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AURORA 2C SECONDARY PLAN

The Planning and Economic Development Committee recommends:

- 1. Receipt of the presentation by Paul Belton, Manager of Development Review, Planning and Development Services;**
- 2. Receipt of the correspondence from Claudio Brutto, President, Brutto Consulting, on behalf of the Aurora Leslie Landowners Group, dated January 11, 2011;**
- 3. Receipt of the following deputations:**
 - a) Mr. Don Given of Malone Given Parsons Ltd., on behalf of the Aurora 2C Landowners**
 - b) Mr. David Charezenko, Vice President, iPLANcorp; and**
 - c) Mr. Claudio Brutto, President, Brutto Consulting; and**
- 4. Adoption of the recommendations contained in the following report dated December 23, 2010 from the Commissioner of Planning and Development Services.**

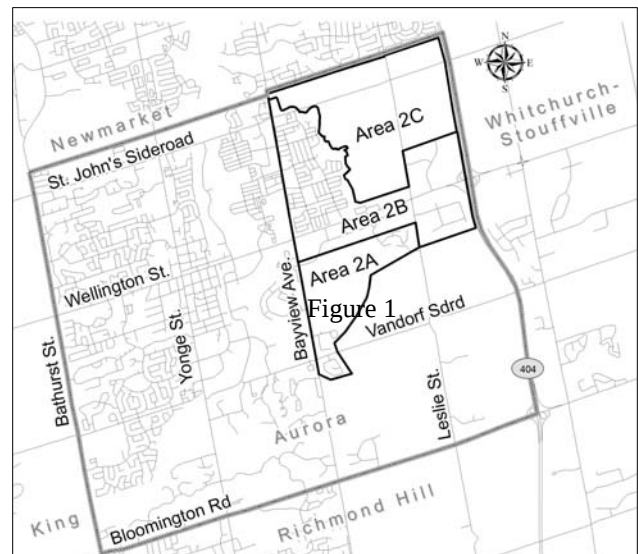
1. RECOMMENDATIONS

It is recommended that:

1. The Commissioner of Planning and Development Services be authorized to issue a Notice of Decision to approve Amendment Number 73 to the Aurora Official Plan subject to the modifications set out in *Attachment 1* and *Attachment 7* to this report.
2. York Region staff be authorized to appear at the Ontario Municipal Board in support of the Region's position, as required.

2. PURPOSE

This report recommends that Town of Aurora Official Plan Amendment No. 73



(the *2C Secondary Plan*) be modified and approved.

In addition, the report recommends that York Region staff be authorized to appear at the Ontario Municipal Board (“OMB”) hearings in support of the Region’s position, as required.

3. BACKGROUND

Growth in the 2C Area is rooted in the 1996 Aurora Growth Management Strategy

In 1996, the Town completed a growth management strategy which identified the lands in north-east Aurora as the most appropriate location for future urban expansion. In November of 1996, Official Plan Amendment No. 17 (“OPA 17”) of the Town of Aurora created Areas 2A and 2B (*Figure 1*), which were designated as urban areas. York Region Official Plan Amendment No. 3 (“ROPA 3”), enacted in October 1997, brought Areas 2A and 2B into the Regional urban area. The 2C Area was identified in the 1996 growth management strategy as the most appropriate location for expansion of the urban area, should additional lands be needed beyond 2016.

OPA 17 and ROPA 3 were subsequently appealed by two of the landowners within the 2C area on the grounds that Area 2C should also be designated as urban area.

In 2003, the Town’s review of its 1996 growth management strategy resulted in a recommendation for expansion of the urban area into Area 2C.

OMB orders that planning for development in 2C proceed in a comprehensive manner

On June 22, 2005, the OMB held a pre-hearing conference regarding the two site specific appeals within the 2C lands, and ordered that planning for development in the 2C Area should proceed in a comprehensive, yet expeditious manner. Accordingly, the Region processed a Regional official plan amendment for the expansion of the Urban Area into the 2C lands (ROPA 53).

ROPA 53 expands the Region’s Urban Area into the 2C Area

The Public Meeting for ROPA 53 was held on January 10, 2007. Subsequent to the Public Meeting, Regional and Town staff met with staff from the Ministry of Municipal Affairs and Housing and the Ministry of Public Infrastructure Renewal. The Province provided comments in the fall of 2007, following which the Region determined it could proceed with the processing and decision process for ROPA 53. ROPA 53 came into effect on February 20, 2008, thereby expanding the Region’s urban area into the 2C Area.

Private Secondary Plan for the “2C West” lands filed with the Town of Aurora

In November of 2008, an application for a private secondary plan was filed with the Town of Aurora for all of the 2C lands west of Leslie Street (*Attachment 2 – Land Use Plan*). The “2C West” private secondary plan application proposes primarily residential uses and was accompanied by technical studies in the form of a master environmental and servicing plan (“MESP”). The private secondary plan application was subsequently appealed to the OMB by the applicant and a hearing currently is set to commence on February 28, 2011.

Private Secondary Plan for a portion of the “2C East” lands filed with the Town of Aurora

In May of 2009, an application for a private secondary plan was filed with the Town of Aurora for approximately half of the 2C lands east of Leslie Street, representing only two of the five major landholdings on the east side of Leslie Street (*Attachment 3 – Land Use Plan*). The “2C East” private secondary plan application proposes a land use plan with approximately 1/3 employment uses and 2/3 residential uses and was accompanied by an MESP. The 2C East application was also subsequently appealed to the OMB by the applicant and this appeal has been consolidated with the 2C West appeal which is currently set to commence on February 28, 2011.

Town of Aurora adopts its own comprehensive 2C Secondary Plan (OPA 73)

On September 28, 2010, the Town of Aurora adopted the 2C Secondary Plan. The 2C Secondary Plan is a comprehensive plan for all of the 2C Area and encompasses all of the lands east of the Marsh Creek, south of the Town of Newmarket boundary, west of Highway 404, and north of the boundary of the 2B Secondary Plan (*Attachment 4*). The 2C Secondary Plan proposes primarily residential uses on the west side of Leslie Street, and primarily business park employment uses on the east side of Leslie Street. The Town of Aurora has requested that the Region approve the Secondary Plan. The adopted 2C Secondary Plan has been prepared through a comprehensive process including consultation with the public.

Motion to adjourn the February 28, 2011 OMB hearing to mid 2011 heard by OMB on December 14, 2011

The Town and the Region have filed a motion to the OMB seeking to adjourn the February 28, 2011 OMB hearing noted above, in order to provide the opportunity for the Region to complete processing of, and make a decision on, the Town's 2C Secondary Plan and to enable any appeals of it to be heard by the OMB together with the two private appeals discussed above. At the time of writing this report, the motion had not yet been

argued. Staff will update Regional Council on the results of the motion as soon as possible.

4. ANALYSIS AND OPTIONS

The Town's adopted 2C Secondary Plan represents a comprehensive plan for the remaining greenfield lands in the Town in accordance with the OMB's 2005 decision. Several modifications to the Plan are recommended which will ensure that it is consistent with the policies of the *Provincial Policy Statement, 2005* ("2005 PPS"), conforms to the *Growth Plan for the Greater Golden Horseshoe, 2006* ("Growth Plan"), and the *Lake Simcoe Protection Plan* ("LSPP"). As modified, the 2C Secondary Plan conforms to the existing Regional Official Plan ("1994 ROP") and the new Regional Official Plan ("2009 ROP") and represents good planning.

CONFORMITY WITH PROVINCIAL AND REGIONAL POLICIES

The 2C Secondary Plan is consistent with the policies of the 2005 PPS

The 2005 PPS provides policy direction on matters of provincial interest related to land use planning and development. The *Planning Act* requires that decisions affecting planning matters "shall be consistent with" policy statements.

The adopted 2C Secondary Plan has been reviewed in detail, and it is consistent with the applicable policies of the 2005 PPS with respect to building strong communities; ensuring a coordinated, integrated and comprehensive approach to dealing with planning matters; promoting economic development and competitiveness; providing for an appropriate range of housing types and densities; and, protecting natural features and areas for the long term.

A detailed review of the policies is set out in *Attachment 5*.

The Town's 2C Secondary Plan as modified through *Attachments 1 and 7* conforms to the Growth Plan

The Growth Plan came into effect on June 16, 2006. The *Planning Act* requires that decisions affecting planning matters "shall conform with" provincial plans.

The Town's adopted 2C Secondary Plan has been reviewed in detail and, with appropriate modifications, conforms to the applicable Growth Plan policies with respect to growth forecasts and managing growth; the provision of employment lands; designated greenfield areas; transportation systems; moving goods; and, establishing a complete community.

A detailed review of the policies is set out in *Attachment 6*.

The Town's 2C Secondary Plan conforms to the Lake Simcoe Protection Plan

The 2C lands are within the Lake Simcoe watershed and therefore, the Town's 2C Secondary Plan is required to conform to the LSPP. The Lake Simcoe Conservation Authority (LSRCA) has reviewed the 2C Secondary Plan in detail and has advised that the Plan conforms to the LSPP.

