



General Committee Meeting Agenda

**Tuesday, December 6, 2016
7 p.m.**

**Council Chambers
Aurora Town Hall**



Town of Aurora General Committee Meeting Agenda

Tuesday, December 6, 2016
7 p.m.
Council Chambers

Councillor Thompson in the Chair

1. Declaration of Pecuniary Interest and General Nature Thereof

2. Approval of the Agenda

Recommended:

That the agenda as circulated by Legislative Services be approved.

3. Determination of Items Requiring Separate Discussion

4. Adoption of Items Not Requiring Separate Discussion

5. Delegations

(a) Denis Van Decker, Resident

Re: Recommended Improvements to Aurora By-law Department

6. Presentations by the Advisory Committee Chair

7. Consideration of Items Requiring Separate Discussion

8. Notices of Motion

9. New Business/General Information

10. Closed Session

11. Adjournment

Agenda Items

1. CAO16-007 – Update on Collaborative Municipal Initiatives of the Six Northern Municipalities of York Region

Recommended:

1. That Report No. CAO16-007 be received for information.

2. IES16-088 – Award of Recycling and Garbage Collection Contract for Northern Six Partnership

Recommended:

1. That Report No. IES16-088 be received; and
2. That Tender CRP2016-0210 for the collection of recycling and garbage materials be awarded to Green For Life Environmental Inc. for a period of eight (8) years starting January 1, 2018; and
3. That the Mayor and Town Clerk, in concert with the other five (5) municipalities of the Northern Six Municipalities of York Region, be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same; and
4. That the 2018 contract award value be \$2,290,000 excluding taxes for Aurora's waste collection cost; and
5. That annual increases be based on the cost escalation protocol established in the tender documents based on established inflationary benchmarks; and
6. That the Director of Infrastructure and Environmental Services be authorized to renew Tender CRP2016-0210 for an additional two (2), one (1) year optional years, pending an annual analysis and satisfactory performance review, for a total contract duration of up to ten (10) years; and
7. That the Director of Infrastructure and Environmental Services be authorized to approve additional expenditures within the scope of the contract to an

amount up to the approved annual operating budget for these services over the term of the contract.

3. CS16-014 – Governance Review Ad Hoc Committee Terms of Reference

Recommended:

1. That Report No. CS16-014 be received; and
2. That the Terms of Reference for the Governance Review Ad Hoc Committee, Attachment 2 to this report, be approved; and
3. That staff be directed to commence recruitment.

4. FS16-037 – 2017 Interim Property Tax Levy

Recommended:

1. That Report No. FS16-037 be received; and
2. That a by-law be adopted to authorize the levying of 2017 Interim Property Taxes on all rateable properties and to establish installment due dates.

5. FS16-038 – 2016 Surplus Control By-law

Recommended:

1. That Report No. FS16-038 be received; and
2. That a by-law be adopted to authorize the Treasurer and the Chief Administrative Officer to make any necessary year-end financial adjustments and to allocate any 2016 Operating Fund surplus in the following order of priority:
 - i. That any unspent funds from various reserve funds allocated in the 2016 Budget for specific expenditures be returned to the respective original reserve fund sources from which they came; and
 - ii. That any net Building Permit revenue surplus/deficit be allocated to/funded from the Building Permit Fees Reserve; and

- iii. That the remainder of any surplus be allocated to budget carry-forward items, being Council approved special projects or initiatives funded in the Operating Fund in the subject year, but not started by year end; and
- iv. That up to a maximum of \$389,600.00 of any then remaining surplus be allocated to the Tax Rate Stabilization Reserve Fund to assist with the stabilization of tax rates in future years which may be subject to fluctuations due to significant changes in service levels or municipal costs, or changes in expected revenues; and
- v. That the remainder of any surplus be allocated proportionately to the tax rate funded Repair & Replacement reserves; and

Or, alternatively, in the event of a year-end operating deficit, that adjustments i. and ii. above are authorized, with the remaining net shortfall being funded from the Tax Rate Stabilization reserve; and

- 3. That the provisions made within By-law 5928-16 be adopted to authorize the Treasurer and the Chief Administrative Officer to allocate any 2016 surplus or alternatively fund any deficit in the Water, Wastewater, or Stormwater budgets to or from the appropriate related reserve accounts; and
- 4. That the adjustments authorized herein are to occur with an effective date of December 31, 2016, and which may be made prior to or after December 31, 2016; and
- 5. That the Treasurer and Chief Administrative Officer report to Council through General Committee after the year-end surplus/deficit control adjustments and allocations have been performed.

6. IES16-089 – Purchase Order Increase for HVAC Services

Recommended:

- 1. That Report No. IES16-089 be received; and
- 2. That the Contract for Carmichael Engineering Ltd, and Dunlis Mechanical Services as established through RFP IES 2015-35 be extended to the 2017 option year; and

3. That Purchase Order No. 713 in favour of Carmichael Engineering Ltd. be increased by \$170,000 from the amount of \$125,000 to \$295,000, excluding taxes, for the contract term of 2016 and 2017; and
4. That Purchase Order No. 714 in favour of Dunlis Mechanical Services be increased by \$270,000 from the amount of \$125,000 to \$395,000, excluding taxes, for the contract term of 2016 and 2017.

**7. IES16-090 – Acceptance of Municipal Services
Brookvalley Developments (Aurora) Ltd.
Registered Plan 65M-4084**

Recommended:

1. That Report No. IES16-090 be received; and
2. That ownership, operation and maintenance of the works within the roads, rights-of-way and other lands dedicated to the Town as contained within Registered Plan 65M-4084, being Brookvalley Development Residential Subdivision, be assumed; and
3. That the necessary by-law be brought forward for enactment to assume for public use the highways within Registered Plan 65M-4084 and to establish as public highway any applicable reserves.

**8. PBS16-096 – Application for Exemption from Part Lot Control
Countrywide Homes at Aurora
Blocks 1, 2, 3, 4, 5, and 6, Plan 65M-4467
File Number: PLC-2016-14
Related File Numbers: SUB-2011-04, ZBA-2011-12**

Recommended:

1. That Report No. PBS16-96 be received; and
2. That the Application for Exemption from Part Lot Control submitted by Countrywide Homes at Aurora to divide Blocks 1, 2, 3, 4, 5, and 6, Plan 65M-4467, into 33 townhouse lots, be approved; and

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

9. PBS16-097 – Delegated Development Agreements, 2016 Summary Report

Recommended:

1. That Report No. PBS16-097 be received for information.

10. PBS16-101 – Planning Applications Status List

Recommended:

1. That Report No. PBS16-101 be received for information.

11. Community Recognition Review Advisory Committee Meeting Minutes of October 25, 2016

Recommended:

1. That the Community Recognition Review Advisory Committee meeting minutes of October 25, 2016, be received for information.

12. Accessibility Advisory Committee Meeting Minutes of November 2, 2016

Recommended:

1. That the Accessibility Advisory Committee meeting minutes of November 2, 2016, be received; and
2. That the Accessibility Advisory Committee recommend to Council:
 2. **2017 Draft Repair & Replacement Capital Project Referred from Special General Committee – 2017 Capital Budget Meeting of October 15, 2016; Re: Capital Project 72259 – Victoria Hall – Accessibility Ramp Installation**
 - (a) That Capital Project 72259 – Victoria Hall – Accessibility Ramp Installation be approved as an initial accessible feature; and

- (b) That an accessible entranceway with automatic door openers and an accessible universal washroom be approved; and
- (c) That additional accessible features to facilitate possible future uses of the building, including visual and audible building alert and alarm signals, be considered; and
- (d) That any future proposed renovation plans for Victoria Hall be submitted to the Accessibility Advisory Committee for review and comment.

13. Heritage Advisory Committee Meeting Minutes of November 14, 2016

Recommended:

1. That the Heritage Advisory Committee meeting minutes of November 14, 2016, be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - 1. HAC16-015 – Heritage Permit Application, 70-72 Centre Street, File Number: NE-HCD-HPA-16-09**
 - (a) That Heritage Permit Application NE-HCD-HPA-16-03 be approved to permit the demolition of a 9.25m² accessory structure (mudroom); and
 - (b) That, in the removal of the 9.25m² accessory structure, that the Owner minimize any damage to the main building.
 - 2. HAC16-016 – Request to Remove a Property from the Aurora Registrar of Properties of Cultural Heritage Value or Interest, 111 Metcalfe Street**
 - (a) That the property located at 111 Metcalfe Street remain listed on the Aurora Register of Properties of Cultural Heritage Value or Interest.

New Business Motion No. 1

1. That staff investigate opportunities for signage to identify the North East Heritage District.

14. Memorandum from Mayor Dawe

**Re: Lake Simcoe Region Conservation Authority Board Meeting
Highlights – October 28, 2016**

Recommended:

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights – October 28, 2016, be received for information.



Legislative Services
905-727-3123
CSecretariat@aurora.ca
Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1

DELEGATION REQUEST

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to the Clerk's office by the following deadline:

4:30 P.M. ON THE BUSINESS DAY PRIOR TO THE REQUESTED MEETING DATE

COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE: Tuesday December 6, 2016

SUBJECT: Recommended Improvements to Aurora By Law Department

NAME OF SPOKESPERSON: Denis Van Decker

NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable):

C.H.A.B.L.O.

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

Recommendations for improving Customer service and reducing cost in the By Law Department.

PLEASE COMPLETE THE FOLLOWING:

Have you been in contact with a Town staff or Council member regarding your matter of interest?

YES ☒

NO ☐

IF YES, WITH WHOM?

All council members Many times over the last 3 years.

DATE:

☒ **I acknowledge that the Procedural By-law permits five (5) minutes for Delegations.**



Town of Aurora

General Committee Report No. CAO16-007

Subject: Update on Collaborative Municipal Initiatives of the Six Northern Municipalities of York Region

Prepared by: Doug Nadorozny, Chief Administrative Officer

Department: Office of the Chief Administrative Officer

Date: December 6, 2016

Recommendation

1. That Report No. CAO16-007 be received for information.

Executive Summary

This report is intended to provide Council with a status report with respect to various collaborative initiatives among the Northern Six ("N6") Municipalities of York Region. A similar report will be provided to the Council of each respective municipality.

Background

As has been our practice, each N6 municipality takes on the leadership of one or more initiatives so that the effort is distributed and shared between and among the N6 municipalities. While some of the results of our efforts have already been reflected in various reports to Council, what follows below are some of the highlights of our more recent activities.

Analysis

Current and Ongoing Initiatives

Solid Waste Collection and Recycling

The N6 solid waste collection contract has had great success since its start in June 2007.

This initiative received national recognition from the Federation of Canadian Municipalities (FCM) and saved over a million dollars per year, collectively, compared to the previous contract in addition to incorporating Source Separated Organic collection.

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Even with population growth in the N6, tonnages of material have been relatively constant for garbage, blue box, green bin and yard waste over the past nine years. This indicates the success of waste reduction initiatives and public education and outreach by both the local municipalities and the Region. The N6 partners have also been working closely with York Region and other municipal members in developing the SM4RT Living Plan that has previously been presented to all Councils. This Plan provides a long term road map on new initiatives aimed at increased recycling, recover, reuse and reduction.

With the ten year term contract for GFL ending in September 2017, N6 staff developed a Request for Proposal that was released in the Spring of 2016.

Staff will bring forward recommendations for Council approval by Council in December 2016. This lead time is required for the contractor to order new equipment upon award and for the municipalities to complete any outreach and education related to the new contract.

The RFP incorporated aspects such as enhanced customer service, additional penalties/liquidated damages and increased level of service requirements noted from the experience of the current contract. The new contract will take effect in late 2017.

Animal Services

Animal shelter services are currently provided by the Town of Georgina to the Towns of East Gwillimbury and Newmarket. The Township of King and the Town of Whitchurch-Stouffville are serviced by Vaughan Animal Services. The Town of Aurora is serviced by OSPCA. The N6 partners are exploring the long term servicing needs of the 6 municipalities with a view to developing a strategy that will address aggregate facility needs, standardized service levels and cost efficiency.

Insurance/Risk Management

In 2011 the N6 municipalities issued a joint RFP for insurance and risk management services. A contract was awarded to BFL Canada effective January 1, 2012. The collaborative savings in insurance premiums was approximately \$750,000 over the initial 18 months.

Following renewal of the initial policy terms, an increase in insurance premiums occurred from between 5% to 20% annually. This increase was felt province wide by all municipalities in Ontario. Many different factors have contributed to premium increases including precedent setting litigation, municipal facilities being upgraded, new facilities

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being built, increase in assets (vehicles, equipment, property values), population increases, and municipalities which experienced large losses (fire).

In the fall of 2015 the Town of Aurora tested the market to see if the Town could achieve cost savings with a new broker. The results of the market test were unfavorable and did not result in a contract. In 2016 the Town of East Gwillimbury led an effort to have the N6 municipalities renew the contract with our current insurance broker, BFL Canada. The contract was renewed by all N6 municipalities and BFL Canada obtained quotes from different insurance markets. The contract renewal proved successful and BFL Canada was able to secure a 3.76% reduction in premiums from our current insurer resulting in a premium decrease of \$189,109 spread across all of the N6 municipalities. The contract was issued with a rate stabilization guarantee over two eighteen month terms.

The N6 municipalities' contract for adjusting services expires on December 31, 2016. As project lead, the Town of Aurora issued a RFP on behalf of the N6 municipalities which closed on November 17, 2016. It is expected that a new contract will be awarded by the N6 municipalities by December 16, 2016.

N6 Internal Audit Projects

For a number of years, we have had access to shared internal audit services on a basis that is facilitated by the Region of York. Each municipality is allocated a number of weeks of audit services to be used for individual projects. Where an area of common interest is identified, sufficient time is allocated to allow that project to be undertaken. The most recent collaborative audit related to the audit of our current waste collection contract. For 2016, it was timely to update our risk assessments as a collaborative project.

Over the years, individual audit projects have been undertaken on the following topics/themes: Public Works/Parks Operations; Purchasing/Procurement; Insurance Claims; Health and Safety; Cash Handling, and Capital Projects Management, to name a few.

On another note, we continue to derive the benefits of reduced costs and improved service for our annual external audit services derived from the RFP jointly issued in June 2012.

Fire and Emergency Services

In our last formal report, the N6 CAOs indicated that fire master planning created an opportunity for co-ordination and co-operation and agreed that developing some

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common terms of reference for our individual master plans would assist with the identification of such opportunities. The Towns of Newmarket and Aurora share full time services provided by Central York Fire Services and have recently completed their Fire Master Plan. They are actively exploring a shared arrangement with the Town of Richmond Hill.

The municipalities of East Gwillimbury, King, Georgina and Whitchurch-Stouffville, which operate with either a hybrid approach (using both full time and “volunteer” firefighters) or a “volunteer” service, have recently issued an RFP with common terms of reference for the purposes of preparing **individual** Fire Master Plans for the four respective Fire Departments/Emergency Services. In so doing, the work will also encompass one “Collaboration Initiative Analysis” i.e. an independent review to seek opportunities for innovation and coordination of fire protection services, with a focus on clear deliverables of public education and prevention aspects of service level and key performance indicators.

It is anticipated that the results of this joint approach to the preparation of the Fire Master Plans will contribute to the analysis of other opportunities that have been singled out by the N6 Fire Chiefs for further study (for joint procurement practices and combined firefighter training) . All N6 fire services are planning to participate in future phases of this collaborative exercise. The Fire and Emergency Services portfolio is one that has been closely monitored by the CAO’s group and many areas of opportunity are ripe for pursuing. These opportunities range from being policy related, to administrative, to tactical.

Training, Learning and Development

The partnership continues with the Northern 6 Municipalities (N6) as we developed and grew into the 2016 fiscal year for training and development. We continue to expand our repertoire of learning events to meet the needs of the N6 partners which allows for expanded capabilities in meeting strategic priorities.

By pooling our resources we have continued to offer extremely high quality programs with attendance increasing year over year. With increased participation, we have been able to gain even greater clarity on the needs of all the stakeholders.

Leadership development is considered key to ensuring organizational readiness, succession planning and continuous improvement. In 2015, we were able to offer The Franklin Covey Program, Inspiring Trust, to virtually all staff with management responsibilities. This program, which was very well received, would not have been affordable without our combined effort.

Coaching Skills for Leaders, Having Difficult Conversations, Personal Effectiveness, Project Management, The 7 Habits of Highly Effective People, Developing Personal Resilience, and Presenting with Impact were some of the other popular courses

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delivered in both 2014 and 2015. As we continue to develop our solutions, we strive to proactively accommodate the learning and development needs of our staff with an innovative and creative approach to learning, and identify and share best practices while recognizing financial constraints.

N6 Septic Maintenance Inspection Program

New provincial requirements related to mandatory septic inspections inspired the N6 Building Departments to collaborate on common septic maintenance inspection program processes. This collaboration commenced in the late spring of 2015 and was completed with a presentation to the N6 CAOs in January of 2016.

Collaboration on standardized practices provides continuity from municipality to municipality for property owners, consultants, sewage haulers, designers, etc. and results in improved customer service.

The harmonization effort is designed to be implemented by both the municipality and their forces, or through a third party inspection program whereby the municipality acts as the administrator.

At this point each municipality is implementing their own inspection program. Although each may vary slightly from one another, the foundations of each program are the same as identified through the N6 collaboration effort.

Northern York Region Economic Development Activities

Broadband access has long been identified as a significant economic development generator. Collaborating with the Region's Economic Development Department, the N6 municipalities were instrumental in the establishment of terms of reference for a Broadband Assessment and Business Model Feasibility Study. It remains critical that in order to ensure that the interests of the N6 municipalities remain in the forefront that we continue to work together as the strategy moves to its implementation phase.

Another strategic focus for the Northern York Region Economic Development partners remains on communications and marketing. The current major undertaking is launching a Northern York Region microsite to create a web presence for the area that

- Utilizes branding developed in 2011
- Profiles and links to each municipality, highlighting major employers and value proposition (location, etc.)
- Future landing site for any joint marketing efforts (i.e. web links for online advertisements)

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- Potential for future additional features such as demographics generator or newsletter distribution (e.g. highlighting available property)
- Currently being beta tested, live/public launch expected Q2 2016

The N6 economic development officers group has renewed for 2016 our ongoing sponsorship of the Society of Industrial and Office Realtors (SIOR), which entitles the group to:

- A continued web presence on the SIOR Canada website.
- Presence on all banners, electronic signage and print collateral.
- Attendance at three events, including the Fall Seminar.

Other N6 Economic Development activities include:

- Consideration of a proposal to obtain a non-residential real estate market report—market data to be collected & reported by University of Guelph & a local firm
- Investigation of the feasibility of engaging an international expert/speaker on tourism & downtown revitalization for an event that would be held in 2016
- A local realtor is leading a TREB (Toronto Real Estate Board) Commercial Realtor York Region Conference, where the N6 should have a substantial audience, late 2016
- Co-positioning and joint advocacy on topics such as broadband, tourism and agriculture

Partnership Protocol and Resource Sharing Protocol

One of the most important benefits of the N6 collaboration is the opportunity it provides for partnering on selected projects and gaining access to specialized resources of others. As the N6 relationship has evolved over time and to provide a framework for its ongoing success, the CAOs have formalized the basis for the relationship and the general terms and conditions for access to resources. The CAOs have been working on a policy document and a sharing protocol that is nearing completion.

Identification of Future Shared Service Opportunities

A key initiative over the last two years was to undertake the “N6 Shared Services Study” which was accomplished with the secondment of Glenn Lang as our Project Leader. As noted, Mr. Lang presented his work to our respective Councils in the spring of 2015. From that work, 10 priority areas were identified, many of which are discussed above. Remaining priority areas for completion or commencement include

- Joint procurement opportunities in the Public Works area
- Emerald Ash Borer program (in progress)

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- Asset Management – overview of each municipality's progress with Asset Management Plan development and related programs
- Facilities Maintenance – consideration of contracting together and/or sharing in-house resources for common services such as electrical, plumbing and HVAC
- Inventory of upcoming special studies (in progress)

Future Trends/Opportunities

Some of the future initiatives have been outlined above and more are expected to be identified. The opportunities identified through the N6 Shared Services Study will continue to be explored as opportunities present themselves. The CAO group has observed that in order to drive some of these opportunities forward, seed funding may be required to engage external services to assist. The CAOs therefore continue to consider the merits of a proposal that each municipality create an N6 Initiatives Reserve that could be accessed by the CAOs for such purposes. The CAOs believe that the N6 activities have demonstrated significant direct or indirect cost savings such that it is appropriate to purposefully invest in future opportunities with appropriate controls and caps placed on the reserve.

Advisory Committee Review

Not applicable.

Financial Implications

Many of the N6 initiatives have saved the Town from incurring additional costs and/or have allowed existing budget allocations to achieve greater results.

The Town accommodates its share of N6 cost through its existing staff time and budget provisions, with any new projects considered as part of Council's annual budget process.

Communications Considerations

There are no communication related issues.

Link to Strategic Plan

The ongoing collaborative of the N6 municipalities supports the Strategic Plan Vision "An innovative sustainable community where neighbours care and businesses thrive" by

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identifying opportunities to deliver services better making the Town financially sustainable and creating opportunities for innovation in service delivery.

Alternative(s) to the Recommendation

None.

Conclusions

The CAOs continue to believe that the N6 municipalities have developed a positive brand that recognizes the benefit of collaboration and partnership without compromising our individual community identities. The CAOs believe that speaking together on issues of common concern strengthens our individual messages.

The collaborative activities of the N6 have attracted the attention of others. CAO's have been invited to present to the Ontario Municipal Administrators Association and to the Western Municipal Conference hosted by the Ministry of Municipal Affairs. Other individual municipalities have contacted the CAOs to discuss the benefits of our ongoing collaboration and there was a feature article in Public Sector Digest that was followed up with a CAO led webinar sponsored by PSD.

The N6 municipalities continue to find the benefits and opportunities associated with our collaborative approach with respect to service delivery, co-ordination of effort, joint review of emerging issues, sharing of information, policies, procedures and resources, cost sharing and lower service or administrative costs.

Attachments

N/A

Previous Reports

CAO11-001 – May 3, 2011

CAO13-030 – December 3, 2013

CAO14-003 – February 4, 2014 - Update on Collaborative Municipal Initiatives of the Six Northern Municipalities of York Region

CAO Memo – March 24, 2015 - Northern Six Collaboration – Presentation of Upcoming Initiatives

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Report No. CAO16-007

Pre-submission Review

Agenda Management Team review on November 17, 2016

Departmental Approval & Approved for Agenda



Doug Nadorozny
Chief Administrative Officer



Town of Aurora

General Committee Report

No. IES16-088

Subject: Award of Recycling and Garbage Collection Contract for Northern Six Partnership

Prepared by: Ilmar Simanovskis, Director

Department: Infrastructure and Environmental Services

Date: December 6, 2016

Recommendation

1. That Report No. IES16-088 be received; and
2. That Tender CRP2016-0210 for the collection of recycling and garbage materials be awarded to Green For Life Environmental Inc. for a period of eight (8) years starting January 1, 2018; and
3. That the Mayor and Clerk, in concert with the other five municipalities of the Northern Six Municipalities of York Region, be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same; and
4. That the 2018 contract award value be \$2,290,000 excluding taxes for Aurora's waste collection cost; and
5. That annual increases be based on the cost escalation protocol established in the tender documents based on established inflationary benchmarks; and
6. That the Director of Infrastructure and Environmental Services be authorized to renew Tender CRP2016-0210 for an additional two (2), one (1) year optional years, pending an annual analysis and satisfactory performance review, for a total contract duration of up to ten (10) years; and
7. That the Director of Infrastructure and Environmental Services be authorized to approve additional expenditures within the scope of the contract to an amount up to the approved annual operating budget for these services over the term of the contract.

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Report No. IES16-088

Executive Summary

To award a new contract for solid waste and recycling materials for the Town of Aurora as part of the N6 partnership relationship for waste collection services.

- The Town of Newmarket led the tendering process on behalf of the Northern Six municipalities
- A total of three proponents were evaluated and two met the technical requirements to be considered for further evaluation
- The successful proponent is Green For Life Environmental Inc. who is also the current service provider
- This outcome will simplify transitional issues and result in a less disruptive experience for the community
- The total N6 Contract value is \$10,306,502 for year 1 of which Aurora represents \$2,290,000
- The new contract is 28 percent higher in costs to the current contract representing a 2018 budget pressure of \$503,000

Background

In an effort to find cost efficiencies through leveraging common services, the municipalities of Aurora, East Gwillimbury, Georgina, King, Newmarket, and Stouffville collaborated to provide waste collection through a common contractor. This partnership is referred to as the Northern Six (N6) Waste Contract and has resulted in overall annual operating savings of 1.0M annual over the previous service arrangements since its initiation in 2007 to Dec 31 2017.

This report provides recommendations to award the next term of service to the successful contractor as a result of the joint procurement exercise for Tender CRP2016-0210 that was led by the Town of Newmarket.

Tender CRP2016-0210 was issued via e-bid on June 28, 2016 and closed September 13, 2016. A total of three proposals were received as follows:

- Enterra Group
- Green For Life Environmental Inc.
- Miller Waste Systems

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Report No. IES16-088

Although there were a number of companies that picked up the RFP, only six were large solid waste collection businesses. As there are a limited number of companies that can provide the service for the N6 population and meet the requirements of the RFP, two to four proposals were expected at the beginning of the RFP process. The actual number of submissions is consistent with expectations of the expert consultant assisting the N6 staff with the proposal process.

The proposals were evaluated by a team of reviewers representing each of the six partner municipalities.

Analysis

Proposals were evaluated in accordance with the multi-stage Evaluation process

Stage 1– Mandatory Requirements

Stage 1 consisted of a review to determine which proposals comply with all of the mandatory requirements. The mandatory requirements are:

- A current Commercial Vehicle Operator's Registration certificate (CVOR) with a minimum carrier safety rating of "Satisfactory"
- A certified copy of the proponent's Certificate of Approval for a Waste Management System issued by the Ontario Ministry of the Environment and Climate Change

Any Proponent failing to satisfy the above mandatory requirements was excluded from further consideration.

All Proponents were deemed to have passed Stage 1- Mandatory Requirements.

Stage 2 – Rated Criteria

In Stage 2, the Evaluation Committee consisting of staff from each of the N6 municipalities and facilitated by our Solid Waste Consultant, considered and evaluated the information submitted by each Proponent (excluding pricing). Table 1 shows the Evaluation Criteria and Weighting:

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Report No. IES16-088

Table 1

Evaluation Criteria	Evaluation Weighting
1. Company Profile	8 Points
2. Experience	20 Points
3. Proposed Staff	7 Points
4. Health and Safety	5 Points
5. Training Plan	5 Points
6. Facilities	5 Points
7. Vehicles and Equipment	10 Points
8. Transition / Start-up / Operating Plan	7 Points
9. Quality Control / Quality Assurance Plan	5 Points
10. Customer Call Centre	20 Points
11. Innovation	4 Points
12. Environmental Sustainability	4 Points
Rated Criteria Score	100 Points

Proponents who did not meet the minimum threshold score of 70 percent in Stage 2 did not proceed to Stage 3 - Pricing.

Two of the three Proponents met the minimum score of 70 percent in Stage 2 Rated Requirements. One Proponent did not meet the minimum score threshold and did not move to Stage 3 – Pricing.

The pricing information for the two successful proponents were reviewed and were deemed compliant and incorporated into the evaluation process.

Selection of Top-Ranked Proponent

The ranking of proponents was based on the total score calculated by adding the Pricing Score to the Rated Criteria Score based on a weighting of 60 percent for the Rated Criteria Score and 40 percent for the Pricing Score. Total Score = (Rated Criteria Score x 60%) + (Pricing Score x 40%).

Green For Life Environmental Inc. scored the highest rating of 85.05 points out of a possible 100 points. The Evaluation team is confident that the recommended Proponent will provide exceptional service to the N6.

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Report No. IES16-088

The final group evaluation ranking order (high to low), is shown in Table 2:

Table 2- Summary Scores

Proponents' Final Ranking
Green For Life Inc.
Miller Waste Management

Extension of existing contract has been granted by GFL

During tender evaluation, a request was made to extend the duration of the existing contract to allow sufficient time for the successful proponent to procure the new fleet. GFL had reservations in extending the current contract due to equipment concerns and cost considerations impacting the operation. Terms of a contract extension were agreed to as follows:

- For the period from September 1, 2017 to December 31, 2017 GFL would continue to provide service at a revised unit rate equal to an additional amount of 50 percent of the cost difference between the current unit prices and the tendered unit prices
- Should extension be required into 2018, GFL is open to extend the contract up to March 1, 2018 at the unit rates submitted in the tender

The purpose of this extension is to allow time for the successful proponent to procure new equipment. As GFL is the successful proponent, extension beyond Dec 31, 2017 is not a concern as the transition process will be a non-issue.

Advisory Committee Review

There are no advisory committees related to recycling and waste collection services.

Financial Implications

The contract is a unit rate costing model based on total tonnes of material collected. The cost submission for the N6 services was \$10,306,520. Based on the tendered unit rates and expected collection tonnages for Aurora for 2018, the calculated contract value is \$2,290,000 excluding taxes. This funding will be accounted for in the 2018 operating budget.

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Report No. IES16-088

The 2017 contract budget for waste collection is \$1,787,000 excluding taxes. The new contract represents a cost increase of \$503,000 or 28 percent. As part of the agreed service extension with GFL, there will be a marginal cost impact in 2017 for the services provided during September to December. This impact is estimated at \$80,000 however will be influenced by total tonnage collected.

Staff and the solid waste consultant have reached out to other municipalities for cost comparisons. Costs of recent tenders were analyzed. Although all municipalities are different, the costs within the N6 submissions were within reason. The garbage costs were higher than the comparators, SSO and recycling were on the lower end of the spectrum and yard waste collection was near the top end of the scale. Large roll off bin costing was significantly lower than current costing. Again, some municipalities were mostly urban, some mostly rural, some small, some large. Other municipal comparators also included processing with their quotes and others had recycling divided into two streams, while others had minimal yard waste collection.

Also, some of the contracts were awarded when the Canadian dollar was higher compared to the US dollar. Although most equipment is manufactured in Canada, they are made of US parts which will now have a higher cost compared to just a couple of years ago.

Overall, the consultant that has analyzed the pricing notes that all the quotes were within reason and recommends moving forward with the recommendation.

The unit rate pricing shall remain firm for the duration of the contract including option year(s) with the exception of two years from the effective date of the contract; the above pricing shall be subject to a seasonally annual increase based on the lesser of (i) 5 percent, or (ii) an escalation factor.

The escalation factor is calculated as follows:

Eighty percent of the value of the escalation factor is derived from the Canadian Consumer Price Index (CPI) Ontario ALL-Excluding Energy and Gasoline index, as published by Statistics Canada for the previous 12 months, and 20 percent of the value of the escalation factor shall be derived from the average retail prices for gasoline and fuel oil, by urban centre – Toronto area, for the immediately preceding seasonal year (June to June). No negative CPI will be used and if that is the calculation for any given year, the increase shall be zero. The annual rate increase will be between 0 percent and a maximum of 5 percent. The escalation factor is intended to accommodate cost

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increases on the contractor, thereby decreasing the risk of economic factors that have an impact on the operations.

Cost Savings Opportunities

The Town has several options to consider for either reducing total tonnage collected or increasing alternate revenue streams to assist in offsetting the new contract costs.

The first option is to implement an enforceable bag limit along with a bag tag program that would encourage less waste set out due to the added costs. The N6 municipalities are currently considering harmonizing on a two bag limit which will require further discussion. Alternately, a clear bag program has been shown to be successful in Markham and may assist in reducing total collected tonnages.

It is not expected that these options will eliminate the 2018 cost increases but will assist in closing the gap. Revenue forecasts are difficult to predict at this time but are not expected to generate significant funds.

Communications Considerations

Recycling and garbage collection is a very important service for the community and one that touches every household. There is a risk to the service levels when transitioning to a new service provider. As GFL is the successful proponent and they are our current service provider, there is minimal risk for transition due to their current operations being in place. However, a communication to the community will be beneficial to bring awareness to the services being provided by this company and the long term commitment that is being made through award of this tender.

Enhancements to Previous Contract Intended to Improve Service

Bag Limit

There was an option within the proposal for cost savings if all municipalities moved to a two bag limit for garbage collected every two weeks. The bids submitted did not contain any savings with respect to a uniformed bag limit however collection experience has shown that bag limits do result in increased diversion and are a source of revenue. Estimated revenue for Aurora for a 2 bag limit based on a \$3 bag tag cost is \$100,000 annually.

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Customer Service Call-Centre Delivery Model

The waste collection RFP requested that the prospective bidders provide an enhanced centralized call centre service to manage all inquiries and service requests related to waste collection and will have to abide by Best Management Practices with respect to defined Levels of Service. The anticipated outcome is that residents' first call with a collection related concern will be received by the Contractor's customer service centre, and that the Contractor will address the majority of all service requests received. There are multiple Liquidated Damages that could be exercised if the Service Levels are not met, up to and including cancellation of the contract.

Blue and Green Bin Management

The delivery of blue bins and green bins to new property owners, along with the replacement of damaged blue and green bins is being transferred to the future waste collection contractor.

Curbside Collection of Dry-Cell Batteries

The N6 has requested that the Contractor provide pricing as a provisional item for the collection dry cell batteries from residential properties that receive collection of recyclable material. If approved, a collection day for batteries at the curb will be designated twice a year, or at such other times designated by the municipality. The Contractor is to provide appropriate collection services to collect these materials separate from all other waste streams and deliver the material to the Waste Management Site.

No Modifications to Collection Schedule and Service Levels

No significant changes are recommended at this time. The three-stream waste collection and diversion program is well understood by local residents and has achieved an estimated curbside diversion rate of 67 percent. The net diversion rate after deductions for contamination and residual waste after processing is 60-64 percent.

Other Improvements

There will also be additional information gathered during the contract such as weights of large bins at municipal and mixed use facilities, number of calls received, time of response to inquiries etc. This was included in the contract to increase service levels and create transparency with respect to key performance indicators and accountability.

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This also provides the Town and Region additional data so that solid waste service decisions are more informed and encompassing in order to provide more efficient and effective services in the future.

Link to Strategic Plan

The above projects support the Strategic Plan goal of **Supporting an exceptional quality of life for all** through their accomplishment in satisfying requirements in the following key objectives within this goal statement:

Investing in sustainable infrastructure: Maintain and expand infrastructure to support forecasted population growth through technology, waste management, roads, emergency services and accessibility.

Alternative(s) to the Recommendation

The N6 waste collection program has been very successful both from a cost savings perspective as well as a service delivery and management model. The initial 2007 contract resulted in realized annual savings of \$1M for the N6.

Although there is an increase in the new tender, the value of proceeding as an N6 cooperative remains significant. Should Council desire to not proceed with award of the contract to GFL, there will be a need to retender the service on a standalone basis. This will require additional service time through GFL and will result in the need to issue a separate tender which would close Q1 2017 the earliest. It is doubtful that there would be any cost savings realized with this option as the scope of the contract would be much smaller and separate set up costs of a new entrant would be required.

Conclusions

Staff recommend awarding Tender CRP2016-0210 for the collection of recycling and garbage within the Town of Aurora as part of the N6 joint tender conducted by Newmarket to Green For Life Environmental Inc. for a period of eight (8) years for a year one contract value of \$2,290,000 excluding GST. The contract allows for an additional two (2) option years.

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Attachments

None

Previous Reports

IES15-011, March 3, 2015, Northern Six Waste Collection Contract Tender Preparation Update

IES15-065, November 2, 2015 Northern Six Waste Collection Contract Update

IES16-005, January 19, 2016, Northern Six Municipalities Waste Collection contract Renewal Update- MOU and Council Lobbying Framework

Pre-submission Review

Agenda Management Meeting review on November 17, 2016

Departmental Approval



Ilmar Simanovskis

Director

Infrastructure and Environmental Services

Approved for Agenda



Doug Nadorozny

Chief Administrative Officer



**Town of Aurora
General Committee Report**

No. CS16-014

Subject: Governance Review Ad Hoc Committee Terms of Reference

Prepared by: Lisa Lyons, Town Clerk

Department: Corporate Services

Date: December 6, 2016

Recommendation

- 1. That Report No. CS16-014 be received; and**
- 2. That the Terms of Reference for the Governance Review Ad Hoc Committee, Attachment 2 to this report, be approved; and**
- 3. That staff be directed to commence recruitment.**

Executive Summary

In response to direction from Council, a Terms of Reference is being presented to establish a Governance Review Ad Hoc Committee for the purpose of providing advice to Council on issues including:

- Council compensation;
- Council structure, composition, and governance; and
- Election provisions.

Background

At the Council meeting of September 13, 2016, Council adopted the following motion to establish a Governance Review Committee:

Whereas the past practice has been for Aurora to appoint a Council Compensation Review Committee to make recommendations for the compensation of the next Council; and

Whereas the Province of Ontario recently passed Bill 181, *Municipal Elections Modernization Act*, which amended the *Municipal Elections Act* and which gave

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Report No. CS16-014

municipalities the authority to pass a by-law to use ranked ballot voting, beginning in the 2018 municipal elections; and

Whereas York Regional Council has initiated a review of its Regional Governance and will consider a number of issues including: Council Composition and Direct vs Double Direct Election of Members, either of which may potentially impact the Town of Aurora Council Structure; and

Whereas York Regional Council has set a targeted completion date for their Regional Governance review of no later than December 15, 2016; and

Whereas Council may, as a result of Regional or other Electoral changes, wish to reconsider the decisions made regarding the questions that were placed on the ballot of the 2014 Municipal Elections; and

Whereas any substantive changes to the Governance structure of Aurora Town Council would need to be passed by a by-law on or before December 31, 2017;

Now Therefore It Be Hereby Resolved That a Governance Review Advisory Committee be established to advise on, but not limited to, the following:

1. Council Compensation
2. Ranked Ballots
3. Aurora Town Council Composition, Structure and/or Governance; and

Be It Further Resolved That staff be directed to develop Terms of Reference for the Governance Review Advisory Committee, including proposed qualifications for Committee Members with a preference given to former members of Council, and an intended target of January 2017 for the commencement of the Committee.

Council has not established this type of committee in the past. A Council Compensation committee has been used to provide recommendations to sitting Council regarding the next Council's compensation. This has not been done on a consistent basis and the last committee was convened in 2012.

Analysis

Use and composition of governance committees

Municipalities, regardless of size, often face issues related to governance including:

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Report No. CS16-014

- Policies and procedures governing municipal elections (election reform, use of voting equipment, financing, etc.);
- Council compensation and benefits;
- Council composition;
- Committee structures and procedures;
- Policies and procedures governing Council Members (procedure by-law, code of conduct, expenses, etc.);
- Policies and procedures regarding transparency and accountability to the public (citizen appointments); and
- The role and recruitment of Accountability Officers (Integrity Commissioner, Ombudsman, Closed Meeting Investigator, etc.).

In 2015, the City of Mississauga conducted a benchmarking exercise to determine whether municipal Councils had designated a committee to allow for conversations on the above-noted issues. The research also tried to determine whether a distinct committee was established for 'governance-type' decisions and whether citizens were involved as members of any of the committees. Nineteen municipalities across Canada were examined, and the review concluded that:

- The City of Mississauga and the City of Hamilton are unique in having a Committee specifically created for governance-type discussions.
- A number of cities have established committees to deal with the internal operations and administration of the Council Members' offices. These committees are typically made up of a small number of Councillors and the items before them include such things as protocols, shared resources and budgets, training, staffing, etc. There have also been ad hoc committees or task forces created with very specific outcomes (Council remuneration) and once they report their research to Council they are dissolved.
- Rarely is there any mention of citizens being directly involved in governance committees except perhaps for an ad hoc committee as described above. One anomaly is the City of Saskatoon which has a citizens-only 'commission' to review Councillor's remuneration, protocols and some election issues, but this is not a Committee of Council.

A copy of the Governance Committees Benchmarking review conducted by the City of Mississauga is attached as Attachment 1.

