

Public Release
October 4, 2016



**Town of Aurora
Additional Items No. 2 to
General Committee Meeting Agenda**

Tuesday, October 4, 2016
7 p.m.
Council Chambers

- **Item 17 – PBS16-086 – Provincial Co-ordinated Land Use Planning Review Comments**
- **Item 18 – Canada 150 Ad Hoc Committee Meeting Minutes of October 3, 2016**
- **Notice of Motion (c) Councillor Abel; Re: Parking Restrictions in Heritage Area**
(Note: Two-thirds vote is required to add this item to the Agenda.)



Town of Aurora

General Committee Report No. PBS16-086

Subject: Provincial Co-ordinated Land Use Planning Review Comments

Prepared by: Michael Logue, Program Manager, Economic Planning

Department: Planning and Building Services

Date: October 4, 2016

Recommendations

- 1. That Reports No. PBS16-086 and PBS16-073 (attachment) be received; and**
- 2. That Council endorse the Staff recommendations with respect to the Provincial Co-ordinated Land Use Planning Review, which will be provided to York Region for a consolidated submission to the Province, as well as forwarded directly to the Ministry of Municipal Affairs:**
 - i. Request to reduce targets for Intensification targets & greenfield densities, and/or provide implementation flexibility;**
 - a) Redraw Built Boundary as of 2016**
 - b) Apply greenfield targets only to new or recent urban expansion areas without secondary plans**
 - ii. Reduce minimum density targets and radius around major transit station areas to minimize impact in stable neighbourhoods;**
 - a) Clarify applicability of bus rapid transit targets in Aurora**
 - iii. Request continued flexibility to locate office in prime employment areas**
 - iv. Maintain definition for Major Retail that would allow for it to continue being excluded as a permitted use on Employment Lands**
 - v. Amendments to bring Official Plans into conformity with revised Provincial policies should be non-appealable**

Executive Summary

As a follow-up to report PBS16-073, this report seeks to clarify and receive Council's endorsement to the Staff comments on the Provincial Co-ordinated Land Use Planning Review. Staff's main comments are concerns with proposed new Growth Plan policies to increase the minimum intensification and density targets, Transit Corridors and Station Areas policies, employment policies, and the ability to appeal.

Background

Places to Grow – Growth Plan for the Greater Golden Horseshoe, dates back to 2006. The Province initiated a review of the Growth Plan in 2015, and proposed new policies for it, along with the Oak Ridges Moraine Conservation Plan, and Greenbelt Plan, as part of a process called Co-ordinated Land Use Planning Review. Comments on the proposed changes remain open until the extended commenting deadline of October 31, 2016. A detailed report on the major proposed changes and Town staff's feedback on them were detailed in report PBS16-073.

Analysis

Oak Ridges Moraine Conservation Plan: Proposed changes would harmonize the policies of all four Provincial Plans, staff have no major concerns

The proposed changes to the ORMCP would harmonize the definitions and policies of the Plan with the other Provincial Plans and the Provincial Policy Statement. Staff do not view the proposed changes as having a negative impact on the current operation and administration of the Town's Land Use Planning Policies and Processes.

1. Growth Plan: concerns with proposed intensification targets & greenfield densities; request implementation flexibility & revisiting target applicability

Simultaneously increasing the minimum intensification target from 40 per cent to 60 per cent, and the minimum density target for designated greenfield areas from 50 to 80 people and jobs per hectare is overly aggressive, under the current policy framework. Staff recommend reducing these in tandem towards a more achievable marketplace reality.

The Built Boundary should be redrawn to capture urban development that has occurred over the last ten years, providing additional lands which would count toward accommodating the intensification target.

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Report No. PBS16-086

Staff also recommend that the designed greenfield density target should only apply to areas that planning policy can influence, namely new or recent urban expansion areas without secondary plans.

2. Growth Plan: concerns with new proposed policies on minimum densities around major transit station areas

Staff request clarification on the potential applicability of a density target of 160 people and jobs per hectare within 500 metres of Viva Bus Rapid Transit stations along the Yonge Street corridor. Such a substantial intensification level and radius would include existing stable neighbourhoods close to Yonge Street, subject to the target.

