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September 4, 2015

DELIVERED BY E-MAIL TO:
regionalclerk@york.ca

Denis Kelly, Regional Clerk
The Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Dear Mr. Kelly:

Re: Town of Aurora Council Resolution of August 25, 2015; Re: Item 5 – Report No. PL15-059 – Update on Development Progress in 2C Planning Area

Please be advised that this matter was heard by Council at its meeting held on August 25, 2015, and in this regard Council adopted the following resolution:

THAT Report No. PL15-059 be received; and

THAT in response to the pace of development in the 2C Secondary Plan Area, The Regional Municipality of York be requested to advance the timing of the interchange at Highway 404 and St. John's Sideroad, to be included within the Region's 10-year Roads Construction Program.

The above is for your information and placement on the Regional Council agenda. We have enclosed Council Report No. PL15-059, Update on Development Progress in 2C Planning Area, for reference.

Yours truly,

Warren Mar
Director of Legal and Legislative
Services/Town Solicitor

WM/lb

Enclosure (1)

Copy: Marco Ramunno, Director of Planning and Development Services



**TOWN OF AURORA
COUNCIL REPORT**

No. PL15-059

SUBJECT: *Update on Development Progress in 2C Planning Area*
FROM: *Marco Ramunno, Director of Planning & Development Services*
DATE: *August 11, 2015*

RECOMMENDATIONS

THAT Report No. PL15-059 be received, and;

THAT in response to the pace of development in the 2C Secondary Plan Area, the Regional Municipality of York be requested to advance the timing of the interchange at Highway 404 and St. John's Sideroad, to be included within the Region's 10-year Roads Construction Program.

PURPOSE OF THE REPORT

The purpose of the report is to give Council an update on the status of development and progress on construction in the 2C Planning Area.

BACKGROUND

Summary of 2C development milestones, from 2010 to present

OPA 73 was adopted by Council in September 2010, and the OMB approved the plan in September 2011.

Milestone	Date
O.P. Amendment	September 2010
OMB Approval	September 2011
Zoning By-Laws (6)	Enacted June 2013
Draft Approval (6)	March/April 2013

The bulk of zoning by-laws amendment applications were considered by Council in March/April 2013, and were eventually enacted in June 2013. Draft approval for all developments except Eyelet (Treasure Hill) were approved concurrently with the zoning by-laws, in the spring of 2013.

The seven (7) plans of subdivision in the 2C Landowners Group (TACC, Metrus Brookfield, York Region Christian Seniors, Shimvest, Mattamy, and Treasure

Hill/Eyelet) total 2,876 units (1,605 singles, 86 semis, 592 townhouses, 593 apartments). This total results in an equivalent population of approximately 8,100 persons.

Site Plans

Three site plans have also been approved, including:

- TACC, June 9, 2015. One stand-alone commercial building and two (2) multi-tenant commercial buildings totaling 1,317 m² of gross floor area.
- Brookfield, July 14, 2015. 182 residential apartment units and 476.4 m² of commercial gross floor area.
- York Region Christian Seniors Home, April 27, 2015. Total of 160 units.

Business Park

Emery Business Park lands east of Leslie - draft approved September 23, 2014, zoning by-law enacted November 25, 2015. The applicant is currently working towards plan registration and servicing of the lands.

COMMENTS

Development progress tracked through registrations and building permits

Registrations to date consist of two phases for Mattamy, and a first phase for each of TACC, Brookfield and first building of York Region Christian Seniors Home. These total close to 1,000 units (980 total) registered in the last year and a half, approximately one-third of the anticipated 2C yield.

Virtually all registered subdivision and site plans have had building permits issued to date (975 of 980 total). The timing by quarter can be viewed in Figure #1, and equates to an average of 162.5 units per quarter. If this rate is maintained, the remaining two-thirds of 2C will be built out within the next three years. In all likelihood, the ground-related supply will build out sooner and some of the apartment units will take longer to complete.

Development of 2C proceeding at faster pace than staff initially anticipated.

Based on Aurora's most recent history in the 2B planning area and more recent market demand across York Region, it was anticipated that growth in the 2C Planning Area would occur over a period of five to eight years. At the current pace, the bulk of 2C will be developed before this, likely the bulk within four years total (by 2017/2018). Please see the attached maps regarding building permits issued to date in 2C.

