



# **Council Meeting Agenda**

**Tuesday, February 25, 2020  
7 p.m.**

**Council Chambers  
Aurora Town Hall**



## **Town of Aurora Council Meeting Agenda**

Tuesday, February 25, 2020  
7 p.m., Council Chambers

- 1. Approval of the Agenda**
- 2. Declarations of Pecuniary Interest and General Nature Thereof**
- 3. Community Presentations**
- 4. Delegations**
- 5. Consent Agenda**

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

**Recommended:**

That the following Consent Agenda items, C1 to C5 inclusive, be approved:

**C1. Council Meeting Minutes of January 28, 2020**

**Recommended:**

1. That the Council meeting minutes of January 28, 2020, be adopted as printed and circulated.

**C2. Council Public Planning Meeting Minutes of January 21, 2020**

**Recommended:**

1. That the Public Planning Meeting minutes of January 21, 2020, be adopted as printed and circulated.

**C3. Council Closed Session Minutes of February 4, 2020**

(confidential attachment)

**Recommended:**

1. That the Council Closed Session minutes of February 4, 2020, be adopted as printed and circulated.

**C4. Council Closed Session Public Minutes of February 4, 2020**

**Recommended:**

1. That the Council Closed Session Public minutes of February 4, 2020, be adopted as printed and circulated.

**C5. Memorandum from Councillor Gaertner**

**Re: Lake Simcoe Region Conservation Authority Board Meeting  
Highlights of December 13, 2019 and Annual General Meeting of  
January 24, 2020**

**Recommended:**

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of December 13, 2019 and Annual General Meeting of January 24, 2020, be received for information.

**6. Standing Committee Reports**

**S1. General Committee Meeting Report of February 4, 2020**

**Recommended:**

1. That the General Committee Meeting Report of February 4, 2020, be received and the recommendations carried by the Committee approved.

**S2. General Committee Meeting Report of February 18, 2020**

**Recommended:**

1. That the General Committee Meeting Report of February 18, 2020, be received and the recommendations carried by the Committee approved.

**7. Consideration of Items Requiring Discussion (Regular Agenda)**

**R1. PDS20-016 – Major Heritage Permit Application**

**Elmwood Lodge: The Reuben J. Kennedy House  
15032 Yonge Street  
File Number: HPA-2019-07**

**Recommended:**

1. That Report No. PDS20-016 be received; and
2. That the review period of Heritage Permit Application File: HPA-2019-07 be extended until August 15, 2020 to allow the applicant to prepare a damage assessment report to assess the condition of the window shutters proposed to be removed.

**8. Motions**

**(a) Councillor Gilliland**

**Re: Update to Tree Removal/Pruning and Compensation Policy**

**(b) Councillor Humfries**

**Re: Open Cousins Drive Railway Crossing**

**9. Regional Report**

**York Regional Council Highlights – January 30, 2020**

**Recommended:**

That the Regional Report of January 30, 2020, be received for information.

## 10. New Business

## 11. By-laws

### Recommended:

That the following by-laws be enacted:

- (a) **By-law Number XXXX-20** Being a By-law to amend By-law Number 6219-19, to establish a schedule of fees and charges for municipal services, activities, and the use of property within the Town of Aurora (Fees and Charges By-law). (General Committee Report No. PDS19-099, Nov. 19, 2019)
- (b) **By-law Number XXXX-20** Being a By-law to amend By-law Number 6000-17, as amended, respecting the lands municipally known as 2 Willow Farm Lane. (General Committee Report No. PDS20-013, Feb. 18, 2020)

## 12. Closed Session

Notice is being provided as per Section 33 (c) of the Procedure By-law.

- 1. **Personal matters about an identifiable individual, including municipal or local board employees (Section 239(2)(b) of the *Municipal Act, 2001*); Re: Confidential Notice of Motion (a) Councillor Gallo, Re: Proposed Naming of the Community Nature Reserve (confidential attachment)  
(To be discussed at the Council Closed Session meeting of Tuesday, March 3, 2020)**

## 13. Confirming By-law

### Recommended:

That the following confirming by-law be enacted:

**By-law Number XXXX-20** Being a By-law to confirm actions by Council resulting from a Council meeting on February 25, 2020.

## 14. Adjournment



## **Town of Aurora Council Meeting Minutes**

Council Chambers, Aurora Town Hall  
Tuesday, January 28, 2020

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### **Attendance**

**Council Members** Mayor Mrakas in the Chair; Councillors Gaertner, Gallo, Humfryes, Kim, and Thompson

**Members Absent** Councillor Gilliland

**Other Attendees** David Waters, Acting Chief Administrative Officer, Director of Planning and Development Services, Robin McDougall, Director of Community Services, Techa van Leeuwen, Director of Corporate Services, Rachel Wainwright-van Kessel, Director of Finance, Allan Downey, Director of Operations, Stephanie Mackenzie-Smith, Manager of Corporate Communications, Patricia De Sario, Town Solicitor, Michael de Rond, Town Clerk, Linda Bottos, Council/Committee Coordinator

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The Chair called the meeting to order at 7 p.m.

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

**Moved by Councillor Kim**

**Seconded by Councillor Humfryes**

That the agenda as circulated by Legislative Services, including the following additional item, be approved:

- Item R1 – CMS20-004 – Additional Information Supporting Outdoor Sport Field Development Strategy

**Carried**

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

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*.

## **3. Community Presentations**

### **(a) Brian North and John Hartman, Consultants for Southlake Foundation Re: 2020 Run for Southlake**

Mr. North presented an update on the services and achievements of the Southlake Regional Health Centre, noting that the Nature's Emporium Run for Southlake event helps to fund the tools and equipment needed to serve a growing community. He invited the residents of Aurora to register and raise funds for the event being held on Sunday, April 26, 2020, and extended a further challenge to Mayor Mrakas and Council members to help raise funds for the hospital and keep the Mayor's Challenge Cup in Aurora.

**Moved by Councillor Humfryes  
Seconded by Councillor Thompson**

That the presentation be received for information.

**Carried**

## **4. Delegations**

### **(a) Javed S. Khan, Director, Community Relations, and Ron Weese, Past President, Sport Aurora Re: General Committee Item R1 – CMS20-001 – Outdoor Field Development Strategy**

On a motion of Councillor Gallo seconded by Councillor Thompson, Council consented to allow the delegation additional time as required.

Mr. Khan and Mr. Weese referred to a white paper report—that was shared with Council and staff in advance—representing the collective views of Sport Aurora and local sport organizations who gave input on the proposed outdoor field development strategy, and highlighted the concerns regarding data

verification, trends, capacity, and inclusion. They requested that the 17 recommendations offered in the report be considered by Council and staff.

**Moved by Councillor Kim  
Seconded by Councillor Thompson**

That the comments of the delegation be received and referred to Item S1(R1).  
**Carried**

## **5. Consent Agenda**

**Moved by Councillor Gallo  
Seconded by Councillor Humfryes**

That the following Consent Agenda items, C1 to C11 inclusive, be approved:

### **C1. Council Meeting Minutes of December 10, 2019**

1. That the Council meeting minutes of December 10, 2019, be adopted as printed and circulated.

### **C2. Special Meeting of Council Minutes of December 17, 2019**

1. That the Special Meeting of Council minutes of December 17, 2019, be adopted as printed and circulated.

### **C3. Council Closed Session Minutes of December 3, 2019**

1. That the Council Closed Session minutes of December 3, 2019, be adopted as printed and circulated.

### **C4. Council Closed Session Public Minutes of December 3, 2019**

1. That the Council Closed Session Public minutes of December 3, 2019, be adopted as printed and circulated.

### **C5. Council Closed Session Minutes of December 10, 2019**

1. That the Council Closed Session minutes of December 10, 2019, be adopted as printed and circulated.



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**C6. Council Closed Session Public Minutes of December 10, 2019**

1. That the Council Closed Session Public minutes of December 10, 2019, be adopted as printed and circulated.

**C7. Council Closed Session Minutes of December 17, 2019**

1. That the Council Closed Session minutes of December 17, 2019, be adopted as printed and circulated.

**C8. Council Closed Session Public Minutes of December 17, 2019**

1. That the Council Closed Session Public minutes of December 17, 2019, be adopted as printed and circulated.

**C9. Council Closed Session Minutes of January 14, 2020**

1. That the Council Closed Session minutes of January 14, 2020, be adopted as printed and circulated.

**C10. Council Closed Session Public Minutes of January 14, 2020**

1. That the Council Closed Session Public minutes of January 14, 2020, be adopted as printed and circulated.

**C11. Memorandum from Councillor Gaertner**

**Re: Lake Simcoe Region Conservation Authority Board Meeting  
Highlights of September 27 and November 8, 2019**

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of September 27 and November 8, 2019, be received for information.

**Carried**

**6. Standing Committee Reports**

Council consented to consider sub-item S1(R3) prior to consideration of sub-item S1(R1).

**Moved by Councillor Thompson  
Seconded by Councillor Kim**

**S1. General Committee Meeting Report of January 14, 2020**

1. That the General Committee meeting report of January 14, 2020, be received and the recommendations carried by the Committee approved, with the exception of sub-items R1 and R3, which were discussed and voted on separately as recorded below:

**(A1) Heritage Advisory Committee Meeting Minutes of December 9, 2019**

1. That the Heritage Advisory Committee meeting minutes of December 9, 2019, be received for information.

**Carried**

**(A2) Finance Advisory Committee Meeting Minutes of December 18, 2019**

1. That the Finance Advisory Committee meeting minutes of December 18, 2019, be received for information.

**Carried**

**(A3) Mayor's Golf Classic Funds Committee Meeting Minutes of December 5, 2019**

1. That the Mayor's Golf Classic Funds Committee meeting minutes of December 5, 2019, be received for information.

**Carried**

**(R1) CMS20-001 – Outdoor Field Development Strategy  
and**

**R1. CMS20-004 – Additional Information Supporting Outdoor Sport  
Field Development Strategy**

Council consented to consider sub-item S1(R1) together with item R1 from Section 7, Consideration of Items Requiring Discussion (Regular Agenda).

**Moved by Councillor Thompson  
Seconded by Councillor Kim**

1. That Report No. CMS20-001 and Report No. CMS20-004 be received; and
2. That the recommendations from Monteith Brown Planning Consultants' Sports Field Development Strategy be endorsed in principle, subject to Council approval of budgetary implications.

**Carried**

**(R2) OPS19-019 – Hallmark Baseball Diamonds – Additional Funding**

1. That Report No. OPS19-019 be referred back to staff for more information regarding an indoor baseball training facility on the Hallmark lands.

**Carried**

**(R3) PDS20-002 – Stream Management Master Plan and Flood Relief Study**

**Moved by Councillor Gaertner  
Seconded by Councillor Humfryes**

1. That Report No. PDS20-002 be received; and
2. That the Stream Management Master Plan and Flood Relief Study dated September 30, 2019, be endorsed in principle, subject to budget approval for the erosion and flood mitigation projects listed herein; and
3. That Project No. E-3 Wellington Street West be included in the 2-10 year implementation plan and staff be directed to report back with the financial implications; and
4. That Project No. F-7 Machell Park be included in the 2-10 year implementation plan and staff be directed to report back with the financial implications.

**Carried**

**(R4) PDS20-001 – Development Planning Fees and Charges Update**

1. That Report No. PDS20-001 be received; and
2. That the recommended updates to the Town's Development Planning Fees and Charges be endorsed in principle, subject to consultation with the development industry and the public; and
3. That staff be authorized to proceed with consultation with the development industry and the public to obtain input on proposed updates to the Town's Development Planning Fees and Charges.

**Carried**

**(R5) PDS20-008 – Application for Site Plan Approval**

**Dormer Hill Inc., 14029 Yonge Street, File Number:  
SP-2018-01, Related File Numbers: OPA-2017-02,  
ZBA-2017-01, SUB-2017-01 and CDM-2017-01**

1. That Report No. PDS20-008 be received; and
2. That Site Plan Application File SP-2018-01 (Dormer Hill Inc.) to permit the development of 27 single-detached dwellings on 27 single-detached lots be approved in principle, subject to the following conditions:
  - (a) Execution of the outstanding subdivision agreement for 19T-17A071 (SUB-2017-01); and
  - (b) Resolution of all outstanding comments from internal department and divisions as described herein, to the satisfaction of the Director of Planning and Development Services; and
  - (c) Resolution of all outstanding comments from external agencies including The Regional Municipality of York and the Lake Simcoe Region Conservation Authority, to the satisfaction of the Director of Planning and Development Services; and
  - (d) Execution of a site plan agreement; and

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3. That, in accordance with By-law No. 6212-19, the Town's Director of Planning and Development Services be authorized to execute the Site Plan Agreement, including any and all documents and ancillary agreements required to give effect to same.

**Carried**

**(R6) Memorandum from Mayor Mrakas**

**Re: Appointment to the Community Advisory Committee**

1. That the memorandum regarding Appointment to the Community Advisory Committee be received; and
2. That the Terms of Reference for the Community Advisory Committee be amended to include two representatives from Council; and
3. That Councillor Harold Kim be appointed to the Community Advisory Committee.

**Carried**

**(New Business) Motion No. 1**

**Re: Delegation (c) Trevor Hall and Krista Hall, Residents; Re: 94 Connaught Avenue (Exemption from Interim Control By-law)**

1. That staff be directed to bring a report to a future General Committee meeting regarding a proposed exemption to Interim Control By-law No. 6148-19, as amended, to permit the construction of a second-storey addition to the existing single-storey dwelling at 94 Connaught Avenue.

**Carried**

**7. Consideration of Items Requiring Discussion (Regular Agenda)**

**R1. CMS20-004 – Additional Information Supporting Outdoor Sport Field Development Strategy**

Council consented to consider item R1 together with sub-item S1(R1) under Section 6, Standing Committee Reports.

## **8. Motions**

### **(a) Councillor Kim**

**Re: Workplace Diversity and Inclusion Strategy**

**Moved by Councillor Kim**

**Seconded by Councillor Gaertner**

Whereas diversity has always been an important characteristic in Canada's history and today Canada is one of the most diverse countries of the world; and

Whereas one-fifth of Canada's population was born outside Canada and represents the highest foreign-born proportion of the population in the G7 countries; and

Whereas immigration accounts for two-thirds of Canada's population growth and by 2031 one-third of the population are expected to be visible minorities, and in the Greater Toronto Area (GTA) itself more than 50% are currently considered in this group; and

Whereas, depending on which source is referenced, 5%-13% of the population identifies themselves as LGBTQ; and

Whereas the indigenous population is growing naturally at a rate four times that of the non-indigenous population; and

Whereas one in seven people consider themselves as having a disability and approximately 26% of these people classify themselves as having a severe disability; and

Whereas women are still challenged in equitable representation in the senior ranks and on public company boards; and

Whereas the most successful organizations in the world recognize that diversity and inclusion: 1) spur innovation; 2) increase productivity; and 3) create a healthy, respectful workplace; and

Whereas public organizations embrace opportunities to foster a more inclusive organizational culture that engage, develop and celebrate its people, and attract a diverse workforce; and

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Whereas employees of the Town of Aurora and indeed other York Region municipalities come from all over the GTA and not just from the home community; and

Whereas, based on the 2016 Census, 22.3% of the Canadian population are visible minorities and the federal government employment of visible minorities makes up 15.7%; and 29.3% of Ontarians are visible minorities and the provincial government employment of visible minorities makes up 22.6%;

1. Now Therefore Be It Hereby Resolved That staff investigate municipal Workplace Diversity and Inclusion Strategies and Work Plans as well as other similar strategies across Ontario (public, private and non-for-profit organizations) and report to Council on the state of diversity and inclusion in the Town of Aurora and any current initiatives underway; and
2. Be It Further Resolved That staff in its report provide recommendations on how to enhance the Town's current workplace diversity and inclusion strategy; and
3. Be It Further Resolved That this motion be forwarded to the Premier of Ontario and all York Region municipalities for their consideration.

