

May 15, 2015

Our File No.: 05-412

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Office of the Chief Administrative Officer
REGIONAL MUNICIPALITY OF YORK
17250 Yonge Street
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VIA E-MAIL
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Re: Request to Redesignate Part W½ Lots 17 and 18, Con 3 EYS (Whitchurch)
from Countryside Area to Settlement Area
within the Oak Ridges Moraine Conservation Plan (2002)
Municipal Address: 14897 and 14773 Leslie Street, Aurora

Dear Ms. Shuttleworth,

This request to the Ministry of Municipal Affairs and Housing, Ontario through the Region of York is to amend the Oak Ridges Moraine Conservation Plan (ORMCP 2002) Countryside Area designation to Settlement Area at 14897 and 14773 Leslie Street, Town of Aurora (Fig 1 enclosed). These properties have the capability to support Mixed Use Residential and Commercial Office developments at 200+ jobs and residents per hectare within a Plan of Subdivision with 20 individual Lots varying from 0.9 to 4.3 ha in size. A Functional Concept Plan (block schematic) is shown on Fig 7 with summaries in Table A and B enclosed.

These types of large lots with good foundation conditions suitable for midrise to high rise construction are not readily available elsewhere in the Region without complex land assemblies in existing communities. Lots or combinations are proposed to be sold to individual developers for mixed use implementation based on anticipated market conditions. The variety of lots proposed offer significant opportunity for creative architectural and landscape expression.

1.0 LOCATION

The subject properties are contiguous with an ORMCP Settlement Area designation to the north known as the 'Town Lands' at 15059 Leslie Street and the Richardson House property at 14985 Leslie Street (Fig 1). The Town Lands are under development as Employment Lands. Leslie Street forms the westerly frontage and Highway 404 the eastern (rear) frontage. The south boundary

includes agriculture fields, woodlands and ORMCP Natural Linkage Area. There are few residents in the area. The site is outside the Town of Aurora stable residential neighbourhoods.

The lands immediately to the north are part of the East Aurora Highway 404 Gateway and the significant Wellington Street East Transportation Corridor extending from the Highway 404 interchange and the Regional Commercial Centre on the east to the existing Aurora Go Rail Station and the Aurora Promenade (Downtown Core and Yonge Street) to the west (Fig 2).

The lands to the west of Leslie Street and the subject lands include the Magna Golf Course with Club House access and a private gated residential community accessed at Adena Meadows Way.

2.0 OAK RIDGES MORAINÉ CONSERVATION PLAN (2002) REVIEW (2015/16)

The Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, the Niagara Escarpment Plan and the Growth Plan are currently under Provincial Review. The ORMCP (2002) with respect to Plan review and Amendment (pg79) states:

- (a) *The Plan is a long term strategic plan that shall be formally reviewed once every 10 years and, if appropriate amended to:*
- *include new, updated or corrected information*
 - *improve the effectiveness and relevance of the policies*
 - *reflect changed or new priorities of the Ontario government*
- (c) *A 10 year review of the Plan shall consider:*
- *the need to change or refine the boundaries of the Countryside Areas and Settlement Areas*

This report provides justification for redesignation of the Countryside Area on 14897 and 14773 Leslie Street to Settlement Area (Fig 3 and 4).

3.0 EXISTING SITE CONDITIONS

3.1 Go Rail - Richmond Hill Line

Construction of a new Go Rail Station is underway at Gormley extending the Richmond Hill Line north to Stouffville Road and Highway 404. The Gormley station is expected to open by the end of 2016. An additional station is planned for Bloomington Rd and Highway 404 representing the current Metrolinx 'Big Move' northerly termination.

The previously proposed Richmond Hill Line Aurora Station(s) at Vandorf Rd and/or Aurora Rd have been removed from the current Metrolinx Big Move Plan (Fig 2).

3.2 Regional Arterial Road

Leslie Street in front of the Applicant property is a Regional Arterial Road with a proposed 36 m Right-of-Way width (Town OP Schedule J). Full 8 m wide takings are required along the Leslie Street frontage of 14897 and 14773 (Fig 1).

3.3 Subwatershed Area

The Applicant Lands are wholly within the East Holland River Subwatershed (Town OP Schedule M) (Fig 5).

3.4 Existing Land Use

The subject lands are vacant consisting primarily of agriculture fields with common crops grown by a farmer tenant including corn, soybeans, small grains and hay. There is no agriculture infrastructure on site or nearby. Access by large farm equipment is becoming more difficult as Wellington Street East urbanization continues. The site is now an agricultural island. The property includes a renovated former farm home occupied by a tenant.

3.5 Topography

The site topography is dominated by a 'drumlin' form extending from the 15059 Town Lands on the north to south of 14773. This drumlin has a maximum crest elevation of 321 m asl on 14897 and slopes downward in all directions from the crest. The drumlin is a local high point on the north slope of the Oak Ridges Moraine and offers extensive panoramic views especially to the north and west (Fig 3).

3.6 Existing Surface Drainage

Surface drainage radiates from the drumlin feature mainly as sheet flow and shallow swale seepage. Sheet runoff and slope erosion occurs under the common crop cultivation practice. However under forest, forage crops and grassland, there is little runoff and recharge to subsurface groundwater is significant.

There is a small grassed swale with intermittent drainage immediately upgradient of the common 14897 / 14773 boundary at Leslie Street. This swale forms the principal natural outlet from the western part of 14897 / 14773 and drains into the Magna Golf Course lands where surface drainage is harvested for a part of the golf course irrigation requirements.

About 10 ha on the west-central part of 14897 drains to a catch basin inlet in the Leslie Street east ditch and into a private storm sewer on Adena Meadows Way to the west. The eastern part of the properties drain to the Highway 404 corridor lands and a small area on the south boundary of 14773 drains to the south towards the Natural Linkage Area and a tributary stream on Township Lot 17 and 16 (Fig 1).

3.7 Surficial Geology

The Ontario Geological Survey has mapped three geological deposits on the 14897 and 14773 subject lands (Fig 6). These include Newmarket Till, Coarse textured Glacio-lacustrine deposits and Fine textured Glacio-lacustrine deposits. On this site the Newmarket Till is overlain by a blanket of Oak Ridges Moraine Glacio-lacustrine deposits which thickens and become fine textured at lower elevations. The Newmarket Till, the basement platform of the Oak Ridges Moraine, underlies the Coarse textured Glacio-lacustrine deposits and offers excellent foundation conditions for multi-level structures.

The Ontario Geological Survey mapping is further supported by geotechnical investigations on the adjacent Town Lands at 15059 Leslie Street.

3.8 Surface Soils and Drainage (Pedology)

The 14897 and 14773 lands including the drumlin are mapped as Percy fine sandy loam with good drainage in the Soil Survey of York County (Hoffman and Richards 1955). The typical Percy soil profile parent materials at a depth of about 0.9 m (36 inches) is a loose stone-free single grain structure sand. Typical topography is described as smooth, gently to moderately sloping and moderately susceptible to sheet erosion. Sugar maple, beech and a few basswood are the main trees associated with this soil type.

A small area of Pontypool sandy loam is mapped on the steep slope at the southwest corner of 14773. An area of Bottomland is shown on the Soils Map encroaching on the 14773 south site boundary. This is a 'mapping error'; the Bottomland map unit should be centered on the stream in Lot 16/17 to the south of 14773.

3.9 Soil Capability

The Percy soils are generally considered to be Soil Capability for Agriculture Class 1 and the Pontypool soils Class 5. The Percy soils on this site have steep slopes with resultant erosion susceptibility and as a result should be considered Class 2 or 3.

3.10 Hydrogeology

Perched water levels and seepage zones a few meters below the ground surface, and above the Newmarket Till contact, are common at the base of the Glacio-lacustrine deposits. The Coarse textured Glacial-lacustrine surficial deposits have good recharge capabilities.

A water well on the site indicates a static water level at 281 m asl for a well screened at about 266.5 m asl in the Oak Ridges Aquifer Complex. This static water level is below the lowest ground surface elevation at 285 m asl in the outlet swale at Leslie Street indicating downward (recharge) gradients.

The Thorncliffe (Yonge Street) Aquifer, below the surface glacio-lacustrine deposits and the underlying Newmarket Till, has a hydrostatic water level of about 250+ m asl in the general site area. This deep water level is subject to fluctuations due to Yonge St Aquifer production and well pumping.

