



**SPECIAL COUNCIL  
PUBLIC PLANNING  
MEETING AGENDA**

**THURSDAY, MAY 21, 2015**

**7 P.M.**

**COUNCIL CHAMBERS  
AURORA TOWN HALL**



**TOWN OF AURORA  
SPECIAL COUNCIL – PUBLIC PLANNING  
MEETING AGENDA**

Thursday, May 21, 2015  
7 p.m.  
Council Chambers

**1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

**2. APPROVAL OF THE AGENDA**

RECOMMENDED:

THAT the agenda as circulated by Legal and Legislative Services be approved.

**3. PLANNING APPLICATIONS**

**4. READING OF BY-LAW**

RECOMMENDED:

THAT the following confirming by-law be given first, second, and third readings and enacted:

**5727-15** BEING A BY-LAW to Confirm Actions by Council  
Resulting from Special Council – Public Planning  
Meeting on May 21, 2015

pg. 63

**5. ADJOURNMENT**

**AGENDA ITEMS**

1. **PL15-040 – 2041 York Region Draft Growth Scenarios and Land Budget** pg. 1

RECOMMENDED:

THAT Report No. PL15-040 be received for information.

2. **PL15-035 – Proposed Zoning By-law Amendment** pg. 42  
**Brookfield Homes (Ontario) Aurora Limited**  
**15776 Leslie Street (2C Planning Area)**  
**File: ZBA-2015-01**

RECOMMENDED:

THAT Report No. PL15-035 be received; and

THAT comments presented at the Public Planning meeting be addressed by Planning and Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.

3. **PL15-044 – Proposed Zoning By-law Amendment** pg. 53  
**The Priestly Holding Corporation**  
**125 Edward Street**  
**File: ZBA-2015-03**

RECOMMENDED:

THAT Report No. PL15-044 be received; and

THAT comments presented at the Public Planning meeting be addressed by Planning and Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.



**EXTRACT FROM  
COUNCIL MEETING OF  
MONDAY, MAY 11, 2015**

**7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION**

Items 1 (with the exception of sub-items 3, 8, 11, and 16), and 3 were identified as items not requiring separate discussion.

**Moved by Councillor Pirri**  
**Seconded by Councillor Kim**

THAT the following recommendations with respect to the matters listed as “Items Not Requiring Separate Discussion” be adopted as submitted to Council and staff be authorized to take all necessary action required to give effect to same:

**1. General Committee Meeting Report of May 5, 2015**

THAT the General Committee meeting report of May 5, 2015 be received and the following recommendations carried by the Committee be approved:

**(2) PL15-040 – 2041 York Region Draft Growth Scenarios and Land Budget**

THAT Report No. PL15-040 be received; and

THAT Report No. PL15-040 be referred to the May 21, 2015 Public Planning meeting for discussion.

**CARRIED**



**TOWN OF AURORA**  
**GENERAL COMMITTEE REPORT**      **No. PL15-040**

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**SUBJECT:**    *2041 York Region Draft Growth Scenarios and Land Budget*

**FROM:**      *Marco Ramunno, Director of Planning and Development Services*

**DATE:**      *May 5, 2015*

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**RECOMMENDATIONS**

*THAT Report No. PL15-040 be received; and*

*THAT Report No. PL15-040 be referred to the May 21, 2015 Public Planning meeting for discussion.*

**PURPOSE OF THE REPORT**

The purpose of the report is to provide Council with an update on the Regional Official Plan Growth Scenarios recently presented to York Region Council.

**BACKGROUND**

Amendment 2 to the *Growth Plan for the Greater Golden Horseshoe*, which came into effect in June 2013, provides updated forecasts of population and employment for 2031 and introduces new population and employment forecasts for 2036 and 2041 for York Region and the rest of the Greater Golden Horseshoe (GGH). These forecasts are to be used for planning and managing growth in the GGH. York Region is forecast to grow to a population of 1.79 million and employment of 900,000 by 2041. In response, York Region is proceeding to update of the Region's population and employment forecasts as part of the Regional Municipal Comprehensive Review and 5 year Regional Official Plan update.

On April 23, 2015, Regional Council considered the draft 2041 York Region Draft Growth Scenarios and Land Budget. Three growth scenarios were developed by York Region staff based on varying levels of residential intensification. The three scenarios are: 40% intensification, 50% intensification and a no urban expansion scenario. The intensification percentages refer to the share of housing growth occurring annually within the provincially defined Built Boundary. The 40% scenario is the minimum standard for intensification set by the Growth Plan. Both the 40% and 50% intensification scenarios require an urban expansion to accommodate the 2041 population and employment. The no urban expansion scenario constitutes the highest level of intensification possible. Under this scenario there would be no urban expansion in the Region beyond ROPA's 1 (Town of East Gwillimbury), 2 (City of Vaughan) and 3

**May 5, 2015**

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**Report No. PL15-040**

(City of Markham). This scenario equates to an intensification level of approximately 65%. Finally, the 50% scenario is an intermediate scenario which lies in between the minimum and maximum intensification scenarios and is generally consistent with the level of intensification currently approved in the Regional Official Plan.

Table 1 below outlines the forecasted population for each municipality to 2041 under the three potential growth scenarios.

**Table 1: YROP-2010 and Draft Growth Scenarios Population Forecast**

<b>Municipality</b>	<b>YROP-2010: 2031 Population</b>	<b>40% Intensification: 2041 Population</b>	<b>50% Intensification: 2041 Population</b>	<b>No Urban Expansion: 2041 Population</b>
Aurora	70,200	76,700	79,500	81,000
East Gwillimbury	86,500	135,300	113,400	108,700
Georgina	70,300	71,900	73,300	73,400
King	34,900	35,100	33,600	34,200
Markham	421,600	541,800	541,900	536,600
Newmarket	97,100	107,000	112,400	114,900
Richmond Hill	242,200	270,900	284,400	284,700
Vaughan	416,600	486,100	484,500	488,600
Whitchurch- Stouffville	60,600	65,200	67,000	67,900
<b>York Region</b>	<b>1,500,000</b>	<b>1,790,000</b>	<b>1,790,000</b>	<b>1,790,000</b>

Similar to the population forecast model, the employment forecast model projects York Region employment by a share analysis of GTHA employment taking into account labour force participation rates, net in-commuting and unemployment rates. Employment in Aurora is forecast to grow from approximately 33,500 jobs in 2031 to approximately 37,500 jobs in 2031 under all three growth scenarios.

**COMMENTS**

Staff have been in consultation with York Region for several months through the development of the draft scenarios. Detailed information related to approved lands for population and employment growth, existing and upcoming development applications and projected timelines have been provided to York Region to contribute to development the Regional forecasts and land budget. Based on this analysis, staff believe that projects with existing planning approvals could support a population of over 80,000 people and 38,000 jobs without significant amendments to the Town's Official Plan. The Town will be initiating its own Official Plan update in 2016 and will ensure conformity to the Regional Official Plan and Provincial Growth Plan.

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### **LINK TO STRATEGIC PLAN**

This report contributed to all 5 Objectives under the Strategic Plan goal of ***Supporting an Exceptional Quality of Life for all*** in outlining potential population and employment growth figures.

This report also supports the Strategic Plan goal of ***Enabling a Creative, Diverse and Resilient Economy*** through its accomplishment in satisfying requirements in the following key objectives within this goal statement:

**Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business:** Through the monitoring of emerging population and employment forecasts and can contribute to the ***Develop plans to attract businesses that provide employment opportunities for our residents*** action item.

### **ALTERNATIVE(S) TO THE RECOMMENDATIONS**

1. Council may choose to forward comments to York Region on the draft Growth Scenarios and Land Budget.

### **FINANCIAL IMPLICATIONS**

None.

### **CONCLUSIONS**

On April 23, 2015, Regional Council considered the draft 2041 York Region Draft Growth Scenarios and Land Budget. The three growth scenarios were developed by York Region staff based on varying levels of residential intensification. The three scenarios are: 40% intensification, 50% intensification and a no urban expansion scenario. Under the forecasts, population is expected to growth to approximately 80,000 people, while employment is expected to grow to 37,500 people by 2041. Staff have been in consultation with York Region for several months through the development of the draft scenarios and believe that projects with existing planning approvals could support a population of over 80,000 people and 38,000 jobs without significant amendments to the Town's Official Plan.

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**ATTACHMENTS**

York Region Committee of the Whole, Planning and Economic Development Report, April 23, 2015, 2041 York Region Draft Growth Scenarios and Land Budget.

**PRE-SUBMISSION REVIEW**

Executive Leadership Team meeting - April 23, 2015.

*Prepared by: Anthony Ierullo, Manager of Long Range and Strategic Planning - Ext. 4742*



**Marco Ramunno**  
*Director of Planning and Development Services*



**Neil Garbe**  
*Chief Administrative Officer*



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Clause 6 in Report No. 7 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on April 23, 2015.

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**2041 York Region Draft Growth Scenarios and Land Budget**

Committee of the Whole recommends:

1. Receipt of the presentation by Valerie Shuttleworth, Chief Planner.
2. Receipt of the following deputations:
  1. Patricia Foran, Aird & Berlis LLP on behalf of Lindvest Properties (Cornell) Limited.
  2. Don Given, Malone Given Parsons Ltd. on behalf of Box Grove Hill Developments Inc.
3. Receipt of the communication from Ryan Mino-Leahan, KLM Partners Inc. on behalf of Melrose Properties Inc., Ironrose Investments Inc., MCN (Pinevalley) Inc., Mel-Terra Investments Inc., Azure Woods Home Corp., and Lazio Farms Holdings Inc., the owners of approximately 191.16 hectares of land located within Block 42 in the City of Vaughan, dated April 8, 2015.
4. Adoption of the following recommendations, as amended, in the report dated March 26, 2015 from the Commissioner of Corporate Services and Chief Planner:
  1. Council endorse *in principle* the three draft growth scenarios outlined in this report as the basis for further consultation *with local municipalities* and input to the Regional Municipal Comprehensive Review and Regional Official Plan Review.
  2. The Regional Clerk circulate this report to local municipalities, Building Industry and Land Development Association and the Ontario Ministry of Municipal Affairs and Housing.

**2041 York Region Draft Growth Scenarios and Land Budget**

**1. Recommendations**

It is recommended that:

1. Council endorse the three draft growth scenarios outlined in this report as the basis for further consultation and input to the Regional Municipal Comprehensive Review and Regional Official Plan Review.
2. The Regional Clerk circulate this report to local municipalities, Building Industry and Land Development Association and the Ontario Ministry of Municipal Affairs and Housing.

**2. Purpose**

This report presents population and employment forecasts to the year 2041 for three draft growth scenarios and a land budget. The information is to be used as the basis for further consultation and analysis through the next phase of the Regional Municipal Comprehensive Review (MCR) and for the current water and wastewater and transportation master plan updates.

**3. Background**

**Amendment 2 to the *Growth Plan for the Greater Golden Horseshoe* requires the Region to update its population and employment forecasts**

Amendment 2 to the *Growth Plan for the Greater Golden Horseshoe* (the *Growth Plan*), which came into effect in June 2013, provides updated forecasts of population and employment for 2031 and introduces new population and employment forecasts for 2036 and 2041 for York Region and the rest of the Greater Golden Horseshoe (GGH). These forecasts are to be used for planning and managing growth in the GGH. York Region is forecast to grow to a population of 1.79 million and employment of 900,000 by 2041 (see Table 1). The Regional Official Plan must be brought into conformity with Amendment 2 by June 17, 2018.

**2041 York Region Draft Growth Scenarios and Land Budget**

**Table 1**  
**Growth Plan Schedule 3 Forecasts**

York Region	2014*	2031	2036	2041
Population	1,133,900	1,590,000	1,700,000	1,790,000
Employment	564,600	790,000	840,000	900,000

Source: Growth Plan for the Greater Golden Horseshoe, 2006, Office Consolidation, June 2013

\*Note: 2014 figures are a York Region Long Range Planning Division estimate.

**Update of the Region's forecasts is part of the Regional Municipal Comprehensive Review and 5 year Regional Official Plan update**

Committee and Regional Council received the "Regional Municipal Comprehensive Review Work Plan" staff report in May 2014, which outlined the work plan components and anticipated timing. The purpose of the work is to update the *York Region Official Plan, 2010 (YROP-2010)* to be consistent with Amendment 2 to the *Growth Plan* and the updated *Provincial Policy Statement, 2014* and also to review *YROP-2010* policies. The MCR is a primary component of the mandatory five-year review and update of the *YROP-2010*, a requirement under the *Planning Act*.

**The Regional Municipal Comprehensive Review consists of a number of studies and projects**

The MCR involves undertaking a number of separate studies, some of which have been completed or are in progress while others are to follow. The review consists of the following key components.

- Residential unit supply inventory
- Employment land supply and major office inventories
- Regional land budget and associated studies including the Retail Trends Study, Employment Trends Analysis and Cemetery Land Needs Study
- *YROP-2010* policy review
- Long-term fiscal impact analysis
- Population and employment forecasts

The Region last undertook an MCR updating the existing *YROP-2010*. The updated MCR that incorporates Amendment 2 to the *Growth Plan* is following a similar methodology and approach in completing the forecasting and land budget work, relevant background studies, and policy review and consultation.

**2041 York Region Draft Growth Scenarios and Land Budget**

**The new forecasts will provide the foundation for infrastructure master plans and development charges background study**

Updates to the Regional Water and Wastewater Master Plan and the Transportation Master Plan are currently in progress and are planned to be completed in 2016. This work will be based on updated York Region population and employment forecasts in order to properly assess and plan for the Region's long-term infrastructure requirements. In addition, background work for the next development charges by-law will commence in 2016 and will be based on updated growth forecasts.

**Draft growth scenarios will be the basis for iterative work in Phase 2 of the MCR**

The population and employment draft growth scenarios presented in this report will be reviewed and evaluated through Phase 2 of the MCR process. They will be evaluated as part of the water and wastewater and transportation master plan process and will also be subject to a fiscal impact assessment and land use planning assessment. Based on this analysis along with consultation with the public, stakeholders and local municipalities, a preferred growth scenario is planned to be presented to Council in Q4 2015.

**The draft growth scenarios were prepared within the context of provincial plans and the Provincial Policy Statement**

The draft growth scenarios were prepared within the context of the *Provincial Policy Statement, 2014 (PPS)*, and a number of provincial planning documents including the *Growth Plan*, the *Greenbelt Plan*, the *Oak Ridges Moraine Conservation Plan* and the *Lake Simcoe Protection Plan*.

The *PPS* provides policy direction on land use matters that are of Provincial interest. All planning decisions must be consistent with *PPS* policies. Within York Region there is significant overlap between the requirements of the *PPS*, the *Growth Plan* and other plans. All draft growth scenarios considered the fundamental guiding principles contained in both the *PPS* and the *Growth Plan*:

- The building of strong, healthy, complete communities for people of all ages,
- Supporting a strong and competitive economy,
- Making wise use and management of natural resources to protect and enhance a clean, healthy environment, and
- Optimizing and making efficient use of infrastructure to support the planning of growth in a compact and efficient manner.

**2041 York Region Draft Growth Scenarios and Land Budget**

**4. Analysis and Options**

**Three draft growth scenarios were developed**

Three growth scenarios were developed by York Region staff based on varying levels of residential intensification. The three scenarios are: 40% intensification, 50% intensification and a no urban expansion scenario. The intensification percentages refer to the share of housing growth occurring annually within the provincially defined Built Boundary. The 40% scenario is the minimum standard for intensification set by the Growth Plan. Both the 40% and 50% intensification scenarios require an urban expansion to accommodate the 2041 population and employment. The no urban expansion scenario constitutes the highest level of intensification possible. Under this scenario there would be no urban expansion in the Region beyond ROPA's 1, 2 and 3. This scenario equates to an intensification level of approximately 65%. Finally, the 50% scenario is an intermediate scenario which lies in between the minimum and maximum intensification scenarios.

