



**Town of Aurora  
General Committee  
Meeting Report**

**Date:** Tuesday, November 3, 2020

**Time:** 7:00 p.m.

**Location:** Video Conference

**Council Members:** Mayor Mrakas  
Councillor Kim  
Councillor Gaertner  
Councillor Humfryes  
Councillor Thompson  
Councillor Gilliland

**Members Absent:** Councillor Gallo

**Other Attendees:** Doug Nadorozny, Chief Administrative Officer  
Allan Downey, Director of Operations  
Techa van Leeuwen, Director of Corporate Services  
Robin McDougall, Director of Community Services  
Rachel Wainwright-van Kessel, Director of Finance  
David Waters, Director of Planning and Development Services  
Eliza Bennett, Acting Manager, Corporate Communications  
Patricia De Sario, Town Solicitor  
Michael de Rond, Town Clerk  
Samantha Yew, Deputy Town Clerk  
Ishita Soneji, Council/Committee Coordinator

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**1. Procedural Notes**

This meeting was held electronically as per Section 19. i) of the Town's Procedure By-law No. 6228-19, as amended, due to the COVID-19 situation.

Mayor Mrakas in the Chair.

The Mayor called the meeting to order at 7:01 p.m.

## **2. Approval of the Agenda**

General Committee approved the revised agenda as circulated by Legislative Services, including the following added items:

- Delegation 5.1 - Allan Scully, EVP, Development, SmartCentres; Re: Item 8.4 - PDS20-067 - Applications for Official Plan Amendment and Zoning By-law, Amendment, 1623 Wellington Street Development Ltd., 1623 Welling Street East
- Delegation 5.2 - Rebecca Beaton, representing Regency Acres Ratepayers Association; Re: Item 8.2 - PDS20-068 - Stable Neighbourhood Policy Review - Urban Design Guidelines
- Delegation 5.3 - Dave and Lenore Pressley, Residents, written delegation Re: Item 8.2 - PDS20-068 - Stable Neighbourhood Policy Review - Urban Design Guidelines
- Delegation 5.4 - Peter Smith, President, Regency Acres Ratepayers Association, written delegation Re: Item 8.2 - PDS20-068 - Stable Neighbourhood Policy Review - Urban Design Guidelines

## **3. 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*.

## **4. Community Presentations**

None

## **5. Delegations**

General Committee considered Delegation 5.3 prior to Delegation 5.2.

- 5.1 Allan Scully, EVP, Development, SmartCentres; Re: Item 8.4 - PDS20-067 - Applications for Official Plan Amendment and Zoning By-law Amendment, 1623 Wellington Street Development Ltd., 1623 Welling Street East**

Mr. Scully, on behalf of the applicant, presented an overview of the proposed application and development including details of the conceptual plan and elevations. He further spoke in support of the staff recommendation and highlighted the amendments made to the application since the Public Planning meeting.

General Committee received the comments of the delegation and referred to Item 8.4.

**5.2 Rebecca Beaton, representing Regency Acres Ratepayers Association; Re: Item 8.2 - PDS20-068 - Stable Neighbourhood Policy Review - Urban Design Guidelines**

Ms. Beaton, on behalf of the Regency Acres Ratepayers Association, requested that Report No. PDS20-068 be deferred to the General Committee meeting of November 17, 2020 to allow for ratepayers associations to provide more detailed comments as the information requested regarding the item prior to the meeting was delayed.

General Committee received the comments of the delegation and referred to Item 8.2.

**5.3 Dave and Lenore Pressley, Residents, written delegation Re: Item 8.2 - PDS20-068 - Stable Neighbourhood Policy Review - Urban Design Guidelines**

Mr. and Mrs. Pressley submitted a written delegation expressing concerns regarding the urban design guidelines for Stable Neighbourhood Town Park area.

General Committee received the comments of the delegation and referred to Item 8.2.

**5.4 Peter Smith, President, Regency Acres Ratepayers Association, written delegation Re: Item 8.2 - PDS20-068 - Stable Neighbourhood Policy Review - Urban Design Guidelines**

Mr. Smith submitted a written delegation expressing concerns regarding the urban design guidelines for Stable Neighbourhood Regency Acres area.

General Committee received the comments of the delegation and referred to Item 8.2.

**6. Consent Agenda**

None

**7. Advisory Committee Meeting Minutes**

**7.1 Finance Advisory Committee Meeting Minutes of October 13, 2020**

**General Committee recommends:**

1. That the Finance Advisory Committee meeting minutes of October 13, 2020, be received for information.

**Carried**

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

General Committee consented to consider the items in the following order: 8.1, 8.2, 8.4, 8.3, 8.5, 8.6, 8.7, and 8.8.

