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


(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)


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
**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**
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

<table>
<thead>
<tr>
<th>Council/Committee Meeting and Date:</th>
<th>General Committee, June 4, 2019, 7 pm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject:</td>
<td>Exclusion of Section Royal Road from Zoning By law changes</td>
</tr>
<tr>
<td>Name of Spokesperson:</td>
<td>Sina Daniell</td>
</tr>
<tr>
<td>Name of Group or Person(s) being Represented (if applicable):</td>
<td>Royal Road south of Camden Avenue</td>
</tr>
<tr>
<td>Brief Summary of Issue or Purpose of Delegation:</td>
<td>Exclusion of pocket of Royal Road. Exemption due to the large lots sizes. Should never have been part of Stable Neighbourhood Study</td>
</tr>
</tbody>
</table>

Please complete the following:

- Have you been in contact with a Town staff or Council member regarding your matter of interest?  
  - Yes [✓]  No [☐]

  - If yes, with whom?  
    - Sandra Humfries, Rachel Gilliland, Wendy Gaertner, Tom Mrakas
  
  Date: Various Dates May 2019

- I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.
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:

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<tr>
<th>Council/Committee Meeting and Date:</th>
<th>June 4, 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject:</td>
<td>Stable Neighbourhood Study</td>
</tr>
<tr>
<td>Name of Spokesperson:</td>
<td>Ronald D. Miller</td>
</tr>
<tr>
<td>Name of Group or Person(s) being Represented (if applicable):</td>
<td>Rate Payers of Aurora Hts Stable Neighbourhood</td>
</tr>
<tr>
<td>Brief Summary of Issue or Purpose of Delegation:</td>
<td>The value of maintaining our stable neighbourhood.</td>
</tr>
</tbody>
</table>

Please complete the following:

| Have you been in contact with a Town staff or Council member regarding your matter of interest? | Yes [ ] No [✓] |
| If yes, with whom? | Date: |

✓ I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.
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*

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

*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 (332.4m²). 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 (298.8m²) and a weighted average of 3,849 square feet (357.6m²). Table 2 below provides a summary of the analysis completed.

Table 2: Consultants Methodology Used to Calculate Proposed GFA

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

*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


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

Doug Nadorozny
Chief Administrative Officer
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

\[
\text{Formula} \quad \text{‘50\% Range’ maximum} = \frac{(L - A) + A}{2}
\]

STEP 1b: **+50% of Average**

These 2 values were added together for all 4 Stable Neighbourhoods

\[
\text{Formula} \quad \text{‘+50\% Avg’ maximum} = A + \frac{A}{2}
\]

STEP 2

\[
\left(\text{‘50\% Range’ maximum}\right) + \left(\text{‘50\% Avg’ maximum}\right)
\]

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:

\[
\text{Regency Acres maximum} + \text{Aurora Heights maximum} + \text{Town Park maximum} + \text{Temperance Street maximum}
\]

\[
\frac{4}{4}
\]

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 Floorprint

**Regency Acres GFA**
- Average GFA: 205 sq m
- Largest GFA: 534 sq m

**Regency Acres Footprint**
- Average Footprint: 158 sq m
- Largest Footprint: 374 sq m

**Aurora Heights GFA**
- Average GFA: 202 sq m
- Largest GFA: 554 sq m

**Aurora Heights Footprint**
- Average Footprint: 154 sq m
- Largest Footprint: 337 sq m

**Town Park GFA**
- Average GFA: 236 sq m
- Largest GFA: 571 sq m

**Town Park Footprint**
- Average Footprint: 143 sq m
- Largest Footprint: 368 sq m

**Temperance Street GFA**
- Average GFA: 307 sq m
- Largest GFA: 480 sq m

**Temperance Footprint**
- Average Footprint: 146 sq m
- Largest Footprint: 322 sq m

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### Results of Calculations (rounded)

<table>
<thead>
<tr>
<th></th>
<th>50% of Range</th>
<th>+50% of Average</th>
<th>Outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Regency Acres</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td>370m²</td>
<td>307m²</td>
<td>338m²</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>266m²</td>
<td>237m²</td>
<td>252m²</td>
</tr>
<tr>
<td><strong>Aurora Heights</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td>378m²</td>
<td>303m²</td>
<td>340m²</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>246m²</td>
<td>231m²</td>
<td>238m²</td>
</tr>
<tr>
<td><strong>Town Park</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td>404m²</td>
<td>354m²</td>
<td>379m²</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>256m²</td>
<td>214m²</td>
<td>235m²</td>
</tr>
<tr>
<td><strong>Temperance Street</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td>394m²</td>
<td>460m²</td>
<td>427m²</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>234m²</td>
<td>219m²</td>
<td>226m²</td>
</tr>
</tbody>
</table>

| 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.
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$^2$
Building Footprint: 242 m$^2$

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$^2$ (without ‘new builds’) – 78 Stoddart Drive
- 454 m$^2$ (largest ‘new build’) – 80 Child Drive

*Aurora Heights:*
- 498 m$^2$ (without ‘new builds’) – 18 Hammond Drive
- 554 m$^2$ (with ‘new builds’) – 36 Algonquin Crescent

*Town Park:*
- 571 m$^2$ (without ‘new builds’) – 71 Victoria Street
- 396 m$^2$ (largest ‘new build’) – 48 Kennedy Street East

*Temperance Street*
- 480 m$^2$ (without ‘new builds’) – 126 Temperance Street
- 363 m$^2$ (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.
Notice of Motion

Councillor Rachel Gilliland

Date: June 4, 2019
To: Mayor and Members of Council
From: 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.