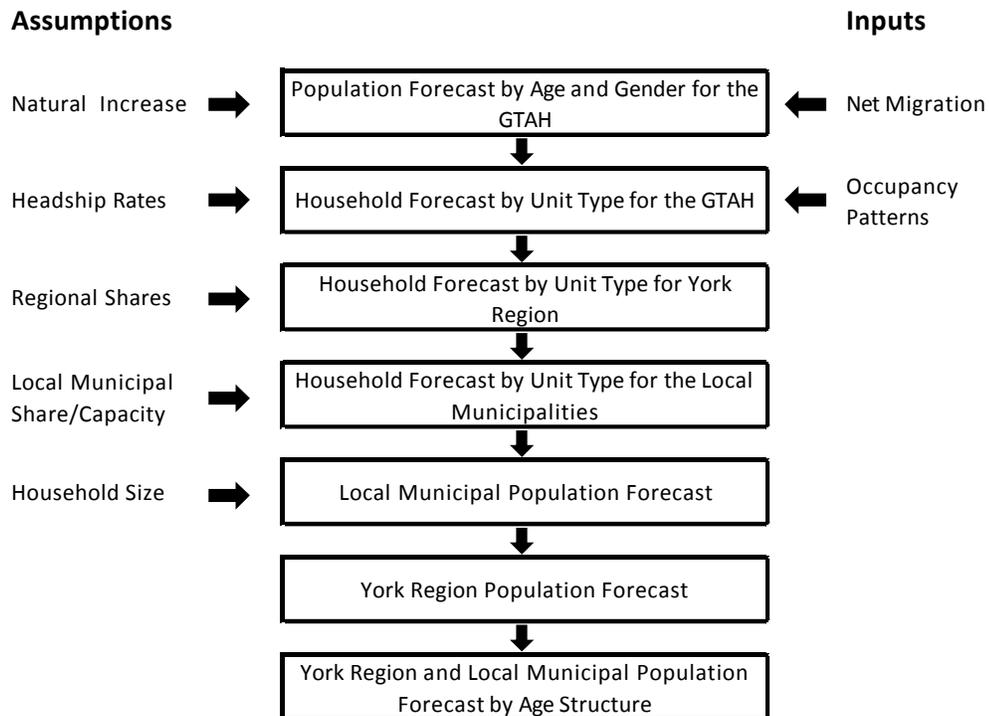
**The draft growth scenarios incorporate a range of demographic, economic, land use planning policy and infrastructure factors**

Regional staff maintain an in-house population, household and employment forecast model. The model uses the cohort (age group) survival method modified by migration factors that ages the population and calculates future growth based on assumptions on fertility rates, mortality rates and net migration.

The model forecasts population and households for the GTHA and then distributes this growth to York Region and its local municipalities based on a share analysis of the housing market. This top down approach is used in conjunction with land use planning policy targets, vacant land inventories and infrastructure capacity, location and timing factors and local municipal growth management work. Figure 1 below summarizes the population and household forecast method.

**2041 York Region Draft Growth Scenarios and Land Budget**

**Figure 1**  
**Population and Household Forecast Methodology**



The residential inventory work discussed in the report “Residential Unit Supply Inventory” endorsed by Council in March 2015 was an input to the housing unit forecast for the Region and local municipalities. Servicing capacity was a key consideration in the development of the draft growth scenarios. All three draft growth scenarios assume that the water and wastewater projects in the approved 2015 ten year capital plan will be maintained, in order to provide the required servicing capacity to accommodate growth within the planned time frame.

**Growth of approximately 645,000 in population by 2041 is required to meet *Growth Plan* forecast**

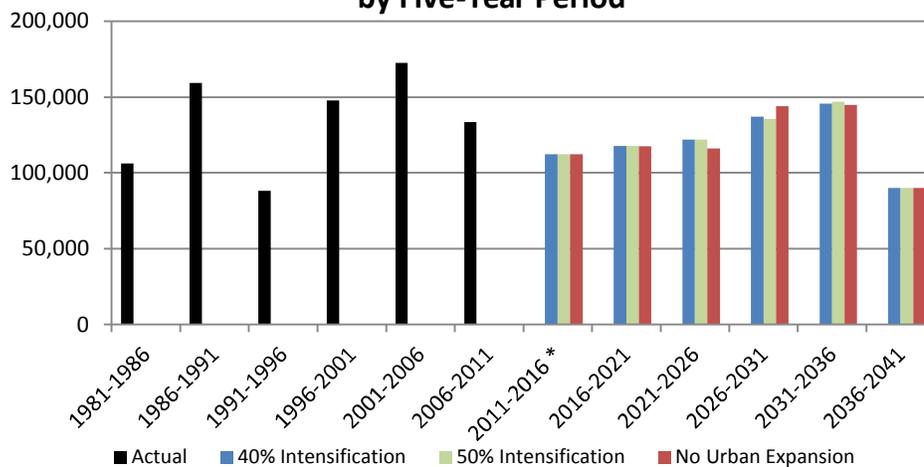
The *Growth Plan* forecast requires York Region to grow from a 2014 year-end population base of approximately 1.14 million to 1.79 million by 2041. This requires population growth of about 645,000 or an average annual growth level of about 24,300 people from 2015 to 2041. This compares to average annual historical growth of 26,500 people from 1981 to 2014.

**2041 York Region Draft Growth Scenarios and Land Budget**

**Consistent population and housing growth is maintained for most of the forecast period to 2041 for all three draft growth scenarios**

The 40% and 50% draft growth scenarios maintain relatively similar levels of annual population growth through the forecast period (see Figure 2) and are similar to recent levels of growth in the Region. The no urban expansion scenario shows slightly higher levels of population growth in the 2026 to 2031 period. The rate of growth declines towards the end of the forecast period as a result of the overall slowing of growth in the GTHA due to demographic trends and the ageing of society.

**Figure 2**  
**York Region Population Growth**  
**by Five-Year Period**



\* Note: 2011-2016 – York Region Long Range Planning Division estimate based on CMHC housing completion data to 2014 and forecast to 2016.

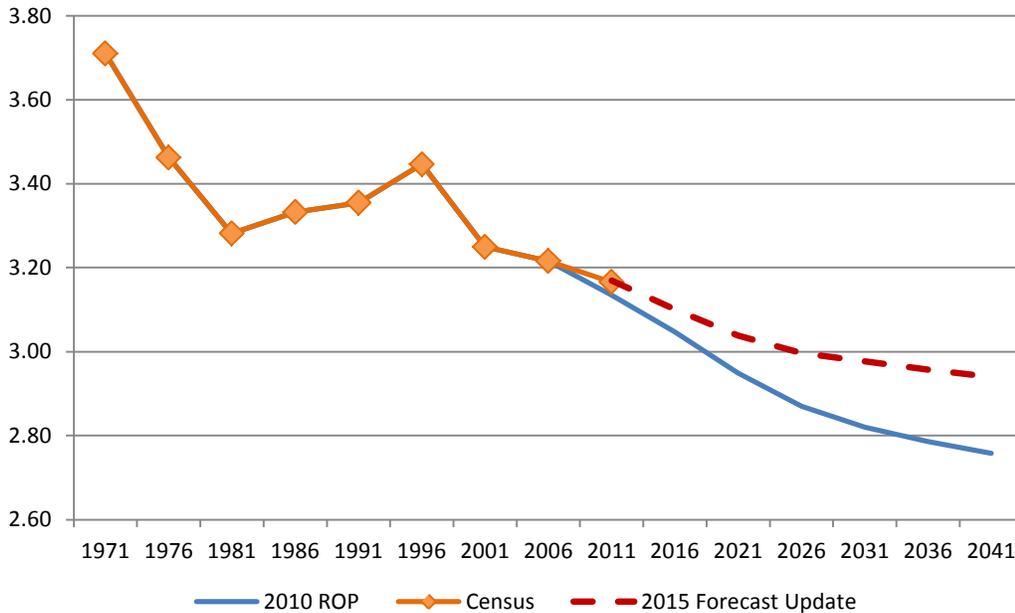
**Persons per unit forecast to decline at a slower rate than anticipated in forecast for the York Region Official Plan 2010**

Persons per unit is calculated by dividing the total household population by the number of households. Changes in average persons per unit over time are important in planning for housing growth to reach target population forecasts. Over time, average household size has tended to decrease. This is a common trend in the western world and is related to a fertility rate below replacement level, an aging population and an increase in empty nesters, childless and single person households. Figure 3 shows historical and projected average persons per unit for York Region. Data from the 2011 Census as well as the background work done in support of the *Growth Plan Amendment 2* forecasts indicate that the rate of decline is not as steep as was previously forecast in the work done for the *YROP-2010* due primarily to higher fertility and life expectancy. A slower rate of

**2041 York Region Draft Growth Scenarios and Land Budget**

decline in the average persons per unit means that fewer households will be required to accommodate the forecasted population.

**Figure 3**  
**York Region Persons per Household 1971 to 2041**



**Draft growth scenarios result in varying levels of household growth and housing unit mixes**

All three draft growth scenarios reach the *Growth Plan* target population of 1.79 million but each achieves this through different means in terms of housing growth and housing type mix. Table 2 compares the share of housing growth through ground-related units (single detached, semi-detached and row houses) and apartments for the last 10 years, the current *YROP-2010* forecast and the three growth scenarios.

**2041 York Region Draft Growth Scenarios and Land Budget**

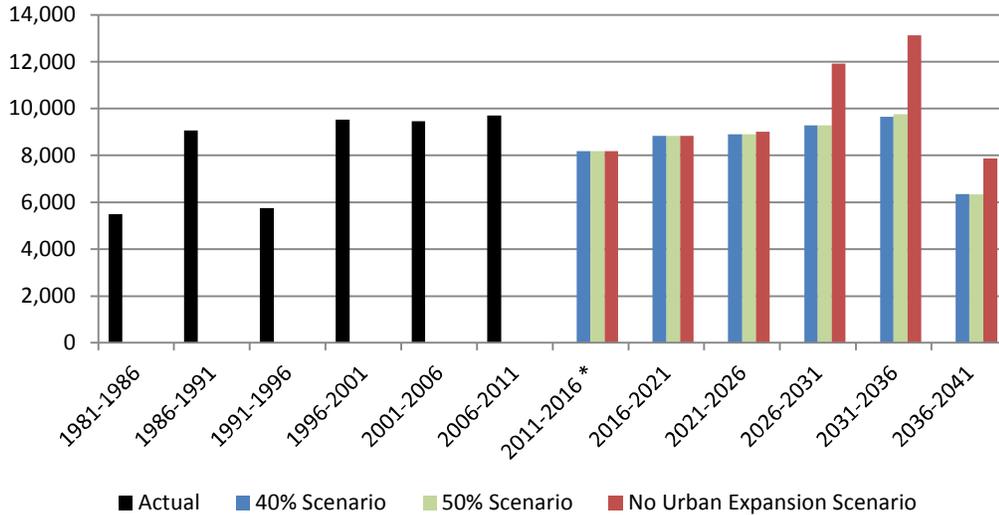
**Table 2**  
**Housing Mix Comparison – Share of Housing Growth By Unit Type**

Scenario	Ground-Related Units	Apartments	Total	Total Stock Ground-Related / Apartments
2005 to 2014 Actual	79.2%	20.8%	100.0%	87% / 13%
YROP-2010 Forecast: 2006 to 2031	64.4%	35.6%	100.0%	78% / 22%
40% Intensification: 2011 to 2041	66.3%	33.7%	100.0%	79% / 21%
50% Intensification: 2011 to 2041	59.3%	40.7%	100.0%	75% / 25%
No Urban Expansion: 2011 to 2041	52.8%	47.2%	100.0%	71% / 29%

Historically, York Region’s housing growth has been largely oriented to ground-related housing but there has been a shift in recent years to increasing shares of growth in medium and higher density forms of housing. In order to support the development of more complete communities with a range of housing types that are more compact, provide more affordable housing options and can support public transit and mixed use, all of the growth scenarios project an increased share of housing growth towards higher density forms. The no urban expansion scenario proposes the largest shift in housing type, with just under half of the housing growth from 2011 to 2041 in apartments. Attachment 1 provides detailed graphs on housing growth by type for each scenario, by 5-year period. Figure 4 shows average annual total housing growth for the three draft growth scenarios. The no urban expansion scenario necessitates high levels of apartment growth from 2026 onwards to meet the *Growth Plan* forecast for 2041.

**2041 York Region Draft Growth Scenarios and Land Budget**

**Figure 4**  
**York Region Average Annual Housing Unit Growth by Five Year Period**



\*Note: 2011-2016 – York Region Long Range Planning Division estimate based on CMHC housing completion data to 2014 and forecast to 2016.

**Draft growth scenarios vary distributions of population growth among the Region’s local municipalities**

All nine local municipalities are projected to experience population growth under each scenario. Table 3 shows the forecast 2041 population by local municipality along with the current *YROP-2010* 2031 forecasts. However, since the three growth scenarios are based on varying levels of intensification, the distribution of growth to the Region’s local municipalities varies with each scenario. Under the 40% scenario, the municipalities with the largest amount of available land for potential urban expansion show the highest levels of growth. Attachment 2 shows the full local municipal forecast by 5-year period for each growth scenario.

**2041 York Region Draft Growth Scenarios and Land Budget**

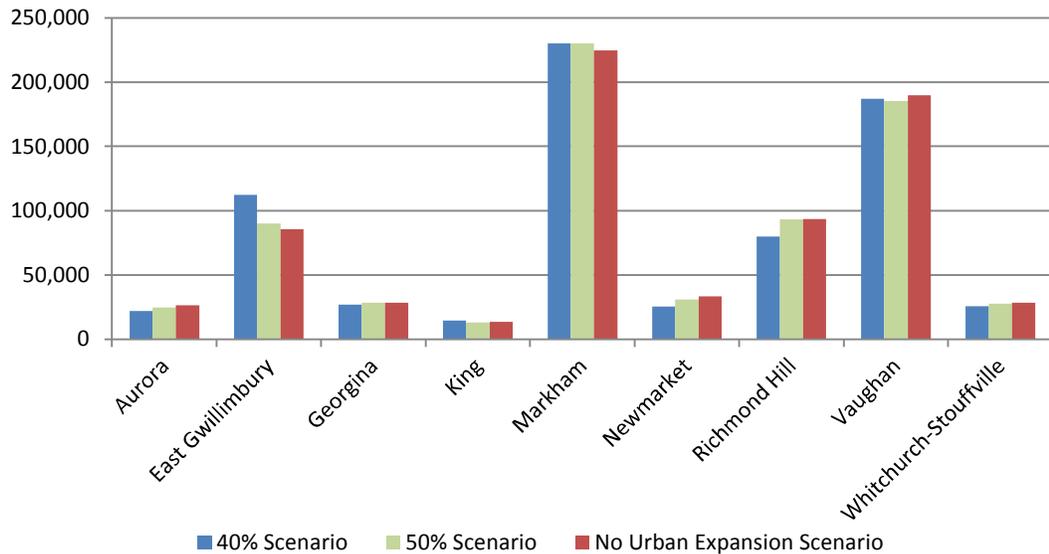
**Table 3**  
**YROP-2010 and Draft Growth Scenarios Population Forecast**

Municipality	YROP-2010: 2031 Population	40% Intensification: 2041 Population	50% Intensification: 2041 Population	No Urban Expansion: 2041 Population
Aurora	70,200	76,700	79,500	81,000
East Gwillimbury	86,500	135,300	113,400	108,700
Georgina	70,300	71,900	73,300	73,400
King	34,900	35,100	33,600	34,200
Markham	421,600	541,800	541,900	536,600
Newmarket	97,100	107,000	112,400	114,900
Richmond Hill	242,200	270,900	284,400	284,700
Vaughan	416,600	486,100	484,500	488,600
Whitchurch-Stouffville	60,600	65,200	67,000	67,900
York Region	1,500,000	1,790,000	1,790,000	1,790,000

Figure 5 displays the distribution of population growth among the nine local municipalities from 2011 to 2041. Markham, Vaughan and Richmond Hill are forecast to continue to accommodate the largest shares of the Region's residential growth. In addition, the Town of East Gwillimbury is anticipated to play a more significant role in the next 25 years in accommodating population growth in the Region with the extension of servicing capacity to allow for the full development of Holland landing, Sharon, Queensville, ROPA 1 lands and potentially additional urban expansion lands.