**Carried**

**(b) Councillor Kim  
Re: Tennis Court Permitting**

**Moved by Councillor Kim  
Seconded by Councillor Gallo**

Whereas tennis is a fast-growing sport; and

Whereas the last Parks and Recreation Master Plan called for 14 courts by 2021 and we currently have 15 courts, and staff believe that we will likely need to update the numbers to update the projected population; and

Whereas the Town has generated minimum permit revenues over the last three years: \$334 in 2019, \$943 in 2018, and \$936 in 2017; and

Whereas residents have experienced going to our public courts and being denied by "tennis instructors" who claim they have a permit but are unwilling to

disclose the permit (as no permit was in fact issued in those instances) and creating an adversarial environment, and many of these instructors and students are not from Aurora; and

Whereas, based on Town permit records, there have not been any individual permit requests from residents for recreational play in the past three years; all permit requests have come from various tennis instructors, the Aurora Tennis Club, and public schools;

1. Now Therefore Be It Hereby Resolved That staff investigate a tennis usage strategy not limited to:
  - (a) Allowing no permits;
  - (b) Limited permits to certain entities;
  - (c) Limiting permits to certain tennis facility;
  - (d) Limiting permits to certain times;
  - (e) Creating signs on every Town tennis court facility that will create clarity on order of play and overall fairness to the public; and
2. Be It Further Resolved That staff recommendations come back to Council by the February cycle in order to implement for the 2020 tennis season.

**Carried**

## **9. Regional Report**

### **York Regional Council Highlights – December 19, 2019**

**Moved by Councillor Humfryes**

**Seconded by Councillor Thompson**

That the Regional Report of December 19, 2019, be received for information.

**Carried**

## **10. New Business**

Councillor Gallo inquired about Town communications regarding the recent novel coronavirus outbreak. Mayor Mrakas noted that York Region has advised that the health risk for York Region residents remains very low and any further updates would be disseminated through the Mayor's office.



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Councillor Gaertner inquired about the Town's enforcement of the three-bag garbage limit, and staff provided a response noting that an update report to Council is forthcoming.

## **11. Public Service Announcements**

Councillor Humfries announced that the 2020 Winter Recreation Program is open for residents and further information can be found at [aurora.ca/recguide](http://aurora.ca/recguide).

Councillor Humfries announced that Aurora's Arctic Adventure will be held on Monday, February 17, 2020, from 10 a.m. to 4 p.m. in Town Park and more information is available at [aurora.ca/arcticadventure](http://aurora.ca/arcticadventure).

Councillor Kim advised that the Mayor's Celebration of Youth Arts will be held on Wednesday, February 19, 2020, from 7 p.m. to 9 p.m. in Brevik Hall at the Aurora Cultural Centre, and more information can be found at [auroraculturalcentre.ca](http://auroraculturalcentre.ca).

Councillor Gaertner extended a reminder that winter overnight parking restrictions are in effect until April 15, 2020, and more information regarding parking and snow plowing can be found at [aurora.ca/snow](http://aurora.ca/snow).

Councillor Gaertner expressed appreciation to the residents who have offered their condolences on the passing of her husband.

Councillor Thompson announced that the Annual Mayor's Luncheon hosted by the Aurora Chamber of Commerce will be held on Wednesday, February 19, 2020, at the Royal Venetian, and tickets can be purchased at [aurorachamber.on.ca](http://aurorachamber.on.ca).

Councillor Gallo advised that skate times at the Stronach Aurora Recreation Complex will be cancelled on Friday, January 31 and Saturday, February 1, and regular scheduled skate times will resume on Sunday, February 2, 2020.

Mayor Mrakas announced that the Town is accepting applications until May 1, 2020, for the John West Memorial "Leaders of Tomorrow" Scholarship Award, and more information is available at [aurora.ca/leadersoftomorrow](http://aurora.ca/leadersoftomorrow).

Mayor Mrakas, on behalf of Council, extended condolences to Councillor Gaertner on the recent passing of her husband.

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## **12. By-laws**

**Moved by Councillor Kim  
Seconded by Councillor Thompson**

That the following by-laws be enacted:

- (a) By-law Number 6234-20** Being a By-law to appoint two (2) Deputy Treasurers for The Corporation of the Town of Aurora.
- (b) By-law Number 6235-20** Being a By-law to allocate any 2019 Operating Fund surplus and any 2019 Water and Wastewater Operating Fund surplus or deficit.
- (c) By-law Number 6236-20** Being a By-law to designate a property to be of cultural heritage value or interest (Railroad Hotel).
- (d) By-law Number 6237-20** Being a By-law to appoint employees of the Vic Priestly Contracting Limited as Municipal By-law Enforcement Officers.

**Carried**

## **13. Closed Session**

None

## **14. Confirming By-law**

**Moved by Councillor Humfryes  
Seconded by Councillor Gallo**

That the following confirming by-law be enacted:

**By-law Number 6238-20** Being a By-law to Confirm Actions by Council Resulting from a Council Meeting on January 28, 2020.

**Carried**

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## **15. Adjournment**

**Moved by Councillor Gallo  
Seconded by Councillor Kim**

That the meeting be adjourned at 8:43 p.m.

**Carried**

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**Tom Mrakas, Mayor**

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**Michael de Rond, Town Clerk**



**Town of Aurora  
Council Public Planning  
Meeting Minutes**

Council Chambers, Aurora Town Hall  
Tuesday, January 21, 2020

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**Attendance**

**Council Members** Councillor Kim in the Chair; Councillors Gaertner, Gallo, Gilliland, Humfries (arrived at 7.08 p.m.), and Thompson

**Members Absent** Mayor Mrakas

**Other Attendees** David Waters, Director of Planning and Development Services, Matthew Peverini, Planner, Samantha Yew, Deputy Town Clerk, and Ishita Soneji, Council/Committee Coordinator

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The Chair called the meeting to order at 7:01 p.m.

**1. Approval of the Agenda**

**Moved by Councillor Gilliland  
Seconded by Councillor Gaertner**

That the agenda as circulated by Legislative Services be approved.

**Carried**

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

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50.*

**3. Planning Applications**

Councillor Kim outlined the procedures that would be followed in the conduct of the public meeting. The Deputy Town Clerk confirmed that the appropriate notice was given in accordance with the relevant provisions of the *Planning Act.*

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- 1. PDS20-007 – Application for Draft Plan of Subdivision, 15370 Leslie (Skale) Inc., 15370 Leslie Street, Part of Lot 2, Concession 2 File Number: SUB-2019-02, Related File Number: ZBA-2017-02 & SP-2017-02**

### **Planning Staff**

Mr. Matthew Peverini, Planner, presented an overview of the application and staff report respecting the proposed draft plan of subdivision to facilitate a Parcels of Tied Land (POTL) development with four townhouse blocks totaling 32 freehold units, with common elements including private road, visitor parking, and a stormwater management facility. He provided a brief history of related development applications submitted in the past noting that Council has adopted the zoning by-law and approved the site plan application in principle. It was mentioned that this application sought comments regarding the proposed change in tenure from standard condominium to POTL and the application is generally technical in nature.

### **Consultant**

Mr. Travis Skelton, Consultant from Skale Developments, supported the comments made by staff and offered to respond to any questions or comments regarding the application.

### **Public Comments**

Aurora resident Shuk Man Lo requested further details of the proposed development, and staff and consultant agreed to follow up.

### **Moved by Councillor Humfryes Seconded by Councillor Thompson**

1. That Report No. PDS20-007 be received; and
2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report to a future General Committee meeting.

**Carried**

Council Public Planning Meeting Minutes  
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**4. Confirming By-law**

**Moved by Councillor Gallo  
Seconded by Councillor Thompson**

That the following confirming by-law be enacted:

**6233-20** Being a By-law to Confirm Actions by Council Resulting from a Council Public Planning Meeting on January 21, 2020.

**Carried**

**5. Adjournment**

**Moved by Councillor Humfryes  
Seconded by Councillor Kim**

That the meeting be adjourned at 7:50 p.m.

**Carried**

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**Harold Kim, Deputy Mayor**

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**Samantha Yew, Deputy Town Clerk**



**Town of Aurora  
Council Closed Session  
Public Minutes**

Holland Room, Aurora Town Hall  
Tuesday, February 4, 2020

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**Attendance**

<b>Council Members</b>	Mayor Mrakas in the Chair; Councillors Gaertner, Gallo, Gilliland, Kim (arrived at 5:56 p.m.), and Thompson
<b>Members Absent</b>	Councillor Humfryes
<b>Other Attendees</b>	David Waters, Acting Chief Administrative Officer, Robin McDougall, Director of Community Services (departed at 5:55p.m.), Patricia De Sario, Town Solicitor, and Michael de Rond, Town Clerk

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The Chair called the meeting to order at 5:46 p.m.

Council consented to resolve into a Closed Session at 5:46 p.m.

Council reconvened into open session at 6:00 p.m.

**1. Approval of the Agenda**

**Moved by Councillor Gilliland  
Seconded by Councillor Gallo**

That the confidential Council Closed Session meeting agenda be approved.

**Carried**

**2. Declaration of Pecuniary Interest and General Nature Thereof**

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50.*

### **3. Consideration of Items Requiring Discussion**

**Moved by Councillor Thompson  
Seconded by Councillor Gilliland**

That Council resolve into Closed Session to consider the following matter:

1. Personal matters about an identifiable individual, including municipal or local board employees (Section 239(2)(b) of the *Municipal Act, 2001*); Re: Closed Session Report No. CMS20-005 – Proposed Naming of the Aurora Community Centre Media Booth
2. Personal matters about an identifiable individual, including municipal or local board employees (Section 239(2)(b) of the *Municipal Act, 2001*); Re: Closed Session Report No. CS20-002 – Accessibility Advisory Committee Vacancy

**Carried**

**Moved by Councillor Thompson  
Seconded by Councillor Gilliland**

That the Council Closed Session be reconvened into open session to rise and report from Closed Session.

**Carried**

1. **Personal matters about an identifiable individual, including municipal or local board employees (Section 239(2)(b) of the *Municipal Act, 2001*); Re: Closed Session Report No. CMS20-005 – Proposed Naming of the Aurora Community Centre Media Booth**

**Moved by Councillor Thompson  
Seconded by Councillor Gaertner**

1. That Closed Session Report No. CMS20-005 be received; and
2. That the confidential direction to staff be confirmed.

**On a recorded vote the motion  
Carried**



Council Closed Session Public Minutes  
Tuesday, February 4, 2020

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Yeas: 6            Nays: 0  
Voting Yeas:    Councillors Gaertner, Gallo, Gilliland,  
                         Kim, and Thompson, Mayor Mrakas  
Voting Nays:    None  
Absent:           Councillor Humfryes

**2. Personal matters about an identifiable individual, including municipal or local board employees (Section 239(2)(b) of the Municipal Act, 2001); Re: Closed Session Report No. CS20-002 – Accessibility Advisory Committee Vacancy**

**Moved by Councillor Thompson  
Seconded by Councillor Gaertner**

1. That Closed Session Report No. CS20-002 be received; and
2. That the confidential direction to staff be confirmed.

**On a recorded vote the motion  
Carried**

Yeas: 6            Nays: 0  
Voting Yeas:    Councillors Gaertner, Gallo, Gilliland,  
                         Kim, and Thompson, Mayor Mrakas  
Voting Nays:    None  
Absent:           Councillor Humfryes

**4. By-laws**

**Moved by Councillor Gaertner  
Seconded by Councillor Kim**

That the following confirming by-law be enacted:

**6239-20**        Being a By-law to confirm actions by Council resulting from a Council Closed Session on February 4, 2020.

**Carried**

Council Closed Session Public Minutes  
Tuesday, February 4, 2020

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**5. Adjournment**

**Moved by Councillor Kim  
Seconded by Councillor Gilliland**

That the meeting be adjourned at 6:05 p.m.

**Carried**

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**Tom Mrakas, Mayor**

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**Michael de Rond, Town Clerk**



100 John West Way  
Box 1000  
Aurora, Ontario  
L4G 6J1  
**Phone:** 905-727-3123 ext. 4265  
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**Town of Aurora**  
**Councillors' Office**

## **Memorandum**

**Date:** February 25, 2020

**To:** Mayor and Members of Council

**From:** Councillor Wendy Gaertner

**Re:** **Lake Simcoe Region Conservation Authority**  
**Board Meeting Highlights of December 13, 2019 and Annual General**  
**Meeting of January 24, 2020**

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## **Recommendation**

That Council:

- Receive the correspondence for information
- Endorse the recommendations
- Provide direction



## **Board Meeting Highlights**

December 13, 2019

### **ANNOUNCEMENTS:**

- a) Chair Emmerson welcomed Township of Oro-Medonte Councillor Randy Greenlaw, who has been appointed to the LSRCA Board of Directors until such time the Oro-Medonte Council vacancies have been filled. Board members and staff introduced themselves and welcomed Councillor Greenlaw.
- b) CAO Walters was pleased to advise that LSRCA hosted a National Green Infrastructure Certification Program training session on how to design, construct and maintain Low Impact Development. Upon successful completion of the program and exam, participants received certification. Another session will be hosting in February 2020 and other conservation authorities and municipalities will be notified. To learn about the program, please visit their website at <https://ngicp.org/>.
- c) Chair Emmerson noted that on December 12<sup>th</sup>, York Region Council received an excellent presentation by CAO Mike Walters on LSRCA's 2020 Budget, noting it is set for approval at the next Council meeting.
- d) Chair Emmerson advised that York Region's Emergency Preparedness Guide is available on their website: [York Region - Your Emergency Preparedness Guide](#) and it's a great resource for all.
- e) CAO Walters advised Board members that a 2020 Calendar is available for purchase, through a staff fundraising initiative. The photos and printing were both kindly donated, and 100% of the proceeds will go towards the New Nature Centre at Scanlon Creek Conservation Area.

### **PRESENTATIONS:**

#### **a) LSRCA Education Team – 2019 Accomplishments**

Manager, Education, Nicole Hamley, provided the Board with an overview of the many accomplishments of LSRCA's Education Team in 2019. Programming, she noted, is delivered in three areas: i) School Programming delivered to 10,800 students; ii) Training & Development provided to 375 teachers, and iii) Community Programming delivered to 1,925 individuals, for a total of 13,100 participants in 2019.

School programming includes innovative new programs in response to the Ministry of Education priorities, school board demand, and alignment with LSRCA strategic plan priority actions to engage youth, widen demographic and geographic range. She outlined many of programs from Math Trails and Feathered Friends for the early learners and kindergarten, to a bioblitz conducted by high school students with the use of iPads purchased through funding from Alectra.

Training and development programming provided through teacher professional development workshops such as: Climate Change from a Local Perspective, a great collaboration with several LSRCA

departments; and Well-being and Outdoor Learning at Scanlon Creek Conservation Area, in collaboration with York Region Public Health on how to use outdoors for learning and as a tool for self-regulation.

Community Programming continues to expand and develop new partnerships and includes Therapy in the Woods, a program for children with special needs, named a leading practice by Accreditation Canada and showcased in the Royal Victoria Hospital's Annual Report. LSRCA is also partnering with local libraries: Aurora has a newcomer women's group; East Gwillimbury hosts a TD summer reading club; and in Bradford a story walk at Scanlon Creek.

Education Programming was not without its challenges in 2019, between the aging facility at Scanlon Creek and job action, but the team is looking ahead to 2020 and continued engagement with partners. For more information on LSRCA's Education Programs, please visit our website: [LSRCA Education](#) or contact Nicole Hamley @ 905-895-1281 ext 243 or [n.hamley@lsrca.on.ca](mailto:n.hamley@lsrca.on.ca). To view this presentation, please click this link: [LSRCA Education 2019 - A Year in Review](#)

**b) Positively Green, the Greenbelt Restoration Initiative**

Mr. Edward McDonnell and Ms. Shelly Petrie of the Greenbelt Foundation provided the Board with a presentation on Positively Green, a collaborative green infrastructure program between the Greenbelt Foundation and thirteen conservation authorities including LSRCA that has been in development since 2016. What began as a moraine report card has brought to light a number of other issues around restoration, biodiversity, habitat improvement and water quality. Over 100 priority projects have been identified focusing on natural infrastructure. Measureable outcomes they are trying to achieve include: watershed health; ecosystem services; climate resiliency; biodiversity; and carbon sequestration.

