



**Town of Aurora  
General Committee  
Meeting Report**

**Date:** Tuesday, March 7, 2023  
**Time:** 7 p.m.  
**Location:** Council Chambers, Aurora Town Hall

**Council Members:** Mayor Tom Mrakas  
Councillor Ron Weese  
Councillor Rachel Gilliland  
Councillor Wendy Gaertner\*  
Councillor Michael Thompson  
Councillor John Gallo  
Councillor Harold Kim

**Other Attendees:** Doug Nadorozny, Chief Administrative Officer  
Allan Downey, Director, Operational Services  
Robin McDougall, Director, Community Services\*  
Techa van Leeuwen, Director, Corporate Services  
Marco Ramunno, Director, Planning and Development Services  
Rachel Wainwright-van Kessel, Director, Finance  
Michelle Outar, Communications\*  
Patricia De Sario, Town Solicitor  
Michael de Rond, Town Clerk  
Linda Bottos, Council/Committee Coordinator

\*Attended electronically

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**1. Call to Order**

The Mayor called the meeting to order at 7:07 p.m.

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

## 2. Land Acknowledgement

General Committee acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

## 3. Approval of the Agenda

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

- Delegation 6.5 - George Skoulikas, Resident; Re: Item 9.1 - PDS23-019 - OPA, ZBA and DPS, Shining Hill Collections Inc., 162, 306, 370, 434 and 488 St. John's Sideroad West
- Delegation 6.6 - David Tomlinson, Former Resident; Re: Item 9.2 - OPS23-002 - David Tomlinson Nature Reserve Phase 2 Options
- Delegation 6.7 - Don Given, Malone Given Parsons Ltd.; Re: Item 9.1 - PDS23-019 - OPA, ZBA and DPS, Shining Hill Collections Inc., 162, 306, 370, 434 and 488 St. John's Sideroad West
- Delegation 6.8 - Patti Scully and Renee McCammon, Residents; Re: Item 9.5 - PDS23-008 - Request for a Parking By-law Amendment on Benville Crescent

## 4. 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*.

## 5. Community Presentations

None.

## 6. Delegations

**6.1 Wendy Kenyon, Vice President, Henderson Forest Aurora Ratepayer Association; Re: Item 9.1 - PDS23-019 - OPA, ZBA and DPS, Shining Hill Collections Inc., 162, 306, 370, 434 and 488 St. John's Sideroad West**

Wendy Kenyon expressed concerns regarding the loss of wildlife habitat including the impact on endangered species and species at risk, noting that developers should be required to respect regulation at all levels and demonstrate accountability.

General Committee received and referred the comments of the delegation to item 9.1.

**6.2 Maricella Saucedo, Resident; Re: Item 9.1 - PDS23-019 - OPA, ZBA and DPS, Shining Hill Collections Inc., 162, 306, 370, 434 and 488 St. John's Sideroad West**

Maricella Saucedo expressed concerns regarding the proposed removal of more than 1,500 trees, the quality of information shared with Council and the public, and the protection of trees, sensitive features, wildlife including endangered and threatened species, and the environment.

General Committee received and referred the comments of the delegation to item 9.1.

**6.3 Ashlea Brown, Director of Development Services, Lake Simcoe Region Conservation Authority; Re: Item 9.2 - OPS23-002 - David Tomlinson Nature Reserve Phase 2 Options**

Ashlea Brown responded to questions raised at the September 20, 2022 Council meeting regarding the position and rationale of the Lake Simcoe Region Conservation Authority (LSRCA) on installing a dam and re-instating an online pond within the David Tomlinson Nature Reserve, and the LSRCA's position on approvals issued for ponds to the north.

General Committee received and referred the comments of the delegation to item 9.2.

**6.4 Ryan Panet, Resident; Re: Item 9.7 - PDS23-018 - Heritage Permit Application, 60 Fleury Street, File Number: HPA-2023-01**

Ryan Panet provided background on the application and highlighted their efforts to take every measure to replace their home with a design that

honours the history of the neighbourhood and complies with the heritage conservation district plan.

