

February 27, 2015

Delivered by Hand

MGP File: 14 - 2260
Your File:

Mr. Glen Letman, MCIP, RPP
Manager, Planning & Development Services
Town of Aurora
100 John West Way
Aurora, Ontario
L4G 6J1

Dear Mr. Letman:

**RE: Highland Gate Developments Inc.
Applications for Official Plan Amendment, Draft Plan of Subdivision, and Zoning By-law
Amendment
21 Golf Links Drive, Aurora**

We are pleased to submit the enclosed applications on behalf of Highland Gate Developments Inc., for the above noted applications. The subject Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications propose to redevelop the former Highland Gate Golf Course lands ("subject lands") for residential and park and trail uses, while preserving and protecting natural heritage areas. The recent closure of the Highland Gate Golf Club presents an opportunity for reinvestment in the community through redevelopment that uses the land in an efficient and sustainable manner and that is in keeping with the character of the surrounding community.

Currently, the subject lands are designated Private Parkland and Environmental Protection in the Town of Aurora Official Plan and zoned Major Open Space and Oak Ridges Moraine Environmental Protection in Zoning By-law 2213-78. The proposed Official Plan Amendment proposes to amend the Aurora Official Plan by redesignating the subject lands to Stable Neighborhood, Public Parkland, and Environmental Protection areas. The proposed Zoning By-law Amendment application proposes to amend the Town of Aurora Zoning By-law 2213-78 by rezoning the subject lands to R2-Detached Dwelling Second Density Zone with site specific exceptions (R2-XX1/R2-XX2); Third Density Apartment Residential Zone with site specific exceptions (RA3-XX); Environmental Protection (EP-X); and Major Open Space (O-X).

The Draft Plan of Subdivision Application proposes a one hundred eighty-four lot subdivision that includes lands reserved for environmental protection, parkland/open space and a high density mixed use block.

Enclosed please find the following:

- Two copies of the application for Official Plan Amendment and Zoning By-law Amendment;
- Two copies of the application for Draft Plan of Subdivision;
- A cheque in the amount of \$205,520.00, payable to the Town of Aurora, being the review fees as follows:
 - \$18,090.00 Official Plan Amendment
 - \$10,790.00 Zoning By-law Amendment
 - \$176,640.00 Draft Plan of Subdivision
- Five (5) prints of the property survey and property deed;
- Ten (10) copies of the Draft Plan of Subdivision (24" x 36"); and
- Five (5) copies of a reduction of the Draft Plan of Subdivision (8.5" x 11").

This submission is a follow up to our pre-consultation discussions on January 13, 2015, where the Town of Aurora and LSRCA staff confirmed the submission requirements for the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications. Accordingly, we enclose the following technical submissions in support of the applications:

Technical Studies Required for Applications for 21 Golf Links Drive		
1.1 Planning	Consultant	Number of Copies
Planning Opinion Report	Malone Given Parsons	18
Draft Official Plan Amendment	Malone Given Parsons	10
Draft Zoning By-law Amendment	Malone Given Parsons	10
Community Services & Facilities Study	Malone Given Parsons	10
Schedule of Lots & Blocks Indicating Area and Frontage	Malone Given Parsons	See Draft Plan of Subdivision
Neighbourhood Plan	Malone Given Parsons & MBTW	See Urban Design Guidelines (UDG)
1.2 Urban Design and Architecture		
Urban Design Guidelines	MBTW	10
Architectural Design Guidelines	W. Architect Inc.	10
Conceptual Building Elevations for Low Rise Housing	Hunt Design	18
Conceptual Site Plan for High Density Site & Building Rendering	&CO Architects	18
Streetscape Plan	MBTW & Schollen	See UDG
Priority Lot Plan	MBTW	See UDG
Lighting Study	SCS Consulting	See FSR
1.3 Environmental		
Floodplain Mapping and Analysis	SCS Consulting	See FSR

Geotechnical and Stable Slope Assessment/Soils Report	Golder Associates	10
Hydrogeological Study and Water Budget	Golder Associates	10
Landform Conservation Study	MGP, Beacon, Golder	10
ORM Conformity Report	Malone Given Parsons	See Planning Report
Lake Simcoe Protection Plan Conformity	Malone Given Parsons	See Planning Report
Floodplain Analysis	SCS Consulting, Beacon	See FSSR & Geomorphic Assessment
Geomorphic Assessment	Beacon Environmental	10
Phase 1 Environmental Site Assessment	Golder Associates	10
Phase 2 Environmental Site Assessment	Golder Associates	10
Environmental Impact Study/ Natural Heritage Evaluation	Beacon Environmental	10
Tree Inventory and Assessment Report	Schollen & Company	10
Source Water Protection Risk Assessment & Management Plan	Golder Associates	See Hydrogeological Report
1.4 Site Servicing		
Functional Servicing and Stormwater Management Report (FSSR)	SCS Consulting	10
Phosphorus Budget	SCS Consulting	See FSSR
Preliminary Grading and Drainage Plan	SCS Consulting	See FSSR
Service Infrastructure Master Plan	SCS Consulting	See FSSR
Construction Access and Management Plan	SCS Consulting	Under separate cover
Staging Plan	SCS Consulting	See FSSR
1.5 Transportation		
Transportation Study, including Parking and Entrance Analyses	BA Group	10
Active Transportation, Trails, Linkages Plan	BA Group, Schollen, MBTW	See Transportation Study
Noise Impact Assessment	Jade Acoustics	10
1.6 Cultural		
Archaeological Assessment	Amick Consultants	5
Stable Neighbourhood Buffering and Rear Yard Compatibility Plan	MGP and Schollen	See Planning Report and UDG
Park Facilities Fit Assessment	MBTW & Schollen	See UDG

Copies of the supporting reports and plans as listed above are enclosed in hard copy and digitally on a

USB Flashdrive.

We ask that the Town circulate the applications to the Region of York for review and as listed above, enclose payment of the required review fees. Pursuant to Section 8.3.8 of the York Region Official Plan, we further ask that the Town seek an exemption from regional approval. A cheque in the amount of \$3,500.00 payable to the Regional Municipality of York, being the Region Review Fee will be delivered to the Region under separate cover.

Kindly confirm at your earliest possible convenience that the applications satisfy the Town's requirements for a complete application.

We trust that the enclosed information will allow for the timely circulation and processing of the applications.

Please contact the undersigned if you have questions with respect to the above.

Yours very truly,

MALONE GIVEN PARSONS LTD.



Matthew Cory, MCIP, RPP, PLE, PMP
Principal, Planner, Land Economist, Project Manager
mcory@mgp.ca

Encls.

cc: Marco Ramunno, Town of Aurora
Rob Baldwin, Lake Simcoe Region Conservation Authority
Cheryl Shindruk, Highland Gate Developments Inc.