3. Growth Plan: Request continued flexibility to locate office in prime employment areas, if deemed compatible by municipality

Proposed new Growth Plan policies introduce a new order of employment land, “prime employment land” to be preserved near major goods movement facilities and corridors over the long-term for land-extensive, traditional employment land uses. Conversion from prime employment land to non-employment land uses would be strictly prohibited. Staff are in favour of prohibiting conversions to uses such as residential, retail, institutional, but do not recommend that office uses be prohibited outright in Prime Employment Areas”; this decision should be at the discretion of the municipality.

4. Growth Plan: Maintain definition for Major Retail that would allow for it to continue being excluded as a permitted use on Employment Lands

The 2006 Growth Plan defined major retail uses as non-employment uses, however the proposed Growth Plan does not. This definition should continue in the proposed Growth Plan. Removing this definition leaves the Plan vulnerable to the interpretation that major retail uses can be considered employment uses.

5. All Plans Under Review: Amendments to bring Official Plans into conformity with revised Provincial policies should be non-appealable

To avoid costly delays spend defending Provincial policy at the Ontario Municipal Board, which would have already passed into legislation, it is recommend that amendments to bring local Official Plans into conformity with the final policies of the plans that form part of the co-ordinated provincial review not be appealable.

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Report No. PBS16-086

Advisory Committee Review

Not applicable.

Financial Implications

There are no direct financial implications to the Town with respect the Provincial Co-ordinated Review.

Communications Considerations

The Province of Ontario held twelve public open houses on the co-ordinated review, from late May to early July, 2016. The locations ranged across the Greater Golden Horsehoe area, with the closest consultations to Aurora being in Vaughan and Barrie.

The Province of Ontario has extended the comment window on the proposed changes from the end of September to October 31, 2016.

Link to Strategic Plan

By commenting on the proposed Growth Plan and ORMCP, 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

1. Council may choose to direct staff to make changes to the proposed comments.

Staff have reviewed the proposed Growth Plan and ORMCP and have made recommendations with respect to how the proposed plans can best serve the Town. Staff are therefore recommending that Council endorse their comments with respect to the Provincial Co-ordinated Land Use Planning Review, so that they can be provided to York Region for a consolidated submission to the Province.

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Report No. PBS16-086

Conclusions

A summary of recommendations to the Province regarding the Growth Plan:

1. Intensification targets & greenfield densities; reduce targets in tandem to a reasonable marketplace reality
 - a) Redraw Built Boundary as of 2016
 - b) Apply greenfield targets only to new or recent urban expansion areas without secondary plans
2. Concerns with new minimum densities around major transit station areas
 - a) Clarify applicability of bus rapid transit targets in Aurora
 - b) Reduce targets & radius to minimize impact in stable neighbourhoods.
3. Request continued flexibility to locate office in prime employment areas (municipality's discretion)
4. Maintain definition for Major Retail that would allow for it to continue being excluded as a permitted use on Employment Lands

And a final recommendation applicable to all Provincial land use plans under review:

5. Amendments to bring Official Plans into conformity with revised Provincial policies should be non-appealable

Attachments

Attachment 1: PBS16-073 - Provincial Co-ordinated Land Use Planning Review.

Previous Reports

PL14-043, dated July 15, 2014;

PL14-015, dated May 19, 2015; and,

PBS16-074, dated September 20, 2016

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Report No. PBS16-086

Pre-submission Review

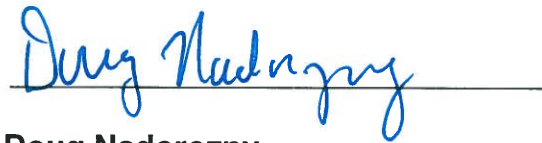
Agenda Management Team Meeting review on October 3, 2016.

