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SECTION 3.3 OF THE AURORA OFFICIAL PLAN

The Planning and Economic Development Committee recommends the adoption of the recommendations contained in the following report dated November 13, 2012, from the Commissioner of Transportation and Community Planning.

1. RECOMMENDATIONS

It is recommended that:

1. Regional Council approve Section 3.3 of the Official Plan for the Town of Aurora, subject to the modifications set out in *Attachment 1 – Schedule of Modifications*.
2. The Director of Community Planning be authorized to give notice of Regional Council's decision to approve Section 3.3 of the Official Plan for the Town of Aurora, subject to the modifications described in *Attachment 1 – Schedule of Modifications*.

2. PURPOSE

The purpose of this report is to recommend approval of Section 3.3 of the Aurora Official Plan.

3. BACKGROUND

The approval of Section 3.3 was deferred by Regional Council until Table 1 of the York Region Official Plan came into effect

On June 28, 2012, Regional Council approved the Official Plan for the Town of Aurora, subject to a number of modifications, save and except for Section 3.3, and matters related to an appeal from a number of landowners within and adjacent to the proposed Aurora Promenade. With respect to Section 3.3, Council directed that:

“Regional staff report back to Planning and Economic Development Committee and Regional Council, as necessary, to recommend approval of Section 3.3 of the Official Plan for the Town of Aurora in accordance with Table 1 of the York Region Official Plan (2010) at such time as Table 1 comes into effect.”

Section 3.3 of the Aurora Official Plan consists of the growth projections and related policies for the Town of Aurora (*see Attachment 2*). The section includes Table 1, which establishes the population and employment forecasts to the year 2031. As required by the York Region Official Plan, Table 1 of the Aurora Official Plan is based upon the population and employment forecasts from Table 1 of the Region's Official Plan. Since the Region's OP was not in force in June of 2012, Section 3.3 was deferred by Regional Council.

The majority of the Aurora Official Plan is in effect

Except for the deferral of Section 3.3, an appeal from a number of landowners within and adjacent to the proposed Aurora Promenade, an appeal from the Aurora 2C West Landowners Group, and appeals regarding drive-thru restaurants, the remainder of the Aurora Official Plan came into effect following the 20 day appeal period. With the understanding that the Aurora Official Plan appeals are in their initial stages, none of the appeals appear to take issue with the population and employment numbers in Section 3.3.

Table 1 of York Region's Official Plan came into effect on July 11, 2012

On July 11, 2012, the Ontario Municipal Board partially approved the York Region Official Plan. Included in the Board's approval were the Table 1 population and employment forecasts for the Region and the local municipalities to the year 2031.

There were no modifications to the population and employment numbers within Table 1 of the York Region Official Plan, as approved by the Minister of Municipal Affairs and Housing on September 7, 2010, and therefore, the only modifications required to Section 3.3 of the Aurora Official Plan are those that were originally anticipated and accepted by Aurora Council, as described later in this report and as set out in *Attachment 1*.

4. ANALYSIS

Section 3.3 of the Town of Aurora Official Plan implements the population and employment forecasts of the York Region Official Plan and represents good planning. The following provides a quick overview of the provincial and Regional policy context as it pertains to Section 3.3. Lastly, the proposed modifications to Section 3.3 are discussed.

Section 3.3 is consistent with the policies of the 2005 Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the York Region Official Plan (2010)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Section 1.2.1 of the PPS requires a coordinated, integrated and comprehensive approach when dealing with planning matters

within municipalities including managing growth and development. In addition, Section 1.2.2 requires that an upper-tier municipality, in consultation with lower-tier municipalities, shall identify, coordinate and allocate population, housing and employment projections for the lower-tier municipality. Section 3.3 of the Aurora Official Plan is consistent with these policies as it implements York Region's population and employment forecasts.

Section 3.3 is also consistent with the Growth Plan for the Greater Golden Horseshoe (the Growth Plan). The Growth Plan is a framework for implementing the Government of Ontario's vision for stronger, prosperous communities by better managing growth to 2031. The population and employment forecasts found within the Growth Plan formed the basis of Table 1 of the York Region Official Plan (2010), which in turn directed the population and employment forecasts for Table 1 of the Aurora Official Plan. Other directives of the Growth Plan and the York Region Official Plan are acknowledged throughout Section 3.3 including promoting sustainable development, intensification, and a greater range of housing opportunities, strengthening the local economy, supporting transit, and preserving the Town's natural and cultural heritage.

Modifications to Section 3.3 are supported by the Town of Aurora

Subsequent to the adoption of the Aurora Official Plan in September of 2010, the Town of Aurora requested certain modifications to Section 3.3 (*Attachment 1*). The modifications to the originally adopted Official Plan are shown in bold in *Attachment 1*. The proposed modifications add contextual background and clarity to the Aurora Official Plan. The modifications were reviewed by Aurora General Committee on February 21, 2012, followed by a Public Information Session on March 6, 2012. The proposed modifications were supported at the Aurora Council Meeting of April 10, 2012.

