

January 11, 2022

MGP File: 15-2374

Rosanna Punit, Planner
Planning and Development Department
Town of Aurora
100 John West Way, Box 1000
Aurora, Ontario L4G 6J1

Dear Ms. Punit:

**RE: Second Submission for Applications for Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision
File Nos. OPA-2021-02, ZBA-2021-02, SUB-2021-01
162, 306, 370, 434 & 488 St. Johns Sideroad, Aurora, ON
Shining Hill Estates Collection Inc.**

Malone Given Parsons Ltd. is the land use planners and agent for applications regarding the Shining Hill Estates Collection Inc. lands located at 162, 306, 370, 434 & 488 St. Johns Sideroad (the "Subject Lands").

The proposed development has been revised to address comments the consultant team received from the Town, agencies and the public in regard to the above noted development applications. A summary of the major changes to the proposed draft plan of subdivision to address comments received include:

1. The mid/high-rise apartment block (formerly Block 89) has been removed and replaced with a Stormwater Management Facility/ Trailhead Block (now Block 97), a new public road (Street "E"), and 21 Townhome Units (now Blocks 88-92). The previously proposed single detached lots (12 and 13) will remain as originally proposed with slight differences to the width and depth of the lots.
2. A new Stormwater Management Facility/ Trailhead block (now Block 97) is proposed in order to relocate the proposed SWM facility from under the Neighbourhood Park and place it within a dedicated block. This SWM facility is proposed in an underground system and could facilitate a dual use opportunity of the surface area for a trailhead.
3. Public road frontage and access within Aurora will be provided to the St. Anne's School via block 101 proposed south of the neighbourhood park for a vehicular entry point. This will provide St. Anne's with an Aurora address and provide the school with direct access to a public road. Additional access to St. Anne's is planned along the north edge of the school block within Newmarket as part of the future development plan for adjacent lands.

4. Additional open space blocks have been added (proposed Blocks 102-109) to provide additional space and separation between the NHS and the proposed development and to allow additional opportunities for compensation and enhancement plantings.

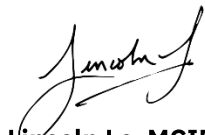
Further to the original submission (March 12, 2021), enclosed please find the most current submission package to address the comments received. In support of the application, please find:

- Submission cover letter (this letter)
- 1st Submission Comment Response Matrix
- Public Meeting #1 Response Package
- Conceptual Master Plan (November 16, 2021)
- Revised Draft Plan of Subdivision (November 1, 2021)
- Revised Draft OPA and ZBA (November 2021)
- Functional Servicing and Stormwater Management Report (Revised December 2021)
- Natural Heritage Evaluation (Revised December 2021)
- Arborist Report (Revised January 2022)
- Geotechnical Investigation (Revised November 2021)
- Additional Slope Stability Analysis (Revised November 19, 2021)
- Hydrogeological Investigation (Revised January 6, 2022)
- Conceptual Planting and Resortation Plan (November 2021)
- Noise Report (November 11, 2021)
- Transportation Mobility Plan Addendum (January 10, 2022)

We look forward to discussing this project with you and moving this application through the approval process. Should you have any questions or concerns, please do not hesitate to contact us.

Yours very truly,

MALONE GIVEN PARSONS LTD.



Lincoln Lo, MCIP, RPP, PLE

Principal

cc *Shining Hill Estates Collection Inc.*