4.0 ORMCP (2002) DESIGNATIONS

4.1 Countryside Area

The 14897 / 14773 lands are designated Countryside in the Oak Ridges Moraine Conservation Plan (2002). There are no Natural Linkage Areas or Natural Core Areas (Fig 3 and 4). There are no Key Natural Heritage or Hydrological Sensitive Features. Lands adjacent to the eastern, southern and western boundaries are designated Countryside Area and lands adjacent to the Northern Boundary are designated Settlement Area in the Oak Ridges Conservation Plan.

Successional scrub lands to the east are part of the Highway 404 corridor and as a consequence, there are no associated Minimum Vegetation Protection Zones (MVPZ). There is a MVPZ on the eastern part of the 14773 south boundary adjacent to the Natural Linkage Area (Fig 3 and 4).

To the east of Highway 404 in the Town of Whitchurch Stouffville, there is an area of Rural Settlement.

4.2 Landform Conservation Areas

The eastern side of the Applicant Lands and the eastern side of the Town Lands are Landform Conservation Area - Category 1. The western side of the Applicant Lands and the Town Lands are in Landform Conservation Area Category 2.

This proposal limits development on the west side of the 14897 / 14773 lands to below the 310 m asl contour and to the east along the Highway 404 frontage below about 315 m asl.

4.3 Areas of High Aquifer Vulnerability

The proposed development area generally coincides with the 'Area of Low Aquifer Vulnerability' on the 14897 / 14773 lands.

The contrasting hydraulic heads of the Thorncliffe (Yonge Street) Aquifers and the overlying shallower Oak Ridges Aquifer Complex indicates hydraulic separation of these aquifers. The intervening Newmarket Till is generally considered an aquitard or only slowly permeable at depth. The mapping of Newmarket Till at and near the surface is not consistent with the ORMCP designated Area of High Aquifer Vulnerability and indicates a machine generated computer mapping error.

5.0 TOWN OF AURORA OFFICIAL PLAN

5.1 Schedule 'E' Environmental Designations

Town of Aurora Schedule 'E' does not show any Environmental Features or constraints on the 14897 / 14773 lands with the exception of a 'Water Course' mainly on 14773 within a 30 m Minimum Vegetation Protection Zone adjacent to woodlands to the south and Natural Linkage Area (Fig 4 and 5).

This 'water course' is an intermittent, not a permanently flowing stream (Town OP Schedule B and Lake Simcoe Region Conservation Authority Ontario Regulation 179/06).

5.2 Trail Network Concept

The Town of Aurora Official Plan (Schedule 'K') designates a future trail network (0 to 15 years) on the Highway 404 corridor on the east limit of the 14897 / 14773 lands. This trail network has not been implemented on the 15059 Town Lands. Integration with the planned Aurora Trail Network is part of this proposal.

5.3 Well Head Protection Area

Only the northwest area of the Applicant site is within the 10-25 Year Well Head Protection Zone (Town OP Schedule 'L'). However, the Yonge Street Aquifer drawdown interference



extends under the 14897 / 14773 lands in the deep but hydraulically separated Thorncliffe (Yonge Street) aquifer system.

6.0 14985 (RICHARDSON HOUSE), 15059 LESLIE STREET (TOWN LANDS) AND LINKAGES

The 'Town Lands' and the 'Richardson House' lands contiguous with 14897 Lands were assigned a Settlement designation in the Oak Ridges Moraine Conservation Plan (2002) (Fig 3).

6.1 14985 Leslie Street (Richardson House)

This property includes an existing designated historic house (Richardson House).

A Site Plan Application by Richardson House Developments Inc (Belwood) to permit a 4 storey health and wellness centre on the south side of the 4.66 ha (11.52 acre) site fronting on Leslie Street was approved by Council on September 14, 2010. The Town of Aurora Planning Application Status List describes this Application as 'inactive'.

Site Planning and Servicing for this site may be coordinated in part with 14897 lands.

6.2 Town Lands 15059 Leslie Street

The Town is now developing an industrial park with lots ranging from 0.81 ha to 4.08 ha on the 15059 lands. The Town has had to flatten the site contours to create level lot areas for the planned industrial and commercial development. The drumlin on the 14897 / 14773 lands extends onto the Town lands. The northerly nose of the drumlin on the Town lands has been truncated by an 11 m high cut to create 'level' lots.

The remainder of the northerly drumlin slope contiguous with 14897 is included within a 4.36 ha 'landlocked' parcel (Block 11) excluded from the 15059 development. The Town of Aurora advises (pers. comm April 2015) that this land locked parcel is now being re-attached to individual lots as sales occur. This Block 11 should ultimately be joined with Block B on 14897 and Block J 14773 as a combined green space parcel accessed from 14773.

6.3 Existing Linkages

The Town did not make provision in its 15059 Site Plan for direct access linkage to 14897. However, it has provided for right of way access to 14985 Leslie Street via extension of Eric T. Smith Way. A temporary cul-de-sac has been constructed on the west end of this street.

Eric T. Smith Way may potentially be extended through 14985 to 14897 lands to provide for water and/or sewer and active transportation connections.

7.0 ADJACENT EXISTING INFRASTRUCTURE

There are existing water and sewer services on adjacent Leslie Street and on the adjacent 15059 Town Lands. These services, no doubt, will require strengthening to permit the later phase developments on 14897 and 14773. It is currently premature without a settlement designation to assess network capacity and to request service allocations from the Town and Region. Existing water and sewer services are described below.

7.1 Upper Water Service Level

The Region is constructing a new water tower just south of the Lot 22/23 boundary in mid Concession 3 EYS north of Wellington Street and east of Leslie Street. The Upper Water Service Level on the Applicant lands is approximately 310 m asl (York Region pers. comm. April 2015). The east-central drumlin top (321 m asl) is mainly above this Upper Water Service Level.

7.2 Watermains

There is an existing 300 mm PVC watermain along the front of 14897 and 14773 on Leslie Street. The southerly terminus of the watermain is at the Magna Golf Clubhouse entrance. Private Adena Meadows Way is serviced with a 300 mm PVC watermain which connects to Leslie Street (Fig 7).

There is an existing 400 mm diameter PVC watermain along Eric T. Smith Way. This watermain decreases to 200 mm in diameter on the western cul de sac.



7.3 Sanitary Sewers

The proposed design sanitary invert outlet at 14897 Street 'A' intersection with Adena Meadows Way is 283 m asl.

There is an existing 375 mm diameter PVC sanitary sewer along Leslie Street from Don Hillock Drive to Wellington Street East. At Leslie Street and Don Hillock Drive the south invert at Manhole SA-1 is at 279.89 m asl allowing for gravity connection from 14897 and from 14773 via 14897.

North of Don Hillock Drive, this gravity sewer connects to a 450 mm diameter lateral and via gravity to a 525 mm diameter trunk sewer on Wellington Street flowing westerly toward Bayview Ave.

There is also an existing private 200 mm PVC sanitary sewer along Adena Meadows Way with upper terminus about 100 m west of Leslie Street and 14897. The sewer pipe invert is at 280.1 m asl.

There is an existing 200 mm diameter sanitary sewer draining easterly along Eric T. Smith Way. The pipe invert is at 292.12 m asl on the westerly Eric T. Smith Way cul de sac (MH5A).

7.4 Storm Drainage

The west-central portion of the 14897 lands drains into a 600 mm concrete storm sewer on Adena Meadows Way via a catch basin inlet on the east side of Leslie Street. The inlet grate has a slope of 2:1 with top elevation at 285.83 m asl and a pipe invert elevation at 282.23 m asl. This is a private sewer.

8.0 FUNCTIONAL DEVELOPMENT CONCEPT RESIDENTIAL AND OFFICE MIXED USE

A proposed Functional Concept Plan (block schematic) has been prepared to demonstrate the potential for Residential and Office Mixed Uses on the 14897 and 14773 lands (Fig 7 and Tables A and B). The site is well drained and suitable for mid to high rise development.



Employment lands, aside from office structures, are not favoured on 14897 and 14773 due to the greater amount of grading (cut and fill) required to create flatter lots in this Oak Ridges Moraine environment.