5. FINANCIAL IMPLICATIONS

There are no direct financial implications associated with this report.

6. LOCAL MUNICIPAL IMPACT

The approval of Section 3.3 completes the full approval by Regional Council of the Aurora Official Plan and provides a foundation for the Town of Aurora to move forward to plan its communities using updated and relevant local growth management policies and forecasts.

7. CONCLUSION

Section 3.3 of the Aurora Official Plan consists of the growth projections and related policies for the Town of Aurora to 2031. In June of 2012, Regional Council approved the majority of the Aurora Official Plan, with the exception of Section 3.3, because the growth projections in the York Region Official Plan were not yet in force.

On July 11, 2012, the growth projections in the York Region Official Plan came into force and, therefore, it is now recommended that York Region Council approve Section 3.3 of the Aurora Official Plan as it is in keeping with Provincial and Regional policy and represents good planning. The approval of Section 3.3 completes the full approval by Regional Council of the Aurora Official Plan and provides a foundation for the Town of Aurora to move forward to plan its communities using updated and relevant local growth management policies and forecasts.

For more information on this report, please contact Michael Mallette, Senior Planner at Ext. 1506 or Paul Belton, Manager, Development Review at Ext. 1507.

The Senior Management Group has reviewed this report.

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

Town of Aurora Official Plan

Schedule of Proposed Modifications

1. Modify Table 1 by replacing the number “20,260” in the first column with the number “20,300” and by deleting the second column as follows:

Table 1: Town of Aurora Population and Employment Forecasts

	2006	2011	2016	2021	2026	2031
<i>Population:</i>	49,700	57,300	63,700	68,100	69,600	70,200
<i>Employment:</i>	20,260 20,300	24,200	29,000	32,400	33,500	34,200

2. Delete Sections 3.3 e) and f) in their entirety and replace them with the following Sections 3.3 e) and f):

3.3 e) Based on the Town's **2009** population **of approximately 58,920 persons which includes existing and planned population (based on designated and draft approved units)**, there is a need to accommodate approximately **13,150** new residents to the year 2031. **This amount recognizes the persons per unit decline in the existing base population from 2006 to 2031 and other factors as outlined within the “Growing Aurora” background report, dated January 2011, and thus is not a straight subtraction of 58,920 from 70,200.** This projected new population growth shall be accommodated by a combination of *intensification* and new *development* within the identified Greenfield Residential Areas. It is the intent of this Plan to allocate new population growth, as follows:

- i. Approximately **34** percent of new residential growth, being approximately **4,470** persons, is to be accommodated through *intensification*. Residential *Intensification* growth will be accommodated within the defined *Built Boundary* as follows:
 - The Aurora Promenade shall accommodate **approximately 4,120** new residents; and,
 - Within the Stable Neighbourhoods, new residential development, **of approximately 350 persons**, is to be accommodated through new *Secondary Suite* units;

- ii. Approximately **66** percent of new residential growth, being approximately **8,680** persons, is to be accommodated within the identified Greenfield Residential Area. All new residential greenfield *development*, not approved prior to the adoption of this Plan, will be accommodated within Area 2C, west of Leslie Street, as identified on Schedule 'B'. This area will also be planned to accommodate approximately 250 new population-related jobs. *Development* within the Residential Greenfield Area of the Area 2C Secondary Plan shall achieve a minimum gross density of 50 persons and jobs per hectare.
- f) Based on the Town's current **employment base of 21,350 in 2009**, there is a need to accommodate **approximately 12,850** new jobs to the year **end 2031**. **This amount factors in growth and declines between 2006 and 2009 as outlined within the "Growing Aurora" background report**. Aurora's projected new employment growth shall be accommodated by a combination of new greenfield *development* and *intensification* of existing designated employment areas. **New Employment development within Greenfield areas must be planned to achieve a minimum gross density of 40 jobs per hectare**. It is the intent of this Plan to allocate new employment growth, as follows:
 - i. **Approximately 2,640** are to be accommodated through the *intensification* of *Existing* Employment Areas **and development of vacant designated lands**. Employment *intensification* will be accommodated as follows:
 - The *Existing Employment area* adjacent to Industrial Parkway will continue to function as an important employment area. It will be planned to accommodate additional new jobs through the infilling of vacant *sites* and the *redevelopment* of *existing* employment uses;
 - The *Existing Employment area* located at the intersection of St. John's Sideroad and Bayview Avenue will continue to evolve as a retail and employment node. It will be planned to accommodate additional new jobs through the infilling of vacant *sites* and the *redevelopment* of existing employment uses;

