



**Town of Aurora**  
**General Committee**  
**Meeting Report**

**Date:** Tuesday, June 21, 2022  
**Time:** 7:00 p.m.  
**Location:** Council Chambers, Aurora Town Hall

**Council Members:** Councillor Sandra Humfries (Chair, departed at 10:18 p.m.)  
Mayor Tom Mrakas (Chair)  
Councillor Harold Kim  
Councillor Wendy Gaertner\*  
Councillor Michael Thompson (departed at 10:15 p.m.)  
Councillor Rachel Gilliland  
Councillor John Gallo

**Other Attendees:** Doug Nadorozny, Chief Administrative Officer  
Allan Downey, Director of Operations\*  
Robin McDougall, Director of Community Services  
Marco Ramunno, Director of Planning and Development Services  
Techa van Leeuwen, Director of Corporate Services  
Rachel Wainwright-van Kessel, Director of Finance\*  
Anca Mihail, Manager of Engineering and Capital Delivery\*  
Edward Terry, Senior Policy Planner\*  
Lisa Warth, Manager, Recreation  
Doug Bertrand, Manager, Facilities\*  
Andrea Vento, Program Manager, Facility and Capital Projects\*  
Phillip Rose, Manager, Aurora Town Square  
Carley Smith, Manager, Corporate Communications\*  
Patricia De Sario, Town Solicitor\*  
Michael de Rond, Town Clerk  
Jaclyn Grossi, Deputy Town Clerk  
Ishita Soneji, Council/Committee Coordinator

\*Attended electronically

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**1. Call to Order**

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

General Committee recessed the meeting at 7:01 p.m. to report out of Closed Session and reconvened the meeting at 7:04 p.m.

General Committee consented to recess the meeting at 8:54 p.m. and reconvened the meeting at 9:05 p.m.

Mayor Mrakas assumed the Chair after the departure of Councillor Humfryes at 10:18 p.m.

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

**2. Land Acknowledgement**

General Committee acknowledged that the meeting took place on the Anishinaabe lands and the traditional and Treaty #20 territories of the Chippewas of Georgina Island and many other Nations whose presence here continues to this day, and that Aurora has shared responsibility for the stewardship of this land. It was noted that Aurora is part of the treaty lands of the Mississaugas of the Credit, 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.

**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 Phiona Durrant and Keisha Telfer, Aurora Black Community; Re: Aurora Black Community Year-to-Date Update**

Phiona Durrant presented a video highlighting the Aurora Black Community's one-year progress including details on the achievements, programs and celebrations and its impact on the community and performance statistics. She further provided details on the upcoming events, next steps, and extended appreciation to Members of Council for their continuous support.

General Committee received the comments of the delegation.

### **6.2 Bruce Hall, Principal, The Planning Partnership; Re: Item 9.6 - PDS22-023 - Application for Zoning By-law Amendment, Site Plan and Heritage Permit, 2578461 Ontario Inc., 15356 Yonge Street**

Bruce Hall provided background information on the application and process thus far noting the collaborative efforts taken in conjunction with the Aurora Historical Society (AHS) and the Ontario Heritage Trust to ensure impacts to the Hillary House are minimized during the construction process. He further noted that any comments, suggestions, and concerns from area residents, the Design Review Panel, and the Heritage Advisory Committee have been addressed and requested that the application be approved.

General Committee received and referred the comments of the delegation to Item 9.6.

## **7. Consent Agenda**

None.

## **8. Advisory Committee Meeting Minutes**

None.

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

General Committee consented to consider the items in the following order: 9.6, 9.1, 9.8, 9.9, 9.5, 9.2, 9.3, 9.4, and 9.7.

### **9.1 CMS22-036 - SARC Gymnasium Update - Final Design and Budget Update**

Lisa Warth, Manager, Recreation, provided an update on the final design and budget for the Stronach Aurora Recreation Complex (SARC) gym addition including details on the proposed renovations, process in determining the net operating budget and savings, and the next steps regarding tendering and construction. Ryan Giuricich, Associate from CS&P Architects, presented an interactive 3-D model of the proposed final design.

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

1. That Report No. CMS22-036 be received; and
2. That total capital budget authority for capital project No. 72410 – SARC Gymnasium of \$11,125,000 be approved, representing an increase of \$2,925,000 to be funded from \$1,692,100 in additional Parks & Recreation DCs and \$1,232,900 from the Growth & New reserve; and
3. That in accordance with the Town of Aurora's Official Plan, 1% of the total estimated project cost contribution to the Public Art reserve fund be approved; and
4. That staff be authorized to proceed to tender and award for this project in accordance with procurement procedures; and
5. That the draft operating budget be approved and included in a future year.

**Carried**

### **9.2 PDS22-102 - Town of Aurora Official Plan Review - Draft Official Plan Amendment**

David Riley, Principal, SGL Planning, provided an overview of the Official Plan review process thus far and highlighted the key proposed

amendments in the various sections of the plan and the next steps regarding public consultation and further approvals. Paul Lowes, Principal, SGL Planning, was in attendance to respond to questions.

**General Committee recommends:**

1. That Report No. PDS22-102 be received; and
2. That the Draft Official Plan Amendment be formally released for public review and comment; and
3. That staff report back to a future General Committee meeting in the next term of Council early 2023 to present the revised Official Plan Amendment based on feedback received.