General Committee received and referred the comments of the delegation to item 9.7.

**6.5 George Skoulikas, Resident; Re: Item 9.1 - PDS23-019 - OPA, ZBA and DPS, Shining Hill Collections Inc., 162, 306, 370, 434 and 488 St. John's Sideroad West**

George Skoulikas expressed concerns regarding the lack of protection for the natural heritage system and wildlife including encroachment into natural heritage features, insufficient buffer zones, removal of wetlands, building demolitions without permits, unauthorized removal of threatened species habitat, removal of trees prior to approval from the Ministry of the Environment, Conservation and Parks, and the approval process for the access road to St. Anne's School.

General Committee received and referred the comments of the delegation to item 9.1.

**6.6 David Tomlinson, Former Resident; Re: Item 9.2 - OPS23-002 - David Tomlinson Nature Reserve Phase 2 Options**

David Tomlinson spoke in support of the staff report and expressed concerns regarding the Lake Simcoe Region Conservation Authority's comments on "the construction of a new in-stream or by-pass ponds". He provided clarification on the proposed construction of the shorebirds scrape and background to the online ponds and breeding birds of Aurora.

General Committee received and referred the comments of the delegation to item 9.2.

**6.7 Don Given, Malone Given Parsons Ltd.; Re: Item 9.1 - PDS23-019 - OPA, ZBA and DPS, Shining Hill Collections Inc., 162, 306, 370, 434 and 488 St. John's Sideroad West**

Don Given, on behalf of Shining Hill, presented an overview of the updated proposal including site context, phased development plan, conceptual master plan, revisions to the draft plan of subdivision, and development statistics.

General Committee received and referred the comments of the delegation to item 9.1.

**6.8 Patti Scully and Renee McCammon, Residents; Re: Item 9.5 - PDS23-008 - Request for a Parking By-law Amendment on Benville Crescent**

Patti Scully and Renee McCammon expressed concerns regarding the request for a Parking By-law amendment and requested that Council continue to ensure accessible parking at Evans Park and all Aurora playgrounds, parks, trails, and trailheads, and that alternatives to this amendment be considered.

General Committee received and referred the comments of the delegation to item 9.5.

**7. Consent Agenda**

**7.1 Memorandum from Councillor Thompson; Re: Lake Simcoe Region Conservation Authority Board Meeting Highlights of January 27, 2023**

**General Committee recommends:**

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights of January 27, 2023, be received for information.

**Carried**

**8. Advisory Committee Meeting Minutes**

None.

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

Items were considered in the following order: 9.7, 9.5, 9.1, 9.2, 9.3, 9.4, and 9.6.

**9.1 PDS23-019 - Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, Shining Hill Collections Inc., 162, 306, 370, 434 and 488 St. John's Sideroad West, File Number: OPA-2021-02, ZBA-2021-02 and SUB-2021-01**

**General Committee recommends:**

1. That Report No. PDS23-019 be received; and

2. That Official Plan Amendment application OPA-2021-02 be approved to amend the Official Plan Site Specific Policy #14 and OPA 37:
  - a. to re-designate the subject lands from "Existing Major Institutional", "Suburban Residential (SR-1)", "Supporting Area Open Space" and "Core Area Open Space" designations to "Suburban Residential (SR-1)", "Stable Residential", "Environmental Protection", "Public Parkland", and "Supporting Area Open Space" designations; and
  - b. remove Official Plan Site Specific Policy #14 over a portion of the subject lands and replace with a new site specific policy to permit single detached dwellings up to a maximum height of three (3) storeys or eleven (11) metres and street townhouses up to a maximum height of thirteen (13) metres; and
3. That Zoning By-law Amendment application ZBA-2021-02 be approved to rezone the subject lands from Oak Ridges Moraine - Rural (RU-ORM), Rural (RU) and Institutional (I) to Detached Third Density Exception X (R3-X), Detached Fourth Density Exception X (R4-X), Townhouse Dwelling Residential Exception Zone (R8-X), Institutional (I), Oak Ridges Moraine Environmental Protection Zone (EP-ORM), Environmental Protection (EP), Public Open Space (O1) and Private Open Space Zone (O2); and
4. That the Draft Plan of Subdivision application SUB-2021-01 consisting of 108 dwelling units (87 singles and 21 towns), neighbourhood park, school block, natural heritage/open space areas, public roads be approved, subject to the conditions listed in Appendix 'A' to this report; and
5. That Council grant allocation from the reserve to service the development of 87 single-detached dwellings and 21 townhouses units on the approved Draft Plan of Subdivision; and
6. That the implementing Official Plan Amendment and Zoning By-law Amendment be brought forward to a future Council meeting for enactment.