The Town's 2C Secondary Plan, as modified through *Attachments 1 and 7*, conforms to the existing Regional Official Plan (1994, as amended) and with the new Region Official Plan (2009)

The 2C Secondary Plan is an amendment to the Town's existing Official Plan. Notwithstanding this, the Town of Aurora staff prepared the 2C Secondary Plan in concert with the Town's newly adopted Official Plan, which represents the Town's conformity exercise with new Provincial and Regional policy directions and reflects the most up to date dictates of good planning and conformity with Provincial growth management requirements. As a result, the adopted 2C Secondary Plan, once modified as set out in this report, conforms with the 2009 ROP, and also conforms to the 1994 ROP.

The Town's 2C Secondary Plan protects for employment lands in the Highway 404 corridor

The Growth Plan provides policies that direct municipalities to ensure that employment land for future use is planned, and protected for, to ensure a strong and competitive economy by providing for an appropriate mix of employment uses and maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities. Pursuant to the Growth Plan and Provincial interests, the Province modified the adopted Region Official Plan prior to approval, and included the following policies:

- "To recognize that employment lands are strategic and vital to the Regional economy and are major drivers of economic activity in the Region";
- "To require local municipalities to designate and protect employment lands in municipal official plans";
- "To protect strategic employment lands, including lands identified in Figure 2. These lands are identified based on their proximity to existing or planned 400 series highways and shall be designated for employment uses in local municipal official plans"; and,
- "To give priority to the strategic employment lands identified in Figure 2 when considering additional employment land designations".

The Town's 2C Secondary Plan recognizes the importance of employment lands to Regional and local economic strength and protects for employment lands in the Highway 404 corridor by designating the lands for Business Park employment uses. The 2C Secondary Plan provides an appropriate mix of employment uses and will assist the Town in maintaining a range and choice of suitable sites for employment uses. The Town's 2C Secondary Plan, once modified as set out in this report, implements the 2009 ROP policy directions with respect to protecting for employment lands.

OUTSTANDING ISSUES AND INTERESTS

Modifications to the East-West collector road and to the Business Park recommended to ensure conformity to Provincial and Regional plans

East-West collector road

Throughout the preparation of the 2C Secondary Plan, the Region supported the Town's inclusion of an east-west collector road that was proposed to connect the existing Hartwell Way in the 2B area to Leslie Street through the 2C area. The street serves as an important part of the network; its function is primarily that of connecting the east and west neighbourhoods.

At its Public Meeting of September 22, 2010, Town Council directed local staff to remove the collector road from the 2C Secondary Plan Schedules. Regional staff is recommending that the collector road be added back into the Schedules and that the land use designations be readjusted as required. The road will function as a critical neighbourhood connector and not as a high volume collector. Transportation analyses and studies prepared in support of the secondary plan and other developments in the area indicate the significant need for a continuous neighbourhood collector network. The continuous East-West collector road provides a key alternative route to move traffic within the community and make the transportation system more robust and efficient.

An East-West collector road provides the following key benefits:

- Community linkage and efficient travel between neighbourhoods in the area (walking, cycling, transit, and auto).
- Convenient and efficient transit service.
- Alternate route for emergency vehicles and reduces congestion in the area for improved response times.
- Reduced traffic on St. John's Sideroad, Leslie Street, and Wellington Street and reduces the need to widen Regional roads in the area beyond the basic 4 lanes (2 lanes in each direction).

In addition, the York Region District School Board and the York Catholic District School Board strongly support the inclusion of an East-West collector road so that school buses

and parents can efficiently and safely bring the students to and from school. If an East-West collector road does not exist, students from the 2C area would have to be driven on an extended and circuitous route to get to and from school in the 2B area, causing significant inefficiencies and negative impacts in other parts of the community.

Both the York Region and Town of Aurora Official Plans support the provision of mid block collector roads.

Employment uses in the Business Park

The Town's 2C Secondary Plan is proposed to be modified, with the agreement of Aurora staff, so that there is only one Business Park designation allowing uses from all three original designations, while limiting the amount of ancillary retail and commercial uses to 20% of total employment (refer to *Attachment 1*). This will maintain the primacy of traditional employment land employment uses within the business park, and prevent the erosion of the employment potential as per the policies of the 1994 and 2009 ROP.

The intent of the Business Park designation immediately east of Leslie Street (the original BP3 designation) was to recognize the challenging slope conditions on the east side of Leslie Street by allowing for smaller footprint buildings. In its place, the ancillary retail and commercial uses should be located in this area and controlled through appropriate zoning by-law provisions. This arrangement will provide additional flexibility for these lands immediately east of Leslie Street and will enhance the internal integrity of the business park. The resulting total employment uses will result in employment numbers that are consistent with the Regional land budget calculations for the 2C Area, which have been prepared in accordance with the Provincial Growth Plan.

Town of Aurora staff has indicated its support for this modification.

Other Modifications are recommended in *Attachment 1*

There are a limited number of other modifications proposed within *Attachment 1*. The majority of the items were brought to the attention of the Town prior to the adoption of the 2C Secondary Plan, but tight timeframes did not allow Town staff to incorporate the changes to the Secondary Plan before it was adopted. Town staff has agreed that these modifications should be included as they provide clarity and ensure conformity with the Growth Plan.

After the adoption of the 2C Secondary Plan, it was discovered that the Town's Environmental Protection Area south of St. John's Sideroad did not match the Greenlands Systems mapping of the Region. The Town has reviewed the plans and has confirmed that their maps are in error. Modification Number 22 modifies the Schedules of the 2C Secondary Plan to reflect this mapping error.

Town staff has requested modifications to the Secondary Plan

Town staff provided a set of proposed modifications to the 2C Secondary Plan. The modifications are listed in *Attachment 7* and are considered to be minor housekeeping modifications that provide additional clarity to the 2C Secondary Plan. The modifications do not affect Regional interests.

The adopted 2C Secondary Plan has been circulated to External Agencies

York Region has circulated the adopted 2C Secondary Plan and has received responses from the York Region District School Board (“Public Board”), the York Catholic District School Board (“Catholic Board”), the Lake Simcoe Conservation Authority (“LSRCA”) and Bell Canada (“Bell”).

The Public Board and the Catholic Board are satisfied that the Town’s 2C Secondary Plan, as proposed to be modified, provides an adequate number of school sites and the sites are appropriately located within the 2C Area. Both school boards have expressed issues with the possible elimination of the East-West collector road as originally proposed on earlier versions of the Town’s 2C Secondary Plan. As noted earlier, the School Boards agree with the need for a street to connect the communities, and concur with the modification to establish the street in the Plan so that school buses and parents can efficiently and safely bring the students to and from school.

The Public Board had expressed concern with the safety of its proposed site, which was on a curved road; however, by inserting the collector road back into the Plan, the road would be straightened and the Public Board has stated that its concern would be resolved. As noted in an earlier section of this report, it is recommended that the East-West collector road be shown on the Land Use and Transportation Schedules of the 2C Secondary Plan.

The Public Board has also informed the Region that the maximum school site size of 2.5 hectares (ha) is not acceptable. The Board notes that the 2.5 ha size is based on a typical site size; however, they have agreed to request only one site within the 2C Area instead of requesting two sites. As a result, the public school within the 2C Area may need to accommodate more students than the standard school and therefore require a larger site. The Board has confirmed that a maximum site size of 2.8 ha would be appropriate and therefore, it is recommended that the Plan be modified accordingly.

The LSRCA and Bell have requested minor modifications to the 2C Secondary Plan. Modifications have been made through *Attachment 1* as appropriate.

The adopted 2C Secondary Plan has been circulated to the Ministry of Municipal Affairs and Housing (“MMAH”)[NOTE: Comments have been re-requested].

Comments Received from the Public

Since the adoption of the 2C Secondary Plan, Regional staff received two requests for meetings from the public with respect to 2C Secondary Plan matters. A meeting was held with each of the following parties and although some issues were resolved, the parties may eventually appeal the decision of the Region to modify and approve the Town's 2C Secondary Plan to the OMB.

i-PLANcorp on behalf of 1588 and 1756 St. John's Sideroad

i-PLANcorp is a planning consulting firm that represents two landowners on the north side of St. John's Sideroad, east of Leslie Street and west of Highway 404. The primary issues expressed by i-PLANcorp are:

- a) The coniferous plantations on their client's lands should not be included in the protected natural heritage area.
- b) The lands in the north-east corner of their client's lands should be residential instead of Business Park.
- c) Their client's lands at the north-east corner of St. John's Sideroad and Leslie Street should include permissions for community commercial uses, including a supermarket.

Point a) above is a matter that can be refined at a later stage, through the submission of a development application and associated environmental studies. Points b) and c) above are land use matters that the Town has considered and does not support. Region staff support the Town's position regarding these matters.

Wildrush Homeowners Group

The Wildrush Homeowners Group is represented by Larkin Land Use Planners and is comprised of several residents of Newmarket whose properties abut the small island of Urban Residential 2 lands located on the northern edge of the 2C lands, north of St. John's Sideroad, between Bayview Avenue and Leslie Street (refer to *Attachment 4*). The primary issues expressed by the Wildrush Homeowners Group are:

- a) The appropriateness of the Urban Residential 2 designation south of Wildrush Place.
- b) The appropriateness of the 15 metre buffer along Weslie Creek.
- c) The feasibility of constructing a road over the creek and the environmental impacts of such a crossing.
- d) the residential interface policies of the 2C Secondary Plan.