Pace of growth determined by strong demand for ground-related housing

As evidenced by long lines at sales construction trailers upon the release of each phase of development to date, demand for ground-related housing (single-detached, semi-detached and rows), has been quite strong. Once approvals and servicing are in place, it is the builder's prerogative to sell and build units at whichever pace they see fit.

Builders usually attempt to achieve some economies of scale in construction by condensing the amount of time spent on-site. There are also benefits to new homeowners in the area, when the amount of construction time is reduced.

Planned Regional infrastructure required to meet population growth

St. John's Sideroad

- From Bayview Ave to east of Leslie Street, road widening from 2 lanes to 4 lanes
- Start the utility relocations, Fall 2015
- Road work to start spring/summer 2016, completion Spring/Summer 2017

Leslie Street

- Road widening from 2 lanes to 4 lanes.
- Newmarket portion, from Mulock Drive to Aurora Town boundary, start Fall 2015, completion Spring/Summer 2016.
- Leslie Street sanitary sewer from south of St. John's Sideroad at TACC development to Pease Court (Mattamy development) start fall 2015, completion end of 2015.
- Aurora northern boundary to St. John's Sideroad intersection (intersection included), start Spring/Summer 2016, completion Spring/Summer 2017.
- South of St. John's Sideroad intersection to State Farm Way, start Spring/Summer 2017, completion Spring/Summer 2018.

Underpasses and Bridges

Two underpasses are approved as a 50% cost share between the Town and the Regional Municipality of York that will be constructed on Leslie Street, one just north of First Commerce Drive and the other just north of St. John's Sideroad. A feasibility study for one underpass at the intersection of St. John's Sideroad and Leslie Street is also underway. These structures would be constructed in 2017 when the Region reconstructs Leslie Street.

The bridge on Hartwell Way, bridging the 2B and 2C planning areas, will be constructed by the developers and it should be underway by fall 2015.

Highway 404 Interchange at St. John's Sideroad

Although the 404 interchange is identified within York Region's Transportation Master Plan and the Town of Aurora's Master Transportation Operations Study Update, this project is not included in York Region's 10-year construction plans. Aurora's Master Plan recommends to "carry forward the new interchange at Highway 404 / St. John's Sideroad to MTO and York Region for potential earlier implementation by 2021, if feasible. The need depends on the build-out of Area 2C lands and background traffic growth. If growth does not proceed as fast, the interchange will not be needed until after 2021."

The Mayor, CAO and staff have advocated the Region for the advancement of this

project over the last few years. With the expedited development rate of 2C, and the joint benefit with our municipal neighbours Newmarket to the north, this project should take on additional priority.

LINK TO STRATEGIC PLAN

The development of new communities in Aurora supports the Strategic Plan goal of: **Supporting an exceptional quality of life for all**, with a relevant supporting objective of: ***Strengthening the fabric of our community***. The development will also assist with the action of **working with the development community to ensure future growth includes housing opportunities for everyone**.

The development of new infrastructure to support growth in Aurora supports the Strategic Plan goals of: **Supporting an exceptional quality of life for all**, with relevant supporting objectives of: ***Improving transportation, mobility and connectivity***, and ***Investing in sustainable infrastructure***. New infrastructure will also assist with the actions of: **Establishing east-west linkages to facilitate movement across the community for all modes of transportation**, and, **maintaining and expanding infrastructure to support forecasted population growth through technology, waste management, roads, emergency services and accessibility**.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

None.

FINANCIAL IMPLICATIONS

None directly.

PREVIOUS REPORTS

Reports related to the 2C planning applications; please see Background section of this report.

CONCLUSIONS

The development of 2C currently underway has followed a planning process that most recently began five years ago when Council adopted Official Plan Amendment 73.

At present, registrations and building permits have been issued for approximately one-third of the anticipated total in 2C. The majority of the remaining two-thirds should build out within the next three years.

Planned completion of upgrades to Leslie Street, St. John's Sideroad, and pedestrian underpasses should coincide with the anticipated final phases of ground-related development in 2C (2017/2018).

One major and necessary infrastructure upgrade that will continue to lag even further behind the development of 2C at its current pace of development, is the Highway 404 interchange at St. John's Sideroad. This project is currently not within the Region's ten-year construction plan, and staff is recommending that the timing of the interchange be advanced.