The projects LSRCA is involved in include activities such as: installing low impact development techniques to infiltrate and/or harvest precipitation runoff and manage stormwater; addressing perched culverts and removing online ponds; installing vegetative buffers; removing gabion baskets; adding significant wetlands; and establishing forest corridors along river valleys and Eco passages for small wildlife. LSRCA projects identify municipal funds for outcomes such as: improving water quality, improving aquatic habitat, increasing community participation in stormwater management/stewardship projects, repairing streambanks and restoring stream health, conserving provincially significant wetlands and reducing stormwater runoff, and increasing forest cover and connectivity. With a goal to create more opportunity, they have conducted outreach to potential partners and funders and are looking for endorsement from conservation authority Boards of Directors. To view this presentation, please click this link: [Positively Green](#)

**c) LSRCA 2020 Budget Update**

General Manager, Corporate and Financial Services, Mark Critch, provided the Board with an update on LSRCA's 2020 Budget preparation and progress, noting that in the Spring of 2019 the Board of Directors

approved 1.75% COLA, 2% inflation as needed, and 1% investment in strategy initiatives. These approvals resulted in a 2.83% General Levy increase, a 2.83% Special Operating increase, and a 2.34% Special Capital increase. Consultations then took place with funding partners to look for ways to lower the budget. Finance staff hosted a finance day with municipal staff counterparts to provide updates on progress, discuss Bill 108, and look for ways to work better together. Staff continue to monitor challenges such as the reduced MNRF funding of 64K (49%) and provincial grant funding uncertainties.

To summarize, GM Critch noted that the budget is being developed within the new targets; programs will be changed as necessary to accommodate MNRF reduced transfer payment; staff have found efficiencies and new partnerships and continue to look for funding opportunities; an internal programs and services review is underway and an asset management financial strategy will form part of the 2021 budget. To view this presentation, please click this link: [2020 Budget Update](#)

#### **CORRESPONDENCE AND STAFF REPORTS:**

##### Correspondence

The Board received the November 7<sup>th</sup> letter from the Township of Ramara to the Hon. Jeff Yurek, Minister of the Environment, Conservation and Parks, regarding a conservation authority exit clause. The Board also received the November 20<sup>th</sup> letter from the Township of Oro-Medonte to the Township of Ramara in support of their November 7<sup>th</sup> letter regarding a conservation authority exit clause.

##### Budget Committee Discontinuation

The Board approved Staff Report No. 51-19-BOD, prepared by Chief Administrative Officer, Mike Walters, which sought the discontinuation of LSRCA's Budget Committee, whereby all budget discussions, including the development of the budget assumptions would be discussed with the full Board of Directors.

##### Scanlon Creek Conservation Area Renovation Project Update

The Board received Staff Report No. 52-19-BOD, prepared by General Manager, Conservation Lands, Brian Kemp, and General Manager, Finance and Corporate Services/CFO, Mark Critch, regarding an update on the Scanlon Creek Operations Centre Renovation Project and the status of consulting services, and the Board endorsed the cumulative price adjustments for consultant support required to complete the project.

##### Durham Regional Forest Standing Timber Sale – DRF-2019-002

The Board approved Staff Report No. 53-19-BOD, prepared by Manager, Forestry and Greenspace Services, Philip Davies, regarding the record of tenders for the Durham Regional Forest and the award of Tender DRF-2019-002 to Moggie Valley Timber Inc.

For more information or to see the full agenda package, please click the link below for LSRCA's Board of Directors' webpage: <https://www.lsrca.on.ca/Pages/Board-Meetings.aspx>



# Board Meeting Highlights

## 69<sup>th</sup> Annual General Meeting

January 24, 2020

### Welcome and Greetings:

Chair Emmerson welcomed everyone to LSRCA's 69<sup>th</sup> Annual General Meeting and thanked the many guests in attendance from the provincial government, First Nations, Lake Simcoe Conservation Foundation, as well as municipal partners and many LSRCA staff members. Chair Emmerson called upon the following individuals to bring greetings to the meeting:

- Andrea Khanjin, MPP Barrie-Innisfil and Parliamentary Assistant to the Minister of Environment, Conservation and Parks;
- Kim Gavine, General Manager of Conservation Ontario; and
- Marvin Geist, Vice President of the Lake Simcoe Conservation Foundation Board of Directors;

Mike Walters, LSRCA's CAO, thanked everyone for attending, introduced LSRCA's Executive Management Team, and thanked all Board members and staff for their hard work and continued support to Lake Simcoe. He noted that LSRCA's greatest strength is the staff and recognized and thanked the many staff members in attendance.

### Presentations

#### **a) The State of the Lake Simcoe Watershed**

LSRCA Manager, Environmental Science and Monitoring, David Lembcke unfortunately was ill, but fortunately LSRCA's Limnologist, Dr. Brian Ginn was able to deliver the presentation on the recent phosphorus loads 2015-2017 update report. He noted that for the 2015-16 hydrologic (June 1-May 31) year, the phosphorus load was 87 tonnes, 2016-17 was 73 tonnes, and 2017-18 was 131 tonnes. In these years, much of this load was from tributary and polder sources, which are driven by precipitation and surface run-off. LSRCA's monitoring has shown that while phosphorus concentrations in tributaries have mostly shown no trend, there has been changes in tributary flow, which also increases the annual phosphorus load. In the 2017 hydrologic year, a greater tributary flow was controlled not by the total amount of annual precipitation, but the intensity and timing of some rain storm events fell on wet-saturated or frozen ground that prevented infiltration of rain water. June and February accounted for 40% of the 131 tonne load, including 11% of the phosphorus load being from a single 60 mm, overnight, rain event that occurred on June 23<sup>rd</sup> with rain falling on ground already soaked from five previous days of precipitation.

Dr. Ginn noted that these precipitation events are becoming more frequent, as predicted by modelled climate change scenarios. It is recommended that LSRCA not only continue to monitor phosphorus



concentrations in tributaries to check the progress of LSPP strategies, but also look for ways to reduce stormwater volume in order to stabilize phosphorus loads to Lake Simcoe. To view this presentation, please click on the following link: [The State of the Lake Simcoe Watershed](#)

**b) The Health of Lake Simcoe**

LSRCA's Limnologist, Dr. Brian Ginn presented some current environmental trends in Lake Simcoe as they relate to the newest phosphorus loading report, noting that although there has been variability in phosphorus loads, actual in-lake concentrations of phosphorus and dissolved oxygen continue to improve, relative to the 1980s, despite theories that they should fluctuate in proportion to phosphorus loading. In light of this unusual scenario, LSRCA will start to investigate reasons why Lake Simcoe has not responded to changing loads. Building on research from other parts of the Great Lakes Region, LSRCA will study if the recent change from invasive zebra to quagga mussels has impacted how phosphorus is being used and cycled in the lake, and also if the rapid spread of an invasive aquatic plant species (starry stonewort) is also impacting phosphorus availability in the lake. To view this presentation, please click on the following link: [The Health of Lake Simcoe](#)

**c) LSRCA 2019 Year in Review and Looking Forward into 2020**

Chair Emmerson congratulated LSRCA staff and Board of Directors for an incredible year filled with many accomplishments. He then shared a video presentation that summed up this year's successes: [2019 Highlights Video](#) and noted that LSRCA's 2019 Annual Report is now available online. Please click this link to view LSRCA's 2019 Annual Report: [2019 Annual Report](#). To obtain a hard copy, please contact Katarina Zeppieri at [k.zeppieri@lsrca.on.ca](mailto:k.zeppieri@lsrca.on.ca) or 905-895-1281 ext 116.

LSRCA's CAO Mike Walters presented the 2020 Annual Operating Priorities, noting the focus for 2020 will be to complete the remaining priority actions outlined in LSRCA's [2016-2020 Strategic Plan: Vision to Action, Action to Results](#); namely:

1. Floodplain emergency mapping/flood relief program
2. Climate change adaptation and mitigation strategies
3. Asset management plan
4. Enhance service delivery – plan review and regulation
5. Scanlon Creek Operations Centre – renovation project
6. Continue fundraising for a new Nature Centre to house LSRCA's education programs
7. Community engagement strategy
8. Lead the salt reduction strategies
9. Land disposition policies and strategy
10. Continue restoration efforts
11. Continue to implement the Lake Simcoe Protection Plan (LSPP)
12. Draft the 2021-2026 Strategic Plan

To view this presentation, please click on the following link: [LSRCA's 2020 Annual Operating Priorities](#)



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**Conclusion of 2019 Business**

Chair Emmerson concluded the Year 2019 business and deemed the Chair vacant.

**2020 Business**

The 2020 Business portion of the meeting was called to order by the CAO, Mike Walters, who served as Chair Pro Temp during the election of the Chair and Vice Chair for 2020.

**Election of Officers for 2020**

Regional Municipality of York Chairman and CEO Wayne Emmerson was renamed Chair for 2020 and Town of Bradford West Gwillimbury Councillor Peter Ferragine was named Vice Chair for 2020.



**2020 Meeting Schedule – LSRCA Board of Directors**

The Board approved the following meeting schedule for the remainder of 2020. Meetings are held in LSRCA's Administrative Offices located at 120 Bayview Parkway, Newmarket from 9:00a to approximately 12:00p.

Friday, February 28<sup>th</sup>

Friday, March 27<sup>th</sup>

Friday, April 24<sup>th</sup>

Friday, May 22<sup>nd</sup>

Friday, June 26<sup>th</sup>

Friday, July 24<sup>th</sup>

No meeting in August

Friday, September 25<sup>th</sup>

Friday, October 23<sup>rd</sup>

Friday, November 27<sup>th</sup>

Friday, December 18<sup>th</sup>

**2020 LSRCA Board of Directors**

Below is a photo of the 2020 Lake Simcoe Region Conservation Authority Board of Directors in attendance.



From left to right:

**Back Row:** Councillor Emmett Yeo, Councillor Clare Riepma, Mayor Virginia Hackson, Councillor Keenan Aylwin, Mayor Margaret Quirk, Councillor Randy Greenlaw, Councillor Alex Waters

**Front Row:** Councillor Shira Harrison-McIntyre, Regional Councillor Tom Vegh, Councillor Avia Eek, Regional Chairman Wayne Emmerson (LSRCA Chair), Councillor Peter Ferragine (LSRCA Vice Chair), Mayor Bobbie Drew, Mayor Dave Barton

**Missing:** Mayor Debbie Bath-Hadden, Councillor Wendy Gaertner, Councillor Ken Ferdinands, and Township of Ramara

To view LSRCA's AGM media release, please click the following link: <https://www.lsrca.on.ca/Pages/Media-Release-Lake-Health-Improved.aspx>



**Town of Aurora  
General Committee Meeting Report**

Council Chambers, Aurora Town Hall  
Tuesday, February 4, 2020

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**Attendance**

**Council Members** Councillor Thompson in the Chair; Councillors Gaertner, Gallo, Gilliland, Humfryes, Kim, and Mayor Mrakas

**Members Absent** None

**Other Attendees** David Waters, Acting Chief Administrative Officer, Director of Planning and Development Services, Robin McDougall, Director of Community Services, Techa van Leeuwen, Director of Corporate Services, Rachel Wainwright-van Kessel, Director of Finance, Allan Downey, Director of Operations, Stephanie Mackenzie-Smith, Manager of Corporate Communications, Patricia De Sario, Town Solicitor, Michael de Rond, Town Clerk, Ishita Soneji, Council/Committee Coordinator

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The Chair called the meeting to order at 7 p.m.

**1. Approval of the Agenda**

General Committee approved the agenda as circulated by Legislative Services, including the following additional items:

- Attachment to Delegation (a) – Petition for a Stop Sign on John West Way at Amberhill Way
- Delegation (c) Klaus Wehrenberg, Resident, Re: Effects on Pedestrian and Cycling Crossings due to GO Expansion
- Notice of Motion (a) Councillor Gilliland, Re: Update to Tree Pruning/Cutting and Compensation Policy

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

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*.

## **3. Community Presentations**

None

## **4. Delegations**

### **(a) David LeGallais, representing Aurora Seniors Association**

#### **Re: Item R1 – PDS20-003 – John West Way Traffic Calming Measures Feasibility Review**

Mr. LeGallais expressed concerns regarding the lack of speed reduction measures on John West Way and noted that a three-way stop sign installation at the intersection of John West Way and Amberhill Way should be considered. He noted that the stop sign would help mitigate speed and ease access to the Aurora Seniors Centre for those patrons parking on the road. It was mentioned that a petition from the members of the Aurora Seniors Association has been submitted in support of the stop sign installation.

General Committee received and referred the comments of the delegation and the petition to Item R1.

### **(b) J.B. (Brad) Watson, Resident**

#### **Re: Noise By-law Prohibitions**

Mr. Watson expressed concerns regarding the enforcement measures to regulate noise prohibitions 6 and 11 under Schedule B of the Noise By-law. He referred to ongoing concerns at several commercial locations along the Yonge St corridor from Wellington St E to Henderson Ave, and noted that proactive measures need to be considered to mitigate noise violations.

General Committee received the comments of the delegation for information.

General Committee Meeting Report  
Tuesday, February 4, 2020

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**(c) Klaus Wehrenberg, Resident**

**Re: Effects on Pedestrian Cycling and Crossings due to GO Expansion**

Mr. Wehrenberg spoke to the effects on pedestrian cycling and off-road rail crossings due to the Metrolinx rail expansion project, specifically to the closure of Cousins Drive rail crossing, and expressed concerns regarding the reduction of walkability due to the closure. He requested Members of Council to address these concerns with Metrolinx and to consider reopening the rail crossing.

General Committee received the comments of the delegation for information.

**5. Consent Agenda**

None

**6. Advisory Committee Meeting Minutes**

None

**7. Consideration of Items Requiring Discussion (Regular Agenda)**

**R1. PDS20-003 – John West Way Traffic Calming Measures Feasibility  
Review**

**General Committee recommends:**

1. That Report No. PDS20-003 be received; and
2. **That an all-way stop be installed at the intersection of John West Way and Amberhill Way; and**
3. That staff continue to monitor the traffic operations on John West Way as a result of the speed limit reduction; **and**
4. **That staff investigate the concerns raised by Council regarding parking and sightlines on John West Way near Town Hall.**

**Carried as amended**

General Committee Meeting Report  
Tuesday, February 4, 2020

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**R2. PDS20-004 – Centre Street Existing Traffic Calming Measures Review**

**General Committee recommends:**

1. That Report No. PDS20-004 be received for information.

**Carried**

**R3. PDS20-010 – Economic Development Strategic Plan – Implementation Strategy 2020**

**General Committee recommends:**

1. That Report No. PDS20-010 be referred back to staff to verify the Economic Development Strategic Plan action items presented in the report.

**Motion to refer  
Carried**

**R4. CMS20-003 – Request for Lease Extension and Amendment – Central York Fire Station – Regional Municipality of York – Paramedic Services**

**General Committee recommends:**

1. That Report No. CMS20-003 be received; and
2. That a further extension and amendment to the lease with the Regional Municipality of York for Paramedic Services located at 220 Edward Street be approved for a five-year term, with an option to extend for two further five-year periods.

**Carried**

**R5. PDS20-009 – Budget Request for Capital Project No. 31217 – Construction of a Median at Ridge Road and Yonge Street**

**General Committee recommends:**

1. That Report No. PDS20-009 be received; and

2. That Capital Project No. 31217 – Construction of Median at Yonge Street and Ridge Road be approved; and
3. That a total budget of \$150,000 be approved for Capital Project No. 31217 to fund \$135,000 from the Services Related to a Highway Development Charge Reserve and \$15,000 from the Growth and New Reserve.