Departmental Approval

Approved for Agenda



**Marco Ramunno
Director, Planning and Building Services**



**Doug Nadorozny
Chief Administrative Officer**

**General Committee Meeting Agenda
Tuesday, September 20, 2016**

Attachment 1

**Item 10
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Town of Aurora

General Committee Report No. PBS16-073

Subject: Provincial Co-ordinated Land Use Planning Review

Prepared by: Anthony Ierullo, Manager of Long Range & Strategic Planning
Michael Logue, Program Manager, Economic Planning
Fausto Filippetto, Senior Policy Planner

Department: Planning & Building Services

Date: September 20, 2016

Recommendation

- 1. THAT Report No. PBS16-073 be received; and**
- 2. THAT Council endorse the Staff comments with respect to the Provincial Co-ordinated Land Use Planning Review, which will be provided to York Region for a consolidated submission to the Province.**

Executive Summary

The purpose of this report is to seek Council endorsement of comments on the proposed changes to Growth Plan for the Greater Golden Horseshoe (Growth Plan) and Oak Ridges Moraine Conservation Plan (ORMCP). The comments will be forwarded to York Region to form part of a consolidated submission to the Province. Staff's review and analysis is concentrated on the two plans which directly impact Aurora: the Growth Plan and the ORMCP.

Staff are generally supportive of the changes to the ORMCP. However, staff do have some concerns around the new Growth Plan as it relates to the increase in the minimum intensification and density targets, Transit Corridors and Station Areas policies and employment policies. These concerns are addressed and detailed below.

Background

In 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 and the Niagara Escarpment Plan. An advisory panel was appointed by the Province in order to support the co-ordinated review. The members of the panel attended public meetings, reviewed

submissions, met with stakeholders and consulted experts. The panel then made recommendations to help the plans better meet their objectives. The proposed changes were made to the four Plans across the following themes:

- Building Complete Communities;
- Supporting Agriculture;
- Protecting Natural Heritage and Water;
- Growing the Greenbelt;
- Addressing Climate Change;
- Integrating Infrastructure;
- Improving Plan Implementation; and
- Measuring Performance, Promoting Awareness and Increasing Engagement.

Members of the public, stakeholders, municipalities and organizations have been given until October to provide feedback on the proposed Plans.

Analysis

The proposed comments outlined below are focused on the Growth Plan for the Greater Horseshoe (Growth Plan) and the Oak Ridges Moraine Conservation Plan (ORMCP), which have a direct impact on Aurora. The following paragraphs provide a summary of the proposed amendments to each Plan as well as the proposed staff comment where applicable.

Oak Ridges Moraine Conservation Plan:

Proposed Oak Ridges Moraine Conservation Plan harmonizes the policies of all four Provincial Plans

The proposed changes to the ORMCP would harmonize the definitions and policies of the Plan with the other Provincial Plans and the Provincial Policy Statement, while reflecting the eight themes listed above. Staff do not view the proposed changes as having a negative impact on the current operation and administration of the Town's Land Use Planning Policies and Processes. The proposed ORMCP would not change any land use designations or Key Natural Heritage Feature boundaries.

Furthermore, the land use and environmental protection policies of the proposed ORMCP continue to remain strong and are generally maintained and enhanced. A summary of the key proposed policy amendments are briefly outlined below:

- Requiring municipalities and industry to use best practices to ensure that excess soil is re-used, either on-site or locally, to the maximum extent possible and to ensure that soil received at a site will not cause an adverse effect on the current or proposed uses of the property or the natural environment;

- Requiring municipalities to ensure that the construction of new infrastructure is supported by necessary studies such as infrastructure master plans, asset management plans and watershed/subwatershed studies;
- Requiring applications for infrastructure development to demonstrate that adequate water supply and assimilative capacity are available;
- Requiring applications for infrastructure development to demonstrate that greenhouse gas emissions reductions and adaptation to climate change impacts have been assessed;
- Requiring applications for major development to be accompanied by a sewage and water system plan that demonstrates the assimilative capacity of receiving waters will not be exceeded;
- Requiring municipalities to develop stormwater master plans for Settlement Areas that would be informed by watershed studies, incorporate green infrastructure elements and identify opportunities for stormwater retrofits where appropriate;
- Requiring stormwater management plans prepared for major development applications to minimize disruption of natural drainage patterns, address climate change impacts, minimize reliance on end-of-pipe controls, increase the municipality's ability to adapt to climate change, and retrofit existing stormwater management works where it is necessary and feasible to do so; and,
- The proposed ORMCP would allow an upper-tier or single-tier municipality to undertake a municipal comprehensive review which could result in the changing or refining of the boundaries of Settlement Areas. This is consistent with the policies of the proposed Growth Plan. Currently Settlement Area boundaries could only be requested at the time of a ten year review of the ORMCP.