Town staff verbally agreed to include some modifications that will help clarify certain issues for the Wildrush Homeowners Group; however, the policies and permissions of the Urban Residential 2 designation at this location remain as an issue for the Wildrush Homeowners Group.

Representation of Regional Interests at the OMB

The Town's 2C Secondary Plan may be appealed to the OMB. Prior to the hearing, witnesses are required to prepare issues lists, witness statements, document books, exhibits, and to attend meetings and pre-hearings. While a senior planner with the Region will be engaged at the hearing, external consultants/witnesses are also recommended in support of the hearing so that the balance of Planning staff can continue to work on local Official Plan conformity exercises and the high volume of files, projects, and other cases that require constant management. The extensive time required for the hearing would compromise staff's ability to maintain the current high level of service.

5. FINANCIAL IMPLICATIONS

The updates to the York Region Water & Wastewater Master Plan and the Transportation Master Plan were endorsed by Regional Council in November of 2009. The Master Plans implement the infrastructure required to support the growth forecasts in the 2009 ROP. The development of the 2C Area was included in the Region's preferred growth scenario and land budget and, given the recent cost estimates within the Master Plans, the financial implications of Town's 2C Secondary Plan have been recognized through the financial estimates of the Master Plans.

In addition, a financial modelling exercise has confirmed that development within the Town's 2C Secondary Plan would result in an overall net operating benefit.

External planning services may be required to advance the Region's position at an OMB hearing. External planning services would be retained pursuant to the authority granted to the Commissioner of Planning and Development Services in Clause 4 of Report No. 4 of the Finance and Administration Committee to Regional Council at its meeting on September 23, 2010

6. LOCAL MUNICIPAL IMPACT

The recommendations of this report are consistent with the recommendations of the Town of Aurora to adopt the Town's 2C Secondary Plan, with the exception of the proposed re-introduction of the East-West collector road onto the applicable schedules which, for the reasons set out in this report, represents good planning. Other modifications to the Plan which have been reviewed by Town Staff are recommended and will ensure that the Plan is consistent with the policies of the 2005 PPS and conforms to the Growth Plan, the LSPP, and the ROP. The modifications help strengthen and provide clarity to the proposed 2C Secondary Plan.

7. CONCLUSION

The adopted 2C Secondary Plan represents a comprehensive plan for the remaining greenfield lands in the Town. Several modifications to the Plan are recommended which will ensure that the Plan is consistent with the policies of the 2005 PPS and conforms to the Growth Plan and the LSPP. As modified, the Plan conforms to the 2009 ROP and represents good planning.

Therefore, it is recommended that the Commissioner of Planning and Development Services be authorized to issue a Notice to Approve Official Plan Amendment Number 73 to the Aurora Official Plan subject to the modifications set out in *Attachment No. 1* and *Attachment 7* to this report.

It is anticipated that appeals to the approval of the 2C Secondary Plan will be filed and therefore, it is recommended that York Region staff be authorized to appear at the OMB in support of the Region's position.

For more information on this report, please contact Michael Mallette, Senior Planner, at 905-830-4444 Ext. 1506 or Heather Konefat, Director of Community Planning, at Ext. 1502.

The Senior Management Group has reviewed this report.

(The seven attachments referred to in this clause are attached to this report.)



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January 11, 2011

Mr. Bryan Tuckey, M.C.I.P., R.P.P.
Commissioner of Planning and Development Services
Regional Municipality of York
17250 Yonge Street,
Newmarket, Ontario
L3Y 6Z1

Re: Planning and Economic Development Committee Meeting of January 12th 2011
Report of the Commissioner of Planning and Development Services,
Aurora 2C Secondary Plan

Dear Mr. Tuckey:

We are in receipt of your report regarding the 2C Secondary Plan which will come before the Planning and Economic Development Committee meeting of January 12th 2011 at which I will attend and make representation. We appreciate the opportunities afforded to input to this very important process.

We represent the Aurora Leslie Landowners Group the owners of approximately 200 acres of land situated on the east side of Leslie Street and just north of the State Farm Head Office. We attach our preferred Land Use Plan for our clients lands which forms part of our Private Secondary Plan for the 2C East lands. This land use schedule is also found in Council Attachment 3 of your report.

Having read your report, we continue to express the same concerns that have been included in numerous submissions to your department and to the Town of Aurora during the deliberations of the 2C Secondary Plan. The concern relates mainly to the amount of Employment lands that is envisaged by the Town and the Region for the area east of Leslie Street.

We share very important common ground and that respects the need and desirability to facilitate Employment land on properties immediately adjacent to Highway 404 to take advantage of access, visibility and the prestige of locating in the vicinity of State Farm.

Where our opinions and therefore positions deviate is in respect of the the designation of lands on our clients property situated immediately along our Leslie Street frontage. The Town and the Region propose Employment with some limited commercial retail use while our plan proposes a residential community with some commercial uses, seniors housing and a school and park.

There is acknowledgement from all experts involved in this planning process that our clients lands demonstrate significant topographical challenges. Steep grades are the prevalent feature in this area of our clients property.

Our experts have sought to deal with this critical challenge in a manner which seeks to preserve the landform, the water table, the vistas and the existing green and pastoral corridor that has been a hallmark of this stretch of Leslie Street in the Town of Aurora. We believe that we can meet this challenge and still enable the Town to achieve its Employment targets primarily along Highway 404.

The Town and the Region have chosen to preclude residential development on the east side of Leslie Street preferring to utilize all the lands for employment uses with some limited commercial activities.

This then is the crux of our difference. We continue to be hopeful of working with the Region and the Town in addressing our differences. If you have any questions with respect to this submission please do not hesitate to contact me.

Yours truly,



Claudio P. Brutto MCIP RPP
President | Brutto Consulting

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Mr. Marco Rammuno, Director of Planning and Development Services, Town of Aurora
Aurora Leslie Landowners Group



Aurora Leslie
Landowners Group
SECONDARY PLAN
OPA No. XX
Town of Aurora

**SCHEDULE 'AA'
LAND USE PLAN**

LEGEND

- LINEAR AND OTHER OPEN SPACE
- BUSINESS PARK
- LOW-MEDIUM DENSITY RESIDENTIAL
- MEDIUM-HIGH DENSITY RESIDENTIAL
- MIXED-USE
- STORM WATER MANAGEMENT POND
- NEIGHBOURHOOD PARK
- ELEMENTARY SCHOOL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- TRAIL SYSTEM (Conceptual Locations)
- SECONDARY PLAN BOUNDARY





