

August 20, 2021

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: Revised Draft Plan of Subdivision and Public Comment Responses
OPA-2021-02, ZBA-2021-02, SUB-2021-01
162, 306, 370, 434 & 488 St. Johns Sideroad, Aurora, ON
Shining Hill Estates Collection Inc.**

On behalf of our client, Shining Hill Estates Collection Inc., we are pleased to provide you with the attached revised Draft Plan of Subdivision for the lands located at 162, 306, 370, 434 & 488 St. Johns Sideroad (the “Subject Lands”) as well as initial follow up to public comments expressed during the June 8, 2021 Statutory Public Meeting.

Please note that the Draft Plan has been revised in the following manner to address comments and concerns raised by the public and Council:

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 110 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 100-109) to provide additional space and separation between to the NHS and the proposed development and to allow additional opportunities for compensation and enhancement plantings.

As a result of these changes, the revised Draft Plan of Subdivision now proposes a total of 108 residential units (21 townhomes + 87 single detached lots). Below is a comparison of the development statistics between the revised plan and the previously submitted plan.

Development Stats	Previous Plan (March 2021)		Revised Plan (August 2021)	
	Units		Units	
Single Detached Lots	88		87	
Townhomes Lots	-		21	
Apartment Units	200		-	
Total Units	288		108	
Units per Net Hectare	20.4		7.7	

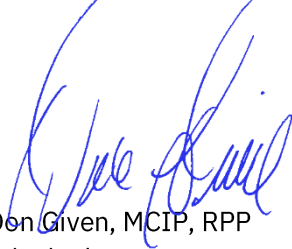
	Area in Hectares		Area in Hectares	
	Area in Hectares	%	Area in Hectares	%
Natural Heritage Area	17.72	55.7%	17.72	55.7%
Residential	5.78	18.2%	5.24	16.5%
St. Anne's School	4.28	13.5%	4.28	13.5%
Roads	2.36	7.4%	2.54	8.0%
Neighbourhood Park	1.61	5.1%	1.61	5.1%
Trailhead/ SWM	0.04	0.1%	0.25	0.8%
Open Space/ Vistas	0		0.10	0.3%
Block 110 Access			0.05	0.2%
Total Area	31.79		31.79	

We trust that the enclosed information will allow for the preparation for the non-statutory follow up public meeting. Following the second public meeting, we will work to address and respond to all review agency comments received and any additional comments from the public in order to make a fulsome second submission.

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

Yours very truly,

MALONE GIVEN PARSONS LTD.



Don Given, MCIP, RPP
Principal

cc *Shining Hill Estates Collection Inc.*

ATTACHMENT A: Revised Draft Plan of Subdivision

ATTACHMENT B: Initial Response to Public Comments from June 8, 2021