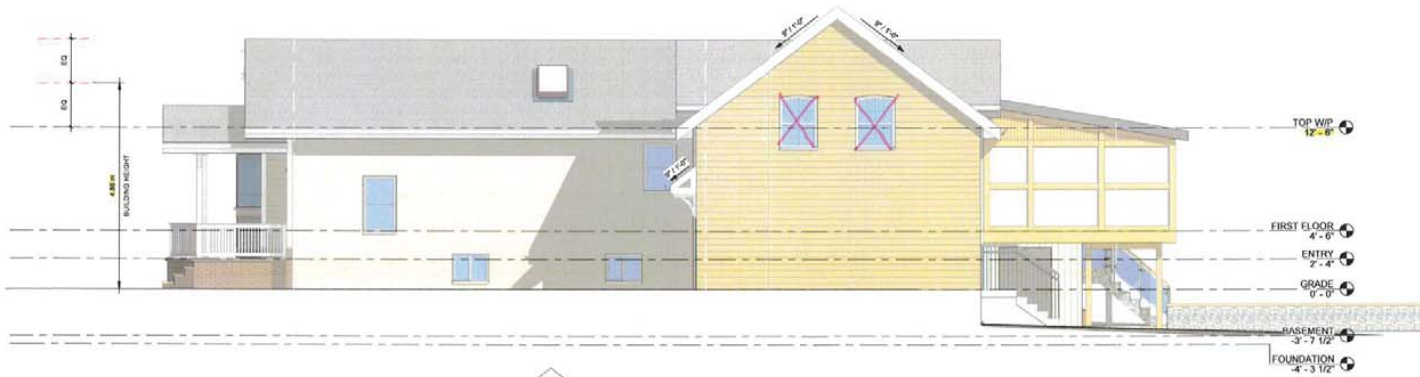
Attachment 1



3 EAST ELEVATION
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4 WEST ELEVATION
1:50



1 NORTH ELEVATION
1:50



2 SOUTH ELEVATION
1:50



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1 4183004247 P: (416) 800-8622
Email: pro@provisionarch.com
1687 Yonge St. Unit 6, Aurora, ON L4G 1M5

20191001

REVISIONS		
No.	Description	Date

PROJECT NAME: REDEVELOPMENT AT
126 WELLS ST
PROJECT ADDRESS: 126 WELLS ST, AURORA, ON L4G 1T5
CLIENT'S NAME & ADDRESS: 126 WELLS ST, AURORA, ON L4G 1T5
PROJECT STATUS: CONCEPT DRAWINGS

DRAWN BY: AJP/JP
CHECKED BY: CH/MS
DATE: JUNE 2019
SCALE: 1:50
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PROJECT NO: 1901319
SHEET TITLE: ELEVATIONS
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SHEET NO. OF

