



**Town of Aurora  
Additional Items to  
General Committee Meeting Agenda**

Tuesday, June 4, 2019  
7 p.m., Council Chambers

- **Revised General Committee Meeting Agenda Index**
- **Delegation (a) Sina Daniell, Resident**  
**Re: Item R1 – PDS19-039 – Stable Neighbourhood Study – Recommendation**  
**Report: Zoning Standards**
- **Delegation (b) Ronald D. Miller, representing Ratepayers of Aurora Heights – Stable Neighbourhood**  
**Re: Item R1 – PDS19-039 – Stable Neighbourhood Study – Recommendation**  
**Report: Zoning Standards**
- **Item R5 – PDS19-056 – Stable Neighbourhood Study – Follow-up Information**
- **Notice of Motion (a) Councillor Gilliland**  
**Re: John West Way – Speed and Sightline Issues**



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

Tuesday, June 4, 2019  
7 p.m., Council Chambers

Councillor Gilliland in the Chair

**1. Approval of the Agenda**

**Recommended:**

That the agenda as circulated by Legislative Services be approved.

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

**3. Community Presentations**

- (a) Shelley Ware, Recreation Supervisor, Special Events**  
**Re: Festivals & Events Ontario (FEO) Awards**

**4. Delegations**

- (a) Sina Daniell, Resident**  
**Re: Item R1 – PDS19-039 – Stable Neighbourhood Study –**  
**Recommendation Report: Zoning Standards**  
(Added Item)

**(b) Ronald D. Miller, representing Ratepayers of Aurora Heights – Stable Neighbourhood**

**Re: Item R1 – PDS19-039 – Stable Neighbourhood Study – Recommendation Report: Zoning Standards**

(Added Item)

**5. Consent Agenda**

**6. Advisory Committee Meeting Minutes**

**Recommended:**

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

**A1. Accessibility Advisory Committee Meeting Minutes of May 8, 2019**

**Recommended:**

1. That the Accessibility Advisory Committee meeting minutes of May 8, 2019, be received for information.

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

**R1. PDS19-039 – Stable Neighbourhood Study – Recommendation Report: Zoning Standards**

**Recommended:**

1. That Report No. PDS19-039 be received; and
2. That the staff refinements presented in this report be approved; and
3. That the implementing Zoning By-law be presented at a future Council meeting for enactment; and
4. That staff finalize the Urban Design Guidelines and report back to a future Council meeting.

**R2. OPS19-014 – Tennis Court Resurfacing – David English Park**

**Recommended:**

1. That Report No. OPS19-014 be received; and
2. That this report satisfy Council's conditional approval of Capital Project No. 73231 – Tennis Court Resurfacing – David English Park in the amount of \$20,000.

**R3. OPS19-015 – Municipal Streetscape Partnership Program – Kwik Kopy Trail Improvements**

**Recommended:**

1. That Report No. OPS19-015 be received; and
2. That an application be submitted to the Regional Municipality of York for funding under the Municipal Streetscape Partnership Program (MSPP) in the amount of \$150,000 for a one-third cost of the streetscape enhancements and improvements to St. John's Sideroad and Yonge Street as part of Capital Project No. 73107 – Kwik Kopy Trail; and
3. That the Mayor and Town Clerk be authorized to execute the Agreement between the Town of Aurora and the Regional Municipality of York, and any and all documents and ancillary agreements required to give effect to same, for the maintenance of the improvements within the Regional right-of-way once constructed.