Aurora 2C Secondary Plan

**Presentation to Planning and
Economic Development
Committee**

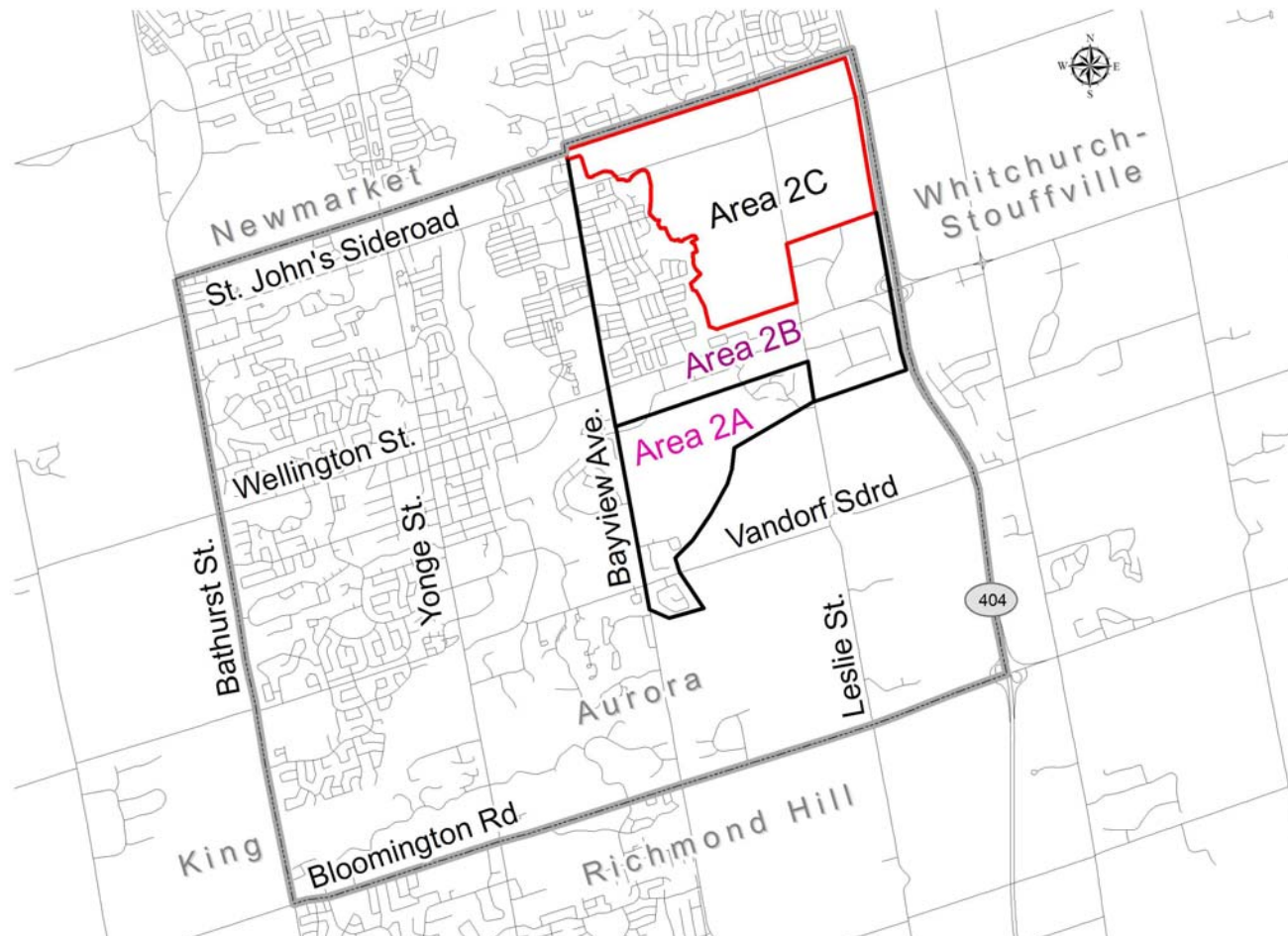
**Michael Mallette
January 12, 2011**

2C Secondary Plan

Overview

- ❑ Background
- ❑ Provincial & Regional Plan Conformity
- ❑ Modifications
- ❑ Recommendations

The Aurora 2C Area

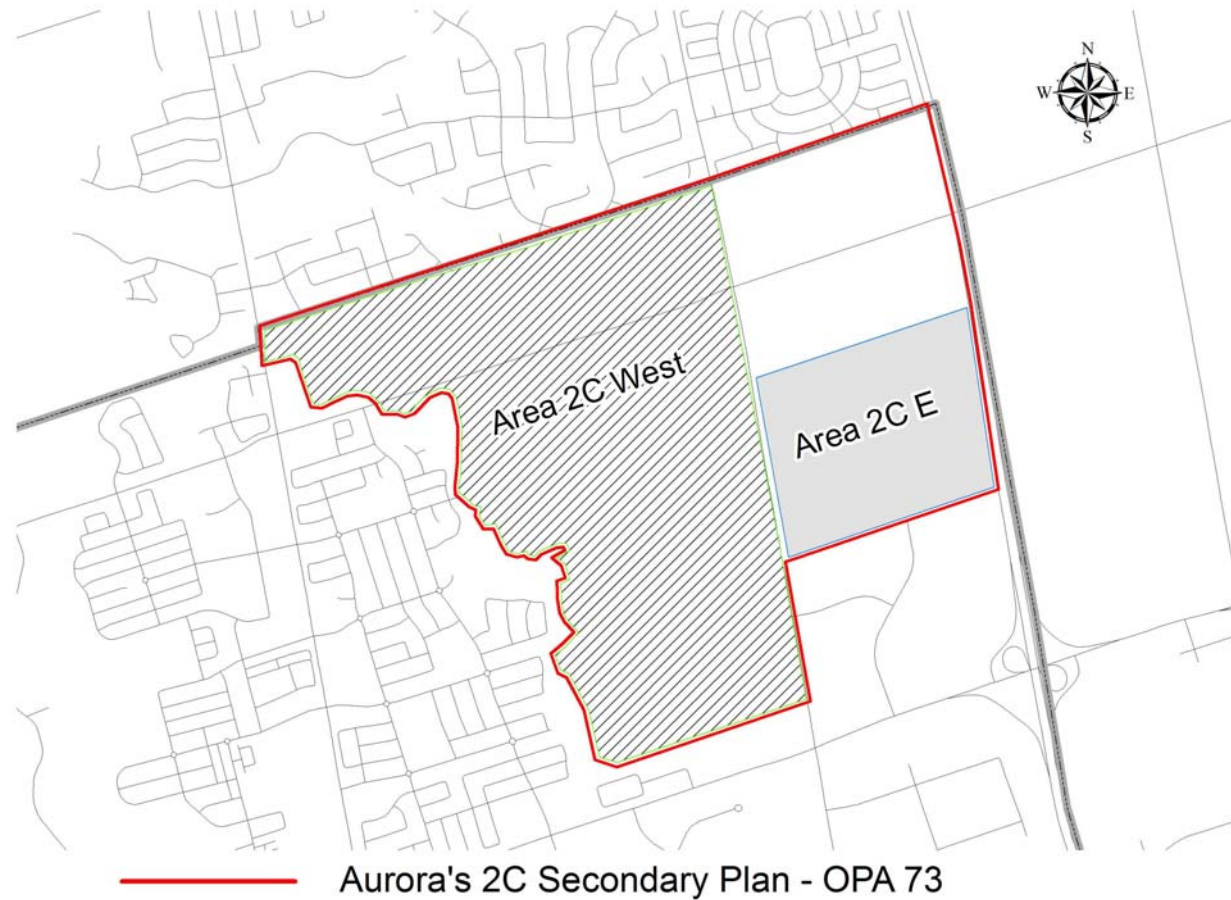


2C Secondary Plan

Background

- ❑ ROPA 53 – in effect February 20, 2008 - expanded the Region's urban area into the 2C Area
- ❑ Two private secondary plans filed and appealed before the Town completed its 2C Secondary Plan

2C East and 2C West Private OPAs



2C Secondary Plan (OPA 73, as adopted Sept 28/10)



SCHEDULE A Land Use Aurora 2C Secondary Plan

Legend

The Greenlands System

- Environmental Protection Area
- Community Park
- Neighbourhood Park
- Wildlife Park
- Parkette
- Stormwater Management Facility
- Wildlife Park Trail Head

The Residential Neighbourhood

- Urban Residential 1
- Urban Residential 2
- Mixed-Use Residential/Commercial
- Residential Interface Overlay
- Elementary School
- Place of Worship

The Business Park

- Business Park 1
- Business Park 2
- Business Park 3
- Business Park Interface Overlay

- Secondary Plan Area Boundary
- Development Limit

0 50 100 200 400 600 m

September 28, 2010

Aurora 2C Secondary Plan

Provincial & Regional Plan Conformity

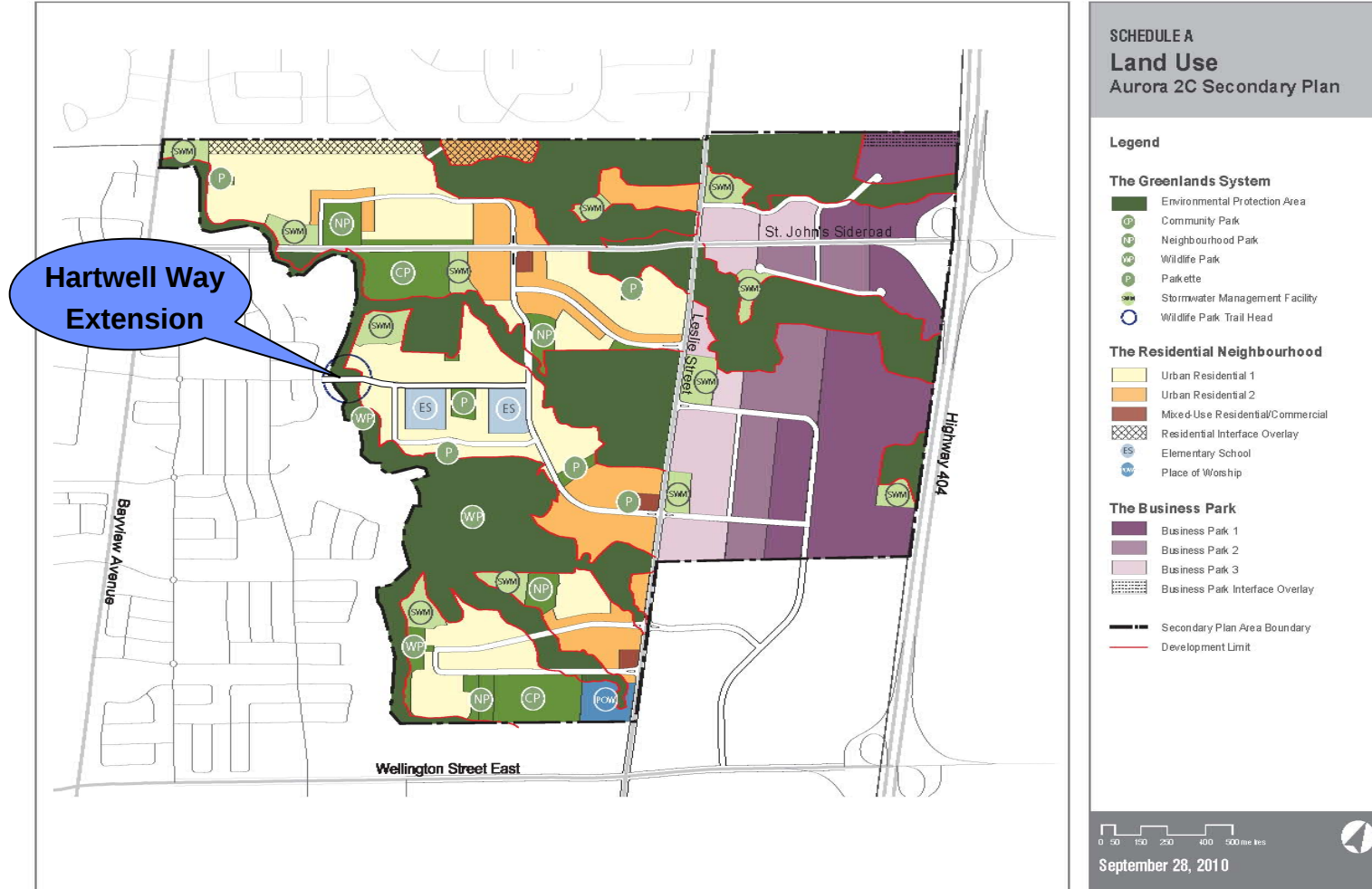
- ❑ Provincial Policy Statement – 2C Plan is consistent with the policies of the PPS
- ❑ Growth Plan & Lake Simcoe Protection Plan
- ❑ 1994 & 2009 Regional Official Plan