Growth Plan for the Greater Golden Horseshoe:

Proposed Growth Plan revises and adds new policies on where and how to grow

The proposed Growth Plan contains detailed policies on how and where growth will occur in the Greater Golden Horseshoe. Staff have concerns around the new Growth Plan as it relates to the increase in the minimum intensification and density targets, the proposed Transit Corridors and Station Areas policies and employment policies. A summary of the key proposed policy amendments and related comments are briefly outlined below:

Staff support compact growth principles, but proposed increase to intensification and greenfield densities are overly aggressive under current policy framework

The proposed amendment increases the minimum intensification target from 40 per cent to 60 per cent and the minimum density target for “designated greenfield areas” from 50 to 80 residents and jobs per hectare. Staff generally support increasing the intensification and density levels above 2011 Growth Plan targets, but increasing both at the same time by 50% and 60% respectively is overly aggressive, under the current policy framework. If the current policy framework is to be maintained, the relationship between the two policies/targets should be acknowledged by reducing them in tandem to land on a more reasonable marketplace reality.

If proposed numerical targets are to be maintained, need more implementation flexibility; expand Built Boundary & apply greenfield target to new urban expansion areas only

Staff are suggesting that if the targets for 60% intensification is maintained the Built Boundary should be updated to reflect the current built up area as of 2016. Staff also suggest that if the 80 residents and jobs per hectare target is maintained that this target should only apply to areas that planning policy can influence such as new/recent urban expansion areas without secondary plans.

New policies on minimum densities surrounding major transit station areas require more clarity as they impact stable neighbourhoods and could contribute to further increases to intensification levels

The proposed policies would establish specific minimum density targets within 500-metre radius of “major transit station areas”, which would be scaled to reflect type of transit. For example, around express rail stations (e.g. GO train), densities would be planned for 150 people and jobs per hectare by 2041, and around bus rapid transit stations (e.g. VIVA on dedicated right-of-way), densities would be planned for 160 people and jobs per hectare by 2041.

Staff have concerns with the application of the density targets for transit corridors and station areas, particularly in areas within the Promenade surrounded by stable neighbourhoods. In these areas, the current proposed policy framework outlines densities between 150 and 160 residents and jobs per hectare. Staff have concerns with the impact of these proposed densities on the surrounding stable neighborhoods in the Aurora Promenade.

Staff fully support protecting employment lands from conversions, but wish to retain the flexibility to locate office in prime employment areas

The proposed policies would require municipalities to identify and designate suitable lands near “major goods movement facilities and corridors” as “prime employment

areas". These areas would be protected over the long-term for uses that are land extensive and/or have low employment densities that require prime access to transportation corridors. Non-employment land uses (residential, retail, institutional...) would be strictly prohibited in "prime employment areas" and not eligible for conversion. Municipalities would also be required to designate other "employment areas" where a wider range of employment uses would be permitted

Staff are generally supportive of the exclusion of employment lands from the designated greenfield area density target as a clearer determinant of community greenfield densities. However, with respect to prohibiting office uses in "Prime Employment Areas", staff are not supportive and believe that this decision should be at the discretion of the municipality.

The 2006 Growth Plan defined major retail uses as non-employment uses, however the proposed Growth Plan does not. This definition should continue in the proposed Growth Plan. Removing this definition leaves the Plan vulnerable to the interpretation that major retail uses can be considered employment uses.