**8.1 CS20-020 - Workplace Diversity and Inclusion**

**General Committee recommends:**

1. That Report No. CS20-020 be received for information.

**Carried**

**8.2 PDS20-068 - Stable Neighbourhood Policy Review – Urban Design Guidelines**

**General Committee recommends:**

1. That Report No. PDS20-068 be deferred to the General Committee meeting of November 17, 2020.

**Carried**

**8.3 CMS20-025 - Aquatic Feasibility Study - Update**

**General Committee recommends:**

1. That Report No. CMS20-025 be received for information.

**Carried**

**8.4 PDS20-067 - Applications for Official Plan Amendment and Zoning By-law Amendment, 1623 Wellington Street Development Limited, 1623 Wellington Street East**

Concession 3, Part Lot 10, File Numbers: OPA-2020-02 and ZBA-2020-02, Related File Numbers: SP-2018-05 and C-2020-01

**General Committee recommends:**

1. That Report No. PDS20-067 be received; and
2. That Official Plan Amendment application OPA-2020-02 be approved to:
  - a. Amend Schedule 'AA' of OPA 30 and revise Schedule 'H' of the Town of Aurora Official Plan in accordance with Figures 6 and 7 attached to this report, respectively; and
  - b. Revise the policies of Section 3.5.3 of OPA 30, and Section 16.36 of the Town's Official Plan in accordance with the proposed changes as listed in Appendix 'B' to this report; and
3. That Zoning By-law Amendment application ZBA-2020-02 be approved to rezone the subject lands from "Business Park (E-BP) Zone", "Business Park [E-BP(398)] Exception 398 Zone" and "Holding Provision Business Park [(H)E-BP(398)] Exception 398 Zone", to "Business Park [E-BP(XX)] Exception XX Zone"; and
4. That the implementing Official Plan and Zoning By-law Amendments be brought forward to a future Council Meeting for adoption.

**Carried**

**8.5 CMS20-026 - Library Square - Governance Review**

**General Committee recommends:**

1. That Report No. CMS20-026 be received for information.

**Carried**

**8.6 CMS20-027 - Cultural Master Plan Status Report**

**General Committee recommends:**

1. That Report No. CMS20-027 be received; and
2. That Council approve the expansion of the Cultural Master Plan Collaborative Leadership Team by up to three (3) additional members.

**Carried**

**8.7 PDS20-061 - Update on Legislative Changes to Planning Act, Development Charges, and Growth Plan for the Greater Golden Horseshoe**

**General Committee recommends:**

1. That Report No. PDS20-061 be received for information.

**Carried**

**8.8 PDS20-066 - Application for Site Plan Approval, Luxury Railings Ltd., 125 Engelhard Drive**

File Number: SP-2019-11

**General Committee recommends:**

1. That Report No. PDS20-066 be received; and
2. That Site Plan Application File SP-2019-11 to permit the development of a new industrial building, be approved in principle, subject to the following conditions:
  - a. Resolution of all outstanding comments and requirements from internal departments and external agencies including the Region of York and the LSRCA, to the satisfaction of the Director of Planning & Development Services, prior to execution of a site plan agreement; and
  - b. Execution of a site plan agreement.

**Carried**

**9. Notices of Motion**

None

**10. New Business**

Councillor Humfryes extended her appreciation to the Planning staff for their quick response to the residents' concerns regarding ongoing construction around Johnson Road, Bailey Crescent, and Holman Crescent.

Councillor Humfryes extended her appreciation to the Operations staff for their quick response to a resident's concern regarding blocked signage on Centre Street.

Councillor Gaertner extended her appreciation to the Special Events staff for their efforts in successfully conducting the Aurora Haunted Greenhouse event.

Councillor Gaertner inquired about the Town's service level regarding sidewalk snow removal, and staff provided a response.

Councillor Gilliland referred to the Province's new COVID-19 Response Framework and restriction guidelines and noted that Aurora is going to be in the "Restrict" category with intermediate measures.

Mayor Mrakas extended his appreciation to Councillor Humfryes for suggesting to reconvene the Aurora Cares Taskforce. He noted that the taskforce, at its upcoming meeting, will be discussing about the possibility of providing dinners to families in need over the Christmas holidays.

Mayor Mrakas noted that as per the Province's new reopening guidelines, permitted businesses will reopen on Saturday, November 7, 2020 at 12:01 a.m. and mentioned that the Regional Council was in support of the new guidelines.

Mayor Mrakas extended a reminder to follow the safety and social distancing guidelines at all times as outlined by Ontario Public Health in order to continue to prevent the spread of COVID-19.

## **11. Public Service Announcements**

Councillor Humfryes extended her appreciation to the Aurora Farmer's Market and Artisans Fair for a successful season.

Councillor Humfryes noted that the flags on Yonge Street will be half-mast in honour of Remembrance Day.

Mayor Mrakas referred to the efforts of local businesses for advocating safe re-opening strategies to the Province and extended his appreciation to Marina Del Ray from 9Round Fitness and Pete from the Aurora Athletic Club for their efforts.

**12. Closed Session**

None

**13. Adjournment**

The meeting was adjourned at 9:15 p.m.