Aurora 2C Secondary Plan

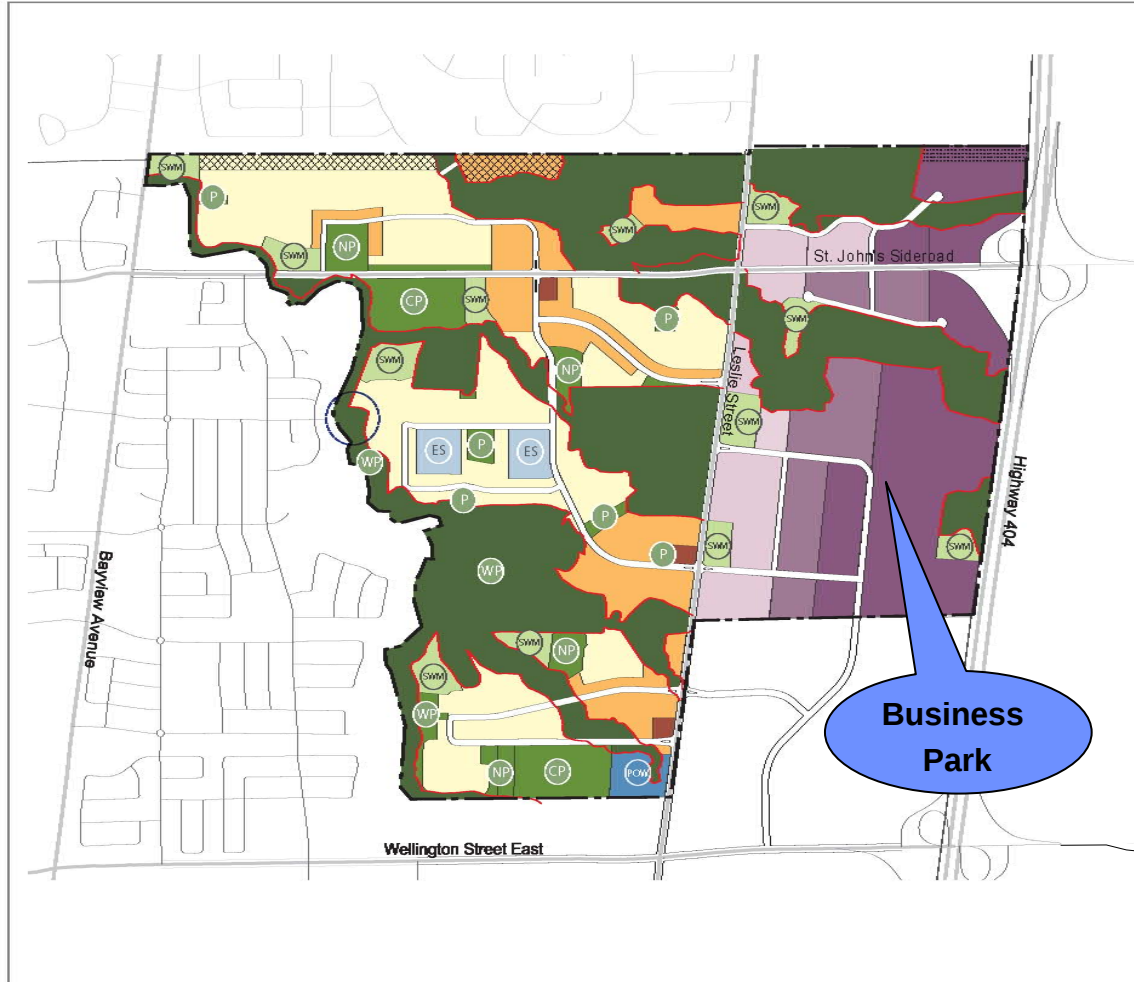
Key Modifications

- ❑ Neighbourhood Connection
- ❑ Employment Uses in the Business Park

2C Secondary Plan



2C Secondary Plan



SCHEDULE A Land Use Aurora 2C Secondary Plan

Legend

The Greenlands System

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- Residential Interface Overlay
- Elementary School
- Place of Worship

The Business Park

- Business Park 1
- Business Park 2
- Business Park 3
- Business Park Interface Overlay

- Secondary Plan Area Boundary
- Development Limit

0 50 100 250 400 500 metres

September 28, 2010



Aurora 2C Secondary Plan

Other Modifications

- ❑ Town Requested Modifications
 - ❑ Design & location of trails
 - ❑ Hydrogeological requirement clarifications
 - ❑ Minor mapping clarifications

Aurora 2C Secondary Plan

Recommendations

- ❑ The Commissioner of Planning and Development Services be authorized to issue a Notice of Decision to approve Amendment Number 73 to the Aurora Official Plan subject to the modifications set out in the report.
- ❑ York Region staff be authorized to appear at the Ontario Municipal Board in support of the Region's position, as required.

Town of Aurora Official Plan Amendment No. 73**YORK REGION MODIFICATIONS**

1. Modify Section 2.2 a) by deleting the last sentence and replacing it with the following:

“Fundamental to the development of the Secondary Plan is the achievement of a transit-supportive community structure and the achievement of an average minimum density of 50 residents and jobs combined per hectare in the developable area.

The developable area includes all lands available for development for both private and public uses, including residential and employment uses, open space and infrastructure (e.g. local and Regional streets and stormwater management ponds). The developable area excludes:

- a. environmental features identified in Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- b. the Regional Greenlands System;
- c. key natural heritage features and key hydrologic features;
- d. major infrastructure right-of-ways (i.e. existing 400-series highways and finalized route alignments for extensions or future 400-series highways, utility lines, and rail lines); and,
- e. existing uses (e.g. cemeteries, estate subdivisions).”

2. Modify Section 2.3 b) by deleting the second last sentence and replacing it with the following:

“It is a requirement of the Secondary Plan that the residential community west of Leslie Street achieves an average minimum density of 50 residents and jobs combined per developable hectare.”

3. Delete Sections 3.1 b) xi and xii and re-number the Section accordingly.

4. Modify Section 3.1 e) by deleting the words “, Business Park 2 or Business Park 3” from the first sentence.

5. Delete Section 3.1 e) v. and re-number the Section accordingly.

6. Modify Section 3.3 d) iii by deleting the section in its entirety and replacing it with the following Section 3.3 d) iii:

“3.3 d) iii. To ensure that the Residential Neighbourhoods are designed to achieve an average minimum density of 50 residents and jobs combined per hectare developable hectare;”

7. Modify Section 3.3 d) iv. by adding the following to the end of the section:

"A strategy to implement this policy shall be prepared and will include:

- a) specifications on how the affordable housing target in this Plan will be met;
- b) policies to achieve a mix of housing types within each level of affordability;
- c) policies to ensure larger sized, family units within each housing type and level of affordability; and,
- d) consideration of locations for social housing developments."

8. Modify Section 3.3 by adding the following Section 3.3 e):

"3.3 e) For the purposes of this Plan, a secondary suite will be defined as a separate *dwelling unit*, which is contained within an existing single detached or semi-detached dwelling or linked dwelling provided that:

- i. not more than one *secondary suite* be permitted in association with each principal dwelling on the same *lot* unless otherwise permitted in the Zoning By-law;
- ii. all the requirements of the Zoning By-law, including the provision of adequate parking, the Ontario Building Code and other relevant municipal and Provincial regulations are satisfied; and,
- iii. it has been determined that municipal services and community facilities meet the anticipated demand for secondary suites to the satisfaction of Council."

9. Modify Section 3.3.1 b) by adding the following Section 3.3.1. b) viii:

"3.3.1 b) viii. Secondary suites."

10. Modify Section 3.3.2 b) by adding the following Section 3.3.2. b) iv:

"3.3.2 b) iv. Secondary suites."

11. Modify Section 3.3.6 by replacing "2.5 hectares" with "2.8 hectares".

12. Delete Section 3.4.1 a) in its entirety and replace it with the following Section 3.4.1 a):

"3.4.1 a) "It is the intent of the Business Park Designation to maximize the advantages of the exposure to Highway 404, while accommodating lower order employment uses further towards the interior of the Business Park. Closer to Leslie Street, the implementing zoning by-law should recognize the challenges for large footprint buildings and large at-grade parking facilities on lands with relatively significant slope conditions by providing for ancillary retail and ancillary commercial uses with smaller footprint buildings and structured parking. It is the intent of the Business Park Designation to promote high quality and prestigious employment generating land uses."