8.1 Population Densities

Phase 1 and Phase 2 as shown on the Functional Concept Plan schematic have a total of about 3,900 residential or equivalent units based on the 2014 Aurora Development Charges study. Phase 1 and Phase 2 concept proposes a mix of 1, 2, 3 and 4 bedroom apartments distributed in 41 towers varying from 6 to 16 storeys above ground distributed over 17 individual lots. Buildings 8 storeys and higher may also include an additional amenity floor. In some cases open ground level parking may be provided under the tower structure.

Phase 3 includes up to 150,000 sq m of office in 9 towers varying from 8 to 16 storeys in height on 3 lots (Table B) facing the Highway 404 corridor.

The proposed density is in excess of 200 persons and jobs / ha distributed over the 56.9 ha site. Densities may be easily adjusted through the planning process by varying the number of tower storeys. The actual number of building storeys may be constrained by the number of feasible underground parking levels and by traffic considerations. Geotechnical investigations are required to confirm initial assumptions.

An eastern service road along or on the Highway 404 frontage of 14897 and 14773 to link to the eastern Eric T. Smith Way cul-de-sac on 15059 is desirable. This will facilitate transportation circulation and linkage of services. Direct eastern active transportation connection to the Car Pool Lot at the Highway 404 and Wellington Street East interchange via the planned Aurora Trail Network is also appropriate.

8.2 Transit Supportive Densities

The proposed densities are transit supportive allowing for higher frequency and higher order transit services along the Wellington Street East intensification corridor to the existing Barrie Line Go Rail at Aurora Station and the Aurora Promenade (Downtown Core). This development will also provide planning support for incorporation of a future Aurora Road

Station on the Richmond Hill Go Line currently deleted from the Metrolinx 'Big Move' Plan (Fig 2). The proposed densities are also car pool, car share and ride sharing supportive.

8.3 Development Pattern

The buildings and streets are oriented and organized around the contours of the east central drumlin to provide panoramic views. The number of storeys increases upslope reflecting the underlying topography. The buildings and underground parking levels will 'step' up the slopes to minimize site grading requirements and conform to Oak Ridges Moraine Landform Conservation principles. The first floor underground parking sublevel in most cases will have ground level entrances.

8.4 Street and Lot Pattern

The street and lot pattern reflects the protection of the east central drumlin and the general constraint of the upper service water level. Streets have been located and vertical alignments designed to conform to the site topography, facilitate gravity storm and sanitary sewer drainage to external release locations. Street grades are less than 5% and maximum cut is in the range of 1 to 3 m.

8.5 Lot Size and Building Footprint

Lots have been sized to accommodate two or more mixed use residential condominium / apartment towers (850 sq m each) plus podiums. For individual buildings less than six storeys a larger floor template (1,200 sq m) is utilized. Minimum separation between residential buildings is 25 m.

8.6 Community Facility / Elementary School

A possible community facility / elementary school site together with playing fields has been proposed (Fig 7).

8.7 Convenience Commercial Centres

The proposed individual building templates are suitable for incorporation of Convenience Commercial Centres (Town OP 10.13.3c).

8.8 Foundations and Underground Parking

The site is mainly high and dry underlain by compact dense Newmarket Till under a surficial mantle of Oak Ridges deposits (Fig 6). Although the Oak Ridges Mantle transmits seepage water, the shallow underlying Newmarket Till provides excellent foundation conditions over much of the site for multi-storey developments. Only routine foundation dewatering is anticipated.

The site will not experience difficult artesian groundwater conditions which often plague underground construction on parts of the Yonge Street transit intensification corridor and elsewhere in Vaughan, Richmond Hill, Aurora, Newmarket and Whitchurch-Stouffville on lower ground within and adjacent to the Oak Ridges Moraine 'foothills'.

The middle and upper elevations of the site will accommodate multi-underground levels of parking to minimize outside surface parking.

Six storey buildings have been proposed at lower elevations where parking may be limited to one sublevel. Further geotechnical work is required to confirm potential number of underground parking levels and possible foundation development constraints.

On the lowest part of the site near the proposed Stormwater Management Pond site, playing fields on appropriately well drained engineered fill have been proposed where medium rise foundation conditions may be more difficult.

8.9 Building Lot Coverage

The Building (Rooftop) Lot Area Coverage not including podiums / community facilities / schools is only 8.7 %. The average mixed use residential lot rooftop area coverage is 16%. The average office rooftop lot area coverage is 16.1%.

8.10 Individual Lot Green Space

Surface parking will be minimized to maximize the available landscape green space. Green space objectives for individual lots is about 65% to facilitate implementation of Low Impact Development stormwater technology. Conversely, the individual lot imperviousness is a low 35 to 40%.

8.11 Collector Streets

Streets on 14897 and 14773 are proposed as municipal collectors with 23 and 26 m width to facilitate future transit routing and active transportation.

8.12 Active Transportation

All proposed collector streets will have sidewalks on each side and cycling lanes. The Town's proposed Trail Network will be implemented both on site or on the parallel adjacent Highway 404 corridor. It is also anticipated that as Leslie Street is reconstructed, cycling lanes and sidewalks will be included on the Regional Right of Way.

Active transportation will be provided to the Wellington Street Regional Commercial-Centre Site via the Town's planned Trail Network (Town OP Schedule 'K') and via the Eric T. Smith Way and Goulding Avenue connection through 14985 and via Block D in the 14897 Functional Concept Plan.

8.13 Parkland / Parkettes

A Neighbourhood Park of about 4 ha is proposed on the higher level drumlin lands within the combined Block 11 (4.36 ha) on the 15059, Block B (8.81 ha) on 14897 and Block J (3.01 ha) with 16.2 ha total area. The remaining steeper slope area would be reforested. Access would be from Street C on 14773.

8.14 Parkettes

Parkettes at a minimum of 0.35 ha or greater will be dispersed through the Plan as the approval process continues.

8.15 Sewer and Water

The development will be serviced with municipal sanitary sewage and water supply services.

Sewage and Water Allocation will be implemented in accordance with Town OP s14.3.2 Sewage and Water Allocation Policies.

8.16 Stormwater Management

Stormwater Management will be undertaken in accordance with Town OP s14.5. The stormwater management facilities will be integrated as appropriate into the Town's overall Greenland System (Town OP 14.1e)). The facilities will also be designed to meet the requirements of the Lake Simcoe Protection Plan (Town OP 14.1f)).

The proposed development will include grassed swales and other Low Impact Development Techniques for recharge of roof water and piped storm sewer networks under the streets to convey the contaminated minor storm flows. The minor storm sewer and streets will drain to a wet treatment pond capable of providing the necessary quality, erosion and quantity controls in accordance with the Town's Ops.

Major stormflows will also be conveyed through grassed swale systems and between the street curbs to the stormwater management pond. Provision for safe conveyance of the Regional Storm will also be provided.

Each subdivision lot will require its own stormwater analysis and will be subject to onsite plan approval process. Roof water will be harvested and stored in part for landscape irrigation with excess released to a grass swale system for infiltration recharge with excess discharged to the stormwater management pond. Released storm flows may also be utilized for downstream golf course irrigation.

9.0 ORMCP JUSTIFICATION REPORT

The ORMCP (2002) with respect to Plan review and Amendment (pg79) states:

(d) Consideration of the need to change or refine the boundaries of Settlement Areas as part of a 10 year review requires a justification study prepared by the upper-tier or single tier municipality that comprehensively demonstrates that:

- there are not enough lands designated in the official plan to meet the municipality's short-term growth needs;*

The Region is currently preparing Draft Growth Scenarios and Land Budgets in support of updating the Regional Official Plan to 2041. This work includes review of designated development lands. The Region and the Province should give significant weight to the proximal infrastructure at 14897 / 14773 and not just consider this Settlement Plan as only a part of a proportional Town of Aurora land budget.

By the time the current Provincial Review is completed and new amendments adopted as scheduled for 2016, nearly 15 years will have passed. It is incumbent on the Province to recognize a longer time frame for the Provincial Plan Amendments and revise the above policy.

The time required for planning approvals, service allocations and full build-out of 14897 and 14773 Leslie Street is likely to be in the order of 15 years depending on the market uptake. The Region and the Town's development process through allocation of servicing capacity and other planning tools can manage short term growth rates in accordance with market conditions.

