



Town of Aurora  
General Committee Meeting Report

Council Chambers, Aurora Town Hall  
Tuesday, June 4, 2019

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**Attendance**

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

**Members Absent** None

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

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

General Committee consented to recess the meeting at 9 p.m. and reconvened the meeting at 9:10 p.m.

**1. Approval of the Agenda**

On a two-thirds majority vote, General Committee approved the agenda as circulated by Legislative Services, including the following additional items:

- 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
- Delegation (c) Lenore Pressley, representing Aurora Heights Ratepayers Association, Regency Acres Ratepayers Association, and Town Park Area Residents Ratepayers Association; 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

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

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

## **3. Community Presentations**

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

Ms. Ware announced that FEO has again recognized Aurora's Haunted Forest and Aurora's Christmas Tree Lighting Ceremony in the Top 100 Festivals and Events, and she acknowledged the many community partners and volunteers who contributed to the success of these events. Mayor Mrakas and Council presented individual FEO awards recognizing volunteers Louise Knuth and Sara Tienkamp. The Director of Community Services presented the Mayor and Council with the FEO awards welcoming these two events into the Top 100 list for 2019.

General Committee received the presentation for information.

## **4. Delegations**

**(a) Sina Daniell, Resident**

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

Ms. Daniell advised that she would be submitting a petition signed by her neighbours on Royal Road and expressed concerns regarding the proposed lot coverage and building footprint calculations. She asked for Council's support in excluding their unique pocket of 19 homes with large lot frontages on Royal Road, between Cameron Avenue and Edward Street, from the Stable Neighbourhood Study, and exempting them from the proposed Zoning By-law changes.

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

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

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

Mr. Miller expressed concern regarding the proposed standards and spoke to the value of maintaining stable neighbourhoods with respect to basement/rental apartments and providing affordable housing. He suggested that a better solution would be to incentivize owners with undeveloped basements.

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

**(c) Lenore Pressley, representing Aurora Heights Ratepayers Association, Regency Acres Ratepayers Association, and Town Park Area Residents Ratepayers Association**

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

Ms. Pressley expressed concerns regarding the methodology used to calculate gross floor area, building height, and errors in the report. She asked for separate regulations for flat roof builds and that the weighted average of 3,849 square feet be used and gross floor area be rolled back by ten percent.

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

## **5. Consent Agenda**

None

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

### **General Committee recommends:**

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

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

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

**Carried**

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

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

### **R5. PDS19-056 – Stable Neighbourhood Study – Follow-up Information**

General Committee consented to consider Items R1 and R5 together, and to vote separately on the fourth clause of Item R1.

### **General Committee recommends:**

1. That Report No. PDS19-039 and Report No. PDS19-056 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.

**Carried**

**General Committee recommends:**

4. That staff finalize the Urban Design Guidelines and report back to a future Council meeting.

**Carried**

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

**General Committee recommends:**

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.

**Carried**

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

**General Committee recommends:**

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.

**Carried**

**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**

**General Committee recommends:**

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

**Carried**

**8. Notices of Motion**

**(a) Councillor Gilliland**

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

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.

## **9. New Business**

Mayor Mrakas provided an update regarding Bill 108, the proposed More Homes, More Choice Act, noting that more than 40 municipalities—representing almost half of the population in Ontario—have passed a motion to oppose Bill 108, and the opposition continues to grow on a daily basis.

Mayor Mrakas, on behalf of Council, expressed appreciation to Jason Gaertner for his efforts as Acting Director of Financial Services through the past half year.

Councillor Gallo advised that he and most Council members had attended the recent Federation of Canadian Municipalities (FCM) annual conference, noting that he particularly appreciated the focus areas of public art and maintaining heritage, and that he plans to bring forward ideas on these matters.

## **10. Closed Session**

None

## **11. Adjournment**

The meeting was adjourned at 9:32 p.m.