**Carried**

## **8. Notices of Motion**

### **(a) Councillor Gilliland**

#### **Re: Update to Tree Removal/Pruning and Compensation Policy**

Whereas the Town of Aurora declared a climate emergency and recognizes a need to reduce carbon and greenhouse gases (GHG); and

Whereas the Town of Aurora acknowledges that every tree in Aurora plays a significant role in sustaining an urban forest; and

Whereas there is a need to retain mature trees or replace with more mature trees to reduce carbon, for example, a tree in Aurora that is 65 cm in diameter at breast height (dbh) stores six times more carbon than a tree that is 11 cm in dbh; and

Whereas the urban forest study identified that, the proportion of large, mature trees in Aurora is low; approximately 74% of all trees are less than 15.3 cm in dbh, which is recommended at no more than 40% based on a primary age diversity model; and

Whereas the urban forest study identified that the greatest proportion of the existing urban forest is located in residential areas of the municipality and that the greatest opportunity to increase canopy cover through tree planting efforts is also found in the residential areas to reduce energy consumption as a result of shading, windbreak effects, and local micro-climate amelioration; and

Whereas new infill development in established neighbourhoods replace mature trees using the Aggregate Inch Replacement method, which often results with a greater number of young saplings that will take years to mature,

General Committee Meeting Report  
Tuesday, February 4, 2020

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give shade, privacy, conform and have little effect on the current needs of carbon intake or energy reduction; and

Whereas new development on meadows and wood lots, where mature trees are removed are replaced with young saplings without considering enough carbon neutral effect; and

Whereas the tree replacement policy does not address carbon intake, size of replacement, or use a primary age diversity model to protect our urban tree canopy;

1. Now Therefore Be It Hereby Resolved That staff immediately amend our Tree Removal/Pruning and Compensation Policy to address carbon neutral effects of our urban forest canopy and strengthen our Policy to ensure a modest balance of mature trees are planted by ensuring the largest trees possible can be planted onsite for compensation for equal or greater carbon loading and CO<sub>2</sub> capturing; and
2. Be It Further Resolved That Staff conduct a fulsome review the Tree Removal/ Pruning and Compensation Policy and report back to Council with recommendations not limited to:
  - Amend the differences in our Tree By-law and the Tree Removal/Pruning and Compensation Policy to align;
  - Include a carbon loading and CO<sub>2</sub> capturing evaluation as part of the compensation package;
  - That consideration be given to tree species that maximize carbon loading and CO<sub>2</sub> capture; and
  - That consideration be given to utilizing a primary diversity model to protect the future of our urban forest canopy.

## **9. New Business**

Councillor Gaertner referred to the Lake Simcoe Region Conservation Authority's Board meeting highlights from September 2019, and provided an update to Bill 108 as requested at the Council meeting of January 28, 2020.



Councillor Gallo requested for past reports regarding the Cousins Drive rail crossing closure and Metrolinx rail expansion project, and staff agreed to follow up.

## **10. Public Service Announcements**

Councillor Gilliland announced that the 2020 Winter Recreation Program registration is now open for residents, and details regarding programs and courses is available at [aurora.ca/recguide](http://aurora.ca/recguide).

Councillor Humfryes extended a reminder that winter overnight parking restrictions are in effect until April 15, 2020, and more information regarding parking and snow plowing can be found at [aurora.ca/snow](http://aurora.ca/snow).

Councillor Kim extended a reminder that the Annual Mayor's Luncheon hosted by the Aurora Chamber of Commerce will be held on Wednesday, February 19, 2020, at the Royal Venetian, and tickets can be purchased at [aurorachamber.on.ca](http://aurorachamber.on.ca).

Councillor Gaertner advised that the Mayor's Celebration of Youth Arts will be held on Wednesday, February 19, 2020, from 7 p.m. to 9 p.m. in Brevik Hall at the Aurora Cultural Centre, and more information can be found at [auroraculturalcentre.ca](http://auroraculturalcentre.ca).

Councillor Gaertner extended regards to the York Region Police for hosting the Black History Month Celebration on Saturday, February 2, 2020.

Councillor Gaertner extended a reminder that the Aurora Public Library will be hosting a panel event called Being Black in Canada on Thursday, February 20, 2020 from 7 p.m. to 8:30 p.m.

Councillor Gaertner inquired about the possibility of extending outdoor public skating on Friday and Saturday evenings, and staff provided a response.

Mayor Mrakas advised that the opening reception of the Mayor's Celebration of Youth Arts will be held on Wednesday, February 5, 2020 at the Aurora Cultural Centre from 6 p.m. to 8 p.m.

Mayor Mrakas extended a reminder that Aurora's Arctic Adventure will be held on Monday, February 17, 2020, from 10 a.m. to 4 p.m. in Town Park and more information is available at [aurora.ca/arcticadventure](http://aurora.ca/arcticadventure).

Councillor Gallo announced that the Town is accepting applications until May 1, 2020, for the John West Memorial “Leaders of Tomorrow” Scholarship Award, and more information is available at [aurora.ca/leadersoftomorrow](http://aurora.ca/leadersoftomorrow).

Councillor Thompson announced that free public skate, from 11 a.m. to 1 p.m. and free leisure swim from 11:15 a.m. to 2 p.m. will be held on Monday, February 17, 2020 at the Stronach Aurora Recreation Complex, sponsored by Brookfield Residential.

Councillor Thompson extended a reminder that the Public Planning meeting regarding the Town’s Official Plan review will be on Tuesday, February 11, 2020 at 7 p.m. in the Council Chambers.

## **11. Closed Session**

None

## **12. Adjournment**

The meeting was adjourned at 9:09 p.m.



**Town of Aurora  
General Committee Meeting Report**

Council Chambers, Aurora Town Hall  
Tuesday, February 18, 2020

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**Attendance**

**Council Members** Councillor Gilliland in the Chair; Councillors Gaertner, Gallo, Humfries (arrived at 7:34 p.m.), Kim, Thompson and Mayor Mrakas

**Members Absent** None

**Other Attendees** Doug Nadorozny, Chief Administrative Officer, David Waters, Director of Planning and Development Services, Robin McDougall, Director of Community Services, Techa van Leeuwen, Director of Corporate Services, Rachel Wainwright-van Kessel, Director of Finance, Allan Downey, Director of Operations, Cindy Shaver, Communication Specialist, Anca Mihail, Manager, Engineering Services, Patricia De Sario, Town Solicitor, Michael de Rond, Town Clerk, Ishita Soneji, Council/Committee Coordinator

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The Chair called the meeting to order at 7 p.m.

General Committee consented to recess the meeting at 9:19 p.m. and reconvened the meeting at 9:29 p.m.

General Committee consented to extend past the hour past 10:30 p.m.

**1. Approval of the Agenda**

General Committee approved the agenda as circulated by Legislative Services.

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

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50.*

General Committee Meeting Report  
Tuesday, February 18, 2020

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### **3. Community Presentations**

None

### **4. Delegations**

#### **(a) Kevin Gage and Christine Zarebski, representing Aurora Community Tennis Club (ACTC)**

##### **Re: Request to Revise Public Court Times and Usage**

Mr. Gage and Ms. Zarebski requested that the public access hours to tennis courts utilized by ACTC, be redistributed in order to facilitate the operation of summer camps, team practices, additional lessons and clinics, and the following new times were proposed for consideration:

- (1) Monday and Tuesday – Court 3 – 12 p.m. to 3 p.m.;
- (2) Saturday – Court 1 – 3 p.m. to 6 p.m., Court 2 – 3 p.m. to 9 p.m., and Court 3 – ACTC;
- (3) Sunday – Court 1 – 3 p.m. to 7 p.m., Court 2 – 2 p.m. to 7 p.m., and Court 3 – ACTC.

General Committee received the comments of the delegation for information.

### **5. Consent Agenda**

None

### **6. Advisory Committee Meeting Minutes**

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

That the following Advisory Committee Meeting Minutes item, A1, be received:

#### **A1. Finance Advisory Committee Meeting Minutes of January 28, 2020**

1. That the Finance Advisory Committee meeting minutes of January 28, 2020, be received for information.

**Carried**

General Committee Meeting Report  
Tuesday, February 18, 2020

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

General Committee consented to consider the items in the following order: R4, R1, R3, R2, R5, and R6.

### **R1. OPS20-001 – Fleet Lifecycle Analysis and 2019/2020 Capital Projects**

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

1. That Report No. OPS20-001 be received; and
2. That this report satisfy Council's conditional budget approval of the 2019 list of Capital Fleet Projects as presented in Tables 2 and 3 in a total amount of \$825,000 to be funded by \$390,000 from the Fleet Repair and Replacement and \$435,000 from the Services Related to a Highway Development Charge reserves; and
3. That the 2020 list of Capital Fleet Projects, as presented in Tables 4 and 5, in a total amount of \$1,214,000 to be funded by \$1,104,800, \$60,000 and \$50,000 from the Fleet Repair and Replacement, Growth & New, and Services Related to a Highway Development Charge reserves respectively, be approved.

**Carried**

### **R2. FIN20-006 – Transition to Prudent Investor Regime**

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

1. That Report No. FIN20-006 be received; and
2. That the proposed Investment Policy Statement, attached as Appendix 1 be approved; and
3. That the Director of Finance – Treasurer be authorized to execute the ONE Joint Investment Board Agreement, subject to the final form and content of the agreement being to the satisfaction of the Director of Finance – Treasurer, the Town Solicitor, **and Council**; and

General Committee Meeting Report  
Tuesday, February 18, 2020

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4. That the Director of Finance – Treasurer be authorized to execute an Initial Formation Agreement with the other Founding Member Municipalities to establish a joint investment board, subject to the final form and content of the Initial Formation Agreement being to the satisfaction of the Director of Finance – Treasurer, the Town Solicitor, **and Council**; and
5. That a by-law be enacted to authorize a joint investment board to manage the Town's long-term investments under the Prudent Investment; and
6. That after the ONE Joint Investment Board Agreement has been executed by ONE Joint Investment Board and all of the Founding Member Municipalities, a by-law be enacted to authorize the Town's investments under the Prudent Investment regime.

**Carried as amended**

### **R3. PDS20-015 – Master Transportation Study Update Final Report**

General Committee consented to permit additional time as required for the presentation.

Mr. Jonathan Chai, Project Manager, HDR Corporation, presented an overview of the Master Transportation Study including details on the study area, the purpose of the study, and explained the proposed recommendations for active transportation and operational improvements which include: enhancing safety for road users on Yonge Street, improving traffic diversion within local streets, addressing ongoing parking needs, and developing a sidewalk priority plan and a comprehensive cycling network.

General Committee received the comments of the presentation for information.

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

1. That Report No. PDS20-015 be received; and
2. That Council endorse the recommendations of the Master Transportation Study Update, in principle, subject to individual project review as part of

General Committee Meeting Report  
Tuesday, February 18, 2020

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the Capital Budget process and update the 10-Year Capital Plan accordingly; and

3. **That the implementation of a road diet on Yonge Street be excluded from the Master Transportation Study and be referred to the 2021 Capital Budget for consideration; and**
4. That staff be directed to circulate the Master Transportation Study Update to York Region and relevant Town's divisions.

**Carried as amended**

**R4. CMS20-006 – Tennis/Pickle Ball Court Permits**

General Committee consented to vote on the fifth clause of the main motion as amended separately.

**General Committee recommends:**

1. That Report No. CMS20-006 be received; and
2. That the revised Policy No. CORP-10-Sports Field and Park Use Policy be approved as presented; and
3. That the costs for new signage be funded from the Council operating budget contingency fund; **and**
4. **That the revised tennis court public access hours at McMahon Park, as proposed by the Aurora Community Tennis Club (ACTC), be approved as follows:**
  - (a) **Monday and Tuesday – Court 3 – 12 p.m. to 3 p.m.;**
  - (b) **Saturday – Court 1 – 3 p.m. to 6 p.m., Court 2 – 3 p.m. to 9 p.m., Court 3 – ACTC;**
  - (c) **Sunday – Court 1 – 3 p.m. to 7 p.m., Court 2 – 2 p.m. to 7 p.m., Court 3 – ACTC;**

**Carried as amended**

General Committee Meeting Report  
Tuesday, February 18, 2020

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**General Committee recommends:**

5. That the current 45 minute rule of playing time remain status quo.

**Carried as amended**

**R5. FIN20-003 – Development Charge Deferral for Major Office Space**

**General Committee recommends:**

1. That Report No. FIN20-003 be received; and
2. That staff proceed with the development of a policy for the deferral of Development Charges for Major Office Space.

**Carried**

**R6. PDS20-013 – Application for Zoning By-law Amendment, Morgan  
Planning, 2 Willow Farm Lane, File Number: ZBA-2019-02**

**General Committee recommends:**

1. That Report No. PDS20-013 be received; and
2. Zoning By-law Amendment application File Number ZBA-2019-02 to rezone a portion of the subject lands from 'ER - Estate Residential Exception Zone (73)' to 'R2 - Detached Second Density Residential Exception Zone (74)' be approved; and
3. That water and sewage capacity for three (3) persons, equivalent to servicing one (1) single detached unit, be allocated to the future severed lot; and
4. That the Zoning By-law amendment be presented at a future Council meeting.

**Carried**

**8. Notices of Motion**

**(a) Councillor Humfries**

**Re: Open Cousins Drive Railway Crossing**



General Committee Meeting Report  
Tuesday, February 18, 2020

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Whereas the Cousins Drive Railway Crossing has been closed and fenced off for several years due to safety concerns by Metrolinx; and

Whereas Aurora prides itself in active transportation as demonstrated, for example, through local active programs such as Activate Aurora; and

Whereas the closed and fenced off Cousins Drive crossing is preventing walkability for the residents of our Town;

1. Now Therefore Be It Hereby Resolved That staff work with our local MPPs for their support and to advocate for Aurora to Metrolinx for re-opening the Cousins Drive Crossing and that staff provide an update report by the end of April 2020.

## **9. New Business**

Councillor Gallo requested that copies of the presentations made at the meetings be circulated prior to the meeting.

Councillor Gaertner referred to residents' concern regarding the installation of standard streetlights versus decorative streetlights in the Highland Gate subdivision and sought clarification on the subdivision agreement conditions, and staff provided clarification noting that the agreement includes standard subdivision lighting.

Councillor Kim inquired about the intended date of completion for the hotel construction near Highway 404, and staff provided a response noting that the construction would be completed by the end of June 2020.

## **10. Public Service Announcements**

Mayor Mrakas extended a reminder that winter overnight parking restrictions are in effect until April 15, 2020, and more information regarding parking and snow plowing can be found at [aurora.ca/snow](http://aurora.ca/snow).

Mayor Mrakas announced that the 2020 Spring/Summer Program and Summer Camp registration will open on Monday, February 24, 2020, and details regarding programs and courses is available at [aurora.ca/recguide](http://aurora.ca/recguide).

General Committee Meeting Report  
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Councillor Humfryes extended a reminder that the Annual Mayor's Luncheon hosted by the Aurora Chamber of Commerce will be held on Wednesday, February 19, 2020, at the Royal Venetian, and tickets can be purchased at **[aurorachamber.on.ca](http://aurorachamber.on.ca)**.

Councillor Kim extended a reminder that the Town is accepting applications until May 1, 2020, for the John West Memorial "Leaders of Tomorrow" Scholarship Award, and more information is available at **[aurora.ca/leadersoftomorrow](http://aurora.ca/leadersoftomorrow)**.

Councillor Gaertner announced that the Town is offering an early bird 10% discount from February 24, 2020 to March 6, 2020 for select camps, and more information is available at **[aurora.ca/camps](http://aurora.ca/camps)**.

Councillor Gaertner extended a reminder that the Aurora Public Library will be hosting a panel event called Being Black in Canada on Thursday, February 20, 2020 from 7 p.m. to 8:30 p.m.

Councillor Gaertner extended a reminder that Metrolinx will be hosting a public meeting regarding the GO Expansion Project on Monday, February 24, 2020 at the Aurora Community Centre from 6:30 p.m. to 8:30 p.m.

Councillor Thompson announced that the Canadian Association for the Advancement of Women in sport and local sport organization will be conducting a workshop on Sunday, March 1, 2020, from 9 a.m. to 3 p.m. at the Aurora Public Library.