13. Modify Section 3.4.1 b) and deleting it in its entirety and replacing it with the following Section 3.4.1 b):

- "3.4.1 b) i. "Prestige industrial uses, including enclosed warehousing, limited product distribution services, research and development facilities, communications facilities, and manufacturing and processing operations deemed not to be obnoxious by reason of dust, odour, fumes, particulate matter, noise and/or excessive vibrations;
- ii. All types of business and professional offices, including accessory retail and service uses where internally integrated as a component of an office building;
- iii. Institutional uses of all scales, including post-secondary educational facilities/campuses, government services, research and training facilities;
- iv. trails and open spaces;
- v. buildings, structures and uses that are accessory to any permitted uses;
- vi. stormwater management facilities and public and private utilities that serve the Business Park;
- vii. Ancillary uses that primarily serve the business functions in the Business Park. These ancillary uses include small scale retail and commercial uses, and hotels and convention centres and shall not collectively exceed 20% of total employment in the Business Park area."

14. Modify Section 3.4.1 d) by deleting it in its entirety and replacing it with the following Section 3.4.1 d):

- "3.4.1 d) "Building heights within the Business Park 1 Designation shall be a maximum of 7 storeys and a maximum of 28.0 metres."

15. Modify Section 3.4.1 by adding the following Sections 3.4.1 l) and m) to the end of the section:

- "3.4.1 l) Where possible and feasible, buildings rather than retaining walls, shall be utilized to accommodate site slope conditions.
- m) Council shall consider unique and innovative building strategies to facilitate development that accommodates the site slope conditions, and may consider alternative zoning, site plan and engineering standards in order to facilitate desired development."

16. Delete Sections 3.4.2 and 3.4.3 in their entirety and re-number Section 3.4 accordingly.
17. Modify Section 4.1 g) vii by deleting the words "Business Park 2 and Business Park 3,".
18. Modify Section 4.4.2 by adding the following Section 4.4.2 q):
 "4.4.2 q) Council shall have regard to York Region's 'Sustainable Homes Incentive Program'."
19. Modify Section 6.2.1 by adding the following Section 6.2.1 d):
 "6.2.1 d) New development applications demonstrate that the development meets or exceeds the York Region Transit-Oriented Development Guidelines."
20. Modify Section 6.2.3 a) by adding the following Section 6.2.3 a) ix):
 "6.2.3 a)ix To work with York Region to ensure sidewalks and street lighting are provided on all streets in the Secondary Plan area."
21. Modify Section 6.5 d) by adding the following Section 6.5 d) iv):
 "6.5 d) iv. Ensuring an integrated and innovative approach to water management, be water efficient, and minimize stormwater volumes and contaminant loads and maximize infiltration through an integrated treatment approach, which may include techniques such as rainwater harvesting, runoff reduction of solids and materials at source, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover."
22. Modify Section 7.1.3 c) by deleting the words "either" and ", Business Park 2 and Business Park 3" from the first sentence.
23. Modify Section 7.2.6 a) by adding "41 of" after the word Section in the 2nd paragraph so that 2nd paragraph reads as follows:
 "Furthermore, such agreements shall provide Council with controls over the sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities as outlined in Section 41 of the Planning Act."

24. Modify 7.2.8 d) by replacing the words "that York Region approve" in the first sentence with the words "approval of" so that the sentence reads as follows:

"7.2.8 d) Council will recommend approval of only those plans of subdivision which:"
25. Modify Schedule "A" and the map within "Appendix I" to change the "Business Park 2" and "Business Park 3" land use designations to "Business Park 1" land use designation and delete all references to "Business Park 2" and "Business Park 3".
26. Modify Schedules "A", "B", "C" and the maps within Appendices I, III, and IV, to show a collector road connection from the 2C Area to Hartwell Way Road within the OPA 30 Area and readjust the land use designations as required.
27. Modify each of the Schedules to show an increase in the size of the Environmental Protection Area south of St. John's Sideroad, between Leslie Street and Highway 404, in accordance with the Regional Greenlands System.
28. Modify the "Development Statistics for the Aurora 2C Secondary Plan" table in Appendix I to reflect the decrease in Business Park land area resulting from the increase in the size of the Environmental Protection Area in Point 27 above.
29. Modify the "Development Statistics for the Aurora 2C Secondary Plan" table in Appendix I to reflect the deletion of the Business Park 2 and 3 land use designations.

Bayview Northeast Area 2C West Secondary Plan

OPA No. XX

Town of Aurora, Ontario

SCHEDULE "AA" LAND USE PLAN

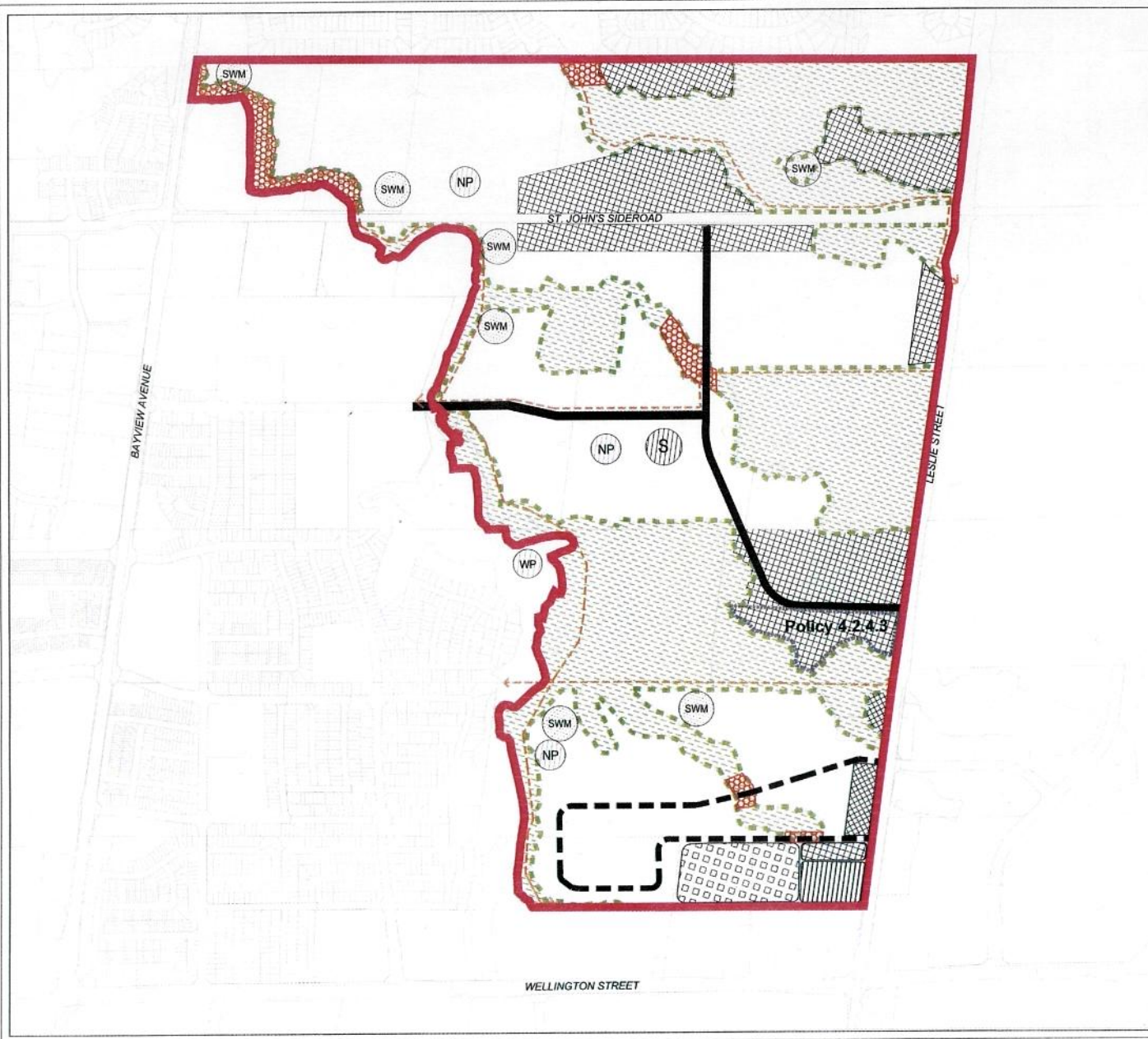
LEGEND

-  Low Density Residential
-  Medium Density Residential
-  Site Specific Policy 4.2.4.3
-  Institutional
-  Linear and Other Open Space
(Approximate Limit of Development)
-  Areas of Potential Road Crossings
-  Community Park
-  Neighbourhood Park
-  Wildlife Park
-  Separate Elementary School
-  Storm Water Management Facility
(conceptual locations)
-  Major Collector Roads
-  Minor Collector Roads
-  Trail System (conceptual locations)
-  Secondary Plan Boundary (Area
Subject to this Amendment)