**Carried**

## **9.2 OPS23-002 - David Tomlinson Nature Reserve Phase 2 Options**

**General Committee recommends:**

1. That Report No. OPS23-002 be received; and
2. That staff be directed to implement Option 2, including the Phase 2 trail connections, boardwalks, and associated landscaping, and that the offline wetlands and Marsh Creek realignment be deleted from the Phase 2 scope of works.

**Carried****9.3 FIN23-007 - Investment Policy Statement and Transition to Prudent Investment Regime**

General Committee consented to vote on the first clause separately.

**General Committee recommends:**

1. That Report No. FIN23-007 be received.

**Carried****General Committee recommends:**

2. That the proposed Investment Policy Statement, attached as Attachment 1 be approved; and
3. That the Director, Finance – Treasurer be authorized to execute the ONE Joint Investment Board Agreement, substantially in the form attached as Attachment 2, subject to the final form and content being to the satisfaction of the Director, Finance – Treasurer and the Town Solicitor; and
4. That the Draft Investment Plan attached as Attachment 3 be received for information purposes; and
5. That a by-law be enacted to authorize the Town's investments under the Prudent Investor regime as required by Ontario Regulation 438/97 and authorize execution of the ONE Joint Investment Board Agreement delegating control and management of the Town's long-term investments to the ONE Joint Investment Board.

**Defeated****9.4 FIN23-006 - Statement of Remuneration and Expenses for Members of Council, Committees and Local Boards**

**General Committee recommends:**

1. That Report No. FIN23-006 be received for information.

**Carried****9.5 PDS23-008 - Request for a Parking By-law Amendment on Benville Crescent****General Committee recommends:****Motion to refer**

That Report No. PDS23-008 - Request for a Parking By-law Amendment on Benville Crescent be referred to the Active Transportation and Traffic Safety Advisory Committee for review and comment.

**Carried**

**9.6 PDS23-011 - Extension of Approval to Draft Plan of Subdivision, Ambria (Bloomington) Limited (formerly 2523059 Ontario Inc.), 132, 148, 166, 178, 186, 192, and 198 Old Bloomington Road, Lots 12 and 14 and Part of Lots 10, 11 and 13, Registered Plan 166, File Number: SUB-2017-03**

**General Committee recommends:**

1. That Report No. PDS23-011 be received; and
2. That the Draft Approval to Plan of Subdivision for 132-198 Old Bloomington Road, File SUB-2017-03, be extended for one (1) year with a lapsing date of May 26, 2024.

**Carried**

**9.7 PDS23-018 - Heritage Permit Application, 60 Fleury Street, File Number: HPA-2023-01**

**General Committee recommends:**

1. That Report No. PDS23-018 be received; and
2. That the demolition permit for the property at 60 Fleury be approved; and
3. That the proposed design be referred to the Heritage Advisory Committee for review and comment.

**Carried as amended****10. Notices of Motion**



None.

## 11. Regional Report

None.

## 12. New Business

Councillor Weese inquired about whether there would be a service level review regarding the performance and standards expected of the Town's snow removal contractor, and staff provided a response.

Councillor Gilliland expressed appreciation to the Operations team for their snow clearing efforts and inquired about whether special attention could be given to sidewalks connected to schools, and staff provided a response.

Councillor Thompson requested that the internal communications process between Council and staff be improved to better communicate and respond to residents regarding the status of snow removal.

