



# Town of Aurora General Committee Meeting Report

Council Chambers, Aurora Town Hall  
Tuesday, February 20, 2018

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## **Attendance**

**Council Members** Councillor Gaertner in the Chair; Councillors Abel, Humfryes (departed at 11:15 p.m.), Kim (arrived at 7:04 p.m.; departed at 10:54 p.m.), Mrakas, Pirri, Thom, Thompson, and Mayor Dawe

**Members Absent** None

**Other Attendees** Techa van Leeuwen, Acting Chief Administrative Officer and Director of Corporate Services, Dan Elliott, Director of Financial Services, Al Downey, Director of Operations, Marco Ramunno, Director of Planning and Development Services, Lisa Warth, Acting Director of Community Services, Stephanie Mackenzie-Smith, Manager of Corporate Communications, Patricia De Sario, Town Solicitor, Michael de Rond, Town Clerk, and Ishita Soneji, Council/Committee Secretary

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

General Committee consented to recess the meeting at 9:01 p.m. and reconvened at 9:11 p.m.

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

General Committee consented on a two-thirds vote to extend the hour past 11 p.m.

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

General Committee approved the agenda as circulated by Legislative Services, with the following additions:

- Delegation (a) Michael Smith, Michael Smith Planning Consultants and Development Coordinators Ltd. representing Beachgrove Development Ltd.  
Re: Item R3 – PDS18-018 – Proposal for Zoning By-law Amendment Application
- Delegation (b) Jack Dougan and John Beresford representing RS Homes  
Re: Item R4 – PDS18-022 – Proposal for Zoning By-law Amendment Application
- Delegation (c) Tracy Smith, Resident; Re: Item R5 – CMS18-003 – Request for Proposals for Vending and Concession Operations
- Delegation (d) Brett Mitsubata representing Real Food First: Fueling Our Community in Fitness & Fun; Re: Item R5 – CMS18-003 – Request for Proposals for Vending and Concession Operations
- Delegation (e) Wyatt Savage, Resident; Re: Item R5 – CMS18-003 – Request for Proposals for Vending and Concession Operations
- Delegation (f) Elise Volpe, Resident; Re: Item R5 – CMS18-003 – Request for Proposals for Vending and Concession Operations
- Delegation (g) David Heard, Resident; Re: Library Square Designs and Plans
- Item C5 – Heritage Advisory Committee Meeting Minutes of February 12, 2018
- Item C6 – Memorandum from Mayor Dawe; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of January 26, 2018
- Item R11 – PDS18-024 – Province of Ontario Development Charges Rebate Program
- Item R12 – CS18-001 – Pending List  
(Deferred from General Committee meeting of February 6, 2018)
- Item R13 – Summary of Committee Recommendations Report No. 2018-02
- Notice of Motion (a) Councillor Abel; Re: Sign By-law Review
- Notice of Motion (b) Councillor Mrakas; Re: Petch House

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

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

## **3. Presentations**

None

## **4. Delegations**

### **(a) Michael Smith, Michael Smith Planning Consultants and Development Coordinators Ltd. representing Beachgrove Developments Ltd.**

#### **Re: Item R3 – PDS18-018 – Proposal for Zoning By-law Amendment Application**

Mr. Smith presented a brief overview of the site location and designs of the proposed development, and advised that they are seeking approval of the Zoning By-law amendment application for the subject lands at 1452 Wellington Street East. He noted that an Official Plan Amendment application and Site Plan Approval will be submitted, pending the acceptance of the Zoning By-law amendment application.

General Committee received and referred the comments of the delegation to Item R3.

### **(b) Jack Dougan representing RS Homes**

#### **Re: Item R4 – PDS18-022 – Proposal for Zoning By-law Amendment Application**

Mr. Dougan presented details of the site location, conceptual site plans and elevations of the proposed revised application, and requested that Council accept the Zoning By-law amendment application for the subject lands at 103, 107 and 111 Metcalfe Street. He noted that an Official Plan Amendment will not be required.

General Committee received and referred the comments of the delegation to Item R4.