Amendments to bring Local and Regional Official Plans into conformity with revised Provincial policies should be non-appealable

Staff request that the necessary enacting Official Plan amendments which implement the proposed Provincial Plan changes (once finalized) should be non-appealable to the Ontario Municipal Board. This is necessary for the effective implementation of the proposed policies and protects the Town from the potential cost associated with defending these amendments at the Ontario Municipal Board.

Advisory Committee Review

Not applicable.

Financial Implications

There are no direct financial implications to the Town with respect the Provincial Co-ordinated Review. However, increasing density targets could be a revenue generator for the Town of Aurora.

Communications Considerations

The Province of Ontario held twelve public open houses on the co-ordinated review, from late May to early July, 2016. The locations ranged across the Greater Golden Horseshoe area, with the closest consultations to Aurora being in Vaughan and Barrie.

The Province of Ontario has extended the comment window on the proposed changes from the end of September to October 31, 2016.

Link to Strategic Plan

By commenting on the proposed Growth Plan and ORMCP, 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.

Alternative(s) to the Recommendation

1. Council may choose to not endorse the staff comments and/or authorize staff to provide Town comments to York Region for a joint submission to the Province.
2. Council may choose to direct staff to make changes to the proposed comments.

Staff have reviewed the proposed Growth Plan and ORMCP and have made recommendations with respect to how the proposed plans can best serve the Town. Staff are therefore recommending that Council endorse their comments with respect to the Provincial Co-ordinated Land Use Planning Review, so that they can be provided to York Region for a consolidated submission to the Province.

Conclusions

In 2015, the Province initiated a co-ordinated review of the four Provincial Plans. Staff have performed a review and analysis of the two plans affecting Aurora; the proposed Growth Plan and ORMCP. Based on this analysis staff have prepared comments which are included in this report for Council's review and endorsement. York Region has requested that their lower-tier municipalities provide them with comments so that a joint submission could be made to the Province. Staff are therefore recommending that Council endorse their comments with respect to the Provincial Co-ordinated Land Use Planning Review, so that they can be provided to York Region for a consolidated submission to the Province.

September 20, 2016

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Report No. PBS16-073

Attachments

None.

Previous Reports

PL14-043, dated July 15, 2014

PL14-015, dated May 19, 2015

Pre-submission Review

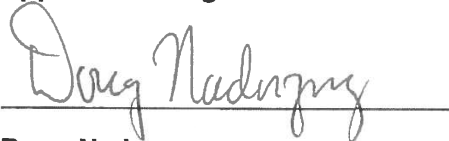
Agenda Management Team Meeting review on September 1, 2016

Departmental Approval



**Marco Ramunno
Director, Planning & Building Services**

Approved for Agenda



**Doug Nadorozny
Chief Administrative Officer**



**Town of Aurora
Canada 150 Ad Hoc Committee
Meeting Minutes**

Date: Monday, October 3, 2016

Time and Location: 6:30 p.m., Holland Room, Aurora Town Hall

Committee Members: Mayor Geoffrey Dawe (Chair), Ian Bryan, Art Hagopian, Kelly Mathews, and Ken Turriff (arrived 6:33 p.m.)

Member(s) Absent: Damian D'Aguiar

Other Attendees: Councillor Tom Mrakas, Laura Sheardown, Cash Flow & Investment Co-ordinator/Financial Analyst, Shelley Ware, Supervisor, Special Events, and Samantha Yew, Council/Committee Secretary

The Chair called the meeting to order at 6:31 p.m.

1. Declaration of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

2. Approval of Agenda

**Moved by Kelly Mathews
Seconded by Art Hagopian**

That the agenda as circulated by Legislative Services be approved.

Carried

3. Receipt of Minutes

Canada 150 Ad Hoc Committee Meeting Minutes of May 5, 2016

Canada 150 Ad Hoc Committee Meeting Minutes
Monday, October 3, 2016

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**Moved by Art Hagopian
Seconded by Ian Bryan**

That the Canada 150 Ad Hoc Committee meeting minutes of May 5, 2016, be received for information.