The City of Mississauga originally established a standing committee for governance, however, in 2015, a revised terms of reference was adopted to include citizen members in addition to members of Council, and was reconstituted as an advisory committee. The rationale for this change was that their experience had been that citizens were regularly coming forward to discuss their points of view and the governance committee

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felt that there was a lack of citizen engagement on governance issues. It was also stated that knowledgeable citizens with background in, or working in, municipal settings could provide valuable advice.

Ad hoc versus advisory committee

Should Council be seeking an independent report with citizen recommendations related to the matters of Council compensation, ranked ballots and Council composition, structure, and/or governance, it is staff's recommendation that the governance review committee be initially established as an ad hoc committee and the committee shall be terminated upon acceptance of the committee's final report by Council.

Advisory committees generally include members of Council as voting members. Council may wish to examine constituting a governance review advisory committee with an expanded mandate and membership as part of an overall Committee/Board review.

Terms of reference

The proposed terms of reference have been attached as Attachment 2.

Next steps

- December 13, 2016 – Council to approve Terms of Reference.
- Positions will be advertised for one month.
- Consideration of applications by Council during week of January 16, 2017, with appointments to be made during first cycle of meetings in January 2017.

Advisory Committee Review

Not applicable.

Financial Implications

There are no financial implications to establish this committee.

Communications Considerations

Communications would be consulted regarding advertising for members on the Town's website, the Notice Board, and local newspapers.

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Link to Strategic Plan

Establishing a governance review ad hoc committee supports the Strategic Plan objective of **strengthening the fabric of our community** – Identify new formats, methods and technologies to effectively and regularly engage the community.

Alternative(s) to the Recommendation

1. Council may amend the Terms of Reference or provide other direction.

Conclusions

A governance review ad hoc committee will provide independent advice on matters that require in-depth review. Recommendations from this committee would be presented to General Committee allowing for debate by all members of Council.

Attachments

Attachment 1 – Appendix 1, Governance Committees – Benchmarking to City of Mississauga Governance Committee Report re: Governance Committee, dated February 23, 2015

Attachment 2 – Governance Review Ad Hoc Committee Terms of Reference

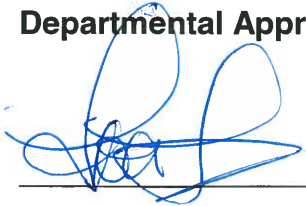
Previous Reports

Not applicable.

Pre-submission Review

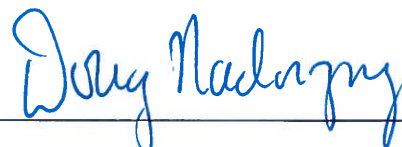
Reviewed by Director of Corporate Services and CAO.

Departmental Approval



**Techa van Leeuwen
Director, Corporate Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

Attachment 1

Governance Committee Review – Feb., 2015

APPENDIX 1

Governance Committees – Benchmarking

CITY		Standing Committee Dealing with Governance Items (committees' structures, procedure bylaws, ethics, transparency and accountability, open government, code of conduct, council policies, election issues, CAO recruitment, Integrity Commissioner, citizen appointments to committees, etc.)	Standing Committee Dealing with Council Admin.* Items (council budgets, protocols involving councillors, international visits, delegations, council staffing, disagreements between Councillors, common travel, office space, resource allocations, training, compensation and benefits of Council and their staff)
1.	Vancouver, BC	• No mention – assume 'Council'	
2.	Surrey, BC	• No mention – assume 'Committee-In-Council'	
3.	Edmonton, AB	• 'Executive Committee' – 5 Council Members (Mayor as Chair) – rotation of 4 Councillors every 16 months	• 'Council Services Committee' – all Council Members
4.	Calgary, AB	• 'Priorities and Finance Committee' – 7 Council Members – 1 year term	• 'Priorities and Finance Committee' (this committee handles both Governance and Council Administration Items) • 'Coordinating Committee of Councillors' Offices' – up to 5 members – reports to the Priorities & Finance Committee – items: general operations of Councillors' offices and use of the common strategic initiatives fund
5.	Saskatoon, SK	• 'Executive Committee' – all Council Members	• 'Saskatoon Municipal Review Commission' – independent: 5-10 citizens with expertise (no Council Members) – items: election expenses, Council conduct, spending allowances, remuneration

Governance Committee Review – Feb., 2015

APPENDIX 1

6.	Regina, SK	• 'Executive Committee' – all Council Members	• 'Finance & Administration Committee' – 5 Council Members – items: Council support, travel policies
7.	Winnipeg, MB	• No mention – assume 'Executive Policy Committee' – 7 Council Members (Mayor as Chair)	• 'Governance Committee' – 5 Council Members – items: Councillor office matters and operations
8.	London, ON	• 'Strategic Priorities & Policy Committee' – all Council Members	
9.	Windsor, ON	• No mention – assume 'Executive Committee' – all Council Members (Mayor as Chair)	
10.	Kitchener, ON	• No mention – assume 'Finance and Corporate Services Committee' – all Council Members	
11.	Hamilton, ON	• 'General Issues Committee' – all Council Members – items: committees & boards, citizen appointments, public delegations • 'Audit, Finance & Administration Committee' – 5-7 Council Members – items: policies, procedures and protocols of staff and Council • 'Governance Review Sub-committee' – 5 Council Members – reports to Audit, Finance & Administration Comm. – items: governance structures, changes to procedures, citizen appointments	

Governance Committee Review – Feb., 2015

APPENDIX 1

12.	Brampton, ON	• No mention – assume 'Corporate Services Committee'	
13.	Toronto, ON	• 'Executive Committee' – 13 Council Members (Mayor as Chair)	• 'Government Management Committee' – 6 Council Members – items: government assets & resources, administrative operations
14.	Ottawa, ON	• 'Finance and Economic Development Committee' – 11 Council Members (Mayor as Chair) – Items: governance structures, committees and citizen appointments, procedures, code of conduct	• 'Member Services Sub-Committee' – 6 Council Members – items: Council staff, overall operations of their offices, councillor expenditures
15.	Kingston, ON	• No mention – assume 'Administrative Policies Committee'	
16.	Fredericton, NB	• No mention – assume 'Council-in-Committee' – all Council Members	
17.	Charlottetown, PEI	• 'Intergovernmental Affairs and Event Attraction Committee' – 3 Councillors (voting) plus CAO (non-voting) – items: election procedures, Council compensation, • 'Human Resources, Communications & Administration Committee' – 3 Councillors (voting) plus Mayor and CAO (non-voting) – items: committee procedures, issues not under another Standing Committees terms of reference, bylaws	

Governance Committee Review – Feb., 2015

APPENDIX 1

18.	Halifax, NS	• 'Executive Standing Committee' – 8 members of regional Council and up to 5 at-large appointments (Mayor as Chair) – items: oversight of organizational structure, committees and appointments, CAO liaison and recruitment, procedures	
19.	St. John's, NL	• No mention – assume 'Finance and Administration'	

NOTE:

- Information gathered is from official municipal websites.



Attachment 2

Governance Review Ad Hoc Committee Terms of Reference

1. Purpose

The purpose of the Committee shall be to review and provide advice on governance issues related to the Town, including Council composition, structure, and compensation, and election provisions.

2. Membership

The Committee shall be comprised of three (3) or five (5) citizen Members.

In making its citizen appointments, Council will give preference to applicants who have experience participating on Council, Boards or Committees, demonstrated expertise in governance, municipal expertise, financial expertise, and/or legal expertise in municipal or ethical issues.

3. Term

The term of the Committee will terminate upon the acceptance of the Committee's final report to Council.

4. Remuneration

None.

5. Duties and Functions

The Committee shall review and make recommendations to Council at General Committee in the following areas:

- Policies and procedures governing elections;
- Composition and structure of Council; and
- Remuneration and benefits for Council Members.

6. Chair

At the first meeting of the Committee, the members will appoint from among their number, a Chair and Vice-Chair.

The Chair will preside at the meetings using the Town of Aurora's Procedure By-law and keep discussion on topic and focussed on the mandate of the Committee.

7. Meeting times and Locations

The Governance Review Ad Hoc Committee shall meet on an as required basis, with the specific dates and times for meetings determined by the Committee. Additional meetings may be called by the Chair. The Chair may cancel any meeting.

8. Staff Support

The Legislative Services division provides administrative support services to the Committee, including:

- Record and report its recommendations to General Committee; and
- Complete the minutes of the meeting which will be presented for adoption at the next meeting of the Governance Committee.

Other Staff representatives will attend Committee meetings when required.



**Town of Aurora
General Committee Report**

No. FS16-037

Subject: 2017 Interim Property Tax Levy

Prepared by: Paul Dillman, Manager of Revenues & Accounting, Deputy Treasurer

Department: Financial Services

Date: December 6, 2016

Recommendation

1. That Report No. FS16-037 be received; and
2. That a by-law be adopted to authorize the levying of 2017 Interim Property Taxes on all rateable properties and to establish installment due dates.

Executive Summary

To authorize the levying of interim property taxes for 2017 and adopting the necessary by-law in accordance with Section 317 of the Municipal Act, 2001 S.O. 2001, c.25 as amended (the "Act").

Background

Section 317 of the Act allows a municipality to levy interim property taxes on all rateable property prior to the adoption of final budgets for each tax year. The maximum allowable interim levy is 50% of the prior year's annualized total taxes.

Interim property tax levies for properties added to the assessment roll for 2017, which do not have prior year taxes, will be calculated using 50% of the 2016 property tax rates.

Analysis

Due Dates

Consistent with prior year's interim property tax levies, it is recommended that the 2017 Interim Property Tax Levy be due in two installments as follows:

First Installment	Wednesday, February 22, 2017
Second Installment	Monday, April 24, 2017

December 6, 2016

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Report No. FS16-037

Historically, due dates have been set to four (4) business days prior to the month end to ensure that all payments have been processed prior to the application of interest charges on property taxes past due on the first business day of each month. This allows those ratepayers on fixed incomes an unofficial grace period to make their payments on or before the last day the month without incurring interest charges.

Application of Payments

Upon the request from a taxpayer, the Act gives the Treasurer or his designate the authority to apply a partial payment to an account in a manner different from the legislated payment application rules. Despite this flexibility, it is recommended that all payments be applied on a consistent basis to ensure fair and consistent treatment for all taxpayers. Accordingly, the by-law speaks to consistent payment application rules.

Adjustment to Interim Taxes as Levied

The bylaw also includes a provision to authorize the Treasurer or his designate to adjust the interim tax amount levy for a property if it is too high or low in relation to the estimated taxes for the year. This can occur when a property is severed for the current year thereby significantly reducing the returned assessment for that year. Levying 50% of the prior year taxes in these cases often results in the interim levy being much higher than 50% of the estimated taxes for the year. Such adjustments are permitted under Subsection 317(9) of the "Act".

Advisory Committee Review

Not applicable

Financial Implications

The interim property levy is required to provide the necessary cash flow to meet the obligations of the Town including interim payments to the Region of York and School Boards until the final tax rates of all three taxing organizations have been formally adopted and the final tax notices prepared in June of 2017.

Communications Considerations

As in the past, Financial Services staff will work with the Corporate Communications Team to prepare a brochure for mailing with the interim property tax bill.

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Report No. FS16-037

Link to Strategic Plan

The levying of Interim Property Taxes provides funding for operational activities of all Town departments, and thereby supports the advancement of the Strategic Plan.

Alternative(s) to the Recommendation

1. There are no practical alternatives to the recommendations contained in this report.
The interim property tax levy provides cash flow, avoiding the need for borrowing.

Conclusions

In order to provide the necessary cash flow requirements for the Town, Region and School Boards, the interim tax levy should be calculated, billed and collected as set out in this report.

Attachments

None

Previous Reports

None

Pre-submission Review

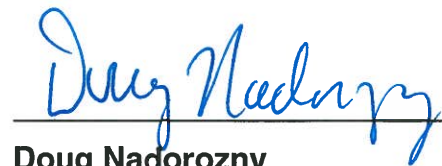
Reviewed by Chief Administrative Officer on November 18, 2016

Departmental Approval



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

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**



**Town of Aurora
General Committee Report**

No. FS16-038

Subject: 2016 Surplus Control Bylaw

Prepared by: Jason Gaertner, Manager of Financial Planning, Deputy Treasurer

Department: Financial Services

Date: December 6, 2016

Recommendation

1. That Report No. FS16-038 be received; and
2. That a by-law be adopted to authorize the Treasurer and the Chief Administrative Officer to make any necessary year-end financial adjustments and to allocate any 2016 Operating Fund surplus in the following order of priority:
 - i. That any unspent funds from various reserve funds allocated in the 2016 Budget for specific expenditures be returned to the respective original reserve fund sources from which they came; and
 - ii. That any net Building Permit revenue surplus/deficit be allocated to/funded from the Building Permit Fees Reserve; and
 - iii. That the remainder of any surplus be allocated to budget carry-forward items, being Council approved special projects or initiatives funded in the Operating Fund in the subject year, but not started by year end; and
 - iv. That up to a maximum of \$389,600.00 of any then remaining surplus be allocated to the Tax Rate Stabilization Reserve Fund to assist with the stabilization of tax rates in future years which may be subject to fluctuations due to significant changes in service levels or municipal costs, or changes in expected revenues; and
 - v. That the remainder of any surplus be allocated proportionately to the tax rate funded Repair & Replacement reserves; and

Or, alternatively, in the event of a year-end operating deficit, that adjustments i and ii above are authorized, with the remaining net shortfall being funded from the Tax Rate Stabilization reserve; and

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Report No. FS16-038

3. That the provisions made within By-law 5928-16 be adopted to authorize the Treasurer and the Chief Administrative Officer to allocate any 2016 surplus or alternatively fund any deficit in the Water, Wastewater, or Stormwater budgets to or from the appropriate related reserve accounts; and
4. That the adjustments authorized herein are to occur with an effective date of December 31, 2016, and which may be made prior to or after December 31, 2016; and
5. That the Treasurer and Chief Administrative Officer report to Council through General Committee after the year-end surplus/deficit control adjustments and allocations have been performed.

Executive Summary

To propose a surplus control bylaw for the 2016 fiscal year end, similar to the one used in past years; thus allowing the town to control its year end surplus amounts by making specific allocations to various reserve funds. Should the town finish the year in a deficit position, this bylaw would also provide the necessary authority to allocate additional funds from its rate stabilization reserve in order to balance its operating budget. This report is an annual report to General Committee/Council prior to year-end.

Background

Surplus Control

Surpluses and deficits created by operating results must carry into the following budget years as set out in subsection 290(4) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (hereinafter the "Act"). Prior to 2010, the Town normally included the disposition of prior year surpluses as part of its annual budget process including them in the next year's budget as the Act states must be done. This approach is not always effective, as actual results may not be known at the time of setting such budgets. Any variance in results from those budgeted give rise to challenging budget, accounting, communication and reporting issues.

To manage the unpredictable impacts that such carry-overs could have on long range tax rates and budget pressures, the Town should control the year-end surplus amounts by making specific allocations to various reserve funds as part of the year end accounting close process. Any such allocation must be authorized by Council before the end of the fiscal year. Since the final results of the calendar year are not known for some time until after the close of the year, a formula approach to surplus allocations is

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Report No. FS16-038

necessary, followed by a detailed report back to Council. Today's report and bylaw will set this budget control approach in place for the current year. A number of municipalities utilize the same approach as it results in separating the disposition of surpluses of one year from the following year's budget process. It simplifies both the budget process, and the year-end reporting process, and assists with transparency to the community.

Budget Carry-Forwards

A Budget Carry-Forward is a technique utilized to move unused Operating Budget funding in relation to a specific project or initiative from one year into the next budget year, without the process of formally budgeting the item a second time. For example, the use of a budget carry-forward would be applicable if a major economic development initiative funded in one year as a special project in the operating budget did not get started by year end, and it was the intent to complete the project in the following year. Council could separately approve a budget carry-forward for this item, allocating budget dollars from the old year into the new-year, despite having already approved the new budget without its inclusion.

Any budget carry-forwards must be approved first by the Treasurer, followed by Council. Council would approve any such carry-forwards as part of the report from the Treasurer and CAO detailing the disposition of year end surplus/deficits.

Analysis

Staff are presently in the process of undertaking another review of the Town's forecasted 2016 financial position of which the results are not yet known. As of the previous forecast review which took place in early fall, the corporation was on track to conclude the fiscal year with a small deficit, which would result in a slightly smaller contribution to reserves than previously planned. Before the validating results from the above noted forecast review presently underway are known, a surplus or deficit financial outcome is possible.

Advisory Committee Review

Not applicable

Financial Implications

2016 Surplus/Deficit Control

The "Act" requires that any surplus or deficit be carried forward into the following year's budget, unless otherwise controlled as proposed in this report. Using the controls, the surplus or deficit will become zero, save for any validated budget carry-forwards as described above. In that event, the carry-forward amount or "surplus" then gets carried

December 6, 2016

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Report No. FS16-038

forward in accordance with the Act. The following outlines the formula for disposition of any year end surplus or deficits:

A) Operating Budget

If a surplus in Operating results for 2016, the following allocations are recommended:

- a) Any unexpended portions of the 2016 Operating Budget funding allocations provided from Reserves for specific expenditures are returned to their respective funding sources. The 2016 budget funding allocations from such Reserves to fund operating budget items were as follows:

<u>Reserve Fund</u>	<u>Amount</u>
Indoor Recreation Development Charges (Debt Payment)	320,500
Library Development Charges (Debt Payment)	289,500
General Government Development Charges	260,000
Engineering Fees	229,000
Roads & Related Repair & Replacement	203,500
Council Discretionary Reserve	170,000
Parks Development & Facilities Development Charge	156,400
WSIB	85,000
Building Repair & Replacement	79,800
Water System Development Charges	75,800
Cash-in-Lieu Parkland	50,000
Water	27,900
Landscape Fee	17,900
Wastewater	12,000
Arts and Cultural	5,000
Recreation Sponsorship Reserve	5,000

- b) As required for Bill 124, a Building Permit Fees Reserve Fund was established in which provisions for potential recessionary years may be made. Any surplus in these activities is required by legislation to be allocated to the Building Permit Fees Reserve Fund, while any deficit arising may be funded from this source. The 2016 Budget included a \$493,400 contribution to the building permit fees reserve fund reflecting a budgeted permit revenue surplus driven by 2C lands growth. Any budgetary surplus or deficit in the Building Services Division budget is to be allocated to or funded from the Reserve Fund.
- c) Any remaining surplus may be allocated toward approved carry-forwards to 2017, if any.
- d) It is wise for a municipality to maintain reserves specifically intended to stabilize or cushion annual tax rates from significant one-time or temporary pressures.

December 6, 2016

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Report No. FS16-038

Such pressures could include the impacts from significant new service or facility costs, market conditions affecting revenues, adverse weather or climate events, or other factors. Staff recommend transferring up to a maximum of approximately 1% of tax revenue annually to the Stabilization reserve, until such time that this reserve's balance reaches approximately 10% of annual tax revenue, which is a benchmark used by many municipalities. For 2016, 1% of tax revenue equates to \$389,600.00.

- e) Any remaining surplus thereafter is allocated proportionately to the various tax rate funded Repair & Replacement reserves.
- f) Alternatively, should an operating deficit occur in 2016, adjustments a), and b) above are still required, with the remaining net shortfall to be funded from the tax stabilization reserve or other appropriate reserves, with such adjustment authorized to occur prior to or after December 31, 2016.

B) Water, Wastewater, Stormwater Budgets

It is recommended that any surplus or deficit in these budgets be allocated to or be funded from the appropriate related reserve fund(s). This will assist in meeting the requirements of Bill 175 which includes a full cost recovery provision for the replacement of water and wastewater infrastructure.

Communications Considerations

Finance and Corporate Communications staff will work together to ensure that this bylaw is accessible via the town's web site.

Link to Strategic Plan

Outlining a strategic approach to managing year end surpluses and/or deficits, and thereby avoiding the need to complicate the following year's budget with such matters, contributes to achieving the Strategic Plan guiding principle of "Leadership in Corporate Management" and improves transparency and accountability to the community.

Alternative(s) to the Recommendation

1. Council could choose not to approve the Surplus/Deficit Control Bylaw and address any year end results by way of budget amendment following early budget approval.

December 6, 2016

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Report No. FS16-038

2. Council could direct staff to return to the process of past years of making informed estimates of year end positions, and making surplus allocations as part of the following year's budget approval process.

Conclusions

Staff are recommending that By-law 5928-16 be adopted which will authorize the Director of Financial Services – Treasurer and the Chief Administrative Officer to control the 2016 Operating Fund surplus/deficit and the surpluses or deficits in the Water, Wastewater, Stormwater budgets by giving them authority to make adjustments and allocate surplus funds or fund deficits strictly as itemized in this report. Not doing so will cause all fund surpluses or deficits to be carried forward into the 2017 budgets which would likely result in the budget adjustments being made after Council has already approved the Town's budget for 2017. As part of the year-end procedures, staff will report back to the General Committee as to the actual year-end results and the final surplus allocations made for 2015.

Attachments

None

Previous Reports

None: A new bylaw is required each year, this equivalent report for 2015 was CFS15-052 which went to General Committee on December 1, 2015.

Pre-submission Review

Reviewed by Chief Administrative Officer on November 22, 2016

Departmental Approval



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

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**



**Town of Aurora
General Committee Report**

No. IES16-089

Subject: Purchase Order Increase for HVAC Services

Prepared by: Philip Galin, Manager Facilities, Property and Fleet

Department: Infrastructure and Environmental Services

Date: December 6, 2016

Recommendation

- 1. That Report No. IES16-089 be received; and**
- 2. That the Contract for Carmichael Engineering Ltd, and Dunlis Mechanical Services as established through RFP IES 2015-35 be extended to the 2017 option year; and**
- 3. That Purchase Order No. 713 in favour of Carmichael Engineering Ltd. be increased by \$170,000 from the amount of \$125,000 to \$295,000, excluding taxes, for the contract term of 2016 and 2017; and**
- 4. That Purchase Order No. 714 in favour of Dunlis Mechanical Services be increased by \$270,000 from the amount of \$125,000 to \$395,000, excluding taxes, for the contract term of 2016 and 2017.**

Executive Summary

This report seeks council approval to extend the contract for 2017 for mechanical services for the two approved vendors as selected through RFP IES 2015-35.

- This RFP provides for contracted services from 2016 to 2020 being a total of 5 years with current approvals being confirmed for 2016 and 2017
- The total approved funding for 2016 is \$250,000 split between both vendors
- An additional \$100,000 is required in the favour of Dunlis Mechanical to address emergency equipment failure costs that are occurring in 2016
- Additionally, the PO for each contractor being increased by \$170,000 for the 2017 service needs

December 6, 2016

Page 2 of 5

Report No. IES16-089

Background

Town staff prepared and released RFP IES 2015-35 for HVAC mechanical services at all Town of Aurora facilities. The contracts were awarded for one year for 2016 with the option to renew for an additional four, one year periods based on satisfactory performance of the Contractors. The services include both regular maintenance and hourly rates for unplanned breakdowns and emergency service needs.

These service requirements have been shared between two contractors to provide the Town with redundancy in case of service issues with either occurs.

Major equipment breakdowns have resulted in the need for approval of additional funding beyond the original threshold, this is a result of a series of events and unusually cold winter and hot summer conditions in 2016.

Analysis

A number of unexpected equipment failures have occurred in 2016 requiring repairs

The purpose for retaining these vendors is to provide planned maintenance services to our mechanical building equipment. However, periodic unplanned failures do occur resulting in the need for reactive maintenance or equipment replacement. The program has an allowance for a reasonable amount of unplanned work.

Several major equipment failures have occurred in 2016 resulting in over \$100,000 in repair costs related to emergency service requests including:

- Drive motor failure at Town Hall
- Roof top HVAC A/C failures at the Library
- Boiler equipment failures at the SARC
- Major roof-top unit failure at the ACC
- Ongoing critical repairs for the roof top unit at 52 Victoria

These failures have occurred even with the proactive maintenance that occurs for these sites. Root cause review has identified the factors of aging equipment, power voltage fluctuations, and extreme weather conditions (both heat and cold) that have stressed these assets to failure. Further information will be made available once the facility asset condition assessment report is completed which will better inform capital investment for these assets.

December 6, 2016

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Report No. IES16-089

Although both contractors have supported this unplanned workload, the bulk of the effort was performed by Dunlis Mechanical due to their response efforts; therefore the request is to increase their 2016 purchase order by \$100,000 is to fund these additional services.

The Purchase Order for the two vendors be increased to include the service fees for 2017

The purchase order for the two vendors has been approved for 2016 services. Council approval is required to increase these purchase orders for the 2017 service year. Both vendors have performed satisfactorily and it is recommended that the 2017 budget of \$340,000 be split equally between the two vendors. This increase is recommended to be in the amount of \$170,000 and that this amount be added to both Dunlis Mechanical and Carmichael Engineering purchase orders.

Advisory Committee Review

Not applicable

Financial Implications

Table 1 summarizes the financial implications of this report.

Table 1- Purchase Order Change Summary

Carmichael Engineering- PO 713	
2016 Approved Purchase Order Value (Year 1)	125,000
2017 Request for Purchase Order Increase (Year 2)	170,000
Revised Purchase Order Value	295,000
Dunlis Mechanical- PO 714	
2016 Approved Purchase Order Value (Year 1)	125,000
2016 Request for Purchase Order Increase (Year 1)	100,000
2017 Request for Purchase Order Increase (Year 2)	170,000
Revised Purchase Order Value	395,000

Funding for these services is available in the 2016 and 2017 budgets.

December 6, 2016

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Report No. IES16-089

Communications Considerations

There is no external communication required.

Link to Strategic Plan

Maintaining the Town's facilities supports the Strategic Plan Goal of **Investing in Sustainable Infrastructure** by maintaining infrastructure to support forecasted population growth through technology, waste management, roads, emergency services and accessibility.

Alternative(s) to the Recommendation

Council may choose to not authorize these purchase order increases which will result in the Town no longer having HVAC contract services available to maintain building HVAC equipment.

Conclusions

Staff recommends continuing with the contracts to Dunlis Mechanical Services Ltd. and Carmichael Engineering Ltd.

It is recommended that the Purchase Order for Carmichael Engineering be increased by \$170,000 for 2017 service needs to a revised value of \$290,000, excluding taxes.

It is recommended that the Purchase Order for Dunlis Mechanical be increased by \$270,000 for part of 2016 and 2017 service needs to a revised value of \$390,000, excluding taxes.

Attachments

None.

Previous Reports

IES16-039 - Purchase Order Increases PO No. 713 and PO No. 714 - HVAC Maintenance Services.

December 6, 2016

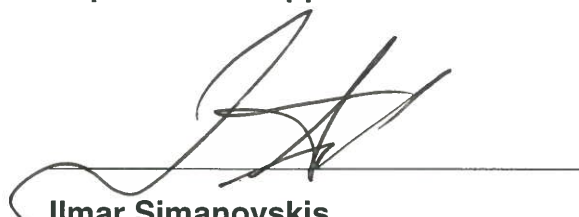
Page 5 of 5

Report No. IES16-089

Pre-submission Review

Agenda Management Meeting review on November 17, 2016

Departmental Approval

A handwritten signature in black ink, appearing to read 'Ilmar Simanovskis', is written over a horizontal line.

**Ilmar Simanovskis
Director
Infrastructure and Environmental Services**

Approved for Agenda

A handwritten signature in blue ink, appearing to read 'Doug Nadorozny', is written over a horizontal line.

**Doug Nadorozny
Chief Administrative Officer**



Town of Aurora

General Committee Report

No. IES16-090

Subject: Acceptance of Municipal Services – Brookvalley Developments
(Aurora) Ltd. – Registered Plan 65M-4084

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

Department: Infrastructure and Environmental Services

Date: December 6, 2016

Recommendation

1. That Report No. IES16-090 be received; and
2. That ownership, operation and maintenance of the works within the roads, right-of-ways and other lands dedicated to the Town as contained within Registered Plan 65M-4084, being Brookvalley Development Residential Subdivision be assumed; and
3. That the necessary by-law be brought forward for enactment to assume for public use the highways within Registered Plan 65M-4084 and to establish as public highway any applicable reserves.

Executive Summary

To assume the works completed by the developer within any Town owned lands, roads and right-of-ways contained within the identified subdivision and to assume for public use the related highways.

Background

Brookvalley Residential Subdivision was completed under the Subdivision Agreement executed by the Town of Aurora and Brookvalley Developments (Aurora) Ltd. dated June 24, 2008.

December 6, 2016

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Report No. IES16-090

Analysis

A Certificate of Acceptance from Infrastructure and Environmental Services will be issued as staff has reviewed all inspection reports for the subject development and are satisfied that the municipal roads and services are in good condition and have been completed in accordance with the terms of the Subdivision Agreement except for a few minor repairs, for which staff recommend holding \$100,000 of the present securities until such repairs are completed to the Towns' satisfaction.

Brookvalley Development (Aurora) Ltd. also agrees to issue a cash payment to The Town of Aurora in the amount of \$10,999.34 including HST, for the completion of the boulevard grading and sidewalk from the limits of Lot No. 33 and in front of Lot No. 34, which is a heritage house still under construction. All construction lien provisions have been satisfied.

Advisory Committee Review

Not applicable.

Financial Implications

As the Town will, upon issuance of the Certificate of Acceptance – Infrastructure and Environmental Services and adoption of the resolution set out in this report, be responsible for all future operational and maintenance costs for the municipal services within the specified areas, any remaining securities held in relation to this subdivision will be released, excepted for \$100,000 that will be held for some outstanding items and any other required holdbacks pertaining to retaining walls, acoustic fences and landscaping maintenance.

Communications Considerations

The by-law to enact the roads as public highways will be published on the website for public information.

December 6, 2016

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Report No. IES16-090

Link to Strategic Plan

Strategic Plan Goal of Supporting an Exceptional Quality of Life for All.

Objective 2: Invest in sustainable infrastructure

Maintain and expand infrastructure to support forecasted population growth through technology, waste management, roads, emergency services and accessibility

Alternative(s) to the Recommendation

As recommended.

Conclusions

The works pursuant to the Subdivision Agreement for the Brookvalley Residential Subdivision, as indicated on the attached key map, being registered Plan 65M-4084, have been completed to the satisfaction of staff except for some items to be resolved by the developer. Upon Council's approval to assume ownership, operation and maintenance of the works and the enactment of the by-law to assume the related highways for public use, all remaining securities will be released, save and except for any required holdbacks pertaining to retaining walls, acoustic fences and landscape maintenance periods, if required.

Attachments

Appendix A – Key map showing location of services to be accepted.

Previous Reports

None.

Pre-submission Review

Agenda Management Meeting review on November 17, 2016

December 6, 2016

Page 4 of 4

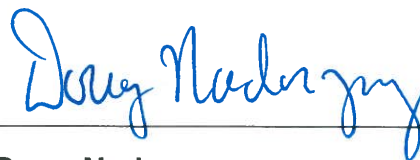
Report No. IES16-090

Departmental Approval

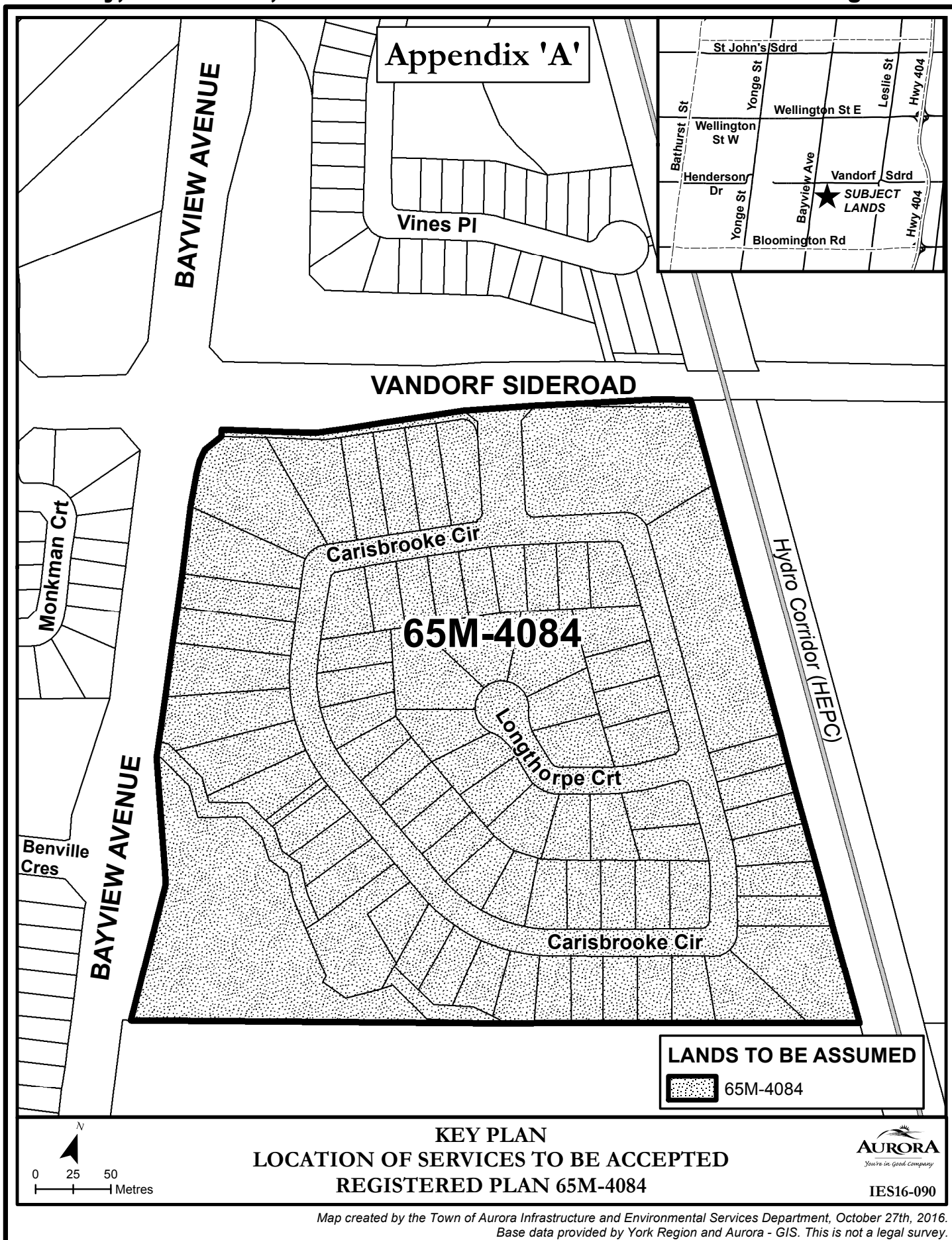


**Ilmar Simanovskis
Director
Infrastructure and Environmental Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**





Town of Aurora

General Committee Report

No. PBS16-096

Subject: Application for Exemption from Part Lot Control
Countrywide Homes at Aurora
Blocks 1, 2, 3, 4, 5 and 6 Plan 65M-4467
File Number: PLC-2016-14
Related File Number: SUB-2011-04, ZBA-2011-12

Prepared by: Drew MacMartin, Planner

Department: Planning and Building Services

Date: December 6, 2016

Recommendations

1. That Report No. PBS16-096 be received; and
2. That the Application for Exemption from Part Lot Control submitted by Countrywide Homes at Aurora to divide Blocks 1, 2, 3, 4, 5 and 6 Plan 65M-4467 into 33 townhouse lots be approved; and
3. That the implementing Part Lot Control Exemption By-law be presented at a future Council Meeting.

Executive Summary

This report seeks Council's approval of a Part Lot Control Exemption By-law applying to Blocks 1, 2, 3, 4 and 6 Plan 65M-4467.

- The subject proposal is consistent with the housing forms on the local streets within the registered plan;
- The subject lands are zoned "Row Dwelling "R6-60" Exception Zone by the Town of Aurora Zoning By-law 2213-78, as amended;
- The application will allow freehold ownership of the lands currently within Blocks 1, 2, 3, 4, 5 and 6 (Plan 65M-4467) into 33 townhouse lots; and
- No objections were received from all internal departments.

December 6, 2016

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Report No. PBS16-096

Background

Application History

A Plan of Subdivision, including the subject lots and blocks was registered on October 5, 2015.

Part Lot Control Exemption Defined

Section 50 of the Planning Act grants municipalities the authority to pass a By-law to exempt lands within a Registered Plan of Subdivision from the Part Lot Control provisions in the Act. This process is used to lift Part Lot Control restrictions from lands within Registered Plans of Subdivision to create parcels for sale and freehold title. It is primarily used for semi-detached and townhouse developments after construction has started to accurately set the boundary lines between the residential units.

Location / Land Use

The lands subject to the Part Lot Control Application are within the Aurora 2C Secondary Plan Area (See Figure 1). The subject lands are located on the north side of William Graham Drive, municipally known as 329-471 William Graham Drive. The dwellings are currently under construction.

Surrounding Land Uses

The surrounding lands uses are as follows:

North: Towns Lane and Residential Lands;

South: William Graham Drive and York Region Christian Seniors Apartments;

East: Capreol Avenue and Residential Lands;

West: William Graham, Residential Lands and Ducks Unlimited Canada.

Proposed Applications

Proposed Part Lot Control Exemption

The Owner, Countrywide Homes at Aurora is currently developing the subject lands identified as Blocks 1, 2, 3, 4, 5 and 6 Plan 65M-4467 (see Figure 2). The subject lots comprise a total of 33 townhouse units fronting onto William Graham Drive. The dwellings are currently under construction.

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Page 3 of 5

Report No. PBS16-096

Analysis

Town of Aurora Official Plan – Aurora 2C Secondary Plan – OPA 73

The subject lands are designated as “Urban Residential 2” by the Town of Aurora Official Plan Amendment No. 73. The Urban Residential 2 Designation permits townhouses. The subject proposal is consistent with the housing forms on the local streets within the registered plan.

Zoning By-law 2213-78, as amended

The subject lands are zoned Row Dwelling Residential “R6-60” Exception Zone within the Town of Aurora By-law 2213-78, as amended. The “R6-60” Exception Zone primarily permits residential uses such as townhouse units. The proposed development conforms to the Zoning By-law, as amended. The existing zoning map is detailed on Figure 1, as attached.

Department / Agency Comments

The proposed Part Lot Control application was circulated to all relevant internal departments for review and comments. In general, all circulated agencies are satisfied and have no further comments at this time.

The Applicant is requesting an exemption from Part Lot Control (as provided for under Section 50(7) of the Planning Act) for the following:

Blocks 1, 2, 3, 4, 5 and 6 on Plan 65M-4467 as a means of achieving the proposed lot divisions (see Figures 3 – 6).

Advisory Committee Review

Not applicable.

Financial Implications

There are no financial implications.

Communications Considerations

No Communication required.

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Report No. PBS16-096

Link to Strategic Plan

The subject Applications supports the Strategic Plan goal of supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objective within this goal statement:

Strengthening the fabric of our community: approval of the subject Applications will assist in collaborating with the development community to ensure future growth includes housing opportunities for everyone.

Alternative to the Recommendation

None.

Conclusions

The Applicant is requesting an exemption from Part Lot Control (as provided for under Section 50(7) of the Planning Act) for the following:

Blocks 1, 2, 3, 4, 5 & 6 Plan 65M-4467 as a means of achieving the proposed lot divisions (see Figures 3 to 5).

The subject Application was circulated to all relevant internal departments and no objections were received. The lots that comprise the subject Application comply with the provisions of both the Official Plan and the Zoning By-law and are consistent with the Subdivision Agreement (File No. SUB-2011-04) registered over the subject lands. The remaining blocks will be subject to a future Part Lot Control Application. No additional lots are being created to what was draft plan approved.

December 6, 2016

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Report No. PBS16-096

Attachments

Figure 1 - Location/ Zoning Map - Countrywide Homes
Figure 2 - Registered Plan of Subdivision – 65M-4467
Figure 3 - Block 1 (Reference Plan – 65R-36723)
Figure 4 - Block 2 (Reference Plan – 65R-36710)
Figure 5 - Blocks 3, 4, 5 (Reference Plan – 65R-36713)
Figure 6 - Block 6 (Reference Plan 65R-36712)

Previous Reports

General Committee Report No. PDS13-007, dated March 19, 2013.