- opportunities for infilling, intensification and redevelopment to accommodate some or all of the anticipated growth in existing Settlement Areas in the municipality have been fully taken into account and do not adversely affect the ecological integrity of the Moraine;*

We understand that the Region and the Town will also be considering opportunities for infilling, intensification and redevelopment in the 2041 Regional OP planning context. This proposed Plan does not require complex land assemblies as typical in intensification / redevelopment areas for each apartment / condominium development.

- opportunities for Settlement Areas in other municipalities, or for urban areas outside the Oak Ridges Moraine, to accommodate some or all of the anticipated growth have been fully taken into account;*



We understand that the Region is performing this evaluation as part of the Regional OP 2041 update process.

- *the new Settlement Area boundary would not expand into or adversely affect any Natural Core Areas or Natural Linkage Areas;*

The proposed redesignation of Countryside Area to Settlement Area at 14897 and 14773 Leslie Street does not adversely affect any Natural Core Area or Natural Linkage Areas, or Key Natural Heritage or Hydrologically Sensitive Feature. It has no effect on Ecological and Hydrogeological Integrity of the Moraine.

- *the area proposed to be added to Settlement Areas has been kept as small as possible, by permitting development at densities that promote efficient use of existing infrastructure and minimize land consumption;*

The Development densities at 200+ jobs and residents /ha proposed at 44897 and 14773 Leslie Street promote efficient use of existing infrastructure and minimizes land consumption. The proposed Functional Concept Plan is about 3x as efficient with respect to land consumption. This proposal is 'urban sprawl' reducing compared to other new mainly ground related community areas in the Region proposed at a minimum 70 jobs and residents / ha (Regional OP s5.6.3).

This higher density development provides maximum opportunity to meet affordable housing criteria and to facilitate improved transit linkages to the Aurora and the wider York Region community, to access the existing and expanding Go Rail System, for ride sharing, car pooling and to accessing Highway 404 including high occupancy lanes.

- *water budgets and water conservation plans have been prepared in accordance with PART III (Section 24) of the Plan.*

Water budgets and water conservation plans will be prepared in due course. This site is conducive to roof top water collection, rainwater harvesting for landscape irrigation and for implementation of Low Impact Development recharge techniques. Extended runoff from stormwater management ponds may also be utilized to enhance surface supplies for downstream golf course irrigation.



10.0 TOWN OFFICIAL PLAN (2010)

- The 14897 / 147737 Site Plan includes a framework for creating well designed, attractive and sustainable residential neighbourhoods within an existing greenfield capable of being integrated with the existing community in a logical, compatible and efficient and cost effective manner (Town OP s2a)ii).
- This Plan increases the range of places to live and work and is complementary to the dominant ground related development in the Town. Stable neighbourhoods will be largely protected from the impacts of this proposed new development.
- This Site Plan supports the efficient use of lands, resources and infrastructure.
- This project has the potential to create higher density housing forms where housing is more affordable due to reduced land costs (Town OP s6.3a)I) together with public transit and active transportation routes (Town OP s.6.3e).
- Housing forms may include retirement homes and senior accommodations.
- Green building technologies and energy efficient development approaches will be incorporated into the development.
- The site will provide safe and convenient vehicular, pedestrian, bicycle and transit access.
- The site is less than 1,000 m from the Wellington St. East Regional Commercial Centre and less than 2 km from the Highway 404 interchange by vehicle.
- The proposed Transit Supportive Densities are complementary to introduction of High Order Transit Facilities on Wellington Street East (Town OP 11.14.1f)).
- This development through further implementation of transit supportive densities along the strategic Wellington East intensification corridor will contribute to the successful function of the 'Aurora Promenade' as a destination (Town OPs3.2a)vii).

Ms. Valerie Shuttleworth, M.C.I.P., R.P.P.
Director, Long Range Planning
Regional Municipality of York
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11.0 GROWTH PLAN

This proposal for redesignation of Oak Ridges Moraine (2002) Countryside Area to Settlement Area with 200 or more residents and jobs combined per hectare is similar to other 'downtown Urban Growth Centres' in the Region and implements the Policies of the Provincial Growth Plan for the Greater Golden Horseshoe 2006 (s2.2.4.5b) Office Consolidation, June 2013).

The protection of a target 65% of the 56.9 ha property area as green space is consistent with or exceeds Oak Ridges Moraine Settlement Area design principles.

Yours truly,



Garry T. Hunter, M.A.Sc., P.Eng.
President
Hunter and Associates

cc: Sandra Malcic
Marisa Talarico
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Encl: Fig 1 to 7
Table A and B



Proposed Functional Concept Plan
Mixed Use Residential / Office Lands
Lot, Block, Street and Impervious/Green Space Area Summary

14897 and 14773 Leslie Street
 Pt W 1/2 Lot 17 and 18 Conc 3 EYS, Town of Aurora

Table A

	Land Use	Lot No.	Area	Area	Impervious / Green Space Surfaces				
					Roof Top Area	Roof, Podium, Surface Parking and Driveways Impervious Multiplier	Impervious Area Estimate	Green Space Area	Percent Green Space
			(ha)	Sub totals	(m ²)	(#)	(m ²)	(m ²)	(%)
		(1)	(2)	(3)	(4)	(5)	(6)=(4)*(5)	(7)=(2)*10000-(6)	(8)=(7)/(2)
PHASE 1									
Lots	Mixed Use Residential	1	0.90		1,200	2.25	2,700	6,270	70
		2	1.04		1,700	2.25	3,825	6,547	63
		3	1.10		1,700	2.25	3,825	7,179	65
		4	1.56		2,550	2.25	5,738	9,865	63
		5	1.15		1,700	2.25	3,825	7,635	67
		6	1.30		1,700	2.25	3,825	9,200	71
		7	1.22		1,700	2.25	3,825	8,417	69
		8	2.06		3,600	2.25	8,100	12,481	61
		9	1.33		1,700	2.25	3,825	9,431	71
		10	1.33		1,700	2.25	3,825	9,493	71
		Phase 1 Lots Sub total		12.98	19,250		43,313	86,517	67
Blocks									
	Stormwater Management	Block A	0.99					9,851	
	Green Space	Block B	8.81					88,125	
	Community Facilities / School	Block E	1.14				11,385		
		Phase 1 Blocks Sub total		10.94			11,385	97,977	90
Streets (23m and 26m ROW)									
	Right-of-way	Proposed Streets A, B and D	2.15				21,527		
	8m Road Widening (Leslie)	Block C	0.27				2,697		
	Future Right-of-way (ROW)	Block D	0.22				2,150		
		Phase 1 Streets Sub total		2.64			26,374		
		Phase 1 Lots, Blocks and Streets Sub total		26.56	19,250		81,071	184,493	69
PHASE 3									
Lots	Mixed Use Office	20	4.25		5,600	4.0	22,400	20,075	47
		Phase 3 Lots Sub total		4.25	5,600		22,400	20,075	47
Sub total	14897 Leslie St - Phase 1 and 3 Lots, Blocks and Streets			30.80	24,850		103,471	204,568	66

	Land Use	Lot No.	Area	Area	Roof Top Area	Roof, Podium, Surface Parking and Driveways Impervious Multiplier	Impervious Area Estimate	Green Space Area	Percent Green Space
		(1)	(2)	(3)	(4)	(5)	(6)=(4)*(5)	(7)=(2)*10000-(6)	(8)=(7)/(2)
PHASE 2									
Lots	Mixed Use Residential	11	1.15		2,400	2.25	5,400	6,114	53
		12	1.11		1,700	2.25	3,825	7,274	66
		13	1.11		1,700	2.25	3,825	7,293	66
		14	1.86		3,400	2.25	7,650	10,905	59
		15	1.85		3,400	2.25	7,650	10,895	59
		16	1.66		2,550	2.25	5,738	10,908	66
		17	1.55		2,550	2.25	5,738	9,791	63
		Phase 2 Lots Sub total		10.30	17,700		39,825	63,180	61
Blocks									
	Playing Fields	Block F	1.27					12,657	
	Stormwater Management	Block G	1.44					14,448	
	Green Space	Block H	1.35					13,475	
	Green Space	Block I	2.10					20,990	
	Green Space	Block J	3.01					30,124	
		Phase 2 Blocks Sub total		9.17				91,694	100
Streets (23m and 26m ROW)									
	Right-of-way	Proposed Streets B, C and D	3.05				30,498		
	8m Road Widening (Leslie)		0.00						
		Phase 2 Streets Sub total		3.05			30,498		
		Phase 2 Lots, Blocks and Streets Sub total		22.52	17,700		70,323	154,874	69
PHASE 3									
Lots	Mixed Use Office	18	2.18		4,200	4.0	16,800	5,028	23
		19	1.38		2,800	4.0	11,200	2,632	19
		Phase 3 Lots Sub total		3.57	7,000		28,000	7,661	21
Sub total	14773 Leslie St - Phase 2 and 3 Lots, Blocks and Streets			26.09	24,700		98,323	162,534	62