### **New Business Motion No. 1**

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

That the upcoming Pickleball report be reviewed by the Parks and Recreation Advisory Committee before being placed on a General Committee agenda.

**Defeated**

Councillor Gallo expressed his disapproval of an additional expense item raised at today's Joint Council Committee meeting, to be funded from the reserve in the amount of \$129,000, to pay for a vacation day for firefighters on the annual National Day for Truth and Reconciliation. Councillor Gallo inquired about the Town's staff observance of the National Day and staff provided a response.

Councillor Gaertner extended her best wishes to Allan Downey, Director of Operations, on his upcoming retirement.

Councillor Gaertner expressed appreciation to Town staff for their snow removal efforts.

Mayor Mrakas announced and congratulated the new citizen members appointed to the following committees:

- Parks and Recreation Advisory Committee: Irene Clement, Michelle Dakin, Jessie Fraser, David Gren, Adrian Martin, Shaheen Moledina, and Corrina Tai.
- Committee of Adjustment: David Mhango, Chris Polsinelli, Jane Stevenson, Michael Visconti, and Julian Yang.
- Council Compensation Ad Hoc Committee: Farshid Ameryoun, Anita Evans Boyle, Stephen Forsey, Chris Polsinelli, and Greg Smith.
- Active Transportation and Traffic Safety Advisory Committee: Steve Fleck, Owen Heritage, Lily Kim, Gino Martino, Giovanni Turla, and Klaus Wehrenberg.

### 13. Public Service Announcements

Councillor Gilliland announced the following activities and events:

- The Aurora Cultural Centre will present live shows including “Dominique Fils-Aime: Three Little Words” on March 24, 2023, and “John Sheard presents Legends of Motown” on March 25, 2023; art classes will soon be announced.
- The Diary of Anne Frank is currently playing at Theatre Aurora.
- For Aurora Historical Society events being held at Hillary House through March and April 2023, visit [aurorahs.com](http://aurorahs.com) for information.
- The Aurora Legion is offering a St. Patrick's Day dinner event on March 17, 2023.

Councillor Weese noted his participation at a recent annual celebration held at the Holy Forty Martyrs of Sebaste Romanian Orthodox Church in Aurora, which included a visit by Archbishop Nathaniel from Aurora, Illinois.

Councillor Gilliland encouraged the community to attend a Public Open House on Wednesday, March 8, 2023, at Town Hall from 6 to 8 p.m. to review and comment on the Town’s updated draft Official Plan.

Mayor Mrakas announced the following activities and events:

- Parking on residential streets continues to be prohibited between 2 a.m. and 6 a.m. until April 15, 2023, to facilitate snow clearing; visit [aurora.ca/winterparking](http://aurora.ca/winterparking) for more information.
- Drop-in events and activities will be available during the March break; visit [aurora.ca/holidayschedules](http://aurora.ca/holidayschedules) for more details.

- Nominations are open until March 31, 2023, for the 2023 Community Recognition Awards; visit [aurora.ca/cra](http://aurora.ca/cra) for more information.
- The Town's annual Hello Spring event will be held on Saturday, April 8, 2023, including spring-themed outdoor and interactive family activities; visit [aurora.ca/HelloSpring](http://aurora.ca/HelloSpring) for more details.

Mayor Mrakas noted that the Aurora Tigers U13 team recently held a fundraiser raffle and raised \$43,000 for Campfire Circle, a charity that supports children with cancer.

Mayor Mrakas advised there will be no access to Industrial Parkway South, from Yonge Street to Vandorf Sideroad, from 7 a.m. on Wednesday, March 8, 2023, until 7 a.m. the following morning.

Mayor Mrakas expressed appreciation to Town staff for their snow removal efforts.

Mayor Mrakas extended best wishes to the community for a Happy Holi and a Happy Purim.

Councillor Gaertner expressed appreciation to Councillor Gilliland for hosting a crime prevention event with York Regional Police on March 5, 2023.

#### **14. Closed Session**

None.

#### **15. Adjournment**

The meeting was adjourned at 10:11 p.m.