**MALONE GIVEN
PARSONS LTD.**

November 2008
File Number: 05-1496

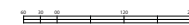


Aurora Leslie
Landowners Group
SECONDARY PLAN
OPA No. XX
Town of Aurora

**SCHEDULE 'AA'
LAND USE PLAN**

LEGEND

-  LINEAR AND OTHER OPEN SPACE
-  BUSINESS PARK
-  LOW-MEDIUM DENSITY RESIDENTIAL
-  MEDIUM-HIGH DENSITY RESIDENTIAL
-  MIXED-USE
-  STORM WATER MANAGEMENT POND
-  NEIGHBOURHOOD PARK
-  ELEMENTARY SCHOOL
-  MAJOR COLLECTOR
-  MINOR COLLECTOR
-  TRAIL SYSTEM (Conceptual Locations)
-  SECONDARY PLAN BOUNDARY



SCHEDULE A
Land Use
 Aurora 2C Secondary Plan

Legend

The Greenlands System

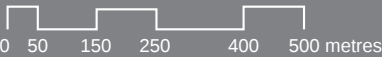
- Environmental Protection Area
- CP Community Park
- NP Neighbourhood Park
- WP Wildlife Park
- P Parkette
- SWM Stormwater Management Facility
- Wildlife Park Trail Head

The Residential Neighbourhood

- Urban Residential 1
- Urban Residential 2
- Mixed-Use Residential/Commercial
- Residential Interface Overlay
- ES Elementary School
- POW Place of Worship

The Business Park

- Business Park 1
- Business Park 2
- Business Park 3
- Business Park Interface Overlay
- Secondary Plan Area Boundary
- Development Limit



September 28, 2010



2C Secondary Plan

Consistency with the 2005 Provincial Policy Statement (PPS)

2005 PPS Policy	Consistency
Policy 1.1.1 – that healthy, liveable, and safe communities are sustained by promoting land use patterns which sustain financial well-being of the Province and municipalities over the long term and by accommodating a range and mix of residential, employment, recreational and open space to meet long-term needs	The 2C Secondary Plan provides a range and mix of residential, employment, recreational and open space use within a designated growth area that are based on a 20 year planning time horizon.
Policy 1.1.2 – requires sufficient land to be made available to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years.	The 2C Secondary Plan provides a range and mix of residential, employment, recreational and open space use within a designated growth area that are based on a 20 year planning time horizon.
Policy 1.2.1 – promotes a coordinated, integrated and comprehensive approach to dealing with planning matters within municipalities, including 1.2.1 f) population, housing and employment projections, based on regional market analysis.	The 2C Secondary Plan is a comprehensive document that utilizes York Region’s new population, housing and employment projections as established through the Regional land budget analysis and municipal comprehensive review and the Regional OP, as approved by the MMAH.
Policy 1.2.2 – requires that where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall identify, coordinate and allocate population, housing and employment projections for lower-tier municipalities.	Allocations and projections by upper-tier municipalities shall be based on and reflect provincial plans where these exist. The 2C Secondary Plan is a comprehensive document that utilizes York Region’s new population, housing and employment projections as established through the Regional land budget analysis and municipal comprehensive review and the Regional OP, as approved by the MMAH.
Policy 1.3.1 – directs Planning authorities to promote economic development and competitiveness by: a) providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs; b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future	The 2C Secondary Plan establishes a large business park on the east side of Leslie Street, providing for a range and choice of suitable sites for a wide range of economic activities. York Region continues to ensure that servicing capacity is immediately available for employment uses.

businesses; c) planning for, protecting and preserving employment areas for current and future uses; and d) ensuring the necessary infrastructure is provided to support current and projected needs.	
Policy 1.4.1 requires planning authorities to maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development in order to provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents of the regional market area.	The 2C Secondary Plan ensures that Aurora will have lands that are designated and available for an appropriate range of housing types and densities to accommodate residential growth beyond 2021.
Policy 1.4.2 requires that the land and unit supply maintained by the lower-tier municipality in accordance with Policy 1.4.1. is based on and reflects the allocation of population and units by the upper-tier municipality.	The 2C Secondary Plan is a comprehensive document that utilizes York Region's new population projections as established through the Regional land budget analysis and municipal comprehensive review and the Regional OP, as approved by the MMAH.
Policy 1.4.3 requires an appropriate range of housing types and densities to meet the requirements for affordable housing.	In keeping with the policies of the new ROP, the 2C Secondary Plan requires that a minimum of 25% of new housing units be affordable, offer a range of compact housing forms and tenures, and intrinsically affordable units for low and moderate income households.
Policy 2.1.1 requires natural features and areas to be protected for the long term.	One of the key development principles of the 2C Secondary Plan is the protection of woodlands, watercourses and wetlands, and natural landscapes. The 2C Secondary Plan recognizes and supports connected and contiguous natural systems and includes policies for potential restoration of these systems.
Policy 2.1.2 requires that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved.	One of the key development principles of the 2C Secondary Plan is the protection of woodlands, watercourses and wetlands, and natural landscapes. The 2C Secondary Plan recognizes and supports connected and contiguous natural systems and includes policies for potential restoration of these systems.

2C Secondary Plan Conformity with the 2006 Provincial Growth Plan

Growth Plan Policy	Conformity
Policy 2.2.1.1 – sets the stage for planning purposes by stating that population and employment forecasts contained in Schedule 3 of the Growth Plan will be used for planning and managing growth.	The 2C Secondary Plan has utilized the 2031 population and employment forecasts from York Region, which implements the numbers from Schedule 3 of the Growth Plan, based upon the Regional land budget analysis and municipal comprehensive review and the Regional OP as approved by the Province.
Policy 2.2.2.1 – establishes that the population and employment growth will be accommodated through several considerations including the following: • building compact, transit-supportive, pedestrian friendly environments; • reducing dependence on the automobile through the development of mixed-use transit-supportive, pedestrian-friendly urban environments; • ensuring the availability of sufficient land for employment to accommodate forecasted growth to support the GGH's economic competitiveness; • planning and investing for a balance of jobs and housing in communities across the GGH to reduce the need for long distance commuting and to increase the modal share for transit, walking and cycling; and, • encouraging cities and towns to develop as complete communities;	The 2C Secondary Plan conforms to the majority of these components with respect to the proposed land uses and densities. However, the Plan requires a continuous east-west collector road to ensure that it is transit supportive and pedestrian friendly. This is discussed in greater detail in a separate section of the staff report. The Town of Aurora currently does not have sufficient land available to accommodate the forecasted employment growth. In order to ensure that employment land is available and thereby plan for a balance of jobs and housing, the Town has established a business park, north of the existing State Farm site and south of the Newmarket town line, between Leslie Street and Highway 404. The creation of this business park is an essential component to the Town of Aurora's goal of becoming a complete community and in doing so, reduce the need for long distance commuting and increase the modal share.
Policy 2.2.6.1 – requires that an adequate supply of lands providing locations for a variety of appropriate of employment uses will be maintained to accommodate the growth forecasts in Schedule 3 of the Growth Plan. Allocations and projections by upper-tier municipalities shall be based on and reflect provincial plans where these exist.	The 2C Secondary Plan satisfies the requirements of Policy 2.2.6.1 by planning for a large business park on the east side of Leslie Street. However, the three business park designations should be collapsed into one as set out in <i>Council Attachment 1</i>. This arrangement will provide additional flexibility of sites and will enhance the integrity of the business park. The resulting employment uses will result in employment numbers that are consistent with Regional land budget calculations for the 2C Area, prepared in accordance

	with the Growth Plan.
Policy 2.2.6.2 – requires municipalities to promote economic development and competitiveness including: • providing for an appropriate mix of employment uses; • providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; and, • planning for, protecting and preserving employment areas for current and future uses.	The 2C Secondary Plan satisfies the requirements of Policy 2.2.6.1 by planning for a large business park on the east side of Leslie Street, with a variety of employment uses. However, the three business park designations should be collapsed into one as set out in <i>Council Attachment 1</i>. This arrangement will provide additional flexibility of sites and will enhance the integrity of the business park. The resulting employment uses will result in employment numbers that are consistent with the Regional land budget calculations for the 2C Area, prepared in accordance with the Growth Plan.
Policy 2.2.6.9 – encourages municipalities to designate and preserve lands within settlement areas in the vicinity of existing major highway interchanges as areas for manufacturing, warehousing, and associated retail, office and ancillary facilities.	The east side of Leslie Street is an ideal location for employment lands, given the proximity to the existing Wellington Street/Highway 404 interchange and the future St. John’s Sideroad/Highway 404 interchange. The Town’s Plan, as modified, includes manufacturing, warehousing and accessory retail, office and ancillary uses. The Town’s Plan, as modified in <i>Council Attachment 1</i>, conforms with Policy 2.2.6.9 of the Growth Plan.
Policy 2.2.7.1 – sets out the requirements for designated greenfield areas. New development taking place in designated greenfield areas such as 2C will be planned in a manner that: • contributes to creating complete communities; • creates street configurations and an urban form that support walking, cycling, and the early integration and sustained viability of transit services; • provides a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods; • creates high quality public open spaces with site design and urban design standards that support opportunities for transit,	As noted above, with a goal of creating a complete community, the 2C Secondary Plan provides a diverse mix of uses, including residential and employment uses. The Secondary Plan is premised on high quality urban design, including an entire Chapter based on Urban Design and Amenity Policies. However, the lack of a continuous east-west collector road severely limits the opportunities for early integration and sustained viability of transit. In addition, the removal of the east-west collector road does not support the goal of creating a community that enables walking and cycling. This is discussed in greater detail in another section of this staff report.