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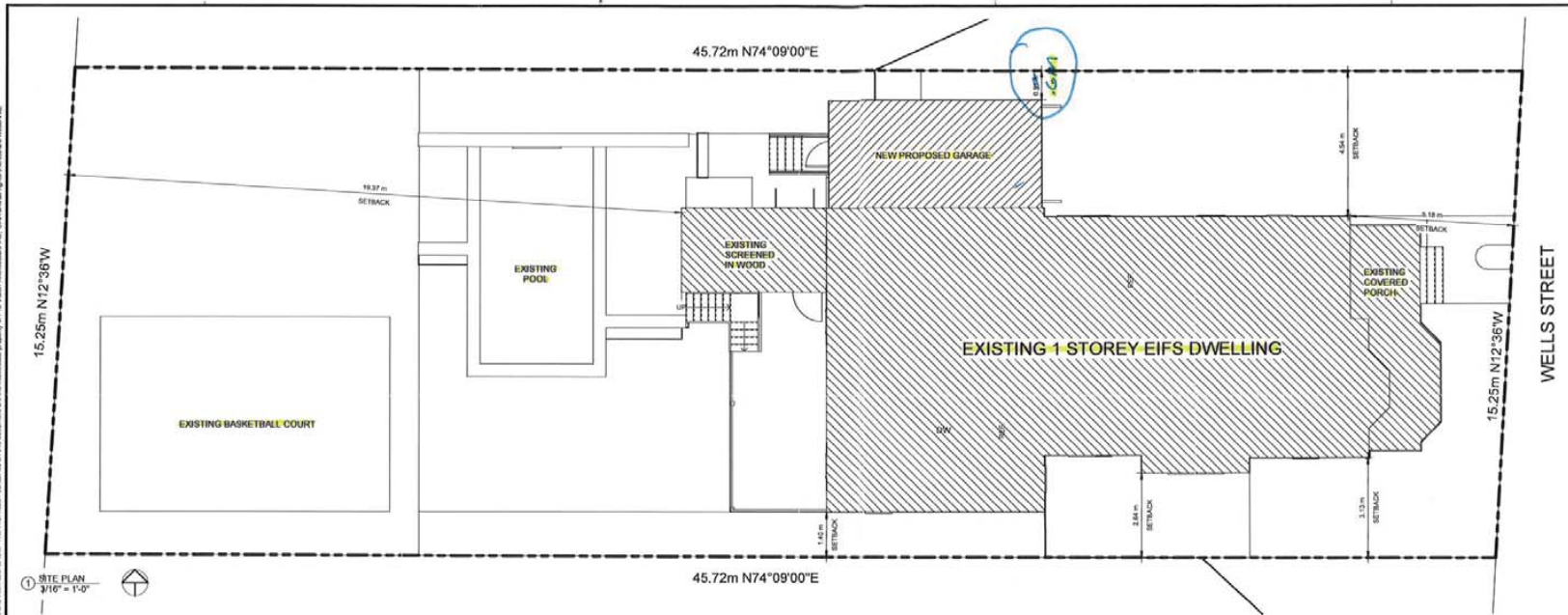


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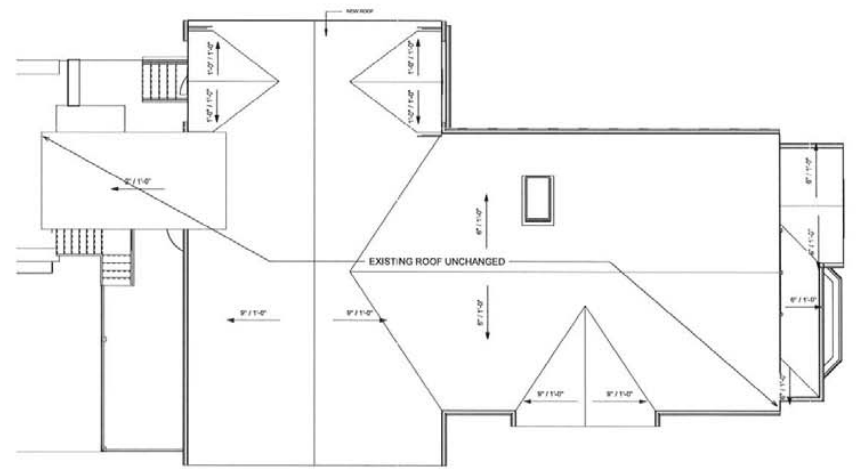
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 CHECKED BY: DE
 DATE: JUNE 2019
 SCALE: AS SHOWN
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SHEET TITLE: SITE PLAN / EBF
 SHEET NO: SD1



① SITE PLAN
 3/16" = 1'-0"



② ROOF
 3/16" = 1'-0"

