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Town of Aurora
Council Report
No. PDS23-122

Subject: Additional Information to Report No. PDS23-109 and
Servicing Allocation Update

Prepared by: Lawrence Kuk, Manager of Development Planning

Department: Planning and Development Services

Date: September 26, 2023

Recommendation

1. That Report No. PDS23-122 be received for information.

Executive Summary

The purpose of this report is to provide additional information as requested by Council at the September 5, 2023 General Committee Meeting:

- Staff is projecting approximately 8,000 new homes built by 2031
- Approved applications, application under review and pre-consultation applications makes up for a total of approximately 8,550 units.
- The Town and Ontario Land Tribunal (OLT) approved a total of 2,063 units to date.
- A total of 5,506 units are currently under review by the Town and OLT.
- The Town has approximately 6,277 persons worth of servicing allocation to maintaining a minimum 3-year supply of housing.
- York Region is anticipated to announce servicing allocation by November 2023
- A minimum of 12,000 persons worth of allocation is required to service the applications under review and pre-consultation applications over the next 10 years.

Background

Staff is projecting approximately 8,000 new homes built by 2031

Through Bill 23, the province set a target of 1.5 million homes over the next ten years. In order to meet this target, the province has asked each municipality to provide a housing pledge. The proposed Municipal Housing Pledge for the Town is to construct at least 8,000 new homes by 2031. At the September 5, 2023 General Committee meeting, Council requested the following additional information on staff report PDS23-109 – Aurora’s 2031 Municipal Housing Target Pledge:

- A breakdown of the proposed 8,000 additional housing units by 2031; and
- Servicing allocation update.

Analysis

Approved applications, application under review and pre-consultation applications makes up for a total of approximately 8,550 units.

The Town undertakes a regular review of the supply of new residential units proposed through Planning Act applications. This review identifies the number of units that may eventually be added to the housing market. The sum of the approved applications, application under review and pre-consultation applications makes up for a total of 8,550 units. Over the last two years, staff identified an approximately 981 units that could transition into formal Planning Act application in the near future. This number may vary but this review has not yet included vacant lands and lands suited for intensification as directed by the Town’s Official Plan. A full list of the active applications is attached to this report as appendix 1 – Application Tracking List.

The Town and OLT approved a total of 2,063 units to date.

Table 1 identifies a total of 1,175 approved units proposed through Planning Act applications as of September 2023. In addition, there are 888 units approved by the OLT for a total of 2,063 approved units by the Town and OLT.

Table 1 – Approved units

| | Single, Semi or Towns (units) | Apartments (units) | Total Units |
|----------------------|----------------------------------|--------------------|-------------|
| Approved by the Town | 531 | 644 | 1,175 |
| Approved by the OLT | 133 | 755 | 888 |
| | | Total | 2,063 |

A total of 5,506 units are currently under review by the Town and OLT.

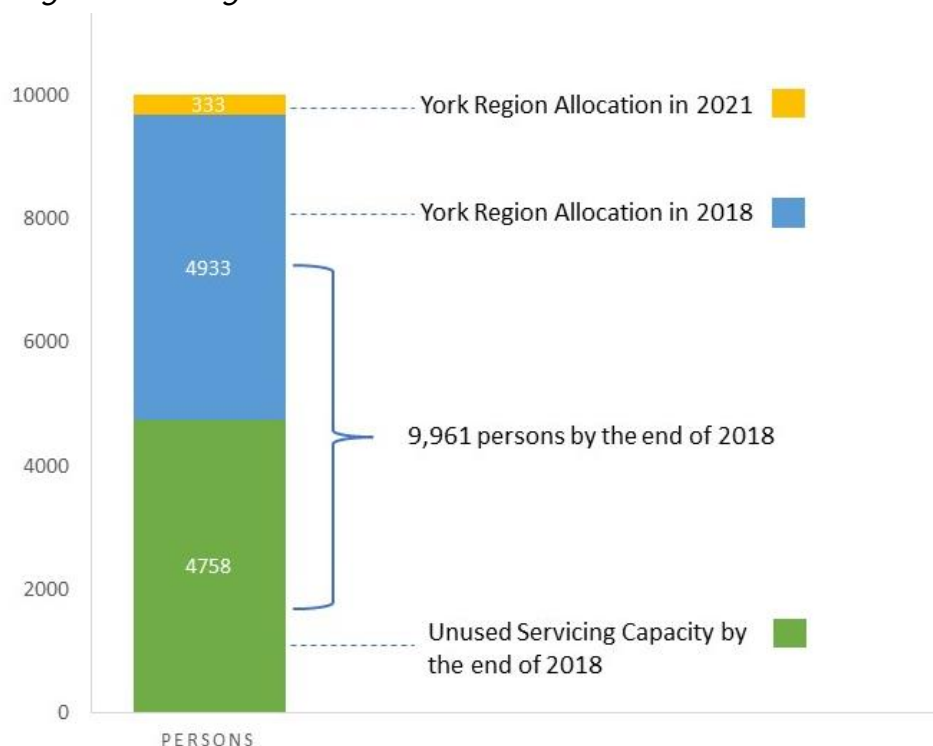
Table 2 identifies a total of 1,856 units under reviewed by the OLT and a total of 3,650 units that are still going through the Planning Act application process for a total of 5,506 units.