Total	14897 and 14773 Leslie St - Phase 1, 2 and 3			56.89	49,550		201,794	367,102	
Percent (%)				100	8.7		35.5	64.5	

Notes:
 1) All areas approximate.
 2) Phase 3 on 14897 Leslie St requires Phase 2 completion on 14773 Leslie St.
 By: Hunter and Associates
 Date: May 15, 2015

Residential Units, Population, Office Floor Area, Employment and Impervious/Green Space Area Summary by Lot

14897 and 14773 Leslie Street
Pt W1/2 Lot 17 and 18 Conc 3 EYS, Town of Aurora

14897 Leslie St		Mixed Use Residential									Mixed Use Office						
		Mixed Use	Lot No.	Lot Area	Building Template	Potential No. of Buildings	Potential No. of Storeys Per Building	Potential Average No. of Units Per Storey	Potential No. of Units	Total Potential No. of Units Per Lot	Average 2024 Population Density ⁴	Potential 2024 Population	Building Template	Potential No. of Buildings	Potential No. of Storeys Per Building	Potential Building Floor Area	Employee Density ⁴
		(1)	(2)	(3)	(4)	(5)	(6)	(7)=(4)*(5)*(6)	(8)	(9)	(10)=(8)*(9)	(11)	(12)	(13)	(14)=(11)*(12)*(13)	(15)	(16)=(14)*10.76/(13)
PHASE 1	RESIDENTIAL	1	0.90	1,200	1	6	12	72	72	1.9	137						
		2	1.04	850	1	6	10	60	60	1.9	228						
		3	1.10	850	1	8	10	80	80	1.9	342						
					850	1	10	10	100	180	1.9	342					
		4	1.56	850	1	12	10	120	120								
					850	1	12	10	120								
					850	1	14	10	140	380	1.9	722					
		5	1.15	850	1	12	10	120	120								
					850	1	16	10	160	280	1.9	532					
		6	1.30	850	1	8	10	80	80								
				850	1	10	10	100	180	1.9	342						
	7	1.22	850	1	6	10	60	60									
				850	1	6	10	60	120	1.9	228						
	8	2.06	1,200	1	6	12	72	72									
			1,200	1	6	12	72	72									
			1,200	1	6	12	72	72	216	1.9	410						
	9	1.33	850	1	10	10	100	100									
			850	1	12	10	120	120	220	1.9	418						
	10	1.33	850	1	12	10	120	120									
			850	1	16	10	160	160	280	1.9	532						
Phase 1 Residential Sub total			12.98		21				2,048		3,891						
PHASE 3	OFFICE	20	4.25									1,400	1	8	11,200	300	402
												1,400	1	10	14,000	300	502
												1,400	1	12	16,800	300	603
												1,400	1	14	19,600	300	703
Phase 3 Office Sub total			4.25								4			61,600		2,210	
Sub total		14897 Leslie St	17.23						2,048		3,891	4			61,600		2,210

14773 Leslie St		Mixed Use Residential									Mixed Use Office						
		Mixed Use	Lot No.	Lot Area	Building Template	Potential No. of Buildings	Potential No. of Storeys Per Building	Potential Average No. of Units Per Storey	Potential No. of Units	Total Potential No. of Units Per Lot	Average 2024 Population Density ⁴	Potential 2024 Population	Building Template	Potential No. of Buildings	Potential No. of Storeys Per Building	Potential Building Floor Area	Employee Density ⁴
		(1)	(2)	(3)	(4)	(5)	(6)	(7)=(4)*(5)*(6)	(8)	(9)	(10)=(8)*(9)	(11)	(12)	(13)	(14)=(11)*(12)*(13)	(15)	(16)=(14)*10.76/(13)
PHASE 2	RESIDENTIAL	11	1.15	1,200	1	6	12	72	72	1.9	274						
				1,200	1	6	12	72	144	1.9	274						
		12	1.11	850	1	6	10	60	60								
				850	1	6	10	60	120	1.9	228						
		13	1.11	850	1	6	10	60	60								
				850	1	6	10	60	120	1.9	228						
		14	1.86	850	1	8	10	80	80								
				850	1	8	10	80	80								
				850	1	8	10	80	80								
				850	1	10	10	100	100	340	1.9	646					
	15	1.85	850	1	10	10	100	100									
			850	1	12	10	120	120									
			850	1	12	10	120	120									
			850	1	12	10	120	120	460	1.9	874						
	16	1.66	850	1	8	10	80	80									
			850	1	10	10	100	100									
			850	1	12	10	120	120	300	1.9	570						
	17	1.55	850	1	12	10	120	120									
			850	1	12	10	120	120									
			850	1	14	10	140	140	380	1.9	722						
Phase 2 Residential Sub total			10.30		20				1,864		3,542						
PHASE 3	OFFICE	18	2.18									1,400	1	8	11,200	300	402
												1,400	1	10	14,000	300	502
												1,400	1	12	16,800	300	603
												1,400	1	14	19,600	300	703
	19	1.38										1,400	1	16	22,400	300	804
												1,400	1	16	22,400	300	804
Phase 3 Office Sub total			3.57									5			84,000		3,014
Sub total		14773 Leslie St	13.87		20				1,864		3,542	5			84,000		3,014

Total 14897 and 14773 Leslie St			31.10		41				3,912		7,433	9			145,600		5,224
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Notes:

- 1) All areas approximate.
- 2) Phase 3 on 14897 Leslie St requires Phase 2 completion on 14773 Leslie St.
- 3) Mixed Use Residential Towers greater than 6 storeys may have an additional amenity floor. Amenity, common area and utility storeys not included.
- 4) The Employee Density and the 2024 Average Population Density for two bedrooms or more (Schedule 3) is based on the Town of Aurora Development Charge Background Study and Proposed By-law, April 8, 2014.
- 5) sqft/emp = square feet per employee

By: Hunter and Associates

Date: May 15, 2015

14897 and 14773 Leslie Street - Town of Aurora



Fig 1




Orthophoto: Year 2013 (York Region)
By: Hunter and Associates
Scale: 1: 12,000 @ 8.5 x11"
Print Date: May 14, 2015 (3:30 pm)

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Environmental and Engineering Consultants
Website: www.hunter-gis.com





By: Hunter and Associates
 Scale: 1: 20,000 @ 11x17"
 Print Date: May 15, 2015 (12:00 am)

LEGEND	
	Oak Ridge Moraine Conservation Plan (2002) North Boundary
	Higher Order Transit Corridor
	Rail Transit

