

Policy 5.2.3 of the Regional Official Plan

Regional OP Policy for Urban Expansions	Comment:
5.2.3. To require an amendment to this Plan for any expansion of the urban areas identified on Map 5. Such amendments shall be adopted by Regional Council only if they are consistent with the following:	
a) regional population and employment forecasts;	Regional staff concur with the conclusion of the report prepared by Hemson Consulting Limited dated June 14, 2006 that the 2C lands are required to meet the 2026 Regional population and employment targets set out in Table 1 of the Regional Official Plan. The Town's June 30, 2007 population is 50,000 and job total approximately 20,000. By 2026 the Town needs to accommodate 75,000 persons and 33,000 jobs or approximately 25,000 additional persons and 13,000 additional jobs. These numbers are subject to change pending the Region's ongoing Growth Management Strategy.
b) the need for expansion relative to other lands available for development in the area municipality;	The 2C lands are the only remaining greenfield lands available for development in the Town of Aurora. Intensification and redevelopment is anticipated to occur in the Yonge Street corridor and around the GO station; however both greenfield and intensification is required to enable the Town to meet its growth forecasts.
c) the role of the new development lands identified in area municipal growth management strategies;	The 2C lands are intended to accommodated employment uses between Leslie Street and Highway 404 and provide a continuation of the 2B residential development that has recently occurred on the east side of Bayview Avenue and north side of Wellington Street. A conceptual development scenario prepared by Hemson Consulting estimates the 2C lands can accommodate approximately 8,000 persons and 4,000 jobs.
d) the capability of the area municipality to provide growth within the urban area;	The Town of Aurora has limited availability of lots for ground related housing stock within its existing urban area. The Region and the Town will be establishing intensification strategies to accommodate primarily multi-family residential units within the urban area. Intensification estimates for Aurora are approximately

	6,000 to 7,000 persons and 550 jobs. These numbers are subject to change pending the Region's ongoing Growth Management Strategy.
e) an analysis of options for growth direction and sequencing with respect to environment, agriculture and the implications on the availability of servicing including water, sewer, road and transit networks and human services;	The 2C lands are the only remaining greenfield lands in the Town. A Natural Heritage Evaluation Study has been prepared for the 2C lands that establishes protection zones and buffers for natural features, watercourses, and other components of the natural heritage system. Extension of Regional sewer mains will be provided from the existing serviced area located to the west within the 2B lands. Water supply requires extension of water mains along Leslie Street and Wellington Street and for the full built out will require construction of a supply tower east of Leslie Street. Servicing capacity is not expected until post 2010 and requires the expansion to the Duffin Creek Water Pollution Control plant and completion of the Southeast Collector trunk sewer. Road improvements are identified in Attachment No. 2.
f) the protection of and integration with the Regional Greenlands System;	The Natural Heritage Evaluation provides the necessary protection and integration for the Regional Greenlands System. The Lake Simcoe Region Conservation Authority has reviewed the Natural Heritage Study and is satisfied with the conclusions. Land use categories that protect the environment will be delineated at the secondary plan stage. Additional work is required at the secondary plan stage to deal with phosphorous and Assimilative Capacity targets of Lake Simcoe.
g) the amendment is large enough (i.e. a concession block) with clear and identifiable boundaries, such as concession roads, major natural features, rail or major utility corridors, to assess the creation of new communities at the regional level;	The amendment area is approximately 445 ha (1,100 acres) traversing two concession blocks. Its boundaries are Hwy 404, Newmarket/Aurora boundary, Marsh Creek, and lot lines north of Wellington Street. The area is considered large enough to enable comprehensive planning.
h) the role of the development lands is supportive of an urban structure of centres and corridors with transit-supportive densities,	A preliminary development concept has been prepared by Hemson Consulting demonstrating that 51 employee/jobs per developable ha can be achieved using a density of 32 units per ha. These densities are considered transit supportive for Greenfield development. The proposed development is not expected to detract from the Town and Region's intensification strategies that will likely focus on the Yonge Street corridor or around the GO Station and will be targeting multifamily development.