

August 12, 2021

Town of Aurora
Planning & Development Services
100 John West Way
Box 1000
Aurora ON L4G 6G1

Attention: Mr. David Waters, Director, MCIP, RPP



Dear David:

SUBMISSION No. 1

**Re: Application for Zoning By-law Amendment &
Draft Plan of Subdivision
Highfair Investments Inc. (Treasure Hill Homes)
Archerhill Court Properties
Town of Aurora**

On behalf of Highfair Investments Inc. (Treasure Hill Homes), Macaulay Shiomi Howson Ltd. (MSH), is pleased to submit herein development applications for Zoning By-law amendment and Draft Plan of Subdivision for lands located at the north west corner of Bayview Avenue and Vandorf Sideroad, in the Town of Aurora, municipally known as 5 through 70 inclusive Archerhill Court; and, Archerhill Court.

The subject site is approximately 12.33 ha (30.48 acres) in total area, comprised of the assembly of lots located on Archerhill Court with an area of approximately 11.6 ha (28.66 acres); and, Archerhill Court, comprising approximately 0.73 ha (1.80 acres). The subject site abuts the Shepard's Bush Conservation Area to the west, Knights Creek development to the north; and, residential development to the south and east.

Background

Treasure Hill Homes, over the last year, has conducted a thorough due diligence process, carried out detailed site investigation, met with Town, Region and LSRCA representatives; ultimately resulting in the acquisition of each of the properties on Archerhill Court. The intention being to redevelop the subject site, including the restructuring of the existing road pattern, to implement a single detached residential development which is more in keeping with current Provincial policy initiatives, provides a modest increase in density, is more land efficient; and, reflects the character of the surrounding area.

The subject site is located within the Oak Ridges Moraine Conservation Plan area (ORMCP) and is within the Settlement Area of the Town of Aurora.

The existing Archerhill Court development consists of 14 large, estate residential lots which reflected the development style; and, the rural character of the area at the time. Since the development of Archerhill Court, provincial policies have changed significantly and, new policy documents (Growth Plan, The Greenbelt Plan) have been created which promote intensification, the utilization of existing municipal infrastructure, direct growth

to existing settlement areas, and, support more land efficient development. Estate residential development is no longer supported by provincial and regional policy initiatives.

Lands to the north, east and south east of Archerhill Court have been developed to reflect more compact, efficient and cost-effective residential land uses, providing for a broader range of housing types and built form.

Treasure Hill has assembled the 14 residential lots with the intent of redeveloping the lands for more intensified and efficient development.

Proposed Development

Treasure Hill is proposing the development of the subject site for a 146-lot, residential subdivision, environmental protection area and municipal roads on full municipal services.

The site is designated “Stable Neighbourhoods” and “Environmental Protection” in the Town’s Official Plan. It was previously contained within the North Bayview Residential Neighbourhood (Cat-Tail) Secondary Plan Area (OPA No. 61) but has since been replaced with the new amending Official Plan. Historical policies contained within OPA 61 no longer apply.

The site is subject to OPA 48 policies, the Town’s ORMCP Conformity Plan.

The site is zoned “Estate Residential (ER)” in the Town’s Zoning By-law No. 6000-17, as amended.

This application is intended to amend the Town of Aurora’s Zoning By-law to establish site specific development standards for the proposed residential subdivision development; and, rezone a portion of the site to “Environmental Protection (EP)” zone.

The applications propose the development of 146 single detached lots ranging in frontage from 11.0 m to 18.3 m, stormwater outlet and overland flow area; and, 2 open space blocks containing a woodlot feature; and, a wetland feature and associated buffers.

The plan proposes to remove the existing municipal right of way (Archerhill Court) and replace it with a new municipal road network. The proposed development will be on full municipal services.

A wider, main entrance from Vandorf Sideroad is proposed, which will provide a single lane ingress and a double lane egress along with a generous centre median. This design is similar to that which exists at the entrance of Carisbrooke Circle, on the south side of Vandorf, just east of Bayview. The existing entrance location into the subdivision is being maintained to ensure it continues to line up with the road access to the south.

The “Stable Neighbourhood” policies of the Town’s Official Plan, specifically, Section 6.5, permit ground related residential uses including single detached, semi-detached and townhouse development. The policies go on to state that the appropriate mix of units, lot sizes and densities will be determined at the time of the submission of applications. Finally, the policy states that development shall “maintain the character of the existing streetscape and is compatible with the surrounding neighbourhood.” The existing estate residential development no longer reflects the existing streetscape and surrounding neighbourhood as the larger area has been redeveloped and intensified as previously noted.

The proposed draft plan is more in keeping with the surrounding character of the area.

A Pre-Consultation Meeting was held with Town Staff and agency representatives on December 14, 2020. A Pre-Consultation Response Checklist was issued dated January 15, 2021. The enclosed submission reflects the requirements set out in the Checklist as outlined below.

On behalf of Treasure Hill Homes, MSH is pleased to submit herein the following:

- One (1) duly completed application form for Zoning By-law Amendment;
- One (1) duly completed application form for Draft Plan of Subdivision;
- Cheques in the amount of: **\$19,347** and **\$121,909**, payable to the Town of Aurora calculated as follows:
 - ZBA: \$19,347
 - DPS: \$30,951 (base fee)
\$90,958 (146 units x \$623.00/unit)
- One (1) copy of the Pre-Consultation Checklist, dated January 15, 2021
- Two (2) copies of the Draft Plan of Subdivision, prepared by MSH, dated August 10, 2021
- Two (2) copies of the Draft Zoning By-law Amendment and Schedule, prepared by MSH;
- Two (2) copies of:
 - Draft Plan of Survey, prepared by R-PE Surveying Ltd.;
 - Landscape Master Plan, prepared by Treasure Hill Homes, dated June 2, 2021;
- Two (2) copies of the Planning Justification Report, prepared by MSH, dated August 12, 2021
- Two (2) copies of the following reports:
 - Geotechnical Report, prepared by EXP Services, dated May 5, 2021;
 - Phase I Environmental Site Assessment, prepared by EXP Services, dated February 26, 2021;
 - Functional Servicing & Stormwater Management Report, prepared by SCS Consulting Group Ltd., dated August 2021;
 - Preliminary Grading Plan, Stormwater and Sanitary Servicing Plan as requested by the Town is included within the Functional Servicing & Stormwater Management Report.
 - Preliminary Environmental Impact Study, prepared by Dillon Consulting, dated April 2021;
 - Landform Conservation Study, Natural Heritage Evaluation, and Tree Inventory and Preservation Plan as requested by the Town is included within the Functional Servicing & Stormwater Management Report.
 - Slope Stability Assessment, prepared by EXP Services, dated March 22, 2021;
 - Urban Design Brief, prepared by The Planning Partnership, dated August 11, 2021;
 - Streetscape Plan as requested by the Town was completed within the preliminary works of the Urban Design Brief.
 - Environmental Noise Feasibility Study, prepared by Valcoustics Canada Ltd., dated August 5, 2021;
 - Transportation Impact Study, prepared by TMIG, dated July 2021;
 - Entrance Analysis, Parking Study, and Functional Internal Traffic Study as requested by the Town are included within the Transportation Impact Study.

- Hydrogeological Assessment, prepared by R.J. Burnside and Associates Ltd., dated August 2021.

I trust you will find the enclosed information satisfactory; however, should you have any questions or require additional information regarding the above-referenced matter, please do not hesitate to call.

Sincerely,

MACAULAY SHIOMI HOWSON LTD.



Angela Sciberras, MCIP, RPP
Principal
Encls.

Cc: Jason Bottoni
Farah Ibrahim