



Subject: Town of Aurora Official Plan Workplan Update

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Department: Planning and Building Services

Date: October 17, 2017

In accordance with the Procedure By-law, any Member of Council may request that this Information Report be placed on an upcoming General Committee or Council meeting agenda for discussion.

Executive Summary

The new Growth Plan policies have come into effect and consultations with York Region on the new policies have begun.

The new Growth Plan policies will require closer collaboration between York Region and York's local municipalities.

Revised timelines will extend the Regional Official Plan conformity process to 2020, with local conformity to follow.

Aurora's Official Plan background work not expected to begin now until 2019.

Background

In February 2015, the Province initiated a co-ordinated review of four prominent Provincial Planning documents: The Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan (ORMCP) and the Niagara Escarpment Plan. Staff comments regarding the co-ordinated review were endorsed by Council and provided to the Province in fall 2016, as per report PBS16-086.

Report PBS17-055 of June 2017 provided a summary of amendments to the land use plans impacted by the Provincial Co-ordinate Land Use Planning Review, which came into effect July 1, 2017. The most substantial changes were to the Growth Plan for the

Greater Golden Horseshoe, specifically to the section on Building Complete Communities and include:

- increases to intensification targets
- increases to designated greenfield area density targets
- introduction of strategic growth areas
- introduction of minimum density targets for major transit station areas
- revised policies on employment

Analysis

With new Growth Plan policies coming into effect July 2017, consultations with York Region on the impact of the new policies have begun.

Two meetings have already been held at the staff level between York Region and its local municipalities, to discuss the interpretation of the new policies, and their impact at the Regional and local levels.

It has become apparent that the new Growth Plan policies will require closer collaboration between York Region and York's local municipalities.

The delineation of precise boundaries for Major Transit Station Areas and Strategic Growth Areas, which will be subject to different density targets, will hopefully be achieved through consensus between York Region and their local municipalities. We know that Aurora will have at least one Major Transit Station Area at the Aurora GO Station at Wellington Street and Industrial Parkway. There is also the potential for a Strategic Growth Area, essentially an identified priority area for intensification development, in the Aurora Promenade – to be discussed further. There are also Regional-local discussions to be had on the potential identification and delineation of Prime Employment Areas, to be reserved solely for traditional industrial uses such as manufacturing, transportation and warehousing.

Timelines extend Regional OP process to 2020, local conformity to follow

Timelines have also become clearer, accounting for the Regional work that now needs to be done to conform with the new policies. It's also been shown that the local conformity work will need to follow after the Regional process.

The Region indicates no less than nine major studies to be completed as part of the Municipal Comprehensive Review, beginning in 2017 and taking into part of 2019. A draft updated ROP is not expected until late 2019, and anticipated ROP adoption in mid-2020.

Next Steps

Based on these updated timeliness, Aurora staff now anticipate that local conformity work will not begin until 2019, as the Regional policy direction must be known in advance of preparing our policies to conform to the Regional plan.

2018 will see staff actively engaged in the Regional processes on a staff level, as per the closer local and Regional integration required as per the new Provincial policies.

Advisory Committee Review

Not applicable.

Financial Implications

Conformity to the policies of the new Provincial Plans will occur through the Town's comprehensive official plan review process. There will be costs associated with this process, which have been approved in the Town's capital budget.

Communications Considerations

Not applicable.

Link to Strategic Plan

Advancing the Town and Region's Official Plan update processes advances the Strategic Plan goals of supporting an exceptional quality of life for all and supporting environmental stewardship and sustainability are being supported. Several Strategic Plan objectives are also being supported including strengthening the fabric of our community, encouraging the stewardship of Aurora's natural resources and promoting and advancing green initiatives.

Alternatives to the Recommendation

Not applicable. This report is intended for information purposes.

Conclusions

Consultations with York Region on the new Growth Plan policies have begun and will require closer collaboration between York Region and the local municipalities. Timelines have been revised to extend the Regional Official Plan conformity process to 2020, with

local conformity to follow. Aurora's Official Plan background work will not begin until 2019 now.

Attachments

None.

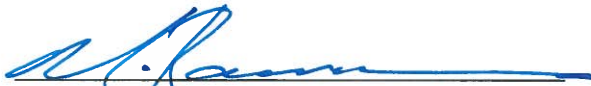
Previous Reports

PBS16-073, dated September 20, 2016;
PBS16-086, dated October 4, 2016; and,
PBS17-055, dated June 20, 2017.

Pre-submission Review

Agenda Management Team Meeting review on September 27, 2017.

Departmental Approval



Marco Ramunno, MCIP, RPP
Director,
Planning and Building Services

Approved for Agenda



Doug Nadorozny
Chief Administrative Officer