- The Aurora Promenade **may** accommodate additional employment growth under this Plan. **At a minimum,** *development* within The Aurora Promenade must ensure that the number of jobs are retained at present levels; and,
 - **During the period of 2006 to 2009 there were many new jobs created; however, within existing older employment areas there were approximately 1,150 jobs lost. It is anticipated that all of the lost jobs will be re-accommodated within the existing land base by the year 2031.**
- ii. **Approximately 9,310** jobs are to be accommodated within the identified Greenfield *Employment area* to the year 2031. New employment growth within the Greenfield Employment Areas will be accommodated as follows:
- Area 2C, east of Leslie Street, as shown on Schedule 'B' is to be planned to accommodate **approximately 4,950 jobs (the 2C secondary Plan provides for a range of employment jobs and the 4,950 represents the medium for such range)**. All new employment *development* within this area must be planned to achieve a minimum gross density of **40** jobs per hectare; and,
 - All other Greenfield Employment Areas are to accommodate **approximately 4,360** new jobs.
- iii. **In addition, it is anticipated that approximately 900 additional home based jobs will be created within the existing land base.**

Entire Section 3.3 – as modified

3.3 Accommodating Growth Projections

- a) Over the next 20 years, the Town of Aurora is expected to experience a *significant* amount of population and employment growth. By 2031, the Town's population is expected to grow to 70,200 people, with the number of jobs projected to reach 34,200. Table 1 illustrates the projected population and employment growth in 5-year increments. These growth forecasts serve as the basis for the Town's growth management strategy and corresponding policies in this Plan.

Table 1
Town of Aurora Population and Employment Forecasts

	2006	2016	2021	2026	2031
<i>Population:</i>	49,700	63,700	68,100	69,600	70,200
<i>Employment:</i>	20,300	29,000	32,400	33,500	34,200

- b) Proper planning and management of future growth must seek to ensure that ongoing change results in positive physical, social, public health, economic and environmental benefits to the community. In this regard, this Plan will promote a more sustainable development pattern that focuses on *intensification* in strategic areas, protection of *existing* stable neighbourhoods, the revitalization of the Aurora Promenade and the efficient use of the Town's remaining greenfield lands.
- c) This Plan will also aim to address other needs and challenges facing the Town of Aurora, such as providing a greater range of housing opportunities, strengthening the local economy, support for planned transit facilities and preserving the Town's rich natural and cultural heritage.
- d) It is the intent of this Plan that growth shall occur in an orderly and phased manner. Primary factors to consider in this regard include:
- i. The integration of new *development* in accordance with the planned community structure of the Town of Aurora resulting in a more contiguous, connected and *compact urban form*;

- ii. The provision of adequate municipal services (water, sewer, stormwater), as determined by the authority having jurisdiction, to accommodate the proposed growth in a cost efficient manner, and the ability of new growth to facilitate the provision of municipal services where they are required;
 - iii. The provision of adequate transportation facilities, as determined by the authority having jurisdiction, and the availability of adequate capacity on the *existing* and planned road network;
 - iv. The provision and adequacy of social services, *recreational* facilities and other community services;
 - v. The provision of adequate utility services (gas, hydro, communications/telecommunications) to accommodate the proposed growth in a cost effective and efficient manner; and,
 - vi. If one or more of these factors cannot be addressed satisfactorily, the processing and/or approval of development *applications* may be held in abeyance or deferred, until an appropriate service level or facilities can be provided.
- e) Based on the Town's 2009 population of approximately 58,920 persons which includes existing and planned population (based on designated and draft approved units, there is a need to accommodate approximately 13,150 new residents to the year 2031. This amount recognizes the persons per unit decline in the existing base population from 2006 to 2031 and other factors as outlined within the "Growing Aurora" background report, dated January 2011, and thus is not a straight subtraction of 58,920 from 70,200. This projected new population growth shall be accommodated by a combination of *intensification* and new *development* within the identified Greenfield Residential Areas. It is the intent of this Plan to allocate new population growth, as follows:
- i. Approximately 34 percent of new residential growth, being approximately 4470 persons, is to be accommodated through *intensification*. Residential *Intensification* growth will be accommodated within the defined *Built Boundary* as follows:

- The Aurora Promenade shall accommodate approximately 4,120 new residents; and,
 - Within the Stable Neighbourhoods, new residential *development*, of approximately 350 persons, is to be accommodated through new *Secondary Suite* units;
- ii. Approximately 66 percent of new residential growth, being approximately 8,680 persons, is to be accommodated within the identified Greenfield Residential Area. All new residential greenfield *development*, not approved prior to the adoption of this Plan, will be accommodated within Area 2C, west of Leslie Street, as identified on Schedule 'B'. This area will also be planned to accommodate approximately 250 new population-related jobs. *Development* within the Residential Greenfield Area of the Area 2C Secondary Plan shall achieve a minimum gross density of 50 persons and jobs per hectare.
- f) Based on the Town's current employment base of 21,350 in 2009, there is a need to accommodate approximately 12,850 new jobs to the year end 2031. This amount factors in growth and declines between 2006 and 2009 as outlined within the "Growing Aurora" background report. Aurora's projected new employment growth shall be accommodated by a combination of new greenfield *development* and *intensification* of *existing* designated employment areas. New Employment development within Greenfield areas must be planned to achieve a minimum gross density of 40 jobs per hectare. It is the intent of this Plan to allocate new employment growth, as follows:
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Avenue will continue to evolve as a retail and employment node. It will be planned to accommodate additional new jobs through the infilling of vacant *sites* and the *redevelopment* of existing employment uses;

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