**R4. PDS19-048 – Transfer of Servicing Allocation and Application for Removal of (H) Holding Provision**

**Shimvest Investments Ltd., Prato Estates Inc., and Preserve Homes Corp.**

**323 River Ridge Boulevard**

**Block 156, Plan 65M-4485, Block 231, Plan 65M-3971 and Block 164, Plan 65M-3946**

**File Number: ZBA(H)-2017-09**

**Related File Numbers: ZBA-2017-09 and SUB-2017-04**

**Recommended:**

1. That Report No. PDS19-048 be received; and
2. That an allocation of 81 persons be granted from the reserve to service the development of 25 single detached dwellings on the approved Draft Plan of Subdivision; and
3. That the Application to Remove the (H) Holding Provision (File ZBA(H)-2017-09) from Lots 1 to 25 inclusive on the approved Draft Plan of Subdivision (SUB-2017-04) be approved; and
4. That the amending By-law to remove the (H) Holding Provision be presented for enactment at a future Council meeting; and
5. That the Mayor and Town Clerk be authorized to execute any and all agreements, documents and ancillary agreements required to give effect to the development.

**R5. PDS19-056 – Stable Neighbourhood Study – Follow-up Information**  
(Added Item)

**Recommended:**

1. That Report No. PDS19-056 be received for information.

**8. Notices of Motion**

**(a) Councillor Gilliland**

**Re: John West Way – Speed and Sightline Issues**

(Added Item)

**9. New Business**

**10. Closed Session**

**11. Adjournment**



Legislative Services  
905-727-3123  
[Clerks@aurora.ca](mailto:Clerks@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:

**9 a.m. One (1) Business Day Prior to the Requested Meeting Date**

<b>Council/Committee Meeting and Date:</b> General Committee, June 4, 2019, 7 pm	
<b>Subject:</b> Exclusion of Section Royal Road from Zoning By law changes	
<b>Name of Spokesperson:</b> Sina Daniell	
<b>Name of Group or Person(s) being Represented (if applicable):</b> Royal Road south of Camden Avenue	
<b>Brief Summary of Issue or Purpose of Delegation:</b> Exclusion of pocket of Royal Road. Exemption due to the large lots sizes. Should never have been part of Stable Neighbourhood Study	
<b>Please complete the following:</b>	
Have you been in contact with a Town staff or Council member regarding your matter of interest? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, with whom? Sandra Humfryes, Rachel Gilliland, Wendy Gaertner, Tom Mrakas	Date: Various Dates May 2019
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	



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**9 a.m. One (1) Business Day Prior to the Requested Meeting Date**

<b>Council/Committee Meeting and Date:</b> <i>June 4, 2019</i>	
<b>Subject:</b> <i>Stable Neighbourhood Study</i>	
<b>Name of Spokesperson:</b> <i>Ronald D. Miller</i>	
<b>Name of Group or Person(s) being Represented (if applicable):</b> <i>Rate Payers of Aurora Hts Stable Neighbourhood</i>	
<b>Brief Summary of Issue or Purpose of Delegation:</b> <i>The value of maintaining our stable neighbourhood.</i>	
<b>Please complete the following:</b>	
Have you been in contact with a Town staff or Council member regarding your matter of interest?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, with whom?	Date:
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	



**Town of Aurora  
General Committee Report No. PDS19-056**

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**Subject:** Stable Neighbourhood Study – Follow-up Information  
**Prepared by:** Anthony Ierullo  
**Department:** Planning and Development Services  
**Date:** June 4, 2019

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## **Recommendation**

- 1. That Report No. PDS19-056 be received for information.**

## **Executive Summary**

The purpose of this report is to provide additional information as requested by Council related to the methodology (see Attachment 1) and data used to support recommendations related to the Town's Stable Neighborhood Study.

## **Background**

At a General Committee meeting on May 28, 2019, Council approved the following motion directing staff to provide additional information related to the methodology and calculations used to support the recommendations outlined in the Town's Stable Neighborhood Study.