Councillor Gallo announced that a focus group meeting regarding improving participation in sports and physical activity will be held on Tuesday, March 3, 2020, from 11:30 a.m. and 12:30 p.m. at the Aurora Public Library, noting to contact Erin Hamilton at [ehamilton@aurora.ca](mailto:ehamilton@aurora.ca) or 905-727-3123, ext. 3135 for registration.

Councillor Gilliland extended a reminder that the Mayor's Celebration of Youth Arts will be held on Wednesday, February 19, 2020, from 7 p.m. to 9 p.m. in Brevik Hall at the Aurora Cultural Centre, and more information can be found at **[auroraculturalcentre.ca](http://auroraculturalcentre.ca)**.

General Committee Meeting Report  
Tuesday, February 18, 2020

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**11. Closed Session**

None

**12. Adjournment**

The meeting was adjourned at 10:47 p.m.



**Town of Aurora  
Council Report**

**No. PDS20-016**

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**Subject: Major Heritage Permit Application  
Elmwood Lodge: The Reuben J. Kennedy House  
15032 Yonge Street  
File Number: HPA-2019-07**

**Prepared by: Carlson Tsang, Planner/Heritage Planning**

**Department: Planning and Development Services**

**Date: February 25, 2020**

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## **Recommendations**

- 1. That Report No. PDS20-016 be received; and,**
- 2. That the review period of Heritage Permit Application File: HPA-2019-07 be extended until August 15, 2020 to allow the applicant to prepare a damage assessment report to assess the condition of the window shutters proposed to be removed.**

## **Executive Summary**

This report recommends to Council that the review period of Heritage Permit Application File: HPA-2019-07 for the removal of 12 louvered window shutters on a designated building known as “Elmwood Lodge” The Reuben J. Kennedy House” located at 15032 Yonge Street be extended until August 15, 2020:

- The existing building located at the 15032 Yonge Street is known as “The Elmwood Lodge: The Reuben J. Kennedy House” which was designated in 2006 under Part IV of the Ontario Heritage Act.
- A major heritage application has been submitted to remove 12 louvered window shutters on the Elmwood Lodge building. The louvered shutters are identified as a heritage attribute in Designation By-Law 4845.06.R.
- Staff recommend that the review period of the application be extended pending submission of a damage assessment report prepared by a qualified professional to assess the condition of the shutters. In the event that the shutters are

irreparable, they need to be replaced in accordance with the Town's Heritage Property Standard By-Law 5489-13.

## **Background**

**The existing building located at the 15032 Yonge Street is known as “The Elmwood Lodge: The Reuben J. Kennedy House” which was designated in 2006 under Part IV of the Ontario Heritage Act.**

15032 Yonge Street is approximately 1,221.2 m<sup>2</sup> (13,144.88 ft<sup>2</sup>) in size and is located at the north-west intersection of Yonge Street and Kennedy Street West, south of Wellington Street (See Attachment 1). The existing building on the property known as the “Elmwood Lodge: The Reuben J. Kennedy House” was designated in 2006 under Part IV of the Ontario Heritage Act. The Reuben J. Kennedy House is a fine example of a late 19<sup>th</sup> century, L-shaped house built with the influence of the Gothic Revival style. The property contains 16 surface parking spaces with vehicular access from Kennedy Street West.

## **History of the Property**

The subject property was originally a small section of 210 acres of lands owned by William Kennedy Senior, a member of a prominent family in Town. In 1855, the Kennedy family began subdividing the land. William Kennedy Junior (the third son) acquired the north 100 acres. In 1876, William Kennedy Junior subdivided the land into forty lots on Yonge Street while retaining Lot 40 and part of Lot 39 and constructed the building that currently exists on the subject property.

In 1886, Andrew Yule, an accountant with a family of eight, purchased the property. Yule also served as Town reeve between 1884 and 1888 and was employed as the office manager of the Fleury foundry. The property was held by Yule for over forty years until it was sold to Fleda McQuade in 1934 who converted the building into four apartments and named it “Elmwood Lodge”. In 1979, Richard and Anne Allan purchased the property and converted the building into a photography studio and bridal gallery. The property is now owned by Three Small Rooms Restaurant, Bar & Grill, Fine Dining Inc. The building is currently vacant and under renovation. (See Attachment 3 for more historical information about the subject property).

## **Architectural Features**

Elmwood Lodge can be described as a L-shaped two-storey building constructed with the solid light yellow brick. The building features the asymmetry of the Picturesque Revivals of the late 1800s, with a projecting wing attached to the right end of the rectangular body. Gable roofs cover both portions, steeply-pitched on the wing and moderately-pitched on the body. The eaves of the gable roofline are supported by decorative Italianate brackets. Gothic Revival detailing is found in the carved bargeboard and pendant located at the apex of the gable. The main entrance is protected by a two-storey verandah enclosed in the upper floor with bellcast gable roof. A portion of the lower verandah is glassed in to house a commercial display for the business located on the premises. There is a semi-elliptical bay window on the ground floor to the right of the entry. The building is built with sash windows set in semi-circular openings and flanked by louvered shutters.

In 2017, a two-storey addition was constructed at the south west corner of the building. The addition is approximately 63 m<sup>2</sup> (678.12 ft<sup>2</sup>) in size and contains double-hung sash windows to match the original character of the building. There is a porch on the west side with two wooden columns to support the second storey overhang.

## **Heritage Designation**

In 2006, Council adopted By-Law 4845.06.R to designate 15032 Yonge Street under Part IV of the Ontario Heritage Act. By-Law 4845.06.R. identifies the following attributes that contribute to the heritage value of the property:

### **Exterior Elements**

- Overall two storey L-shaped form;
- Projecting wing;
- Gable roofs;
- Asymmetrical façade;
- Window openings and surrounds, and louvered shutters;
- Two storey verandah, enclosed on upper storey with bellcast sides, and covered in shingles
- Main entrance in intersection of 'ell', including sidelights and transom
- Decorative brickwork, including plinth and angled voussoirs;
- Brackets;
- Bargeboard;
- Chimney

## **Analysis**

**A major heritage application has been submitted to remove 12 louvered window shutters on the Elmwood Lodge building. The louvered shutters are identified as a heritage attribute in Designation By-Law 4845.06.R.**

The applicant submitted an application to allow the removal of 12 louvered shutters on the Reuben J. Kennedy House due to their deteriorating condition. The shutters proposed to be removed are specifically identified as an attribute to be protected in Designation By-Law 4845.06.R, and therefore the proposed work is considered a major heritage permit application as defined in Delegation By-Law 6212-19 and will require Council's consent.

The building contains a total of twelve exterior wooden louvered shutters, six on the east facade facing Yonge Street and six on the south facade facing Kennedy Street. They were all functional (non-decorative) shutters hinged at the window jamb and could be closed to cover the window openings. The shutters are designed with a curved top rail and painted in beige to match the bricks of the building. Staff conducted a site visit and noticed that the shutters are showing varying conditions as in Attachment 2.

Section 13.3 i) of the Town's Official Plan indicates that protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principle for all conservation projects. Based on physical evidence, the damage on some of the shutters may be repairable by replacing specific parts such as the rails, slats and stile. Efforts should be made to repair the shutters where possible to preserve the original elements of the building consistent with Official Plan policy.

**Staff recommend the application be deferred pending submission of a damage assessment report prepared by a qualified professional to assess the condition of the shutters. In the event that the shutters are irreparable, they need to be replaced in accordance with Heritage Property Standard By-Law 5489-13.**

Staff recommend that the review period of the application be extended by approximately six months until August 15, 2020 to allow the applicant to retain a qualified professional to assess the condition of the shutters and explore potential repair options. The applicant has agreed to the extension period. The owner may be eligible to apply for a grant through the Building Restoration, Renovation and Improvement Program under

the Aurora Promenade Community Improvement Plan to assist with the repairing of the shutters.

In the event that the shutters are demonstrated to be irreparable, they must be replaced in accordance with the requirements set out in Section 5.15.1 of the Town's Heritage Property Standard By-Law 5489-13 as noted below:

- (a) *using the same types of material as the original;*
- (b) *where the same types of material as the original are no longer available, using alternative materials that replicate the design, colour, texture, grain, or other distinctive features and appearance of the original material; and*
- (c) *in such a manner as to replicate the design, colour, texture, grain, and other distinctive features and appearance of the Heritage Attribute."*

### **Advisory Committee Review**

At the Heritage Advisory Committee meeting on February 3, 2020, the Committee indicated that it was premature to comment on the application until there is a better understanding about the condition of the shutters. The Heritage Advisory Committee supported Staff's recommendation to defer the application pending submission of a damage assessment report to assess the condition of the window shutters.

### **Legal Considerations**

Section 33 of the *Ontario Heritage Act* prohibits an owner from altering the heritage attributes of a designated property unless consent is received by the Town.

Municipal processes within the Town require the owner to submit a Heritage Permit application. Alterations to any attributes identified in the Designation By-Law will be considered major and will require approval by Council. Council must make a decision on a major heritage permit application within 90 days after the notice of receipt is served on the applicant, otherwise Council shall be deemed to have consented to the application. Council may extend the review period of a heritage application without any time limit under the Ontario Heritage Act provided it is agreed upon by the owner.



The 90 day deadline for this permit application is February 27, 2020. The owner has agreed to extend this deadline for six months, being August 15, 2020.

### **Financial Implications**

The owner may be eligible to apply for a grant through the Building Restoration, Renovation and Improvement Program under the Aurora Promenade Community Improvement Plan to assist with repairing of the shutters.

### **Communications Considerations**

N/A

### **Link to Strategic Plan**

The conservation of heritage resources supports the Strategic Plan goal of Supporting an Exceptional Quality of Life for All through its accomplishment in satisfying requirements in objective Celebrating and Promoting our Culture.

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

1. That Heritage Permit Application HPA-2019-07 be approved.
2. That Heritage Permit Application HPA-2019-07 be denied.

### **Conclusions**

The existing building on the subject property known as the “Elmwood Lodge: The Reuben J. Kennedy House” was designated in 2006 under Part IV of the Ontario Heritage Act. The applicant is proposing to remove the exterior louvered shutters on the building, which requires Council’s consent because the shutters are specifically identified as a heritage attribute in By-Law 4845.06.R. Staff recommend the review period of the application be extended by six months until August 15, 2020 to provide the applicant additional time to prepare a damage assessment report to assess the condition of the shutters and explore repair option. The applicant has agreed to the six month extension.

February 25, 2020

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Report No. PDS20-016

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## **Attachments**

Attachment 1 – Location Map  
Attachment 2 – Photographs  
Attachment 3 – Heritage Brief

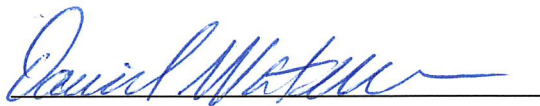
## **Previous Reports**

Heritage Advisory Committee Report No. HAC20-001

## **Pre-submission Review**

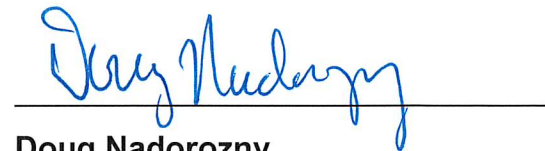
Agenda Management Team Meeting review on February 12, 2020

## **Departmental Approval**

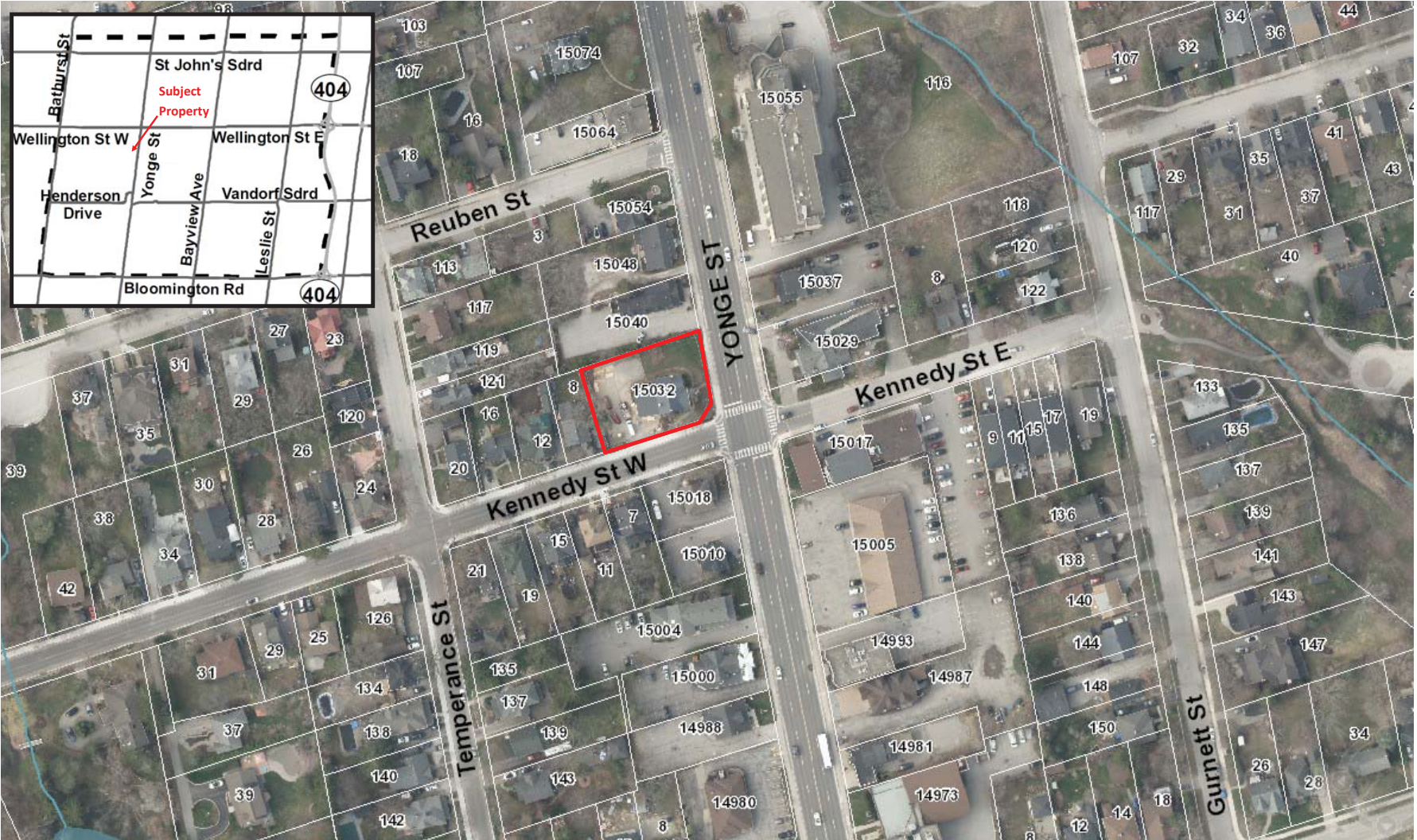


**David Waters, MCIP, RPP, PLE  
Director  
Planning and Development Services**

## **Approved for Agenda**



**Doug Nadorozny  
Chief Administrative Officer**



## LOCATION MAP

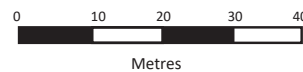
APPLICANT: Three Small Rooms Restaurant, Bar & Grill, Fine Dining Inc.

LOCATION: 15032 Yonge Street

FILE: HPA-2019-17

ATTACHMENT 1

 **SUBJECT LANDS**





**Attachment 2**



**Left Shutter**



**Shutters # 1**

**Location:** Side window behind the glass display on the east elevation facing Yonge Street.

**Condition:** Both shutters are generally in good condition with minimal damages on the stile and mid rail.



**Right Shutter**

**Left Shutter**



**Right Shutter**



**Shutters # 2**

**Location:** Bay window on the east elevation facing Yonge Street.

**Condition:** The left shutter is in good condition with minor peeled paint on several slats.

The right shutter is in good condition with minor damages mainly on the bottom rail.