SITE STATISTICS			
Z D N I A G		R1 - DETACHED THREE QUARTY RESIDENTIAL	
LEGAL DESCRIPTION			
Address: 126 WELLS ST, AURORA			
Area:	Required	Proposed / Existing	
Lot Area	488.89 (2.0)	488.89 (2.0)	
Lot Coverage	max 50%	72.36 (14.82%)	
Roofing Coverage:	max 50%	Existing (Existing) Building Area	245.52 (50.23%)
		Proposed New (Existing) Building Area	21.14 (4.33%)
		Total	266.66 (54.56%)
Landscaped/Paved Area	max 50%	max 50%	245.52 (50.23%)
Green Floor Area	max 50%	max 50%	245.52 (50.23%)
First Floor Area	max 50%	max 50%	245.52 (50.23%)
Second Floor Area	max 50%	max 50%	245.52 (50.23%)
		Total	491.04 (100.46%)
Setbacks:	Required	Proposed	
Front Yard	4.64m	4.64m	(100.00%)
East Side Yard	3.13m	3.13m	(100.00%)
West Side Yard	19.37m	19.37m	(100.00%)
Rear Yard	1.42m	1.42m	(100.00%)
Building Height	Required	Proposed	
Height of Building	MAX 10m	10.00m	4.8m
Parking	Existing	NEW	
No. of Loading Spaces	1	1 SPACES	

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14061 Yonge St. Unit 9, Aurora, ON L4G 1M5

C
20191001

REVISIONS		
No.	Description	Date

PROJECT INFORMATION	
PROJECT NAME	REDEVELOPMENT AT 126 WELLS ST
PROJECT ADDRESS	126 WELLS ST, AURORA, ON L4G 1T5
CLIENT'S NAME & ADDRESS	126 WELLS ST, AURORA, ON L4G 1T5
PROJECT SPACE	CONCEPT DRAWINGS

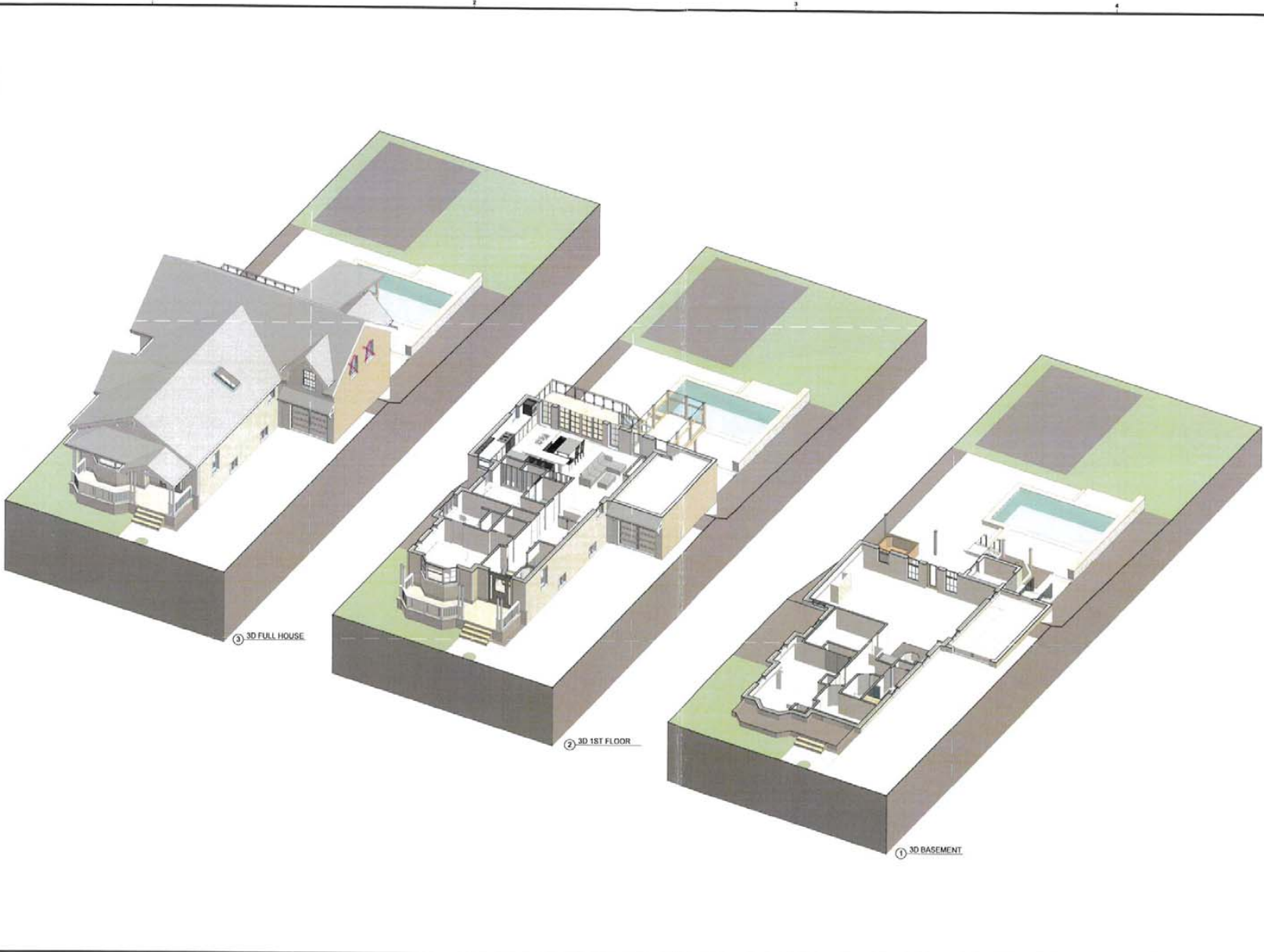
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CLIENT'S NAME & ADDRESS: 126 WELLS ST, AURORA, ON L4G 1T5
PROJECT SPACE: CONCEPT DRAWINGS

