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STATUTORY PUBLIC MEETING INFORMATION REPORT FOR PUBLIC MEETING TO AMEND THE REGION'S URBAN AREA BOUNDARY – AURORA 2C LANDS

Pursuant to Section 17(15) of the Planning Act, as amended, the Regional Planning and Economic Development Committee held a Public Meeting to inform the Public and receive comments regarding:

A request by the Town of Aurora to amend the Official Plan of The Regional Municipality of York to expand the Region's "Urban Area" boundary.

The Planning and Economic Development Committee recommends the following:

- 1. The presentation by Paul Belton, Manager of Development Review, Community Planning, be received;**
- 2. The following deputations be received:**
 - (a) Klaus Wehrenberg, resident, Town of Aurora;**
 - (b) R. Hodgson, on behalf of 721312 Ontario Limited;**
 - (c) Chris Barnett, Davis & Company LLP, on behalf of Aurora 2C Landowners Group; and**
- 3. The recommendations contained in the following report, November 30, 2006, from the Commissioner of Planning and Development Services, be adopted:**

1. RECOMMENDATION

It is recommended that staff receive and review comments from the January 10, 2007 public meeting together with responses made to the public circulation of the proposed amendment, and prepare a further report with recommendations for consideration at a future Planning & Economic Development Committee meeting.

2. PURPOSE

The purpose of this report is to provide background information, identify Regional interests and highlight the affect of Provincial Plans on a request by the Town of Aurora to expand the Region's "Urban Area" boundary for the 2C Lands that are shown on Figure 1 below.

3. BACKGROUND

This section provides a description of the property, a brief history of planning matters, Provincial initiatives affecting the proposal, and internal comments received to-date.

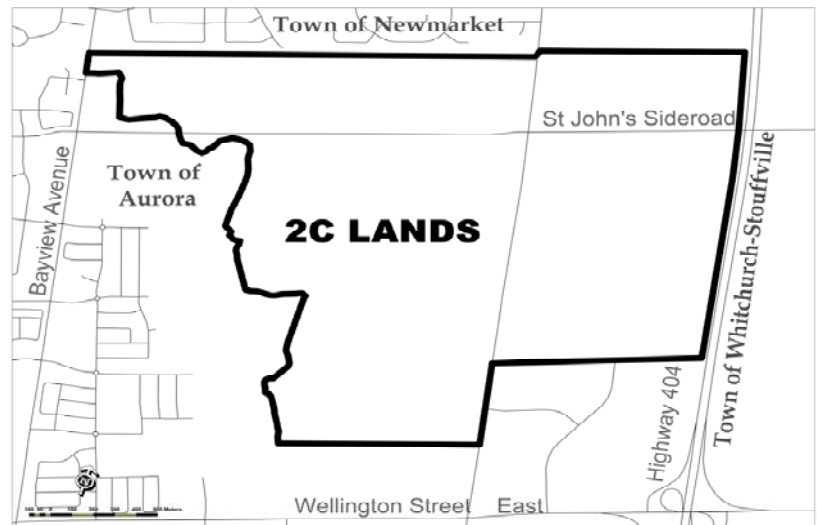


Figure 1

3.1 Property Description

The 445 ha (1,100 acre) site is located north of Wellington Street, east of Bayview Avenue and extends to Highway 404 and the Aurora/Newmarket boundary. A preliminary assessment indicates there is approximately 238 ha (588 acres) of developable land. The site is the only remaining land not currently designated for urban uses within the Town of Aurora.

3.2 History

On March 23, 2006 Regional Council adopted Clause 3 of Report No. 3 of the Planning and Economic Development Committee which set out an agreed upon approach between the Town, Region and landowners on how to move forward with a Regional “Urban Area” expansion for the Aurora 2C lands (see *Attachment No. 1*). It was agreed that background studies would be completed by June 2006, reviewed by Regional staff and a Public Meeting would be held in January 2007 for a public meeting and Regional Official Plan Amendment.

The Town formally requested the Region to expand its “Urban Area” boundary on June 27, 2006. Background studies endorsed by the Town include:

- Natural Heritage Evaluation by North-South Environmental Inc.
- Servicing Study (includes transportation component) by Cole Engineering
- Planning Justification by Hemson Consulting Ltd.

3.3 Provincial Initiatives

The Places to Grow Plan came into effect on June 16, 2006 and has specific sections that deal with urban boundary expansions. Applicable policies include, but are not limited to,

- i. Urban area expansions may occur as part of a municipal comprehensive review where it has been demonstrated that:

Sufficient opportunities to accommodate forecasted growth through intensification and existing designated Greenfield areas using the intensification target and density target are not available:

- Within the regional market area, and,
 - Within the applicable lower tier municipality to accommodate growth allocated to the municipality
- ii. The expansion makes available sufficient lands for a time horizon not exceeding 20 years;
 - iii. The timing of the expansion and the phasing of development will not adversely affect the achievement of the intensification target and density target.
 - iv. The existing and planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner.