Pre-submission Review

Agenda Management Meeting review on November 17, 2016.

Departmental Approval

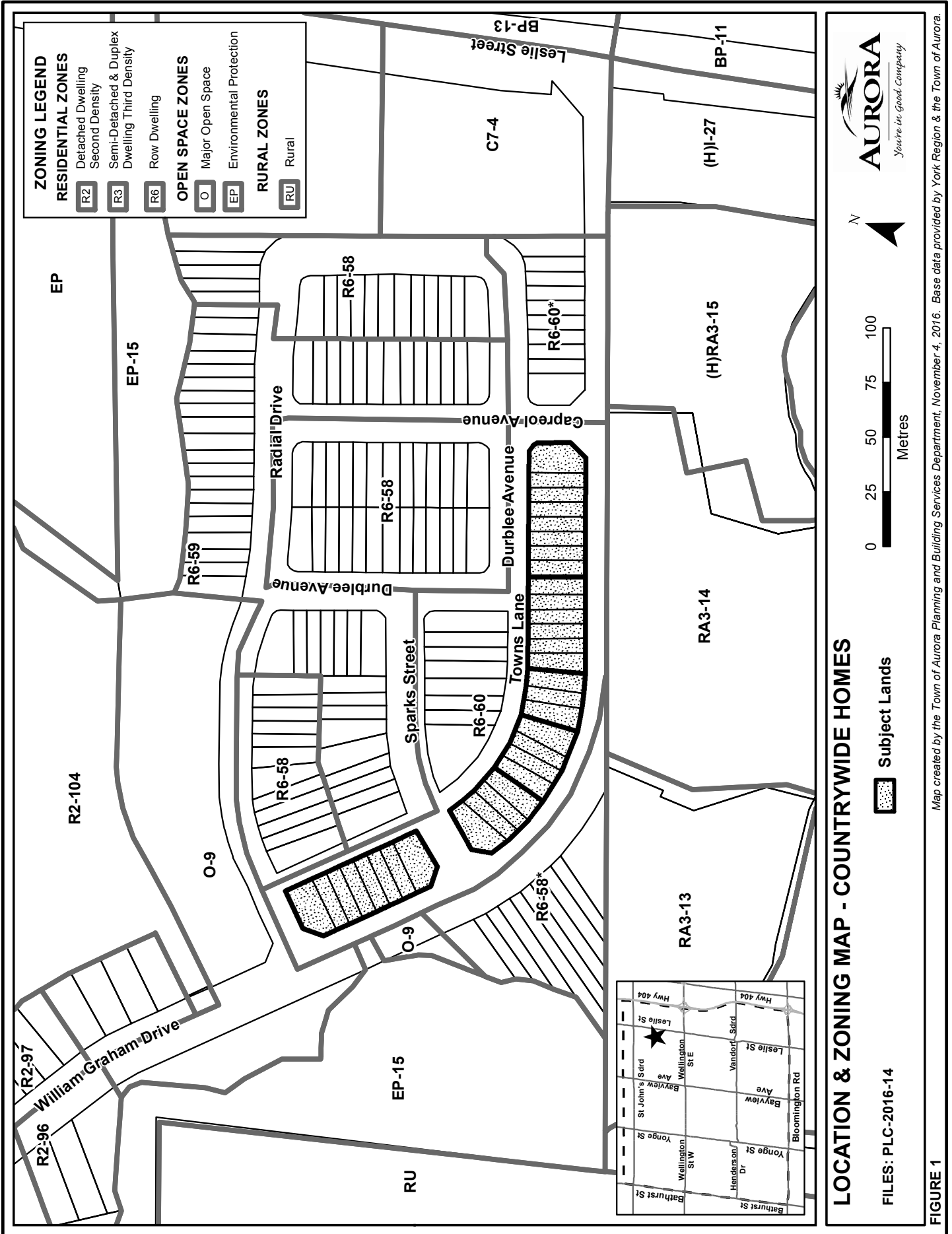
Approved for Agenda



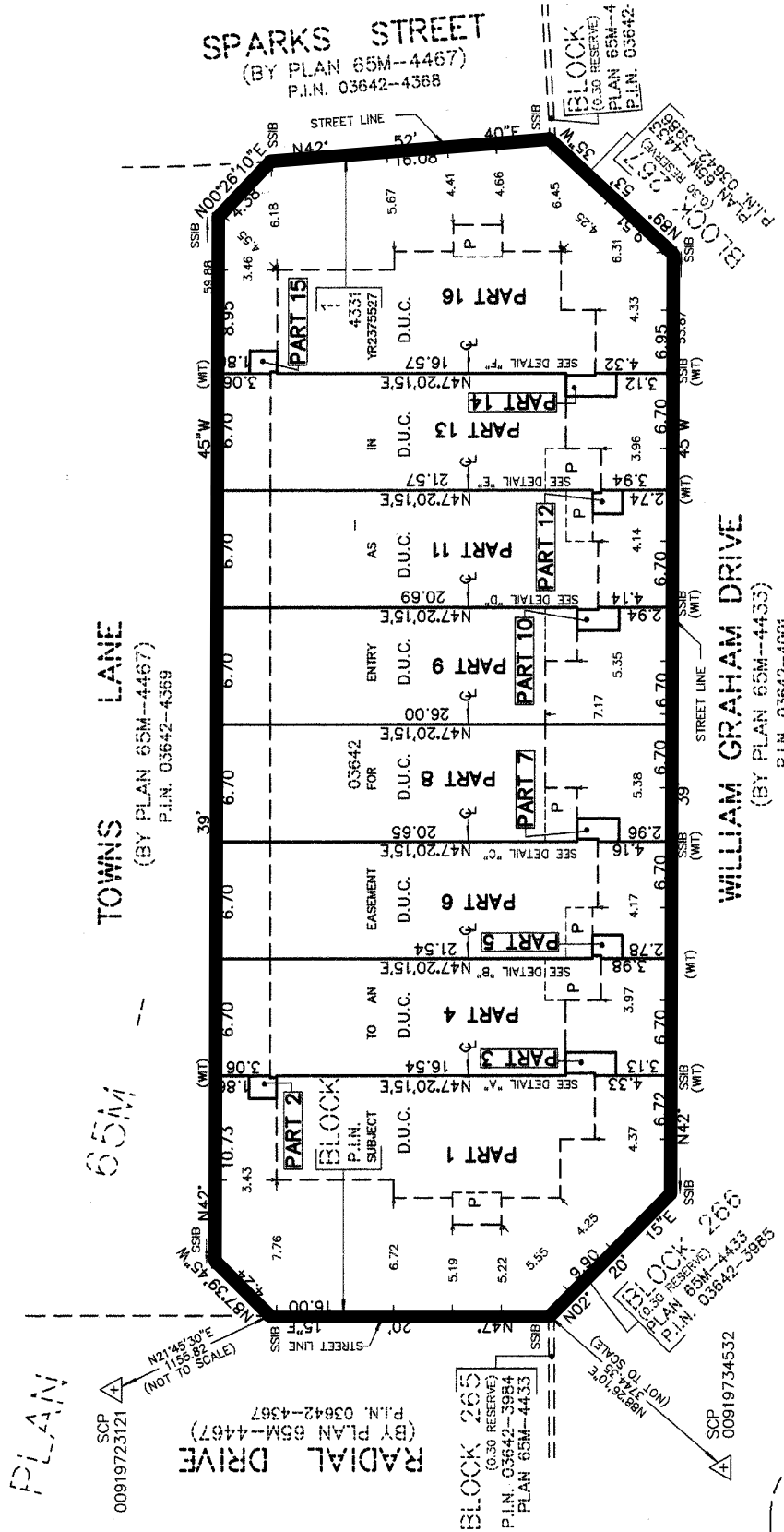
**Marco Ramunno, MCIP, RPP
Director
Planning and Building Services**



**Doug Nadorozny
Chief Administrative Officer**







SUBJECT BLOCK 1 (REFERENCE PLAN - 65R-36723)

APPLICANT: COUNTRYWIDE HOMES AT AURORA
FILE: PLC-2016-14

FIGURE 3



SUBJECT BLOCK

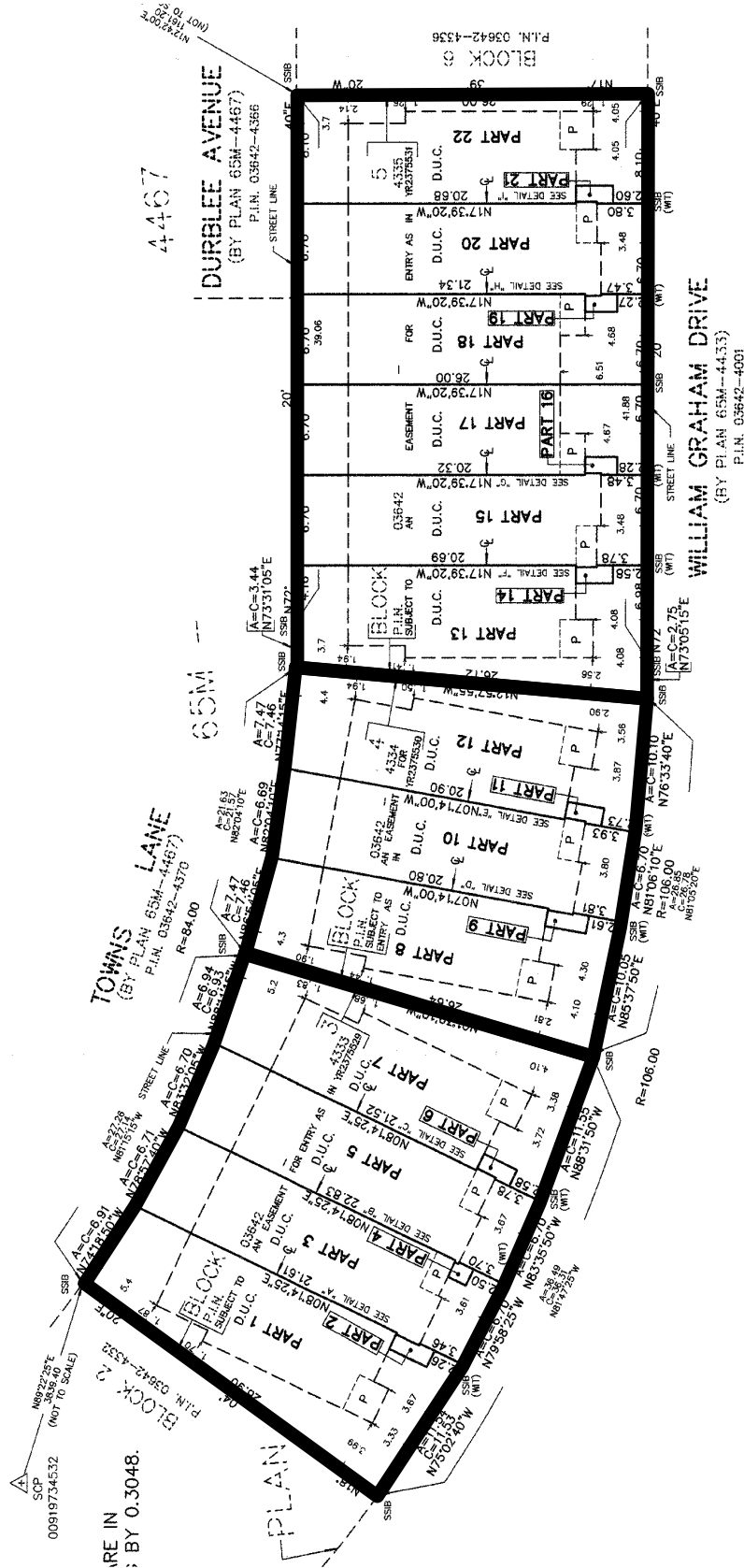


SUBJECT BLOCK

SUBJECT BLOCK 2 (REFERENCE PLAN - 65R-36710)

APPLICANT: COUNTRYWIDE HOMES AT AURORA
FILE: PLC-2016-14

FIGURE 4



SUBJECT BLOCK 3, 4, 5 (REFERENCE PLAN - 65R-36713)

APPLICANT: COUNTRYWIDE HOMES AT AURORA
FILE: PLC-2016-14

FIGURE 5



SUBJECT BLOCK



SUBJECT BLOCK 6 (REFERENCE PLAN - 65R-36712)

APPLICANT: COUNTRYWIDE HOMES AT AURORA
FILE: PLC-2016-14

FIGURE 6

Map created by the Town of Aurora Planning and Building Services Department, November 4, 2016. Drawing provided by Randy-Pentek & Edward Surveying LTD.



Town of Aurora

General Committee Report No. PBS16-097

Subject: Delegated Development Agreements, 2016 Summary Report

Prepared by: Glen Letman, Manager of Development Planning

Department: Planning and Building Services

Date: December 6, 2016

Recommendation

- 1. That Report No. PBS16-097 be received for information.**

Executive Summary

The purpose of this report is to provide Council with a summary report of Development Agreements that have been processed by the Planning Department based on Council's Delegated Approval Bylaw 5540-13.

- A total of two Delegated Agreements/ Letters of Undertaking have been processed and signed since last reported to Council on May 17, 2016.

Background

On February 22, 1995 Council enacted Bylaw 3604-95.1 designating portions of the Town as site plan control areas. The Site Plan Control Bylaw has been further amended since that time including Bylaw 4933.07.P which granted delegated approval authority to the Director of Planning & Development Services. Delegated approval applies to agreements which, in the opinion of the Director are considered to be minor in nature, and amendments to existing agreements where the terms and plans remained substantially unaltered.

The Planning Act allows Committees of Adjustment, in granting Minor Variances or Consents, to impose terms or conditions to the approval, and can require the owner to enter into one or more agreements with the municipality to fulfill the terms and conditions set out in its decision. As such, on July 16, 2013 Council approved Bylaw 5540-13 granting Delegated Approval Authority to the Director of Planning & Development Services to approve and execute Simplified Development Agreements, Oak Ridges Moraine Agreements, and other minor development agreements required by the conditional approval of the Committee of Adjustment. The provisions of that Bylaw also provides that the Director present a summary report on a semi-annual basis

December 6, 2016

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Report No. PBS16-097

of all simplified development agreements entered into by the Town.

To streamline processing timelines of approvals, where appropriate and staff have introduced Letters of Undertaking to replace Simplified Development Agreements.

Analysis

The following is a listing of Committee of Adjustment conditional approvals requiring Simplified Development Agreements for both Minor Variance and Consent Applications:

File	Proposal	Status
11 Hawthorne Lane MV-2016-12 (2496343 Ontario Inc)	To permit construction of detached dwelling with ground floor area of 270 m ² .	Letter of Undertaking completed October 26, 2016.
405 St. John's Sideroad MV-2016-13A	To permit construction of detached dwelling and cabana with combined ground floor area of 1200 m ²	Letter of Undertaking completed August 26, 2016.

Advisory Committee Review

Not applicable.

Financial Implications

None.

Communications Considerations

This report is prepared for Council and public information on a semi-annual basis to notify of delegated agreements finalized by staff. This report is also available on the Town's web site.

Link to Strategic Plan

Supporting small business and encouraging a more sustainable business environment: By providing a more streamlined administrative approvals process for simplified agreements and reporting to Council on a regular basis on the numbers and status of these agreements.

December 6, 2016

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Report No. PBS16-097

Alternative(s) to the Recommendation

None.

Conclusions

Pursuant to Delegation Bylaw No. 5540-13 staff have provided a summary report of the two Development Agreements/ Letters of Undertaking that has been executed by the Director of Planning & Development Services since May 2016.

Attachments

None.

Previous Reports

General Committee Report PL12-001 dated June 18, 2013; and
General Committee Report PDS16-036 dated May 17, 2016.

Pre-submission Review

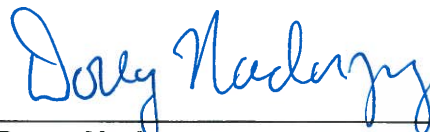
Agenda Management Team Meeting review on November 17, 2016.

Departmental Approval



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

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**



Town of Aurora

General Committee Report

No. PBS16-101

Subject: Planning Applications Status List

Prepared by: Glen Letman, Manager of Development Planning

Department: Planning and Building Services

Date: December 6, 2016

Recommendation

- 1. That Report No. PBS16-101 be received for information.**

Executive Summary

This report provides a summary and update of development applications that have been received by Planning and Building Services since its previous report of September 2016. No Council action is required.

Background

Attached is a list updating the status of applications being reviewed by Planning and Building Services. The list supersedes the September 20, 2016 Planning Applications Status list and is intended for information purposes. The text in bold italics represents changes in status since the last update of the Planning Applications Status List. It is noted that Part Lot Control Applications are no longer included on this list as these properties were previously approved for development and are processed through Council approval to allow freehold title to described parcels of land.

Analysis

Since the preparation of the last status list, three new planning applications have been filed with Planning & Building Services as follows:

- Zoning By-law Amendment and Site Plan Applications to allow an office in the existing building, parking on site, (File No. ZBA2016-10, SP2016-07).
- Zoning by-law Amendment to legalize two existing semi-detached dwelling units (File No. ZBA-2016-11).

Advisory Committee Review

Not applicable.

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Report No. PBS16-101

Financial Implications

There are no financial implications.

Communications Considerations

No communication required. The Planning Application Status List is posted on the Town's website under the Planning and Building Services link.

Link to Strategic Plan

The subject Applications supports the Strategic Plan goal of supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objective within this goal statement:

Strengthening the fabric of our community: approval of the subject Applications will assist in collaborating with the development community to ensure future growth includes development opportunities.

Alternative(s) to the Recommendation

None.

Conclusions

Planning & Building Services will continue to provide this update to inform Council of the number and status of planning applications filed with the Town.

Attachments

Figure 1 – Planning Applications Status Map*

Figure 2 – Secondary Plan Map

Figure 3 – Planning Applications Status List – December 6, 2016

[*Planning Applications Status Map \(large colour version available via Town's website or by visiting Planning and Building Services\)](#)

Previous Reports

General Committee Report No. PDS16-072, dated September 20, 2016.

December 6, 2016

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Report No. PBS16-101

Pre-submission Review

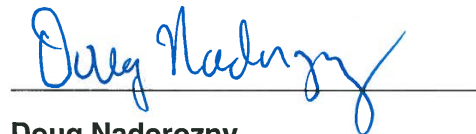
Agenda Management Team Meeting review on November 17, 2016.

Departmental Approval



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

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**

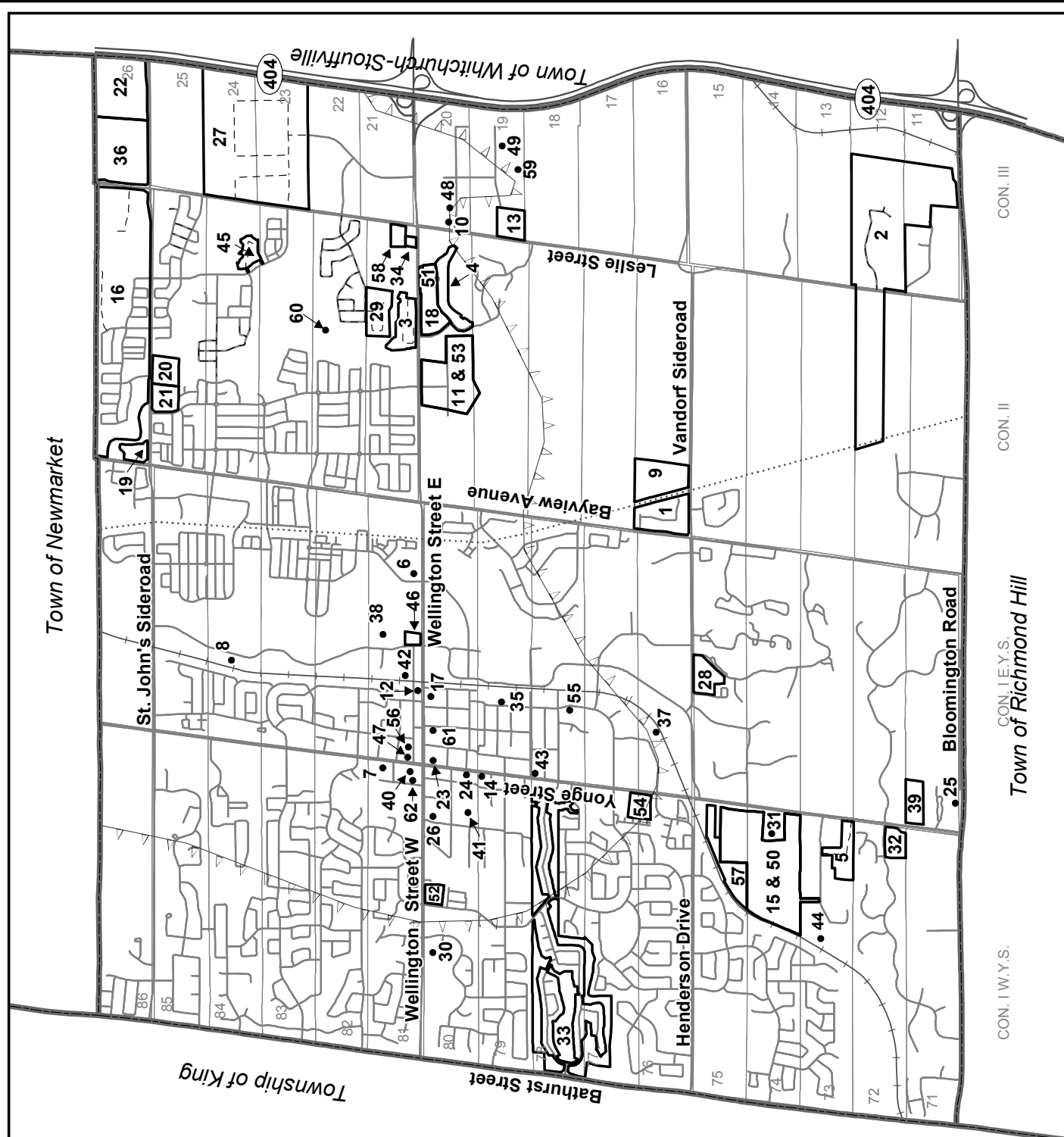


FIGURE 1

PLANNING APPLICATIONS MAP

LEGEND

APPLICATIONS

- Approximate Location
- Large Application
- Municipal Boundary
- Street
- - - Proposed Street
- Oak Ridges Moraine Boundary Line
- Railway
- Hydro Corridor
- Concession Line



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Planning Applications Map created by the
Town of Aurora Planning & Development
Services Department, November 12th,
2002. Updated on August 23, 2016.
Base Data provided by the Region of York.

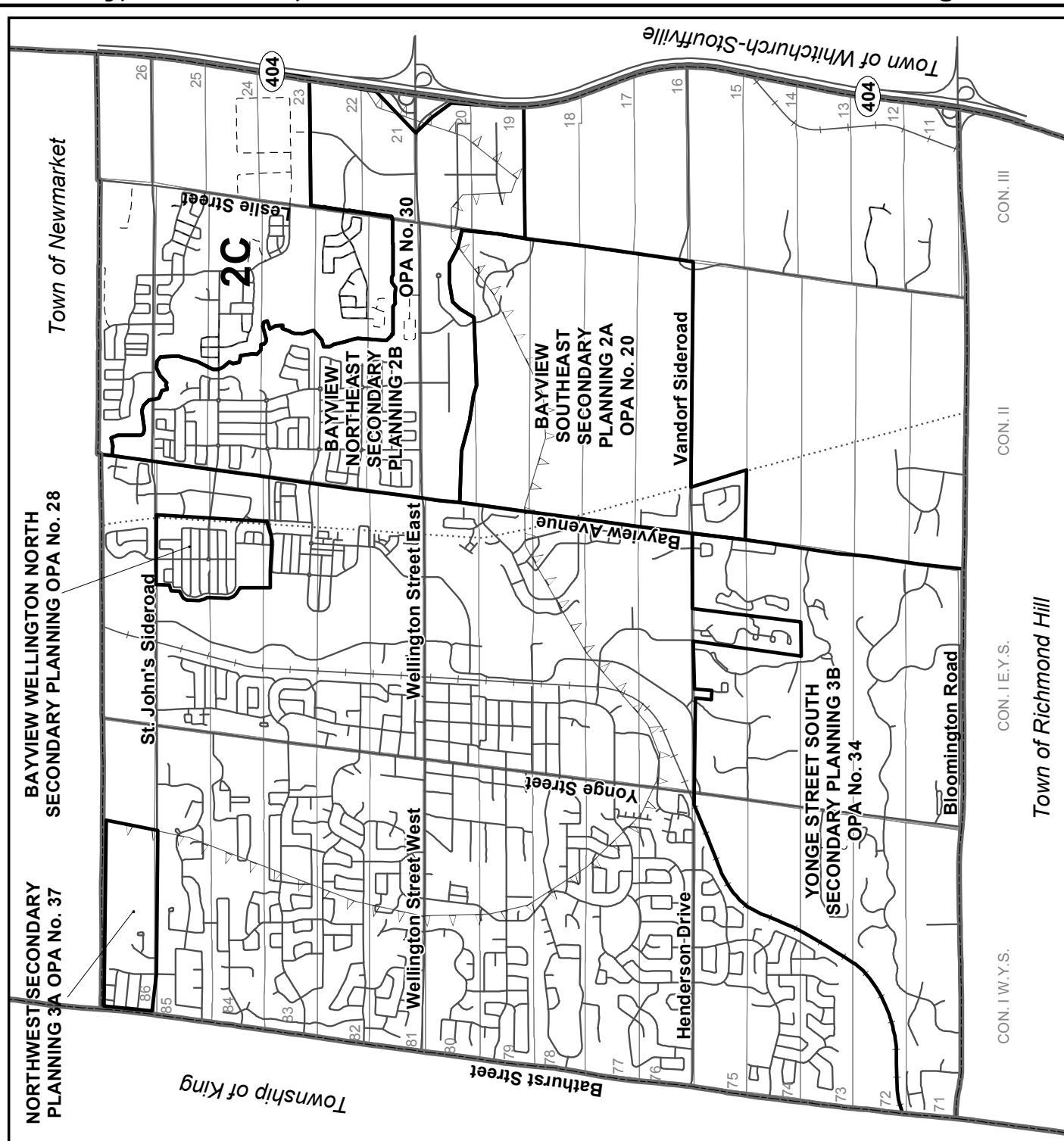
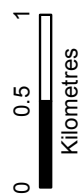


FIGURE 2

SECONDARY PLANS MAP

LEGEND

- Secondary Plan
- Municipal Boundary
- Street
- Proposed Street
- Oak Ridges Moraine Boundary Line
- Railway
- Hydro Corridor
- Concession Line



Secondary Plans Map created by the
Town of Aurora Planning & Development
Services Department, November 12th,
2012. Updated on November 10, 2016.
Base Data provided by the Region of York.

PLANNING APPLICATION STATUS LIST – FIGURE 3
December 6, 2016

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OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
1. Genview Development Corp. 14575 Bayview Avenue Malone Given Parsons Attn: Joan MacIntyre 905-513-0170 Ext. 115 Files: ZBA-2001-04 & SUB-2001-01	Plan of Subdivision to permit 61 residential lots.	Jan.4, 2001	Phase 1 consisting of 56 lots was registered on October 20, 2011. Registered Plan 65M-4292. Phase II (5 lots) to be developed with adjacent lands: SUB-04-07. Detailed Engineering Drawings submitted to the Town for review.	Glen Letman Ext. 4346
2. Lebovic Enterprises Limited (Formerly Westhill Redevelopment Co.) 13927 & 14012 Leslie Street and 1796 Bloomington Road GHD Investments. Attn:Glen Easton 905-752-4369 Files: OPA-2000-04, ZBA-2000-12 & CDM-2000-03 OMB Case No. PL030997, PL080014 OMB File Nos. O030373 Z030149 S030085	Applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium to permit 75 condo units and 18 hole golf course.	May 3, 2000	Ontario Municipal Board Hearing held September 14, 2010 to January 5, 2011. Ontario Municipal Board approved appeals on April 14, 2011. Ontario Municipal Board issued Order approving; OPA 74, ZBA 5361-11 Plan of Subdivision and Condominium Draft Plan approval on September 15, 2011. OMB issued Order approving Draft Plan of Subdivision on November 14, 2011. Top soil removal permit issued. Subdivision Agreement Executed by Owner and Town.	Glen Letman & Lawrence Kuk Ext. 4346

PLANNING APPLICATION STATUS LIST – FIGURE 3
December 6, 2016

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
3.	MI Developments Inc. Part of Lot 21, Con 2 Stronach Group Attn: Dan Robert 905-726-7805 Files: SUB-2006-01 & ZBA-2006-03	Draft Plan of Subdivision and Zoning By-law Amendment Application for 134 townhouse units.	Jan. 3, 2006	Council approved Draft Plan of Subdivision on August 14, 2007 and implementing Zoning By-law on November 27, 2007. On September 29, 2015 the Removal of Holding 'H' By-law was enacted. Subdivision Agreement Executed by Owner and Town. Plan Registered as 65M-4478. File Closed.	Lawrence Kuk Ext. 4343
4.	MI Developments Inc. Leslie & Wellington Street E. Stronach Group Attn: Ari Huber 905-726-7607 Files: ZBA-2003-19 & CDM-2003-03	Zoning By-law Amendment and Vacant Land Condominium Applications to permit 14 units detached residential.	May. 5, 2003	Revised Draft Plan of Condominium approved on October 9, 2012. Notice of Decision issued. Certification of notification with Draft Plan of Condominium sent out on November 13, 2012. Applicant to clear conditions. Inactive.	Lawrence Kuk Ext. 4343

PLANNING APPLICATION STATUS LIST – FIGURE 3
December 6, 2016

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OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
5. Pandolfo, et al. Lot 8, Part Lots 20 & 21, Plan 132 14070 Yonge Street Templeton Planning Consulting Attn: Gary Templeton 905-727-8672 Files: OPA-2012-03, ZBA-2003-21 & SUB-2003-02	Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to permit 29 single detached dwellings and two (2) open space blocks.	May. 7, 2003	Public Planning Meeting held February 27, 2013. Additional Public Planning Meetings held November 27, 2013 and March 26, 2014. Official Plan Amendment and Zoning By-law Amendment Applications approved by General Committee on June 17, 2014. Official Plan Amendment No. 6 (By-law 5656-14) and Zoning By-law Amendment 5657-14 enacted by Council on August 12, 2014 are in full force and effect. Draft Plan of Subdivision approved by Council on September 23, 2014. OMB Appeal to Council's Decision to Draft Plan Approval. OMB Decision / Minutes of Settlement issued April 23, 2015, Case No. PL141259. Subdivision Agreement being prepared.	Glen Letman Ext. 4346

PLANNING APPLICATION STATUS LIST – FIGURE 3
December 6, 2016

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
6.	Perwick Inv. (Deltera) Part of Lot 81, Con 1 N/E corner Wellington & John West Way Tridel Attn: Gouled Osman 416-661-9290 Files: OPA-2005-03, ZBA-2005-16 & SP-2013-13	Application to Amend the Official Plan and Zoning By-law to permit a 1,255m ² multi-unit retail commercial plaza. Site Plan Application to develop a 1,255 sqm one storey commercial plaza.	Oct. 11, 2005 Revised Appl. Rec'd June 1, 2011. Dec.23, 2013	Council Approved Report July 16, 2013. Official Plan Amendment adopted by Council on August 13, 2013. Regional approval granted November 5, 2013. Site Plan Application received as complete and circulated. Site Plan Application approved by Council on May 26, 2015. Inactive.	Glen Letman Ext. 4346
7.	1087931 Ontario Ltd. c/o Bruce Spragg Lot 13, Part Lot 14, Plan 246 15356 Yonge Street Planning Partnership Attn: Bruce Hall 416-686-3563 Files: ZBA-2006-11 & SP-2006-13	Zoning By-law Amendment Application to permit a single existing detached and 5 new townhouse residential infill development.	Apr. 12, 2006 (ZBA) May 31, 2006 (Site Plan)	Zoning By-law Amendment and Site Plan Application approved by Council on November 10, 2009. LSRCA approval granted. Site Plan Agreement drafted. Owner working on revised Development Application.	Glen Letman Ext. 4346 Jeff Healey Ext. 4349
8.	Hamil Inc. 260 Industrial Parkway North Blocks 1, 2, 3 & Part Block 4, 65M-2718 Attn: Michael Langer 416-398-0747 File: SP-2007-09	Minor Site Plan Application to permit an addition to an existing 4,879 m ² industrial building.	May 25, 2007	Applicant has requested the File to be held in abeyance. Inactive.	Marty Rokos Ext. 4350

PLANNING APPLICATION STATUS LIST – FIGURE 3
December 6, 2016

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	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
9.	Genview, formerly Clifford Sifton 908 Vandorf Sdrd. Malone Given Parsons Ltd. Attn: Joan MacIntyre 905-513-0170 Ext. 115 Files: BLK-2007-04 & ZBA-2007-12	Draft Plan of Subdivision and Zoning By-law Amendment Application to allow for a 20 lot residential development within Settlement Area of the Oak Ridges Moraine.	Oct. 15, 2007	Draft Plan of Subdivision approved on August 1, 2012. Zoning By-law passed at Council on June 26, 2012 and is now in full force and effect. Detailed Engineering Drawings submitted to the Town for review.	Glen Letman Ext. 4346
10.	2292863 Ontario Inc. (Best Western Hotel) 4 Don Hillock Drive Turner Fleischer Attn: Claudio Rabalino 416-425-2222 Ext. 245 File: SP-2008-06	Revised Site Plan Application for four (4) storey hotel with pool, bar/lounge and convention facilities.	Revised proposal by new owner, Dec. 23, 2011	Awaiting final Site Plan submission. Inactive.	Glen Letman Ext. 4346
11.	1207309 Ontario Inc. 337, 375 & 455 Magna Drive Stronach Group Attn: Frank Tozzi 905-726-7607 File: SP-2008-02	Site Plan Application for three (3) storey 9600m ² (103,333ft ²) Arts and Education building.	Mar. 14, 2008	Applicant required to obtain Infrastructure Easement prior to executing Site Plan Agreement. Inactive.	Lawrence Kuk Ext. 4349

PLANNING APPLICATION STATUS LIST – FIGURE 3
December 6, 2016

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
12.	Farid Ameryoun 118 Wellington Street East Intelliterra Inc. Attn: Bruce Hall 416-525-1133 Files: ZBA-2008-19 & SP-2014-03	Zoning By-law Amendment Application to permit a personal service shop (hair salon) & business & professional office within existing building. Site Plan Application to permit business and professional offices, and personal shop uses, as well as related parking on the subject lands.	Nov. 3, 2008 Jun. 9, 2014	Public Planning Meeting held May 27, 2009. Public Planning Meeting held November 27, 2013. Zoning By-law Application approved by Council on August 12, 2014. Zoning By-law 5652-14 passed by Council on September 9, 2013 is in full force and effect. Site Plan, approved by Council on August 12, 2014. Site Plan Agreement being prepared.	Glen Letman Ext. 4346
13.	Richardson House Developments Inc. (Bellwood) 14985 Leslie Street Rendl Associates Attn: Martin Rendl 416-291-6902 File: SP-2010-01	Site Plan Application to permit four (4) storey health and wellness centre.	Apr. 13, 2010	Site Plan Application approved by Council on September 14, 2010. Inactive.	Glen Letman Ext. 4346
14.	Malfaro, Giorgio, Bucciol 15086 – 15088 Yonge Street Soscia Engineering Attn: Sandro Soscia 416-707-3868 File: SP-2009-10	Site Plan Application to permit two (2) storey Montessori school.	Oct. 8, 2009	File Closed.	Lawrence Kuk Ext. 4343

PLANNING APPLICATION STATUS LIST – FIGURE 3
December 6, 2016

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OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
15. BG Properties (Aurora) Inc. (formerly, Rod Coutts & Brian Coutts) 222 Ridge Roads & 14222, 14314, 14338 & 14378 Yonge Street Brutto Consulting Attn: Matthew King 905-851-1201 Ext. 225 Files: SUB 2012-03 & ZBA-2012-16	Draft Plan of Subdivision and Zoning By-law Amendment Applications proposing 195 residential units.	Dec. 17, 2012	Draft Plan of Subdivision was approved by Council on June 26, 2013. Zoning By-law 5836-16 enacted on April 26, 2016. Zoning By-law in effect for Phase I.	Glen Letman Ext. 4346
16. Mattamy (Aurora) Ltd. 2C (West) Area Part Lot 26, Concession 2 (NE corner of Bayview Avenue and St. John's Sideroad) Malone Given Parsons Ltd. Attn: Joan MacIntyre 905-513-0170 Ext. 115 Files: SUB-2011-02 & ZBA-2011-08	Draft Plan of Subdivision and Zoning By-law Amendment Applications to permit a 760 unit residential subdivision.	Aug. 25, 2011	Applications received as complete and circulated. Public Planning Meeting held on June 27, 2012. General Committee Meeting held on April 16, 2013. Zoning By-law Amendment and Plan of Subdivision Draft Plan approved by Council April 23, 2013. Zoning By-law 5522-13 approved by Council, is in force and effect. Council approved Lifting of "H" symbol on December 10, 2013. Subdivision Agreements Executed by the Town and the Owner. The Plan of Subdivision Registered as Numbers 65M-4407, 65M-4408 and 65M-4423. Subdivision Agreement (Phase 3) Registered as 65M-4461. Subdivision Agreement (Phase 4) Registered as 65M-4520.	Lawrence Kuk Ext. 4343

PLANNING APPLICATION STATUS LIST – FIGURE 3
December 6, 2016

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
17.	99 Wellington Street Limited 99 Wellington Street East Part of Lot 15, Plan 68 Lepek Consulting Inc. Attn: Helen Lepek 416-485-3390 Files: ZBA-2011-10 & SP-2012-06	Zoning By-law Amendment Application to permit business and professional office use. Site Plan Application to convert the existing house to 177.6 m ² of office space.	Oct. 31, 2011 June. 7, 2012	Zoning By-law 5490-13 approved by Council on February 26, 2013, is in force and effect. Site Plan second submission comments provided to Applicant. Inactive.	Marty Rokos Ext. 4350
18.	Stronach Group 1289 Wellington Street MHBC Attention: Mr. Ryan Moore 905-761-5588 File: ZBA-2012-03 Site Plan Application: Adena Wellington Developments Inc. Attn: Mr. Andrew Gerth 905-726-0995 File: SP-2012-08	Zoning By-law Amendment Application to permit four (4) residential condominium buildings consisting of 116 units, a sales/recreation centre; and tennis courts. Site Plan Application to implement the above proposal.	Mar. 15, 2012	Application for Zoning Approved by Council on October 9, 2012. By-law to proceed in conjunction with Site Plan Application. Site Plan Application received as complete and circulated. Inactive.	Lawrence Kuk Ext. 4343

PLANNING APPLICATION STATUS LIST – FIGURE 3
December 6, 2016

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OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
19. RCG Aurora North Limited Partnership 800 St. John's Sideroad (North East corner of Bayview Ave. and St. John's Sdrd.) Rice Group Attn: Michael Mendes 905-888-1277 Ext. 227 Files: OPA-2012-02 & ZBA-2012-09	Official Plan Amendment and Zoning By-law Amendment Applications seek to permit a commercial development including three (3) one (1) storey buildings having an approximate gross floor area of 5600 m ² .	Jun. 5, 2012	Applications received as complete and circulated. Public Planning Meeting held on September 24, 2012. File Maintenance Fees received on November 6, 2013. Revised Official Plan and Zoning Amendment received and circulated for comments. Public Planning Meeting held March 25, 2015. Council Adopted the Official Plan Amendment No. 11 and enacted the Zoning By-law on August 9 2016. OPA No. 11 approved by York Region.	Lawrence Kuk Ext. 4343
20. Luvian Homes (Aurora) Limited 1001 St. John's Sideroad East GHD Inc. Attn: Glen Easton 905-752-4300 Files: SUB-2012-04 & ZBA-2012-12	Draft Plan of Subdivision and Zoning By-law Amendment Applications to permit 30 single detached dwellings and a 2.03 ha open space block.	Oct. 3, 2012	Applications received as complete and circulated. Public Planning Meeting held March 27, 2013. Inactive.	Marty Rokos Ext. 4350

PLANNING APPLICATION STATUS LIST – FIGURE 3
December 6, 2016

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	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
21.	Edenbrook (Aurora) Inc. 929 St. John's Sdrd E Evans Planning Attn: Murray Evans 905-669-6992 Files: SUB-2012-06 & ZBA-2012-15	Draft Plan of Subdivision and Zoning By-law Amendment Applications to allow 33 single detached lots.	Nov. 29, 2012	Applications received as complete and circulated. Public Planning Meetings held on March 27, 2013 and June 25, 2014. Draft Plan of Subdivision approved by Council on July 29, 2014. Zoning By-law 5659-14 approved by Council on September 9, 2014, is in force and effect. Subdivision Agreement being prepared.	Marty Rokos Ext. 4350
22.	Coppervalley Estates Inc. formally Northern Thoroughbred Equine Production Ltd. (Sikura) 1756 St. John's Sideroad KLM Planning Partners Inc. Attn: Roy Mason 905-669-4055 Files: ZBA-2015-09 & SUB-2015-05	Application for a Draft Plan of Subdivision & Zoning By-law Amendments for 101 single family detached lots.	Nov. 13, 2012	Applications received as complete and circulated. Comments provided to Applicant. Application File closed and transfer to a new File Number. Public Planning Meeting held on October 14, 2015.	Lawrence Kuk Ext. 4343
23.	Yonge Developments Inc. 15217 Yonge Street Markets on Mainstreet Inc. Attn: Jack Dougan 416-759-1093 File: SP-2013-04	Site Plan Application to construct a 5 storey mixed-use building including 12 residential units and 195 m ² of commercial space.	Apr. 9, 2013	Application received as complete and circulated. Site Plan Application approved by General Committee on March 4, 2014. Revised Plans received and circulated. Inactive.	Jeff Healey Ext. 4349

PLANNING APPLICATION STATUS LIST – FIGURE 3
 December 6, 2016

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	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
24.	Joe Cara 15132 Yonge Street 647-300-2272 File: SP-2013-05	Site Plan Application to construct a three (3) storey mixed use building including 12 residential units and 240 sqm of commercial space.	Apr. 24, 2013	Application received and circulated. Comments provided to Applicant. Second submission received and circulated.	Glen Letman Ext. 4346
25.	Stirling Cook Aurora Ltd. 74 Old Bloomington Road YRVLCP – 1159 Level 1, Unit 22 Macaulay, Shiomi, Howson Ltd. Attn: Angela Sciberras 905-868-8230 File: ZBA-2013-04	Zoning By-law Amendment Application to permit six (6) row house units on the subject lands. Site Plan Application to permit six (6) row house units on the subject lands.	Nov. 15, 2013 Aug. 6, 2014	Application received as complete and circulated. Public Planning Meetings were held on March 26, 2014 and May 28, 2014. Zoning By-law 5661-14 passed by Council on September 23, 2013. Site Plan Application received as complete and circulated. Site Plan Application approved by Council on September 23, 2014. Site Plan Agreement sent to the Owner for execution.	Glen Letman Ext. 4346

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PLANNING APPLICATION STATUS LIST – FIGURE 3
 December 6, 2016

OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
26. L.S. Consulting Inc. 29 George Street Larkin Associates Attn: Aaron Gillard 905-895-0554 Files: OPA-2013-02, ZBA-2013-05, SP-2014-08 & CM-2016-02	Official Plan Amendment and Zoning By-law Amendment Applications to permit a four (4) storey apartment building. Site Plan Application to permit a four (4) storey, 12 unit apartment building. Condominium Application	Dec. 11, 2013 Oct. 8, 2014 Feb 29, 2016	Applications received as complete and circulated. Awaiting second submission. Public Planning Meeting held on April 30, 2014. A report to be brought back to a future Public Planning Meeting. Official Plan Amendment, Zoning By-law Amendment and Site Plan Applications approved by Council on January 28, 2015. OPA No.7 and By-law 5712-15 approved by Council on May 11, 2015. Condominium Application comments provided to Applicant. Condominium Application approved by Council on July 12, 2016. Site Plan Agreement <i>being prepared.</i>	Marty Rokos Ext. 4350

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PLANNING APPLICATION STATUS LIST – FIGURE 3
December 6, 2016

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
27.	2351528 Ontario Limited and Aurora- Leslie Developments Limited (Emery Investments) 15625 and 15775 Leslie Street KLM Planning Attn: Bill Tam 905-669-4055 Files: ZBA-2014-01 & SUB-2014-01	Zoning By-law Amendment Application and a Draft Plan of Subdivision Application to develop a business park over the 76.6 hectare of land. The business park development proposes Employment Blocks, Office Employment Blocks, a Retail Block, an Institutional Block, a Park Block and open space, woodlot, stormwater management, buffers and road widening.	Mar. 26, 2014	Applications received as complete and circulated. Public Planning Meeting held June 25, 2014. Draft Plan of Subdivision and Zoning By-law Applications approved by Council on September 16, 2014. By-law approved by Council on November 25, 2014. No appeals, Zoning Bylaw Amendment in effect. Subdivision Agreement being prepared.	Lawrence Kuk Ext. 4343

PLANNING APPLICATION STATUS LIST – FIGURE 3
 December 6, 2016

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OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
28. Brookfield Homes (Ontario) Limited 155 Vandorf Sideroad Malone Given Parsons Ltd. Attn: Adrian Cammaert 905-513-0170 Ext. 148 Files: OPA-2014-01, ZBA-2014-03 & CDM-2016-01	Official Plan Amendment, and Zoning By-law Amendment, for a condominium development 56 single detached units. Condominium Application	Apr. 28, 2014	Applications received as complete and circulated. Comments provided to Applicant. Public Planning Meetings held on January 28, 2015 and April 22, 2015. Official Plan Amendment and Zoning By-law Amendment approved by Council on June 9, 2015. Official Plan Amendment No. 8 (By-law 5748-15) and Zoning By-law Amendment 5749-15 enacted by Council on July 14, 2015 are in full force and effect. Condominium Application approved by Council on June 28, 2016. Condominium Agreement being prepared.	Marty Rokos Ext. 4350
29. Eyelet Investment Corp 1114 Wellington Street East Malone Given Parsons Ltd. Attn: Joan MacIntyre 905-513-0177 Files: SUB-2014-03 & ZBA-2014-08	Draft Plan of Subdivision and Rezoning Applications for 82 single detached lots and a 0.3 hectare community park.	Aug. 22, 2014	Application received as complete and circulated. Public Planning Meeting held on December 14, 2014. Report scheduled for General Committee on March 24, 2015. Subdivision and Zoning By-law Amendment Applications approved by Council on March 31, 2015. Zoning By-law 5735-15 enacted on June 9, 2015. Subdivision Agreement registered as YR2560143. File closed.	Marty Rokos Ext. 4350

PLANNING APPLICATION STATUS LIST – FIGURE 3
December 6, 2016

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	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
30.	2419059 Ontario Inc. 497 Wellington St. West Markets on Main Street Inc. Attn: Jack Dougan 416-759-1093 Files: ZBA-2014-07 & SP-2015-01	A Zoning By-law Amendment to permit 22 Row house units. Site Plan Application to permit 22 Row house units.	Sept. 3, 2014 Feb. 2, 2015	Application received as Complete and circulated. Public Planning Meeting held on February 25, 2015. Public Planning Meeting held on September 21, 2015. Zoning By-law Amendment Application refused by Council at the Public Planning Meeting. Owner appealed Applications to OMB. Appeal allowed by OMB, Interim Order Issued on August 10, 2016. Awaiting final Site Plan submission to prepare Site Plan Agreement.	Jeff Healey Ext. 4349
31.	David Frattaroli 14288 Yonge Street Brutto Consulting Attn: Matt King 905-761-9890 Files: SUB-2014-04 & ZBA-2014-08	Draft Plan of Subdivision and Re- Zoning Applications for nine (9) townhouse units and two (2) semi-detached units.	Sept. 29, 2014	Application received as complete and circulated. Comments provided to Applicant. Public Planning Meeting held March 25, 2015. Awaiting 2 nd Draft Plan of Subdivision Submission.	Glen Letman Ext. 4346
32.	P.A.R.C.E.L S/W Corner of Yonge & Elderberry Trail Weston Consulting Attn: Mark Emery 905-738-8080 Ext. 240 File: SP-2014-07	A Site Plan Application to facilitate a wellness living and health centre, 20 unit adult living facility and doctor's residence.	Oct. 8, 2014	Application received as complete and circulated. Second submission comments provided to Applicant for review and resubmission. Awaiting third submission.	Glen Letman Ex. 4347

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PLANNING APPLICATION STATUS LIST – FIGURE 3
December 6, 2016

OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
33. Highland Gate Developments Inc. 21 Golf Links Drive Malone Given Parsons Attn: Matthew Cory 905-513-0170 Ext. 138 Files: OPA-2015-01, ZBA-2015-02 & SUB-2015-01	Official Plan Amendment, Zoning By-law Amendment Application and a Draft Plan of Subdivision Application to develop a residential subdivision including 184 single detached lots and 144 unit apt. block with commercial. OMB Settlement includes: Reduction in single detached lots from 184 to 159, reduction in height of apt. block from 10 storeys to 7 storeys and number of apt units from 144 units to 114 units.	Feb. 27, 2015 Nov 18, 2016	Applications received as complete and circulated. First Public Planning Meeting for June 24, 2015. Second Public Planning Meeting scheduled for September 30, 2015. Third Public Planning Meeting held on October 28, 2015. Owner appealed Applications to OMB. Following extensive mediation with the Ontario Municipal Board, Minutes of Settlement regarding the redevelopment of the Highland Gate Golf Course have been signed by the Town of Aurora, Highland Gate Development Inc. and Highland Gate Ratepayer's Association.	Lawrence Kuk Ext. 4343
34. Leswell Investments Inc. 1452 Wellington Street Michael Smith Planning Consultants Attn: Michael Smith 905-989-2588 Files: ZBA-2015-04 & SP-2015-04	Zoning By-law Amendment and Site Plan Application to permit the development of two commercial buildings on the subject property.	May. 13, 2015	Applications received as complete and circulated. Public Planning Meeting held on September 21, 2015. Council approved the Zoning By-law and Site Plan Application on August 9, 2016.	Lawrence Kuk Ext. 4343

PLANNING APPLICATION STATUS LIST – FIGURE 3
December 6, 2016

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	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
35.	The Priestly Holding Corporation 125 Edward Street Hunter & Associates Limited Attn: Diana Mercier 416-444-8095 File: ZBA-2015-03	Zoning By-law Amendment to permit the existing use of the existing business and professional office building with By-law exceptions on the subject lands.	Apr. 23, 2015	Application received as complete and circulated. Comments provided to the Applicant. Public Planning Meeting held May 21, 2015. By-law approved May 10, 2016. Bylaw in effect. File Closed.	Lawrence Kuk Ext. 4343
36.	2352017 Ontario Inc. 1588 St. John's Sideroad Humphries Planning Group Inc. Attn: Rosemarie Humphries 905-264-7678 Ext. 244 Files: SUB-2015-02 & ZBA-2015-05	Zoning By-law Amendment and Draft Plan of Subdivision Applications to develop a 10 block business park and 10 ha EP on the 19.8 ha lands.	May. 29, 2015	Applications received as complete and circulated. Comments provided to the Applicant. Public Planning Meeting held November 16, 2015. Second Submission received and circulated.	Glen Letman Ext. 4346
37.	Green Storage Inc. 27 Allaura Blvd Attn: Al Azevedo 905-424-2947 File: SP-2015-07	Site Plan Application to construct a self- storage facility with four buildings with 8,596 m ² gross floor area.	Jul. 13, 2015	Application received as complete and circulated. Comments provided to the Applicant. Second submission circulated for comments. Site Plan Application Approved by Council on	Marty Rokos Ext. 4350

PLANNING APPLICATION STATUS LIST – **FIGURE 3**
December 6, 2016

OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
			October 25, 2016. <i>Site Plan Agreement being prepared.</i>	
38. 1525366 Ontario Ltd. 67 Industrial Parkway North AECOM Canada Ltd. Attn: Arthur Diamond 905-668-9363 Ext. 2212 File: SP-2015-05	Site Plan Application to build a 334 m ² addition and a new 156 m ² storage structure.	Jul. 27, 2015	Application received as complete and circulated. Comments provided to Applicant. Site Plan Application approved by Council on October 13, 2015. Site Plan Agreement sent to Applicant.	Marty Rokos Ext. 4350
39. Ashlen Holdings Ltd. 13859, 13875, & 13887 Yonge St. Brutto Consulting Attn: Matthew King 905-761-5497 Ext. 225 Files: OPA-2015-03, ZBA-2015-08 & SUB-2015-04	Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Application to develop 30 single detached dwellings.	Aug. 6, 2015	Application received as complete and circulated. Comments provided to Applicant. Public Planning Meeting held on November 30, 2015. Second Public Planning Meeting held on April 20, 2016. Official Plan Amendment and Zoning By-law Amendment refused by Council on June 28, 2016. Owner appealed Official Plan, Zoning By-law Amendment and Plan of Subdivision Applications to OMB.	Marty Rokos Ext. 4350

PLANNING APPLICATION STATUS LIST – FIGURE 3
 December 6, 2016

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
40.	Carpino Construction Inc. c/o Treasure Hill Homes 15278 Yonge Street Malone Given Parsons Attn: Joan MacIntyre 905-513-0170 Ext.115 Files: OPA-2015-04, ZBA-2015-10 & SP-2015-08	Official Plan Amendment, Zoning By-law Amendment and Site Plan Application to develop a 126 unit stacked townhouse development.	Aug. 20, 2015	Application received as complete. Comments provided to Applicant. Public Planning Meeting held November 25, 2015. Second Public Planning Meeting held March 30, 2016. Official Plan Amendment No. 9 (By-law 5862) Approved June 14, 2015. OPA 9 in effect. Zoning By-law 5873-16 approved July 12, 2016. By-law in effect. Site Plan Approved by Council July 12, 2016. Drafting Site Plan Agreement being prepared. Site Plan Agreement to be executed by the Mayor and Clerk.	Glen Letman Ext: 4347
41.	Charlieville Developments Ltd. 45 Tyler Street Groundswell Urban Planners Inc. Attn: Kerigan Kelly 905-597-8204	Official Plan Amendment, Zoning By-law Amendment to develop a 68 unit condominium townhouse development.	Aug. 20, 2015	Application received as complete and circulated. Public Planning Meeting held May 25, 2016.	Lawrence Kuk Ext. 4343

PLANNING APPLICATION STATUS LIST – FIGURE 3
 December 6, 2016

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	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
	Files: OPA-2015-02 & ZBA-2015-06				
42.	Small Steps Programs Inc. 138 Centre Street LARKIN+ Land Use Planners Attn: Matt Bagnall 905-895-0554 Files: ZBA-2015-11 & SP-2015-09	Zoning By-law Amendment and Site Plan Application to allow a day nursery use and develop a 103.2 m ² addition onto the existing 65.8 m ² building.	Aug. 27, 2015	Application received as complete and circulated. Comments provided to Applicant. Public Planning Meeting held on November 25, 2015. By-law approved on May 24, 2016. Site Plan Agreement executed . File Closed.	Marty Rokos Ext. 4350
43.	Grossi, Nunzio 7, 15, 19 Cousins Drive MPlan Inc. Attn: Michael Mannett 905 889-6309 File: ZBA-2015-12	Zoning Bylaw Amendment Application to allow four (4) new and one retained lots.	Sept. 8, 2015	Application received as complete and circulated. Comments provided to Applicant. Public Planning Meeting held on November 25, 2015. Second Submission received and circulated for comment. Comments provided to Applicant.	Marty Rokos Ext. 4350

PLANNING APPLICATION STATUS LIST – FIGURE 3
December 6, 2016

OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
44. Frank Luciani 340 Ridge Road Brutto Consulting Attn: Matthew King 905-761-5497 Ext. 225 File: ZBA-2015-13	Zoning By-law Amendment Application to facilitate a severance on the subject lands, to create one (1) additional residential lot.	Sept. 23, 2015	Application received as complete and circulated. Comments provided to Applicant. Public Planning Meeting held January 27, 2016. Second Submission received and circulated for comment.	Jeff Healey Ext. 4349
45. Brookfield Homes (Ontario) Aurora Ltd. 15778 Leslie Street Malone Given Parsons Attn: Joan MacIntyre 905-513-0170 Ext.115 Files: CDM-2015-01	Draft Plan of Condominium Application to allow 49 single detached dwelling units on a private condominium road.	Oct. 6, 2015	Application received as complete and circulated. Comments provided to Applicant. Draft Plan of Condominium Conditions of Approval approved by Council on January 26, 2016. Notice of Confirmation of Draft Plan of Condominium Approval issued Feb 18, 2016. Common Elements Condominium Agreement Executed and Registered. Final Condo Plan Registered YRCECP No. 1327.	Glen Letman Ext. 4346
46. Metropolitan Square Inc. 180, 190 & 220 Wellington Street East MSH Ltd. Attn: Angela Sciberras 905-868-8230 Files: OPA-2015-05 & ZBA-2015-15	Official Plan Amendment, Zoning By-law Amendment to develop two (2) 10 – storey buildings for a total of 296 residential condominium units.	Nov. 6, 2015	Application received as complete and circulated. Public Meeting held January 27, 2016. Second Public Planning Meeting held June 29, 2016.	Lawrence Kuk Ext. 4343

PLANNING APPLICATION STATUS LIST – FIGURE 3
 December 6, 2016

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
47.	Kaitlin Estates Ltd, 15277 Yonge Street Kaitlin Corporation Attn: Kelvin Whalen 905-642-7050 File: CDM-2015-03	95 residential unit, 3 commercial Draft Plan of Condominium.	Dec. 22, 2015	Application approved at March 1, 2016 General Committee Meeting. Council approved the Plan of Condominium on April 2016.	Lawrence Kuk Ext. 4343
48.	2450290 Ontario Inc. 32 Don Hillock Drive A. Fazel Architect Inc. Attn: Alireza Fazel 416-444-5480 File: SP-2016-02	2 storey office building with a total gfa of 4,265 m2	Feb. 5, 2016	Application received and circulated for comment. Comments provided to Applicant and awaiting second submission.	Lawrence Kuk Ext. 4343
49.	MHJH Holdings Inc. 75 Eric T Smith Way Hallmark Design Build Attn: Scott Byers File: SP-2016-01	One storey industrial building with a total gfa of 3,611.5 m2	Jan. 25, 2016	Application received and circulated for comment. Comments provided to Applicant and awaiting second submission. Site Plan Application approved by Council on May 17, 2016. Site Plan Agreement being finalized.	Lawrence Kuk Ext. 4343

PLANNING APPLICATION STATUS LIST – FIGURE 3
 December 6, 2016

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
50.	BG Properties (Aurora) Inc. 14222, 14314, 14358 & 14378 Yonge Street Malone Given Parsons Attn: Joan MacIntyre 905-513-0170 ext. 115 File: CDM-2016-03	42 Residential single detached dwelling units (Phase 1) Draft Plan of Condominium.	Apr. 25, 2016	Application received and circulated for comment. <i>Draft Plan of Condominium conditions of Approval and Report scheduled for Nov. 15, 2016 General Committee.</i>	Glen Letman Ext. 4346
51.	Leslie-Wellington Developments Inc. 1289 Wellington Street East Macaulay, Shiomi, Howson Ltd. Attn: Angela Sciberras 416.487.4101 ext. 309 Files: SUB-2016-01, OPA-2016-01 & ZBA-2016-03	Official Plan Amendment, Zoning By-law Amendment Application, and a Draft Plan of Subdivision Application to develop a residential subdivision. The Draft Plan of Subdivision proposes 145 lots for single detached dwellings and an Environmental Protection block.	May 6, 2016	Application received with addendum reports received on May 25, 2016 and circulated for comment. Public Planning Meeting held June 29, 2016.	Lawrence Kuk Ext. 4343

PLANNING APPLICATION STATUS LIST – FIGURE 3
December 6, 2016

	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
52.	FGKW Retirement Living Inc. 145 Murray Drive Fieldgate Properties Attn: Todd Cullen 416-221-3335 ext. 422 File: SP-2016-04	Rear addition to allow 78 additional retirement home suites/units on the subject lands.	May 20, 2016	Application received and circulated for comment. Site Plan Approved by Council on October 25, 2016.	Glen Letman Ext. 4346
53.	455 Magna Drive Inc. 455 Magna Drive Delta Urban Inc. Attn: Templar Trinaistich 905-660-7667 ext. 231 File: ZBA-2016-04	Temporary Use By- law to permit a Butcher Shop within the existing building on Magna Drive for a period of 3 years.	May 18, 2016	Application received and circulated for comment. Public Planning Meeting held June 29, 2016. By-law Approved by Council on September 27, 2016 File Closed.	Lawrence Kuk Ext. 4343
54.	Canadian Tire Corporation 14700 Yonge Street Hunter & Associates Ltd Attn: Diana Mercier 416-444-8095 File: ZBA-2016-05	Zoning By-law Amendment Application to allow a wider range of commercial uses.	June 3, 2016	Application received and circulated for comment. Public Planning Meeting held on September 28, 2016.	Marty Rokos Ext. 4350
55.	The Gathering Place of Aurora 210 Edward Street IBI Group Attn: Mike Crough 905-546-1010 ext. 2017 Files: OPA-2016-02 & ZBA-2016-06	Official Plan Amendment and Zoning By-law Amendment to allow a place of worship.	June 6, 2016	Application received and circulated. Public Meeting scheduled for December 15, 2016.	Marty Rokos Ext. 4350

PLANNING APPLICATION STATUS LIST – FIGURE 3
 December 6, 2016

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	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
56.	1428420 Ontario Limited. 22 & 26 Centre Street Urban & Rural Planning Consultants Attn: Peter J. Smith 416-409-4867 File: ZBA-2016-08	A Zoning By-law Amendment to permit 12 Row house units.	July 20, 2016	Application received and circulated.	Jeff Healey Ext. 4349
57.	Ballymore Building (South Aurora) 14452 Yonge Street Malone Given Parsons Attn: Joan MacIntyre 905-513-0170 Files: SUB-2016-02, ZBA-2016-09 & CDM-2016-04	Zoning By-law Amendment and Draft Plan of Subdivision for 40 single detached residential units.	Aug 11, 2016	Application received and circulated. Public Planning Meeting held October 26, 2016.	Glen Letman Ext. 4346
58.	1754260 Ontario Limited (Polo Club) 15286 & 15036 Leslie Street Groundswell Urban Planners Inc. Attn: Kerigan Kelly 905-597-8204 ext. 111 Files: OPA-2016-03, ZBA-2016-07	Official Plan Amendment and Zoning By-law Amendment for two (2) 6-storey apartment buildings that contain 150 units each for a total of 300 units with 2 levels of underground parking.	June 16, 2016	Application received and circulated. Public Planning Meeting held September 28, 2016.	Lawrence Kuk Ext. 4343

PLANNING APPLICATION STATUS LIST – FIGURE 3
December 6, 2016

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	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
59.	Markangel Real Estate Assets Inc. 55 Eric T. Smith Way Attn: lean and Josie Tait 416-648-2887 File: SP-2016-06	Site Plan Application for three (3) 4-storey buildings with 6,246.6 m ² total gross floor area.	Aug 16, 2016	Application received and circulated. Comments provided to Applicant.	Marty Rokos Ext. 4350
60.	Shimvest Investments Ltd. Scrivener Drive 65M-4485, Block 161 Lindvest Attn: Edward Mak 416-373-7682 File: SP-2016-05	Site Plan Application for 11 townhouse and semi-detached dwellings.	July 19, 2016	Application received and circulated.	Marty Rokos Ext. 4350
61.	Marie Debono 24 Larmont Street The Planning Partnership Attn: Bruce Hall 416-975-1556 ext. 234 Files: ZBA-2016-10, SP-2016-07	Zoning By-law Amendment and Site Plan Applications to allow an office in the existing building, parking on site.	Sept. 28, 2016	Application received and circulated.	Marty Rokos Ext. 4350

PLANNING APPLICATION STATUS LIST – FIGURE 3
December 6, 2016

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	OWNER/LOCATION/ AGENT & FILE NUMBER	PROPOSAL	DATE REC'D	STATUS	STAFF
62.	Rob Worthman and Bernadette Cwenar 19-21 Machell Avenue Templeton Planning Ltd. Attn: Gary Templeton 905-727-8672 File: ZBA-2016-11	Zoning by-law Amendment to rezone the subject lands from C2 to R5- XX exception zone to legalize two existing semi- detached dwelling units on two lots on the subject lands.	Nov. 2, 2016	Application received and circulated. Public Planning Meeting scheduled for December 15, 2016.	Glen Letman Ext. 4346



**Town of Aurora
Community Recognition Review
Advisory Committee Meeting Minutes**

Date:	Tuesday, October 25, 2016
Time and Location:	2 p.m., Council Chambers, Aurora Town Hall
Committee Members:	Councillor Tom Mrakas (Chair), Councillor Sandra Humfries (Vice Chair) (arrived 2:29 p.m.), Steven Hinder, Tim Jones, Brian North, and Jo-anne Spitzer
Members Absent:	Diane Buchanan
Other Attendees:	Councillor John Abel, Stephanie Mackenzie-Smith, Manager of Corporate Communications, Shelley Ware, Supervisor, Special Events, and Linda Bottos, Council/Committee Secretary

The Chair called the meeting to order at 2:15 p.m.

1. Declaration of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

2. Approval of the Agenda

Moved by Tim Jones

Seconded by Brian North

That the agenda as circulated by Legislative Services be approved.

Carried

Community Recognition Review Advisory Committee Meeting Minutes
Tuesday, October 25, 2016

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3. Receipt of the Minutes

Community Recognition Review Advisory Committee Meeting Minutes of June 14, 2016

Moved by Councillor Humfryes

Seconded by Jo-anne Spitzer

That the Community Recognition Review Advisory Committee meeting minutes of June 14, 2016, be received for information.

Carried

4. Delegations

None

5. Matters for Consideration

1. 2017 Awards Event Details – Update and Discussion

Staff and Committee members discussed various aspects of the 2017 Community Recognition Awards event including date, location, program, theme, potential link to Canada 150, award categories, nomination process, networking, timing, sponsorships, advertising, food and refreshments, and task assignment. It was agreed that the next Awards event will be held on May 29, 2017, in the Council Chambers at Town Hall.

Committee members agreed to hold a Working Group session, to further discuss the arrangements in detail, within the next couple of weeks.

Moved by Councillor Humfryes

Seconded by Steve Hinder

1. That the comments of the Committee regarding the 2017 Awards Event Details – Update and Discussion be referred to staff for consideration.

Carried

Community Recognition Review Advisory Committee Meeting Minutes
Tuesday, October 25, 2016

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6. Informational Items

2. Extract from Council Meeting of June 28, 2016

**Re: Community Recognition Review Advisory Committee Meeting
Minutes of June 14, 2016**

Moved by Tim Jones

Seconded by Steve Hinder

1. That the Extract from Council Meeting of June 28, 2016, regarding the Community Recognition Review Advisory Committee meeting minutes of June 14, 2016, be received for information.

Carried

7. New Business

None

8. Adjournment

Moved by Brian North

Seconded by Steve Hinder

That the meeting be adjourned at 2:59 p.m.

Carried

Committee recommendations are not binding on the Town unless adopted by Council at a later meeting.



**Town of Aurora
Accessibility Advisory Committee
Meeting Minutes**

Date: Wednesday, November 2, 2016

Time and Location: 4 p.m., Leksand Room, Aurora Town Hall

Committee Members: Tyler Barker (Chair), John Lenchak (Vice Chair), and James Hoyes

Member(s) Absent: Gordon Barnes, Jo-anne Spitzer, and Councillor Sandra Humfryes

Other Attendees: Chris Catania, Accessibility Advisor, and Linda Bottos, Council/Committee Secretary

The Chair called the meeting to order at 4:17 p.m.

1. Declaration of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

2. Approval of the Agenda

Moved by John Lenchak
Seconded by James Hoyes

That the agenda as circulated by Legislative Services be approved.

Carried

3. Receipt of the Minutes

Accessibility Advisory Committee Meeting Minutes
Wednesday, November 2, 2016

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Accessibility Advisory Committee Meeting Minutes of October 5, 2016

Moved by James Hoyes

Seconded by John Lenchak

That the Accessibility Advisory Committee meeting minutes of October 5, 2016, be received for information.

Carried

4. Delegations

None

5. Matters for Consideration

1. Memorandum from Planner

Re: Site Plan Application (Submission #2)

**Joe Cara, 15132 & 15136 Yonge Street, Part of Lots 4 & 5,
Registered Plan 9, File No. SP-2013-05**

Staff provided background and an overview of the proposed site plan, and the Committee discussed aspects of the application, including access to living units and accessible washrooms.

Moved by John Lenchak

Seconded by James Hoyes

1. That the memorandum regarding Site Plan Application (Submission #2), Joe Cara, 15132 & 15136 Yonge Street, Part of Lots 4 & 5, Registered Plan 9, File No. SP-2013-05 be received; and
2. That the following Accessibility Advisory Committee comments regarding the Site Plan Application (Submission #2) be considered by staff:
 - Request to encourage builder to consider providing accessible living units where possible, e.g., elevator access; and
 - Request to ensure that all public washrooms are accessible.

Carried

Accessibility Advisory Committee Meeting Minutes
Wednesday, November 2, 2016

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**2. 2017 Draft Repair & Replacement Capital Project Referred from Special General Committee – 2017 Capital Budget Meeting of October 15, 2016
Re: Capital Project 72259 – Victoria Hall – Accessibility Ramp Installation**

Staff provided background and the Committee discussed the proposed ramp access, accessible washroom, and other accessible features.

**Moved by James Hoyes
Seconded by John Lenchak**

1. That Capital Project 72259 – Victoria Hall – Accessibility Ramp Installation be received; and
2. That the Accessibility Advisory Committee recommend to Council:
 - a. That Capital Project 72259 – Victoria Hall – Accessibility Ramp Installation be approved as an initial accessible feature; and
 - b. That an accessible entranceway with automatic door openers and an accessible universal washroom be approved; and
 - c. That additional accessible features to facilitate possible future uses of the building, including visual and audible building alert and alarm signals, be considered; and
 - d. That any future proposed renovation plans for Victoria Hall be submitted to the Accessibility Advisory Committee for review and comment.

Carried

**3. Memorandum from Accessibility Advisor
Re: Capital Accessibility Initiatives 2017-2023**

Staff provided a brief overview and update of items in the appendices to the 2017-2023 Accessibility Plan, and requested that Committee members consider and identify items that could be added to Appendix B as Recommended Accessibility Items, for further discussion at the meeting of December 1, 2016.

Accessibility Advisory Committee Meeting Minutes
Wednesday, November 2, 2016

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**Moved by John Lenchak
Seconded by James Hoyes**

1. That the memorandum regarding Capital Accessibility Initiatives 2017-2023 be received for information.

Carried

6. Informational Items

4. **Extract from Council Meeting of October 25, 2016
Re: Accessibility Advisory Committee Meeting Minutes of October 5, 2016**

**Moved by James Hoyes
Seconded by John Lenchak**

1. That the Extract from Council Meeting of October 25, 2016, regarding the Accessibility Advisory Committee meeting minutes of October 5, 2016, be received for information.

Carried

7. New Business

James Hoyes noted that there is an approximate lift of one inch between the sidewalk and asphalt surfaces on Industrial Parkway South from Wellington Street East.

Staff noted that the top coat of asphalt at the Joint Operations Centre remains incomplete, which will pose a physical barrier for the next year.

Tyler Barker suggested that a visit to the Abilities Centre, a fully accessible, multi-use facility in Whitby, would be worthwhile for Committee members. He proposed to also invite representatives of Activate Aurora and local officials of provincial and federal government.

Tyler Barker suggested contacting the Toronto Blue Jays organization to request that a number of free Blue Jays game tickets be made available during the 2017 National Access Awareness Week.

Accessibility Advisory Committee Meeting Minutes
Wednesday, November 2, 2016

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Staff noted that member Gordon Barnes had suggested that there should be more collaboration between the Accessibility Advisory Committee and the Trails and Active Transportation Committee toward better access for non-motorized means of transportation and connectivity.

8. Adjournment

Moved by John Lenchak

Seconded by James Hoyes

That the meeting be adjourned at 6 p.m.

Carried

Committee recommendations are not binding on the Town unless adopted by Council at a later meeting.



**Town of Aurora
Heritage Advisory Committee
Meeting Minutes**

Date: Monday, November 14, 2016

Time and Location: 7 p.m., Holland Room, Aurora Town Hall

Committee Members: Councillor Jeff Thom (Chair), Councillor Wendy Gaertner (Vice Chair), Neil Asselin (arrived 7:08 p.m.), Barry Bridgeford, Bob McRoberts (Honorary Member), Carol Gravelle (arrived 7:16 p.m.), James Hoyes (arrived 7:13 p.m.), and John Kazilis

Member(s) Absent: Martin Paivio

Other Attendees: Councillor Tom Mrakas, Marco Ramunno, Director of Planning and Development Services, Jeff Healey, Planner, and Samantha Kong, Council/Committee Secretary

The Chair called the meeting to order at 7:04 p.m.

1. Declaration of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

2. Approval of the Agenda

Moved by John Kazilis

Seconded by Councillor Gaertner

That the agenda as circulated by Legislative Services, with the following additions, be approved:

Heritage Advisory Committee Meeting Minutes
Monday, November 14, 2016

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- Delegation (a) Larry Ghegin, Applicant, and Joan Burt, representing Oaklane Home Building; Re: Item 1 – HAC16-015 – Heritage Permit Application, 70-72 Centre Street, File Number NE-HCD-HPA-16-09
- Delegation (b) Tina Motavalli Haghighi and Farshad Ahmadzadeh, Applicants; Re: Item 3 – HAC16-017 – Heritage Permit Application, 82 Centre Street, File Number: NE-HCD-HPA-16-10

Carried as amended

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of October 17, 2016

Moved by Bob McRoberts

Seconded by John Kazilis

That the Heritage Advisory Committee meeting minutes of October 17, 2016, be received for information.

Carried

4. Delegations

(a) Larry Ghegin, Applicant, and Joan Burt, representing Oaklane Home Building

Re: Item 1 – HAC16-015 – Heritage Permit Application, 70-72 Centre Street, File Number NE-HCD-HPA-16-09

Ms. Burt provide an overview of the subject property and indicated that the Applicant proposes to demolish the mudroom located at the rear of 70 Centre Street. She indicated that the removal of the structure would not affect the main structure as it is not structurally connected.

Moved by Councillor Gaertner

Seconded by Barry Bridgeford

That the comments of the delegation be received and referred to Item 1.

Carried

Heritage Advisory Committee Meeting Minutes
Monday, November 14, 2016

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- (b) Tina Motavalli Haghighi and Farshad Ahmadzadeh, Applicants**
Re: Item 3 – HAC16-017 – Heritage Permit Application, 82 Centre Street,
File Number: NE-HCD-HPA-16-10

Ms. Motavalli Haghighi indicated that she and Mr. Ahmadzadeh have been working closely with staff to consider the comments from the Committee from the last meeting in regards to the previous Heritage Permit Application. They have submitted a new application to address the alterations to the front porch, and have offered \$1,800 to the Heritage Reserve Fund.

Moved by John Kazilis
Seconded by Bob McRoberts

That the comments of the delegation be received and referred to Item 3.

Carried

5. Matters for Consideration

The Committee consented to consider Item 3 following Item 1.

- 1. HAC16-015 – Heritage Permit Application, 70-72 Centre Street, File**
Number: NE-HCD-HPA-16-09

Staff indicated that the owner is seeking conformity to the Compliance Order that has been placed on the property. The Committee inquired if there was a door that provided access to the main structure from the mudroom, and if there were other outstanding Compliance Orders on the property. Staff confirmed that a door between the mudroom and main structure has been sealed shut, and that there are other orders on the property that are currently being addressed by the owner.

Moved by Barry Bridgeford
Seconded by Bob McRoberts

1. That Report No. HAC16-015 be received; and
2. That the Heritage Advisory committee recommend to Council:

Heritage Advisory Committee Meeting Minutes
Monday, November 14, 2016

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- (a) That Heritage Permit Application NE-HCD-HPA-16-03 be approved to permit the demolition of a 9.25m² accessory structure (mudroom); and
- (b) That, in the removal of the 9.25m² accessory structure, that the Owner minimize any damage to the main building

Carried

2. HAC16-016 – Request to Remove a Property from the Aurora Registrar of Properties of Cultural Heritage Value or Interest, 111 Metcalfe Street

Staff provided an overview of the subject property and stated that the owners are requesting to remove property from Registrar, with no intentions to demolish. The Committee inquired about how the heritage house co-exists in an industrial zoned area and expressed concerns about removing the property from the Registrar.

**Moved by Bob McRoberts
Seconded by Barry Bridgeford**

- 1. That Report No. HAC16-016 be received; and
- 2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the property located at 111 Metcalfe Street **remain listed on** the Aurora Register of Properties of Cultural Heritage Value or Interest.

Carried as amended

3. HAC16-017 – Heritage Permit Application, 82 Centre Street, File Number: NE-HCD-HPA-16-10

Staff indicated that the owners revised their initial proposal to specifically address the concerns raised at the previous meeting in regards to the front porch. The Committee suggested the following revisions: the stone finish at the front porch be kept below deck, incorporate wood panelling above deck, reinstall one or more windows that were bricked in on the east elevation, and

Heritage Advisory Committee Meeting Minutes
Monday, November 14, 2016

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the brick columns be maintained if possible or clad with wood if it was damaged.

Moved by Neil Asselin

Seconded by Barry Bridgeford

1. That Report No. HAC16-017 be received; and
2. That the Heritage Permit Application NE-HCD-HPA-16-10 be deferred to the next regular meeting of the Heritage Advisory Committee; and
3. That staff consider the comments provided by the Heritage Advisory Committee and work with the owners to revise the drawings and conditions of Heritage Permit Application NE-HCD-HPA-16-10.

Carried

6. Informational Items

4. Memorandum from Planner

Re: Approval of Wood Plaque Applications, 85 Metcalfe Street

Staff provided an overview of the history of 85 Metcalfe Street and proposed that the wording for the wood plaque state: Worker's House, 1 of 6 similar homes financed by T.H. Lennox.

Moved by Carol Gravelle

Seconded by John Kazilis

1. That the memorandum regarding Approval of Wood Plaque Application, 85 Metcalfe Street, be received for information.

Carried

7. New Business

The Committee inquired if staff would be able to provide an information package to potential buyers or new owners of heritage properties and/or provide signage for the heritage district to increase awareness.

Heritage Advisory Committee Meeting Minutes
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New Business Motion No. 1

Moved by Neil Asselin

Seconded by Barry Bridgeford

1. That the Heritage Advisory Committee recommend to Council:

- (a) That staff investigate opportunities for signage to identify the North East Heritage District.

Carried

The Committee inquired about receiving a list of all homes on the Registrar in the southeast quadrant. Staff stated that there is a comprehensive list available online as well as a map that illustrates all the properties.

The Committee expressed concerns about the brick colour that was used on the condominium development located at 15277-15291 Yonge Street, as it appears the structure is clad with a cream colour brick instead of a red brick that was illustrated on the renderings approved by Council.

8. Adjournment

Moved by Carol Gravelle

Seconded by Barry Bridgeford

That the meeting be adjourned at 9:26 p.m.

Carried

Committee recommendations are not binding on the Town unless otherwise adopted by Council at a later meeting.

Attachment 1 - Item 2 - Report No. HAC16-016 - Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 111 Metcalfe Street



Town of Aurora

Heritage Advisory Committee Report No.HAC16-016

Attachment 1

Subject: Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest
111 Metcalfe Street

Prepared by: Jeff Healey, Planner

Department: Planning and Building Services

Date: November 14, 2016

Recommendation

1. That Report No. HAC16-016 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - a) That the property located at 111 Metcalfe Street be considered for removal from the Aurora Register of Properties of Cultural Heritage Value or Interest; and
 - b) That future building elevations are subject to approval of Planning Staff to ensure the proposed new dwelling will maintain the heritage character of the area.

Executive Summary

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding the request to remove the property located at 111 Metcalfe Street from the Aurora Register of Properties of Cultural Heritage Value or Interest.

- The structure was constructed circa 1890 and is an example of a Victorian Gothic, Ell-shaped architectural style
- The owner does not intend to demolish the structure, but does intend to sell the property in the future
- The property is zoned General Industrial (M2) which permits a wide variety of industrial uses on the property, a new building will require appropriate planning approvals and will need to demonstrate heritage conformity

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Report No. HAC16-016

Background

The owner of the property located at 111 Metcalfe Street submitted an Application to request that the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest on October 28, 2016.

Provisions of the Ontario Heritage Act for delisting process

According to Section 27 of the *Ontario Heritage Act*, a Municipal Register of Cultural Heritage Value or Interest may include properties that have not been designated under the *Ontario Heritage Act*, but that the Council of a Municipality believes to be of cultural heritage value or interest.

The principal implication of properties non-designated and listed on the Aurora Register pertains to subsection 27. (3) of the *Ontario Heritage Act* where,

If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2006, c. 11, Sched. B, s. 11 (2).

The purpose of providing Council with 60 days to determine the Notice of Intention is to provide time to determine whether or not the property should be designated under the *Ontario Heritage Act*. According to subsection 27(1.3) of the *Ontario Heritage Act*, the Council of a Municipality shall, before removing the reference to such a property from the Register, consult with its Municipal Heritage Committee.

Location

The subject property is located on the south side of Metcalfe Street between Berczy Street and Edward Street (see Attachment 1). The property is listed and non-designated on the Aurora Register of Properties of Cultural Heritage Value or Interest and can be described as a 1 ½ storey Ell-Shaped House. The construction date of the building cannot be determined, however the house was likely constructed circa 1890 (see Attachment 4).

Analysis

History of the Property

The first owner of the house was Asa Sider, who owned the house, but did not reside in the home. The house was sold to George Obee in 1894. George Obee worked for the Grand Trunk Railway and later worked for the Radial Railway (streetcar), which ran along Yonge Street Aurora, north towards Newmarket and Lake Simcoe. After the

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Report No. HAC16-016

deaths of George Obee in 1917 and his wife Eliza Obee (nee. Knight) in 1923, the house passed into the ownership of their son Lindsay. Lindsay Obee was one of 9 children of George and Eliza Obee, he was identified as a shoemaker and a machinist. Lindsay Obee would continue to own the home until 1952 and passed away in 1954. Other notable residents after 1952 include W.J. Knowles & Mirriam Knowles, John McIlveen & Mary McIlveen, Allan Oster and Wm. F & Vera Heaney. The builder of the home is not known. For more information on the history of the property please find the letter prepared by Jaqueline Stuart (see attachment 4).

Heritage Features of the Existing Building

The existing building can be described as a 1 ½ storey structure with a gable roof. The architectural design of the house reflects an Ell-shape Victorian Gothic style. The front façade displays a single double hung window on the upper floor and a single bay window on the lower floor. It is noted that the bay window is not unique to the structure, the bay window previously featured two double hung windows on the first floor (see Figure 1). The front porch has been enclosed with vinyl siding, but still serves as the front entrance to the building. The building comprises of vinyl siding on all elevations, the original siding has likely been covered or removed. According to Cityview records, a rear addition was added to the building circa 1989. A yard shed is located at the rear yard of the property. Although a number of alterations have occurred to the property, the Ell-shape Victorian Gothic architecture of the building remains intact.



Figure 1: 111 Metcalfe Street circa 2003.

The neighbourhood comprises of Listed Heritage Properties

Metcalfe Street, between Berczy Street to the east and Edward Street to the west, encompasses a total of seven (7) properties, five (5) of which are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. The street can be described as a transition of residential uses to the west and industrial uses to the east towards Berczy Street. The primary architectural styles along this portion of Metcalfe

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Report No. HAC16-016

Street, are Ell-shaped Victorian Gothic and Worker's House styles. It is noted that 102 Metcalfe Street is identical to 111 Metcalfe Street in architectural style, although many of the original elements such as the front porch and first storey windows remain unaltered. 102 Metcalfe Street has a wood plaque on the property (identified as the "Joseph Davis House, 1886").

Building Evaluation

The Evaluation Working Group met to perform an objective evaluation of the subject property on Wednesday November 2, 2016 (See Attachment 3). The Evaluation Criteria for assessing the cultural heritage value of cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee. As per Section 13.3 e) of the Official Plan, Priority will be given to designating all Group 1 heritage resources in the Register.

The purpose of the Evaluation is to identify the design/physical value, historical/associative value, and contextual value of the property as per Ontario Regulation 9/06, which outlines the criteria for determining cultural heritage value or Interest under the *Ontario Heritage Act* in order to conserve significant heritage resources.

The Evaluation found the subject property to score at the low end of Group 2, suggesting that the property is "significant, worthy of preservation".

According to the Heritage Evaluation Guide for buildings scored within Group 2:

- The designation of the building pursuant to the *Ontario Heritage Act* will be encouraged;
- The retention of the structure in its existing location is encouraged;
- Any development application affecting such a structure should incorporate the identified building; and
- Appropriate alternative uses for the building will be encouraged when necessary to ensure its preservation.
- A Letter of Credit may be required to ensure the protection and preservation of the building in connection with a redevelopment application.

The conservation of remaining physical attributes of the property would require formal designation under Part IV of the *Ontario Heritage Act*, making it necessary for owners to obtain Heritage Permits for proposed work.

The *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest with Ontario Regulation 9/06. This Regulation requires that a building must exhibit significant design/physical, or associative, or contextual value to warrant designation. The Evaluation working group found the highest rated category for the building was to have Associative/ Historical value associative value, rated 55/100. Design/physical value for the building was rated 50/100. The contextual value for the building was rated 41/100.

November 14, 2016

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Report No. HAC16-016

It is noted that the contextual value of the subject building was lower primarily due to the existing surrounding industrial uses. Although the property has historically been linked between industrial and residential uses, the existing industrial buildings do not contribute to the historical character of the neighbourhood.

Zoning By-law

According to the Town's Zoning By-law 2213-78, the property is zoned General Industrial (M2). The General Industrial Zone permits a wide variety of industrial uses including, but not limited to, warehouses, commercial self-storage facilities, motor vehicle body shops, offices (provided the use serves as part of a multi-unit premises), repair shops and transportation terminals. The property currently serves as a residential use, which is a non-conforming use according to By-law 2213-78. It is noted that a minor variance was approved by the Committee of Adjustment in 1988 to allow the construction of the rear addition for the non-conforming use.

No Concept Plan has been submitted by the Owners

The Owner's request is to remove the property from the Aurora Register as a non-designated 'listed' property. No plans for a new structure have been provided by the Owners to date. There is no immediate plan for the demolition of the structure and the Owners have indicated their intention to sell the property in the near future.

Due to the industrial zoning on the property, the property may be converted into an industrial use or remain as a non-conforming residential use. Should the existing house be demolished, a new residential building will require an amendment to the zoning by-law. A new industrial building will require site plan approval and appropriate amendments to the zoning by-law.

In the event that the property is removed from the Aurora Registrar and plans are submitted for demolition/ new construction, Planning Staff will work with the new owner on detailed aspects of the building during the site plan process. If the new owner decides to construct an industrial building, heritage conformity to adjacent heritage resources will be difficult to accomplish.

Financial Implications

There are no financial implications.

Communications Considerations

No Communication Required.

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.

November 14, 2016

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Report No. HAC16-016

Alternatives to the Recommendation

1. Allow the application and recommend that the property be removed from the Aurora Registrar of Properties of Cultural Heritage Value or Interest.
2. Refuse the application and recommend that the property remain listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest.

Conclusions

After analysis of the existing structure and supporting documents, planning staff recommend that the structure remain as a Listed heritage property. The subject building was evaluated using the Town of Aurora Heritage Building Evaluation Guide and was rated in the low end of Group 2, which encourages the retention of the building as well as designation under the *Ontario Heritage Act*.

The Industrial zoning on the property creates an opportunity for a wide range of permitted uses on the property. Further planning approvals will be required should the building be demolished and replaced with a new residential or industrial use.

It is recommended that the proposed elevations are subject to approval of Planning Staff to ensure a future new dwelling will maintain the heritage character of the area. The request to remove 111 Metcalfe Street from the Registrar of Properties of Cultural Heritage Value or Interest be considered by the Heritage Advisory Committee.

November 14, 2016

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Report No. HAC16-016

Attachments

Attachment #1 – Location Map

Attachment #2 – Heritage Resource Brief (2010)

Attachment #3 – Evaluation Working Group Score, 111 Metcalfe Street

Attachment #4 – Letter by Jaqueline Stuart, 111 Metcalfe Street

Previous Reports

None.

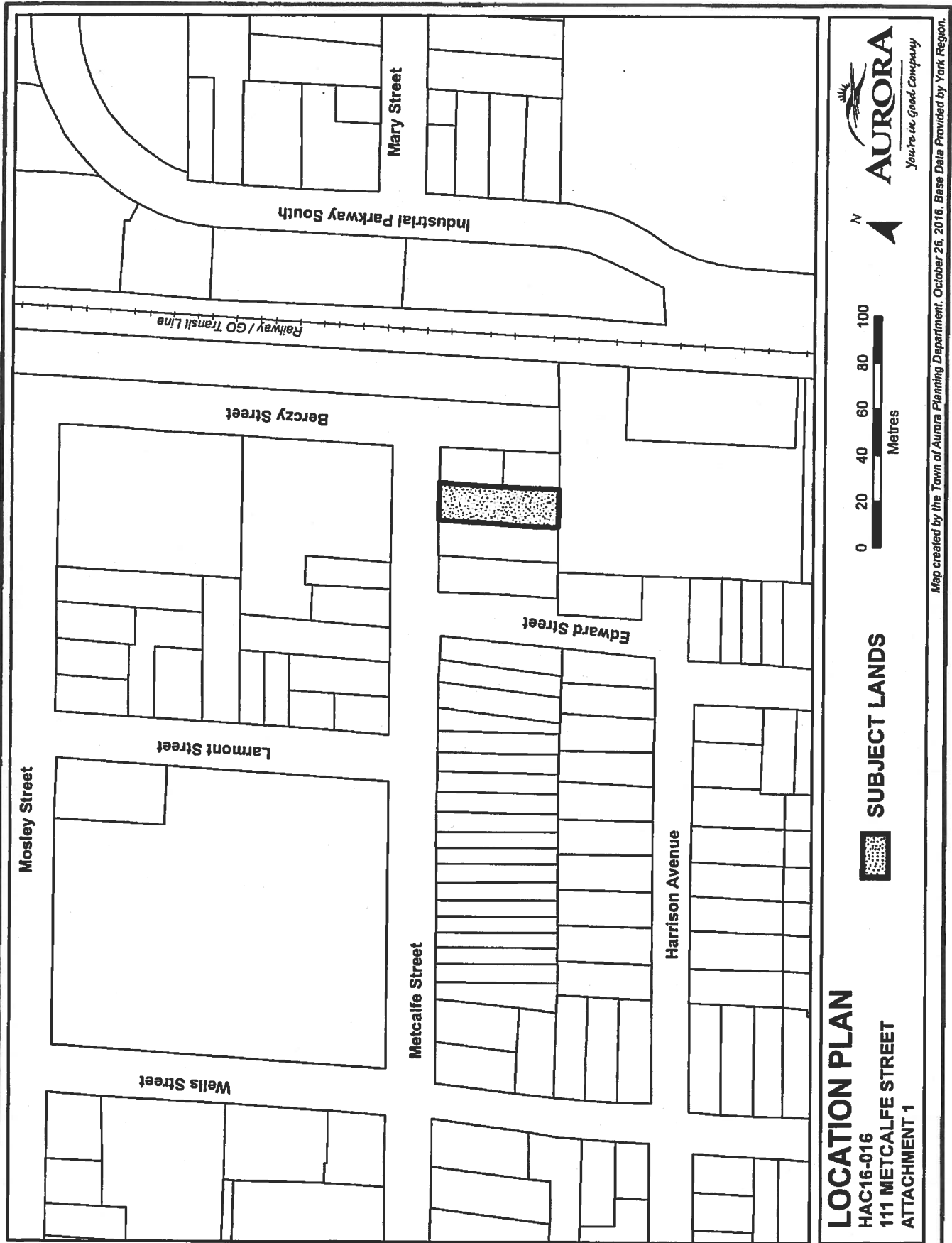
Pre-submission Review

Reviewed by the Chief Administrative Officer and Director of Planning and Building Services.

Departmental Approval



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



Attachment 2

**AURORA REGISTER OF PROPERTIES OF CULTURAL
HERITAGE VALUE OR INTEREST (Updated 2010)**

SITE

Address: 111 Metcalfe Street

Former Address:

Legal Description:

PLAN: 68

PART LOTS: 20, 21

STATUS

Current Use: Residence

Original use: Residence

Heritage Status: Listed

By-law No. & Date:

Official Plan: Urban residential

Zoning: M2 (Industrial general)

HCD:

Plaques:

PHOTOGRAPH



KEY MAP

**AURORA REGISTER OF PROPERTIES OF CULTURAL
HERITAGE VALUE OR INTEREST (Updated 2010)**

ARCHITECTURE

GENERAL INFORMATION:

Address: 111 Metcalfe Street
Construction Date: 1890
Architectural Style: Ell-shaped House
Heritage Easement:

Builder:
Architect:
Original Owner:
Historical Name:

GENERAL DESCRIPTION:

Floor Plan: L-shaped
Foundation Materials:
Exterior Wall Materials:
Roof Type: Gable
Entrance:

Storey: 1 ½
Windows: Placement of 3 windows
Bays:

UNIQUE FEATURES:

Chimney (s):
Dormers:
Roof Trim:
Window Trim:

Special Windows:
Porch/Verandah: Verandah
Door Trim:
Other: Aluminum siding

HISTORY

Historical Society files include:

Town of Aurora files include:

PHOTOS:

HISTORICAL PHOTO
Photo date

1995 INVENTORY PHOTO
Photo date

The Aurora Inventory of Heritage Buildings was compiled by the Aurora Heritage Advisory Committee (LACAC) between 1976 and 1981. The completed inventory was adopted by Council and released in 1981. On September 26, 2006 Aurora Council at its meeting No. 06-25, has officially changed the name of the Aurora Inventory of Heritage Building to the "Aurora Register of Property of Cultural Heritage Value or Interest" and all property included in the Inventory were transferred to the Register.

Attachment 3

HERITAGE BUILDING EVALUATION: SCORESHEET

Municipal Address: <u>111 Metcalfe Street</u>					Group: <u>2</u>
Legal Description: _____		Lot: _____	Cons: _____		
Date of Evaluation: <u>Nov 2 /16</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	<u>20</u>	10	0	<u>20</u> /30
Trends/Patterns/Themes	40	<u>27</u>	14	0	<u>27</u> /40
Events	15	10	5	<u>0</u>	<u>0</u> /15
Persons/Groups	15	10	<u>5</u>	0	<u>5</u> /15
Archaeological (Bonus)	10	7	3	<u>0</u>	<u>0</u> /10
Historic Grouping (Bonus)	10	7	<u>3</u>	0	<u>3</u> /10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					<u>55</u> /100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	<u>7</u>	0	<u>7</u> /20
Style	30	20	<u>10</u>	0	<u>10</u> /30
Architectural Integrity	20	<u>13</u>	7	0	<u>13</u> /20
Physical Condition	<u>20</u>	13	7	0	<u>20</u> /20
Design/Builder	10	7	3	<u>0</u>	<u>0</u> /10
Interior (Bonus)	10	7	3	<u>0</u>	<u>0</u> /10
ARCHITECTURAL TOTAL					<u>50</u> /100
ENVIRONMENTAL					TOTAL
Design Compatibility	40	27	<u>14</u>	0	<u>14</u> /40
Community Context	20	13	<u>7</u>	0	<u>7</u> /20
Landmark	20	13	<u>7</u>	0	<u>7</u> /20
Site	20	<u>13</u>	7	0	<u>13</u> /20
ENVIRONMENTAL TOTAL					<u>41</u> /100
SCORE	INDIVIDUAL			OLD AURORA	
Historical Score	X 40% = _____			<u>55</u> X 20% = <u>11</u>	
Architectural Score	X 40% = _____			<u>50</u> X 35% = <u>17.5</u>	
Environmental Score	X 20% = _____			<u>41</u> X 45% = <u>18.45</u>	
TOTAL SCORE				<u>47</u>	
GROUP 1 = 70-100		GROUP 2 = 45-69		GROUP 3 = 44 or less	

Attachment 4

25 August 1988

Pamela Kuyt,
111 Metcalfe Street,
Aurora,
Ontario L4G 1E9

Dear Ms Kuyt:

At last. It is not fair that houses with addresses on Metcalfe Street should be on lots that legally are on Berczy Street, with the same lot numbers as adjacent lots on Metcalfe Street itself: it just leads to confusion and time-wasting!

Unfortunately, the complete absence or the incomplete state of some official records makes it impossible to pin down the date of the construction of your house. Of course, you may one day have the great good luck of your neighbour, Mrs. Fox, and find the date recorded in the house itself.

The lot, at that time composed of the easterly one hundred feet of lots 20, 21, and 22 which were planned to front on Berczy, was still vacant at the time of the assessment for 1889 taxation purposes (see enclosed notes). The assessment usually took place early in the taxation year. By the time of the 1892 assessment the house had been built and was occupied by tenant Richard Field, and still owned by Asa Sider. So, it would seem that your house was built in 1889, 1890, or 1891.

George Obee purchased the property in 1894. He worked for the Grand Trunk Railway and later for the radial railway, the electric line which ran from north Toronto through Aurora and on up to Lake Simcoe. George and his wife, the former Eliza Knight, had nine children! One of them was William (born 1884), whose only child was Grace Obee, who married F. Delroy Babcock, long-time principal of Aurora Public School/Wells Street School.

...2

2.

George Obee died in 1917. After his widow's death in 1923 the property passed into the hands of their son Lindsay. Lindsay, who married relatively late in life, died in his 68th year in 1954, two years after selling the Metcalfe Street house.

I have found nothing about the Knowles or the McIlveens. W. Frederick or Ted Heaney died in June of 1985. His wife's maiden name was Vera Willson, one of the huge family of Willsons whose most famous member was David, leader of the Children of Peace who built Sharon Temple. The Heaneys had two children: a girl, and a boy who died when only a few years old, in 1947.

I'm out of order here: I should have said above that I know nothing about Allan Oster, either!

I do hope that you find this information of interest.

Sincerely,



Jacqueline Stuart
Curator, Aurora Museum

From Abstract Index for Lot 20, west side Berczy Street, Plan 68, Aurora

<u>Instrument No</u>	<u>Inst. Date</u>	<u>Reg'n Date</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Cons'n [\$]</u>	<u>Notes</u>
1819	B&S 9 Apr 1886	9 Jul 1887	Hy. M. Mosley <i>et al.</i> , executors	Asa Sider	100.00	west half of es half, <i>int. al.</i>
2711	B&S 23 Jun 1894	26 Jul 1894	Asa Sider	George Obee	300.00	"
4146	Tax Deed 15 May 1911	10 Oct 1911	Corp. Town of Aurora	George Obee	60.00	lots 20, 21, 22
6579	Grant 15 Dec 1923	18 Sep 1924	heirs of Eliza Obee	Lindsay Obee	2000.00	east 100 feet, lots 20, 21, 22
8888	Grant 5 May 1943	17 Jan 1944	Lindsay Obee	Earl Attridge	50.00	east 50 feet, <i>int. al.</i>
10901	Grant 28 Feb 1952	6 Mar 1952	Lindsay Obee	W. J. Knowles & Mirriam Knowles	v.c. + 1.00	east 100 feet less east 50 fee
11267	Grant 11 May 1953	29 May 1953	W. J. & M. Knowles	John D. McIlveen & Mary M. McIlveen	v.c. + 1.00	"
12013	Grant 11 Jun 1955	15 Jun 1955	J.D. & M.M. McIlveen	W. J. & M. Knowles	v.c. + 1.00	"
59820A	Grant 9 Jul 1962	31 Aug 1962	W. J. & M. Knowles	Allan Oster	v.c. + 1.00	"
51771B	Renewal Agreement 18 Jul 1968	30. Jul 1968	Allan Oster	Wm. F. & Vera Heaney		
133671	Executors' Deed 29 Sep 1972	22 Feb 1973	Executors of Allan Oster	Wm. F. & Vera Heaney	v.c. + 1.00	west 50 feet of east 100 feet of lot (OL)
419669	Grant 19 Dec 1986		Estate of Wm. F. Heaney	Barbara Armstrong		"
429838	Grant 16 Apr 1987		Estate of Wm. F. Heaney	Barbara Armstrong		"
428941	Grant 16 Apr 1987		B. Armstrong	Pamela J. Kuyt		"

Note: All the above transactions also apply to lots 21 and 22 on the west side of Berczy Street.

Notes from Aurora assessment rolls re 111 Metcalfe Street

- 1888 Asa Sider, labourer, freeholder; non-resident (Markham); vacant lot, 1/4 acre; assessed value \$100
- 1889 as above
- 1890 names only listed: no details
- 1891 roll does not survive
- 1892 Asa Sider, farmer, freeholder; non-resident; tenant: Richard Field, agent; assessed value \$425
- 1894 Asa Sider, freeholder; tenant: Charles Hand, labourer, assessed value \$425
- 1899 George Obee, foreman, aged 51, freeholder; assessed value \$450
- 1910 George Obee, railway foreman, aged 62, freeholder; assessed value of land \$75, of building(s) \$375 (also owns vacant lot at corner of Metcalfe and Berczy)
- 1920 Mrs. Eliza Obee, widow, freeholder; tenant: Lindsay Obee; east part lots 20,21,22; assessed value of land \$600 (space for value of building not completed)
- 1930 Lindsay Obee, shoemaker, owner, assessed value of land \$600, of building(s) \$800
- 1940 Lindsay Obee, machinist, aged 53, owner; assessed value of land \$600, of building(s) \$800
- 1948 Lindsay Obee, gentleman, aged 59, owner



**Town of Aurora
Office of the Mayor**

Memorandum

Date: December 6, 2016
To: Members of Council
From: Mayor Geoffrey Dawe
Re: Lake Simcoe Region Conservation Authority
Board Meeting Highlights – October 28, 2016

Recommendations

1. That Council:
 - ☒ Receive the correspondence for information
 - ☐ Endorse the recommendations
 - ☐ Provide direction



Board Meeting Highlights

October 28, 2016

Announcements:

LSRCA Annual Conservation Awards

CAO Mike Walters reminded Board members that LSRCA's Annual Conservation Awards ceremony is being held on Thursday, November 3rd at Madsen's Gardens in Newmarket.

Beaver River Wetland Trail Ribbon Cutting Ceremony

CAO Mike Walters was pleased to advise that the Beaver River Wetland Trail ribbon cutting ceremony took place in Cannington on October 26th and marked the completion of the final eight kilometres of trail that now connects the communities of Uxbridge, Blackwater, Sunderland and Cannington. Township of Brock Board member Debbie Bath thanked staff and especially Brian Kemp and his passion for beautifying the Beaver River Wetland Trail.

LSRCA Annual Conservation Awards

CAO Mike Walters was pleased to announce that Influent Magazine recently featured LSRCA's David Lembcke and Bill Thompson in an article regarding salt in urban stormwater run-off. To read this article, please click the following link and proceed to Page 12: [Influent Magazine - Fall 2016](#)

Presentations:

LSRCA Landholding Assessment 2016

General Manager, Conservation Lands, Brian Kemp, provided the Board with a presentation on LSRCA's 2016 Landholding Assessment, noting that the purpose of this assessment is to provide account of all holdings, identify out-of-date records, and inform future land management decisions. He noted that at present, LSRCA owns, manages or holds easement over approximately 2,425 ha (5,992 ac) of conservation lands across the watershed, divided into 35 main conservation landholdings, embodying a range of landscapes, ecosystem types and recreational opportunities.

GM Kemp explained that this landholding assessment assists in moving towards a more sustainable approach to land management and that by identifying information gaps and developing a plan for populating and maintaining a complete and accurate record of all information, LSRCA will be better positioned to shift from a reactive to an active or proactive land management approach.

This presentation and the accompanying Staff Report No. 40-16-BOD contained a number of recommendations, the approval of which were deferred until the next meeting.

Aquatic Plants in Lake Simcoe

Limnologist, Brian, Ginn, provided the Board with a presentation on aquatic plants, noting that aquatic plants are any plants living above, below or on the water, they are naturally present in healthy lakes, and they are important for fish habitat plant species. Aquatic plants currently found in Lake Simcoe include coontail, Eurasian watermilfoil, and muskgrass and water soldier. LSRCA studies over 200 sites every five years, with recent years seeing the decrease in Eurasian watermilfoil and an increase in muskgrass. Dr. Ginn went on to explain that sunlight, water temperatures, water clarity and competition with other species all play a role in controlling aquatic plants. Invasive mussels contribute to water clarity. Zebra mussels were prominent in Lake Simcoe from 1991–1995 but were then overtaken by quagga mussels in later years. The impact of these changes on the lake was very complex and interconnected. Invasive mussels are filter feeders, so they take phosphorus from the water column and transfer it into the sediment in the near shore lake bottom. By doing so, the mussels are helping the aquatic plants to grow by creating a very fertile lake bottom. The enhanced water clarity also created by the mussels has allowed for great clarity and sunlight penetration, which is also contributing to an overabundance of aquatic plants. The plants die off in the fall and release nutrients when they decompose. During this process, valuable oxygen in the bottom waters is used up, which then impacts on the health of the coldwater fishery.

He explained that in order to manage aquatic plants, the underlying issues must be managed as well. Harvesting or removing plants is restricted by DFO and MNRF as the plants provide habitat for fish. Harvesting aquatic plants usually causes them to spread, and using herbicides to kill the plants can allow other plants such as algae to fill the void. In Ramara, treatment of the Lagoon City canals to kill all the aquatic plants resulted in a massive bloom of Cyanobacteria (blue green algae), which is toxic.

In conclusion, Dr. Ginn noted that ecological improvements are being seen in Lake Simcoe (nutrients, fish), and the best way to control aquatic plants is to limit nutrients to the lake. Regardless, improvements will take time.

Correspondence and Staff Reports:

Correspondence

The Board received a copy of a letter from the Honourable Catherine McKenna, Federal Minister of Environment and Climate Change regarding the continuation of funding for the Lake Simcoe/south-Eastern Georgian Bay Clean-up Fund.

Budget Status Report

The Board received Staff Report No. 41-16-BOD, prepared by Manager, Finance, Katherine Toffan, which provided the Board with a summary of revenues and expenditures for the period ending September 30, 2016, as they relate to the 2016 budget approved by the Board on April 29, 2016.

General Committee Meeting Agenda

Tuesday, December 6, 2016

LSRCA Board of Directors
Meeting Highlights – October 28, 2016
Page 3 of 3

Item 14
Page 4 of 4



LSRCA Planning and Development Fees

The Board approved Staff Report No. 42-16-BOD prepared by General Manager, Planning & Development, Rob Baldwin, which sought the Board's approval on a new Planning and Development Fees Policy to be effective January 1, 2017. In keeping with LSRCA's Strategic Plan initiative for the Planning and Development program to be at 100% cost recovery on fees by 2019, this staff report recommended changes for a number of the fees.

Update – Conservation Authorities Act Review

The Board received Staff Report No. 43-16-BOD prepared by Chief Administrative Officer, Michael Walters, which provided an update on the Ministry of Natural Resources and Forestry's review of the *Conservation Authorities Act*.

Durham Regional Forest Standing Timber Sale

The Board approved Staff Report No. 44-16-BOD prepared by Manager, Forestry and Stewardship, Philip Davies, which recommended the tender for Durham Regional Forest standing timber sales be awarded to Gee's Lumber and Logging in St. Williams, Ontario.

Update - LSRCA Signing Officers

The Board approved Staff Report No. 46-16-BOD prepared by Chief Administrative Officer, Michael Walters, which sought to name Renee Jarrett, General Manager, Communications and Education, as a signing officer for LSRCA's account at the Bank of Nova Scotia. The appointment of the General Manager, Communications and Education as a signing officer replaces the General Manager, Corporate and Financial Services position, which is currently vacant.

For more information or to see the full agenda package and/or the presentations, please click the link below for LSRCA's Board of Directors' webpage: [LSRCA Board Meetings](#)



Town of Aurora Additional Items to General Committee Meeting Agenda

Tuesday, December 6, 2016

7 p.m.

Council Chambers

- **Revised General Committee Meeting Agenda Index**
- **Item 15 – PRCS16-048 – Award of Tender PRS 2016-59 Construction of Multi-Purpose Synthetic Turf Sports Field at Stewart Burnett Park**
- **Item 16 – PBS16-091 – Applications for Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment, Leslie – Wellington Developments Inc., 1289 Wellington Street East, Part of Block 13 and Part of Block 2, Plan 65M-3436, File Numbers: SUB-2016-01, OPA-2016-01 and ZBA-2016-03**
- **Item 17 – Parks and Recreation Advisory Committee Meeting Minutes of November 17, 2016**
- **Item 18 – Trails and Active Transportation Committee Meeting Minutes of November 18, 2016**
- **Item 19 – Environmental Advisory Committee Meeting Minutes of November 24, 2016**
- **Item 20 – Correspondence from Association of Municipalities of Ontario, dated December 1, 2016
Re: Federal Infrastructure Phase 2 Incrementality Resolution**
- **Notice of Motion (a) Councillor Abel; Re: Library Square**
- **Notice of Motion (b) Councillor Abel; Re: Downtown Revitalization Plan**



**Town of Aurora
General Committee
Meeting Agenda (Revised)**

Tuesday, December 6, 2016
7 p.m.
Council Chambers

Councillor Thompson in the Chair

1. Declaration of Pecuniary Interest and General Nature Thereof

2. Approval of the Agenda

Recommended:

That the agenda as circulated by Legislative Services be approved.

3. Determination of Items Requiring Separate Discussion

4. Adoption of Items Not Requiring Separate Discussion

5. Delegations

(a) Denis Van Decker, Resident

Re: Recommended Improvements to Aurora By-law Department

6. Presentations by the Advisory Committee Chair

7. Consideration of Items Requiring Separate Discussion

8. Notices of Motion

(a) Councillor Abel
Re: Library Square
(Added Item)

(b) Councillor Abel
Re: Downtown Revitalization Plan
(Added Item)

9. New Business/General Information

10. Closed Session

11. Adjournment

Agenda Items

1. CAO16-007 – Update on Collaborative Municipal Initiatives of the Six Northern Municipalities of York Region

Recommended:

1. That Report No. CAO16-007 be received for information.

2. IES16-088 – Award of Recycling and Garbage Collection Contract for Northern Six Partnership

Recommended:

1. That Report No. IES16-088 be received; and
2. That Tender CRP2016-0210 for the collection of recycling and garbage materials be awarded to Green For Life Environmental Inc. for a period of eight (8) years starting January 1, 2018; and
3. That the Mayor and Town Clerk, in concert with the other five (5) municipalities of the Northern Six Municipalities of York Region, be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same; and
4. That the 2018 contract award value be \$2,290,000 excluding taxes for Aurora's waste collection cost; and
5. That annual increases be based on the cost escalation protocol established in the tender documents based on established inflationary benchmarks; and
6. That the Director of Infrastructure and Environmental Services be authorized to renew Tender CRP2016-0210 for an additional two (2), one (1) year optional years, pending an annual analysis and satisfactory performance review, for a total contract duration of up to ten (10) years; and
7. That the Director of Infrastructure and Environmental Services be authorized to approve additional expenditures within the scope of the contract to an

amount up to the approved annual operating budget for these services over the term of the contract.

3. CS16-014 – Governance Review Ad Hoc Committee Terms of Reference

Recommended:

1. That Report No. CS16-014 be received; and
2. That the Terms of Reference for the Governance Review Ad Hoc Committee, Attachment 2 to this report, be approved; and
3. That staff be directed to commence recruitment.

4. FS16-037 – 2017 Interim Property Tax Levy

Recommended:

1. That Report No. FS16-037 be received; and
2. That a by-law be adopted to authorize the levying of 2017 Interim Property Taxes on all rateable properties and to establish installment due dates.

5. FS16-038 – 2016 Surplus Control By-law

Recommended:

1. That Report No. FS16-038 be received; and
2. That a by-law be adopted to authorize the Treasurer and the Chief Administrative Officer to make any necessary year-end financial adjustments and to allocate any 2016 Operating Fund surplus in the following order of priority:
 - i. That any unspent funds from various reserve funds allocated in the 2016 Budget for specific expenditures be returned to the respective original reserve fund sources from which they came; and
 - ii. That any net Building Permit revenue surplus/deficit be allocated to/funded from the Building Permit Fees Reserve; and

- iii. That the remainder of any surplus be allocated to budget carry-forward items, being Council approved special projects or initiatives funded in the Operating Fund in the subject year, but not started by year end; and
- iv. That up to a maximum of \$389,600.00 of any then remaining surplus be allocated to the Tax Rate Stabilization Reserve Fund to assist with the stabilization of tax rates in future years which may be subject to fluctuations due to significant changes in service levels or municipal costs, or changes in expected revenues; and
- v. That the remainder of any surplus be allocated proportionately to the tax rate funded Repair & Replacement reserves; and

Or, alternatively, in the event of a year-end operating deficit, that adjustments i. and ii. above are authorized, with the remaining net shortfall being funded from the Tax Rate Stabilization reserve; and

- 3. That the provisions made within By-law 5928-16 be adopted to authorize the Treasurer and the Chief Administrative Officer to allocate any 2016 surplus or alternatively fund any deficit in the Water, Wastewater, or Stormwater budgets to or from the appropriate related reserve accounts; and
- 4. That the adjustments authorized herein are to occur with an effective date of December 31, 2016, and which may be made prior to or after December 31, 2016; and
- 5. That the Treasurer and Chief Administrative Officer report to Council through General Committee after the year-end surplus/deficit control adjustments and allocations have been performed.

6. IES16-089 – Purchase Order Increase for HVAC Services

Recommended:

- 1. That Report No. IES16-089 be received; and
- 2. That the Contract for Carmichael Engineering Ltd, and Dunlis Mechanical Services as established through RFP IES 2015-35 be extended to the 2017 option year; and

3. That Purchase Order No. 713 in favour of Carmichael Engineering Ltd. be increased by \$170,000 from the amount of \$125,000 to \$295,000, excluding taxes, for the contract term of 2016 and 2017; and
4. That Purchase Order No. 714 in favour of Dunlis Mechanical Services be increased by \$270,000 from the amount of \$125,000 to \$395,000, excluding taxes, for the contract term of 2016 and 2017.

**7. IES16-090 – Acceptance of Municipal Services
Brookvalley Developments (Aurora) Ltd.
Registered Plan 65M-4084**

Recommended:

1. That Report No. IES16-090 be received; and
2. That ownership, operation and maintenance of the works within the roads, rights-of-way and other lands dedicated to the Town as contained within Registered Plan 65M-4084, being Brookvalley Development Residential Subdivision, be assumed; and
3. That the necessary by-law be brought forward for enactment to assume for public use the highways within Registered Plan 65M-4084 and to establish as public highway any applicable reserves.

**8. PBS16-096 – Application for Exemption from Part Lot Control
Countrywide Homes at Aurora
Blocks 1, 2, 3, 4, 5, and 6, Plan 65M-4467
File Number: PLC-2016-14
Related File Numbers: SUB-2011-04, ZBA-2011-12**

Recommended:

1. That Report No. PBS16-96 be received; and
2. That the Application for Exemption from Part Lot Control submitted by Countrywide Homes at Aurora to divide Blocks 1, 2, 3, 4, 5, and 6, Plan 65M-4467, into 33 townhouse lots, be approved; and

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

9. PBS16-097 – Delegated Development Agreements, 2016 Summary Report

Recommended:

1. That Report No. PBS16-097 be received for information.

10. PBS16-101 – Planning Applications Status List

Recommended:

1. That Report No. PBS16-101 be received for information.

11. Community Recognition Review Advisory Committee Meeting Minutes of October 25, 2016

Recommended:

1. That the Community Recognition Review Advisory Committee meeting minutes of October 25, 2016, be received for information.

12. Accessibility Advisory Committee Meeting Minutes of November 2, 2016

Recommended:

1. That the Accessibility Advisory Committee meeting minutes of November 2, 2016, be received; and
2. That the Accessibility Advisory Committee recommend to Council:
 2. **2017 Draft Repair & Replacement Capital Project Referred from Special General Committee – 2017 Capital Budget Meeting of October 15, 2016; Re: Capital Project 72259 – Victoria Hall – Accessibility Ramp Installation**
 - (a) That Capital Project 72259 – Victoria Hall – Accessibility Ramp Installation be approved as an initial accessible feature; and

- (b) That an accessible entranceway with automatic door openers and an accessible universal washroom be approved; and
- (c) That additional accessible features to facilitate possible future uses of the building, including visual and audible building alert and alarm signals, be considered; and
- (d) That any future proposed renovation plans for Victoria Hall be submitted to the Accessibility Advisory Committee for review and comment.

13. Heritage Advisory Committee Meeting Minutes of November 14, 2016

Recommended:

1. That the Heritage Advisory Committee meeting minutes of November 14, 2016, be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - 1. HAC16-015 – Heritage Permit Application, 70-72 Centre Street, File Number: NE-HCD-HPA-16-09**
 - (a) That Heritage Permit Application NE-HCD-HPA-16-03 be approved to permit the demolition of a 9.25m² accessory structure (mudroom); and
 - (b) That, in the removal of the 9.25m² accessory structure, that the Owner minimize any damage to the main building.
 - 2. HAC16-016 – Request to Remove a Property from the Aurora Registrar of Properties of Cultural Heritage Value or Interest, 111 Metcalfe Street**
 - (a) That the property located at 111 Metcalfe Street remain listed on the Aurora Register of Properties of Cultural Heritage Value or Interest.

New Business Motion No. 1

1. That staff investigate opportunities for signage to identify the North East Heritage District.

14. Memorandum from Mayor Dawe

**Re: Lake Simcoe Region Conservation Authority Board Meeting
Highlights – October 28, 2016**

Recommended:

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights – October 28, 2016, be received for information.

15. PRCS16-048 – Award of Tender PRS 2016-59 Construction of Multi-Purpose Synthetic Turf Sports Field at Stewart Burnett Park

(Added Item)

Recommended:

1. That Report No. PRCS16-048 be received; and
2. That Tender PRS 2016-59 Construction of Multi-Purpose Synthetic Turf Sports Field at Stewart Burnett Park be awarded to Rutherford Contracting Ltd. in the amount of \$1,956,936, excluding taxes; and
3. That the Mayor and Town Clerk be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same.

**16. PBS16-091 – Applications for Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment
Leslie – Wellington Developments Inc.
1289 Wellington Street East
Part of Block 13 and Part of Block 2, Plan 65M-3436
File Numbers: SUB-2016-01, OPA-2016-01 and ZBA-2016-03**

(Added Item)

Recommended:

1. That Report No. PBS16-091 be received; and

2. That Application to Amend the Official Plan File No. OPA-2016-01 (Leslie – Wellington Developments Inc.) to re-designate the land use to allow single detached uses on the subject lands be approved; and
3. That Application to Amend the Zoning By-law File No. ZBA-2016-03 (Leslie – Wellington Developments Inc.) to implement the proposed draft plan of subdivision be approved; and
4. That Application for Draft Plan of Subdivision File No. SUB-2016-01 (Leslie – Wellington Developments Inc.), to allow the development of 145 single detached dwellings on the subject lands be approved, subject to the conditions outlined in Schedule “A” of this report; and
5. That the implementing Official Plan and Zoning By-law Amendments be presented at a future Council Meeting; and
6. That a total of 145 units of water and sewage capacity be allocated to the Draft Plan of Subdivision; and
7. That the Mayor and Town Clerk be authorized to execute a Subdivision Agreement, including any and all documents and all of the Agreements referenced in the Conditions of Draft Plan Approval, including any ancillary agreements required to give effect to same.