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SHEET TITLE:
3D VIEWS INTERIOR

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20190601

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No.	DESCRIPTION	DATE

CONCEPT DRAWINGS

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126 WELLS ST
PROJECT ADDRESS: 126 WELLS ST, AURORA, ON L4G 1T5
CLIENT'S NAME & ADDRESS: 126 WELLS ST, AURORA, ON L4G 1T5

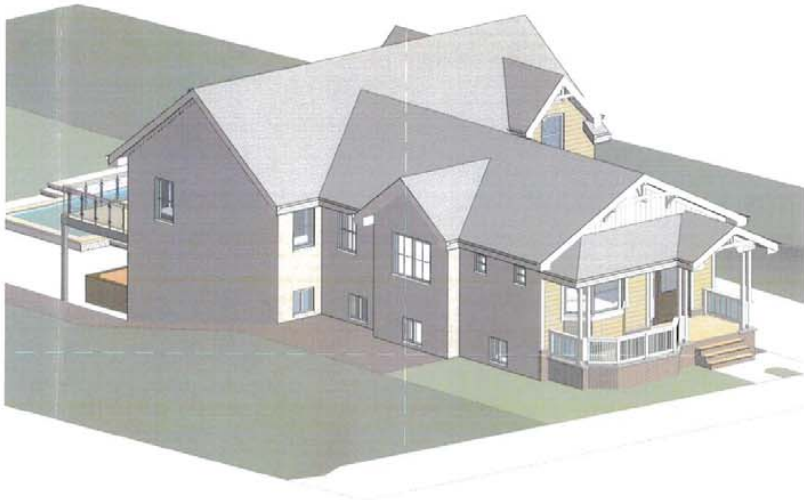
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DATE: JUNE 2019