**(c) Tracy Smith, Resident**

**Re: Item R5 – CMS18-003 – Request for Proposals for Vending and Concession Operations**

Ms. Smith expressed concerns regarding the lack of healthy food choices in the vending machines and snack bars located at the Town's recreation centres. She further noted that a minimum of 55% real food choices should be included in the proposal.

**(d) Brett Mitsubata representing Real Food First: Fueling Our Community in Fitness & Fun**

**Re: Item R5 – CMS18-003 – Request for Proposals for Vending and Concession Operations**

Mr. Mitsubata provided details on the effects of high sugar intake, and emphasized that alternate food options should be included in the current vending machines and snack bars to mitigate sugar intake, especially in children.

**(e) Wyatt Savage, Resident**

**Re: Item R5 – CMS18-003 – Request for Proposals for Vending and Concession Operations**

Mr. Spencer Savage, speaking on his brother's behalf, expressed concerns regarding the lack of healthy food choices. General Committee extended their regards for his efforts, and expressing his concerns at a young age.

**(f) Elise Volpe, Resident**

**Re: Item R5 – CMS18-003 – Request for Proposals for Vending and Concession Operations**

Ms. Volpe emphasized on the need for the inclusion of 55% real food choices in the proposal, and the implementation of effective communications strategy to support the changes. She presented details on the suggested changes and

means of accomplishing them, including a revised look of the existing snack bar to promote healthy eating.

General Committee received and referred the comments of delegation (c), (d), (e), and (f) to Item R5.

**(g) David Heard, Resident**  
**Re: Library Square Designs and Plans**

Mr. Heard expressed concerns regarding the lack of public consultation in the Library Square development process.

General Committee received the comments of the delegation for information.

## **5. Consent Agenda**

Items C1, C2 and C4 were removed from the Consent Agenda for separate discussion under Section 6, Consideration of Items Requiring Discussion, as Items R14, R15 and R16 respectively.

**General Committee recommends:**

That the following Consent Agenda Items, C3, C5, and C6, be approved:

**C3. Heritage Advisory Committee Meeting Minutes of December 11, 2017**

1. That the Heritage Advisory Committee meeting minutes of December 11, 2017, be received for information.

**C5. Heritage Advisory Committee Meeting Minutes of February 12, 2018**

1. That the Heritage Advisory Committee meeting minutes of February 12, 2018, be received for information.

**C6. Memorandum from Mayor Dawe**

**Re: Lake Simcoe Region Conservation Authority Board Meeting  
Highlights of January 26, 2018**

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of January 26, 2018, be received for information.

**Carried**

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

General Committee consented to consider items in the following order: R5, R3, R4, R1, R2, R10, R14 (formerly C1), R6, R7, R8, R15 (formerly C2), R9, R10, R11, R12, R13 and R16 (formerly C4).

### **R1. CS18-004 – Power of Entry**

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

1. That Report No. CS18-004 be referred back to staff for further information.

**Motion to refer  
Carried**

### **R2. PDS18-017 – Application for Zoning By-law Amendment, Joe Stewart, 304 Kennedy Street West, File Number: ZBA-2017-05**

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

1. That Report No. PDS18-017 be received; and
2. That Zoning By-law Amendment Application File Number ZBA-2017-05 (Joe Stewart), to amend the site specific 'R2(207)' and 'R3(208)' exception zones applying to portions of the subject lands to a 'Detached Third Density Residential Zone 'R3(XX1)', be approved; and
3. That the Zoning By-law Amendment be presented at a future Council meeting.

**Carried**

**R3. PDS18-018 – Proposal for Zoning By-law Amendment Application**

General Committee consented to vote on the clauses separately.