Whereas Council has conducted a review of the Zoning By-laws for our mature Stable Neighbourhoods including a consultant's review; and

Whereas the consultant's report was presented at the March 27, 2019 Public Planning meeting which suggested new zoning provisions regarding square footage and percent lot coverage; and

Whereas it did not include the data that was used to come to the conclusion that would enable Council to address resident's questions and concerns;

- 1. Now Therefore Be It Hereby Resolved That The Planning Partnership prepare a report to Council on the methodology of the Stable Neighbourhoods study, including the data and calculations for Gross Floor Area and percentage lot coverage for each of the study areas; and,**



2. Be It Further Resolved That this report be prepared for the June 4, 2019 General Committee Meeting.

Staff have prepared the following analysis to address concerns raised by the delegation from the Regency Acres Ratepayers Association and Council. Council had directed that the consultant complete the required analysis. However, due to time constraints, Staff completed the analysis and circulated to the consultant for review and comment.

## Analysis

Staff, in consultation with the consultant, have completed an alternate analysis of the data to consider the median rather than the average to calculate Gross Floor Area (GFA) as suggested by Regency Acres Ratepayers Association. Staff have also applied a weighted average to address concerns related to the Temperance Street area skewing the average/median (see Attachment 2). This analysis is summarized in Table 1 Below:

**Table 1: Alternate Analysis of the Data\***

		Lot Area (square metres)	Lot Area (square feet)	Building Area (square metres)	Building Area (square feet)	Gross** Floor Area (square metres)	Gross** Floor Area (square feet)
<b>Aurora Heights (787 Records)</b>	<b>Maximum</b>	1337	14,389	289	3,106	374	4,025
	<b>Median</b>	603	6,491	152	1,633	164	1,770
<b>Regency Acres (838 Records)</b>	<b>Maximum</b>	1710	18,415	374	4,026	534	5,748
	<b>Median</b>	671	7,226	152	1,638	169	1,818
<b>Temperance (75 Records)</b>	<b>Maximum</b>	2064	22,220	322	3,462	480	5,167
	<b>Median</b>	682	7,343	140	1,511	302	3,253
<b>Town Park (411 Records)</b>	<b>Maximum</b>	1520	16,362	280	3,008	571	6,146
	<b>Median</b>	633	6,809	132	1,417	204	2,198
<b>Total Average (Non-Weighted)</b>	<b>Maximum</b>	1658	17,847	316	3,401	490	5,272
	<b>Median</b>	647	6,967	144	1,550	210	2,260
<b>Total Average (Weighted)</b>	<b>Maximum</b>	1547	16,650	322	3,465	480	5,162
	<b>Median</b>	639	6,875	148	1,588	179	1,925

\*Analysis based on GIS and MPAC data

\*\*Maximum GFA based on consultant data

**Applying a Weighted Average and Median to the Consultants Methodology Used to Calculate Proposed GFA**

Staff have also applied the consultants approach utilizing the median as well as a weighted average for the total. In summary, applying the consultants approach with the median (rather than the average), results in a (GFA) of 3,578 square feet (332.4m<sup>2</sup>). Moreover, the application of a weighted average to both the average and median using the consultants approach results in a weighted median of 3,216 square feet (298.8m<sup>2</sup>) and a weighted average of 3,849 square feet (357.6m<sup>2</sup>). Table 2 below provides a summary of the analysis completed.

**Table 2: Consultants Methodology Used to Calculate Proposed GFA**

<b>Weighted vs Non-Weighted</b>	<b>Measure</b>	<b>Gross Floor Area (square foot)</b>	<b>Gross Floor Area (square metres)</b>
<b>Non-Weighted</b>	Median	3,578	332.4
	Average**	3,993*	371*
<b>Weighted</b>	Median	3,216	298.8
	Average**	3,849	357.6

\*Consultants recommended GFA maximum

\*\* Average calculations based on consultant analysis

The consultant has reviewed the Town’s alternative analysis of the data and does not recommend an adjustment to their approach or methodology used to develop the zoning standards for the stable neighborhoods.

**Legal Considerations**

None.

**Financial Implications**

None

**Communications Considerations**

None.