**2041 York Region Draft Growth Scenarios and Land Budget**

**Figure 5**  
**2011 - 2041 Population Growth by Local Municipality**

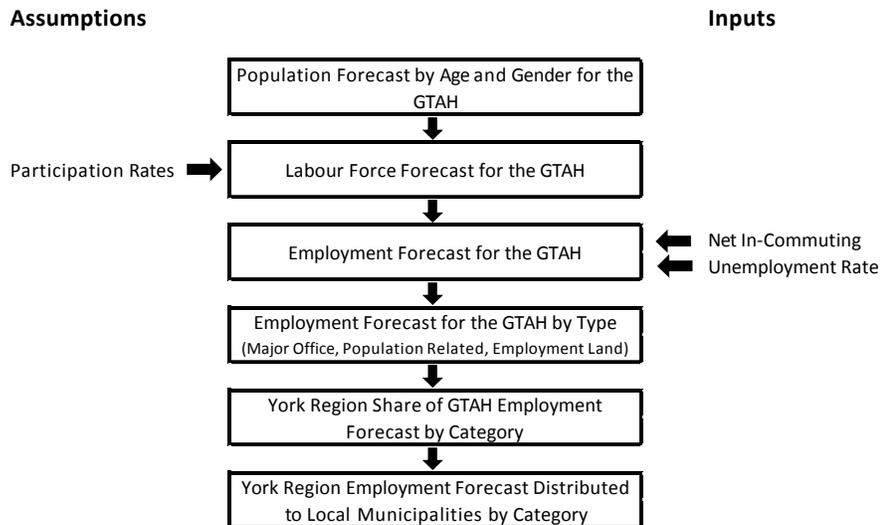


**Employment growth is forecast by three employment types**

Similar to the population forecast model, the employment forecast model projects York Region employment by a share analysis of GTHA employment taking into account labour force participation rates, net in-commuting and unemployment rates. Figure 6 summarizes the employment forecast method used for the draft growth scenarios.

**2041 York Region Draft Growth Scenarios and Land Budget**

**Figure 6**  
**Employment Forecast Methodology**



Employment is forecast by three types: major office employment, population-related employment and employment land employment. Definitions of each type are provided in Attachment 3. The following points summarize the key forecast assumptions for each employment type.

**Major Office Employment:** Major office employment growth is forecast through a market share analysis of the major office forecast for the entire GTHA. All three growth scenarios anticipate that York Region will increase its market share of GTHA office growth and that the Region’s Centres and Corridors will attract increased levels of office development.

**Population-Related Employment:** Population-related employment is employment serving the local population (e.g. retail, services, education, government). Population-related employment is forecast as a ratio in relation to population growth since it tends to grow in response to population.

**Employment Land Employment:** Employment land employment is forecast by applying projected employment densities against vacant land supply in the Region’s employment land areas. A factor was also applied to account for a portion of the employment growth occurring within existing vacant space and buildings. The Region’s vacant employment land supply is based on the work contained in the report that Council considered in June 2014, titled “York Region Vacant Employment Land Inventory”.

**2041 York Region Draft Growth Scenarios and Land Budget**

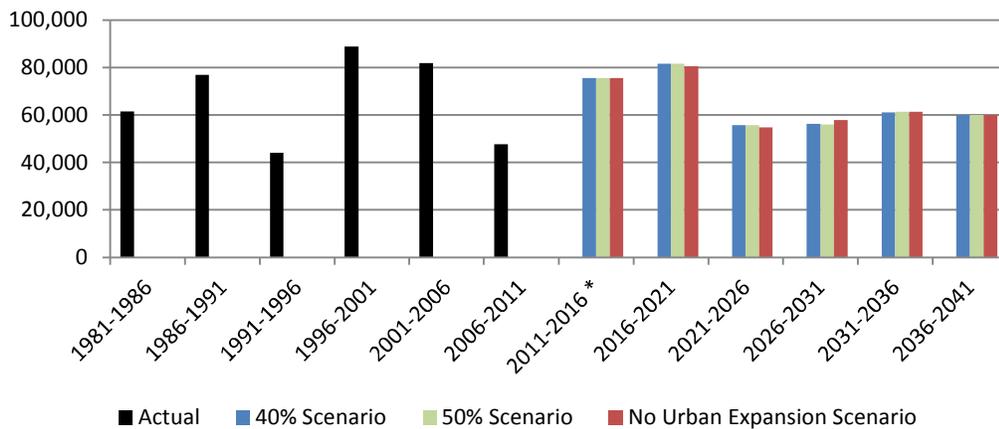
**Draft growth scenarios account for employment land conversions proposed to be supported by the Region**

The employment land forecast takes account of employment land conversions in the City of Markham that are proposed to be supported by York Region staff. An accompanying staff report entitled “Proposed Employment Land Conversions, City of Markham” is being presented to Committee on the same April 9 2015 agenda. That report provides recommendations on 10 Markham site-specific employment land conversion requests within the context of the MCR and applicable policy framework. That report also provides recommendations on site-specific Official Plan amendments for three of the 10 properties adopted by Markham Council and sent to the Region for approval.

**Employment growth in York Region is forecast to continue to shift to service producing sectors**

York Region, along with the rest of the GTHA and Ontario continues to experience a shift from goods producing to a service producing economy. Since recovering from the 2008/2009 economic recession, employment in York Region has been growing steadily at an average annual growth of about 15,000 jobs per year over the past five years. While it is anticipated that manufacturing and related industries will remain key parts of York Region’s economy, its share of future employment growth is anticipated to decline. Figure 7 shows historical and forecast employment growth under the three growth scenarios.

**Figure 7**  
**York Region Employment Growth**  
**by Five-Year Period**



\* Note: 2011-2016 – York Region Long Range Planning Division estimate based on York Region 2014 employment survey and forecast to 2016.

**2041 York Region Draft Growth Scenarios and Land Budget**

Table 4 displays the forecast employment by type for York Region in 2041 in comparison to the forecast for 2031 in the current *YROP-2010*. The new growth scenarios anticipate a greater share of employment growth occurring in the major office and population-related employment categories reflecting the shift to the service-producing sectors. The no urban expansion scenario results in a slightly lower share of employment land employment in 2041 in comparison to the other two scenarios.

**Table 4**  
**York Region Employment Forecast By Type Comparison**

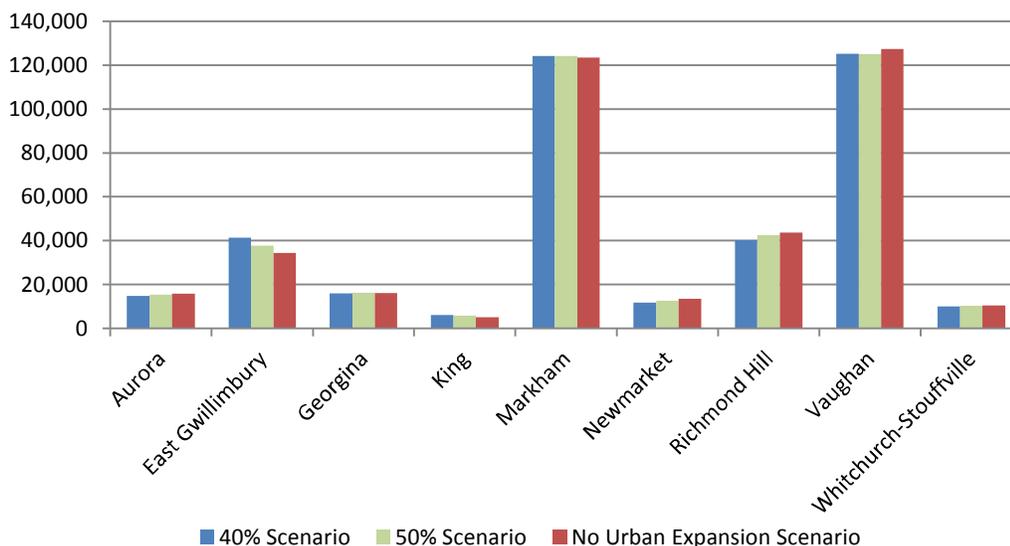
Scenario	Major Office	Employment Land	Population-Related	Total
<i>YROP-2010</i> : 2031	15.4%	47.4%	37.2%	100%
40% and 50%: 2041 Intensification	18.0%	41.5%	40.5%	100%
No Urban Expansion: 2041	18.7%	40.7%	40.6%	100%

**Each local municipality in the Region is forecast to continue to accommodate growth in employment**

Forecast employment at the York Region level was distributed to the local municipalities based on available and potential employment land supply, ability to attract major office development and in relation to population growth. All nine local municipalities are projected to experience employment growth over the forecast period. Figure 8 shows total employment growth by local municipality for 2011 to 2041 by draft growth scenario. Attachment 4 shows the full employment forecast by 5 year period for each scenario by local municipality.

**2041 York Region Draft Growth Scenarios and Land Budget**

**Figure 8**  
**2011-2041 Employment Growth by Local Municipality**



Vaughan has the largest share of employment land employment growth in the Region owing to its large vacant land supply, located mainly in West Vaughan. Major office employment is forecast to continue to increase in the Region’s existing major office concentrations in Markham, Richmond Hill, Vaughan, Aurora and Newmarket in both Centres and Corridors and employment areas and business parks. Large increases in population-related employment growth are forecast for those local municipalities anticipated to experience a relatively higher amount of population growth.

**40% and 50% intensification draft growth scenarios require urban expansion for residential and employment lands**

A land demand/supply analysis (land budget) was undertaken to determine the ability of the existing Urban Area in York Region to accommodate the forecast population and employment growth. Both the 40% and 50% intensification growth scenarios require additional urban lands to accommodate the population and employment forecast to 2041. The area remaining outside of the existing Urban Area and also outside of the Greenbelt Plan boundary, an area commonly referred to as the “Whitebelt Lands”, could potentially be used for urban expansion if required (see map in Attachment 5). These remaining areas in York Region are in East Gwillimbury, King, Markham, Vaughan and Whitchurch-Stouffville, totalling approximately 4,500 developable hectares.

**2041 York Region Draft Growth Scenarios and Land Budget**

Table 5 summarizes the approximate urban expansion requirements for the 40% and 50% intensification scenarios based on a preliminary review and analysis. A more fulsome analysis of land requirements and locations within the Region for urban expansion will be assessed and options proposed through Phase 2 of the MCR. This would also include the release of a comprehensive and detailed forecasting and land budget report outlining methodology and assumptions.

**Table 5**  
**Draft Growth Scenario Whitebelt Land Requirements (hectares) to 2041**

Scenario	Community Lands	Employment Lands	Total
40% Intensification Scenario	2,300	160	2,460
50% Intensification Scenario	1,100	160	1,260

**Preferred growth scenarios must meet *Growth Plan* requirements**

The following are key *Growth Plan* policy requirements that must be met by the preferred growth scenario:

- Population and employment forecasts in Schedule 3 are to be used for planning and managing growth.
- By 2015 and for each year thereafter, a minimum of 40% of all residential development occurring annually will be within the built-up area.
- Urban growth centres are planned to achieve by 2031 or earlier, a gross density target of 200 people and jobs per hectare.
- The designated greenfield area will be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare.

All three draft growth scenarios meet the Schedule 3 forecast of 1.79 million population and 900,000 jobs by 2041. In addition, all three also meet the minimum 40% intensification requirement. Density targets for the Region's urban growth centres are maintained in all scenarios. Regional staff have undertaken preliminary work on the 50 people and jobs density analysis which will be completed as part of the Phase 2 land use planning evaluation of the draft growth scenarios.

**2041 York Region Draft Growth Scenarios and Land Budget**

**Draft growth scenarios will be subject to review and consultation in Phase 2 of the MCR**

The three draft growth scenarios were developed in consultation with regional departments and the local municipalities, and are the product of a number of assumptions based on the most recent social, demographic and economic trends and on provincial, regional and local policy. As part of MCR Phase 2 consultation and evaluation work, there may be significant refinements to the draft growth scenarios in deriving the preferred scenario.

The three draft growth scenarios will be discussed, reviewed and evaluated based on a number of factors including:

- The planned urban structure of centres and corridors that provide a focus for intensification, mixed use development and live/work opportunities,
- Transit supportive and pedestrian oriented new, complete communities,
- Protection of the Greenbelt and Oak Ridges Moraine and agricultural, rural and resource areas,
- Transit investment to support intensification,
- The pace of growth and required infrastructure investment for water and wastewater and roads and cycling,
- The long-term financial impact of growth and fiscal responsibility,
- Job creation to match labour force growth that requires the identification and protection of employment lands,
- Housing diversity and affordable housing to offer regional residents housing choices and for attracting a more diverse and skilled labour force and
- A land use planning analysis that will include an assessment of options for different locations for urban expansion, should this be required as part of the preferred scenario.

Regional Council, local municipal councils and staff, the development industry and other stakeholders will be consulted on the draft growth scenarios in this next phase of the MCR. Phase 2 will be an extensive, iterative process involving multiple rounds of scenario evaluation and refinement. The cost of infrastructure will be a key consideration in the identification of the preferred growth scenario and the associated distribution of growth at the local municipal level.

**2041 York Region Draft Growth Scenarios and Land Budget**

The Province is currently embarking on a review of the *Greenbelt* and *Oak Ridges Moraine Plans* as well as the *Growth Plan*. If required, the draft growth scenario forecasts and land budget will take into account any policy changes in these plans which may affect the forecasts and land budget.

**Preferred growth scenario is expected to be presented to Council in Q4 2015**

Based on the analysis described above in Phase 2, a recommended growth scenario is anticipated to be presented to Council in Q4 2015. The recommended growth scenario could be a refined version of one of the three scenarios presented in this report or it could be a modified version combining different elements of these scenarios. A draft Official Plan Amendment incorporating the preferred growth scenario is anticipated to be brought forward in mid-2016.

**Link to key Council-approved plans**

The MCR will result in an amendment to the *YROP-2010* to update the Regional and local municipal population and employment forecasts and associated policies. The MCR also supports a number of the *2015 to 2019 Strategic Plan* Priority Areas including – Managing Environmentally Sustainable Growth, Strengthening the Region's Economy and Supporting Community Health and Well-being. The MCR work will also support *Vision 2051's* goal area of Creating Liveable Cities and Complete Communities through the preparation of updated growth forecasts and land budget that will provide the framework for the future growth and development of communities in the Region.

**5. Financial Implications**

The forecast and land budget work was undertaken in-house by existing staff in the Planning and Economic Development branch, with support from staff in other Regional branches and departments.

A comprehensive fiscal impact analysis will be undertaken during Phase 2 to assist in the evaluation and development of a recommended scenario. The recommended growth scenario will form the basis for the growth forecast for the next development charge by-law update which is required to be adopted in 2017.

**6. Local Municipal Impact**

Local municipal staff are part of the MCR Technical Advisory Committee which met on December 8, 2014 and February 10, 2015 to discuss the MCR process, residential land supply, review of Regional Official Plan policies and the draft

**2041 York Region Draft Growth Scenarios and Land Budget**

growth scenarios. In addition, regional staff met with staff from each local municipality individually in December 2014, January and February 2015 to discuss the residential land supply that feeds into the draft growth scenarios. Local municipal staff will continue to be consulted through the next phase of the MCR involving the evaluation of the three growth scenarios. The new forecasts generated through the MCR, once approved, will be the new forecasts to which local official plans will need to conform and form the basis for local municipal infrastructure and service delivery planning.

**7. Conclusion**

York Region is required to update its forecasts to be consistent with Amendment 2 to the *Growth Plan* which forecasts the Region to grow to 1.79 million people and 900,000 jobs by 2041. In mid-2014, Regional staff commenced a Regional Municipal Comprehensive Review to update the Region's forecasts and review policies in the Regional Official Plan. New forecasts are required as input to the water and wastewater and transportation master plan updates as well as the forthcoming development charges by-law update.

This report has presented three draft growth scenarios for population and employment forecasts to 2041 by local municipality. These scenarios are to be evaluated and refined through Phase 2 of the MCR from the perspective of water/wastewater and transportation infrastructure, financial and land use planning impacts as well as local municipal and stakeholder input. A recommended growth scenario will be presented to Council in Q4 2015.

For more information on this report, please contact Paul Bottomley, Manager, Policy, Research and Forecasting at 905-830-4444 ext.71530.

