

Housing Pledge for Responsible Growth

The Town of Aurora pledges to facilitate the construction of 8,000 new homes by 2031.

The Town of Aurora recognizes the importance of addressing the current housing crisis and has demonstrated leadership and commitment to promoting housing supply and affordability by adopting a motion that directs staff to include modernized housing policies in the Town's Updated Official Plan that clearly articulates and defines the Town's strategies and actions on affordable and attainable housing. The Town is committed to the intensification of its Major Transit Station Area and Downtown Promenade core and aims to provide diverse housing opportunities for residents.

Further, the Town is also developing a new Affordable Housing Action Plan (AHAP) and Affordable Housing Toolkit in collaboration with the community, local partners, and housing providers. The AHAP and Affordable Housing Toolkit will be able to define action items and establish dedicated policies to implement strategies on providing affordable market and rental housing units within the local Aurora context.

The Town welcomes the ability to make this Housing Pledge as a means of further bolstering ongoing local initiatives that together will shape Aurora as an inclusive, accessible, and more affordable place to live.

Aurora also acknowledges it has an important role in facilitating the construction of 8,000 new homes by ensuring we have an updated municipal planning framework to guide development. We undertake to provide efficient and streamlined processes to facilitate the timely review and approval of development applications and permits. The Town of Aurora has made and commits to making investments in technology and process improvements, all to meet the housing target.

Achieving the target relies on partners that are integral in reaching this goal and delivering housing. To be successful, more initiatives and partnerships are required between all levels of government, the home building industry, and the trades sector to increase the supply of housing.

To meet Aurora's housing pledge, both the approved developments that are currently in the pipeline and those that are proposed will need to follow through to construction, which requires accelerated action and funding from all levels of government to support



the delivery of complete communities – through upgrades to infrastructure, rapid transit, schools, hospitals, and social services. Locally, we need to create a robust network of community amenities, parks, trails, active transportation, and fire protection services to meet the needs of residents as the community grows. The Town is committed to the development of a complete, healthy, and balanced community and looks forward to working with partners across all sectors to achieve this common goal.

Aurora Council promises to continue to advocate for a framework to deliver the infrastructure needed to build complete communities and meet Aurora's municipal housing target. This framework must reflect the principle of growth paying for growth and not shift the burden of growth to property taxpayers.

Tom Mrakas
Mayor of the Town of Aurora

Initiatives to Support the Housing Pledge	Description
New Official Plan: Identification of Key Areas for Growth	<ul style="list-style-type: none"> Through the Official Plan Review the Town has created a Town Structure schedule and identified Key Areas for growth that will be able to accommodate new housing opportunities in line with the Housing Pledge target.
New Zoning By-Law	<ul style="list-style-type: none"> Through the Official Plan Review the Town is exploring the opportunity to pre-zone lands within the Promenade and MTSA. Through the Official Plan Review the Town is exploring the opportunity to reduce parking requirements for Affordable Housing. Develop clear guidelines to encourage the creation of additional second and third suites on lots where appropriate.
New Community Planning Permit System for the Aurora GO MTSA	<ul style="list-style-type: none"> Through the Official Plan Review the Town is exploring the opportunity to use the Community Planning Permit System for the Aurora GO MTSA to get housing to market quicker.
Streamline the Development Approval Process	<ul style="list-style-type: none"> Delegated Site Plan Approval <ul style="list-style-type: none"> To address and comply with the legislative changes, amendments were made to the Town's Site Plan Control By-law to delegate all site plan control decisions in respect of applications submitted on or after July 1, 2022, to municipal staff instead of council. This will expedite the municipal review and approval process. Customized Pre-Application Consultation <ul style="list-style-type: none"> Review of the pre-application consultation process in response to Bill 109 legislative amendments to ensure that expectations for applications are articulated clearly and efficiently to streamline the process as applications are then submitted.

Initiatives to Support the Housing Pledge	Description
	<ul style="list-style-type: none"> • Embrace New Technology: CityView online portal <ul style="list-style-type: none"> ○ Enhanced training on CityView for all Planning Staff to be able to process develop applications in a timely and more efficient manner. This will create a level of transparency and accountability to ensure development will stay on track. • Explore the Powers of the Committee of Adjustment <ul style="list-style-type: none"> ○ Consider the use of the Committee of Adjustment under the Planning Act to expedite smaller development for a faster and less expensive process, where appropriate.
Collaboration with Key Stakeholders	<ul style="list-style-type: none"> • Effective Project Management <ul style="list-style-type: none"> ○ Continuously working with Key Stakeholders to identify what the development needs are and efficiently project manage the proposed development to ensure timely delivery and customizable approaches. • Terms of Reference <ul style="list-style-type: none"> ○ Consultation with the Development Industry to understand and prepare guidelines (i.e., Terms of Reference) for development-related reports. • Servicing Infrastructure Investment <ul style="list-style-type: none"> ○ Committed to review and update all infrastructure needs with York Region on an ongoing basis to ensure new developments are adequately serviced and accounted for.

Potential Constraints

- Infrastructure Capacity – Timing of a Servicing solution will impact the ability to deliver new housing units.
- Developer Market Timing – Council can approve development applications, but it is ultimately up to the builders to construct new units and bring them to market in a timely manner.
- Stakeholder Buy-in to Proposed Official Plan Policy Framework – Council is confident that the height provisions in the Updated OP can achieve the housing targets with the support of all stakeholders and all levels of government.