**Carried**

**9.3 CMS22-029 - Aurora Town Square Governance - Town Staffing - Update 2**

**General Committee recommends:**

1. That Report No. CMS22-029 be received for information.

**Carried**

**9.4 CMS22-030 - Diversity and Inclusion Mural - Design Approval**

**General Committee recommends:**

1. That Report No. CMS22-030 be received; and
2. That the Mural Design prepared by Moonlight Murals Collective be approved; and
3. That the mural be located on the side of building at 15105 Yonge Street.

**Carried**

**9.5 CS22-038 - Restricted Acts (Lame Duck)**

**General Committee recommends:**

1. That Report No. CS22-038 be received; and

2. That a by-law delegating authority to the CAO be brought forward to the July 12, 2022 Council meeting.

**Carried**

**9.6 PDS22-023 - Application for Zoning By-law Amendment, Site Plan and Heritage Permit, 2578461 Ontario Inc., 15356 Yonge Street, PLAN 246 LOT 13 PT LOT 14 RP 65R31151 PARTS 1 TO 3, File Number: ZBA-2017-06 and SP-2017-05**

**General Committee recommends:**

1. That Report No. PDS22-023 be received; and
2. That Zoning By-law Amendment Application ZBA-2017-06 be approved to rezone the subject lands from "Promenade Downtown Shoulder-Special Mixed Density 'PDS4(380)' Exception Zone, Environmental Protection 'EP(381)' Exception Zone, and Environmental Protection (EP) Zone" to ""Promenade Downtown Shoulder- Special Mixed Density 'PDS4(380)' Exception Zone and Environmental Protection 'EP' Zone"; and
3. That an implementing Zoning By-law Amendment be brought forward to a future Council Meeting for enactment; and
4. That Site Plan Application SP-2017-05 be approved to permit the development of a four-storey residential apartment with 35 units with two levels of underground parking; and
5. That Heritage Permit Application HPA-2022-05 be approved to permit the restoration of the Knowles-Readman House; and
6. That servicing be allocated to service the development with 35 units (60 persons equivalent); and
7. That in accordance with Section 45 (1.4) of the Planning Act, 1990 R.S.O., as amended, an exemption to the two-year moratorium on minor variance applications after adoption of a privately initiated zoning by-law amendment be granted to permit the submission of a minor variance application(s), if required, for consideration by the Committee of Adjustment.

**Carried**

**9.7 PDS22-042 - Review of the Aurora Register of Properties of Cultural Heritage Value or Interest**

**General Committee recommends:**

1. That Report No. PDS22-042 be received; and
2. That the “Town of Aurora Cultural Heritage Evaluation Checklist” to evaluate properties for cultural heritage interest be adopted; and
3. That the 30 properties contained within the Aurora Register of Properties of Cultural Heritage Value or Interest be designated under Part IV of the *Ontario Heritage Act* in accordance with the Heritage Consultant’s recommendations; and
4. That the Town Clerk be authorized to publish and serve Council’s Notice of Intention to Designate the 30 properties in accordance with the requirements of the Ontario Heritage Act; and
5. That the designation by-laws for the 30 properties be brought before Council for adoption if no objections are received within the thirty (30) day period as per the *Ontario Heritage Act*; and
6. That 57 properties contained within the Aurora Register of Properties of Cultural Heritage Value or Interest be delisted in accordance with the Heritage Consultant’s recommendations.

**Carried**

**9.8 PDS22-082 - Heritage Permit Application, File: HPA-2022-06, 20 Catherine Avenue**

**General Committee recommends:**

1. That Report No. PDS22-082 be received; and
2. That Heritage Permit Application HPA-2022-06 be approved to permit a two-storey rear addition to the existing dwelling at 20 Catherine Avenue.

**Carried**

## **9.9 PDS22-103 - Snow Disposal Facility - Request for Additional Budget**

### **General Committee recommends:**

1. That Report No. PDS22-103 be received; and
2. That the total approved capital budget authority for Project No. 34006 be increased to \$1,761,900.00, representing an increase of \$452,900 to be funded by \$312,500 in Roads & Related development charges and \$140,400 from the Storm Water Reserve.

**Carried**

## **10. Notices of Motion**

### **10.1 Councillor Humfries; Re: Traffic Safety on Wells Street**

Whereas Wells Street has increasingly more traffic and high-speed vehicular activity; and

Whereas Wells Street at Connaught Avenue and Wells Street at Harrison Avenue have four-way intersections; and

Whereas with the development of our vibrant Downtown Core (The Aurora Town Square), vehicular traffic and speed will only increase;

1. Now Therefore Be It Hereby Resolved That staff be directed to install four-way stops at the following intersections:
  - a. Wells Street and Connaught Avenue; and
  - b. Wells Street and Harrison Avenue

## **11. Regional Report**

None.

## **12. New Business**

Councillor Gaertner acknowledged that it is National Indigenous Peoples Day. She further noted that the Constellations Music Festival, sponsored by the Aurora



Cultural Centre, will be held on Saturday, June 25, 2022, at Town Park from 7 p.m. to 10 p.m.

Councillor Gaertner inquired about York Region Transit offering transit support to any Ukrainian refugees in the Region, and the Mayor provided a response.

Councillor Gaertner extended appreciation to Members of Council and staff for accommodating her virtual attendance at Committee and Council meetings.

**13. Public Service Announcements**

Mayor Mrakas noted that in commemoration of National Indigenous Peoples Day, an art piece by Ojibwe artist Donald Chretien was unveiled at Town Park earlier today and encouraged everyone to view the public art display.

**14. Closed Session**

None.

**15. Adjournment**

The meeting was adjourned at 10:56 p.m.