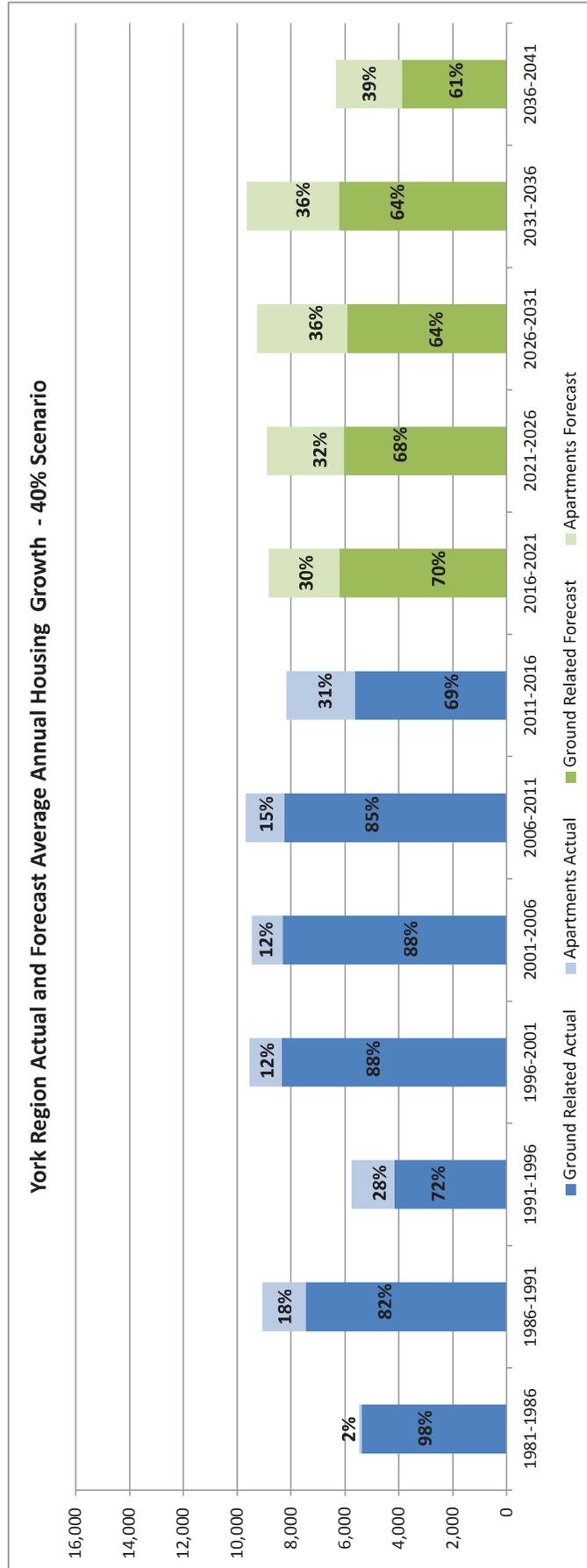
The Senior Management Group has reviewed this report.

Attachments (5)

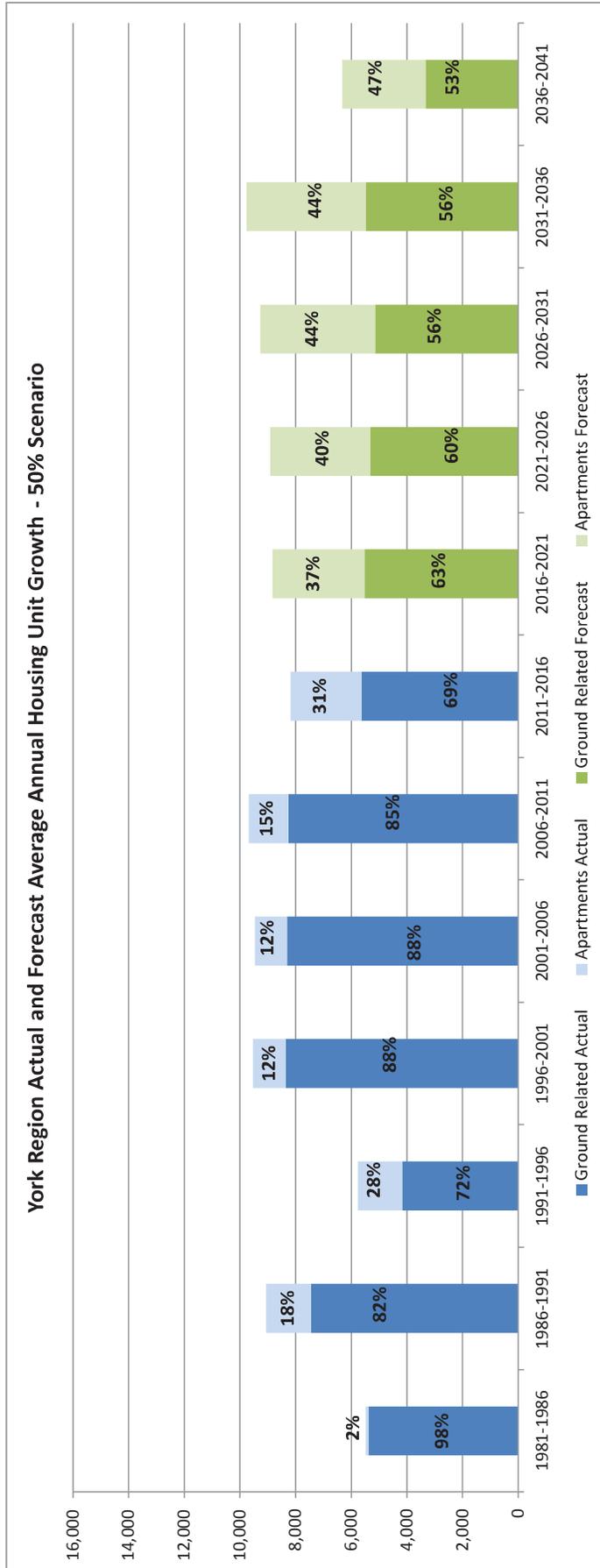
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Accessible formats or communication supports are available upon request

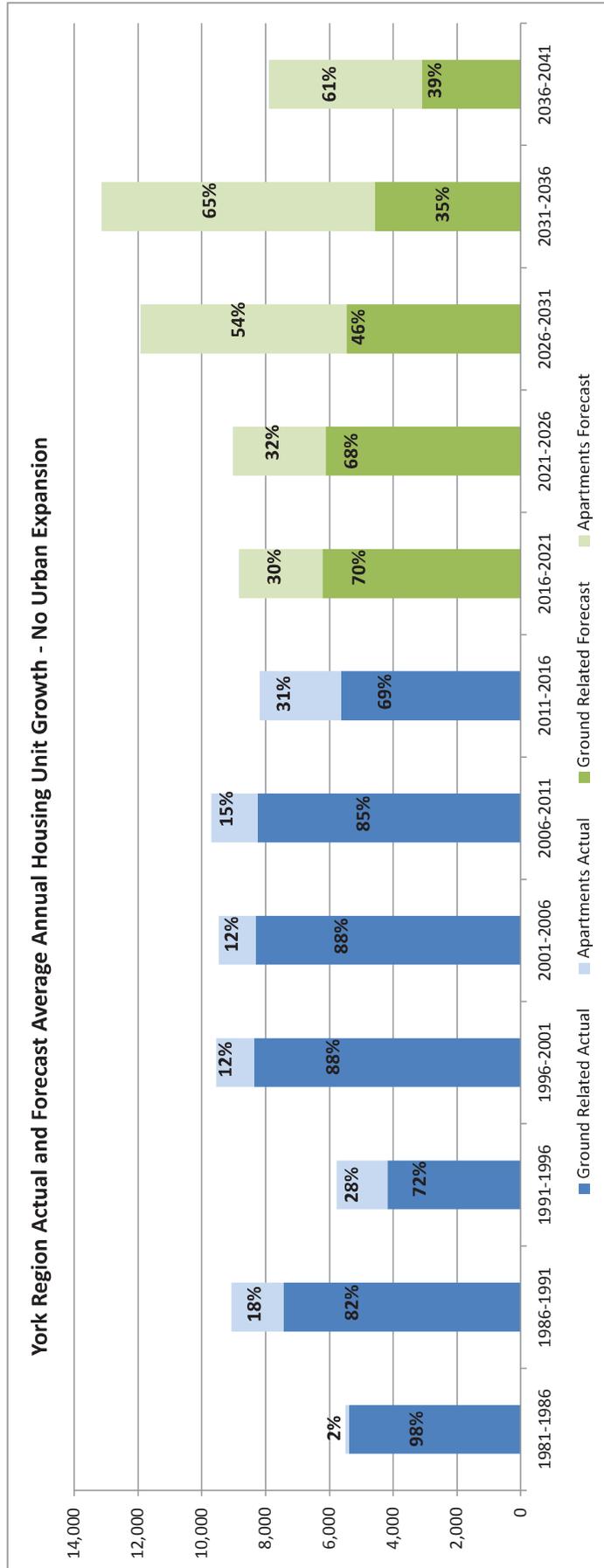
Attachment 1: York Region Actual and Forecast Average Annual Housing Growth for Ground Related and Apartment Unit Types



Notes: 40% Scenario refers to 40% of all housing unit growth occurring annually within the Provincially defined built boundary from 2015 to 2041.  
 2011-2016 - York Region Long Range Planning Division estimate based on CMHC housing completion data to 2014 and forecast to 2016.



Notes: 50% Scenario refers to 50% of all housing unit growth occurring annually within the Provincially defined built boundary from 2015 to 2041.  
 2011-2016 - York Region Long Range Planning Division estimate based on CMHC housing completion data to 2014 and forecast to 2016.



Notes: No Urban Expansion Scenario assumes no urban expansion in the Region beyond existing designations (including ROPA's 1,2 and 3). This scenario equates to an intensification level of approximately 65%.  
 2011-2016 - York Region Long Range Planning Division estimate based on CMHC housing completion data to 2014 and forecast to 2016.

**Attachment 2: Population Forecasts by Five-Year Period for Draft Growth Scenarios**

**Population Forecast by 5-year period - 40% Intensification Scenario**

	2011	2016	2021	2026	2031	2036	2041
Aurora	54,600	58,200	63,700	69,600	72,700	75,000	76,700
East Gwillimbury	23,000	25,600	38,200	49,500	85,200	115,100	135,300
Georgina	45,000	47,400	50,400	53,800	58,300	65,400	71,900
King	20,500	25,300	28,800	31,300	32,100	34,300	35,100
Markham	311,800	355,200	392,200	434,300	456,700	509,800	541,800
Newmarket	81,500	87,400	92,100	97,100	100,300	104,200	107,000
Richmond Hill	190,900	209,800	227,500	244,700	255,900	265,000	270,900
Vaughan	298,800	323,100	349,600	377,200	431,000	467,200	486,100
Whitchurch-Stouffville	39,400	45,600	52,900	59,900	62,200	64,000	65,200
<b>York Region</b>	<b>1,065,500</b>	<b>1,177,600</b>	<b>1,295,400</b>	<b>1,417,400</b>	<b>1,554,400</b>	<b>1,700,000</b>	<b>1,790,000</b>

	2011	2016	2021	2026	2031	2036	2041
Aurora	54,600	58,200	63,300	68,600	73,100	77,100	79,500
East Gwillimbury	23,000	25,600	36,100	45,500	66,300	94,400	113,400
Georgina	45,000	47,400	50,000	52,900	57,200	66,000	73,300
King	20,500	25,300	28,200	30,200	31,800	33,100	33,600
Markham	311,800	355,200	394,100	437,600	474,800	515,700	541,900
Newmarket	81,500	87,400	92,700	98,300	103,200	108,500	112,400
Richmond Hill	190,900	209,800	229,400	248,200	263,800	276,700	284,400
Vaughan	298,800	323,100	349,700	378,100	420,700	463,200	484,500
Whitchurch-Stouffville	39,400	45,600	52,000	58,100	62,200	65,300	67,000
<b>York Region</b>	<b>1,065,500</b>	<b>1,177,600</b>	<b>1,295,500</b>	<b>1,417,500</b>	<b>1,553,100</b>	<b>1,700,000</b>	<b>1,790,000</b>

	2011	2016	2021	2026	2031	2036	2041
<b>Aurora</b>	54,600	58,200	64,300	70,500	72,800	77,700	81,000
<b>East Gwillimbury</b>	23,000	25,600	37,500	50,500	101,600	105,500	108,700
<b>Georgina</b>	45,000	47,400	50,400	54,400	69,200	71,700	73,400
<b>King</b>	20,500	25,300	28,800	31,600	32,100	33,400	34,200
<b>Markham</b>	311,800	355,200	392,200	429,200	453,200	504,900	536,600
<b>Newmarket</b>	81,500	87,400	92,100	96,300	101,100	109,900	114,900
<b>Richmond Hill</b>	190,900	209,800	227,500	242,100	254,400	273,100	284,700
<b>Vaughan</b>	298,800	323,100	349,600	376,900	408,100	457,900	488,600
<b>Whitchurch-Stouffville</b>	39,400	45,600	52,900	59,800	62,700	65,900	67,900
<b>York Region</b>	<b>1,065,500</b>	<b>1,177,600</b>	<b>1,295,300</b>	<b>1,411,300</b>	<b>1,555,200</b>	<b>1,700,000</b>	<b>1,790,000</b>

Notes: No Urban Expansion Scenario assumes no urban expansion in the Region beyond ROPA's 1, 2 and 3.  
2011 data is a York Region Long Range Planning Division estimate adjusted for the Census undercount.

	2011	2016	2021	2026	2031
Aurora	54,600	63,700	68,100	69,600	70,200
East Gwillimbury	23,000	34,700	48,100	66,300	86,500
Georgina	45,000	52,800	57,900	63,900	70,300
King	20,500	27,000	29,900	32,500	34,900
Markham	311,800	337,800	370,300	398,300	421,600
Newmarket	81,500	88,700	91,900	94,500	97,100
Richmond Hill	190,900	216,900	231,400	239,100	242,200
Vaughan	298,800	329,100	360,400	388,800	416,600
Whitchurch-Stouffville	39,400	49,400	55,800	59,100	60,600
<b>York Region</b>	<b>1,065,500</b>	<b>1,200,100</b>	<b>1,313,800</b>	<b>1,412,100</b>	<b>1,500,000</b>

### **Attachment 3: Employment Type Definitions**

**Major Office Employment:** Employment occurring in office building of 1,860 square metres (20,000 square feet) or larger (does not include city or town halls, hospitals or school board offices). Major office employment forms a key part of the Region's strategy for maintaining and attracting high quality jobs. Growth in office development is also a key component of the Region's Centres and Corridors strategy and is needed to support the Region's major transit infrastructure investments.

**Population-Related Employment:** Employment serving the local population such as retail, services, education, municipal government, institutions and community services. This type of employment tends to grow mainly in response to population growth..

**Employment Land Employment:** Refers to employment within the Region's employment lands, excluding major office employment. This employment category typically includes business activities such as manufacturing, research and development, warehousing and also includes ancillary retail and service uses.

**Attachment 4: Employment Forecasts by Five-Year Period for Draft Growth Scenarios**

**Employment Forecast by 5-year period - 40% Intensification Scenario**

	2011	2016	2021	2026	2031	2036	2041
Aurora	21,900	25,500	29,400	31,700	33,400	35,200	37,000
East Gwillimbury	7,400	9,100	13,800	17,800	27,000	37,500	48,900
Georgina	7,700	9,000	11,600	13,400	16,100	19,600	23,600
King	8,200	9,700	10,900	11,500	12,000	13,100	14,300
Markham	154,800	176,300	200,100	219,400	234,900	255,500	275,700
Newmarket	42,800	45,400	47,900	49,800	51,500	53,300	55,000
Richmond Hill	69,300	79,500	88,800	95,400	100,500	105,600	110,400
Vaughan	185,100	215,500	246,500	263,700	282,400	298,000	312,100
Whitchurch-Stouffville	12,800	15,300	18,100	20,000	21,200	22,200	23,000
<b>York Region</b>	<b>510,000</b>	<b>585,300</b>	<b>667,100</b>	<b>722,700</b>	<b>779,000</b>	<b>840,000</b>	<b>900,000</b>

	2011	2016	2021	2026	2031	2036	2041
Aurora	21,900	25,500	29,300	31,500	33,500	35,500	37,400
East Gwillimbury	7,400	9,100	13,400	17,000	23,800	34,000	45,200
Georgina	7,700	9,000	11,500	13,300	15,900	19,700	23,900
King	8,200	9,700	10,800	11,300	12,000	12,900	14,100
Markham	154,800	176,300	200,500	220,100	237,900	256,600	275,600
Newmarket	42,800	45,400	48,000	50,000	52,000	54,000	55,900
Richmond Hill	69,300	79,500	89,200	96,100	101,900	107,600	112,700
Vaughan	185,100	215,500	246,500	263,800	280,700	297,400	312,000
Whitchurch-Stouffville	12,800	15,300	17,900	19,700	21,100	22,300	23,200
<b>York Region</b>	<b>510,000</b>	<b>585,300</b>	<b>667,100</b>	<b>722,800</b>	<b>778,800</b>	<b>840,000</b>	<b>900,000</b>

	2011	2016	2021	2026	2031	2036	2041
<b>Aurora</b>	21,900	25,500	29,400	32,000	33,600	35,800	38,000
<b>East Gwillimbury</b>	7,400	9,100	13,600	17,800	29,500	35,800	41,900
<b>Georgina</b>	7,700	9,000	11,600	13,500	17,800	20,900	23,700
<b>King</b>	8,200	9,700	10,900	11,600	12,000	12,700	13,400
<b>Markham</b>	154,800	176,300	199,400	217,600	233,000	253,300	274,800
<b>Newmarket</b>	42,800	45,400	47,900	49,600	51,600	54,200	56,600
<b>Richmond Hill</b>	69,300	79,500	88,700	94,900	100,500	107,200	113,800
<b>Vaughan</b>	185,100	215,500	246,400	263,800	279,400	297,600	314,400
<b>Whitchurch-Stouffville</b>	12,800	15,300	18,000	20,000	21,200	22,500	23,400
<b>York Region</b>	<b>510,000</b>	<b>585,300</b>	<b>665,900</b>	<b>720,800</b>	<b>778,600</b>	<b>840,000</b>	<b>900,000</b>

Notes: No Urban Expansion Scenario assumes no urban expansion in the Region beyond ROPA's 1, 2 and 3.  
 2011 based on the York Region 2011 employment survey.