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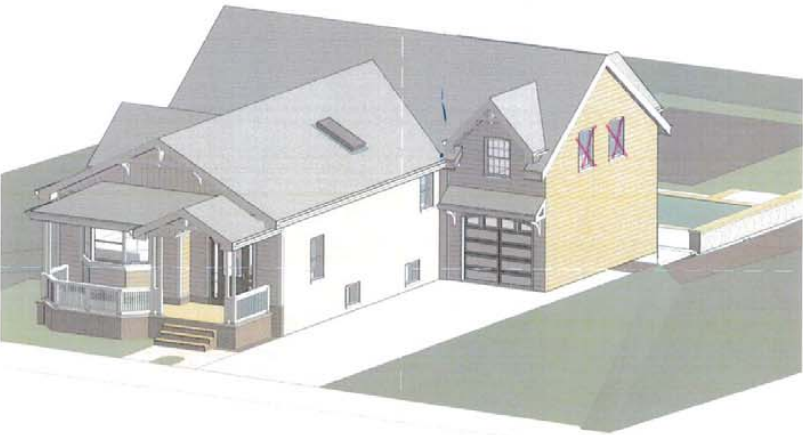
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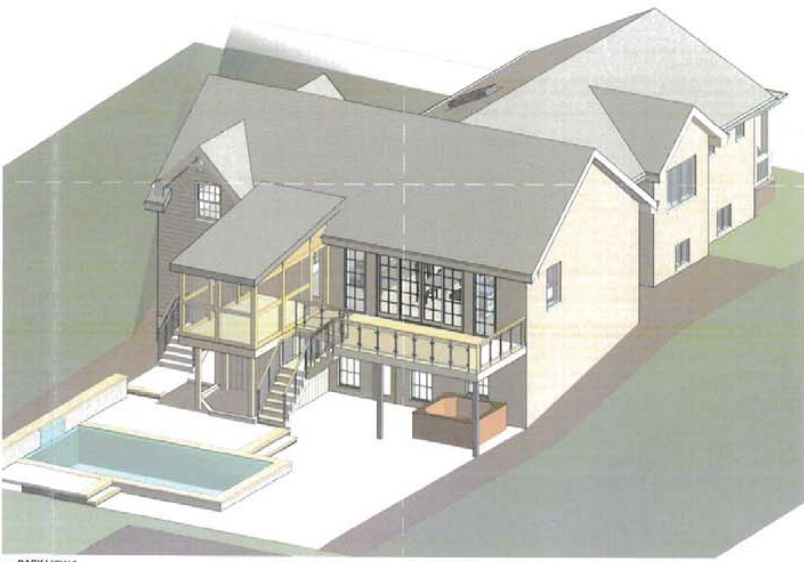
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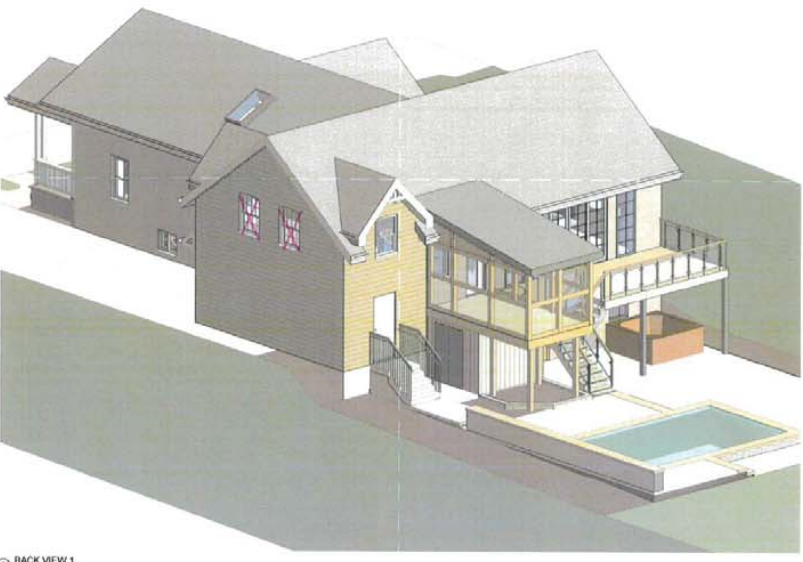
② FRONT VIEW 2



① FRONT VIEW 1



④ BACK VIEW 2



③ BACK VIEW 1

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REVISION SCHEDULE			
No.	Description	Date	By

PROJECT DATA	
PROJECT NAME:	REDEVELOPMENT AT 126 WELLS ST
PROJECT ADDRESS:	126 WELLS ST, AURORA, ON L4G 1T5
CLIENT'S NAME & ADDRESS:	126 WELLS ST, AURORA, ON L4G 1T5