**Left Shutter**



### **Shutters # 3**

**Location:** Window above the bay window on the east elevation facing Yonge Street

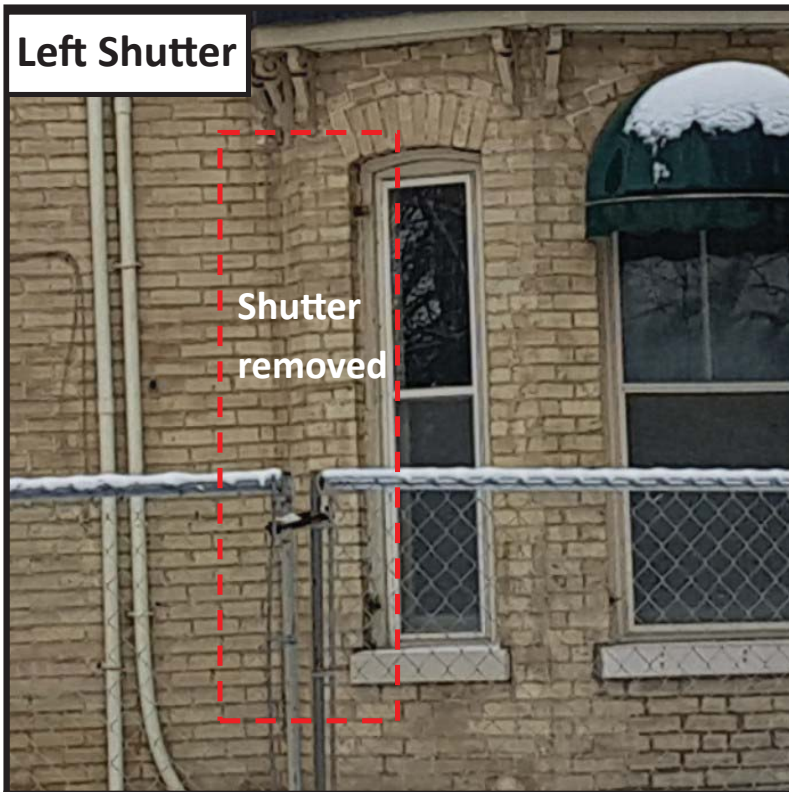
**Condition:** The left shutter has severe damages on the stiles and a number of slates.

The right shutter has fallen off the building due to broken hinges. It has moderate damages on most of the slates.

**Right Shutter**







**Shutters # 4**

**Location:** Bay window on the south elevation facing Kennedy Street.

**Condition:** The applicant indicates the left shutter was removed in August 2019 due to severe deterioration.



The right shutter has moderate damages on the left stile, push rod and many of the lower slates.



**Shutters # 5**

**Location:** Top left window above the bay window on the south elevation facing Kennedy Street.

**Condition:** Both shutters are in poor condition with severe rotting wood and broken parts.





**Shutters # 6**

**Location:** Top right window above the bay window on the south elevation facing Kennedy Street.



**Condition:** Both shutters have moderate to severe damages on the rail and stile.

## **Attachment 3**

[Town of Aurora crest]

### **HERITAGE PROPERTY REPORT**



1977

### **ELMWOOD LODGE**

Aurora Heritage Committee

PROPERTY: Elmwood Lodge

ADDRESS: 124 Yonge Street South  
Plan 39. Part Lots 39 and 40 Town of Aurora  
Regional Municipality of York

CONSTRUCTION DATE: Circa 1870-80

ORIGINAL OWNER: Reuben J. Kennedy, Farmer

PRESENT OWNER: Richard Allan, Photographer,  
and Associates

124 Yonge Street South, Auroral

### **HISTORICAL BACKGROUND:**

This property represents a small section of former Township Lot 79, consisting of 210 acres of land received by William Kennedy, Sr., in a Crown Patent dated 1803. William Kennedy, Jr., and other relatives began subdividing the acreage in 1855. Reuben J. Kennedy acquired the north half, or 100 acres, of Lot 79 when other family heirs surrendered their claims to him.

R. J. Kennedy was born in Aurora in 1837 as the third son of William Kennedy, Sr. He moved to British Columbia in 1862 to participate in the gold rush and did not return to the village until 1869. The substantial solid brick residence probably was constructed during the 1870s.

It is possible that the structure was not erected until 1876 when the *Aurora Banner* announced that the Kennedy estate had been divided into forty building lots on Yonge, Kennedy and Reuben streets to be offered for sale by public auction.\* Lot 40 and part of Lot 39 were retained by R. J. Kennedy. He and his wife, Harriet (born 1849), moved to Toronto with their six children in 1891, although they continued to hold property in the town.

In 1886, Andrew Yule (born 1840 in Scotland), an accountant with a family of eight, purchased the site. Yule, who served as town reeve between 1884 and 1888, was employed as the office manager of the Fleury foundry and briefly ran the plant after Joseph Fleury died in 1880.

Fleda McQuade, who bought the house in 1934, held the property for forty-five years; the dwelling received its name during her tenure. The current owners have converted the house for combined professional, commercial and residential uses.

\* Although a subdivision may have been surveyed at this time, an official plan was not registered until 1886. R. J. Kennedy is listed as a 'farmer' by occupation in the 1881 census; however, his main interest appears to have been in the development of the family lands.

**HISTORICAL SIGNIFICANCE:**

The substantial dwelling house has had relatively few owners in over one hundred years since the site was developed. The property was occupied for a decade by Reuben J. Kennedy, member of a prominent founding family, who built his residence on a parcel of the family estate while establishing the basis for a late-nineteenth-century subdivision on the adjacent acreage.

Andrew Yule, the next owner and a well-known local figure, and members of his family held the site for over forty years.

The house is associated locally with Fleda McQuade (only the fourth owner) who retained the property, known as Elmwood Lodge, for nearly half a century. Its adaptation for commercial purposes in recent years marks a growing trend in the neighbourhood.



### **ARCHITECTURAL SIGNIFICANCE:**

Elmwood Lodge is a substantial L-shaped farmhouse, a vernacular building type that was readily transformed from rural to urban settings in the late nineteenth century. Constructed in the solid light yellow brick used in other dwellings found throughout Aurora, the house incorporates features from a variety of architectural styles of the period.

The sprawling two-storey structure embodies the asymmetry of the Picturesque Revivals of the late 1800s, with a projecting wing attached to the right end of the rectangular body. Gable roofs cover both portions, steeply-pitched on the wing and moderately-pitched on the body. The main entrance, characteristically placed at the intersection of the ell, is protected by a two-storey verandah enclosed in the upper floor.

To the right of the entry, the facade of the wing is dominated by a semi-elliptical bay window in the ground floor. Directly above, a single opening embellished with a radiating brick voussoir visually appears to rest on the hipped roof of the bay. The extended eaves of the open gable roofline are supported by decorative Italianate brackets, repeated on the bay window. Gothic Revival detailing is found in the carved bargeboard and pendant located at the apex of the gable. This treatment of the wallspace is duplicated on the south elevation flanking Kennedy Street West\*; the wider body accommodates two windows in the upper floor. The large sliding sash windows throughout the structure are set in semi-circular openings and flanked by louvred shutters. On the north wall, divided midway by a tall, narrow chimney, the window sizes vary according to function.

A 1½-storey solid brick tail contains the kitchen with space overhead. The porches running along either side of this addition were constructed later. While two wooden tails once were situated behind the wing, a single-storey stuccoed attachment now completes the building.

On the Yonge Street facade, the doorway once was sheltered by a single-storey verandah with a hipped roof. The lower edges of the upper verandah (added later) are bellcast to conceal the original roofline, and the whole is covered with wooden shingles and capped by a pedimental roofline, reminiscent of the cold classical detailing of the early 1900s. A portion of the lower verandah is glassed in to house a commercial display for the business located on the premises.

The decorative trim and flared shutters are painted a Prussian blue hue which complements the yellow brickwork. The elegant residence, with its projecting portions and graceful setback, is well-maintained and shown to advantage on a corner lot.

\* The south wall lacks decorative bargeboard, which is replaced by a bracket at the apex of the roof.

**CONTEXTUAL SIGNIFICANCE:**

Elmwood Lodge anchors the south end of a short block of four residences facing east onto Yonge Street between Reuben Street and Kennedy Street West. The large-scale dwelling is separated from its neighbours to the north by a side yard.\* While these less pretentious houses are located close to the street (more so since the widening of the roadway) and to one another, the sprawling Kennedy residence enjoys ample room across two lots.\*\* Its light yellow brickwork sets it apart from the white frame and red brick structures in the immediate vicinity.

The presence of Elmwood Lodge on the west side of Yonge Street signifies the beginning of the consistent southerly growth of the town following the systematic division of the Kennedy lands in the closing decades of the nineteenth century. While its plan and decoration are linked to the Pease-Ardill House (113 Yonge) across the street, its situation on the corner of Kennedy Street marks the introduction of the cohesive residential area to the west with the appearance of a series of large brick-clad ‘pattern’ houses. The location of Elmwood Lodge on the busy thoroughfare probably has hastened its conversion (with its neighbours at 120 and 126 Yonge) for commercial use, thereby absorbing a formerly residential enclave into the southern business district of Aurora.

\* According to documented sources, a small 1-storey frame structure once was situated on this land between 120 and 124 Yonge. R. J. Kennedy sold this portion of Lot 39 to Philip L. Querrie, a blacksmith and carriage maker, in 1876. The next registered transfer saw Walter Yule selling the site to Watson Yule in 1915.

\*\* In 1946, Fleda McQuade subdivided and sold the rear sections of Lots 39 and 40, with frontage on Kennedy Street West.

**ELMWOOD LODGE**

**APPENDIX I**

Sources:

Registry Office Records, York County (Newmarket)

Assessment Rolls, Town of Aurora

*Aurora Banner*, July 7 and September 29, 1876

1881 Decennial Census

*History of Toronto and the County of York* (Toronto: C. Blackett Robinson, 1885), pp. 435-444

Fire Insurance Map, 1904, revised 1913

*Toronto Globe*, obituary of R. J. Kennedy, April 12, 1909

*Aurora Banner*, obituary of R. J. Kennedy, April 16, 1909

James Johnston, *Aurora: Its early beginnings*, 1963

Aurora LACAC Files: 124 Yonge Street South

Ralph Greenhill, Ken MacPherson, and Douglas Richardson, *Ontario Towns*, 1974

Kim Ondaatje and Lois Mackenzie, *Old Ontario Houses*, 1977





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**Motion for Which Notice  
Has Been Given** (Feb 4, 2020)

**Councillor Rachel Gilliland**

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**Date:** February 25, 2020  
**To:** Mayor and Members of Council  
**From:** Councillor Gilliland  
**Re:** **Update to Tree Removal/Pruning and Compensation Policy**

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Whereas the Town of Aurora declared a climate emergency and recognizes a need to reduce carbon and greenhouse gases (GHG); and

Whereas the Town of Aurora acknowledges that every tree in Aurora plays a significant role in sustaining an urban forest; and

Whereas there is a need to retain mature trees or replace with more mature trees to reduce carbon, for example, a tree in Aurora that is 65 cm in diameter at breast height (dbh) stores six times more carbon than a tree that is 11 cm in dbh; and

Whereas the urban forest study identified that, the proportion of large, mature trees in Aurora is low; approximately 74% of all trees are less than 15.3 cm in dbh, which is recommended at no more than 40% based on a primary age diversity model; and

Whereas the urban forest study identified that the greatest proportion of the existing urban forest is located in residential areas of the municipality and that the greatest opportunity to increase canopy cover through tree planting efforts is also found in the residential areas to reduce energy consumption as a result of shading, windbreak effects, and local micro-climate amelioration; and

Whereas new infill development in established neighbourhoods replace mature trees using the Aggregate Inch Replacement method, which often results with a greater number of young saplings that will take years to mature, give shade, privacy, conform and have little effect on the current needs of carbon intake or energy reduction; and

Whereas new development on meadows and wood lots, where mature trees are removed are replaced with young saplings without considering enough carbon neutral effect; and

Motion for Which Notice Has Been Given  
Update to Tree Removal/Pruning and Compensation Policy  
February 25, 2020

Page 2 of 2

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Whereas the tree replacement policy does not address carbon intake, size of replacement, or use a primary age diversity model to protect our urban tree canopy;

1. Now Therefore Be It Hereby Resolved That staff immediately amend our Tree Removal/Pruning and Compensation Policy to address carbon neutral effects of our urban forest canopy and strengthen our Policy to ensure a modest balance of mature trees are planted by ensuring the largest trees possible can be planted onsite for compensation for equal or greater carbon loading and CO<sub>2</sub> capturing; and
2. Be It Further Resolved That Staff conduct a fulsome review the Tree Removal/Pruning and Compensation Policy and report back to Council with recommendations not limited to:
  - Amend the differences in our Tree By-law and the Tree Removal/Pruning and Compensation Policy to align;
  - Include a carbon loading and CO<sub>2</sub> capturing evaluation as part of the compensation package;
  - That consideration be given to tree species that maximize carbon loading and CO<sub>2</sub> capture; and
  - That consideration be given to utilizing a primary diversity model to protect the future of our urban forest canopy.



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**Motion for Which Notice  
Has Been Given** (Feb 18, 2020)

**Councillor Sandra Humfryes**

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**Date:** February 25, 2020  
**To:** Mayor and Members of Council  
**From:** Councillor Humfryes  
**Re:** **Open Cousins Drive Railway Crossing**

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Whereas the Cousins Drive Railway Crossing has been closed and fenced off for several years due to safety concerns by Metrolinx; and

Whereas Aurora prides itself in active transportation as demonstrated, for example, through local active programs such as Activate Aurora; and

Whereas the closed and fenced off Cousins Drive crossing is preventing walkability for the residents of our Town;

1. Now Therefore Be It Hereby Resolved That staff work with our local MPPs for their support and to advocate for Aurora to Metrolinx for re-opening the Cousins Drive Crossing and that staff provide an update report by the end of April 2020.



100 John West Way  
Box 1000  
Aurora, Ontario  
L4G 6J1  
**Phone:** 905-727-3123 ext. 4746  
**Email:** tmrakas@aurora.ca  
**www.aurora.ca**

**Town of Aurora  
Office of the Mayor**

## **Memorandum**

**Date:** February 25, 2020  
**To:** Members of Council  
**From:** Mayor Tom Mrakas  
**Re:** York Regional Council Highlights of January 30, 2020

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### **Recommendation**

That Council:

- Receive the correspondence for information
- Endorse the recommendations
- Provide direction

**COUNCIL HIGHLIGHTS**  
FOR IMMEDIATE RELEASE



Thursday, January 30, 2020

## **York Regional Council Highlights - January 30, 2020**



## **York Regional Council Highlights January 30, 2020**

Live streaming of the public session of Council and Committee of the Whole meetings is available on the day of the meeting from 9 a.m. until the close of the meeting. Past sessions are also available at [York.ca/councilandcommittee](http://York.ca/councilandcommittee)

**York Region responds to provincial consultations on health care  
modernization**

modernization of public health and emergency health services.

In response to the provincial consultation on [public health modernization](#), York Region is advocating to maintain current governance, geography, service delivery and funding models. In addition, York Region supports the autonomy of the Medical Officer of Health to set priorities and inform Board of Health decision-making based on local needs.

Through the provincial consultation on [emergency health services modernization](#), York Region continues to support the modernization of technologies and programs to ensure residents receive the best possible level of care. These include:

- Modernization of dispatch technologies and triage algorithms
- New models of care to improve ambulance availability and reduce offload delay
- Innovative programs to reduce calls to 911 and visits to emergency departments
- Provide funding for municipal paramedic services at 50% of actual operating costs

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### **York Region to pilot automated speed enforcement in 12 school zones**

Regional Council approved the launch of a two-year [automated speed enforcement pilot](#), which will include using a camera and speed measurement device to enforce speed limits in [12 community safety zones](#) as early as May 2020.

The two-year pilot will include a mobile automated speed enforcement unit rotated between 12 identified [community safety zones covering 19 schools](#). Automated speed enforcement signs will be installed on Regional roads 90 days in advance of activating a camera to inform motorists of the upcoming change.