	2011	2016	2021	2026	2031
Aurora	22,100	29,000	32,400	33,500	34,200
East Gwillimbury	7,400	11,600	18,700	26,700	34,400
Georgina	7,700	11,000	13,900	17,400	21,200
King	8,200	9,700	11,000	11,400	11,900
Markham	151,600	200,300	221,500	231,200	240,400
Newmarket	43,100	47,600	48,700	49,000	49,400
Richmond Hill	70,100	86,100	94,300	97,400	99,400
Vaughan	187,000	226,000	248,900	257,600	266,100
Whitchurch-Stouffville	12,800	19,200	21,900	22,700	23,000
<b>York Region</b>	<b>510,000</b>	<b>640,500</b>	<b>711,200</b>	<b>746,900</b>	<b>780,000</b>

Attachment 5

# York Region Land Use Categories

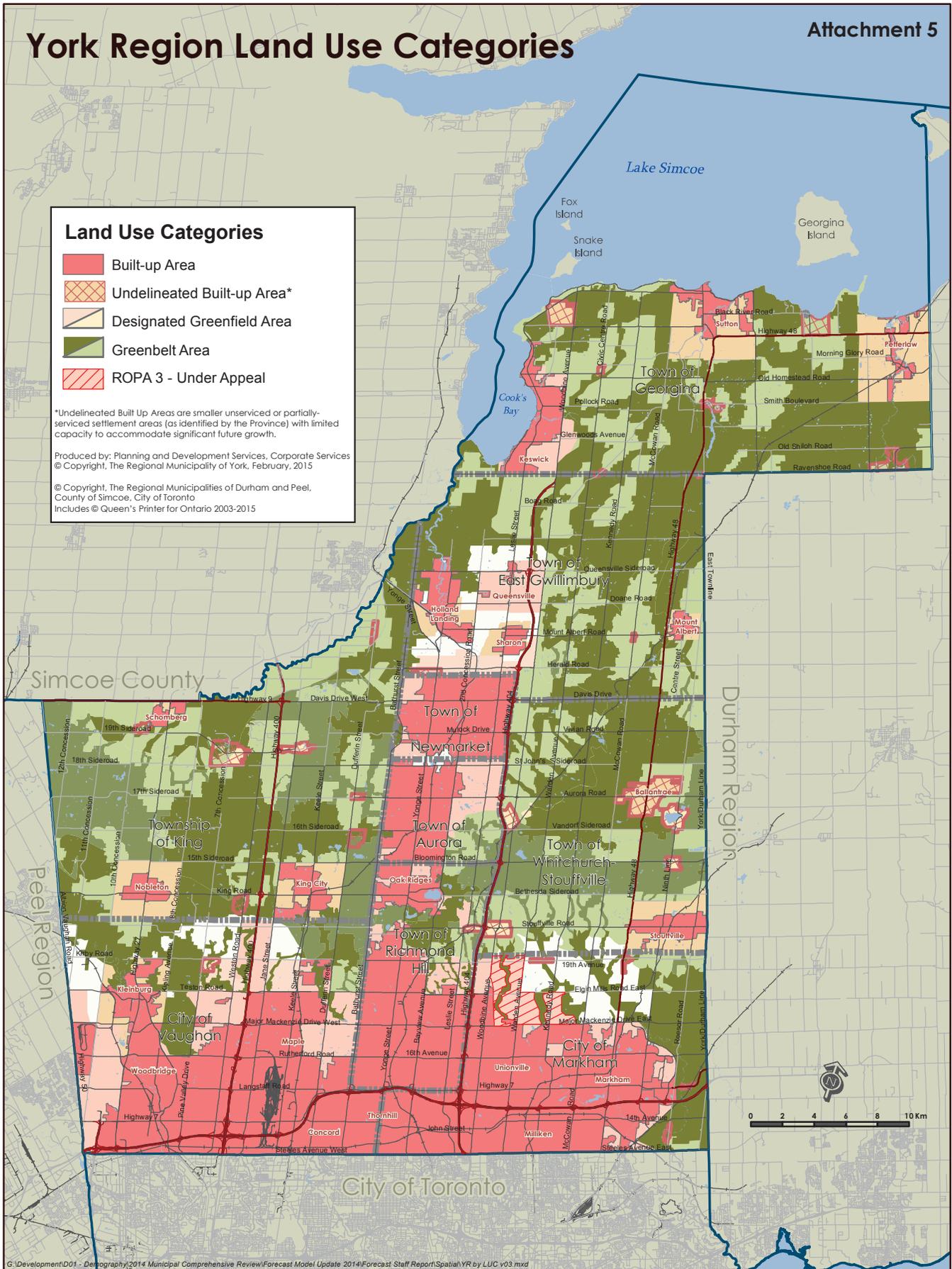
## Land Use Categories

- Built-up Area
- Undelineated Built-up Area\*
- Designated Greenfield Area
- Greenbelt Area
- ROPA 3 - Under Appeal

\*Undelineated Built Up Areas are smaller unserved or partially-served settlement areas (as identified by the Province) with limited capacity to accommodate significant future growth.

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**Communication #1**

64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3  
T. 905.669.4055  
F. 905.669.0097  
[klmplanning.com](http://klmplanning.com)

File: P-2367

April 8, 2015

Via E-Mail and Regular Mail

The Regional Municipality of York  
York Region Administration Centre  
17250 Yonge Street,  
Newmarket, Ontario  
L3Y 6Z1

**Attention:** Mr. Denis Kelly, Regional Clerk

**RE: York Region Official Plan 5-Year Review, Municipal Comprehensive Review and 2041 York Region Draft Growth Scenarios and Land Budget  
Melrose Properties Inc., Ironrose Investments Inc., MCN (Pinevalley) Inc., Mel-Terra Investments Inc., Azure Woods Home Corp., and Lazio Farms Holdings Inc.  
Block 42  
City of Vaughan**

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Dear Mr. Kelly,

KLM Planning Partners Inc is the land use planning consultant retained by Melrose Properties Inc., Ironrose Investments Inc., MCN (Pinevalley) Inc., Mel-Terra Investments Inc., Azure Woods Home Corp., and Lazio Farms Holdings Inc. (the "client"), the owners of approximately 191.16 hectares (472.33 acres) of land located within Block 42 in the City of Vaughan (the "subject lands"). Block 42 is bounded by Weston Road to the east, the King/Vaughan municipal boundary located north of King-Vaughan Road to the north, Pine Valley Drive to the west and Kirby Road to the south.

We are submitting this letter on behalf of our client in response to the Region of York's recent announcement of the commencement of the statutory 5-year review and Municipal Comprehensive Review ("MCR") of the existing 2010 Official Plan, and the 2041 York Region Draft Growth Scenarios and Land Budget" report of the Commissioner of Corporate Services and the Chief Planner being considered by the Committee of the Whole on April 9, 2015. The Region of York is conducting this review concurrently with the coordinated review of the *Growth Plan, Oak Ridges Moraine Conservation Plan, Greenbelt Plan and Niagara Escarpment Plan* recently announced by the Province of Ontario.

The subject lands are currently designated as "Agricultural Area" and "Greenbelt" by Map 8 (Agricultural and Rural Area) in the Region of York Official Plan 2010. The policies applicable to the Agricultural Area are found in the 2010 Plan and where applicable the 1994 Plan. The "Agricultural Area" designation permits a range of farming and farming related uses including accessory uses. Furthermore, the subject lands are designated as "Agricultural" and "Greenbelt" by the City of Vaughan Official Plan. The subject lands are not currently situated within the urban boundary in both the Region of York and City of Vaughan Official Plans. Our clients are seeking an expansion of the urban boundary to include the lands within Block 42 for future urban uses.

In accordance with the policies in the Region of York and City of Vaughan Official Plan, expansions to the existing urban boundary can only be undertaken through a municipal comprehensive review. The Region of York is currently undertaking a full review of the existing 2010 Official Plan and is analyzing three different draft growth scenarios (i.e. 40%, 50%, and "no urban area expansion") as part of this review.

We also understand that the Region of York staff through the review of the 2010 Official Plan will be conducting a review of the population and employment forecasts including the distribution of such to each of the local municipalities.

The province of Ontario released Amendment 2 to the Growth Plan for the Greater Golden Horseshoe in June 2013, which provides updated residential and employment growth forecasts to 2031 and introduces new population and employment forecasts for 2036 and 2041. The result of these new forecasts is that York Region is directed to plan for an additional 280,000 residents and 120,000 jobs to the year 2041.

A minimum of 40% of this growth must occur within the existing built boundary as required by the *Growth Plan* and *Provincial Policy Statement 2014* ("PPS") and in reviewing the staff reports and information available to date, the Region is looking at different options which also include a "no urban expansion" scenario.

On behalf of our client, while conducting the ongoing MCR and reviewing updates to the 2010 Official Plan, we ask that staff consider the lands in Block 42 for future expansions to the urban area to support the ongoing and desirable growth of York Region. We would appreciate the opportunity to participate in discussions related to the Official Plan review and may wish to make further detailed submissions in relation to subsequent reports related to this process. I trust that these comments are helpful and would appreciate the opportunity to meet with staff to discuss them in greater detail.

We kind request notice of any future reports and/or public meetings and consultations regarding the Official Plan review and the coordinated review of the Provincial land use planning documents, and further that we receive all notice of any decision of Regional Council.

Yours very truly,

**KLM PLANNING PARTNERS INC.**



Ryan Mino-Leahan, B.U.R.Pl., MCIP, RPP  
Associate/Senior Planner

Copy: Regional Councillor DiBiase – Chair, Planning and Economic Development  
Valerie Shuttleworth – Chief Planner  
Paul Bottomley – Manager, Policy Research and Forecasting  
Teresa Cline – Senior Planner  
Melrose Properties Inc.,  
Ironrose Investments Inc.  
MCN (Pinevalley) Inc.  
Mel-Terra Investments Inc.  
Azure Woods Home Corp.  
Lazio Farms Holdings Inc.



**TOWN OF AURORA**  
**PUBLIC PLANNING MEETING REPORT No. PL15-035**

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**SUBJECT:** *Proposed Zoning By-law Amendment  
Brookfield Homes (Ontario) Aurora Limited  
15776 Leslie Street (2C Planning Area)  
Files: ZBA-2015-01*

**FROM:** *Marco Ramunno, Director of Planning & Development Services*

**DATE:** *May 21, 2015*

---

**RECOMMENDATIONS**

*THAT Report No. PL15-035 be received; and*

*THAT comments presented at the Public Planning Meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee Meeting.*

**PURPOSE OF THE REPORT**

The purpose of this report is to provide Council with background information and details related to the proposed Zoning By-law Amendment application submitted for 15776 Leslie Street proposing 49 single detached dwelling units on the subject lands (2C Planning Area).

**BACKGROUND**

The subject lands, municipally known as 15776 Leslie Street, are currently zoned as Row Dwelling Residential R6-62 Exception Zone as part of the original Draft Plan of Subdivision and Zoning By-law amendment applications (Files: SUB-2011-04, ZBA-2011-12). The Draft Plan of Subdivision and Zoning By-law Amendment applications were approved by Town Council on April 9, 2013. Approximately 20 ha (Phase 1) of the Draft Plan of Subdivision was registered on December 3, 2014. The subject lands (Block 273 on the approved Draft Plan of Subdivision) has not yet been registered and a Subdivision Agreement has not yet been prepared for these lands.

Zoning By-law 5525-13 was enacted on June 25, 2013 on the subject lands to allow for the development of a minimum of 50 townhouse dwelling units. The Owner has subsequently determined that the subject lands would be best suited for single detached dwelling units, rather than row housing units and therefore has applied to amend the Zoning By-law to allow single detached dwellings as a permitted use (File: ZBA-2015-01).

**May 21, 2015**

**- 2 -**

**Report No. PL15-035**

The proposed Zoning By-law Amendment application was received as complete on March 6, 2015. The application was circulated to department and agencies for review and comments.

### **Public Notification**

On April 30, 2015 a notice of Public Meeting respecting the Zoning By-law Amendment application was given by mail to all addressed property Owners within a minimum of 120 metres (393 feet) of the subject lands (see Figure 1). Public Meeting notices were posted within the Aurora Era Banner and Auroran. Notice was also posted by ground sign at 15776 Leslie Street. Public Meeting notification has been provided in accordance with Sections 34 (12) of the *Planning Act*.

At the time of writing this report, Staff have received no enquiries from area residents regarding the proposal. Any written comments or comments provided at the Public Meeting will be addressed in the technical review and included in a comprehensive report at a future General Committee Meeting.

### **Location/ Land Use**

The subject lands are located on the west side of Leslie Street, municipally known as 15776 Leslie Street and legally described as Part of Lot 24, Concession 2 (Figures 1 & 2). The subject lands have the following characteristics:

- Total site area of approximately 3.0 ha;
- Two road access points from William Graham Drive;
- Proposed development will be freehold lots on a shared private road (condominium); and
- Site graded as part of the approved draft Plan of Subdivision.

The surrounding land uses are as follows:

North: McLeod Woodlot;

South: Public Park

East: McLeod Woodlot; and

West: Future Residential and William Graham Drive.

### **Policy Context**

*Aurora 2C Secondary Plan Area – Official Plan Amendment No. 73*

The subject lands are designated as “Urban Residential 1 (UR1)” by Official Plan Amendment No. 73 (OPA 73) (Figure 3). The UR1 designation permits single-detached, semi-detached dwellings units, places of worship, small apartments (3.5 stories in height and lower) and townhouses up to a maximum of 20 percent of the total number

**May 21, 2015**

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**Report No. PL15-035**

of units within the Draft Plan. Density within the Urban Residential 1 Designation shall range from between 17 and 40 units per net residential hectare.

*Zoning By-law*

The subject lands are currently zoned “Row Dwelling Residential R6-62 Exception Zone. The Holding (H) provision was removed on the subject lands through Zoning By-law 5720-15, approved April 28, 2015 by Council. The existing zoning of the subject and surrounding lands is shown on Figure 4, attached. The current R6-62 Zone permits the following uses:

- 50 townhouse dwelling units (minimum); and
- A home occupation.

An Amendment to the Zoning By-law is required to re-zone the lands to allow for single detached units as a permitted use. Pertinent lot and siting specification information pertaining to the proposed R2-XX exception zone is as follows:

	<b>Current - Row Dwelling (R6-62) Exception Zone</b>	<b>Proposed – Detached Dwelling Second Density Residential (R2-XX) Exception Zone</b>
Uses permitted (minimum)	50 townhouse dwelling units	49 single detached dwelling units
Lot Area (minimum)	165 sqm	300 sqm
Lot Frontage (minimum)	6.0 m	10.9 m
Front Yard – Main Building (minimum)	4.5 m	4.5 m
Front Yard – Garage (minimum)	6.0 m	6.0 m
Rear Yard (minimum)	7.0 m	7.0 m
Interior Side Yard – one side (minimum)	1.2 m	1.2 m
Interior Side Yard – other side (minimum)	-	0.6 m
Exterior Side Yard – Main Building (minimum)	3.0 m	3.0 m
Exterior Side Yard – Garage (minimum)	6.0 m	6.0 m
Building Height (maximum)	12.0 m	11.0 m
Interior Garage Length (minimum)	6.0m	6.0 m
Interior Garage Width (minimum)	2.9 m – (single car)	2.9 m – (single car) 5.4 m (double car)
Interior Garage Width (maximum)	6.2 m	6.2 m

The Owner has submitted a Zoning By-law Amendment which is currently under review by staff.