Carried

4. Delegations

**(a) Eric McCartney, Resident
Re: Suggestions for Canada 150 Confederation Celebrations**

Mr. McCartney offered suggestions for potential events and features for the Canada 150 celebration, and noted that a list of his ideas can be found at www.aurora150.com.

**Moved by Art Hagopian
Seconded by Kelly Mathews**

That the comments of the delegation be received for information.

Carried

5. Matters for Consideration

None

6. Informational Items

1. “Heritage Minutes” by Historica Canada – Discussion

Ms. Ware gave an overview of the “Heritage Minutes” video segments, and played a segment about Sir John A. McDonald. She noted that the Town has access to 83 segments, and suggested that one relevant segment be played at each Council meeting throughout 2017 in celebration of Canada 150. The Committee discussed ways in which the segments could be used.

**Moved by Art Hagopian
Seconded by Ian Bryan**

1. That the “Heritage Minutes” by Historica Canada – Discussion be received;
and

2. That staff investigate the usage of “Heritage Minutes” by Historica Canada at Council meetings in 2017.

Carried

**2. Memorandum from Cash Flow & Investment Co-ordinator/ Financial Analyst
Re: Canada 150 Grant Requests**

**Moved by Ken Turriff
Seconded by Ian Bryan**

Ms. Sheardown gave an overview of the event enhancements and one-time events that were submitted as part of the provincial and federal grant applications. The Committee discussed the funding requests.

1. That the memorandum regarding Canada 150 Grant Requests be received;
and
2. That the Canada 150 Ad Hoc Committee recommend to Council:

That Council consider a placeholder in the 2017 Capital Budget deliberations in the amount of \$94,000.00, to support the following items, should the requested grant funding be denied:

- Military Tattoo
- Pow Wow
- Special legacy feature (i.e. water feature or clock tower)
- Family First Night fireworks display

Carried

**3. Extract from Council Meeting of May 24, 2016
Re: Canada 150 Ad Hoc Committee Meeting Minutes of May 5, 2016**

**Moved by Kelly Mathews
Seconded by Art Hagopian**

1. That the Extract from Council Meeting of May 24, 2016, regarding the Canada 150 Ad Hoc Committee meeting minutes of May 5, 2016, be received for information.

Carried

Canada 150 Ad Hoc Committee Meeting Minutes
Monday, October 3, 2016

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7. New Business

Kelly Mathews inquired when the Town will hear back regarding the grant applications. Staff advised that they anticipate a response in January 2017.

8. Adjournment

**Moved by Kelly Mathews
Seconded by Art Hagopian**

That the meeting be adjourned at 7:38 p.m.

Carried

Committee recommendations are not binding on the Town unless adopted by Council at a later meeting.



Notice of Motion	Councillor John Abel
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Date: October 4, 2016

To: Mayor and Members of Council

From: Councillor Abel

Re: Parking Restrictions in Heritage Area

Whereas the Town of Aurora has recently implemented parking restrictions in the Heritage area of Town; and

Whereas these restrictions were made because commuters using the GO services were parking on the streets all day; and

Whereas the limiting parking in this area would eliminate commuters leaving their cars parked all day long; and

Whereas the boundary for parking restrictions is quite wide, so as to discourage commuter parking in adjacent streets; and

Whereas at one of the furthest points is the Kennedy Medical Centre at Yonge Street and Kennedy Street East; and

Whereas the Kennedy Medical Centre has been in operation and serving residents for more than 20 years; and

Whereas the Kennedy Medical Centre provides post-diagnostic health care in the way of blood works, x-rays, imaging, and other technical services; and

Whereas many of the clients are elderly, and/or have mobility challenges; and

Whereas the Kennedy Medical Centre has 50 parking spaces that are often full; and

Whereas staff and technicians are asked to park on Kennedy Street East and Gurnett Street to allow clientele the parking spaces at the Kennedy Medical Centre;

Now Therefore Be It Hereby Resolved That staff be directed to make allowances for parking permits to be issued to Medical Centre staff and technicians, at no cost, so that we may best serve the parking needs of the clients at the Kennedy Medical Centre.