The automated speed enforcement locations, identified as the highest potential risk for school children, were selected by reviewing traffic volume, school population and travel speed.

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### **GTA West Highway supports economic development and community growth**

[Toronto West Highway Environmental Assessment](#) and is requesting additional considerations.

Considerations to the environmental assessment include moving the [preferred route](#) to avoid dividing new communities and adding interchange locations to improve connectivity to the local and Regional road network.

The GTA West Highway environmental study proposes a new freeway, providing more east-west travel options and reducing traffic on roads such as Major Mackenzie Drive and King Road.

The Province of Ontario is currently in the planning phase of the Environmental Assessment and completion is scheduled for the end of 2022. The final report will be submitted to the Ministry of Environment, Conservation and Parks for approval. Preliminary design will begin following Ministry approval.

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### **York Region subsidized housing wait list**

York Region's population continues to grow and diversify; however, the housing supply has not kept pace with residents' needs. As a result, it has become more difficult for many residents to find affordable housing. York Region's subsidized housing wait list continues to grow, and at the end of 2018, 16,237 households were waiting for subsidized housing.

York Regional Council received the [Comprehensive Review of the Subsidized Housing Wait List](#), which identifies a better understanding of applicants' needs, outlines ways to continue enhancing administration of the wait list and outlines potential supports for applicants while they wait for subsidized housing or alternatives to help them stay in place.

The review also recommends implementing a more thorough assessment of applicant needs at the time of application, enhancing processes and increasing communication with applicants, and supporting applicants while they wait for subsidized housing and helping them make informed housing choices.

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Regional Council approved an update to the Purchasing Bylaw to ensure compliance with recently enacted trade agreements and is in line with bylaws of comparable municipalities. The new [Procurement Bylaw](#) preserves the principles of competition, best value, fairness, objectivity, accountability and transparency.

Key changes to the bylaw include:

- Threshold for triggering competitive procurement process decreases from \$150,000 to \$100,000
- Award of Request for Proposals valued higher than \$2 million shift from York Regional Council to Chief Administrative Officer to be consistent with straight forward tenders
- A Procurement Review Committee will now determine whether suppliers currently in unresolved litigation will be suspended from the process

York Region is an active member of the York Purchasing Co-operative group. The new bylaw provides for co-operative purchasing to be undertaken by the Region on behalf of local cities and towns and other public agencies.

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### **York Region prepared for emergency or disaster**

Regional Council received the [Emergency Management Program Annual Compliance Review](#) report outlining activities undertaken to ensure annual regulations are met and Regional staff are prepared to respond in times of emergency.

Under the [Emergency Management and Civil Protection Act](#) and [Ontario Regulation 380/04](#), York Region is required to create and maintain an [emergency management program and emergency response plan](#), identify critical infrastructure, conduct training and exercises and promote public awareness.

York Region also partnered with York Regional Police and the nine local cities and towns to complete the annual [Hazard Identification and Risk Assessment \(HIRA\)](#). The top hazards identified through this exercise and most likely to impact York Region include:

- Winter weather



- Infectious disease
- Extreme Heat
- Flood
- Cyber attack

Residents can do their part by preparing a [personal emergency plan](#) and [72-hour emergency kit](#).

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### **York Region honoured as a Top Employer for Young People**

The Regional Municipality of York has been named one of Canada's Top Employers for Young People by [Mediacorp Canada Inc.](#)

Canada's Top Employers for Young People, administered through [Canada's Top 100 Employers project](#), was first published in 2002 and recognizes organizations offering the nation's best workplaces and programs for young people just starting their careers.

Winning organizations are evaluated based on the programs they have to attract and retain younger workers, including tuition assistance, co-op work-study programs, mentorship and training opportunities and career-management programs.

Several reasons York Region was selected include:

- Year-round co-op placements and internships for students to gain practical experience in the workplace
- Innovative programs for graduates, such as the Finance department's [Triple A Program](#)
- Participation as one of [CivicAction's HireNext Employers](#), ensuring youth-inclusive hiring practices remain a priority
- Ongoing commitment to creating entry-level positions

The Region's recognition as a Top Employer for Young People follows Mediacorp Canada's recent announcement of York Region as one of [Greater Toronto's Top Employers for 2020](#).

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### **York Region takes part in Bell Let's Talk Day**

of Bell Let's Talk activities. With a focus on reducing the stigma associated with mental health, [Bell Let's Talk Day](#) at York Region included conversations on psychological health and wellness in the workplace, resources on mental health supports and an informative session on how to create positive change in support of mental well-being.

As part of the national campaign, participants shared photos, messages, stories and support across [social media](#) using #BellLetsTalk.

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### **Crime Stoppers Awareness Month**

Regional Council recognizes January as [Crime Stoppers Awareness Month](#). Crime Stoppers of York Region is a not-for-profit organization that partners with police and the media to keep residents and communities safe. As a leader among North American programs, Crime Stoppers of York Region is committed to fostering public trust while facilitating the gathering of anonymous information to help police solve crimes.

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### **2020 Run for Southlake**

Regional Council was encouraged to join residents and local municipal staff to run, walk or jog on Sunday, April 26, 2020 in support of Southlake Regional Health Centre.

The [2020 Run for Southlake](#) brings together participants from across the Region, including municipal staff competing in the annual Mayor's Challenge, to raise awareness and funds for leading-edge health care close to home.

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### **Moment of Silence for victims of Ukraine International Flight 752**

On Thursday, January 16, Regional Council held a moment of silence for the victims of Ukraine International Flight 752.

Among the victims on flight 752 were 26 people with direct ties to York Region, including [Bahareh Karami](#), a technologist in the Region's Environmental Services department. Recognizing the impact this tragic event had on our staff, communities

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**York Regional Council shares condolences on the passing of Donald Plaxton  
and Diane Ford**

At the January 16 meeting of Committee of the Whole, Regional Council held a moment of silence to acknowledge the passing of former Regional Councillor Donald Plaxton and Diane Ford, the mother of Ontario Premier Doug Ford.

An original member of York Regional Council, Mr. Plaxton was first elected to County Council representing the Town of Richmond Hill in 1956. During his 14-year tenure as a County Reeve, Mr. Plaxton was a member of a special committee that helped regionalize the municipalities of York County.

Council acknowledged the passing of the Premier's mother and matriarch of the Ford family who was an active member of her community and supported numerous charitable causes throughout Ontario.

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**Next regular meeting of York Regional Council**

York Regional Council will meet on Thursday, February 27, 2020 at 9 a.m. in the York Region Administrative Centre Council Chambers, located at 17250 Yonge Street in the Town of Newmarket.

The Regional Municipality of York consists of nine local cities and towns and provides a variety of programs and services to 1.2 million residents and 52,000 businesses with over 636,600 employees. More information about the Region's key service areas is available at [york.ca/regionalservices](http://york.ca/regionalservices)

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**Compiled by:**

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**The Corporation of the Town of Aurora**

**By-law Number XXXX-20**

**Being a By-law to amend By-law Number 6219-19, to establish a schedule of fees and charges for municipal services, activities and the use of property within the Town of Aurora (Fees and Charges By-law).**

**Whereas** subsection 391(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25 as amended, authorizes a municipality to impose fees and charges on persons (a) for services or activities provided or done by or on behalf of it; (b) for costs payable by it for services or activities provided or done by or on behalf of any other municipality or any local board; and (c) for the use of its property including property under its control;

**And whereas** on November 12, 2019, the Council of The Corporation of the Town of Aurora (the "Town") enacted By-law Number 6219-19, to establish a schedule of fees and charges for municipal services, activities and the use of property within the Town of Aurora, which repealed By-law Number 6147-19 (the "Fees and Charges By-law");

**And whereas** on November 26, 2019, the Council of the Town passed a resolution contained in Report No. PDS19-099 to amend the Fees and Charges By-law, to adopt a new security deposit, required prior to the issuance of demolition permits for listed heritage buildings or structures, as set out in Schedule "G" – Building Division;

**And whereas** the Council of the Town deems it necessary and expedient to amend the fees and charges for municipal services, activities and the use of property within the Town of Aurora;

**Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:**

1. Schedule "G" – Building Division to By-law Number 6219-19 be and is hereby deleted and replaced with Schedule "G" – Building Division attached hereto and forming part of this by-law.
2. This by-law shall come into full force and effect on March 1, 2020.

**Enacted by Town of Aurora Council this 25<sup>th</sup> day of February, 2020.**

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**Tom Mrakas, Mayor**

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**Michael de Rond, Town Clerk**

**By-Law Number XXXX-20  
Schedule "G"  
Building Division  
Effective March 1, 2020**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2019 (Including H.S.T. where applicable)	2020 (Including H.S.T. where applicable)	2021 (Including H.S.T. where applicable)	2022 (Including H.S.T. where applicable)
Minimum Permit Fee for Part 9 Residential Building	per application	\$ 280.00	\$ 286.00	\$ 292.00	\$ 298.00
Minimum Permit Fee for all Other Buildings	per application	\$ 565.00	\$ 576.00	\$ 588.00	\$ 600.00
<b>Group A Assembly (Applies to New Buildings and Additions)</b>					
Restaurants/ Banquet Halls (Finished)	per square metre	\$ 18.10	\$ 18.50	\$ 18.90	\$ 19.30
Restaurant/ Banquet Hall (Shell)	per square metre	\$ 11.00	\$ 11.25	\$ 11.50	\$ 11.75
Recreation Facilities, Schools, Libraries, Churches, Theatres and All Other Group A Occupancies	per square metre	\$ 18.10	\$ 18.50	\$ 18.90	\$ 19.30
Group A Assembly (Alterations)	per square metre	\$ 6.20	\$ 6.30	\$ 6.40	\$ 6.50
<b>Group B Institutional (Applies to New Buildings and Additions)</b>					
Residential Care Facilities, Nursing Homes and All Other Group B	per square metre	\$ 18.10	\$ 18.50	\$ 18.90	\$ 19.30
Group B Institutional (Alterations)	per square metre	\$ 6.20	\$ 6.30	\$ 6.40	\$ 6.50
<b>Group C Residential (Applies to New Buildings and Additions)</b>					
Single Family Detached (Semi, Row House, Link Dwellings)* *Permit Includes Building, HVAC, Plumbing and Residential Occupancy Permits.	per square metre	\$ 16.40	\$ 16.75	\$ 17.10	\$ 17.40
Multiple Residential and Apartments	per square metre	\$ 15.40	\$ 15.75	\$ 16.10	\$ 16.40
Other Group C (Hotel/Motel Lodging Houses, Rooming Houses, Shelters, etc.)	per square metre	\$ 15.40	\$ 15.75	\$ 16.10	\$ 16.40
Group C Residential (Alterations)	per square metre	\$ 6.20	\$ 6.30	\$ 6.40	\$ 6.50
Second Suite Dwelling Unit	per square metre	\$ 6.20	\$ 6.30	\$ 6.40	\$ 6.50
<b>Group D Business and Personal Services (Applies to New Buildings and Additions)</b>					
Business and Personal Services (Finished)	per square metre	\$ 15.40	\$ 15.75	\$ 16.10	\$ 16.40
Business and Personal Services (Shell)	per square metre	\$ 12.30	\$ 12.60	\$ 12.90	\$ 13.20
Group D Business and Personal Services (Alterations)	per square metre	\$ 7.20	\$ 7.30	\$ 7.50	\$ 7.70
<b>Group E Mercantile (Applies to New Buildings and Additions)</b>					
Mercantile (Finished)	per square metre	\$ 15.40	\$ 15.75	\$ 16.10	\$ 16.40
Mercantile (Shell)	per square metre	\$ 12.30	\$ 12.60	\$ 12.90	\$ 13.20
Group E Mercantile (Alterations)	per square metre	\$ 7.20	\$ 7.30	\$ 7.50	\$ 7.70
<b>Group F Industrial (Applies to New Buildings and Additions)</b>					
Industrial (Finished - Including Self-Storage Buildings)	per square metre	\$ 10.30	\$ 10.50	\$ 10.70	\$ 10.90
Industrial (Shell)	per square metre	\$ 8.20	\$ 8.40	\$ 8.60	\$ 8.75
Storage Garages	per square metre	\$ 5.10	\$ 5.20	\$ 5.30	\$ 5.40
Gas Stations/Repair Stations	per square metre	\$ 9.20	\$ 9.40	\$ 9.60	\$ 9.80
Farm Buildings	per square metre	\$ 4.40	\$ 4.50	\$ 4.60	\$ 4.70
Group F Industrial (Alterations)	per square metre	\$ 5.10	\$ 5.20	\$ 5.30	\$ 5.40
<b>Designated Structures</b>					
Wind Turbine Support Structure	per structure	\$ 325.00	\$ 332.00	\$ 339.00	\$ 346.00
Exterior Tank and Support not regulated by TSSA, 2000	per structure	\$ 275.00	\$ 281.00	\$ 287.00	\$ 293.00
Retaining Walls	per linear metre	\$ 8.00	\$ 8.20	\$ 8.40	\$ 8.60
Solar Collectors	per structure	\$ 325.00	\$ 332.00	\$ 339.00	\$ 346.00
<b>Stand Alone</b>					
Accessory Structures (Residential)	flat fee	\$ 280.00	\$ 286.00	\$ 292.00	\$ 298.00
Accessory Structures (All Other)	flat fee	\$ 540.00	\$ 551.00	\$ 562.00	\$ 573.00
Alternative Solutions	per application	\$1,050.00 - plus consulting costs as applicable	\$1,071.00 - plus consulting costs as applicable	\$1,092.00 - plus consulting costs as applicable	\$1,114.00 - plus consulting costs as applicable
Change of Use	per square metre	\$ 7.20	\$ 7.30	\$ 7.50	\$ 7.70
Construction and Sales Trailers	per square metre	\$ 10.80	\$ 11.00	\$ 11.20	\$ 11.40
Construction and Sales Trailers (Pre-Fabricated)	per square metre	\$ 5.40	\$ 5.50	\$ 5.60	\$ 5.70
Conditional Permits	per square metre of applicable residential or commercial fee	\$1,050.00 - plus agreement preparation costs (min \$1,000.00)	\$1,071.00 - plus agreement preparation costs (min \$1,020.00)	\$1,092.00 - plus agreement preparation costs (min \$1,040.00)	\$1,114.00 - plus agreement preparation costs (min \$1,060.00)