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### **Reports and Studies**

The subject lands were approved by Council for the development of a minimum 50 Row housing units through previous Draft Plan of Subdivision and Zoning By-law Amendment files SUB-2011-04 and ZBA-2011-12. The Owner submitted required technical studies supporting the above mentioned application. The subject lands (Block 273, Figure 2) are included in all the detailed studies previous submitted. The following is a list of studies which were submitted in November 2011 as part of the original applications:

- Planning Justification Report;
- Parking Needs Assessment;
- Parking Plan;
- Trails, Pedestrian Movement Plan;
- Alternative Development Standards;
- Urban Design Guidelines;
- Traffic Impact Study;
- Environmental Impact Study;
- Tree Preservation Protection and Replacement Plan;
- Stormwater Management Report;
- Functional Servicing Report;
- Grading/Drainage Plan;
- Hydrology Study;
- Hydrogeological Study;
- Geotechnical/ Soils Study;
- Phase 1 and 2 Environmental Site Assessments;
- Archaeological Assessment;
- Heritage Impact Statement; and
- Noise and Vibration Report.

As part of the current Zoning By-law Amendment application, a revised Planning Justification Report was submitted by the Owner.

### **Proposal**

The Owner is proposing 49 single detached dwellings on the subject lands. Property frontages will range between 11.0 and 13.1m with lot depths ranging between 29m and 50m (Figure 5). Four (4) parking spaces per lot are proposed, including two (2) parking spaces in the driveway and two (2) in the garage. The lots will be on a shared private road (condominium).

The Owner has advised that the lands will be developed as a Plan of Condominium. As such, the Owner will be required to submit a Condominium application for the proposal at a future date which will be presented to General Committee.

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## **COMMENTS**

A preliminary review of the proposed Zoning By-law Amendment application has been undertaken by internal departments and external agencies. As previously mentioned, the subject lands were previously approved for the development for a minimum of 50 townhouses. As a result, comments received from internal departments and external agencies to date are minor. Staff have identified the following matters to be addressed in greater detail prior to staff preparing a final report for Council's consideration:

- Conformity to Official Plan Amendment No. 73, density and develop policies, 2C Urban Design Guidelines and 2C Green Development Standards;
- Future works to be developed under a Plan of Condominium, evaluation of appropriate zoning performance standards for the lands; and
- Consideration of on-street parking as there are no visitor parking areas currently indicated.

## **ALTERNATIVE(S) TO THE RECOMMENDATIONS**

Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised at the Public Planning Meeting.

## **SERVICING ALLOCATION**

Servicing allocation has been granted for the subject lands through a removal of Holding H application (File: ZBA-2011-12, H-3).

## **FINANCIAL IMPLICATIONS**

Financial implications will be addressed when a technical review of the proposal is completed.

## **PREVIOUS REPORTS**

General Committee Report No. PL15-026 dated April 21, 2015, Removal of Holding (H) Provision;

General Committee Report No. PL13-009 dated March 13, 2013; and

Public Planning Meeting Report No. PL12-032 dated June 27, 2012.

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Report No. PL15-035

## **CONCLUSIONS**

Staff will undertake a technical review of the subject application including, but not limited to, matters addressed in this report, as well as the comments received from the public and Council raised at the Public Planning Meeting. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a Future General Committee meeting.

## **ATTACHMENTS**

- Figure 1 – Location Map
- Figure 2 – Draft Approved Plan of Subdivision
- Figure 3 – Aurora 2C Secondary Plan Area – OPA 73
- Figure 4 – Zoning Map
- Figure 5 – Conceptual Site Plan

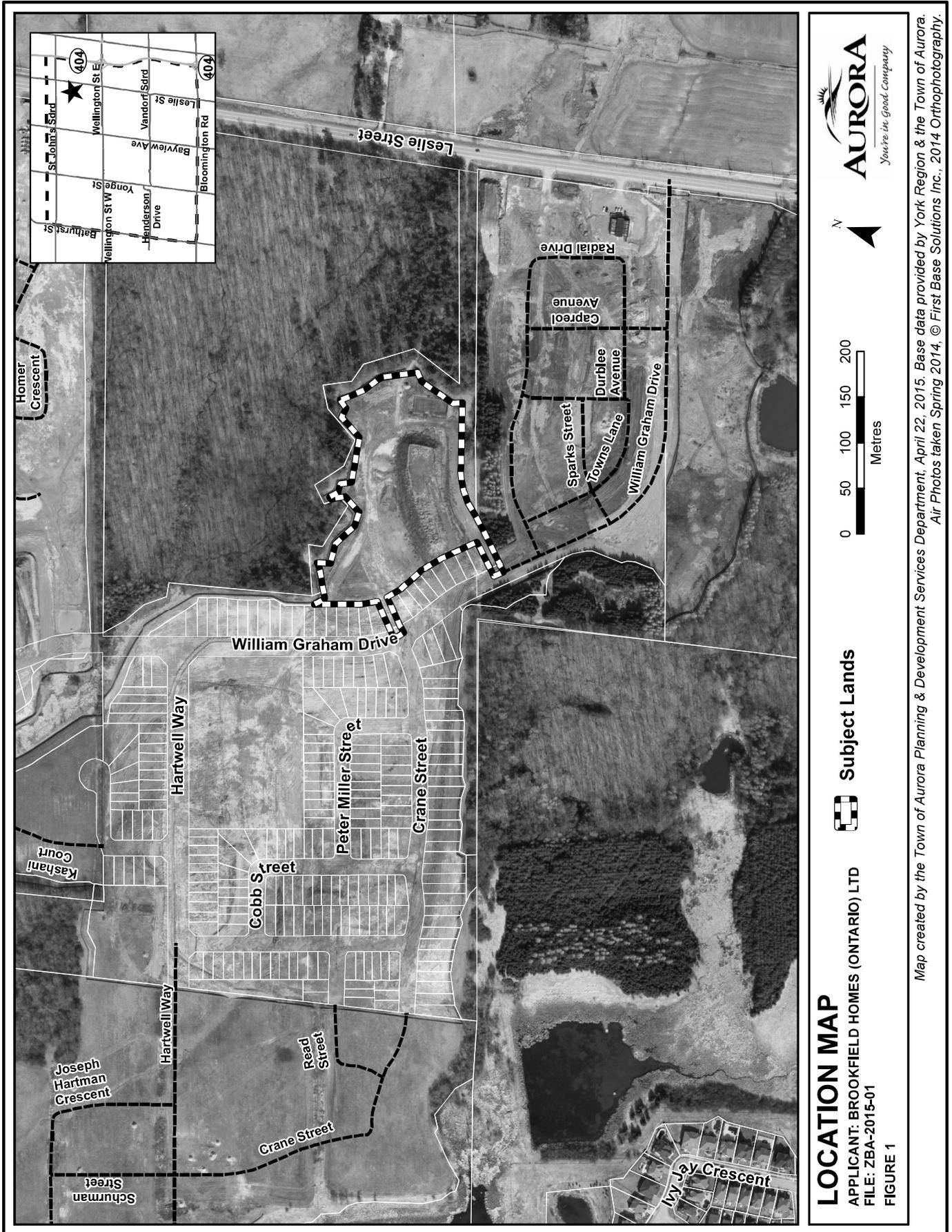
## **PRE-SUBMISSION REVIEW**

Executive Leadership Team Meeting – May 7, 2015.

***Prepared by: Drew MacMartin, Planner, Ext. 4347***

  
**Marco Ramunno, MCIP, RPP**  
**Director of Planning & Development**  
**Services**

  
**Neil Garbe**  
**Chief Administrative Officer**



**LOCATION MAP**  
 APPLICANT: BROOKFIELD HOMES (ONTARIO) LTD  
 FILE: ZBA-2015-01  
 FIGURE 1

 **Subject Lands**

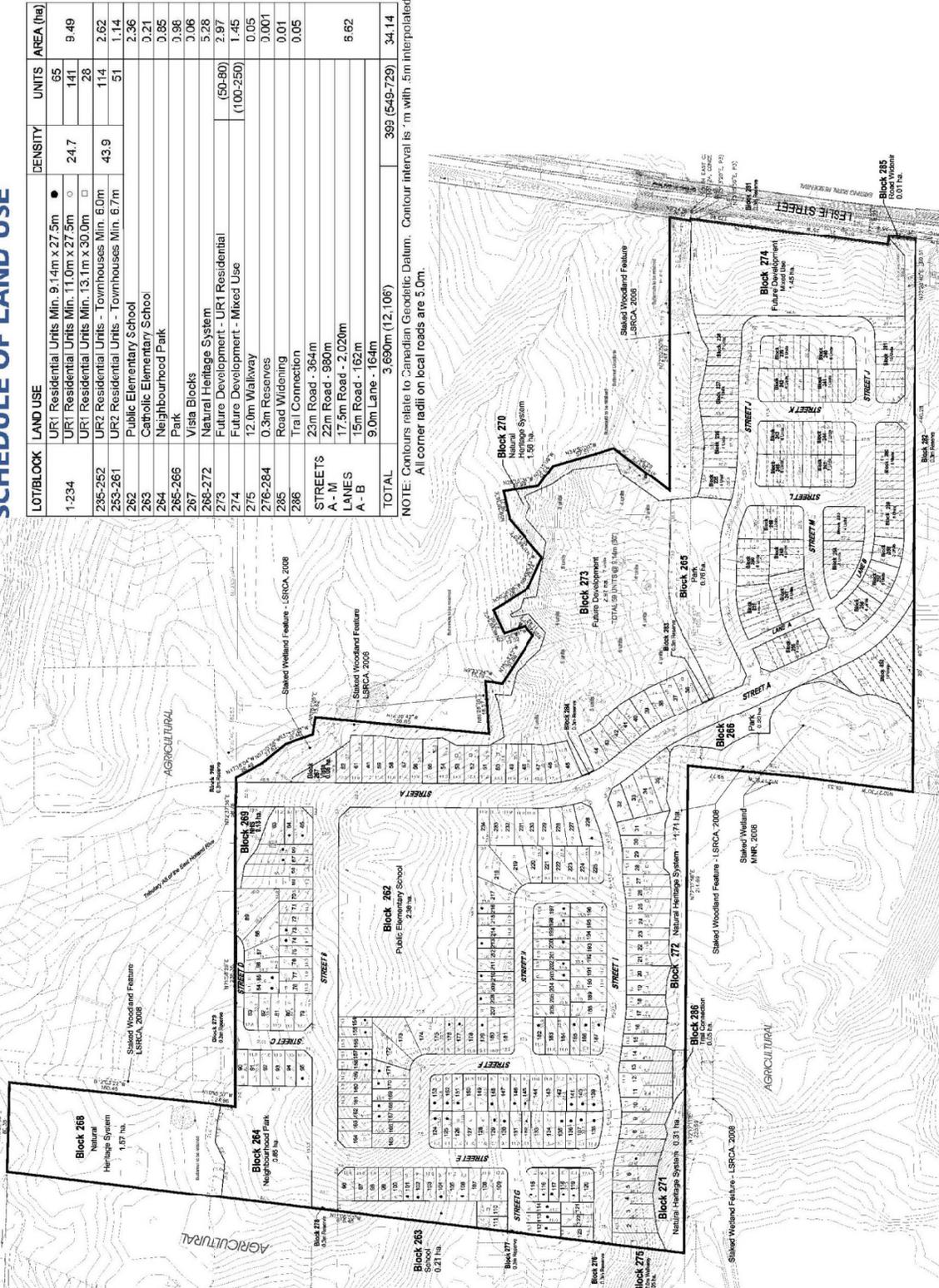


*Map created by the Town of Aurora Planning & Development Services Department, April 22, 2015. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2014, © First Base Solutions Inc., 2014 Orthophotography.*

**SCHEDULE OF LAND USE**

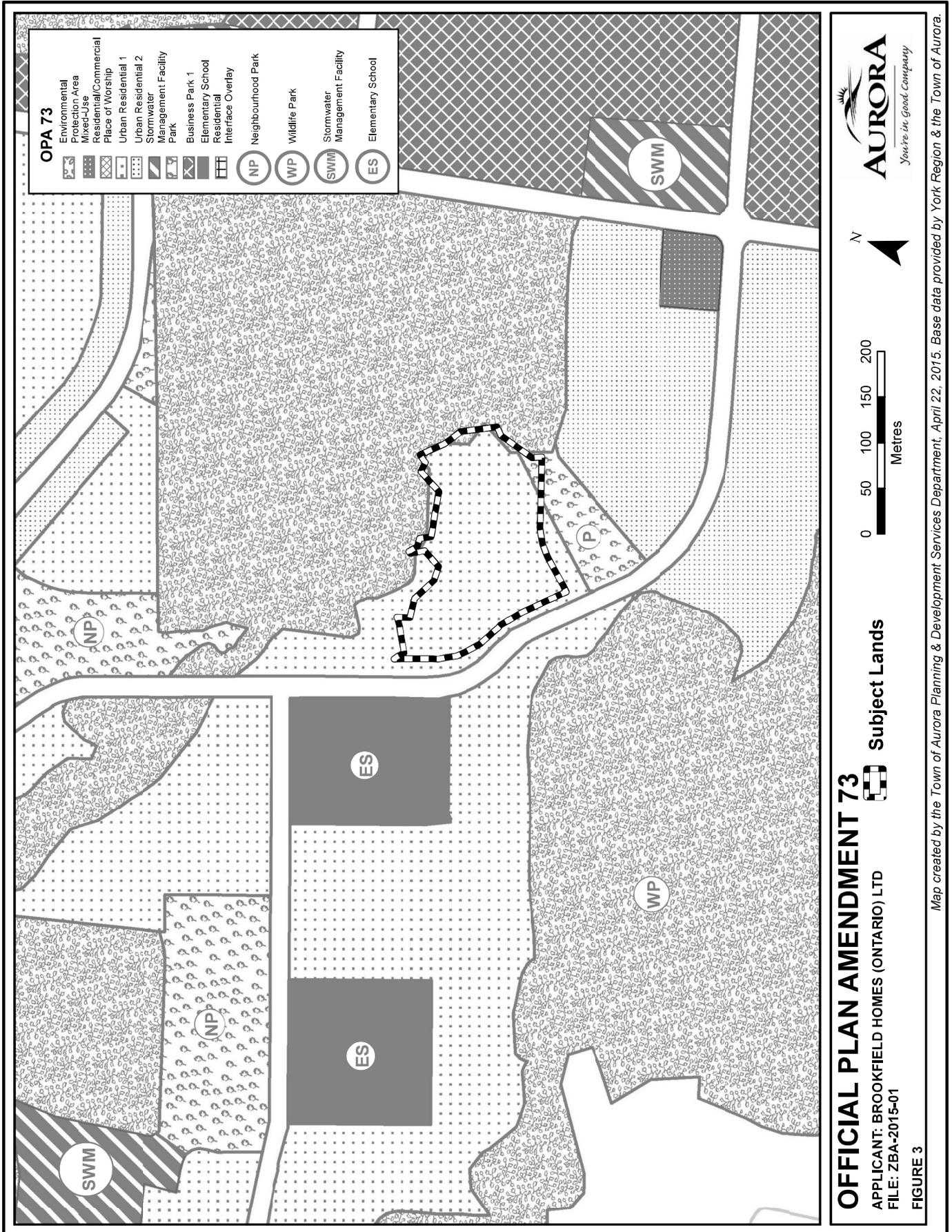
LOT/BLOCK	LAND USE	DENSITY	UNITS	AREA (ha)
1-234	UR1 Residential Units Min. 9.14m x 27.5m UR1 Residential Units Min. 11.0m x 27.5m UR1 Residential Units Min. 13.1m x 30.0m	● ○ □	65 141 28	9.49
235-252	UR2 Residential Units - Townhouses Min. 6.0m	□	114	2.62
253-261	UR2 Residential Units - Townhouses Min. 6.7m	□	51	2.36
262	Public Elementary School			0.21
263	Catholic Elementary School			0.85
264	Neighbourhood Park			3.98
265-266	Park			3.06
267	Visa Blocks			5.28
268-272	Natural Heritage System			2.97
273	Future Development - UR1 Residential		(50-80)	1.45
274	Future Development - Mixed Use		(100-250)	0.05
275	12.0m Walkway			0.01
276-284	0.3m Reserves			0.01
285	Road Widening			0.05
286	Trail Connection			0.05
STREETS	23m Road - 364m			
A - M	22m Road - 990m			
LANES	17.5m Road - 2,020m			
A - B	15m Road - 162m			
9.0m Lane - 164m				
<b>TOTAL</b>	<b>3,690m (12,106')</b>		<b>399 (649-729)</b>	<b>34.14</b>