## **Link to Strategic Plan**

The Stable Neighbourhood Study and proposed amendments to the By-law supports the Strategic Plan Goal of, “Supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in particular, the following key objective within this goal statement:

Objective 5: Strengthening the fabric of our community

- Collaborate with the development community to ensure future growth includes housing opportunities for everyone; and,
- Prepare and regularly update the Town’s Official Plan and Zoning By-law.

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

None.

## **Conclusions**

At a General Committee meeting on May 28, 2019, Council approved a motion directing staff to provide additional information related to the methodology and calculations used to support the recommendations outlined in the Town’s Stable Neighborhood Study. Staff, in consultation with the consultant, have completed an alternate analysis of the data to address the concerns raised. The consultant has reviewed the alternative analysis of the data and does not recommend an adjustment to the recommended approach or methodology.

## **Attachments**

Attachment 1: Methodology Used to Calculate Proposed Maximum Gross Floor Area (GFA) and Building Footprint

Attachment 2: Additional Data for Stable Neighborhoods

### **Previous Reports**

General Committee Report No. PL14-059, dated September 2, 2014.  
General Committee Report No. PDS18-007, dated January 23, 2018.  
Special Meeting of Council Report No. PDS18-040, dated May 29, 2018.  
Public Planning Report No. PDS18-084, dated June 27, 2018.  
General Committee Report No. PDS18-089, dated July 17, 2018.  
Public Planning Report No. PDS19-010, dated January 30, 2019.  
Public Planning Report No. PDS19-025, dated March 27, 2019.

### **Pre-submission Review**

Reviewed by the Chief Administrative Officer and Director of Planning and Development Services on June 3, 2019

#### **Departmental Approval**



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

#### **Approved for Agenda**



**For Doug Nadorozny  
Chief Administrative Officer**

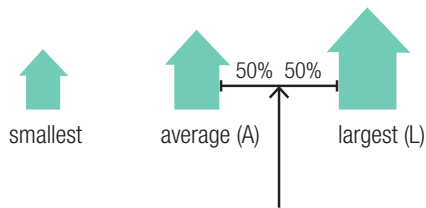
**Attachment 1**

Prepared by The Planning Partnership for  
 Town of Aurora Stable Neighbourhoods Study  
 May 29, 2019



# Methodology Used to Calculate Proposed Maximum Gross Floor Area (GFA) and Building Footprint

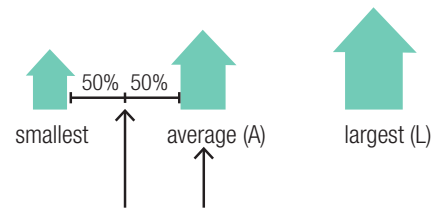
## STEP 1a: 50% of Range



This value was calculated for all 4 Stable Neighbourhoods

Formula 
$$\text{'50\%Range' maximum} = \frac{(L - A) + A}{2}$$

## STEP 1b: +50% of Average



These 2 values were added together for all 4 Stable Neighbourhoods

Formula 
$$\text{' +50\%Avg' maximum} = A + (A/2)$$

## STEP 2

$$\frac{(\text{'50\%Range' maximum}) + (\text{'50\%Avg' maximum})}{2}$$

For each Neighbourhood, the two STEP 1 **maximums** were averaged to further moderate the impacts of any extreme values and the impacts of either methodology.

STEP 1 and STEP 2 were repeated for each of the 4 Stable Neighbourhoods, to arrive at 4 **maximums**.

## STEP 3

The 4 **maximums** from STEP 2 (1 per Neighbourhood) were then averaged again, to moderate the impacts of any one Neighbourhood:

$$\frac{\text{Regency Acres maximum} + \text{Aurora Heights maximum} + \text{Town Park maximum} + \text{Temperance Street maximum}}{4}$$

## Result

The Proposed Maximum GFA and Maximum Building Footprint, to apply in all 4 Stable Neighbourhoods.

In the following methodology explanation, references to **maximum** can refer to either Gross Floor Area (GFA) or Building Footprint. The same methodology was used for both.