Table 2 – Applications Under Review

| | Single, Semi or Towns (units) | Apartments (units) | Total Units |
|--------------------------|----------------------------------|-----------------------|-------------|
| Under Review by the Town | 1,096 | 2,554 | 3,650 |
| Under Review by the OLT | 83 | 1,773 | 1,856 |
| | | Total | 5,506 |

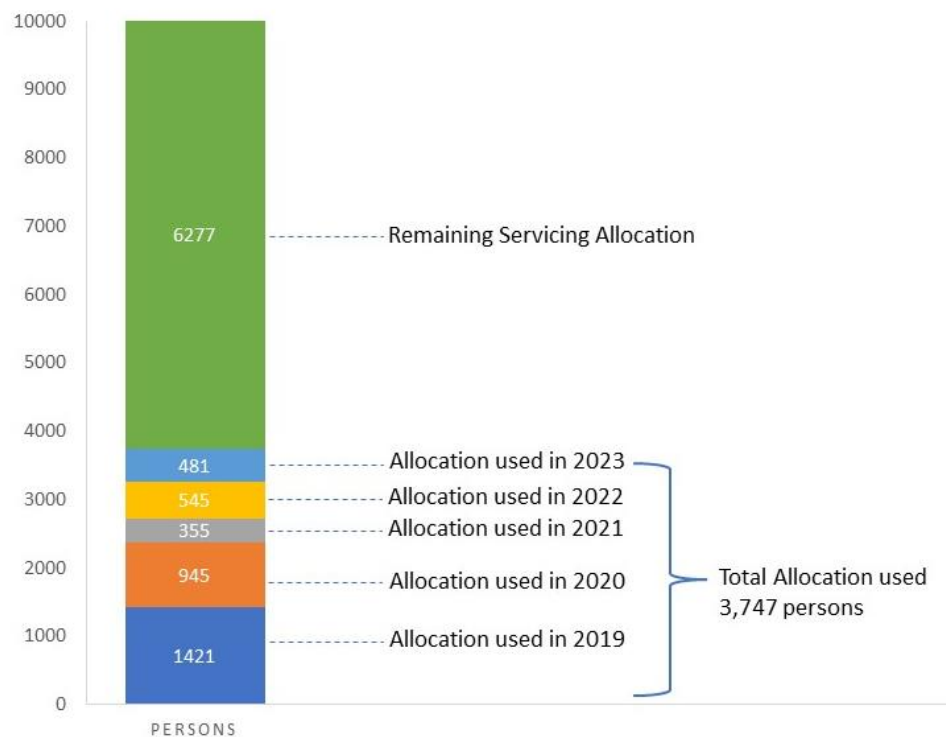
Servicing Allocation Update

Historically, York Region assigns servicing capacity to the local municipalities on a 3-to-4-year cycle. On June 28, 2018, York Region confirmed their last capacity assignment to the Town of Aurora was for 4,933 people. Subsequently on September 9, 2021, the Region assigned an additional 333 persons worth of allocation for developments within the Regional Centre and Corridors. By year end of 2021, the Town has a servicing capacity of approximately 10,000 persons.

Figure 1 – York Region Servicing Allocation

The Town has approximately 6,277 persons worth of servicing allocation to maintaining a minimum 3-year supply of housing.

Based on the servicing capacity assigned to the Town and new registrations the following is an accounting of the servicing allocation used to date. A detail list of applications that were registered by year is attached to this report as Appendix 2.

Figure 2 – Historical Servicing Allocation used

To date, the Town has about 6,277 of servicing allocation to maintaining a minimum 3-year supply of housing. Staff is anticipating an average of 2,000 persons worth of servicing allocation being used each year.

York Region is anticipated to announce servicing allocation by November 2023

The Supporting Growth and Housing in York and Durham Regions Act (2022) requires York and Durham Regions to do everything in their powers to enlarge and improve the existing York Durham Sewage System to convey sewage from Aurora, Newmarket and East Gwillimbury to the Duffin Creek Water Pollution Control Plant in Durham Region.