**General Committee recommends:**

1. That Report No. PDS18-018 be received.

**Carried**

**General Committee recommends:**

2. That the Zoning By-law Proposal from the following applicant be accepted as a Zoning By-law Amendment Application:

- (a) Beachgrove Developments Ltd. (1452 Wellington Street East), File No. ZP-2018-01

**Defeated**

**R4. PDS18-022 – Proposal for Zoning By-law Amendment Application**

**General Committee recommends:**

1. That Report No. PDS18-022 be received; and
2. That the Zoning By-law Proposal from the following applicant be accepted as a Zoning By-law Amendment Application:

- (a) 2419059 Ontario Inc. (103,107 & 111 Metcalfe Street)

**Carried**

**R5. CMS18-003 – Request for Proposals for Vending and Concession Operations**

**Main motion**

1. That Report No. CMS18-003 be received; and
2. That the Director of Community Services be authorized to issue a Request For Proposals for the operation of vending machines and concession stands in Town facilities; and

3. That Request for Proposals include mandatory requirements for healthy food and beverage options, as described herein.

**Amendment**

1. That staff include a minimum of 55% healthy food choices in the Request for Proposal.

**Carried**

**General Committee recommends:**

1. That Report No. CMS18-003 and the amendment be referred back to staff for further information, and be brought back to the General Committee meeting of March 20, 2018.

**Motion to refer  
Carried**

**R6. CMS18-004 – Room/Hall Permitting Policy**

**General Committee recommends:**

1. That Report No. CMS18-004 be received; and
2. That the revised Room/Hall Permitting Policy be approved.

**Carried**

**R7. CS18-002 – Alternate Member of Regional Council for the Town of Aurora**

General Committee consented to vote on clause 1 and clauses 2 to 5 separately.

**General Committee recommends:**

1. That Report No. CS18-002 be received.

**Carried**

**General Committee recommends:**

2. That the Deputy Mayor, as defined by the Procedure By-law, be appointed as the Mayor's alternate on Regional Council; and



3. That, commencing March 1, 2018, the Deputy Mayor receives an additional \$100.00 per month that includes at least one scheduled Regional Council Meeting as the alternate Member of Regional Council; and
4. That the Deputy Mayor receives an additional \$100.00 for each Regional Council meeting that he/she attends; and
5. That a By-law be brought forward at a future Council Meeting to amend By-law No. 6040-17, being a By-law to provide for Council remuneration.

**Defeated**

**R8. CS18-003 – Sign By-law Update: Election Signs**

**General Committee recommends:**

1. That Report No. CS18-003 be received; and
2. That Sign By-law No. 5840-16 be amended to reflect recent changes to the *Municipal Elections Act* respecting Third Party Advertisers; and
3. That a temporary part-time Bylaw Officer, for the purposes of education and enforcement efforts related to election signs and the provisions of the Sign By-law, be approved; and
4. That amendments to Sign By-law No. 5840-16 be brought forward to a future Council meeting for enactment.

**Carried**

**R9. PDS18-015 – Transfer of Review (TOR) Program**

**General Committee recommends:**

1. That Report No. PDS18-015 be received; and
2. That staff be directed to initiate the process of becoming a participating municipality in the Transfer of Review (TOR) Program; and

3. That the Mayor and Town Clerk be authorized to enter into a Transfer of Review Agreement with Ontario's Ministry of Environment and Climate Change (MOECC) including any and all documents and ancillary agreements required to give effect to same; and
4. That the Mayor and Town Clerk be authorized to enter into an Agreement with the Lake Simcoe Region Conservation Authority (LSRCA) including any and all documents and ancillary agreements required to give effect to same.

**Carried**

**R10. PDS18-019 – Application for Site Plan, York Region Christian Seniors Home Inc., 440 & 460 William Graham Drive, Plan 65M-4442, Block 4, File Number: SP-2017-11, Related Files: OPA-2017-04, ZBA-2016-12**

**General Committee recommends:**

1. That Report No. PDS18-019 be received; and
2. That Site Plan Application File SP-2017-11 (York Region Christian Seniors Homes Inc.), to permit the development of Phase 2 (subject lands) for the construction of a seven (7) storey building with one level of underground parking, 110 independent living units and 80 assisted living units for a total of 190 units, be approved; and
3. That the Mayor and Town Clerk be authorized to execute the Site Plan Agreement, including any and all documents and ancillary agreements required to give effect to same.

**Carried**

**R11. PDS18-024 – Province of Ontario Development Charges Rebate Program**

**General Committee recommends:**

1. That Report No. PDS18-024 be received; and

2. That Aurora's participation in the Province of Ontario's Development Charges Rebate Program be endorsed, authorizing staff to proceed with the application.

**Carried**

**R12. CS18-001 – Pending List**

**General Committee recommends:**

1. That Report No. CS18-001 be deferred to the General Committee meeting of March 20, 2018.

**Motion to defer  
Carried**

**R13. Summary of Committee Recommendations Report No. 2018-02**

**General Committee recommends:**

1. That Summary of Committee Recommendations Report No. 2018-02 be received; and
2. That the Committee recommendations contained within this report be approved.

**Carried**

**R14. PDS18-020 – Request for Street Name Approval, BG Properties Aurora Inc., 14222, 14314, 14358, and 14378 Yonge Street, File Number: SUB-2012-03, Related File Numbers: ZBA-2012-16  
(Formerly Item C1)**

**General Committee recommends:**

1. That Report No. PDS18-020 be received; and
2. That the following street names be approved for the proposed roads within the approved Plan of Subdivision, SUB-2012-03:

Street "D"	Woodhaven Avenue
Street "E"	Pine Hill Crescent

Street "F"                      Sunset Vista Court  
Street "G"                      Maple Fields Circle

**Carried**

**R15. FS18-002 – Streetlighting LED Conversion Project: Status and Outcomes**

(Formerly Item C2)

**General Committee recommends:**

1. That Report No. FS18-002 be referred to the Council meeting of February 27, 2018.

**Motion to refer  
Carried**

**R16. Accessibility Advisory Committee Meeting Minutes of January 10, 2018**

(Formerly Item C4)

**General Committee recommends:**

1. That the Accessibility Advisory Committee meeting minutes of January 10, 2018, be received for information.

**Carried**

**7. Notices of Motion**

**(a) Councillor Abel**

**Re: Sign By-law Review**

Whereas Sign By-law No. 5840, being a bylaw respecting signs within the Town of Aurora, was enacted in March of 2016 repealing By-law Nos. 4897-07.P and 4898-07.P; and

Whereas the new Sign By-law removed the permission to allow temporary A-Frame signs which has had an impact on the business community; and

Whereas the business community has responded with concerns and complaints regarding the changes, namely with respect to A-Frame signs;

1. Now Therefore Be It Hereby Resolved That staff be directed to review best practices in other municipalities, engage the business community, the public and Councillors for comments and suggestions; and
2. Be It Further Resolved That staff be directed to consider and report back to Council on regulatory provisions that may be included in the Sign By-law that would allow for A-frame signs and a nominal fee to offset enforcement efforts.

**(b) Councillor Mrakas**

**Re: Petch House**

Whereas the future use of the Petch House has been discussed for many years with no resolution to date; and

Whereas the building as a result remains empty and under-utilized; and

Whereas the Town has begun to provide chapel services for marriages, which have been very successful;

1. Now Therefore Be It Hereby Resolved That staff investigate the feasibility and costs for the Petch House to be used for marriage services and/or as a wedding chapel; and
2. Be It Further Resolved That staff bring a report to the May 2018 meeting cycle for Council to make a decision on the future use of the Petch House.

**8. New Business**

Councillor Gaertner inquired about the process and format of the public meeting regarding the proposed changes to the Zoning By-law for Stable Neighbourhoods. Staff noted that the meeting will be held on February 28, 2018, from 7 p.m. to 9 p.m. in Council Chambers, which will include a staff presentation and an open forum for residents to express comments and suggestions.

Councillor Mrakas inquired about the possibility for the Town of Aurora to participate in the Smart Cities Challenge, an initiative by Infrastructure Canada and the Federal government, and staff agreed to investigate.

Councillor Abel expressed concerns regarding the increase in number of accidents at the Yonge Street and Wellington Street intersection, and suggested that staff investigate possible preventive measures regarding traffic mitigation at the intersection.

## **9. Closed Session**

None

## **10. Adjournment**

The meeting was adjourned at 11:24 p.m.

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**Wendy Gaertner, Councillor**

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**Michael de Rond, Town Clerk**