## Methodology Rationale

- The high level **intent of the methodology** described here was to come up with a proposed Maximum Gross Floor Area (GFA) and Building Footprint for future development in the Stable Neighbourhoods which **moderated the scale of new development, while balancing opportunities for ongoing investment and innovation.**
- These proposed 'maximums' land somewhere between the average existing GFA/Building Footprint and the largest existing GFA/Building Footprint, which allows for some healthy growth, investment and natural evolution in the neighbourhoods, **without permitting the 'monster homes' at the extremes of the spectrum.**
- The proposed 'maximums' further recognize and attempt to balance the likely impacts that will result from implementing stricter controls:
  - the less flexible the regulations get, **the greater the potential impact to property values**, as a result of limiting future development potential and the pool of interested buyers; and
  - the likelihood that **the amount of 'legal non-compliance' within each Stable Neighbourhood will increase as stricter regulations are imposed** – and this would likely not be limited to the 'new builds', but also a number of houses that have been renovated and/or expanded over time.
- The two methodologies used here ensure that the impact of any one 'extreme' GFA or Building Footprint value was mitigated through averaging across methodologies, as well as neighbourhoods, while recognizing the trend towards larger houses. Certainly there are many other potential methodologies that could have been used – but we felt that those used here were effective in achieving the desired intent, as articulated above.

The size of the house (i.e. the GFA and Building Footprint) is only one element that contributes to the final 'look', 'feel' and 'fit' of the house within the surrounding neighbourhood. A smaller house can still be designed in a way that is jarring, while it is also true that a well-designed larger house can fit relatively harmoniously in many low density contexts. For this reason, it is important to consider the proposed 'maximum' GFA and Building Footprint in conjunction with the other proposed Zoning By-law Amendments and Design Guidelines, that address building height and massing, garage size/location, roof lines, building setbacks, front entrance treatment, materials and landscaping. Collectively, these tools aim to protect those character-giving elements that make these neighbourhoods attractive places to live, while balancing the need for flexibility to support ongoing investment.

Finally, it is also important to understand that zoning regulations set specific parameters for new development, however, those parameters are subject to change through the minor variance process, or the rezoning process. The intent here is to ensure that if new development is proposed that is outside the established parameters, there is a public process through which to review the proposal on its merits.

## Values used with the attached methodology to determine the Proposed Maximum GFA and Maximum Building Footprint

### Regency Acres GFA

Average GFA: 205 sq m  
Largest GFA: 534 sq m

### Town Park GFA

Average GFA: 236 sq m  
Largest GFA: 571 sq m

### Regency Acres Footprint

Average Footprint: 158 sq m  
Largest Footprint: 374 sq m

### Town Park Footprint

Average Footprint: 143 sq m  
Largest Footprint: 368 sq m

### Aurora Heights GFA

Average GFA: 202 sq m  
Largest GFA: 554 sq m

### Temperance Street GFA

Average GFA: 307 sq m  
Largest GFA: 480 sq m

### Aurora Heights Footprint

Average Footprint: 154 sq m  
Largest Footprint: 337 sq m

### Temperance Footprint

Average Footprint: 146 sq m  
Largest Footprint: 322 sq m

## Results of Calculations (rounded)

	50% of Range	+50% of Average	Outcome
Regency Acres			
Gross Floor Area	370m2	307m2	338m2
Building Footprint	266m2	237m2	252m2
Aurora Heights			
Gross Floor Area	378m2	303m2	340m2
Building Footprint	246m2	231m2	238m2
Town Park			
Gross Floor Area	404m2	354m2	379m2
Building Footprint	256m2	214m2	235m2
Temperance Street			
Gross Floor Area	394m2	460m2	427m2
Building Footprint	234m2	219m2	226m2
Recommended Maximum Gross Floor Area	371m2 (3,993 sq ft)		
Recommended Maximum Building Footprint	238m2 (2,540 sq ft)		

\* Please note that all values/results on this page are also available on pages 10-11 of the Infill Design Guidelines for Stable Neighbourhoods, posted on the Town's website.