walking and cycling. Policy 2.2.7.2 – The designated greenfield area of each upper-tier municipality will be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare.	It is a requirement of the Town’s 2C Secondary Plan that the residential community west of Leslie Street achieves a minimum density target of 50 residents and/or jobs per hectare. It is a requirement that the Business Park component of the Town’s 2C Secondary Plan achieves a minimum density of 40 jobs per hectare. This is an acceptable density in this area of the Region and will help ensure that the Regional density is not less than 50 jobs per ha.
Policy 3.2.2 – emphasizes the need to plan transportation systems that are sustainable and reduce the dependency on the automobile. Systems that offer multi-modal access to jobs, housing, schools, cultural and recreational opportunities, and goods and services are required.	As noted earlier, the 2C Secondary Plan requires a continuous east-west collector road.
Policy 3.2.4.5 – notes that municipalities will plan for land uses in settlement areas adjacent to, or in the vicinity of, transportation facilities such as major highway interchanges that are compatible with, and supportive of, the primary goods movement function of these facilities.	The Town of Aurora has shown conformity with this policy by planning for a business park on the east side of Leslie Street. As modified in <i>Council Attachment 1</i>, the plan conforms to the Growth Plan goal of facilitating the efficient movement of goods within the Greater Golden Horseshoe and more specifically, conforms with Policy 3.2.4.5.

Town of Aurora Modifications to OPA 73

1. Index Pages – Section 4.0 “Urban Design and Amenity Policie” need to add a “s” to the end of the word Policie
2. Page 11 – Section 3.2.1.a - second line change from “...Appendix V, Map 1 and 2..” to “....Appendix V, Map 3...”.
3. Page 11 – Section 3.2.1 a – delete last line and replace with “The required Hydrogeological Study shall be completed in accordance with the requirements of the LSRCA and Town of Aurora”.
4. Page 11 – Section 3.2.1 b – Delete first line and replace with “Development Applications will be required to demonstrate, through a hydrogeological study in accordance with the requirements of the LSRCA and Town of Aurora, that the hydrogeological function of the sandy soils in the Hydrogeological Study area noted on Appendix V, Map 3 will not be adversely affected. (Keep the remainder of 3.2.1.b
5. Page 12 – Section 3.2.1 d – Delete second line and replace with “This will be demonstrated through appropriate hydrogeological studies in accordance with the requirements of the LSRCA and Town of Aurora”.
6. Add Appendix V, Map 3 to the end of Appendix V, being map 10 from the North South Environmental “Natural Heritage Evaluation for the North-East Aurora Planning Area 2C” – Dated May 2006.
7. Appendix 1 – The Community Plan – The boundary between the BP1 and BP2 east of Leslie Street and south of St. John’s Sideroad shall be modified to follow the boundary as shown on Schedule A- Land Use Plan”, if required.
8. Appendix IV – Map 1 “Watercourse (15m buffer)” legend box deleted and replaced with “Watercourse (15m buffer –warmwater)” and “Watercourse (30m buffer –coldwater)”
9. Delete Section 6.2.7 and 6.2.8 and replace with

6.2.7 General Policies for the Aurora Trail Network

- a) The Aurora Trail Network shall serve non-motorized movement such as walking, jogging, cycling, cross county skiing or snowshoeing as outlined in the Town of Aurora Trails Master Plan. It will link the Greenlands System, including the existing and proposed off-road trails, with destinations such as schools, recreation centres, service commercial facilities, employment areas, shopping areas, and the Aurora Promenade. The trail network shall be conducive to an urban form and structure which is friendly to non-motorized users, and the environment. Schedule B of this Plan shows the Aurora Trail Network conceptually as recommended in the Town of Aurora Trails Master Plan.

- b) Implementation of the proposed Aurora Trail Network will occur mainly when development, redevelopment and public works projects take place. Secondary Plans, Plans of Subdivision and Site Plans may modify, supplement or extend the Aurora Trail Network Concept.
- c) Trail lands are considered linear parks, and shall be provided at a ratio of 1 hectare per 1,000 residents, on a Town-wide basis.
- d) Council shall consult with and obtain approval from the Conservation Authority and the Ministry of Natural Resources where trails are proposed within flood prone and/or regulated areas or where they cross areas of natural and scientific interest (ESA and ANSI's.) or are in proximity to wetlands.
- e) The Aurora Trail Network shall, where possible, link with the Regional/Provincial trail networks and the systems of adjacent municipalities, both in the north-south and east-west direction.
- f) The Aurora Trail Network shall also serve to support the interrelationships of the ecosystems in Environmental Protection Areas as per the relevant policies of this Secondary Plan. Allowance for the needs of wildlife shall be incorporated wherever possible.
- g) Council will strive to take advantage of the Oak Ridges Moraine, creek valleys and flood prone areas, especially along the Holland River, the Tannery Creek and their tributaries to complete the Open Space System. Recreational uses or trails shall not interfere with the primary ecological function of valley systems. Where possible, trails shall be placed on level shoulders of the valley to avoid destruction of vegetation, erosion of valley slopes and other ecological damage.
- h) To acquire trail lands which complement and link the Greenland System, Council may obtain easements:
 - i. under the Ontario Hydro Power Commission right of way where this coincides with the proposed linear open space system;
 - ii. to link the trail system to plateaus, which allow exceptional vistas;
 - iii. to ensure access and egress at key focal points and destinations in the community; and,
 - iv. to eliminate missing links in the network.
- i) Council will encourage community involvement and support in implementing, maintaining and improving the trail network.
- j) Council will take measures to increase public awareness of the Linear Open Space System/Aurora Trail Network.

- k) The intent of the Wildlife Park Trailhead Symbol identified on Schedules A and B is to conceptually identify the location for a trailhead associated with the Wildlife Park, including provisions for interpretive signage and parking.

6.2.8 Design Policies for the Aurora Trail Network

- a) Layout, design and operation of trails shall where possible:
- i. aim to provide an east-west and north-south non-motorized circulation grid:
 - as an alternative to the Arterial Road system;
 - linking and integrating the components of the Greenlands system;
 - utilizing:
 - natural features such as valleys, ridges and woodlots,
 - parks and other public and semi-public open spaces,
 - easements, and roads;
 - ii. make reasonable efforts to keep these trails vital, safe, comfortable and in operational condition;
 - iii. minimize conflicts with other modes of transportation through signage, appropriate grades, surfacing width and delineation of rights-of-way, and well-designed transitions where trails merge with roads;
 - iv. allow for provision of support facilities such as bicycle stands, public phones, and rest spaces;
 - v. provide signs to enable users to find their way and to ensure appropriate and enjoyable use of the facilities;
 - vi. use permeable surfacing where possible;
 - vii. encourage naturalization and refurbishing of native vegetation;
 - viii. use native vegetation to screen conflicting uses or structures;

- ix. investigate and provide grade separated crossings over water courses where feasible and necessary, subject to approval from the appropriate jurisdiction;
 - x. investigate and provide grade separated crossings at key intersections with railways and arterial roads. Where trails cross roads at grade between intersections signs and where appropriate pedestrian activated signals shall be considered to assist safe crossing and orientation; at grade crossing of trails at Regional Arterial Roads should only be made at signalized locations;
 - xi. aim to comply with the Town's standards of design, construction and maintenance and that Regional Road crossings shall be controlled to the satisfaction of York Region; and,
 - xii. provide a vegetative buffer to all watercourses to the satisfaction of the Conservation Authority.
- b) Sections of the trail network which follow along public roads shall, where resources permit:
- i. feature special signage to help orient trail users and alert vehicular traffic;
 - ii. be separated and/or screened from vehicular traffic;
 - iii. be sufficiently wide to accommodate different types of non-motorized movement;
 - iv. receive priority in tree planting, landscaping and street furniture such as lighting, benches, waste bins (include garbage, recycling and green bins), public phones, appropriate signs to nearby public washrooms and other features to enhance the safety and amenity of the trail; and,
 - v. comply with the Town's regulations for sidewalks.
- c) Council shall support increased opportunities for cycling along Regional Arterial Roads, while having regard for the Transportation policies of this Plan.

- d) When public works, hydro electric or other public and semi-public agencies undertake improvements to their facilities or properties, they shall be urged to comply with the policies of this Section of the Secondary Plan. Efforts shall be made to legalize existing trespass crossings. Where trails cross or follow electric transmission lines, requirements of Ontario Hydro shall be met. The Town shall routinely consider and wherever possible accommodate the needs of the trails users in the design and construction of all infrastructure undertaking such as roadways, linear utilities such as hydro and pipeline corridors, bridges and underpasses, and crossings of physical barriers such as waterways, railways, existing and future highways.
- e) The Town of Aurora shall require the development and construction of passive and linear open spaces and trails within new development and redevelopments within the Town to be consistent with the Town's Trails Master Plan.
- f) The Town shall work in collaboration with local stakeholder and member of the public to implement and maintain the network and facilities as proposed in the Town of Aurora Trails Master Plan.
- g) The Town shall pursue grant and partnership opportunities to fund the implementation and maintenance of trails.