

February 27, 2015

Delivered by Hand

MGP File: 14 - 2260
Your File:

Mr. Rob Baldwin
Director, Planning and Development Services
Lake Simcoe Region Conservation Authority
120 Bayview Parkway
Box 282
Newmarket, Ontario
L3Y 4X1

Dear Mr. Baldwin:

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

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. This submission is a follow up to our pre-consultation discussions on January 13, 2015, where the Town of Aurora, LSRCA and other agencies confirmed the submission requirements for the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision.

Enclosed please find two (2) copies of the following technical reports:

- Planning Opinion Report by Malone Given Parsons, dated February 2015, including:
 - Oak Ridges Moraine Conformity Report
 - Lake Simcoe Protection Plan Conformity Report
- Draft Plan of Subdivision by Malone Given Parsons, dated February 2015;
- Draft Official Plan Amendment by Malone Given Parsons, dated February 2015;
- Draft Zoning By-law Amendment by Malone Given Parsons, dated February 2015;
- Functional Servicing and Stormwater Management Report by SCS Consulting, dated February 2015, including:
 - Floodplain Mapping and Analysis
 - Preliminary Grading and Drainage Plan
 - Service Infrastructure Master Plan
 - Phosphorus Budget
 - Staging Plan;
- Landform Conservation Study by Malone Given Parsons, Beacon Environmental, and Golder Associates, dated February 2015;
- Conceptual Site Plan and Rendering for High Density Site by &CO, dated February 2015;
- Geotechnical and Stable Slope Assessment/Soils Report by Golder Associates, dated February 2015;
- Hydrogeological Study and Water Budget by Golder Associates, dated February 2015;
- Environmental Impact Study/Natural Heritage Evaluation by Beacon Environmental, dated February 2015;
- Geomorphic Assessment by Beacon Environmental, dated February 2015;
- Tree Inventory Assessment Report by Schollen and Company, dated February 2015;
- Stable Neighbourhood Buffering and Rear Yard Compatibility Plan by Malone Given Parsons, Schollen and Company, and MBTW – refer to Planning Report and Urban Design Guidelines; and
- Urban Design Guidelines by MBTW, dated February 2015.

The Construction Access and Management Plan by SCS Consulting will be submitted under separate cover.

In accordance with the Authority's 2015 Schedule of Planning Review Fees, we enclose a cheque in the amount of \$28,600.00, payable to the Lake Simcoe Region Conservation Authority, being the fee for review of the applications.

We trust you will find the enclosed material to be in good order. If any further information is required, please contact the undersigned.

Yours very truly,

MALONE GIVEN PARSONS LTD.



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

Encls.

cc: Mr. Glen Letman, Town of Aurora
Mr. Marco Ramunno, Town of Aurora
Ms. Cheryl Shindruk, Highland Gate Developments Inc.