Attachment 2

**Additional Data/Calculations for the Aurora Stable Neighbourhoods**

**Results of Maximum GFA calculations excluding the Temperance Street Neighbourhood**

(using same methodology as 'proposed maximum GFA')

Please note that it was The Planning Partnership's understanding that the data provided by the Town for existing dwellings included car ports and garage areas that were incorporated into the built form of the Detached Dwelling.

GFA: 352 m<sup>2</sup>

Building Footprint: 242 m<sup>2</sup>

**Largest House GFAs**

While the largest 'new build' is provided for each neighbourhood, often an existing house was still the largest overall; in the calculations for the proposed maximum GFA, the largest house, regardless of age, was used.

*Regency Acres:*

534 m<sup>2</sup> (without 'new builds') – 78 Stoddart Drive

454 m<sup>2</sup> (largest 'new build') – 80 Child Drive

*Aurora Heights:*

498 m<sup>2</sup> (without 'new builds') – 18 Hammond Drive

554 m<sup>2</sup> (with 'new builds') – 36 Algonquin Crescent

*Town Park:*

571 m<sup>2</sup> (without 'new builds') – 71 Victoria Street

396 m<sup>2</sup> (largest 'new build') – 48 Kennedy Street East

*Temperance Street*

480 m<sup>2</sup> (without 'new builds') – 126 Temperance Street

363 m<sup>2</sup> (largest 'new build') – 146 Temperance Street

**Assumptions**

- Where appropriate, measures for Gross Floor Area and Building Footprint were based on the Town's GIS data.
- Numbers utilized in this analysis are an estimate of existing conditions. The base data provided by the Town omitted much of the recent development activity and provided only the building footprint and an inexact number of full and partial storeys. Except when determining the largest dwellings per neighbourhood, where number of storeys was estimated using Google Maps, GFA was determined by multiplying the building footprint by the number of storeys included in the



Town's data. As a result of verification through Google Maps for the largest dwellings, where it appeared that the Town's record of number of storeys did not match what exists, an estimated adjustment was made, which at times required that the next largest GFA be used.

- The GFA and lot coverage for most newly constructed houses was provided by the Town as separate files, and was used to enhance the existing data for each neighbourhood.
- For some of the 'new builds', the data provided by the Town was inconsistent with the rest of the data, in that it included basements in the GFA. Therefore, an estimation was made to determine what percentage of the GFA was considered. For the remaining 'new builds' a more accurate GFA as well as lot coverage was provided.
- In calculating the average GFA for the neighbourhoods, new additions were not included as a result of anticipated high level of error in estimating how much of the addition area should be added to the existing building.
- Overall, the average GFAs are considered a reasonable estimate and are relatively conservative. Actual conditions may, in fact be slightly higher than those included here.



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<b>Notice of Motion</b>	<b>Councillor Rachel Gilliland</b>
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**Date:** June 4, 2019

**To:** Mayor and Members of Council

**From:** Councillor Gilliland

**Re:** **John West Way – Speed and Sightline Issues**

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Whereas John West Way has increased vehicle and pedestrian traffic due to increased residential dwellings, an active Aurora Seniors Centre, various well-attended events and attractions such as the Petch House and Town events, a new secondary school and accessible park; and

Whereas sightline issues occur around the bend south of the Seniors Centre, north past Amberhill Way; and

Whereas residents and visitors find it difficult and unsafe to turn onto John West Way due to sightline issues and speed; and

Whereas John West Way speed signs are marked as 50 km per hour;

1. Now Therefore Be It Hereby Resolved That the speed limit on John West Way be reduced from 50 km per hour to 40 km per hour to match all residential streets in the Town of Aurora; and
2. Be It Further Resolved That staff bring a report on options to address additional safety and sightline issues on that part of John West Way such as a three-way stop at Amberhill Way.