ATTACHMENTS

Figure #1 – Map of 2C Building Permits – Dates of Permit Issued

Figure #2 – Map of 2C Building Permits – Construction Types for Permits Issued

PRE-SUBMISSION REVIEW

Reviewed by the Chief Administrative Officer and Director of Planning and Development.

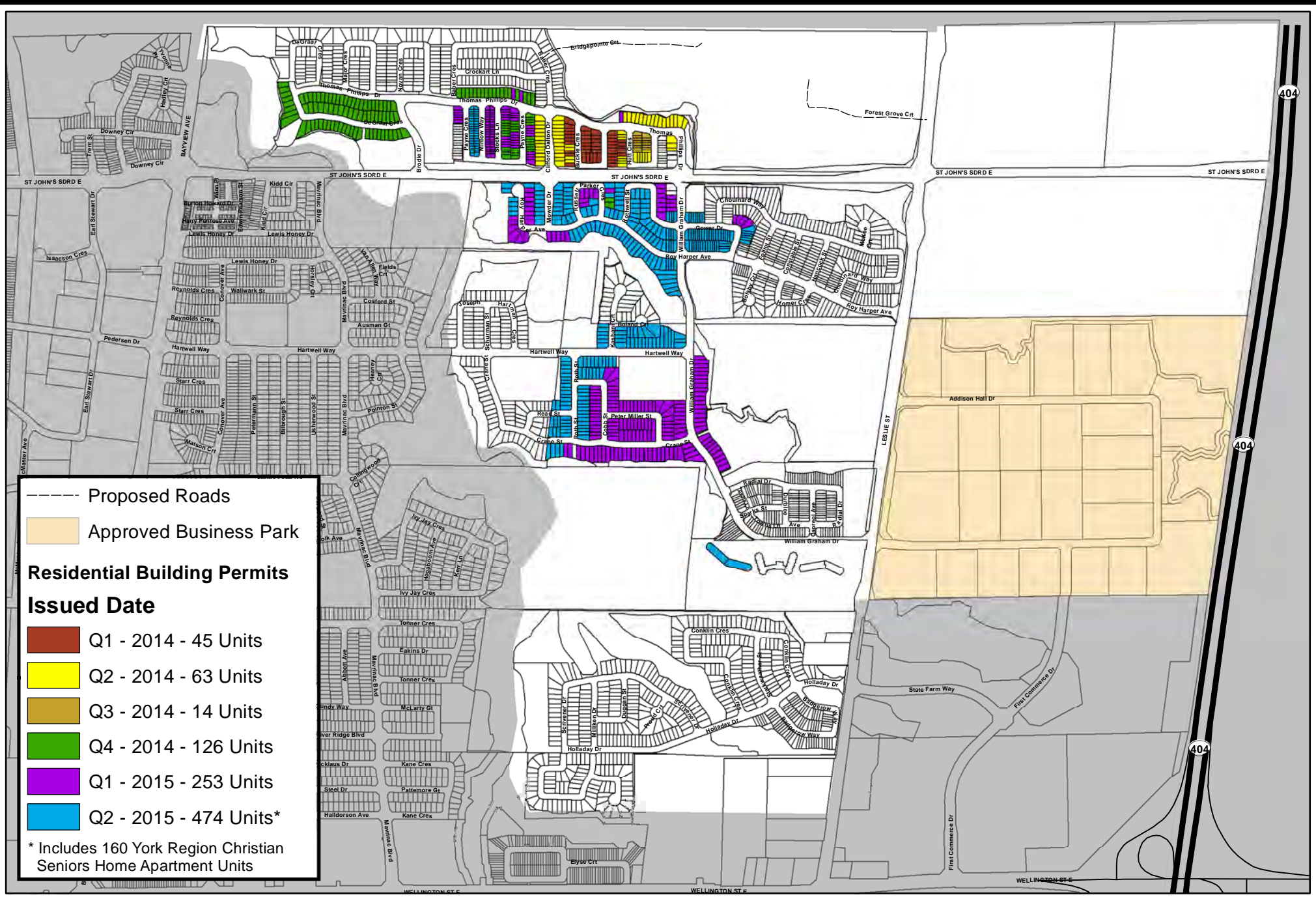
Prepared by: Michael Logue, Program Manager, Economic Planning, Ext. 4324