PROJECT NO.	
PROJECT NO.:	1901319

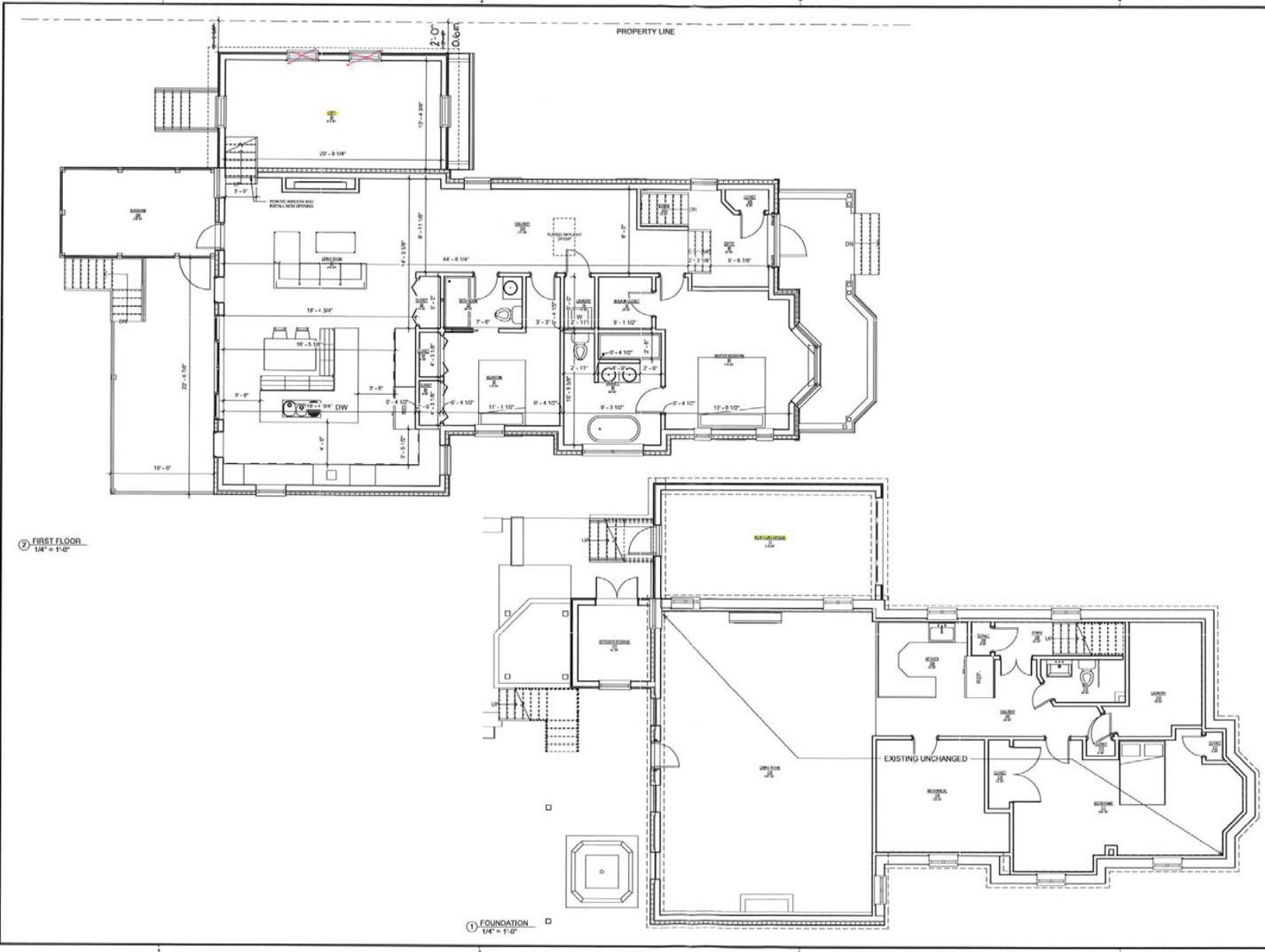
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SHEET TITLE:	FOUNDATION / 1ST FLOOR PLANS

DRAWN BY	
DRAWN BY:	Author
DESIGNED BY:	Chadler
DATE:	JUNE 2019
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PROJECT NO.	
PROJECT NO.:	1901319