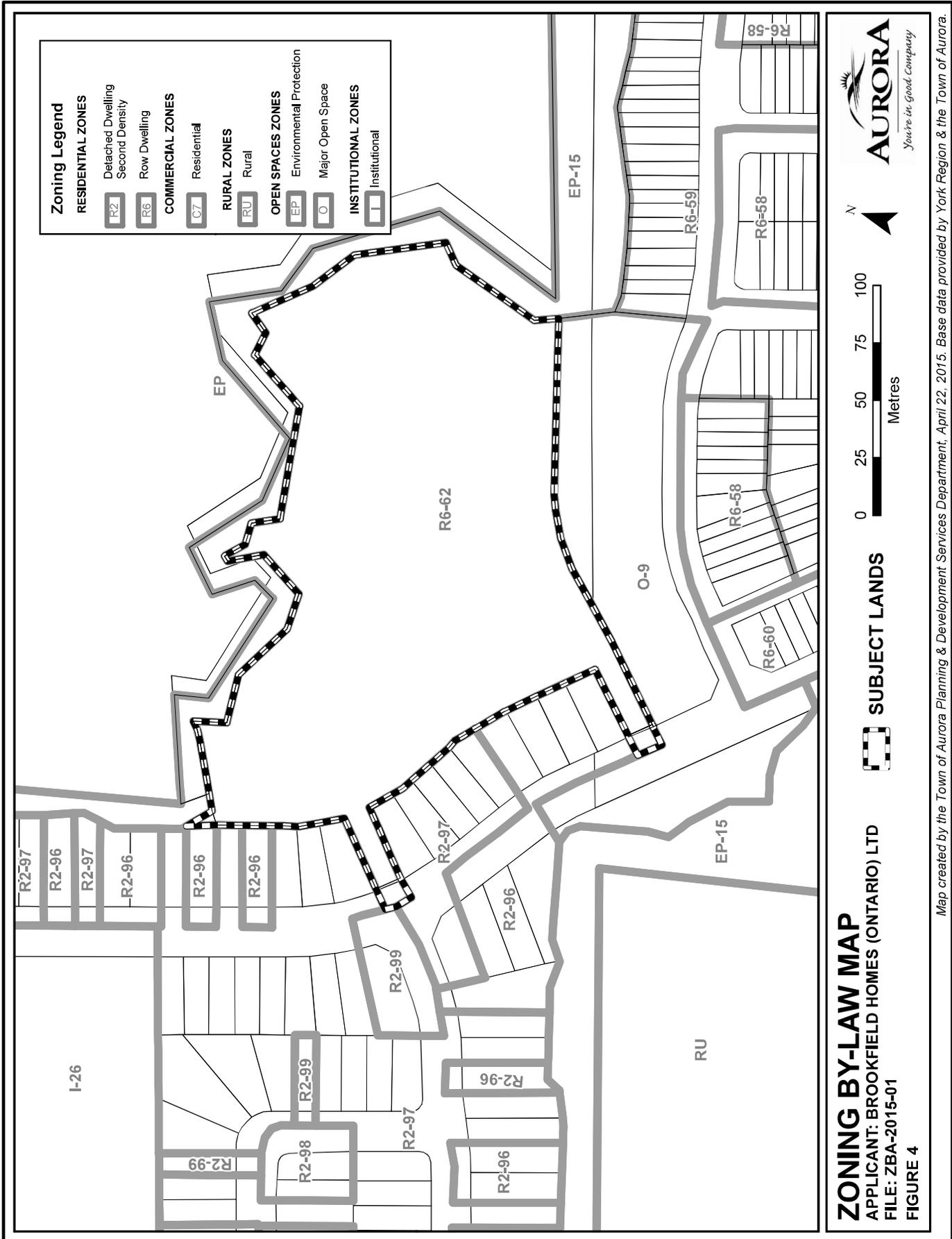
NOTE: Contours relate to Canadian Geodetic Datum. Contour interval is 7m with .5m interpolated.  
 All corner radii on local roads are 5.0m.

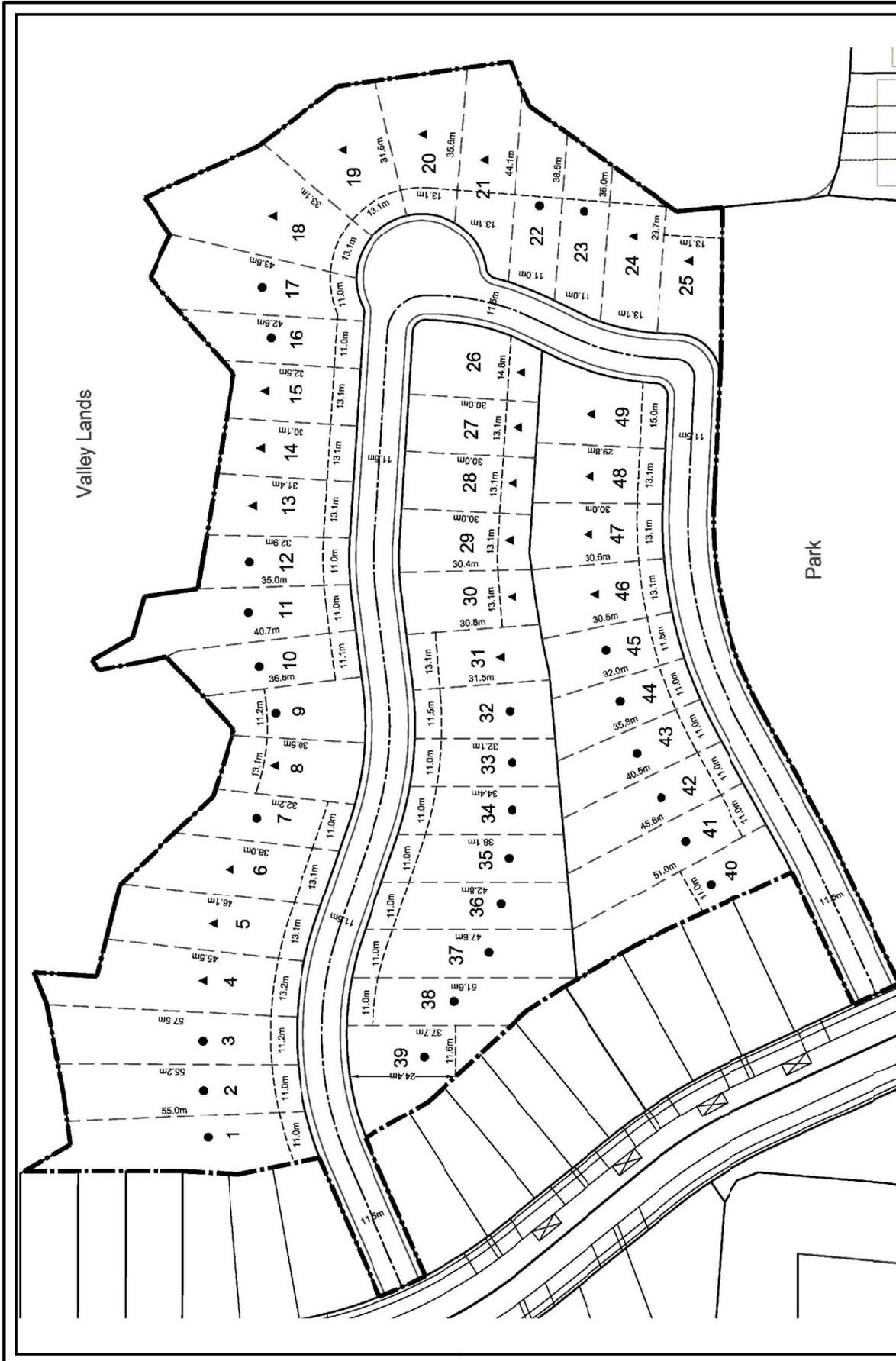


**DRAFT APPROVED PLAN OF SUBDIVISION**  
 APPLICANT: BROOKFIELD HOMES (ONTARIO) LTD  
 FILE: ZBA-2015-01  
 FIGURE 2

Map created by the Town of Aurora Planning & Development Services Department, April 22, 2015. Drawing provided by Malone Given Parsons LTD.







Unit Type	Lots
• Single Detached Dwelling Unit - 11.0m / 36' (Minimum Frontage)	26
▲ Single Detached Dwelling Unit - 13.1m / 43' (Minimum Frontage)	23

**CONCEPTUAL SITE PLAN**  
 APPLICANT: BROOKFIELD HOMES (ONTARIO) LTD  
 FILE: ZBA-2015-01  
 FIGURE 5

Map created by the Town of Aurora Planning & Development Services Department, May 8, 2015. Drawing provided by Malone Given Parsons LTD.



**TOWN OF AURORA**

**PUBLIC PLANNING MEETING REPORT No. PL15-044**

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**SUBJECT:** *Proposed Zoning By-law Amendment  
The Priestly Holding Corporation  
125 Edward Street  
Files: ZBA-2015-03*

**FROM:** *Marco Ramunno, Director of Planning & Development Services*

**DATE:** *May 21, 2015*

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**RECOMMENDATIONS**

*THAT Report No. PL15-044 be received; and*

*THAT comments presented at the Public Planning Meeting be addressed by Planning & Development Services in a comprehensive report outlining recommendations and options at a future General Committee Meeting.*

**PURPOSE OF THE REPORT**

The purpose of this report is to provide Council with background information and details related to the proposed Zoning By-law Amendment application submitted for 125 Edward Street proposing to permit the use of the existing building for business and professional office use (1,200m<sup>2</sup> Gross Floor Area) with by-law exceptions on the subject lands.

**BACKGROUND**

According to the applicant, the existing office use on the subject lands at 125 Edward Street was at one time integrated with the industrial operations on 110 Connaught Avenue. However, Building & By-law Services advise that the existing office use at 125 Edward Street was built without a permit and the use of a standalone office building is not permitted. As such, the applicant has applied for a zoning amendment application to rectify the existing situation on 125 Edward Street.

**May 21, 2015**

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**Report No. PL15-044**

### **Public Notification**

On April 30, 2015 a notice of Public Meeting respecting the Zoning By-law Amendment application was given by mail to all addressed property Owners within a minimum of 120 metres (393 feet) of the subject lands (see Figure 1). Public Meeting notices were posted within the Aurora Era Banner and Auroran. Notice was also posted by ground sign at 125 Edward Street. Public Meeting notification has been provided in accordance with Sections 34 (12) of the *Planning Act*.

At the time of writing this report, Staff have received no enquiries from area residents regarding the proposal. Any written comments or comments provided at the Public Meeting will be addressed in the technical review and included in a comprehensive report at a future General Committee Meeting.

### **Location/ Land Use**

The subject lands are located on the east side of Edward Street, municipally known as 125 Edward Street and legally described as Part of Lot 11, all of Lots 12 to 15, Both Inclusive Registered Plan 120 (Figure 1). The subject lands have the following characteristics:

- The site area has an approximately area of 0.14 ha with 39.23m frontage along Edward Street and 35.53m frontage along Connaught Avenue;
- The existing two storey office building has a gross floor area of approximately 1,200 m<sup>2</sup>; and
- The property has no vehicular access or parking on site.

The surrounding land uses are as follows:

North: Connaught Avenue and residential property;

South: Town owned property used as an vehicular access to the existing industrial buildings at 110 Connaught Avenue;

East: Existing Industrial use (110 Connaught Avenue); and

West: Existing residential use (single detached dwellings).

### **Policy Context**

*Town of Aurora Official Plan – Aurora Promenade Secondary Plan*

The subject lands are designated as “Promenade General Special Design Area” by the Official Plan (Figure 2). The existing Official Plan designation permits a mixture of uses that animate the streetscape and encourage foot traffic, such as offices and residential uses above the second floor.

**May 21, 2015**

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**Report No. PL15-044**

*Zoning By-law*

The subject lands are currently zoned "General Industrial (M2) Zone" by the Town of Aurora Zoning By-law 2213-78, as amended. The Industrial M2 Zone permits a wide variety of industrial related uses. An amendment to the Zoning By-law is required to facilitate the existing freestanding business and professional office building. Office use is permitted in the M2 zone but only as accessory to a permitted use on the property. The existing zoning of the lands and surrounding area are detailed on Figure 3, attached.

Site specific by-law exceptions will also be required to recognize the existing configuration of the building on the property (Figures 4 & 5). These exceptions include:

- To allow the existing front yard setback of 1.6m; whereas the by-law requires 3.0m;
- To allow the existing rear yard setback of 6.0m; whereas the by-law requires 9.0m;
- A reduction in the required parking spaces from 44 parking spaces (3.3 parking spaces for each 90 m<sup>2</sup>) to 0 parking spaces (0 parking spaces for each 90 m<sup>2</sup>).
- To amend the definition of Parking Area under section 3.96 to permit parking on a property upon which the principal use is not located;
- To allow a minimum 1.5 m landscape buffer strip to be located along the north property line, whereas the by-law requires a solid wood fence along with the 1.5m landscape strip;

The Owner has submitted a draft Zoning By-law which is currently under review by staff.

**Reports and Studies**

The Owner submitted the following documents as part of a complete application to the zoning amendment application.

- Planning Justification Report;
- Traffic Impact Statement;
- Survey Plan;
- Existing photos of the property;
- Westerly elevation of the existing building; and
- Draft Zoning By-law.

**May 21, 2015**

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**Report No. PL15-044**

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**Proposal**

The Owner is proposing to rectify the existing situation on the subject lands to allow for business and professional office uses. Since the existing building covers the majority of the subject property, the applicant is proposing to provide off-site parking on adjacent property, which are also controlled by the Owner.

The Owner has also advised Planning staff that no changes to the subject site or the existing building is proposed.

**COMMENTS**

A preliminary review of the proposed Zoning By-law Amendment application has been undertaken by internal departments and external agencies. Staff has identified the following matters to be addressed in greater detail prior to staff preparing a final report for Council's consideration:

- The consideration of the subject application relative to existing and future surrounding land uses to assess the compatibility and appropriateness of the proposed Official Plan and Zoning By-law amendment; and
- The parking arrangement and vehicular access consideration between the subject lands and the adjacent industrial properties.

**ALTERNATIVE(S) TO THE RECOMMENDATIONS**

Direct staff to report back to another Public Planning Meeting addressing any issues that may be raised at the Public Planning Meeting.

**SERVICING ALLOCATION**

Not Applicable.

**FINANCIAL IMPLICATIONS**

Financial implications will be addressed when a technical review of the proposal is completed.

May 21, 2015

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Report No. PL15-044

## **PREVIOUS REPORTS**

Not Applicable.

## **CONCLUSION**

Staff will undertake a technical review of the subject application including, but not limited to, matters addressed in this report, as well as the comments received from the public and Council raised at the Public Planning Meeting. A comprehensive report with recommendations and options will be presented to Council for consideration and direction at a Future General Committee meeting.