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

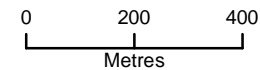


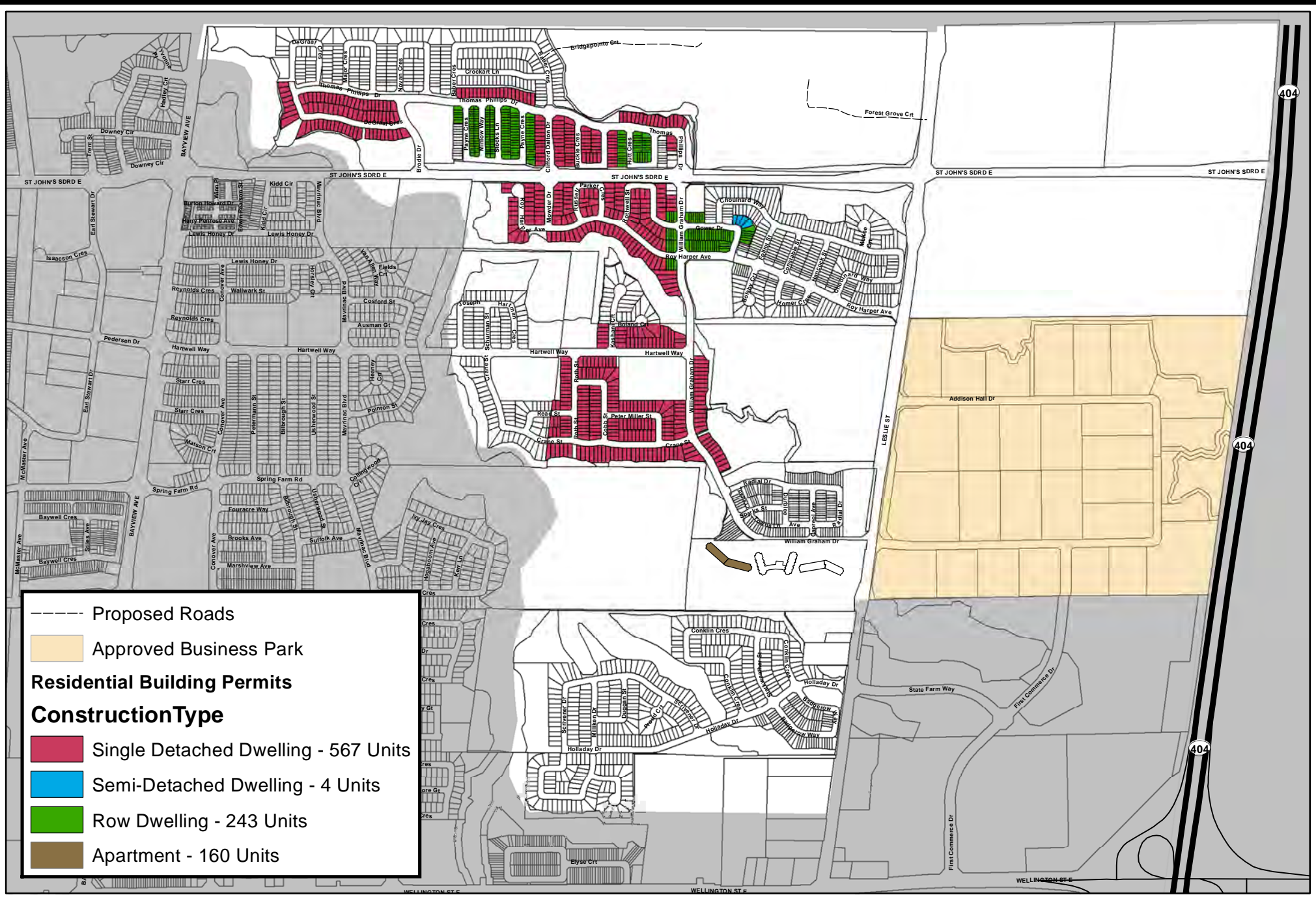
**Patrick Moyle
Interim Chief Administrative Officer**



2C BUILDING PERMITS

DATES OF PERMITS ISSUED
FIGURE 1





2C BUILDING PERMITS

CONSTRUCTION TYPES FOR PERMITS ISSUED

FIGURE 2