**By-Law Number XXXX-20  
Schedule "G"  
Building Division  
Effective March 1, 2020**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2019 (Including H.S.T. where applicable)	2020 (Including H.S.T. where applicable)	2021 (Including H.S.T. where applicable)	2022 (Including H.S.T. where applicable)
Demolition (Singles, Semis, Row Houses, Accessory Structures)	55m <sup>2</sup> or less - flat fee	\$ 280.00	\$ 286.00	\$ 292.00	\$ 298.00
	Over 55m <sup>2</sup> - flat fee	\$ 330.00	\$ 337.00	\$ 344.00	\$ 351.00
Demolition (Others)	flat fee	\$ 540.00	\$ 551.00	\$ 562.00	\$ 573.00
Electromagnetic Locks	per lock	\$32.00 - to a maximum of \$320.00	\$32.60 - to a maximum of \$326.00	\$33.25 - to a maximum of \$332.50	\$33.90 - to a maximum of \$339.00
Fire Alarm Retrofit	per application	\$ 320.00	\$ 326.00	\$ 333.00	\$ 340.00
Fireplaces, Woodstoves and Chimneys	each	\$ 280.00	\$ 286.00	\$ 292.00	\$ 298.00
Foundation for Relocated Buildings	per square metre	\$ 3.80	\$ 3.90	\$ 4.00	\$ 4.10
HVAC Systems	per residential system	\$ 280.00	\$ 286.00	\$ 292.00	\$ 298.00
	per all other systems	\$ 565.00	\$ 576.00	\$ 588.00	\$ 600.00
Kitchen Exhaust System	per system	\$ 540.00	\$ 551.00	\$ 562.00	\$ 573.00
Marijuana Grow-OP Remediation	minimum fee - includes 10 hours of plan review and inspection	\$ 1,130.00	\$ 1,153.00	\$ 1,176.00	\$ 1,200.00
	per hour (after)	\$ 115.00	\$ 117.00	\$ 119.00	\$ 121.00
Miscellaneous Permits - Where a permit application is for a Class not listed herein, the Unit of Measure and Fee shall be determined by the Chief Building Official	each	tdb	tdb	tdb	tdb
Model Certification	per square metre	\$ 5.90	\$ 6.00	\$ 6.10	\$ 6.20
Permits for Certified Plans	per square metre	\$ 10.50	\$ 10.70	\$ 10.90	\$ 11.10
Model Type Change	per square metre	\$ 820.00	\$ 836.00	\$ 853.00	\$ 870.00
Outdoor Public Pool (3.11 OBC)	per square metre	\$ 6.50	\$ 6.60	\$ 6.75	\$ 6.90
Occupancy of an Unfinished Building Permit	per application - up to 4 hours of combined inspection time for building, plumbing and fire services	\$ 450.00	\$ 459.00	\$ 468.00	\$ 477.00
	per hour (additional time)	\$ 113.00	\$ 115.00	\$ 117.00	\$ 119.00
Partial Permits (Foundation, Structural and Foundation/Structural)	per application	\$ 565.00	\$ 576.00	\$ 588.00	\$ 600.00
Portables	per portable	\$165.00 - to a maximum of \$1,640.00	\$168.00 - to a maximum of \$1,680.00	\$171.00 - to a maximum of \$1,710.00	\$174.00 - to a maximum of \$1,740.00
Revision to Permit Plan	per application - up to 3 hours of review time	\$ 282.00	\$ 288.00	\$ 294.00	\$ 300.00
Shoring	per linear metre	\$ 7.70	\$ 7.90	\$ 8.10	\$ 8.30
Solar Domestic Hot Water Systems	per system	\$ 482.00	\$ 492.00	\$ 502.00	\$ 512.00
Sprinkler Retrofit	per square metre	\$ 0.65	\$ 0.66	\$ 0.67	\$ 0.68
Temporary Building/Tent	per structure	\$165.00 - to a maximum of \$1,640.00	\$168.00 - to a maximum of \$1,680.00	\$171.00 - to a maximum of \$1,710.00	\$174.00 - to a maximum of \$1,740.00
Transit/Bus and Terminal/Bus Shelter	per square metre (see Group A Occupancies)	\$ 14.00	\$ 14.30	\$ 14.60	\$ 14.90
	per linear metre	\$ 7.70	\$ 7.90	\$ 8.10	\$ 8.30
<b>Plumbing</b>					
On Site Sewage Systems - New Systems (200m <sup>2</sup> or less)	per system	\$ 565.00	\$ 576.00	\$ 588.00	\$ 600.00
On Site Sewage Systems - New Systems (Greater than 200m <sup>2</sup> )	per square metre	\$3.85 - to a maximum of \$3,235.00	\$3.90 - to a maximum of \$3,300.00	\$4.00 - to a maximum of \$3,366.00	\$4.10 - to a maximum of \$3,433.00
Alterations to Sewage Disposal System	per application	\$ 270.00	\$ 275.00	\$ 281.00	\$ 287.00
Headers, Tank Removal or Decommissioning	each	\$ 270.00	\$ 275.00	\$ 281.00	\$ 287.00
Stand Alone Plumbing Fixtures, Equipment, Roof Drains - Single Family Dwelling	per fixture	\$ 16.50	\$ 16.80	\$ 17.10	\$ 17.40
Stand Alone Plumbing Fixtures, Equipment, Roof Drains - All Other Buildings	per fixture	\$ 16.50	\$ 16.80	\$ 17.10	\$ 17.40
Water Service (Residential)	per application	\$ 26.00	\$ 26.50	\$ 27.00	\$ 27.50
Each Residential Drain and Sewer (Includes both Storm and Sanitary, Inside, Outside and Floor Drains)	per application	\$ 62.00	\$ 63.00	\$ 64.00	\$ 65.00
<b>Commercial, Industrial, Institutional and Apartment (Buildings and Units)</b>					
<b>Water Services</b>					
50mm (2") or less	each	\$ 26.00	\$ 26.50	\$ 27.00	\$ 27.50
100mm (4")	each	\$ 46.00	\$ 46.90	\$ 47.80	\$ 48.80
150mm (6")	each	\$ 67.00	\$ 68.00	\$ 69.00	\$ 70.00
200mm (8")	each	\$ 87.00	\$ 89.00	\$ 91.00	\$ 93.00

**By-Law Number XXXX-20  
Schedule "G"  
Building Division  
Effective March 1, 2020**

Description of Service for Fee or Service Charge	Unit of Measure (i.e. per hour, page, document, etc.)	2019 (Including H.S.T. where applicable)	2020 (Including H.S.T. where applicable)	2021 (Including H.S.T. where applicable)	2022 (Including H.S.T. where applicable)
250mm (10")	each	\$ 108.00	\$ 110.00	\$ 112.00	\$ 114.00
300mm (12") or larger	each	\$ 128.00	\$ 131.00	\$ 134.00	\$ 137.00
<b>Drains (Storm or Sanitary Drains - Inside or Outside)</b>					
100mm (4")	each	\$ 51.00	\$ 52.00	\$ 53.00	\$ 54.00
150mm (6")	each	\$ 77.00	\$ 79.00	\$ 81.00	\$ 83.00
200mm (8")	each	\$ 97.00	\$ 99.00	\$ 101.00	\$ 103.00
250mm (10")	each	\$ 118.00	\$ 120.00	\$ 122.00	\$ 124.00
300mm (12") or larger	each	\$ 138.00	\$ 141.00	\$ 144.00	\$ 147.00
<b>Miscellaneous Plumbing</b>					
Manhole, Catch-Basin, Area Drain or Interceptors	each	\$ 36.00	\$ 37.00	\$ 38.00	\$ 39.00
Testable Back-Flow Preventer	each	\$ 67.00	\$ 68.00	\$ 69.00	\$ 70.00
<b>Other Fees</b>					
Re-Inspection Fee (Applicable at the discretion of the Chief Building Inspector)	each	\$ 113.00	\$ 115.00	\$ 117.00	\$ 119.00
Review of Plans	per hour	\$ 113.00	\$ 115.00	\$ 117.00	\$ 119.00
Permit Reactivation Fee	per permit	\$ 160.00	\$ 163.00	\$ 166.00	\$ 169.00
Administration Fee for Occupancy of a Residential Building Prior to Issuance of the Required Residential Occupancy Permit under the Building Code	per unit	\$ 810.00	\$ 826.00	\$ 843.00	\$ 860.00
Special Inspection Fee - per Hour, per Person (Applicable at the discretion of the Chief Building Inspector)	per hour per person	\$ 113.00	\$ 115.00	\$ 117.00	\$ 119.00
Special Investigation Fee - Where work for which a permit is required by the Building By-law has commenced without the authorization of a permit, in addition to all other fees)	each	Half the permit fee payable pursuant to this By-law or \$255.00, whichever is greater	Half the permit fee payable pursuant to this By-law or \$260.00, whichever is greater	Half the permit fee payable pursuant to this By-law or \$265.00, whichever is greater	Half the permit fee payable pursuant to this By-law or \$270.00, whichever is greater
Transfer of Permit	per application	\$ 113.00	\$ 115.00	\$ 117.00	\$ 119.00
Zoning and Applicable Law Review	per proposal	\$ 138.00	\$ 141.00	\$ 144.00	\$ 147.00
Sewage System Maintenance Inspection	per inspection	\$ 155.00	\$ 158.00	\$ 161.00	\$ 164.00
Project by the Municipality	each	No Fees Charged	No Fees Charged	No Fees Charged	No Fees Charged
<b>Notes</b>					
<b>General Notes - Interpretation and Application of Schedule G</b>					
A building permit or permit fee is not required for any detached structure having an area of less than 10 square metres, except where plumbing is installed. However, the Town of Aurora Zoning By-law Number 2213-78, as amended, applies to all structures.					
<b>Detached single family dwelling, semi-detached dwelling, row house and link house</b>					
The service index applied to the construction of a new dwelling includes the building, plumbing, HVAC and occupancy permit components.					
Where a proposal for the construction of a new dwelling unit includes a deck, porch or similar amenity structures those amenities are included in the permit fee and will not be charged the stand alone fee for such structures.					
The measurement of a floor area for a dwelling unit shall be measured from exterior face of exterior wall to same or centerline of party wall, firewall or common wall including the floor area of an attached garage, basements and cellars.					
Where a proposal for construction includes an addition, alteration, accessory structures or any combination thereof the permit fee shall be the sum of the fees for the individual components.					
<b>All Other Classes of Permits</b>					
The service index applied to the construction of a new dwelling includes the Building, Fire Services and HVAC components but does not include plumbing or site services which shall be charged a separate fee in accordance with this Schedule.					
The occupancy classifications in this schedule correspond with the Ontario Building Code. For mixed use floor areas, the service index for each applicable occupancy may be used.					
Where a storage garage is located below a principle building and is considered a separate building the fee for the storage garage shall be calculated in accordance with the Group F industrial occupancy fees.					
Mechanical penthouses and floors, mezzanines, lofts and balconies are to be included in all floor area calculations. No deductions shall be made for openings in a floor area with the exception of interconnected floor areas.					
<b>Security Deposits</b>					
In accordance with the Town of Aurora Infill Housing Policy a security deposit of \$10,000.00 is required prior to the issuance of a permit for the construction of new dwellings.					
In accordance with the Town of Aurora By-law Number 4744-05P, as amended, additions and accessory structures to dwelling units and demolitions require a road damage deposit in the amount of \$25/metre of frontage to a maximum of \$750.00.					
In accordance with the Town of Aurora Policy regarding temporary sales trailers and construction trailers, a security deposit in the amount of \$5,000.00 is required to cover the cost of removal, should it become necessary.					
In accordance with the Town of Aurora Policy regarding demolition permits for Listed Heritage Buildings or Structures, a security deposit in the amount of \$10,000 is required prior to the issuance of the permit.					

**The Corporation of the Town of Aurora**

**By-law Number XXXX-20**

**Being a By-law to amend By-law Number 6000-17, as amended,  
respecting the lands municipally known as 2 Willow Farm Lane.**

**Whereas** under section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the “Planning Act”), zoning by-laws may be passed by the councils of local municipalities to prohibit and regulate the use of land, buildings and structures;

**And whereas** on June 27, 2017, the Council of the Town enacted By-law Number 6000-17 (the “Zoning By-law”), which Zoning By-law was appealed to the Ontario Municipal Board (the “OMB”);

**And whereas** on January 29, 2018, the OMB made an order, in accordance with subsection 34(31) of the Planning Act, providing that any part of the by-law not in issue in the appeal shall be deemed to have come into force on the day the by-law was passed;

**And whereas** the OMB is continued under the name Local Planning Appeal Tribunal (the “LPAT”), and any reference to the Ontario Municipal Board or the OMB is deemed to be a reference to the LPAT;

**And whereas** the Council of the Town deems it necessary and expedient to further amend the Zoning By-law.

**Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:**

1. The Zoning By-law be and is hereby amended to replace the “ER - Estate Residential Exception Zone (73)” zoning category applying to the lands show in hatching on Schedule “A” attached hereto and forming part of this by-law with “R2 – Detached Second Density Residential Exception Zone (74)”.
2. This by-law shall come into full force subject to compliance with the provisions of the Planning Act and subject to compliance with such provisions, this By-law will take effect from the date of final passage hereof.

**Enacted by Town of Aurora Council this 25<sup>th</sup> day of February, 2020.**

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**Tom Mrakas, Mayor**

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**Michael de Rond, Town Clerk**



**By-law Number XXXX-20**

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**Explanatory Note**

Re: By-law Number XXXX-20

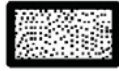
By-law Number XXXX-20 has the following purpose and effect:

To amend By-law Number 6000-17, as amended, the Zoning By-law in effect in the Town of Aurora, to rezone a portion of the subject lands from “ER - Estate Residential Exception Zone (73)” to “R2 – Detached Second Density Residential Exception Zone (74)”.

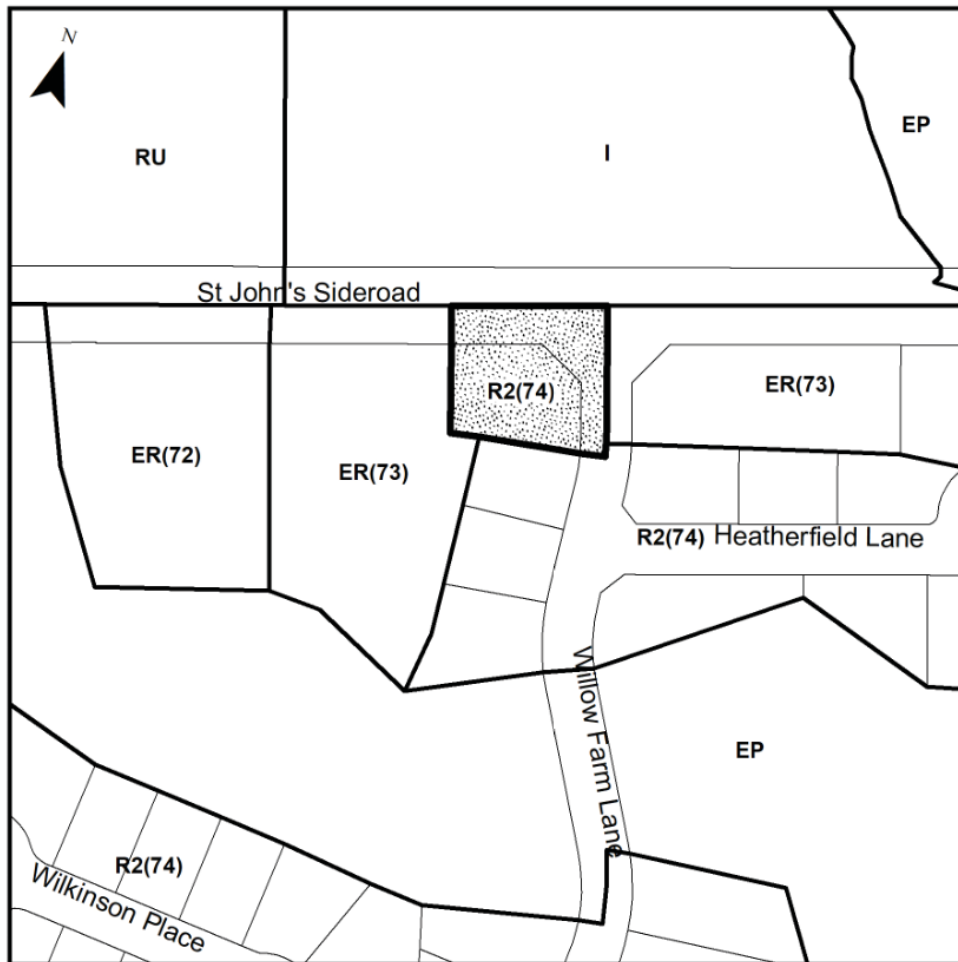
The effect of this Zoning By-law amendment will rezone a portion of the subject property to allow a future land severance that will create one additional lot to accommodate one Single-Detached Dwelling unit.

**Schedule "A"**

**Location:** Part of Lot 86, Plan 65M-2685, Town of Aurora, Regional Municipality of York



Lands rezoned from "ER - Estate Residential Exception Zone (73)" to "R2 - Detached Second Density Residential Exception Zone (74)".



**The Corporation of The Town of Aurora**

**By-law Number XXXX-20**

**Being a By-law to confirm actions by Council  
resulting from a Council meeting  
on February 25, 2020.**

**The Council of the Corporation of The Town of Aurora hereby enacts as follows:**

1. That the actions by Council at its Council meeting held on February 25, 2020, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is hereby adopted, ratified and confirmed.
2. That the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

**Enacted by Town of Aurora Council this 25<sup>th</sup> day of February, 2020.**

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**Tom Mrakas, Mayor**

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**Michael de Rond, Town Clerk**