SHEET TITLE	
SHEET TITLE:	FOUNDATION / 1ST FLOOR PLANS

PROJECT NO.	
PROJECT NO.:	1901319



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Notice of Motion	Councillor Rachel Gilliland
-------------------------	------------------------------------

Date: October 15, 2019
To: Mayor and Members of Council
From: Councillor Gilliland
Re: **Declare Climate Emergency**

Whereas at least 457 Canadian municipalities have declared a "climate emergency"—in Ontario this includes Kingston, Hamilton, Ottawa, Burlington, Halton Hills, Greater Sudbury, St. Catharines, London, Vaughan, Prince Edward County, King, and Toronto; and

Whereas all of the cities who have declared climate change a state of emergency have established a goal of reducing Greenhouse Gases (GHG) by 80 per cent by 2050, per the Paris Accord; and

Whereas there is an urgent need to have a transformative action plan to reduce GHG to limit global warming to 1.5 degrees to avoid catastrophic climate change; and

Whereas climate change is currently affecting human habitats through rising sea levels and other extreme weather patterns; such as, hurricanes, intense heatwaves, frigid temperatures, ice storms, drought and flooding; and

Whereas climate change is currently threatening the survival of many species and other natural environments worldwide, stressing local and worldwide eco systems; and

Whereas climate change has a direct result of billions of dollars in property damage worldwide, negatively affecting local and global economies; and

Whereas local governments around the world have recognized the extreme emergency that climate change embodies and have expedited their own actions, and have called on provincial and national governments to strengthen action on climate change; and

Whereas the solutions for reducing GHG provides other positive impacts on health, social inequity and economy;

Notice of Motion
Re: Declare Climate Emergency
October 15, 2019

Page 2 of 2

1. Now Therefore Be It Hereby Resolved That the Town of Aurora officially “declare a climate emergency” for the purposes of naming and deepening our commitment to protecting our eco systems by identifying key criteria to help reduce our carbon footprint and protect our community from the impacts of climate change; and
2. Be It Further Resolved That staff be directed to prioritize the process of creating a Climate Action Plan, once the Region releases its climate action plan report, for the Town of Aurora focused on reducing emissions and adaptation at the community level; and
3. Be It Further Resolved That staff be directed to look for opportunities for economic growth, stimulation in the low-carbon economy, and cost benefits for all who consume energy; and
4. Be It Further Resolved That staff be directed to refer to other municipal and global initiatives and forums such as Global Covenant of Mayors for Climate and Energy and report to Council with more information.



Notice of Motion

Mayor Tom Mrakas

Date: October 15, 2019
To: Members of Council
From: Mayor Mrakas
Re: **Community Planning Permit**

Whereas the Province, in its revisions to the *Planning Act* through Bill 108, has provided by means for a new development approval framework, the Community Planning Permit (CPP) by-law, which combines three existing planning approvals such as zoning, site plan, and minor variances into one application submission and approval process; and

Whereas the role of the Community Planning Permit is to prescribe development standards and criteria for an area that are in keeping with the desires and expectations of the community; and

Whereas a Community Planning Permit provides greater certainty about how an area should see change through development while limiting amendments to the CPP by-law for five years; and

Whereas a CPP by-law contains provisions that regulate the use, size, height, lot coverage, and location of buildings on properties similar to a Zoning By-law; and

Whereas Community Planning Permit is a land use planning tool available to municipalities that is meant to streamline development approvals and promote collaborative and predictable community building and implement growth objectives; and

Whereas the downtown core has been identified as a significant area in the Town through the development of the Aurora Promenade plan;

1. Now Therefore Be It Hereby Resolved That staff be directed to amend the Aurora Official Plan to identify the Promenade Area as a proposed Community Planning Permit area as part of the Official Plan Review; and
2. Be It Further Resolved That staff be directed to develop a by-law establishing a Community Planning Permit for the Promenade area for enactment and identifying the necessary resources required to implement a Community Planning Permit in a future report to Council.