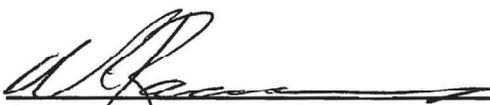
## **ATTACHMENTS**

- Figure 1 – Location/Circulation Map
- Figure 2 – Existing Official Plan Designation
- Figure 3 – Existing Zoning By-law
- Figure 4 – Survey of the Existing Property
- Figure 5 – Existing Westerly Elevation

## **PRE-SUBMISSION REVIEW**

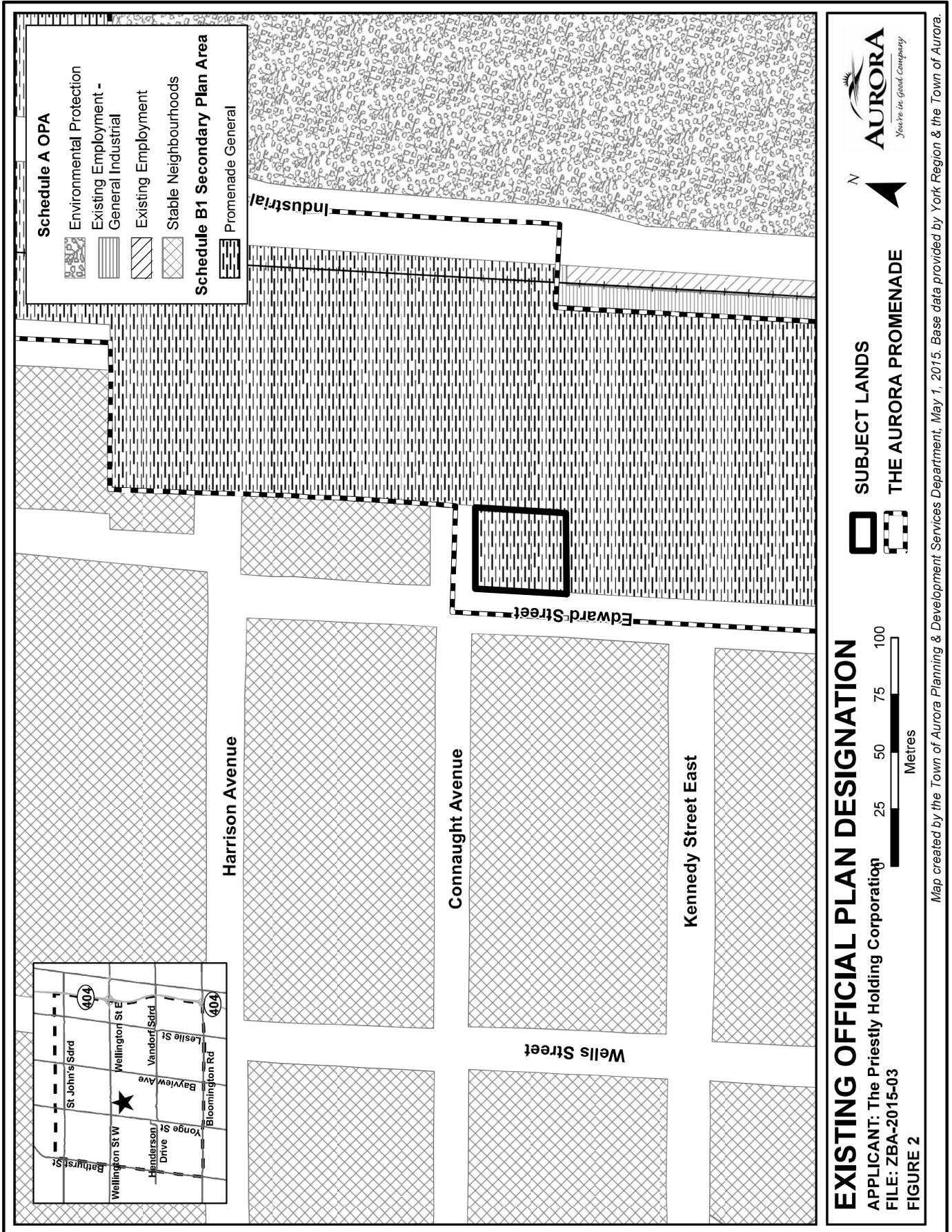
Executive Leadership Team Meeting – May 7, 2015

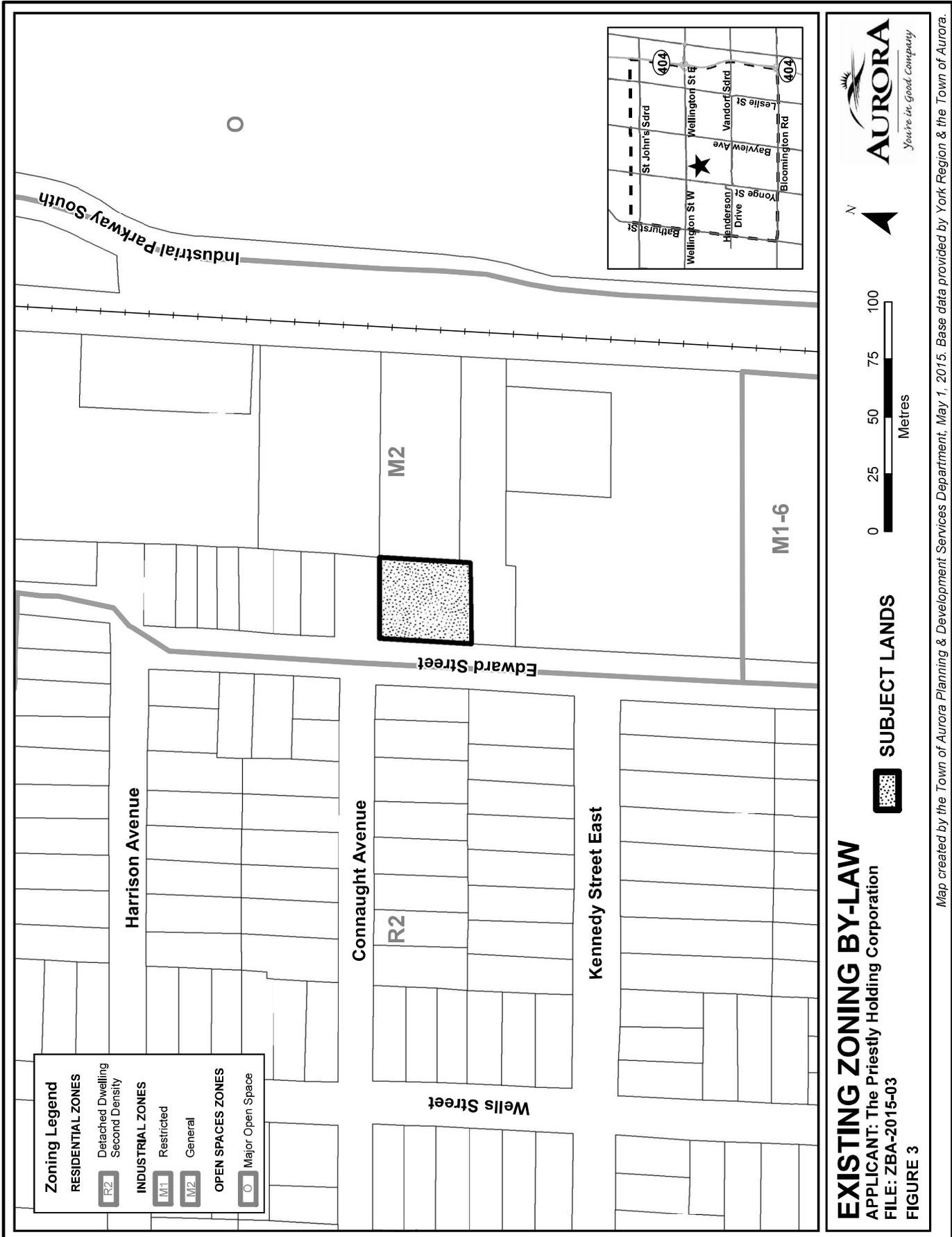
*Prepared by: Lawrence Kuk, Planner, Ext. 4343*

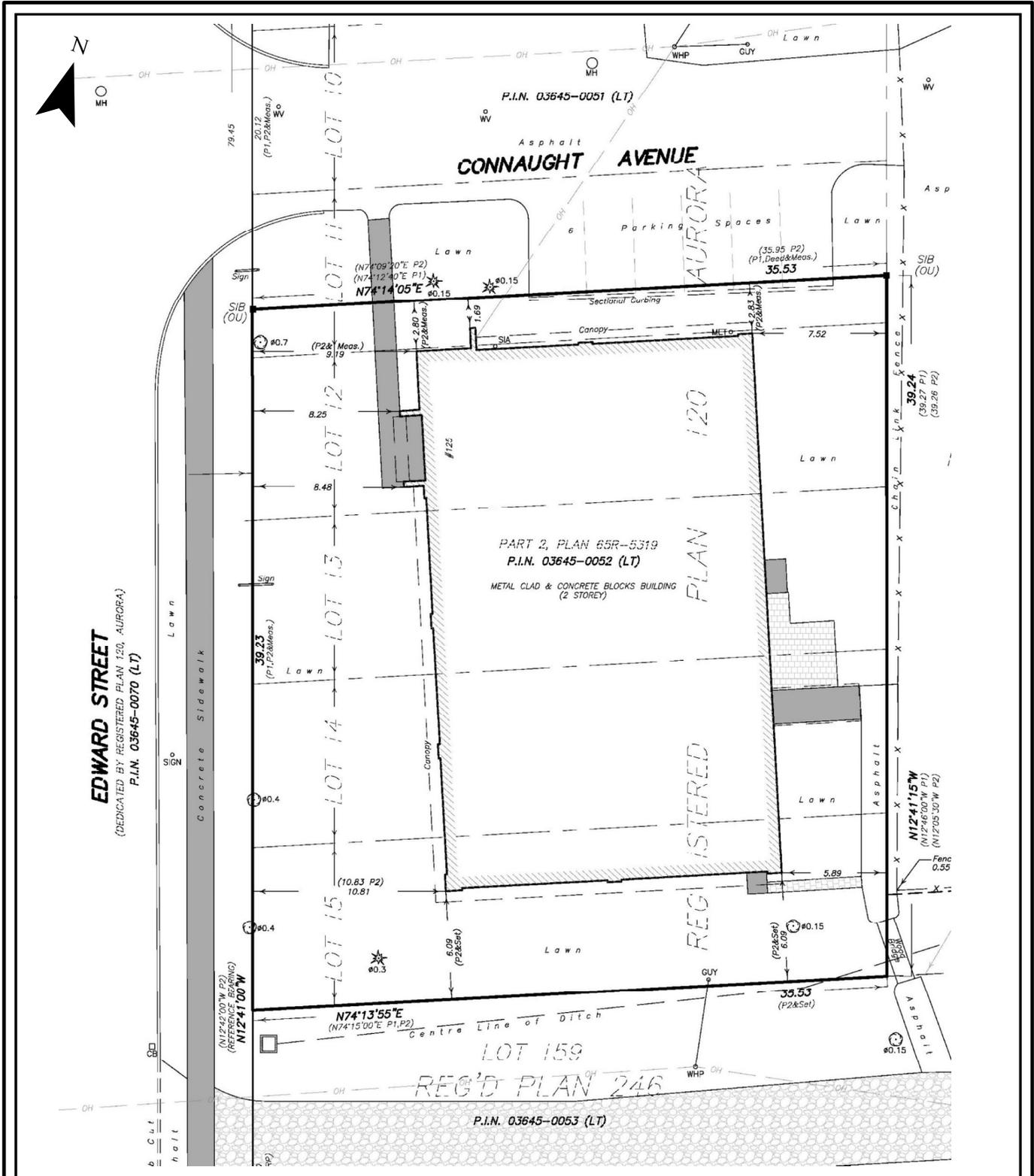
  
**Marco Ramunno, MCIP, RPP**  
**Director of Planning & Development**  
**Services**

  
**Neil Garbe**  
**Chief Administrative Officer**









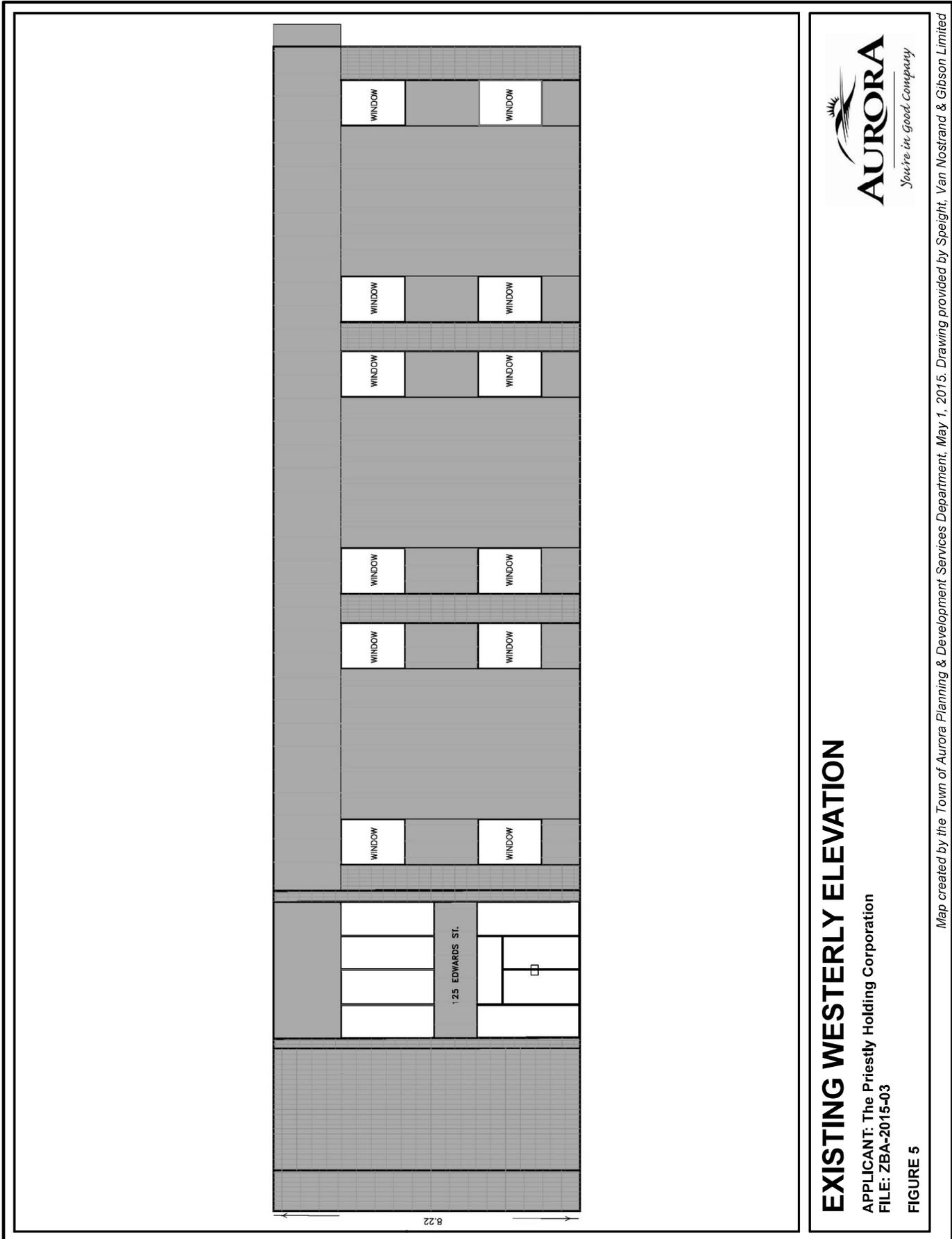
**SURVEY OF THE EXISTING PROPERTY**

APPLICANT: The Priestly Holding Corporation  
 FILE: ZBA-2015-03



FIGURE 4

Map created by the Town of Aurora Planning & Development Services Department, May 1, 2015. Drawing provided by Speight, Van Nostrand & Gibson Limited



**EXISTING WESTERLY ELEVATION**

APPLICANT: The Priestly Holding Corporation  
FILE: ZBA-2015-03

FIGURE 5



Map created by the Town of Aurora Planning & Development Services Department, May 1, 2015. Drawing provided by Speight, Van Nostrand & Gibson Limited

***THE CORPORATION OF THE TOWN OF AURORA***

***By-law Number 5727-15***

***BEING A BY-LAW to Confirm Actions by Council  
Resulting From Special Council – Public Planning  
Meeting on May 21, 2015***

**THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA  
HEREBY ENACTS AS FOLLOWS:**

1. THAT the actions by Council at its Special Council – Public Planning meeting held on May 21, 2015 in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is, except where prior approval of the Ontario Municipal Board is required, hereby adopted, ratified and confirmed.
2. THAT the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

***READ A FIRST AND SECOND TIME THIS 21<sup>st</sup> DAY OF MAY 2015.***

***READ A THIRD TIME AND FINALLY PASSED THIS 21<sup>st</sup> DAY OF MAY, 2015.***

\_\_\_\_\_  
**GEOFFREY DAWE, MAYOR**

\_\_\_\_\_  
**PATTY THOMA, DEPUTY CLERK**