17. Parks and Recreation Advisory Committee Meeting Minutes of November 17, 2016

(Added Item)

Recommended:

1. That the Parks and Recreation Advisory Committee meeting minutes of November 17, 2016, be received; and
2. That the Parks and Recreation Advisory Committee recommend to Council:

1. Proposed New Terms of Reference for Parks and Recreation Advisory Committee

- (a) That the proposed new Terms of Reference for the Parks and Recreation Advisory Committee be endorsed and implemented in 2017.

New Business Motion No. 1

- (a) That staff be directed to investigate the feasibility of control and/or eradication of invasive species in Aurora and report back.

New Business Motion No. 2

- (a) That the development of Library Square be endorsed.

18. Trails and Active Transportation Committee Meeting Minutes of November 18, 2016

(Added Item)

Recommended:

1. That the Trails and Active Transportation Committee meeting minutes of November 18, 2016, be received; and
2. That the Trails and Active Transportation Committee recommend to Council:

1. Extract from Council Meeting of October 11, 2016

Re: Item 1(6), Report No. PRCS16-044 – Leslie Street Underpasses Construction

- (a) That the construction of Leslie Street Underpass C be approved and funded as recommended by staff in Report No. PRCS16-044.

New Business Motion No. 1

- (a) That the proposed option to demolish the former library at 56 Victoria Street, and the former seniors centre at 52 Victoria Street, be endorsed; and
- (b) That any development proposal criteria include affordable housing or mixed uses.

New Business Motion No. 2

- (a) That staff be directed to investigate the possibility of cost sharing with the Town of Newmarket in the construction of Leslie Street Underpass C; and
- (b) That any potential cost sharing not be contingent on the approval of the Town of Aurora's 50 per cent share in the construction costs of Leslie Street Underpass C.

19. Environmental Advisory Committee Meeting Minutes of November 24, 2016
(Added Item)

Recommended:

1. That the Environmental Advisory Committee meeting minutes of November 24, 2016, be received; and
2. That the Environmental Advisory Committee recommend to Council:

New Business Motion No. 1

- (a) That staff be directed to investigate the feasibility of eliminating single-use plastic bottles at all Town facilities, and report back; and
- (b) That a "bring your own bottle" initiative be implemented at all Town facilities.

New Business Motion No. 2

- (a) That the concept plans for Library Square and Town Park, and removal of the former library and seniors centre, be endorsed; and
- (b) That green and sustainable development aspects are incorporated in the final designs.

New Business Motion No. 3

- (a) That staff be directed to investigate the feasibility of containment or removal of phragmites, and report back to Council within the first quarter of 2017; and

- (b) That a public education strategy be developed, regarding phragmites, dog-strangling vine, and Japanese knotwood.

New Business Motion No. 4

- (a) That staff be directed to investigate the feasibility of joining the ClimateWise Business Network.

20. Correspondence from Association of Municipalities of Ontario (AMO), dated December 1, 2016

Re: Federal Infrastructure Phase 2 Incrementality Resolution

(Added Item)

Recommended:

1. That the Correspondence from Association of Municipalities of Ontario (AMO), dated December 1, 2016, regarding Federal Infrastructure Phase 2 Incrementality Resolution be received; and
2. That Council provide direction.



Town of Aurora

General Committee Report No. PRCS16-048

Subject: Award of Tender PRS 2016-59 Construction of Multi-Purpose Synthetic Turf Sports Field at Stewart Burnett Park

Prepared by: Jim Tree, Manager of Parks

Department: Parks, Recreation and Cultural Services

Date: December 6, 2016

Recommendation

- 1. That Report No. PRCS16-048 be received; and**
- 2. That Tender PRS 2016-59 Construction of Multi-Purpose Synthetic Turf Sports Field at Stewart Burnett Park be awarded to Rutherford Contracting Ltd. in the amount of \$1,956,936, excluding taxes; and**
- 3. That the Mayor and Town Clerk be authorized to execute the necessary Agreement, including any and all documents and ancillary agreements required to give effect to same.**

Executive Summary

- To obtain Council approval to award Tender PRS2016-59 to Rutherford Contracting Ltd.;
- To provide Council with a plan of action in addressing a recent request from the Aurora Soccer Club (AYSC) to substitute the proposed multi-purpose facility at Stewart Burnett Park to a dedicated full sized regulation soccer field and the following;
- Completion of a high priority community park facility as recommended in previous and current Parks & Recreation Master Plan;
- Provide a cost effective solution to AYSC request for dedicated clubhouse facilities;
- Complete a comprehensive procurement process and maintain the Town's reputation as a sound organization to conduct business with;
- Realize considerable savings and efficiencies in constructing a new additional sports field and upgrading an existing sports field.

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Report No. PRCS16-048

Background

At its June 26, 2012 meeting, Council authorized staff to proceed with Tendering a multi-purpose synthetic sports field at Stewart Burnett Park for possible construction in 2012. This facility was recommended as a high priority in the previous Parks and Recreation Master Plan where it was identified for construction in 2011.

Pursuant to Council direction, Tender No. 2012-51 Multi-Purpose Synthetic Turf Sports Field was issued on August 23, 2012. Six (6) Tenders were received for this project. Prices ranged from the low bid of \$2,066,737 to a high of \$2,553,908.

The available approved budget for the project in 2012 was \$1,500,000. As a result of this insufficient funding and several other site related issues Council did not award the Tender as recommended in the staff report PR12-037. The recently revised Parks and Recreation Master Plan includes this project as a high priority. The increasing demand for sports field facilities by our user groups and the fact that our existing facilities are at or above capacity the construction of this new facility is necessary in order to meet existing and future service levels.

Analysis

Multi-Purpose sports field defined as a priority facility since 2012

The multi-purpose sports field has been identified as a high priority facility for a considerable period of time and has appeared in both the previous and current Parks and Recreation Master Plan.

Site servicing of the Stewart Burnett Park lands was the primary driver in delaying the start of this project as it was necessary to time the site servicing work with the adjacent 2C land developer in order to maximize on significant site serving cost savings that would have been borne by the Town had the project proceeded in 2012. Site Servicing to facilitate the multi-purpose field has now been installed by the 2C developers at no cost to the Town and the project can now move forward immediately.

Recent request from AYSC to provide a dedicated soccer field can be accommodated without the need to re-tender the project or construct a new Club House at Sheppard's Bush

As presented by staff at the 2017 Capital budget discussions, the AYSC recently made a request for the Town to consider substituting the Multi-Purpose Sports Field proposed at Stewart Burnett Park for a dedicated regulation Soccer Pitch.

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Report No. PRCS16-048

AYSC has indicated that a dedicated Soccer facility at Stewart Burnett Park would satisfy their needs for change rooms and club house requirements as these needs would be serviced by the availability of facilities in the nearby Stronach Aurora Recreation Centre (SARC). As such, the AYSC would withdraw their request for capital funds to construct a permanent facility at Sheppard's Bush Conservation Area. Staff evaluated this proposal and believes the request for a dedicated soccer facility at Stewart Burnett Park can be accommodated without the need to reject the current Tender.

Staff have also confirmed with all other users who require the multi-use facility that they are satisfied their needs can be met with the multi-purpose facility being located at Sheppard's Bush.

Tender PRS 2016-59 was issued as a unit price Tender as opposed to a lump sum Tender. As such, the proposed multi-purpose facility can be downsized with a single line layout for soccer by simply recalculating quantities and applying the unit prices accordingly. This will require a minor revision to the working drawings and quantities, the issuance of a change order and result in a project credit with an overall decrease in the capital cost of the project.

Staff does not recommend re-tendering this project a third time in recognition of the time and costs invested in this process to date by both the Corporation and the project Bidders. To re-tender this project a third time may result in disinterest on the part of the contractors and or increased prices and a possible perception on the part of the contractors as a lack of credibility in our procurement process.

Conversion of Sheppard's Bush soccer field to a multi-purpose playing field in 2018 should not significantly impact user groups

Sheppard's Bush artificial turf replacement was presented to Council in the draft 2107 Capital Budget. Upon approval of this project staff would have tendered the project in the spring of 2017 with an anticipated project start date at the close of the 2017 Soccer playing season.

In recognition of the fact that Sheppard's Bush field is a very heavily utilized facility, it is not possible to conduct any field upgrades of construction work until the new facility comes on board at Stewart Burnett Park.

Under the proposed scenario of converting Sheppard's Bush to a multi-purpose facility, it will be necessary to expand the footprint of the field and include additional lighting components. If Council approve this proposal, staff will proceed with all the necessary

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Report No. PRCS16-048

facility design work and specification and issue a Tender in late 2017 for project commencement in early 2018 which will permit uninterrupted use of Sheppard's Bush for all of 2017.

All permitted use associated with Sheppard's Bush would then transfer to Stewart Burnett field and our natural turf fields for part of the 2018 playing season until completion of the multi-purpose facility. Staff will work to minimize disruption to our user groups during the transition period.

Cost savings realized from reconfiguring Stewart Burnett from multi-purpose facility to dedicated Soccer field will be returned to source to offset increased cost associated with Sheppard's Bush multi-purpose field

If Council approves moving forward with this proposal, there will be a cost savings associated with converting Stewart Burnett multi-purpose field to a dedicated soccer field. These savings will result from a decrease in the overall field size, lighting layout and single playing field lines. As such, any savings can be applied to the increased costs associated with enlarging the Sheppard's Bush field and lighting system.

Tender Results

Staff released Tender PRS 2016-59 for Construction of a Multi-Purpose Synthetic Turf Sports Field at Stewart Burnett Park in the Town of Aurora on September 23, 2016.

Tender PRS 2016-59 closed on October 20, 2016 and a total of ten (10) firms submitted Tenders. Four (4) Tenders were deemed compliant.

The lowest compliant Tender was submitted by Rutherford Contracting Ltd. at \$1,956,936.22 excluding taxes. The below Table is a breakdown of compliant prices submitted for Tender PRS 2016-59.

Firm	Bid Amount
Rutherford Contracting Ltd.	\$1,956,936.22
TDI International Ag Inc.	\$2,024,664.42
Mopal Construction Ltd.	\$2,148,117.90
Gateman-Millooy Inc.	\$2,552,477.79

Advisory Committee Review

Not Applicable

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Financial Implications

The approved Capital Budget for Project 73161 Stewart Burnett Park Site Servicing is \$2,593,698. The below Table is a financial summary for Capital Project 73161 as based on the Tender submitted by Rutherford Contracting Ltd.:

Approved Budget	
Capital Project 73161	\$2,593,698
Total Approved Budget	\$2,727,300
Less previous commitments	*133,602
Funding available for subject Contract	\$2,593,698
Contract Award excluding HST	\$1,956,936
Non-refundable taxes (1.76%)	\$34,442
10% Project Contingency	\$195,693
Sub-Total	\$2,187,071
Total Funding Required	\$2,187,071
Budget Variance	\$406,627

*Previous Commitments included site surveying, and detailed design costs

Communications Considerations

There is no external communication required.

Link to Strategic Plan

The Award of Tender supports the Strategic Plan Goal of Supporting an Exceptional Quality of Life for All by encouraging an active and healthy lifestyle.

Develop a long-term needs assessment for recreation programs, services and operations to march the evolving needs of the growing and changing population.

Alternative(s) to the Recommendation

Option 1: Council could reject Tender PRS 2016-59 and direct staff to re-tender the project including the work required to concert the existing sports field at

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Sheppard's Bush to a multi-purpose field. Staff does not recommend this alternative as it may compromise the credibility in our procurement process and result in a possible increase in overall project costs.

Conclusions

Based on the lowest compliant bid submitted for this project and the positive references obtained by staff on the past performance of this contract, staff recommend awarding Tender No. PRS 2016-59 the Construction of the Synthetic Turf Sports Field at Stewart Burnett Park be awarded to Rutherford Contracting Ltd.in the amount of \$1,956,936, excluding taxes.

Attachments

None.

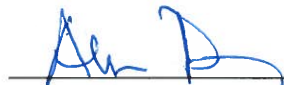
Previous Reports

PRS16-026 Multi-Purpose Synthetic Turf Sports Field at Stewart Burnett Park, May 17, 2016

Pre-submission Review

Agenda Management Meeting review on October 26, 2016.

Departmental Approval



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

Approved for Agenda



Doug Nadorozny
Chief Administrative Officer



Town of Aurora

General Committee Report

No. PBS16-091

Subject: Applications for Official Plan Amendment, Draft Plan of
Subdivision and Zoning By-law Amendment
Leslie – Wellington Developments Inc.
1289 Wellington Street East
Part of Block 13 and Part of Block 2, Plan 65M-3436
File Numbers: SUB-2016-01, OPA-2016-01 and ZBA-2016-03

Prepared by: Lawrence Kuk, Planner

Department: Planning and Building Services

Date: December 6, 2016

Recommendations

1. That Report No. PBS16-091 be received;
2. That Application to Amend the Official Plan File No. OPA-2016-01 (Leslie – Wellington Developments Inc.) to re-designate the land use to allow single detached uses on the subject lands be APPROVED;
3. That Application to Amend the Zoning By-law File No. ZBA-2016-03 (Leslie – Wellington Developments Inc.) to implement the proposed draft plan of subdivision be APPROVED;
4. That Application for Draft Plan of Subdivision File No. SUB-2016-01 (Leslie – Wellington Developments Inc.), to allow the development of 145 single detached dwellings on the subject lands be APPROVED, subject to the conditions outlined in Schedule “A” of this report;
5. That the implementing Official Plan and Zoning By-law Amendments be presented at a future Council Meeting;
6. That a total of 145 units of water and sewage capacity be allocated to the Draft Plan of Subdivision;
7. That the Mayor and Town Clerk be authorized to execute a Subdivision Agreement, including any and all documents and all of the Agreements referenced in the Conditions of Draft Plan Approval, including any ancillary agreements required to give effect to same.

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Report No. PBS16-091

Executive Summary

This report seeks Council's approval to the application for an Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment on 1289 Wellington Street East. The proposed Draft Plan of Subdivision consists of 145 single detached residential lots on a 11.8 hectare parcel of land.

- The proposed Draft Plan of Subdivision and Zoning By-law Amendment are consistent with the Provincial and Regional policies;
- York Region has no objection to the approval of the Draft Plan of Subdivision subject to the conditions outlined in Schedule "A";
- The proposed site specific Official Plan Amendment is in keeping with the intent of the Density, Height and Urban Design requirements of the Official Plan;
- Town Staff and the Lake Simcoe Conservation Authority have no concerns with the proposed LID techniques used for stormwater management;
- The Region has no concerns with the proposed full access at Wellington Street East without a traffic signal;
- The proposed subdivision was discussed at the Trails and Active Transportation Committee with no further comments;
- No comments from the public circulation. No members of the Public came forward to speak at the June 29, 2016 Public Planning Meeting.

Background

Application History

Application for the subject Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment was heard at the Public Planning Meeting on June 29, 2016. At that meeting, Council received the report and directed the applications to proceed to a future General Committee meeting for consideration.

At that meeting Council passed the following resolution:

"That Report No. PDS16-048 be received; and

That comments presented at the Public Planning Meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee Meeting."

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Report No. PBS16-091

Location / Land Use

The subject lands, municipally known as 1289 Wellington Street East, are located between Adena Meadow Way and Leslie Street on the south side of Wellington Street East (Figure 1). The property has a lot area of 11.8 hectare and a frontage of 493.3 m on Wellington Street East. The site characteristics were outlined in Planning Report PDS16-048.

The surrounding land uses are as follows:

North:	Residential (townhouse development under construction), Town Fire Hall and Stronach Aurora Recreation Complex;
South:	Residential (estate condominium residential development) and Adena Meadows private golf course;
East:	Vacant land and Leslie Street;
West:	Magna International Headquarters facility.

Policy Context

All Planning Act development applications are subject to provincial policies. Overviews of the Provincial Policy Statement (PPS), Growth Plan for the Greater Golden Horseshoe (GGH), Lake Simcoe Protection Plan (LSPP) and York Region Official Plan (2010), as amended were outlined in Planning Report PDS16-048.

Town of Aurora Official Plan - Area 2B (OPA 30) Secondary Plan

The subject lands are currently designated as “Medium-High Density Residential”, “Low-Medium Density Residential” and “Linear and Other Open Space” by the Bayview Northeast Area 2B Secondary Plan (OPA 30) (Figure 2). The Low-Medium Density Residential has a maximum density of 25 units per net residential hectare (10 units per net acre). The Medium-High Density Residential has a maximum density of 99 units per hectare (40 units per acre).

Zoning By-law 2213-78, as amended

The subject lands are currently zoned “Rural (RU) Zone”, “Detached Dwelling First Density Residential (R1-39) Exception Zone” and “Environmental Protection (EP-15) Exception Zone” by the Town of Aurora Zoning By-law 2213-78, as amended. (Figure 3) The existing zoning reflects the approved planning applications as noted in the background portion of Planning Staff report no. PDS16-048.

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Report No. PBS16-091

Reports and Studies

A comprehensive list of submission materials as part of a complete application to the proposed Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment applications were outlined in Planning Staff report no. PDS16-048.

Proposed Applications

Proposed Plan of Subdivision

As illustrated on Figure 4, the proposed Draft Plan of Subdivision proposes 145 single detached dwelling lots; and a 1.0 ha environmental protection block. A full move non-signalized vehicular access is proposed to align with the existing townhouse development (Elyse Court) directly north of Wellington Street East. There is no vehicular access into the subdivision from Adena Meadows Way. There is one emergency access off Wellington Street on the westerly portion of the subject lands over Street "D". Block B is a proposed connection to the environmental protection area. The following is a breakdown of the major land uses within the proposed Draft Plan of Subdivision application:

Proposed Land Use	Lot and Block #	# of Units	Area (ha)
Single Detached Residential with 18.3m frontage	Lots 74-92	20	2.123
Single Detached Residential with 13.7m frontage	Lots 9-15, 57-72, 93-98, 132-139	34	1.901
Single Detached Residential with 12.1m frontage	Lots 1-8, 16-34, 39, 45-50, 100-131, 140-145	76	3.701
Single Detached Residential with 11.1m frontage	Lots 35-38, 40-44, 51-56	15	0.627
Environmental Protection Area	Block A		1.034
Access	Block B		0.020
Roads – Public Right of Way	Streets A -D		2.383
Totals		145	11.789

Proposed Official Plan Amendment

As shown in Figure 5, the Applicant proposes a site specific Official Plan policy area designation to the existing Medium-High Density Residential designation. The site specific policy would allow for single detached dwellings. All other policies remain the same. The applicant is not proposing to amend the existing "Linear and Other Open Space" designation or the "Low-Medium Density Residential" designation.

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Proposed Zoning By-law Amendment

As shown in Figure 6, the Applicant proposes to rezone the subject lands from “Rural (RU) Zone”, “Detached Dwelling First Density Residential (R1-39) Exception Zone” and “Environmental Protection (EP-15) Exception Zone” to “Detached Dwelling Second Density Residential (R2-X) Exception Zone” and “Environmental Protection (EP-15) Exception Zone”.

An amendment to the Zoning By-law is required to reflect the four different lot frontages and areas within the Draft Plan of Subdivision. The following is a table to compare the difference between the parent R2 zoning requirements with the proposed R2 Exception Zones.

	Parent R2 Zone Requirement	Proposed R2 Exception Zone “a”	Proposed R2 Exception Zone “b”	Proposed R2 Exception Zone “c”	Proposed R2 Exception Zone “d”
Permitted Uses	- One detached dwelling per lot - Home Occupation				
Lot Area (minimum)	460 sq. m	770 sq. m	435 sq. m	385 sq. m	355 sq. m
Lot Frontage (minimum)	15 m	18 m	13.7 m	12 m	11 m
Front Yard (minimum)	6.0 m	4.5 m			
Rear Yard (minimum)	7.5 m	6.0 m			
Side Yard					
Exterior (minimum)	6.0 m	- Main Building (3.0m) - Garage Accessed over a flankage lot line (6.0 m)			
Interior (minimum) - 1 storey - 2 storey	1.2 m 1.5 m	One side – 1.2m Other side – 0.6m			
Floor Area (minimum) - 1 storey - 2 storey	120 sq. m 130 sq. m				
Lot Coverage (Maximum)	35 %	50%			
Height (maximum)	10 m	12m			

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In addition to the above, the applicant is seeking minor technical exceptions to the zoning by-law to clarify the provisions with regards to setbacks to air conditioners units, daylight triangle, 0.3m reserve, encroachment provisions for porches and decks.

Note: Final zoning performance standards will be evaluated by Staff in detail prior to the implementing Zoning By-law Amendment being brought forward to Council for enactment.

Analysis

Planning Considerations

Provincial Policy Statement (PPS)

It is Planning Staff's opinion that the proposed Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment applications are consistent with the PPS.

The PPS encourage the development of strong communities through the promotion of efficient land use and development patterns. The proposed subdivision development is considered as an appropriate residential development to meet the long-term needs. It protects the natural features for the future. It ensures that the stormwater management practices minimize the stormwater volumes and contaminant loads.

Growth Plan for the Greater Golden Horseshoe

It is Planning Staff's opinion that the proposed Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment applications are consistent with the Growth Plan.

The Growth Plan requires development through intensification and compact urban form. The proposed subdivision provides the framework for the increased use and improvement of infrastructure to support the future population growth. The proposed subdivision promotes co-ordination and consistency among land uses and transportation planning and investment in municipal services including water and wastewater systems.

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Lake Simcoe Protection Plan (LSPP)

The proposed Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment applications are consistent with the LSPP through the Lake Simcoe Conservation Authority's draft plan conditions.

The subject site is situated within the Lake Simcoe Watershed and therefore the applications are subject to the applicable policies of the Lake Simcoe Protection Plan. The regulated features located on site include a watercourse, floodplain, meanderbelt associated with the watercourse, unevaluated wetland and valley land. A portion of the site identified as being significant woodland within the Environmental Protection area. The entire site is located within a Wellhead Protection Area.

The Lake Simcoe Conservation Authority (LSRCA) reviewed the Natural Heritage, Hydrogeology and Engineering aspect of the subdivision development. In principle, the LSRCA has no further comments; all technical matters will be addressed through the attached draft plan conditions. As such, it is Planning Staff's opinion that the proposed applications will conform to the Lake Simcoe Protection Plan.

York Region Official Plan (YROP)

York Region has no objection to the approval of the Official Plan Amendment and Draft Plan of Subdivision subject to the conditions outlined in Schedule "A".

York Region Development Planning staff are of the opinion the proposed Official Plan Amendment is generally in keeping with the policy intent of York Region Official Plan - 2010. York Region has no further comments subject to the conditions outlined in Schedule "A" and provided all natural heritage matters have been addressed to the satisfaction of the LSRCA.

Town of Aurora Official Plan – Aurora 2B Secondary Plan – OPA 30

The proposed site specific Official Plan Amendment is in keeping with the general intent of the Density, Height and Urban Design requirements of the Official Plan.

The previous development approval over the subject lands has a combined density of 9.97 units per hectare. The proposed subdivision will have a total density of 17.36 units per hectare. The proposed density is in keeping with the general direction of the Official Plan.

Most of the new housing in this neighbourhood will be two storey. The introduction of a third storey will come in the form of a loft space within the roof area. As such, the

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overall height is considered to conform to the Official Plan's height requirement (Maximum three storeys).

The subject lands are situated in between the existing townhouse development to the north and the existing golf course open space to the south. In addition, this portion of Wellington Street East is not identified as a Regional Corridor within the Region's Transportation Master Plan. As a result, it is Planning Staff's opinion that the proposed single detached lotting provides an appropriate land use and built form which is complimentary and provides a suitable transition within the 2B Community.

Zoning By-law 2213-78, as amended

Planning Staff supports the proposed Zoning By-law Amendment to allow the development of 145 single detached dwellings.

To implement the proposed Draft Plan of Subdivision and to achieve the goals and vision of the urban design guidelines, the applicant has requested to re-zone the subject lands. Recognizing that each subdivision and home design has differing characteristics, the proposed site specific provisions are necessary to apply specificity to the bylaw with respect the proposed subdivision being considered by Council. As a result, Planning staff are of the opinion that the proposed rezoning is appropriate and consistent with the development standards of the Town, the Urban Design Guideline and is compatible with adjacent and neighbouring development.

Department / Agency Comments

The proposed applications were circulated to all internal and external agencies for review and comments. All circulated agencies are satisfied and have no further comments subject to the conditions outlined in Schedule "A". The following are highlighted discussions from the circulation.

Low Impact Development (LID) and Stormwater Management

Town Staff and the Lake Simcoe Conservation Authority have no concerns with the proposed LID techniques used for stormwater management.

Low Impact Development (LID) is an innovative stormwater management. LID replicates a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source. The proposed Draft Plan of subdivision proposed the following LID and stormwater management measures:

- 18.0 m municipal right of way;
- Increased Topsoil Depth to promote the storage and infiltration of storm runoff;

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- Roof overflow to Grassed Areas;
- Street Catachbasin infiltration system to treat runoff from the street; and
- in lieu of a stormwater management pond, an oversized storm sewers “superpipes” is used to treat the quantity and erosion control targets prior to discharge.

Traffic and Access

The Region has no concerns with the proposed full access and does not require intersection signalization.

The Region Transportation division and YRT/ Viva have reviewed the proposed applications with the associated traffic study prepared by NextTrans Engineering. The Region has no concerns with the proposed full move non-signalized intersection subject to the conditions outlined in Schedule “A”.

The Region and the Owner’s traffic consultant (NextTrans Engineering) both agreed that the proposed site access does not currently meet the minimum requirement for signalization. Currently, the proposed site access off Wellington Street East is operating with sufficient capacity and acceptable level of service. However, due to high volumes forecasted along Wellington Street East, NextTrans Engineering recommends the proposed site access should be signalized or protected for future signalization. As a result, Staff has included a draft plan condition to ensure the Owner will pay for the construction or provide cash-in-lieu for the future signalization at the intersection of Wellington Street East and proposed Street “A”.

Trails

The trails within the Town’s Trails Master Plan are located outside of the subject property. The proposed subdivision was discussed at the Trails and Active Transportation Committee with no further comments.

In accordance to the Trails Master Plan, there are no proposed trails running through the proposed subdivision. However, a 6.0m wide access (identified as Block “B”) into the environmental protection area provides a connection to a potential trail outside of the proposed subdivision. The proposed Draft Plan of Subdivision was brought to the Trails and Active Transportation Committee on September 16, 2016 with no further comments with regards to trail connection.

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Urban Design Guidelines

The Urban Design peer review has no further comments with regards to the proposed streetscape on Wellington Street East.

Architectural and Urban Design Guidelines have been prepared by John G. Williams Ltd. The Urban Design Peer Reviewer, The Planning Partnership are satisfied that the applicant has taken all of their comments into consideration. A pedestrian access has been added to the east side of the plan to link the development with the open space to the east. From an urban design point of view, the peer reviewer is satisfied with the streetscape design of the reversed lot frontages along Wellington Street east and the applicant's proposed decorative fencing and landscaping treatment.

Based on the review of the urban design guidelines, Planning Staff have included their comments within the Town's Draft Plan Conditions.

Public Comments

Planning Staff did not receive any comments from the public circulation. No members of the Public came forward to speak at the June 29, 2016 Public Planning Meeting.

Advisory Committee Review

The proposed Draft Plan of Subdivision was brought to the Trails and Active Transportation Committee on September 16, 2016 with no further comments with regards to trail connection.

Financial Implications

The site will be developed through a Subdivision Agreement; as such fees & securities will be required with the Subdivision Agreement. The development of this site will also generate development charges and cash in lieu of parkland. In addition, the proposed development will generate yearly tax assessment to the Town.

Communications Considerations

There are no interested parties identified to the subject Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment applications.

Notice of Complete Application and Notice of Public Planning Meeting for the subject applications were outlined in Planning Staff report no. PDS16-048.

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Link to Strategic Plan

The subject applications support the Strategic Plan goal of Supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

Strengthening the fabric of our community: The approval of the residential Plan of Subdivision will provide additional housing units through collaborations with the development community to ensure future growth and housing opportunities for everyone.

Alternative(s) to the Recommendation

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

Conclusions

Planning and Building Services has reviewed the proposed Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment in accordance with Provincial policy, the provisions of the Regional and Town's Official Plan, and in context of the surrounding and future land uses. The subject proposal is considered to represent proper and orderly development of the subject lands and conforms to the policies of OPA 30. Therefore, Staff recommends approval of the Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment subject to conditions of approval set out in Schedule 'A'. Furthermore, Staff recommends Council to allocate a total of 145 units of water and sewage capacity to the subject Draft Plan of Subdivision.

Attachments

- Figure 1- Location Plan
- Figure 2- Existing Official Plan Designation
- Figure 3- Existing Zoning By-Law
- Figure 4- Proposed Draft Plan of Subdivision
- Figure 5- Proposed Site Specific Official Plan Amendment
- Figure 6- Proposed Zoning By-law

Schedule A - Conditions of Draft Plan Approval

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Previous Reports

Public Planning Meeting Report No. PDS16-048, dated June 29, 2016.

Pre-submission Review

Reviewed by the Chief Administrative Officer and Director of Planning and Building Services.

Departmental Approval



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

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**



LOCATION PLAN

APPLICANT: Leslie-Wellington Developments Inc.
 FILES: SUB-2016-01, OPA-2016-01 & ZBA-2016-03



SUBJECT LANDS

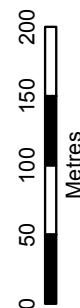
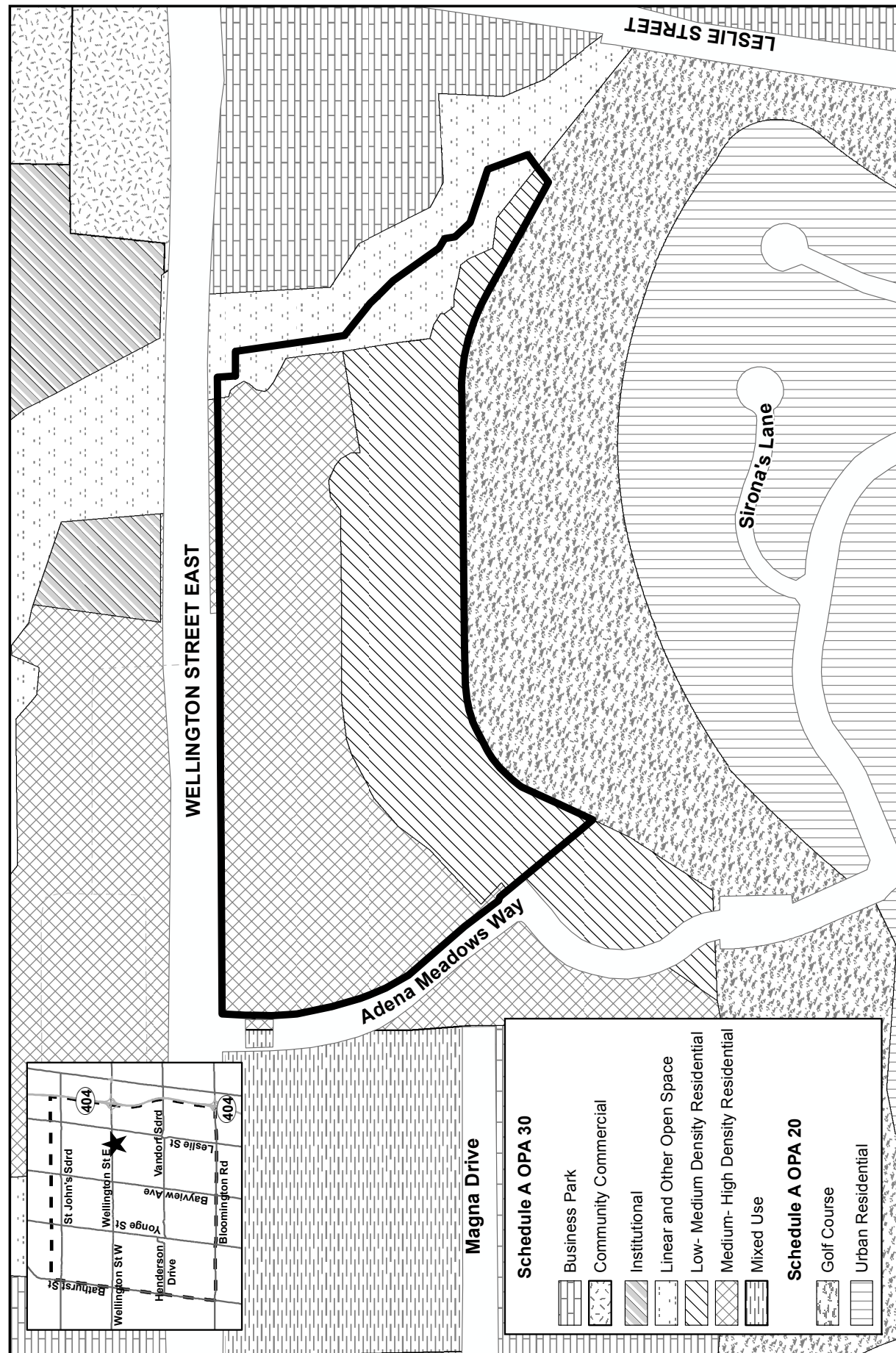


FIGURE 1

Map created by the Town of Aurora Planning and Building Services Department, November 23, 2016. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2016, © First Base Solutions Inc., 2016 Orthophotography.



EXISTING OFFICIAL PLAN DESIGNATION

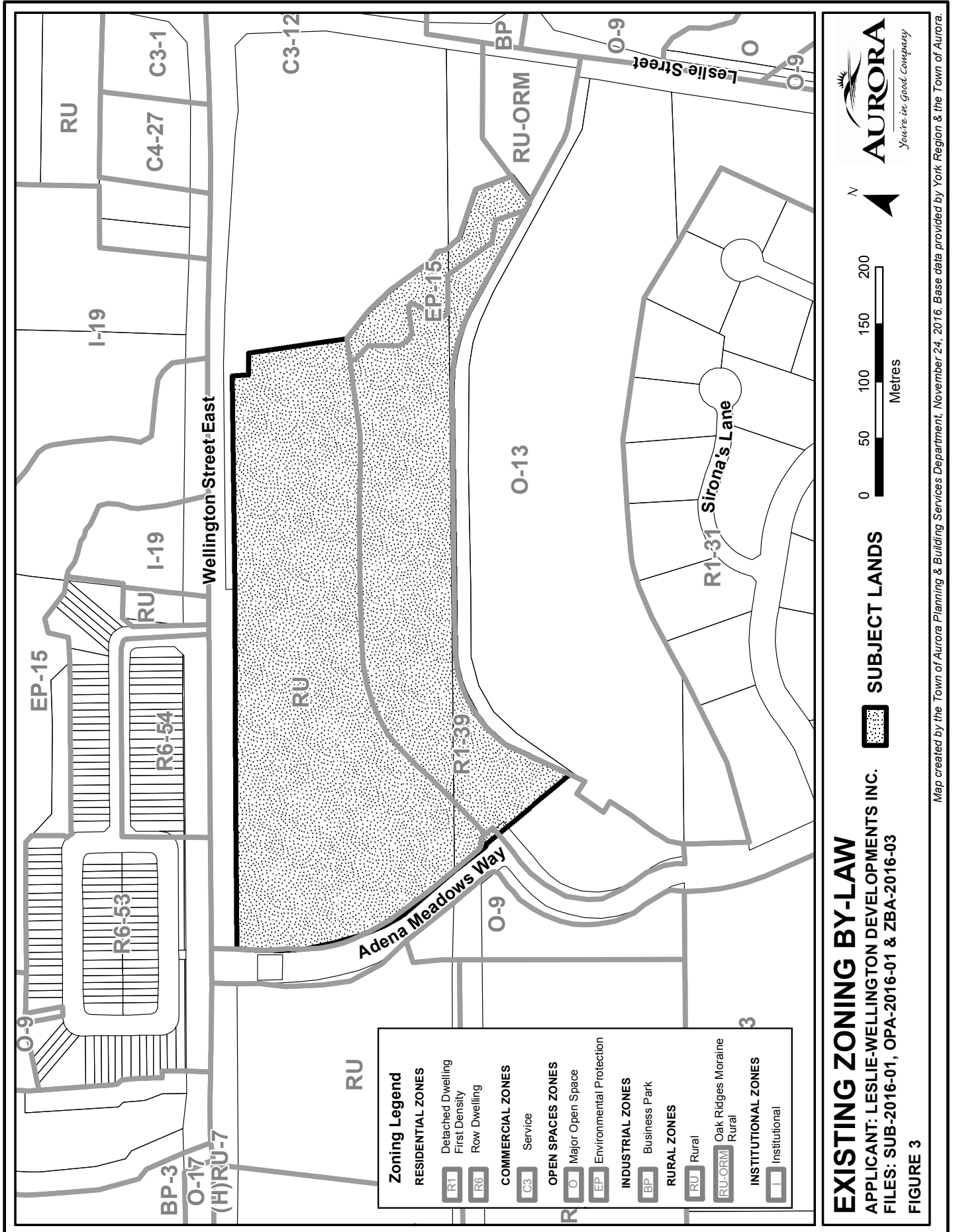
SUBJECT LANDS



APPLICANT: Leslie-Wellington Developments Inc.
 FILES: SUB-2016-01, OPA-2016-01 & ZBA-2016-03

FIGURE 2





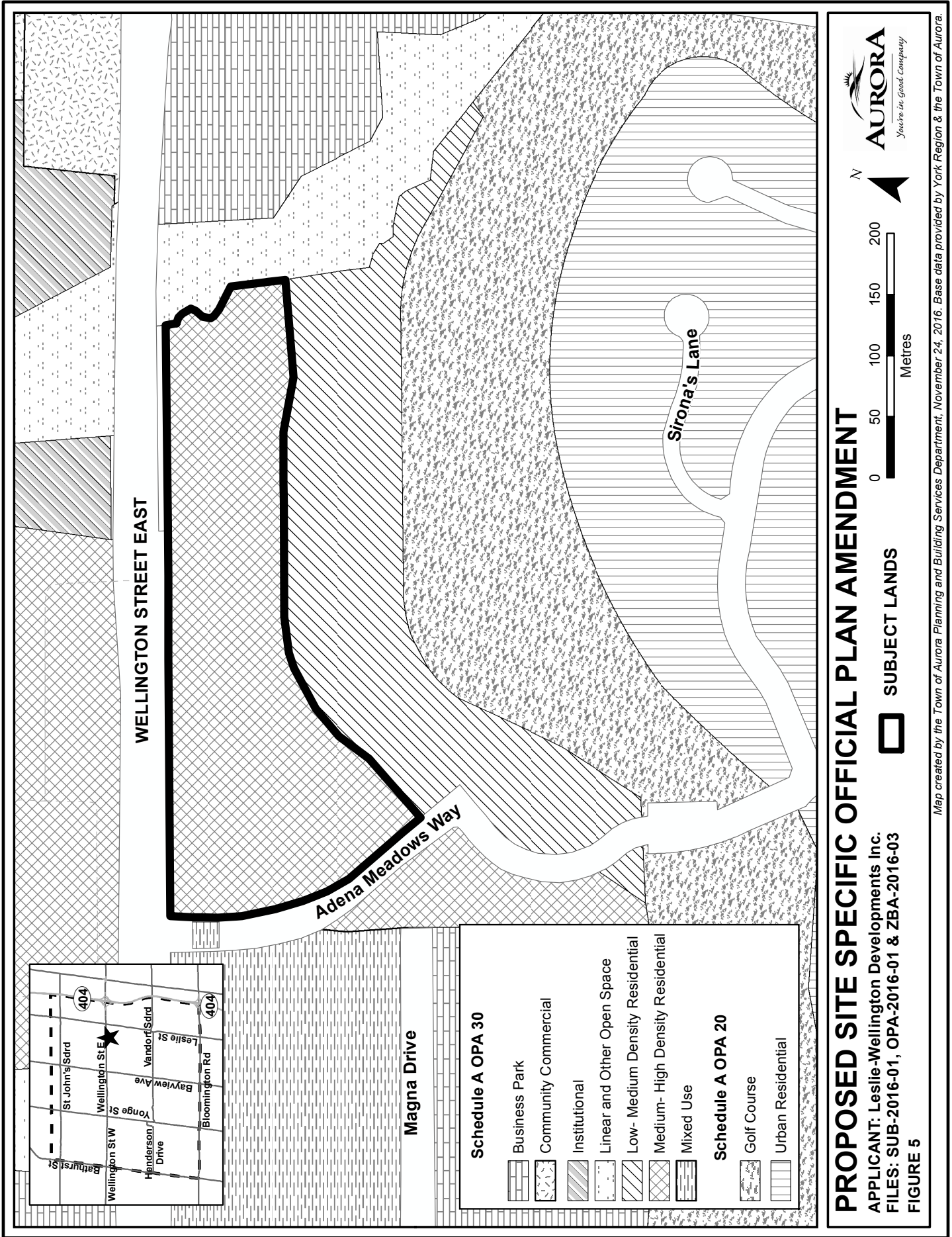


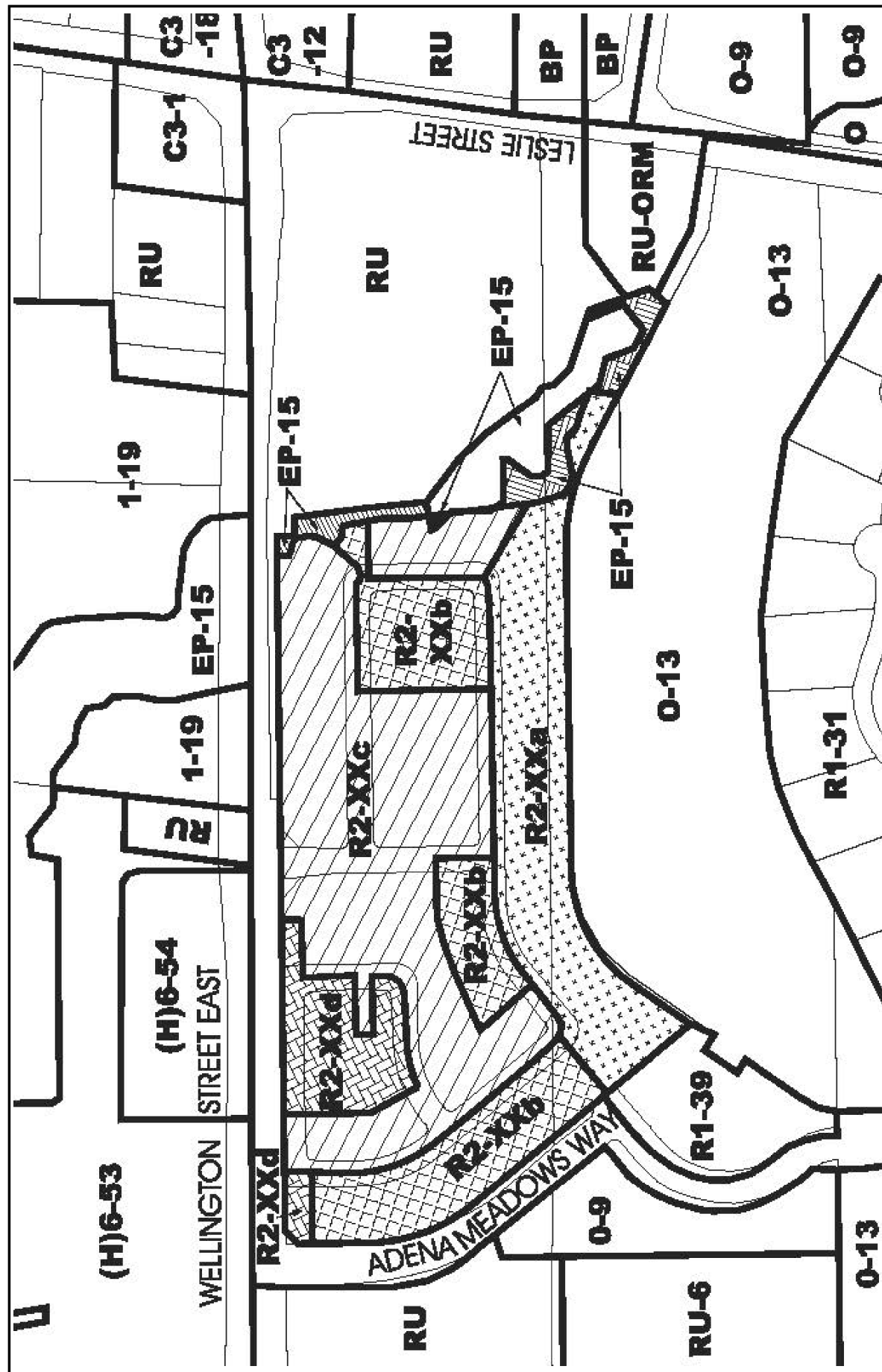
APPLICANT: Leslie-Wellington Developments Inc.
FILES: SUB-2016-01, OPA-2016-01 & ZBA-2016-03

FIGURE 4



Map created by the Town of Aurora Planning & Building Services Department, November 24, 2016. Drawing provided by Architectural CAAD Studio.





PROPOSED ZONING BY-LAW

APPLICANT: Leslie-Wellington Developments Inc.
FILES: SUB-2016-01, OPA-2016-01 & ZBA-2016-03

FIGURE 6



Schedule "A"

CONDITIONS OF APPROVAL

DRAFT PLAN OF SUBDIVISION SUB-2016-01

Leslie – Wellington Developments Inc. (the "Owner")

1289 Wellington Street East, legally described as Part Lot 2, Concession 2, designated as Parts 2, 4, 5 to 9, Plan 65R-36523 (the "Lands")

THE CONDITIONS OF AURORA COUNCIL THAT SHALL BE SATISFIED BY THE OWNER PRIOR TO THE RELEASE FOR REGISTRATION OF ANY M-PLAN OF THE LANDS (the "Plan"), ARE AS FOLLOWS:

Planning and Building Services: Planning Division Conditions

1. Approval shall relate to Draft Plan of Subdivision SUB-2016-01 prepared by Macaulay Shiomi Howson Ltd. dated May 4, 2016 and revised on October 21, 2016 attached thereto (the "Draft Plan").
2. A clause shall be added to the Subdivision Agreement stating that the Owner acknowledges and agrees that the Draft Plan and associated conditions of draft plan approval may require revisions, to the satisfaction of the Town, to implement or integrate any recommendations resulting from studies required as a condition of draft approval. Further, minor redline revisions to the Draft Plan may be required to ensure property alignment with existing or proposed lots, blocks, streets, and/or facilities on lands adjacent to this Draft Plan .
3. Prior to registration of the proposed M-Plan, the site specific Official Plan Amendment (OPA) shall be approved by York Region and shall be in full force and effect.
4. The Owner shall, prior to registration, withdraw, in writing, any and all previous applications made under the *Planning Act* on the Lands.
5. Prior to Registration of the Plan, the Lands shall be appropriately zoned by a Zoning By-law that has come into effect in accordance with the provisions of the Planning Act, R.S.O. 1900, c.P.13, as amended (the "*Planning Act*"). The Holding provisions of Section 36 of the *Planning Act* may be used in conjunction with any zone category to be applied to the Lands in order to ensure that development does not occur until such time as the Holding "H" symbol is removed in accordance with the provisions of the *Planning Act*. The Zoning By-law Amendment shall specify the terms under which the Town's Council will consider the removal of the Holding "H" symbol.
6. The Owner shall, prior to registration of the Plan, enter into and execute agreement(s) with The Corporation of the Town of Aurora, including but not limited to a Subdivision Agreement, agreeing to satisfy all conditions, legal, financial (including fees and securities) and otherwise of the Town. The Subdivision Agreement and related documents shall be registered on title against the Lands, as provided for in the *Planning Act*, at the sole expense of the Owner.

7. Prior to registration of the Plan, the Owner shall prepare a Green Building and Development report for the development of the Lands related to Environmental Protection, Energy Efficiency, Solar Gain, Energy Technologies, Water Conservation, Green Materials and Waste Reduction, Reduction of Noise Pollution, Indoor Air Quality and Residential Information/ Education Package, all to the satisfaction of the Town's Director of Planning & Building Services. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement any and all recommendations of this report to the satisfaction of the Town.
8. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement any and all recommendations of the Phase 2 Environmental Site Assessment, prepared by Soil Engineers Ltd. dated November 18, 2016, as amended.
9. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement the recommendations and measures contained within the Urban Design Guidelines prepared by John G. Williams Limited dated March 24, 2016, as amended for the design and construction of all residential dwelling units, walkways, landscaping and all other elements within the Draft Plan. Strict compliance with the Urban Design Guidelines shall be undertaken by the Owner unless otherwise approved by the Town's Director of Planning & Building Services.
10. The road allowances included within the Draft Plan shall be named to the satisfaction of the Director of Planning & Building Services and the Regional Planning Department.

Legal Services Conditions

11. A clause shall be added to the Subdivision Agreement stating that, prior to registration of the Plan, the Owner shall provide a Solicitor's Title Opinion for the Lands.
12. A clause shall be added to the Subdivision Agreement stating that Prior to registration of the Plan the Owner shall (grant, convey and dedicate the following property interests in the Lands at no cost and free of all encumbrances to the Town to the satisfaction of the Town Solicitor:
 - all streets and road widenings shall be dedicated on the M-Plan as public highways;
 - all 0.3 m reserves shall be conveyed as may be required;
 - all lands required for municipal purposes shall be conveyed as may be required; and,
 - all easements required for municipal purposes shall be granted as may be required.
13. A clause shall be added to the Subdivision Agreement stating that the Owner shall consent to registration by the Town of the Subdivision Agreement and any ancillary agreements as necessary in priority of all encumbrances to the Town to the satisfaction of the Town Solicitor and to pay to the Town its associated fees for the preparation and registration of same.

14. A clause shall be added to the Subdivision Agreement stating that the Owner shall satisfy any cash-in-lieu of parkland requirements to the satisfaction of the Town Solicitor in accordance with: a) the Town's By-law Number 4291-01.F, as amended or successor thereto and applicable policies; and b) any related Parkland Agreements imposed by the Town.

Noise Impact Study Conditions

15. A clause shall be added to the Subdivision Agreement stating that the owner shall implement all recommendations of the Environmental Noise Report, prepared by YCA Engineering Limited dated October 2016, as amended to the satisfaction of the Town's Director of Infrastructure & Environmental Services.
16. Prior to the registration of the Plan, the Owner shall submit a Detailed Noise Impact Study (Environmental Noise Analysis), which assesses projected nuisances caused by noise or vibration (as necessary) within the development of the Lands prepared by a qualified noise consultant with recommended mitigation measures for noise generated by the development's internal road network to the satisfaction of the Town (the "Noise Impact Study"). The Noise Impact Study shall demonstrate how noise levels can be made to be acceptable in accordance with current Provincial standards from the Ministry of the Environment guidelines, Ontario Provincial Standards, Regional and Town policies, and address the long-term functionality and maintenance of any recommended mitigation measures which are deemed appropriate and acceptable to the Town. The recommendations of the Noise Impact Study shall address to the satisfaction of the Town, the 55dBA limit on all Lots and/or Blocks on the Draft Plan of Subdivision. All attenuation measures and mitigating measures proposed for acoustical purposes shall be approved by the Town's Director of Infrastructure & Environmental Services, Director of Parks, Recreation & Cultural Services, Director of Planning & Building Services, and the York Region Transportation Services Department.
17. Prior to registration of the Plan, the Owner shall make any revisions to the Plan that may be required to achieve the recommendations of the Noise Impact Study to the satisfaction of the Town's Director of Infrastructure & Environmental Services.
18. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement noise control measures and warning clauses as recommended by the approved Noise Impact Study, to the satisfaction of the Town's Director of Infrastructure & Environmental Services., in consultation with the Region of York.
19. Details of the noise attenuation barriers for outdoor living areas, location, dimensions, including top and bottom of barrier elevations, and construction details and notes shall be provided on the detailed engineering plans and approved by the Town's Director of Infrastructure & Environmental Services.

Stormwater Management

20. Prior to the registration of the Plan, the Owner shall submit a detailed Stormwater Management Report, to the satisfaction of the Town, to substantiate that the Lands meet the current stormwater balance, quantity and quality requirements in accordance with the latest Ministry of Environment guidelines and the Town's Infrastructure & Environmental Services Department Policy #68 (Stormwater Management Pond and Pond Block Design, Safety and Maintenance). The Owner shall also meet the stormwater management control targets to protect surface and ground water and other natural resources in accordance with the criteria and objectives set out in the Town's master plan for stormwater management. Prior to the registration of the Plan, in accordance with the Town's Policy # 68, the Owner shall pay to the Town a cash contribution to be determined as per the recommended maintenance and monitoring requirements of the storm water management report to the satisfaction of the Town.
21. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement all the recommendations contained in the Functional Servicing and Stormwater Management Report by SCS Consulting Group Ltd dated March 2016 to the satisfaction of the Town's Director of Infrastructure & Environmental Services.
22. Prior to registration of the Plan, the Owner shall provide landscape design plans detailing landscape works on any block that may be used for stormwater management facilities on the Draft Plan in accordance with the latest MOEE Stormwater Management Practices Planning and Design Manual and in accordance with Town standards. Landscape Works shall include the placement of 300mm topsoil and plantings to the satisfaction of the Town's Director of Parks, Recreation & Cultural Services. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement all the said landscape works.
23. A clause shall be added to the Subdivision Agreement stating that the Owner shall
 - (a) Implement if necessary, onsite black vinyl chain link fencing or other fencing as may be approved to Town standards on the municipal side of the lot lines for all lots and blocks adjacent to the stormwater management facility; and
 - (b) include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers of lots or blocks adjacent to the stormwater management facilities, in a manner satisfactory to the Director of Parks, Recreation & Cultural Services, advising that fence gates and/or any other means of access to the stormwater management facility lands will not be permitted.

Roads and Municipal Services

24. Prior to registration of the -Plan, the Owner shall prepare and submit detailed engineering design drawings and reports for the layout and construction of roads and services (i.e. water, storm and sanitary) in accordance with the Town of Aurora Infrastructure and

Environmental Services Design Criteria Manual to the satisfaction of the Town's Director of Infrastructure & Environmental Services.

25. The Owner shall, prior to registration of the Plan, provide detailed engineering drawings which will include but not be limited to grading control plans (including any retaining walls and details), plan and profile drawings of all underground and above ground services, general plans (notes, above and below ground), drainage plans, composite utility plans (to include above and non-standard below ground utilities, services, driveways and boulevard tree locations etc), stormwater management plans, detail plans, erosion and sediment control plans, illumination and signalization plans etc. to the satisfaction of the Town, for approval. Any proposed final grading shall eliminate retaining walls, unless approved otherwise by the Director of Infrastructure and Environmental Services. Construction details and notes, material descriptions, location and dimensions including top and bottom of wall elevations, heights and length of all retaining walls approved by the Director of Infrastructure and Environmental Services shall be provide in the detailed engineering plans. The approved retaining walls shall include drainage systems with positive outlets, shall not permit surface drainage to drain over the top of wall and when there is the option shall be located on private property instead of public property.
26. The Owner shall, prior to registration of the Plan, submit a capacity study of the Town's water distribution system to the Lands in order to determine that the proposed development can be adequately serviced to the satisfaction of the Town.
27. Prior to registration of the Plan, the Owner shall submit a detailed sanitary sewer capacity study including review of existing sewer conditions in order to determine that the proposed development can be adequately serviced to the satisfaction of the Town. A clause shall be added to the Subdivision Agreement stating that the Owner shall upgrade or remediate any sewers that the study reports require remediation or upgrading.
28. Prior to registration of the Plan, the Owner shall submit plans acceptable to the Town, detailing any phasing of construction and development, together with the means by which construction access to the Lands will be gained during any construction or phasing. Should phasing be necessary or requested, a clause shall be added to the Subdivision Agreement stating that the Owner shall comply with the phasing plan and make all builders aware of the phasing plan.
29. A clause shall be added to the Subdivision Agreement stating that all construction access to the completion of house construction may be limited as may be determined in consultation with the Town and the Region, to the satisfaction of the Town and approved by Central York Fire Services until such time as the first occupancy (as approved by the Town's Director of Planning & Building Services) of the subdivision.
30. The Owner shall provide engineering fees to the Town at the time of submission for the review of the detailed engineering drawings for the construction of services within the development. Said engineering fees shall be 1% of the estimated cost of all the works

necessary for the construction of the subdivision servicing including all grading, drainage and infrastructure works etc., as estimated by the consultant for the project and provided at the time of second submission of detailed engineering drawings. An additional fee to a total fee of 6% in accordance with the Town's Fees and Services By-Law as amended or successor thereto, of the estimated cost of all works by the Owner's consultant to the satisfactory approval of the Town is to be provided prior to final approval of the Subdivision Agreement to the satisfaction of the Town's Director of Infrastructure & Environmental Services.

31. The Owner shall, prior to registration of the Plan, provide detailed engineering drawings and a clause shall be added to the Subdivision Agreement stating that the Owner shall be required to construct or pay for the construction of roads, bicycle lanes, curbs, gutters, sidewalks (in accordance with applicable Town policy), underground and above ground services, street lights and illumination, street signs, utilities, storm water management facilities, etc., and any and all other works necessary for the development and servicing of the subdivision to the satisfaction of the Town's Director of Infrastructure & Environmental Services.
32. A clause shall be added to the Subdivision Agreement stating that the Owner shall pay for the construction of or provide cash-in-lieu for proposed or future signalization of the intersection of Wellington Street East and proposed Street 'A' to the satisfaction of the Town's Director of Infrastructure & Environmental Services.
33. A clause shall be added to the Subdivision Agreement stating that the Owner shall reimburse the Town for snow removal and winter maintenance costs for the roads and sidewalks within the Draft Plan based on the ratio of occupied/unoccupied units/ lots and blocks within the said Draft Plan as determined by the Director of Infrastructure & Environmental Services.
34. A clause shall be added to the Subdivision Agreement stating that the Owner shall reimburse the Town for street lighting maintenance costs within the Draft Plan based on the current level of occupancy to the satisfaction of the Director of Infrastructure & Environmental Services.
35. Prior to undertaking any grading on the Lands, and in connection with the Town's issuance of a Topsoil Removal Permit (if required), the Owner shall submit a Lot Grading and Erosion Control Plan for any grading within the Draft Plan for approval by the Town and the Lake Simcoe Region Conservation Authority that shall include a Certificate of Decommissioning for any well(s) and septic systems and proposed methods for:
 - a) erosion and sediment control prior to and during construction including the extent of grading/filling, the access location and erosion control detail, the location of spoil pile storage and the location and nature of sediment control works; and

- b) progressive stripping and grading to ensure minimum duration of exposed soil areas to the extent practical.
36. Prior to the registration of the Plan, the Owner shall have an Environmental Site Assessment (under O. Reg. 153/04 as amended O. Reg. 511/09) undertaken by a qualified person registered to ensure that the land is suitable for the proposed use. If in the opinion of the qualified person, the Environmental Site Assessment indicates the land may not be suitable for the proposed uses, the qualified person shall so advise the Ministry of the Environment and the Town. Prior to registration of the Plan, the Owner shall do further investigative studies and do all work required to make the lands suitable for the proposed use.
37. A clause shall be added to the Subdivision Agreement stating that the Owner shall grade, seed and/or sod, and maintain, to the satisfaction of the Town, all Lots and/or Blocks on the Lands to be left vacant for longer than six (6) months, and all portions of public highways that are not paved and all drainage swales.
38. A clause shall be added to the Subdivision Agreement stating that the Owner shall grant required easements to the appropriate authority for public utilities, drainage purposes, turning circles, or any other services as deemed necessary. Any off site easements and works necessary to connect watermain, storm sewers and sanitary sewers to outfall trunks and storm water management facilities on external lands shall be satisfactory to and granted to the appropriate authorities. No works off site or connections to existing infrastructure may be undertaken prior to execution of the Subdivision Agreement.
39. The Owner shall satisfy the Director of Infrastructure and Environmental Services that the services to be installed within, and in conjunction with the Draft Plan will provide for sidewalks which meet the Town's standards along the Lands' frontage onto roadways that have/will have transit services.
40. The Owner shall satisfy the Director of Infrastructure and Environmental Services that the services include illumination in accordance with the Town's design standards along all streets which have or will have transit services, sidewalks, pedestrian access and bus stop locations.
41. A clause shall be added to the Subdivision Agreement stating that all exterior side yards of lots that require wood fencing shall have solid wood fences with 150mm x 150mm posts with house returns of a design required by urban and architectural design guidelines or as required by Town standards, to the satisfaction of the Director of Planning & Building Services.
42. The Owner shall, prior to registration of the Plan, submit a geotechnical report for review and approval by the Town, which deals with the relative elevations of foundations and footings, the requirements for engineered fill based on existing subsurface conditions, and the requirements for road and municipal services construction, to the satisfaction of the

Town's Director of Planning & Building Services and Director of Infrastructure & Environmental Services.

43. The Owner shall, prior to registration of the Plan, submit Internal and External Traffic Studies for review and approval by the Town. A clause shall be added to the Subdivision Agreement stating that all road work and construction shall be in accordance with the approved Internal and External Traffic Studies to the satisfaction of the Town's Director of Infrastructure and Environmental Services, which shall include works relating to road cross-sections (in accordance with the latest Alternative Development Standards as approved by the Town), parking controls, bike ways, pavement markings, pedestrian crossings, sidewalks, access driveways locations, traffic signage including bicycle route signage and other requirements as set out in the said Internal and External Traffic Study.
44. A clause shall be added to the Subdivision Agreement stating that the Owner shall install signage to the satisfaction of the Town on bicycle routes on the collector or minor collector road in accordance with TDM (Traffic Demand Management).
45. A clause shall be added to the Subdivision Agreement stating that the Owner shall construct and pay for a sidewalk along the frontage of the Lands with Wellington Street East and where directed by the Director of Infrastructure and Environmental Services.
46. A clause shall be added to the Subdivision Agreement stating that the Owner shall provide on street parking, where required, to the satisfaction of the Town.
47. The Owner shall, prior to registration, demonstrate compliance with the Town's standard configuration with respect to all road bends on the Plan, to the satisfaction of the Town.
48. A clause shall be added to the Subdivision Agreement stating that the Owner shall design, pay for and construct all traffic control devices (including temporary pavement markings) as specified in the approved Internal Traffic Study prior to the occupancy of any dwelling, to the satisfaction of the Town.
49. The Owner shall, prior to registration, ensure that all dead end streets, sides of road allowances requiring restricted access, and exterior side yard and rear yard flankages of the Lots or Blocks on the Plan requiring restricted access, as designated by the Town's Director of Infrastructure & Environmental Services, shall be terminated in 0.3 metre reserves to prohibit access at certain locations. The 0.3 metre reserves shall be established as public highways by the Town at such times as determined by the Town's Director of Infrastructure & Environmental Services.
50. A clause shall be added to the Subdivision Agreement stating that the Owner shall provide sanitary sewer and storm sewer inspection testing and acceptance. Sanitary sewer inspection testing and acceptance shall be in accordance with the York Region Sanitary Inspection, Testing and Acceptance Guideline requirements dated September

2011 and as amended from time to time. Storm sewer and manhole inspection testing and acceptance to follow the requirements and policies of the Town.

51. A clause shall be added to the Subdivision Agreement stating that the Owner shall:
- (a) retain and pay for a qualified company acceptable to the Town to provide a video (CCTV) inspection of all sanitary and storm sewers and to prepare a letter report of the findings and conclusions within 6 months prior to the Owner requesting assumption of the subdivision by the Town;
 - (b) if as a result of carrying out the video (CCTV) inspection, modifications or rectifications are required, provide for, at its own expense, such modifications or rectifications as required and through such means as agreed to by the Town
 - (c) not request for final release of securities or assumption of the roads on the Plan by the Town until such CCTV inspection and rectifications, if any, are complete and accepted by the Town's Director of Infrastructure & Environmental Services

The report shall summarize and identify sewer pipe material used in accordance to Town and Region Specification and any deleterious materials to be cleaned, settlements or deflections, if any, and provide qualified justification stamped by a Professional Engineer registered in the Province of Ontario, for possible deviation from required Region, Town and OPS standards and specifications with recommendations to mitigate construction impacts if any.

52. Prior to registration of the Plan, the Owner shall monitor the water balances by submitting a supplementary design brief addendum to the submitted Stormwater Management and Hydrogeological Reports. Such report shall also demonstrate that the post development water balance is acceptable and provide any recommendations required for mitigation. A clause shall be added to the Subdivision Agreement stating that the Owner shall carry-out said recommendations/mitigation measures to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority.
53. A clause shall be added to the Subdivision Agreement stating that the Owner shall prepare and submit an overall Composite Utility Plan (CUP) showing the location (shared or otherwise) of all required utilities (on-grade, or above-grade or non-standard below grade, including on-site servicing facilities and streetscaping), to the satisfaction of the Town. The CUP shall consider the requirements of those utility providers (including natural gas, hydro, and telecommunications service providers) that will conduct works within the Lands and the respective standards and specification manuals, where applicable, of the utility providers.
54. A clause shall be added to the Subdivision Agreement stating that natural gas, telecommunication service providers and cable television services, including other street hardware, where possible, shall be constructed underground within the road allowances or other appropriate easements to the satisfaction of the Town.

55. A clause shall be added to the Subdivision Agreement stating that the Owner shall grant access, on reasonable terms and conditions, to any telecommunications service providers indicating an interest to locate within a municipal right-of-way. The Owner shall advise any telecommunications service provider intending to locate within a municipal right-of-way, of the requirement to enter into a Municipal Access Agreement with the Town, and to satisfy all conditions, financial and otherwise of the Town.

Environmental Protection Area

56. A clause shall be added to the Subdivision Agreement stating that the Owner shall convey Environmental Protection Area Block A on the Draft Plan ("Block A") to the Town as environmental protection lands, at no charge and free of all encumbrances, to the satisfaction of the Director of Parks, Recreation and Cultural Services.
57. A clause shall be added to the Subdivision Agreement stating that the Owner shall , in regard to Block A:
- a) Not disturb or otherwise use any portion of Block A for the storage of topsoil or fill materials.
 - b) Not encroach into Block A without prior written approval of the Director of Parks, Recreation and Cultural Services.
 - c) Install on-site temporary Paige wire protection fencing / silt fencing along the boundaries of Block A prior to any development disturbance, and maintain in place the temporary fencing in good condition for the duration of construction.
 - d) Upon completion of construction, install on-site permanent black vinyl chain link fencing, in accordance with Town standards, on the municipal side of lot lines for all Lots and Blocks abutting Block A.
 - e) Restore and revegetate any proposed disturbance or grading activities within Block A with extensive plantings using native species compatible with the surrounding environment.
 - f) Include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers of Lots and Blocks adjacent to Block A in a manner satisfactory to the Director of Parks, Recreation and Cultural Services, advising that fence gates and/or other means of access will not be permitted to access Block A from private properties; and
 - g) Include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers Lots and Blocks adjacent to Block A advising that the environmental protection area adjacent to their Lot or Block is intended for conservation and naturalization, and portions may be used for a public trail system and trail amenities. The lands are to remain as much as possible in their natural state. The Town will not be responsible for any inconvenience or nuisance which may present itself as a result of the environmental protection lands and associated trail system.

Trails

58. A clause shall be added to the Subdivision Agreement stating that the Owner shall convey Access Block B on the Draft Plan to the Town for the purposes of a future trail access, at no charge and free of all encumbrances, to the satisfaction of the Director of Parks, Recreation and Cultural Services.

Vegetation Management

59. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement a Vegetation Management Plan to the satisfaction of the Director of Parks, Recreation and Cultural Services which shall include the following:
- a) A detailed vegetation inventory and assessment: identify all vegetation greater than 50mm DBH for individual tree assessments and/or identify perimeter at canopy of woodlands, groups or stands or vegetation; identify vegetation on adjacent property that may be impacted. Inventory shall include species, size and condition.
 - b) Identification of all vegetation removals and identification of all protection measures for vegetation designated to be preserved; an at-grade impact assessment to support vegetation removals and/or preservation measures.
 - c) A monetary evaluation for all vegetation identified to be damaged or removed based on the Town's Tree Removal and Compensation Policies.
 - d) Provision of compliance monitoring and protection/mitigation specifications including all arboricultural requirements for trees designated to be preserved during construction; provision of post construction performance monitoring and rehabilitation specifications. Include the Town's minimum tree preservation standards.
 - e) A compensation planting plan providing plantings equal to or greater than the assessed value of vegetation designated to be damaged or removed from the site, which compensation planting shall be in addition to the Town's minimum planting standards.
 - f) Naturalization and Restoration plantings as per recommendations from environmental reports as applicable.
60. The Owner shall only remove trees on the Lands in accordance with the Town's By-law Number 5850-16 as amended or successor thereto (the "Tree By-law). In the alternative, prior to registration, the Owner shall submit a tree removal plan to the Director of Parks, Recreation and Cultural Services and enter into an agreement regarding implementation of the tree removal plan.
61. Prior to the commencement of any demolition, topsoil removal, grading or construction activities on the Lands, the Owner shall construct temporary Paige post and wire protection fencing for all vegetation and natural areas to be preserved, in accordance with the Vegetation Management Plan. A clause shall be added to the Subdivision Agreement stating that the Owner shall maintain this fencing in good condition for the duration of development on the Lands.

General Landscaping Requirements

62. Prior to registration, the Owner shall provide landscape design plans for approval by the Director of Parks, Recreation and Cultural Services detailing landscape works for street tree planting on all road allowances within the Plan. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement said landscape works. As an alternative, the Town may consider through the Subdivision Agreement cash-in-lieu of the value of street tree plantings, in accordance with the approved landscape plans, to the satisfaction of the Director of Parks, Recreation and Cultural Services.
63. A clause shall be added to the Subdivision Agreement stating that the Owner shall, at the time of street tree plantings, distribute to each prospective purchaser of Lots within the Plan, a copy of the Town's "Boulevard Tree" information brochure. The Owner shall obtain the brochures from the Town's Parks, Recreation and Cultural Services department at no cost to the Owner.
64. Prior to registration of the Plan, the Owner shall provide landscape design plans for all proposed fencing, landscape structures, subdivision entry features, buffer plantings or any other landscape features required by urban and architectural design guidelines or as required by Town standards, to the satisfaction of the Director of Parks, Recreation and Cultural Services. A clause shall be added to the Subdivision Agreement stating that the Owner shall implement said landscape works.
65. A clause shall be added to the Subdivision Agreement stating that the Owner shall provide consistent and continuous minimum 300mm depth topsoil for all areas associated with tree and shrub plantings within the Plan, to the satisfaction of the Director of Parks, Recreation and Cultural Services. These areas shall include all buffers and boulevards designated for street tree plantings.
66. A clause shall be added to the Subdivision Agreement stating that the Owner shall provide the Town the first right of refusal of surplus topsoil and shall provide the Town with prior notification of topsoil removal from the Plan.
67. A clause shall be added to the Subdivision Agreement stating that the Owner shall perform topsoil testing in accordance with Town standards by an approved agency to determine nutrient availability for all topsoil sources to be utilized within the Plan and that the Owner shall implement fertilizers and soil amendments in accordance with topsoil test recommendations, to the satisfaction of the Director of Parks, Recreation and Cultural Services.
68. A clause shall be added to the Subdivision Agreement stating that the Owner shall include in all Offers or Purchase and Sale Agreements with purchasers of Lots and Blocks within the Plan, a notice clearly setting out the details of any fencing or urban design feature that is to be installed on the Lot or Block being purchased. Such notice

shall clearly identify specifications relating to location, timing of installation, colour, materials, height and other design details of the fencing or urban design features. A further clause shall be added to the Subdivision Agreement stating that the Owner shall include in the purchase price of the Lot, any fencing or urban design feature that is required by the Town and/or the Region. The Owner shall demonstrate compliance with this condition for any sales that occur prior to execution of the Subdivision Agreement.

69. A clause shall be added to the Subdivision Agreement stating that the Owner shall pay a one-time financial contribution for the purposes of supplementing the Town's on-going annual maintenance costs associated with landscape works on municipal lands, such works as required by the Town's standards and/or approved urban and architectural design guidelines. The amount of the contribution shall be equal to twenty-five percent (25%) of the total cost of plant material installed on municipal lands within the Plan, with the exception of naturalization and restoration plantings within the Environmental Protection Area on the plan.
70. A clause shall be added to the Subdivision Agreement stating that the Owner shall prior to registration of the Plan provide landscape securities to the Town, in a form acceptable to the Town's Director of Corporate & Financial Services, and in the amount of one hundred percent (100%) of the estimated costs of the landscape works, to ensure performance and compliance of all landscape works, to the approval and satisfaction of the Director of Parks, Recreation and Cultural Services.
71. A clause shall be added to the Subdivision Agreement stating that the Owner shall pay landscape fees, in a manner satisfactory to the Town, based on the percentage amount of estimated landscape works as set out in the Parks and Recreation Services Fees By-law 5426-12 or successor thereto. The estimated cost of the landscape works shall be provided by the consulting landscape architect and approved by the Town.

Planning & Building Services: Building Division Conditions

72. The Owner shall, prior to registration of the Plan, submit a schedule certified by an Ontario Land Surveyor indicating the areas and frontages of the Lots, Blocks and/or Units within the Plan, to the satisfaction of the Director of Planning & Building Services.
73. The Owner shall, prior to registration of the Plan, submit a geotechnical report for review and approval by the Town, which deals with the relative elevations of foundations and footings, the requirements for engineered fill based on existing subsurface conditions, and the requirements for road and municipal services construction, to the satisfaction of the Director of Planning & Building Services.
74. The Owner shall, prior to registration of the Plan, submit reference plans, engineering details and specifications and recommendations for any retaining walls to be constructed on the lands for which a building permit is required under the *Building Code Act*, 1992,

S.O. 1992, c. 23, as amended, and O. Reg. 350/06 (Building Code), (the "*Building Code Act*"), indicating therein any restrictions such as setback limits for structures, in-ground or above ground pools, trees and landscaping etc. to the satisfaction of the Town's Director of Planning & Building Services and Director of Infrastructure & Environmental Services. If any such restrictions are identified, a clause shall be added to the Subdivision Agreement stating that the Owner shall register the Restrictive Covenants on title to the restricted lands to the satisfaction of the Town. The Owner further agrees to include in all Offers of Purchase and Sale Agreements for the restricted Lots/Blocks on the M-plan, a notice advising prospective purchasers of the registration of Restrictive Covenants on title to their lands.

75. The Owner shall submit Reference Plans and Engineering Details and Specifications for any retaining walls for a which a permit is required under the *Building Code Act*, indicating any restrictions such as setback limits for structures, inground pools, above-ground pools and possibly landscaping to the satisfaction of the Director of Planning & Building Services.
76. Prior to registration, the Owner shall obtain a permit under the *Building Code Act* for the decommissioning of any septic system and shall submit a Consultant's Certificate upon completion of the decommissioning, to the satisfaction of the Director of Planning & Building Services.
77. A clause shall be added to the Subdivision Agreement stating that prior to the offering of any lots or blocks on the Plan for sale, , the Owner shall submit and obtain the written approval from the Town's Director of Planning & Building Services with respect to the location of sales trailers and with respect to the display plans and other information to be used for sales and/or marketing purposes. Such information shall include the following:
 - a) the latest version of the approved Plan or registered M-Plan, including any phasing;
 - b) a plan showing the entire Plan and adjacent lands including all sidewalks and walkways, community mail boxes, parks by type (including all recreational facilities to be provided), schools, churches, open space areas, environmental protection areas, stormwater management ponds, landscaping, entranceway features, noise attenuation measures (both internal and external to the dwelling unit), erosion control facilities, buffer areas, watercourses, and surrounding land uses; and
 - c) a copy of the approved zoning by-law for the lands together with a copy of the executed Subdivision Agreement (as soon as it is available);
 - d) a grade and utility composite plan showing the location of all community facilities (community mail boxes, bus shelter and stops, street trees, sidewalks, street light poles, hydrants, cable boxes, transformers or any other above grade facilities) to the satisfaction of the Town.

- e) No alteration to grading and drainage swales, or removal of vegetation or development of any sheds and structures is permitted on lands that are zoned open space.

The Owner shall further keep all of the above materials up-to-date, to reflect the most current approvals, and/or submissions regarding the Plan, and/or engineering design drawings, and other such matters as may be required by the Town's Director of Planning & Building Services and Director of Infrastructure & Environmental Services.

- 78. A clause shall be added to the Subdivision Agreement stating that the Owner shall not grade or otherwise disturb the soil on the Lands prior to the Ministry of Tourism Culture and Sport confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
- 79. A clause shall be added to the Subdivision Agreement stating that the Owner shall erect and maintain signs on any vacant land within the Plan indicating the designated or proposed use of all Lots and/or Blocks (including temporary turning circles) on the Plan, other than those lots designated for residential purposes.
- 80. A clause shall be added to the Subdivision Agreement stating that the Owner shall include in all offers of purchase and sale agreements the following warning clauses:

"Purchasers are advised that conditions of approval of the subdivision within which this lot is located, the Town of Aurora has required the developer to undertake and bear the cost of the following items:

- a) street trees (trees planted in the town boulevards)
- b) corner lot fencing as directed on the approved engineering plans
- c) rear lot fencing as directed on the approved engineering plans
- d) noise attenuation fencing and berms as identified in the approved noise impact study and the approved engineering plans
- e) fencing (if required) along school blocks, park blocks and epa lands on the approved engineering plans
- f) subdivision entry features and fencing (if any approved) as identified on the landscape plans approved by the town.

York Region Conditions

- 81. Prior to or concurrent with draft plan approval, the owner shall enter into an

agreement with the Town of Aurora, which agreement shall be registered on title, committing the owner to:

A. Not enter into any agreements of purchase and sale with end users (*) for the subject lands until such time as:

a. The Town of Aurora approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure

or

b. i. The Council of the Town of Aurora has allocated, within the limit of the Regional capacity assignment, adequate available water and wastewater servicing capacities to the subject development; and,

ii. York Region has advised in writing that it is no earlier than twelve (12) months prior to the expected completion of all water and wastewater infrastructure required to support the Region's capacity assignment pertaining to the Town of Aurora allocation used for the subject development;

or

c. The Regional Commissioner of Environmental Services and the Town of Aurora confirm servicing capacity for this development by a suitable alternative method and the Town of Aurora allocates the capacity to this development.

AND

B. Not enter into any agreements of purchase and sale with non-end users for the subject lands unless the agreement of purchase and sale contains a condition that requires the purchaser and any subsequent purchasers to enter into a separate agreement with the Town of Aurora. This agreement shall be registered on title, committing the owner to the same terms as set out in item A above.

82. Prior to draft plan approval, the owner shall enter into an indemnity agreement with York Region. The agreement shall be registered on title, agreeing to save harmless York Region from any claim or action as a result of York Region releasing conditions and pre-conditions of draft approval as part of the draft approval of Plan of Subdivision 19T-16A0 or any phase thereof by the Town of Aurora, including, but not limited to claims or actions resulting from, water or sanitary sewer service not being available when anticipated. The agreement shall include a provision that requires all subsequent purchasers of the subject lands, who are not end users, to enter into a separate agreement with York Region as a condition of the agreement of purchase and sale, agreeing to indemnify York Region on the same terms and conditions as the owner.

(*) the term 'end users', for the purpose of the above-noted pre-conditions, is defined as the eventual homeowner who is purchasing an individual lot containing a dwelling for the purpose of occupancy.

83. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the Town of Aurora and York Region.
84. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the Town of Aurora for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
85. The Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the Town of Aurora and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
86. Prior to final approval, an electronic copy of the engineering drawing(s) showing the layout of the watermains and sewers shall be submitted to the Community Planning and Development Services branch for review and record.
87. The Owner shall agree in the subdivision agreement that any direct connection(s) to and/or the crossing(s) of a York Region water or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connection(s) and/or crossing(s) shall be submitted to the Infrastructure Asset Management Branch for approval.
88. For all lands, the Holding (H) provisions of Section 36 of the *Ontario Planning Act* shall be used in conjunction with all residential zone categories in order to ensure that final plan approval and development of these lands does not occur until such time as the Holding (H) symbol is removed in accordance with the provisions of the *Ontario Planning Act*. The Zoning Bylaw shall specify the terms under which Council may consider the removal of the Holding (H) symbol. Said terms shall include a minimum of the following:
 - The Town of Aurora approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
 - York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 6 months to 36 months depending on the complexity of the development) to permit the plan registration; or,
 - The Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the Town of Aurora allocates the capacity to this development.
89. Prior to final approval, Prior to Final Plan of Subdivision Approval, the Owner shall conduct and submit a Source Water Impact and Assessment Mitigation Plan (SWIAMP),

to the satisfaction of the Region, to identify and address any potential water quality and water quantity threats to the municipal groundwater supplies. The SWIAMP shall be prepared by a qualified professional, to the satisfaction of Regional Environmental Services staff in the Water Resources group. The SWIAMP must follow the York Region document Guidance for Proposed Developments in Wellhead Protection Areas In York Region (October 2014). A SWIAMP is required for any of the activities listed below if they will occur on the site for the storage or manufacture of:

- a) petroleum-based fuels and or solvents;
- b) pesticides, herbicides, fungicides or fertilizers;
- c) construction equipment;
- d) inorganic chemicals;
- e) road salt and contaminants as identified by the Province;
- f) the generation and storage of hazardous waste or liquid industrial waste, and waste disposal sites and facilities;
- g) organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials; and,
- h) snow storage and disposal facilities.

If a SWIAMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring.

- 90. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required Regional road improvements for this subdivision. The report/plan, submitted to Community Planning and Development Services for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
- 91. The Owner shall agree in the Subdivision Agreement to implement the recommendations of the functional transportation report/plan as approved by the Development Engineering Section.
- 92. Prior to final approval and concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Community Planning and Development Services, Attention: Manager, Development Engineering, that includes the following drawings:
 - a) Plan and Profile for the York Region road and intersections;
 - b) Grading and Servicing;
 - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - d) Construction Access Design;
 - e) Utility and underground services Location Plans;
 - f) Illumination Designs;

- g) Line Painting;
 - h) Traffic Control/Management Plans;
 - i) Erosion and Siltation Control Plans;
 - J) Landscaping Plans, including tree preservation, relocation and removals;
 - k) Requirements of York Region Transit/Viva
93. Prior to final approval, the Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region right-of-way. Only those works located in their ultimate location based on the next planning upgrade for this Right-of-Way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.
94. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Community Planning and Development Services, Attention: Mrs. Eva Pulnicki, P.Eng.
95. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering Section and illustrated on the Engineering Drawings.
96. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Community Planning and Development Services that elevations along the streetline shall be 0.3 metres above the centreline elevations of the York Region roadway, unless otherwise specified by the Development Engineering Section.
97. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Development Engineering Section, that the Owner will provide the installation of visual screening along Street D parallel to Wellington Street East, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the right-of-way of Street D. The Owner shall submit to Development Engineering for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
98. Prior to final approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region staff:
- a. All existing woody vegetation within the York Region road right-of-way,
 - b. Tree protection measures to be implemented on and off the York Region road right-of-way to protect right of way vegetation to be preserved,
 - c. Any woody vegetation within the York Region road right-of-way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York

Region road right-of-ways shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.

- d. A planting plan for all new and relocated vegetation to be planted within the York Region road right-of-way, based on the following general guideline:

Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the York Region Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are proposed in the York Region right-of-way by the Owner or the area municipality for aesthetic purposes, they must be approved by Community Planning and Development Services and shall be maintained by the area municipality with the exception of the usual grass maintenance. For landscape features not maintained to the satisfaction York Region, the area municipality will be responsible for the cost of maintenance or removal undertaken by the Region.

99. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of the Development Engineering Section recommending noise attenuation features.
100. The Owner shall agree in the Subdivision Agreement to implement the noise attenuation features as recommended by the noise study to the satisfaction of the Development Engineering Section.
101. The Owner shall agree in the Subdivision Agreement that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
102. The following warning clause shall be included in a registered portion of the subdivision agreement with respect to the lots or blocks affected:
- "Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".
103. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in the Subdivision Agreement, the following:
- a. That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way;

- b. That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum of 2.5 metres in height, subject to the concurrence of the area municipality; and,
 - c. That maintenance of the noise barriers and fences bordering on York Region right-of-way shall not be the responsibility of York Region.
104. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
- a) a widening across the full frontage of the site where it abuts Wellington Street East of sufficient width to provide a minimum setback of 18.0 metres from the centreline of construction of Wellington Street East, and
 - b) a 15.0 metre by 15.0 metre daylight triangle at the SW and SE corners of Street A and Wellington Street East.
 - c) a 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Wellington Street East and adjacent to the above noted widening, and
 - d) an additional 2.0 metre widening, 40.0 metres in length, together with a 60.0 metre taper for the purpose of an eastbound right turn lane at the intersection of Street A and Wellington Street East,
105. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
106. The Region requires the Owner to submit, in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition Part XV.1 of the Act (as amended) ("O. Reg. 153/04"), a Phase I environmental site assessment ("Phase I ESA") of the Owner's lands that are the subject of the application, including the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase I ESA cannot be more than 2 years old as of the actual date title to the Conveyance Lands is transferred to the Region. If the Phase I ESA is linked to different phases of development and there will be multiple conveyances of lands, the Phase I ESA prepared in respect of a specific conveyance and phase of development cannot be more than two years old as of the actual date of transfer of title to the Region. If a Phase I ESA is or would be more than two years old as of the actual date of transfer of title to the Region, the Phase I ESA will need to be either updated or a new Phase I ESA obtained by the Owner in accordance with the requirements of this section. The Region, at its discretion, may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required regardless of the findings or conclusions of the Phase

I ESA. Any Phase II environmental site assessment required by or submitted to the Region must be prepared in general accordance with the requirements of O. Reg. 153/04 (as noted above). Reliance on the Phase I ESA and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands must be provided to the Region and: (i) will be addressed to "The Regional Municipality of York"; (ii) contain wording to the effect that the Region is entitled to rely on such reports or documentation in their entirety; and (iii) the terms and conditions of the reliance extended (including any wording seeking to limit liability) must be satisfactory to the Region.

The Owner shall also provide the Region's Development Engineering with a certified written statement from the Owner or the Owner's authorized representative that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under lands to be conveyed to the Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the Region or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.

The preparation and delivery of the Phase I ESA, any subsequent environmental reports, other documentation, reliance and the Owner's certified written statement shall be provided at no cost to the Region.

107. The Owner shall agree in the Subdivision Agreement, to be responsible to decommission any existing wells on the Owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
108. The Owner shall agree in the subdivision agreement that prior to the development approval of Blocks 1, 35, 56 and 102-117, that access to Blocks 1, 35, 56 and 102-117 shall be through the internal road network and direct access to Wellington Street East will not be permitted.
109. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering that Street A shall be designed to intersect Wellington Street East at a right angle or on a common tangent and shall be aligned with Elyse Court located north of Wellington Street East.
110. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that the throat width of Street A shall be designed to accommodate the recommendations of the transportation report approved by York Region and the intersection of Street A and Wellington Street East with any interim or permanent

intersection works including turning lanes, profile adjustments and illumination as deemed necessary by Development Engineering.

111. Prior to a final approval, the Owner shall demonstrate a direct shared pedestrian/cycling connection to Wellington Street between Blocks 102 and 103 (As per Drawing No. DP-1, dated May 04'2016) to support active transportation and public transit to the satisfaction of the Region, or where appropriate.
112. Prior to the final approval the Owner shall provide a Transportation Demand Management (TDM) Plan to the satisfaction of the Region. The TDM Plan shall address the following:
 - a) A TDM checklist that summarizes the programs and measures, estimated costs and responsibility of the applicant to implement TDM recommendations.
 - b) A TDM communication strategy to assist the Region and the Town of Aurora to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. This strategy shall also include a physical location for distribution of the Information Packages and pre-loaded PRESTO Cards.
113. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadway listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the subject lands' frontage onto roadways that have transit services.

Existing YRT/Viva transit services operates on the following roadway in the vicinity of the subject lands:

- Wellington Street

114. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation Services Department and the area municipality that the services to be installed by the Owner within or in conjunction with the Plan will provide a concrete pedestrian access connection from the internal roadway to the Regional roadway as follows:

- From "Street 'A'" to "Wellington Street"

The concrete pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the area municipality.

115. The Owner shall agree in the subdivision agreement to convey lands to the local municipality to provide for such pedestrian access connection referred to in Condition 114 above.

116. The Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the plan will provide the passenger standing area/shelter pad identified below and shall be installed to the satisfaction of the local municipality and York Region Transit. The Region confirms that all such passenger standing area/shelter pad shall be owned and maintained by the Region and that the local municipality shall have no responsibility for those, notwithstanding that they may be included in the subdivision agreement.

Subject to approval by YRT/Viva, passenger standing area and shelter pad shall be provided at the following location:

ON Street	AT Street	Location	Standard	Traffic Signal Request
Wellington Street	Street 'A'	SW corner	YRT-1.02 or YRT-1.03	n/a

The passenger standing area/shelter pad shall be provided at no cost to York Region and shall be provided concurrently with construction of necessary sidewalks. The Owner may apply for a development charge credit, in accordance with the York Region - Road Works development charge credit guideline for passenger standing areas and shelter pads.

Landscaping should not interfere with the bus stop, passenger standing area, shelter or corner sightlines.

The bus stop location determined during the design phase is subject to change. Prior to construction of the passenger standing area/shelter pads, the Owner/consultant shall confirm with YRT/Viva the final bus stop location/requirements. The Owner/consultant is to contact YRT/Viva Facilities Supervisor (tel. 905-762-2111) to confirm final details.

117. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk location, concrete pedestrian access, passenger standing area, and shelter pad to the satisfaction of York Region.
118. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the existing and future introduction of transit services in this development as identified in condition 113. This includes current and potential transit routes, bus stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT/Viva route maps, Future Plan maps & providing YRT/Viva website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT/Viva route maps and the Future Plan maps are available from YRT/Viva upon request.
119. The Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will

include illumination in accordance with the local municipality's design standards along the street which has transit services, sidewalks, pedestrian access, and bus stop locations.

120. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right of Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
121. The Owner shall agree in the subdivision agreement, in wording satisfactory to Development Engineering that the Owner will be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
122. Prior to final approval, the Owner shall submit engineering plans for York Region's approval that identify on the plans the Transit requirements.
123. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to Community Planning and Development Services, outlining all applicable York Region requirements.
124. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law # 2012-36.
125. The Regional Community Planning and Development Services Division shall advise that Conditions 81 to 125 inclusive, have been satisfied.

Lake Simcoe Region and Conservation Authority Conditions

126. That prior to final plan approval and any major site alteration, the following shall be prepared to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority (LSRCA):
 - a) A detailed Stormwater Management Report in conformity with the designated stormwater management policies of the Lake Simcoe Protection Plan (LSPP) (DP-4.8 – 4.11) and the LSRCA Technical Guidelines for Stormwater Management;
 - b) A detailed Erosion / Sediment Control Plan;
 - c) A detailed Grading and Drainage Plan;

- d) An updated Water Balance as per Designated Policy 4.8 of the LSPP;
 - e) A Phosphorous Budget in accordance with Designated Policy 4.8 of the LSPP;
 - f) A detailed Low Impact Development Evaluation demonstrating the means to maximize the use of Low Impact Development (LID) measures consistent with Policy 1.6.6.7 of the Provincial Policy Statement (2014).
127. That prior to final approval a conveyance capacity analysis of the existing 1880mm x 1260mm CSPA culvert (east outlet) is required to confirm available capacity for proposed post development 2 – 100 year peak flows.
128. That prior to final approval it is demonstrated to the satisfaction of the LSRCA that the bottom of the proposed Superpipes (or Quantity Control Storage) is to be above the adjacent watercourse 100 year water surface elevation.
129. That prior to final approval In-Situ percolation testing is required to be carried out at the bottom elevation of the proposed infiltration facilities.
130. That prior to final approval it shall be demonstrated to the satisfaction of the LSRCA that the seasonally high water table is to be a minimum 1m below the bottom of the proposed infiltration facilities.
131. That the Owner shall agree in the Subdivision Agreement to carry out or cause to be carried out the recommendations and requirements contained within the plans and reports as approved by the LSRCA.
132. That the Owner shall agree in the Subdivision Agreement to retain a qualified professional to certify in writing that the works were constructed in accordance with the plans and reports as approved by the LSRCA.
133. That the Owner shall agree in the Subdivision Agreement to ensure that proper erosion and sediment control measures will be in place, including erosion and sediment control to address the protection of natural features, in accordance with the approved Grading and Drainage Plan, and Erosion and Sediment Control Plan prior to any site alteration or grading.
134. That the Owner shall agree in the Subdivision Agreement to maintain all existing vegetation up until a minimum of 30 days prior to any grading or construction on-site in accordance with 4.20b. – DP of the Lake Simcoe Protection Plan.
135. That the Owner shall agree in the Subdivision Agreement to grant any easements required for storm water management purposes to the Town, most notably between lots 101 & 102 for the east storm outlet as identified on the proposed Storm Servicing Plan Figure 2.3.

136. That the Owner shall agree in the Subdivision Agreement to dedicate and transfer the environmentally significant areas located in Block A to the Town of Aurora.
137. That prior to final approval, Restoration Plans shall be provided to the satisfaction of the LSRCA for the buffer areas associated with the natural heritage features and where required, storm water management facilities.
138. If a trail is proposed that will impact the area of the natural heritage features and their associated buffers, a Trails Impact Study shall be conducted.
139. As recommended through the EIS (pg16), the LSRCA agrees with Beacon Environmental that should development commence after the following spring (Spring 2017), re-surveys should be conducted in June for birds, bats and Butternut.
140. That the Tree Inventory and Assessment Report and Arborist Report shall be in conformity with the Town of Aurora's Urban Forestry Policy and where possible should strive to preserve healthy trees on the property.
141. That prior to final plan approval, the Owner shall successfully amend the Zoning By-law to rezone the lands within the identified floodplain and woodland feature and associated buffer to Environmental Protection (EP-15) Exception Zone.
142. That prior to final plan approval, the Owner shall obtain a permit from the LSRCA for any development within an area subject to Ontario Regulation 179/06 under the Conservation Authorities Act.
143. That prior to final plan approval, the Owner shall pay all development fees to the LSRCA in accordance with the approved fees policy, under the Conservation Authorities Act.

Central York Fire Services Conditions

144. A schedule of Firebreak lots/blocks is submitted to Central York Fire Services for approval prior to construction of buildings. Builders/developers will not make application for building permits for designated firebreak lots/blocks without written release of firebreak designation from Central York Fire Services.
145. Water supply for firefighting, including hydrants must be installed and operational prior to construction of buildings.
146. All roads must be complete to a minimum base coat and be able to support emergency vehicles with site access acceptable to Central York Fire Services prior to any building construction.
147. A minimum of temporary street signage must be in place to assist emergency responses prior to construction of buildings.

Canada Post Conditions

148. The Owner/developer will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
149. The Owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town of Aurora.
150. The Owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; further, advise any affected homeowners of any established easements granted to Canada Post.
151. The Owner/developer agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:
 - An appropriately sized sidewalk section (concrete pad), as per Canada Post specifications to place the Community Mailboxes on.
 - Any required walkway across the boulevard, as per municipal standards
 - Any required curb depressions for wheelchair access
 - The owner/developer will confirm to Canada Post that the final secured locations of the Community Mailbox sites will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
152. The Owner/developer further agrees to determine, provide and maintain a suitable and safe temporary Community Mailbox location(s) to be "fit up" prior to first occupancy. This temporary site will be utilized by Canada Post until the above mentioned criteria is completed at the permanent CMB site locations. This will enable Canada Post to provide mail service to new residences as soon as homes are occupied.

Clearances

153. Final approval for registration may be issued in phases to the satisfaction of the Town subject to all applicable fees provided that:
 - a) Phasing is proposed in an orderly progression services; and

- b) All government agencies agree to registration by phases and provide clearances, as required in Conditions 154 to 163 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
154. The Town's Planning & Building Services: Planning Division shall advise that Conditions 1 to 10, 41, 80 inclusive have been satisfied, stating briefly how each condition has been met.
155. The Town's Infrastructure and Environmental Services shall advise that Conditions 15 to 21, 24 to 40, 42 to 55, 77, 80 inclusive have been satisfied, stating briefly how each condition has been met.
156. The Town's Parks, Recreation & Cultural Services shall advise that Conditions 16, 22, 23, 56 to 71 inclusive have been satisfied, stating briefly how each condition has been met.
157. The Town's Planning & Building Services: Building Division shall advise that Conditions 16, 29, 42, 72 to 77, 79 inclusive have been satisfied, stating briefly how each condition has been met.
158. The Town's Legal Services shall advise that Conditions 11 to 14 inclusive have been satisfied, stating briefly how each condition has been met.
159. The Ministry of Tourism and Sport shall advise that Condition 78 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.
160. York Region shall advise that Conditions 16, 81 to 125 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
161. The Lake Simcoe Region Conservation Authority shall advise that Conditions 35, 52, 126 to 143 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
162. Central York Fire Services shall advise that Conditions 29, 144 to 147 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.
163. Canada Post shall advise that Conditions 148 to 152 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



**Town of Aurora
Parks and Recreation Advisory Committee
Meeting Minutes**

Date:	Thursday, November 17, 2016
Time and Location:	7 p.m., Holland Room, Aurora Town Hall
Committee Members:	Councillor Michael Thompson (Chair), Councillor Tom Mrakas (Vice Chair), Juergen Daurer, Richard Doust, Stephen Kimmerer (arrived 7:23 p.m.), Eric McCartney (arrived 7:25 p.m.), and Brian Trussler
Member(s) Absent:	None
Other Attendees:	Al Downey, Director of Parks, Recreation and Cultural Services, Councillor Wendy Gaertner, and Samantha Kong, Council/Committee Secretary

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

- 1. Declaration of Pecuniary Interest and General Nature Thereof**
- 2. Approval of the Agenda**

**Moved by Jeurgen Daurer
Seconded by Councillor Mrakas**

That the agenda as circulated by Legislative Services, with the following additions, be approved:

Parks and Recreation Advisory Committee Meeting Minutes
Thursday, November 17, 2016

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- Delegation (b) Barry Bridgeford, Resident
Re: Invasive Species, *Invasive Species Act*, Funding for Control

Carried

3. Receipt of the Minutes

Parks and Recreation Advisory Committee Meeting Minutes of September 15, 2016

**Moved by Richard Doust
Seconded by Councillor Mrakas**

That the Parks and Recreation Advisory Committee meeting minutes of September 15, 2016, be received for information.

Carried

4. Delegations

- (a) Fausto Filipetto, Senior Policy Planner, Town of Aurora
Re: Library Square and Town Park**

Mr. Filipetto presented an overview of the Library Square and Town Park conceptual plans, and provided background, public survey results/feedback, and next steps. The Committee expressed concerns regarding traffic, parking, and the low number of public survey responses.

**Moved by Juergen Daurer
Seconded by Richard Doust**

That the comments of the delegation be received for information.

Carried

Parks and Recreation Advisory Committee Meeting Minutes
Thursday, November 17, 2016

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(b) Barry Bridgeford, Resident

Re: Invasive Plant Species, *Invasive Species Act*, Funding for Control

Mr. Bridgeford provided an overview of invasive plant species in Aurora, specifically phragmites, dog-strangling vine, and Japanese knotweed. He noted that there is no funding for the control and/or eradication of these species and is requesting that Council authorize such funding for 2017. The Committee expressed support for the request.

Moved by Juergen Daurer

Seconded by Eric McCartney

That the comments of the delegation be received for information.

Carried

5. Matters for Consideration

1. Proposed New Terms of Reference for Parks and Recreation Advisory Committee

Staff extended thanks to members who provided comments and revisions to the new Terms of Reference and suggested that the wording “addressing” in bullet point number 3, under Section 2. Vision, should state “providing advice on”. The Committee endorsed the new Terms of Reference and requested that it be implemented in the New Year.

Moved by Councillor Mrakas

Seconded by Eric McCartney

1. That the Proposed New Terms of Reference for the Parks and Recreation Advisory Committee be received; and
2. That the Parks and Recreation Advisory Committee recommend to Council:

Parks and Recreation Advisory Committee Meeting Minutes
Thursday, November 17, 2016

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- (a) That the proposed new Terms of Reference for the Parks and Recreation Advisory Committee be endorsed **and implemented in 2017.**

Carried as amended

6. Informational Items

2. Memorandum from Director of Parks, Recreation and Cultural Services Re: Report No. PR12-005, Club Aurora Fitness Centre Business Plan

The Committee expressed concerns regarding the decline in active numbers over the past decade and inquired if the Business Plan would be updated in the near future. Staff stated that the Business Plan would be under review.

**Moved by Juergen Daurer
Seconded by Brian Trussler**

1. That the memorandum regarding Report No. PR12-005, Club Aurora Fitness Centre Business Plan be received for information.

Carried

3. Extract from Council Meeting of October 11, 2016 Re: Parks and Recreation Advisory Committee Meeting Minutes of September 15, 2016

The Committee clarified that the intention of the resolution regarding Pet Waste in Public Parks and Open Space was to utilize communication tools to spread awareness, rather than spending money on public surveys.

**Moved by Juergen Daurer
Seconded by Eric McCartney**

1. That the Extract from Council Meeting of October 11, 2016, regarding the Parks and Recreation Advisory Committee meeting minutes of September 15, 2016, be received for information.

Carried

Parks and Recreation Advisory Committee Meeting Minutes
Thursday, November 17, 2016

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7. New Business

New Business Motion No. 1

Moved by Richard Doust

Seconded by Juergen Daurer

1. That the Parks and Recreation Advisory Committee recommend to Council:
 - (a) That staff be directed to investigate the feasibility of control and/or eradication of invasive species in Aurora and report back.

Carried

New Business Motion No. 2

Moved by Juergen Daurer

Seconded by Councillor Mrakas

1. That the Parks and Recreation Advisory Committee recommend to Council:
 - (a) That the development of Library Square be endorsed.

Carried

8. Adjournment

Moved by Councillor Mrakas

Seconded by Eric McCartney

That the meeting be adjourned at 8:50 p.m.

Carried

Committee recommendations are not binding on the Town unless adopted by Council at a later meeting.



**Town of Aurora
Trails and Active Transportation Committee
Meeting Minutes**

Date:	Friday, November 18, 2016
Time and Location:	10 a.m., Council Chambers, Aurora Town Hall
Committee Members:	Councillor Sandra Humfries (Chair), Councillor Tom Mrakas (Vice Chair), Alison Collins-Mrakas, Richard Doust (PRAC Representative), Bill Fraser, Laura Lueloff, and Nancee Webb (EAC Representative)
Member(s) Absent:	None
Other Attendees:	Councillor Michael Thompson, Jim Tree, Manager of Parks, Lawrence Kuk, Planner, Jamal Massadeh, Traffic/Transportation Analyst, and Linda Bottos, Council/Committee Secretary

The Chair called the meeting to order at 10:04 a.m.

1. Declaration of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest and general nature thereof under the *Municipal Conflict of Interest Act*.

2. Approval of the Agenda

**Moved by Richard Doust
Seconded by Bill Fraser**

That the agenda as circulated by Legislative Services, with the following addition, be approved:

Trails and Active Transportation Committee Meeting Minutes
Friday, November 18, 2016

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- Delegation (c) John Clement, Resident; Re: Item 1 – Extract from Council Meeting of October 11, 2016; Re: Item 1(6), Report No. PRCS16-044 – Leslie Street Underpasses Construction

Carried

3. Receipt of the Minutes

Trails and Active Transportation Meeting Committee Minutes of September 16, 2016

**Moved by Alison Collins-Mrakas
Seconded by Laura Lueloff**

That the Trails and Active Transportation Committee meeting minutes of September 16, 2016, be received for information.

Carried

4. Delegations

**(a) Fausto Filipetto, Senior Policy Planner, Town of Aurora
Re: Library Square and Town Park**

The Committee consented on a two-thirds vote to waive the requirements of section 3.8(c) of the Procedural By-law to permit the delegation additional time as required.

Mr. Filipetto presented an overview of the concept plan, strategy, studies, and public consultation regarding the three-block area of Library Square to Town Park, including background to the Aurora Promenade and Cultural Precinct. He further provided a brief review of the public feedback received regarding the future of the Aurora Armoury, former Library, and former Seniors' Centre.

**Moved by Councillor Mrakas
Seconded by Alison Collins-Mrakas**

That the comments of the delegation be received for information.

Carried

Trails and Active Transportation Committee Meeting Minutes
Friday, November 18, 2016

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(b) Klaus Wehrenberg, Resident

Re: Item 1 – Extract from Council Meeting of October 11, 2016; Re: Item 1(6), Report No. PRCS16-044 – Leslie Street Underpasses Construction

The Committee consented on a two-thirds vote to waive the requirements of section 3.8(c) of the Procedural By-law to permit the delegation additional time as required.

Mr. Wehrenberg presented background to the Trails Master Plan and grade-separated trail crossings. He spoke in support of the construction of Leslie Street Underpass C, which he noted would be primarily a commuter route, and suggested that the Town of Newmarket be asked to pay for a portion of the cost of Underpass C.

**Moved by Alison Collins-Mrakas
Seconded by Nancee Webb**

That the comments of the delegation be received for information.

Carried

(c) John Clement, Resident

Re: Item 1 – Extract from Council Meeting of October 11, 2016; Re: Item 1(6), Report No. PRCS16-044 – Leslie Street Underpasses Construction

Mr. Clement spoke in support of the construction of the Leslie Street Underpass C and the importance of implementing the needed trail connections within the Trails Master Plan, especially prior to land development.

**Moved by Nancee Webb
Seconded by Bill Fraser**

That the comments of the delegation be received for information.

Carried

5. Matters for Consideration

Trails and Active Transportation Committee Meeting Minutes
Friday, November 18, 2016

Page 4 of 6

1. Extract from Council Meeting of October 11, 2016

**Re: Item 1(6), Report No. PRCS16-044 – Leslie Street Underpasses
Construction**

Staff provided background to the Council extract and previous reports. The Committee discussed and expressed its support of the current opportunity for the construction of Leslie Street Underpass C, to be partially funded by York Region.

Moved by Nancee Webb

Seconded by Richard Doust

1. That the Extract from Council Meeting of October 11, 2016, regarding Item 1(6), Report No. PRCS16-044 – Leslie Street Underpasses Construction, be received; and
2. That the Trails and Active Transportation Committee recommend to Council:
 - (a) That the construction of Leslie Street Underpass C be approved and funded as recommended by staff in Report No. PRCS16-044.

Carried

6. Informational Items

2. Bike Aurora Update

The Chair provided a brief update regarding the Bike Aurora Day being planned for 2017. Committee members agreed to form a subcommittee to discuss the plans and next steps in greater detail.

Moved by Councillor Mrakas

Seconded by Richard Doust

1. That the Bike Aurora Update be received for information.

Carried

Trails and Active Transportation Committee Meeting Minutes
Friday, November 18, 2016

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3. Extract from Council Meeting of October 11, 2016

**Re: Trails and Active Transportation Committee Meeting Minutes of
September 16, 2016**

Moved by Nancee Webb

Seconded by Alison Collins-Mrakas

1. That the Extract from Council Meeting of October 11, 2016, regarding the Trails and Active Transportation Committee meeting minutes of September 16, 2016, be received for information.

Carried

7. New Business

Councillor Mrakas noted that a motion would be brought to Council to recommend that the Trails and Active Transportation Committee play a significant role in the development of the Cycling Master Plan.

New Business Motion No. 1

Moved by Alison Collins-Mrakas

Seconded by Richard Doust

1. That the Trails and Active Transportation Committee recommend to Council:
 - (a) That the proposed option to demolish the former library at 56 Victoria Street, and the former seniors centre at 52 Victoria Street, be endorsed; and
 - (b) That any development proposal criteria include affordable housing or mixed uses.

Carried

New Business Motion No. 2

Moved by Councillor Mrakas

Seconded by Nancee Webb

1. That the Trails and Active Transportation Committee recommend to Council:
 - (a) That staff be directed to investigate the possibility of cost sharing with the Town of Newmarket in the construction of Leslie Street Underpass C; and

Trails and Active Transportation Committee Meeting Minutes
Friday, November 18, 2016

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- (b) That any potential cost sharing not be contingent on the approval of the Town of Aurora's 50 per cent share in the construction costs of Leslie Street Underpass C.

Carried

8. Adjournment

Moved by Councillor Mrakas

Seconded by Laura Lueloff

That the meeting be adjourned at 11:37 a.m.

Carried

Committee recommendations are not binding on the Town unless otherwise adopted by Council at a later meeting.



**Town of Aurora
Environmental Advisory Committee
Meeting Minutes**

Date:	Thursday, November 24, 2016
Time and Location:	7 p.m., Holland Room, Aurora Town Hall
Committee Members:	Councillor Tom Mrakas (Chair), Irene Clement, Larry Fedec, Jennifer Sault, Melville James, Sara Varty, and Nancy Webb
Member(s) Absent:	Councillor Paul Pirri (Vice Chair), and Dr. Kristina Zeromskiene
Other Attendees:	Christina Nagy-Oh, Program Manager, Environmental Initiatives, Jim Tree, Manager, Parks, and Samantha Kong, Council/Committee Secretary

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

1. Declaration of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

2. Approval of the Agenda

Moved by Irene Clement

Seconded by Larry Fedec

That the agenda as circulated by Legislative Services be approved.

Carried

Environmental Advisory Committee Meeting Minutes
Thursday, November 24, 2016

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3. Receipt of the Minutes

Environmental Advisory Committee Meeting Minutes of June 2, 2016

Moved by Nancee Webb

Seconded by Jennifer Sault

That the Environmental Advisory Committee meeting minutes of June 2, 2016, be received for information.

Carried

4. Delegations

(a) Fausto Filipetto, Senior Policy Planner, Town of Aurora Re: Library Square and Town Park

Mr. Filipetto presented an overview of the Library Square and Town Park conceptual plans, and provided background, public survey results/feedback, and next steps.

Moved by Jennifer Sault

Seconded by Irene Clement

That the comments of the delegation be received for information.

Carried

(b) Iris Tufa and John McNally, Windfall Ecology Centre Re: Introduction to the ClimateWise Business Network

Ms. Tufa and Mr. McNally presented an overview of the ClimateWise Business Network and explained the benefits it provides to businesses in regards to sustainability. The Committee suggested that this information could be presented to the Economic Development Advisory Committee, as there is a strong link with local businesses.

Environmental Advisory Committee Meeting Minutes
Thursday, November 24, 2016

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**Moved by Irene Clement
Seconded by Larry Fedec**

That the comments of the delegation be received for information.

Carried

**(c) Barry Bridgeford, Resident
Re: Invasive Plant Species, Invasive Species Act, Funding for Control**

Mr. Bridgeford provided an overview of invasive plant species in Aurora, specifically phragmites, dog-strangling vine, and Japanese knotweed. He noted that there is no funding for the control and/or eradication of these species and is requesting that Council authorize such funding for 2017. The Committee expressed support for the request.

**Moved by Nancee Webb
Seconded by Sara Varty**

That the comments of the delegation be received for information.

Carried

5. Matters for Consideration

None

6. Informational Items

**1. Memorandum from Program Manager, Environmental Initiatives
Re: Environmental Programs New Priority Actions**

Staff provided a brief overview of the environmental programs new priority actions, and the Committee expressed interest in assisting the Program Manager with projects.

Environmental Advisory Committee Meeting Minutes
Thursday, November 24, 2016

Page 4 of 6

**Moved by Larry Fedec
Seconded by Melville James**

1. That the memorandum regarding Environmental Programs New Priority Actions be received for information.

Carried

2. **Extract from Council Meeting of June 28, 2016
Re: Environmental Advisory Committee Meeting Minutes of
June 2, 2016**

The Committee inquired whether Council provided input to the objectives of a Community Earth Week Fair. Staff recommended that the Committee discuss objectives at a future meeting and bring them forward to Council for consideration.

**Moved by Irene Clement
Seconded by Jennifer Sault**

1. That the Extract from Council Meeting of June 28, 2016, regarding the Environmental Advisory Committee meeting minutes of June 2, 2016, be received for information.

Carried

7. New Business

**New Business Motion No. 1
Moved by Nancee Webb
Seconded by Jennifer Sault**

1. That the Environmental Advisory Committee recommend to Council:
 - (a) That staff be directed to investigate the feasibility of eliminating single-use plastic bottles at all Town facilities, and report back; and
 - (b) That a “bring your own bottle” initiative be implemented at all Town facilities.

Carried

Environmental Advisory Committee Meeting Minutes
Thursday, November 24, 2016

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**New Business Motion No. 2
Moved by Irene Clement
Seconded by Larry Fedec**

1. That the Environmental Advisory Committee recommend to Council:
 - (a) That the concept plans for Library Square and Town Park, and removal of the former library and seniors centre, be endorsed; and
 - (b) That green and sustainable development aspects be incorporated in the final designs.

Carried

**New Business Motion No. 3
Moved by Irene Clement
Seconded by Melville James**

1. That the Environmental Advisory Committee recommend to Council:
 - (a) That staff be directed to investigate the feasibility of containment or removal of phragmites, and report back to Council within the first quarter of 2017; and
 - (b) That a public education strategy be developed regarding phragmites, dog-strangling vine, and Japanese knotwood.

Carried

**New Business Motion No. 4
Moved by Jennifer Sault
Seconded by Larry Fedec**

1. That the Environmental Advisory Committee recommend to Council:
 - (a) That staff be directed to investigate the feasibility of joining the ClimateWise Business Network.

Carried

Environmental Advisory Committee Meeting Minutes
Thursday, November 24, 2016

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8. Adjournment

Moved by Melville James

Seconded by Sara Varty

That the meeting be adjourned at 9 p.m.

Carried

Committee recommendations are not binding on the Town unless adopted by Council at a later meeting.



Office of the President

December 1, 2016

Dear AMO Member:

RE: Federal Infrastructure Phase 2 Incrementality Resolution

As you know, the federal government announced additional infrastructure funding over the next 12 years in the Fall Economic Statement as part of its Phase 2 programming. It is consulting on design aspects for Phase 2 in order for it to be known before the funding programs begin in 2018.

AMO has endorsed a number of principles for the funding design – that it should maximize municipal flexibility; respect the breadth of municipal infrastructure assets and priorities; and provide stable, predictable, formula-based funding to municipal governments.

The role of incrementality and the funding formula (i.e., the share by each order of government) are important aspects. In communicating our principles to the federal government, we have noted the impacts of different formula approaches. The ideal position for municipal governments would be a 50% federal, 33% provincial, and a 17% municipal portion. This would mean a smaller share of municipal capital costs would recognize ongoing municipal operating costs which are generally not eligible for funding purposes. In reality, very few provinces agreed to fund 33% of Phase 1 programs, and some didn't put up new funds where they agreed to it. In Ontario, the provincial government did add new funding, in the amount of \$250 million (25%) for the recent Clean Water and Wastewater Fund (CWWF). This was in addition to its existing multi-billion long term infrastructure plan. No provincial funding was added for the federal public transit agreement.

Generally, incrementality has been a feature of prior federal programs. It requires that municipal and provincial governments spend new additional funds for each infrastructure project in order to meet the eligibility rules. This requirement may have had some merit before municipal governments had comprehensive asset management plans and related multi-year capital plans. Going forward, it will confuse the principles and practice of asset management not to mention municipal financial planning because it would influence municipal priorities. Where there are multi-year capital plans, based on asset replacement and maintenance priorities of an asset management plan, the federal funding should be aligned with these municipal plans. Phase 2 should align with municipal long-term planned spending, not the other way around.

We hope that you agree. If so, please adopt the attached resolution and add your voice to AMO's. AMO continues to believe that good asset management is the foundation of appropriate municipal infrastructure and financial management. Funding approaches must support it to further advance the culture of municipal asset management in Ontario.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Dollin', with a large, stylized initial 'L'.

Lynn Dollin
AMO President

FEDERAL INFRASTRUCTURE PHASE 2 INCREMENTALITY RESOLUTION

WHEREAS municipal governments' infrastructure is critical to our collective economic health;

WHEREAS stable, predictable and formula- based infrastructure funding allows municipal governments to plan and schedule investments in infrastructure;

WHEREAS Ontario municipal governments have asset management plans which set out a municipality's longer term capital plan which reflects the infrastructure priorities of these asset management plans; and

WHEREAS a federal incrementality rule interferes with municipal long-term infrastructure priorities and diminishes the value of municipal asset planning and management;

NOW, THEREFORE BE IT RESOLVED that the (name of municipality) calls on the federal government to provide long-term, predictable, and formula-based funding in its Phase 2 programs for municipal governments; and

BE IT ALSO RESOLVED that the (name of municipality) calls on the federal government to change incremental requirements in Phase 2 to recognize in Ontario that a municipal government' asset management plan meets a municipal incremental infrastructure requirement.

Please forward your resolution to:
AMO President Lynn Dollin amopresident@amo.on.ca



Notice of Motion

Councillor John Abel

Date: December 6, 2016

To: Mayor and Members of Council

From: Councillor Abel

Re: **Library Square**

Whereas the Town of Aurora has declared the old Library and the old Fire Hall, both on Victoria Street, as surplus properties; and

Whereas these two properties are known as ‘Library Square’; and

Whereas the Town has completed approximately 11 studies on the uses and purposes of Library Square prior to 2012; and

Whereas, during the last term of Council, the Town in 2013 undertook another study, to engage the community as to what uses Library Square might have, to better enhance the businesses in the downtown heritage core, cultural activities and the community at large; and

Whereas the development of Library Square is documented in the Aurora Promenade Study and the Cultural Master Plan, as a recommended action to be undertaken; and

Whereas many business, cultural, and community partners have expressed support for the concept of developing Library Square; and

Whereas residents and Members of Council have expressed support for the concept of developing Library Square;

Now Therefore Be It Hereby Resolved That, based on the previous studies, staff be directed to report back on options, including costs and time lines, to implement the conceptual architectural designs; and

Notice of Motion
Re: Library Square
December 6, 2016

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Be It Further Resolved That staff report back on options and/or a Terms of Reference for the formation of a Task Force, Round Table, or Ad Hoc Committee to engage the Town's business, cultural, and community partners in the development of Library Square; and

Be It Further Resolved That staff report back by March 2017.



Notice of Motion

Councillor John Abel

Date: December 6, 2016
To: Mayor and Members of Council
From: Councillor Abel
Re: **Downtown Revitalization Plan**

Whereas the Town of Aurora has declared the old Library and the old Fire Hall, both on Victoria Street, as surplus properties; and

Whereas these two properties are known as “Library Square”; and

Whereas the development of Library Square is documented in the Aurora Promenade Study and the Cultural Master Plan as a recommended action to be undertaken; and

Whereas, there are four overarching plans and studies, namely the Aurora Promenade Study, the Cultural Master Plan, the Strategic Plan, and the Community Tourism Plan, which all speak to the revitalization of the downtown core; and

Whereas these plans and studies provide guidelines and recommendations on provisions to develop a Downtown Revitalization Plan, through engagement, collaboration, and communication; and

Whereas many business, cultural, and community partners have expressed the need for the revitalization of the downtown core; and

Whereas residents and Members of Council of past and present have expressed the need to revitalize the downtown core; and

Whereas the Town of Aurora has recently resolved that a new Office of Economic Development be formed, with terms of reference to form a Board;

Now Therefore Be It Hereby Resolved That Council endorse the concept of the development of a Downtown Revitalization Plan; and

Notice of Motion

Re: Downtown Revitalization Plan

December 6, 2016

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Be It Further Resolved That the new Office of Economic Development be tasked to deliver a draft Downtown Revitalization Plan, in collaboration with the newly-formed Board, before the third quarter of 2017 for Council's consideration.