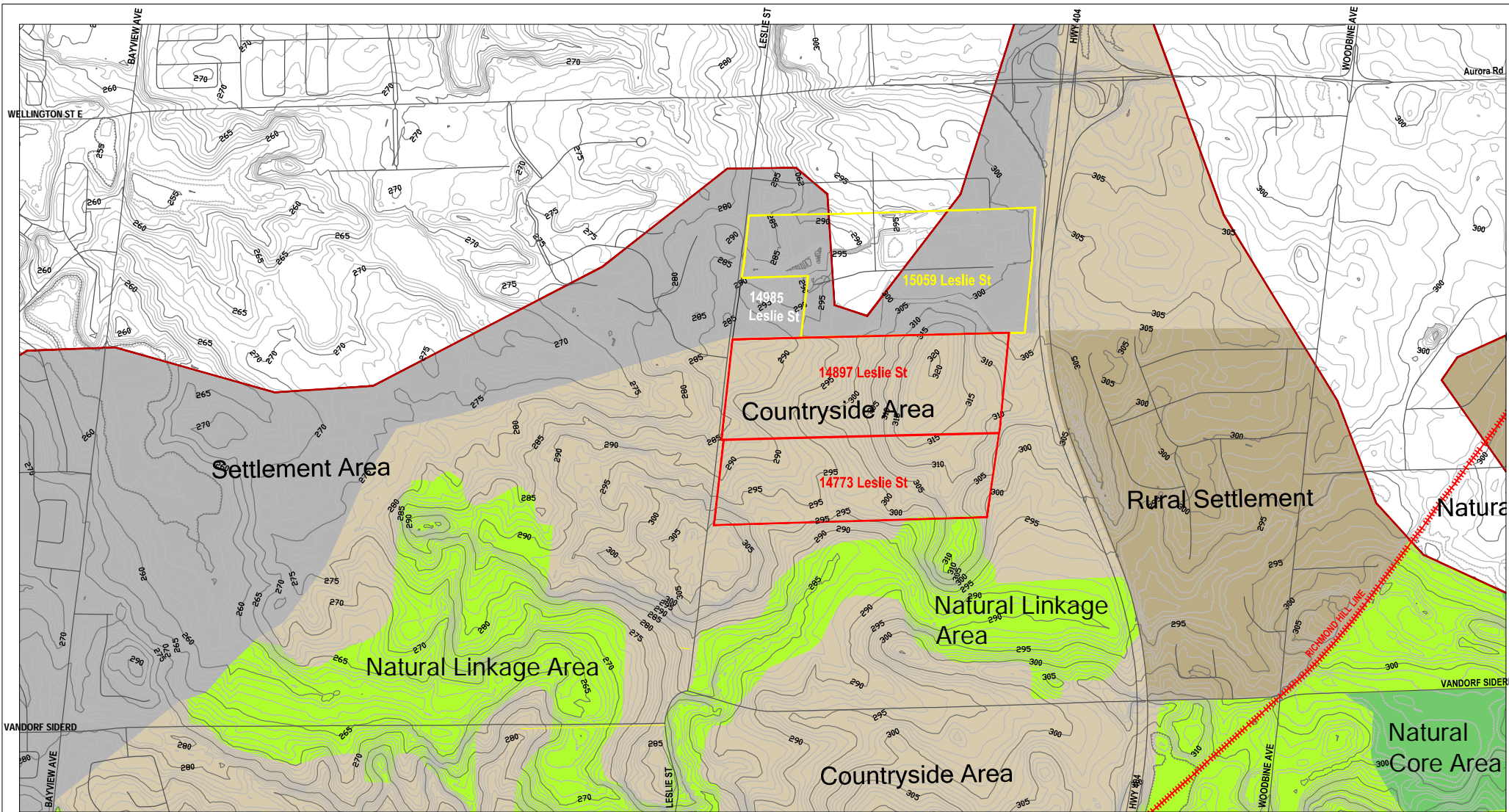
Notes:
 1) Orthophoto Year 2014 (York Region WMS)
 2) Produced under license © Queen's Printer for Ontario, 2015
 3) Official Plan, Town of Aurora, Sept, 2010

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Fig 2

ORM Land Use Designation - Town of Aurora

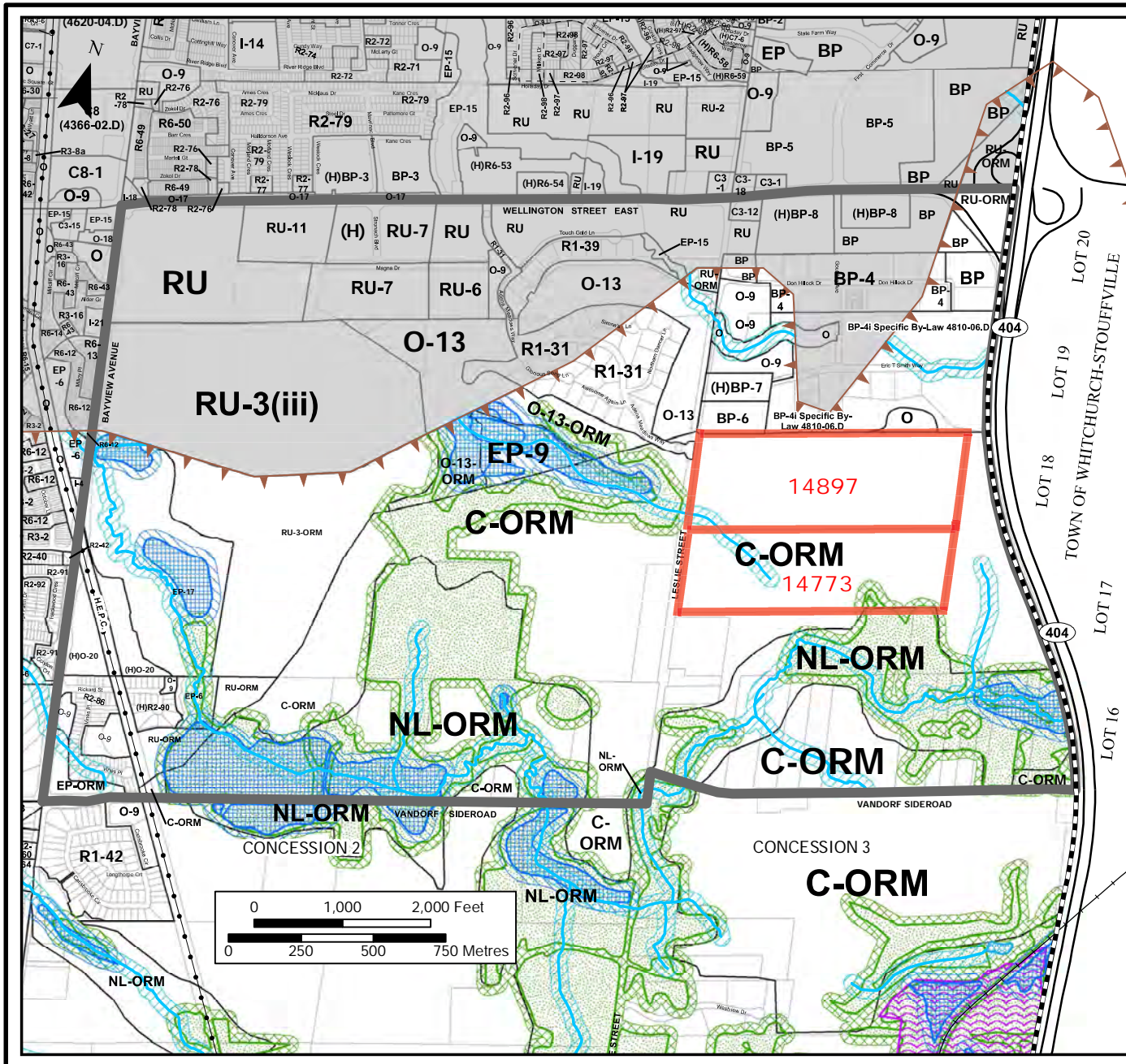


By: Hunter and Associates
 Scale: 1: 12,000 @ 11x17"
 Print Date: May 13, 2015 (2:45 pm)

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- ORM Planning Area
- 1 m Contours (York Region Open Data, 2011) and Design Drawings for 15059 Leslie St

Fig 3



SCHEDULE 'B' TO BY-LAW 4469-03.D KEY NATURAL HERITAGE FEATURES & HYDROLOGICALLY SENSITIVE FEATURES MAP NO. 9

ZONING LEGEND		
RESIDENTIAL ZONES	COMMERCIAL ZONES	INSTITUTIONAL ZONES
RR Rural Residential	C1 Local	I Institutional
RR-ORM Oak Ridges Moraine Rural Residential	C2 Central	RURAL ZONES
ER Estate	C3 Service	RU Rural
R1 Detached Dwelling First Density	C4 Shopping Centre	RU-ORM Oak Ridges Moraine Rural
R2 Detached Dwelling Second Density	C5 Industrial	NATURAL CORE AREA
R3 Semi-Detached & Duplex Dwelling Third Density	C6 Office	NC-ORM Oak Ridges Moraine Natural Core Area
R4 Triplex & Double Duplex Dwelling Fourth Density	C7 Residential	NATURAL LINKAGE AREA
R5 Special Mixed Density	C8 Community Commercial Centre	NL-ORM Oak Ridges Moraine Natural Linkage Area
R6 Row Dwelling	C9 Campus	NL-ORM-1 Oak Ridges Moraine Natural Linkage Area Exception Zone 1
RA1 Apartment First Density	C10 Special Commercial Exception Zone	NL-ORM-2 Oak Ridges Moraine Natural Linkage Area Exception Zone 2
RA2 Apartment Second Density	INDUSTRIAL ZONES	COUNTRYSIDE AREA
RA3 Apartment Third Density	M1 Restricted	C-ORM Oak Ridges Moraine Countryside Area
OPEN SPACE ZONES	RA2 General	C-ORM-1 Oak Ridges Moraine Countryside Area Exception Zone 1
EP Environmental Protection	M3 Service	C-ORM-2 Oak Ridges Moraine Countryside Area Exception Zone 2
EP-ORM Oak Ridges Moraine Environmental Protection	M4 Prestige	C-ORM-2 Oak Ridges Moraine Countryside Area Exception Zone 2
O Major Open Space	M5 Restricted-Specific	KNHF & HYDROLOGICALLY SENSITIVE FEATURES AND MWPZ EXCEPTION 1 ZONE
ORM Oak Ridges Moraine	M6 General-Specific	KNHF-1 KNHF & Hydrologically Sensitive Features Exception 1 Zone
ORM Major Open Space	BP Business Park	MWPZ-1 MWPZ Exception 1 Zone
	H Holding	

LEGEND	
Oak Ridges Moraine Conservation Plan Area	Wetland
Boundary of Oak Ridges Moraine Conservation Plan Area Ontario Regulation 14/02	Wetland MVPZ
Boundary of Oak Ridges Moraine Area Ontario Regulation 01/02	Permanent and Intermittent Streams
Map #9 Area	Permanent and Intermittent Streams MVPZ
Municipal Boundary	Waterbodies
Lot	Area of Natural and Scientific Interest (Life Science)
Railway	Woodlands
Hydro Corridor	Woodlands MVPZ
	MVPZ = Minimum Vegetation Protection Zone

By-Law 4469-03.D consists of Schedules "A" to "E" inclusive and accordingly each schedule shall be considered in the determination of zoning provisions pertaining to individual properties.

NOTE: ZONING LINES AND PROPERTY LINES SHOWN ARE FOR INFORMATION PURPOSES ONLY. REFERENCE SHOULD BE MADE TO THE CORRESPONDING BY-LAWS AND REGISTERED PLANS.

THE BOUNDARIES OF THE ENVIRONMENTAL PROTECTION ZONE AND THE FILL AND CONSTRUCTION AREA WERE PLOTTED FROM MAPPING FROM THE LAKE SIMCOE REGIONAL CONSERVATION AUTHORITY WHICH WAS PREPARED USING THE CRITERIA IN ONTARIO REGULATION 782/74 FOR MORE ACCURATE LOCATION REFERENCE SHOULD BE MADE TO THE ORIGINAL MAPPING. BASE INFORMATION PROVIDED BY THE REGION OF YORK.

NO.	DATE	REVISIONS	BY
1	02/97	Update Base Map	JDA
2	01/01	Add New By-Laws	JK
3	07/01	Add Parsa and Metrus	JK
4	09/01	Add Whitwell	JK
5	07/04	Add Transitional Lands	CF & JS
6	08/05	Changed ORM Zones	CF & JS
7	07/06	ORM Consolidation	CF & JS
8	11/08	Geodatabase Migration	CF & JS

AURORA		
DRAWN BY:	UPDATED BY:	APPROVED BY:
NIL	CM	JK
DATE:	DATE UPDATED:	FILE NAME:
09/2002	7/2014	Map9(KNHF).mxd

Fig 4

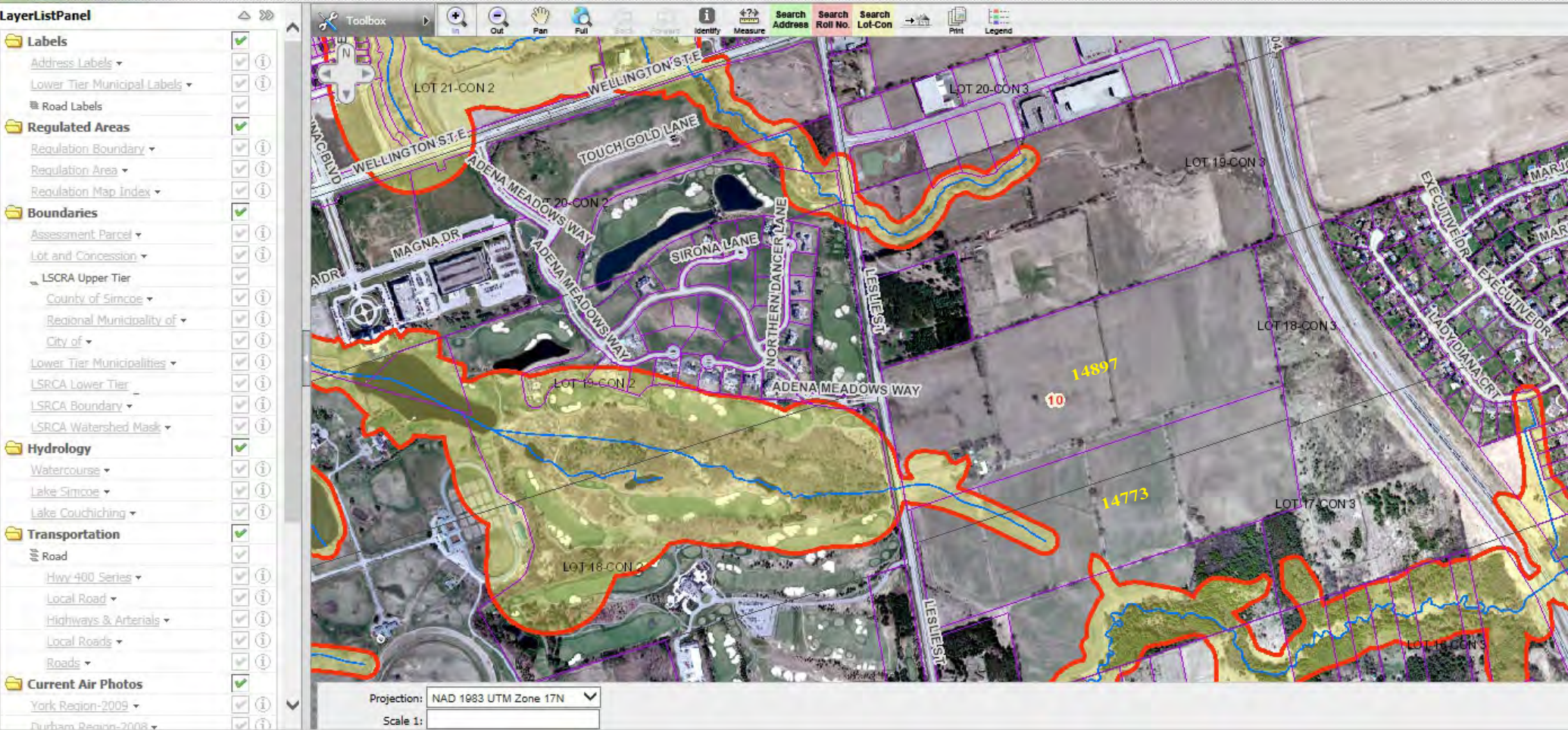
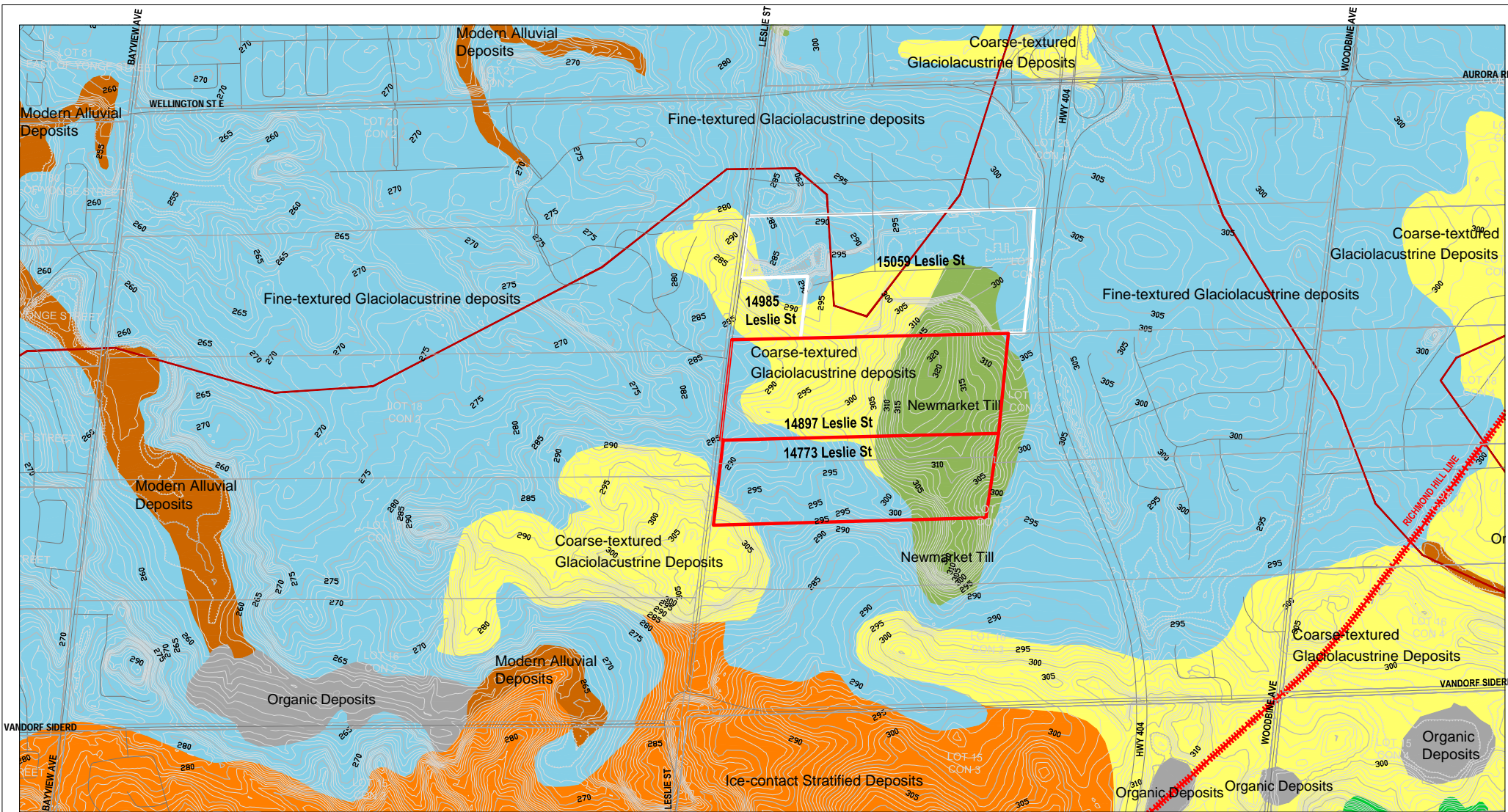


Fig 5

Surficial Geology - Town of Aurora

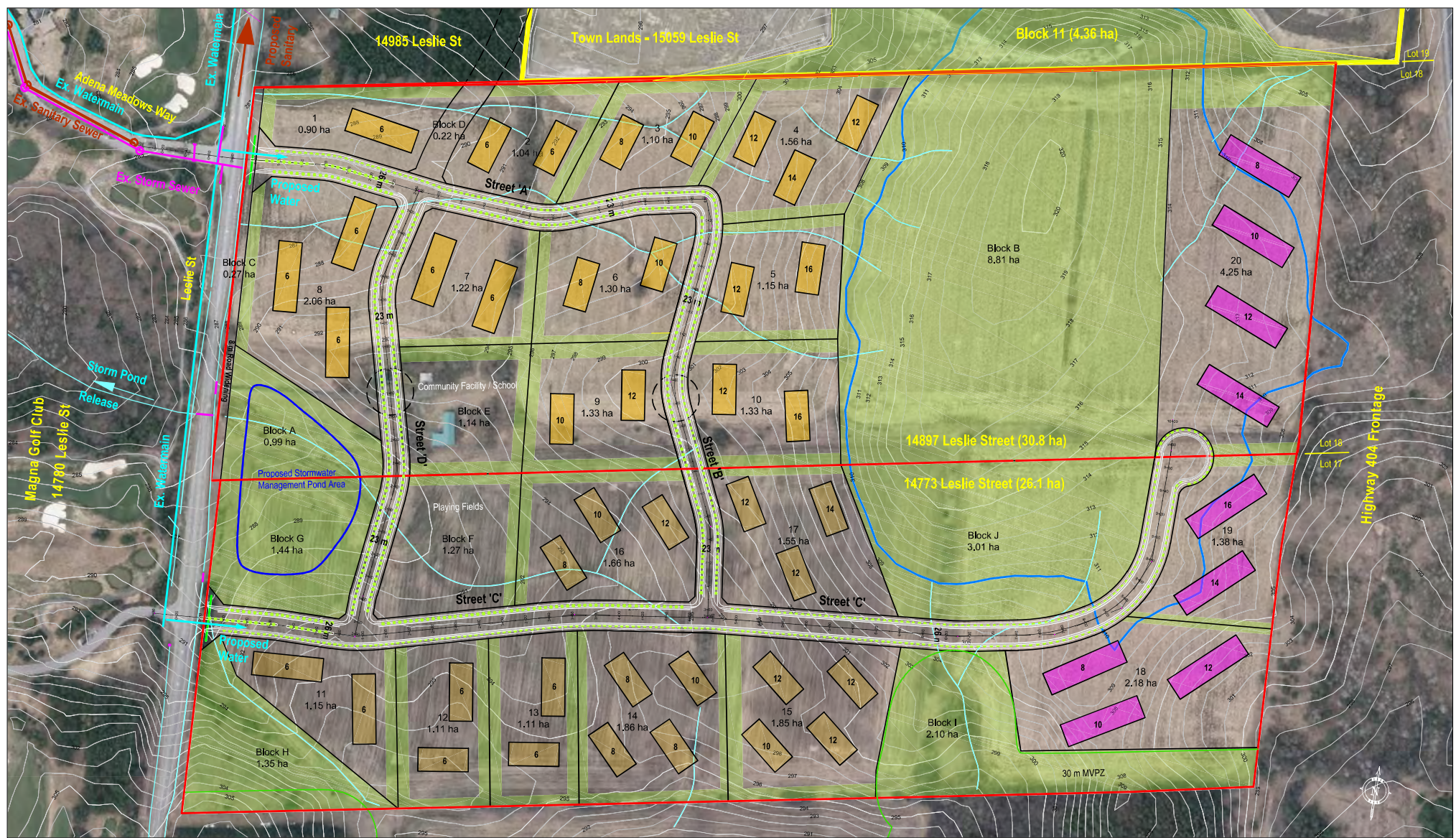


By: Hunter and Associates
 Scale: 1: 12,000 @ 11x17"
 Print Date: May 13, 2015 (3:30 pm)

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— ORM Planning Area
 — 1 m Contours (York Region Open Data, 2011) and Design Drawings for 15059 Leslie St

Fig 6



By: Hunter and Associates Scale: 1:3,000 @ 11x17" Print Date: May 15, 2015 (11:45 am)	LEGEND Contours 1m Spot Elevation Intermittent Drainage Culvert		Existing Woodlands-Minimum Vegetation Protection Zone (30m) Catchbasin		Proposed Lot Line Culvert Tree Green Space/Infiltration Swales		Phase 1 Residential Mixed Use / No. of Stores Phase 2 Residential Mixed Use / No. of Stores Phase 3 Office Mixed Use / No. of Stores		Notes: 1) Orthophoto Year 2014 (York Region WMS) 2) All areas approximate. 3) York Region Open Data, 2011 4) Town of Aurora Design Drawings for 15059 Leslie St.	Property of HUNTER and ASSOCIATES Environmental and Engineering Consultants Website: www.hunter-gis.com
	291.0 Upper Service Water Level (310 m asl) Parcels (York Region Open Data, 2006)									

Fig 7