In addition to the above, all applications commenced after March 1, 2005 must be consistent with the Provincial Policy Statement 2005.

3.4 Comments

Regional staff have reviewed the sanitary sewer, water and transportation information submitted to date. Sanitary treatment capacity to serve the 2C lands will only be available once the Duffin Creek Plant expansion is complete which is scheduled for the end of 2010. The completion of Southeast Collector scheduled for 2010 to provide the conveyance capacity is also required. The current Master Plan Update scheduled for 2008 will review the water and wastewater infrastructure requirements and timing of construction for the full build-out of the 2C lands. Transportation, water and sewer comments are included in *Attachment No. 2* to this report.

3.5 Notice of Public Meeting

The Notice for the proposed urban boundary expansion was advertised in the Toronto Star on December 18, 2006 and the Era Banner on December 17, 2006. A copy of the Notice is attached as *Attachment No. 3* to this report.

4. ANALYSIS AND OPTIONS

The Regional Planning Department will report back to Regional Planning Committee with a recommendation for disposition on the proposed request by the Town of Aurora to

expand its “Urban Area” boundary once comments are received from the circulated agencies and a detailed analysis of the Provincial Growth Plan, Policy Statement, and Regional Official Plan policies is completed. Noted below are salient points from these documents.

4.1 Provincial Growth Plan

One key aspect of the Growth Plan is to ensure that density targets and intensification will take place prior to, or concurrent with, greenfield development. In this respect Regional Planning staff are developing a Region wide intensification strategy which is being reviewed with the local municipal staff. The strategy will provide a hierarchy of intensification areas that focus development in such areas as the Regional centres, corridors, local centres and adjacent to transit stations. A preliminary assessment by Regional staff indicates that York Region needs to accommodate 80,000 residential intensification units and 150,000 residential greenfield units to meet the 2031 Growth Plan forecast. Preliminary results of the intensification strategy should be available in the Spring of 2007 and will be used to determine how the Aurora 2C Urban Boundary expansion complies with the Growth Plan policies.

4.2 Provincial Policy Statement

A key aspect of the Provincial Policy Statement (2005) is to ensure that settlement expansions are subject to a comprehensive analysis that assesses intensification opportunities, proposed development does not encroach on specialty crop areas, is directed to lower priority agricultural areas, and is supported by infrastructure and public service facilities that protect public health and safety. With respect to the provisions of the Provincial Policy Statement, the 2C lands are the only lands that the Town has to expand its urban area, the lands are not specialty crop area, and they will be developed on full municipal services to ensure public health and safety. The environmental study, servicing study, and planning justification which also contains a fiscal impact analysis, provide the background material to ensure a comprehensive review is carried out in accordance with the PPS (2005). A detailed review of this information will be completed in the subsequent report.

4.3 Regional Official Plan

Regional criteria to be met for a Regional Urban boundary expansion are set out in Section 5.2.3 of the Regional Official Plan. The criteria include, but are not limited to:

- Consistency with Regional population and employment forecasts.
- Demonstrated need.
- The role of the new development within the area municipality’s growth management strategy.

The Planning Justification Report prepared by Hemson Consulting Ltd. addresses the need for additional ground borne housing development and employment lands. The study concludes that development of the site is required to meet current Regional population forecasts. Revised Regional population and employment forecasts are likely to

increase this need for the Town of Aurora. As these lands are the only remaining “greenfield” lands within the Town, it has no other option for expansion and represents the Town’s only choice to accommodate additional ground related growth.

A comprehensive analysis on how the Aurora 2C Lands meet the Regional criteria for urban boundary expansions will be provided in the subsequent report.

4.4 Relationship to Vision 2026

Goal 8 of Vision 2026 strives for an “*Engaged Community and a Responsive Region that sets high standards for transparent policymaking and decision making*”. Holding the public meeting and receiving feedback from residents and/or public agencies prior to making a decision adheres to this goal.

5. FINANCIAL IMPLICATIONS

There are no financial implications associated with this report. At the secondary plan approval stage a full fiscal impact analysis will be carried out.

6. LOCAL MUNICIPAL IMPACT

The recommendation of this report is consistent with the position of the Town of Aurora.

7. CONCLUSION

Staff should receive and review comments from the public meeting and responses to the circulation regarding the proposed amendment, and prepare a further report with recommendations for consideration at a future Planning & Economic Development Committee meeting.

For further information about this report please contact Paul Belton, Manager of Development Review, Community Planning Branch, 905 830-4444, extension 1507, or paul.belton@york.ca.

The Senior Management Group has reviewed this report.

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