The Act requires that York Region prepare a Project Report for the Minister's review and approval. The Project Report must describe:

- The infrastructure components and their associated costs
- Impacts to the environment and how those impacts will be mitigated
- Impacts to aboriginal or treaty rights and how those impacts will be mitigated
- Other approvals required before construction and operation.

Note: the Project Report are exempt from the Environmental Assessment Act.

It is anticipated that the Project Report will be available for public review once submitted to the Ministry of the Environment, Parks and Conservation in later fall/ early winter of 2023.

As such, Staff is anticipating for another round of servicing allocation by the Region at the November Regional Council meeting to accommodate the future growth.

A minimum of 12,000 persons worth of allocation is required to service the applications under review and pre-consultation applications over the next 10 years.

Staff analyzed the proposed number of units by housing type that are currently under review at the Town and the OLT. It is projected that a minimum of 12,000 persons worth of servicing allocation is required to implement the proposed developments listed in Appendix 1.

Advisory Committee Review

N/A

Legal Considerations

Please see previous staff report PDS23-109, September 5, 2023.

Financial Implications

The Province announced the launch of a \$1.2 billion fund, which will provide up to \$400 million per year to municipalities based on the 2031 housing targets.

Each eligible municipality's portion of the \$400 million annually will be determined based upon their share of the greater provincial housing supply goal, as well as their performance compared to their annual assigned targets. The Town of Aurora's housing target of 8,000 represents 0.53% (8,000/1,500,000) of the overall provincial target; therefore, it would be eligible for up to \$2,133,333, plus bonus of the available annual amount depending upon its performance. The Building Faster Fund provides double the funding for every one per cent above 100 per cent of a municipality's target achieved.

A municipality's annual performance is evaluated by comparing its number of housing starts and additional residential units created in a given calendar year against its annual

target. Municipalities that are achieving 80 per cent or more of their annual target will be able to access a portion of their allocation. Those that exceed their target will be eligible to receive additional funding. Municipalities that are not achieving at least 80 per cent of their annual target will receive no funding.

If the Town hits 80 per cent of its annual 1,000-unit housing target, it would receive \$1,706,700 ($\$2,133,333 \times 80\%$).

If the Town hits 90 per cent of its annual 1,000-unit housing target, it would receive \$1,920,000 ($\$2,133,333 \times 90\%$).

If the Town hits 105 per cent of its annual 1,000-unit housing target, it would receive \$2,346,700 ($\$2,133,333 \times 100\% + (5\% \times 2 = 10\%)$)

Any funds received from the Building Faster Fund will assist the Town in its offset of lost development charge and CIL Parkland revenues as a result of recent legislative changes. Table 3 presents a summary of possible funding scenarios for the Town compared to its estimated annual development charge and CIL Parkland revenue losses.

The upcoming 2024 DC Study presently underway has assumed a conservative projection of development growth, assuming consistent growth rates to that of the Region and Town's Official Plans. Should actual growth exceed these assumptions, there will not be a negative financial impact to the Town

Table 3 - Possible Building Faster Fund Scenarios versus Lost Development Revenue

| Possible Target Performance | Financial Annual Impact | | Net Gain / (Loss) |
|-----------------------------|-------------------------|----------------------------|----------------------|
| | Revenue | Lost DCs / CIL Parkland | |
| 80% | 1,706,667 | 688,980 | 1,017,687 |
| 90% | 1,920,000 | 688,980 | 1,231,020 |
| 100% | 2,133,333 | 688,980 | 1,444,353 |
| 105% | 2,346,667 | 688,980 | 1,657,687 |
| 110% | 2,560,000 | 688,980 | 1,871,020 |

Communications Considerations

Please see previous staff report PDS23-109, September 5, 2023.

Climate Change Considerations

Please see previous staff report PDS23-109, September 5, 2023.

Link to Strategic Plan

Please see previous staff report PDS23-109, September 5, 2023.

Alternative(s) to the Recommendation

1. N/A

Conclusions

Planning Staff will continue to monitor the Town's development approval and registration records in order to ensure the Town is on track to reach the housing pledge target of approximately 8,000 units. The Town currently has a 3-year supply of housing and will continue to work with York Region to bring infrastructure and services needed to meet the proposed housing pledge for the next 10 years.

Attachments

Appendix 1 – Application Tracking List

Appendix 2 – Application Registration List

Previous Reports

PDS23-109 – Aurora's 2031 Municipal Housing Target Pledge, September 5, 2023

Pre-submission Review

Agenda Management Team review on September 14, 2023

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer