



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Delegation Request

This request and any written submissions or background information for consideration by either Council or Committees of Council is being submitted to Legislative Services.

Council or Committee *

General Committee

Council or Committee Meeting Date * ?

2023-3-7



Subject *

Shining Hill Collections Applications (Item 9.1)

Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) *

Don Given on behalf of Shining Hill. Also represented by Lincoln Lo, Brian Henshaw, Sarah Kurtz and Brent Hooton

Brief Summary of Issue or Purpose of Delegation *

To present the Shining Hill applications and answer any questions of the public/committee

Have you been in contact with a Town staff or Council member regarding your matter of interest?

*

Yes

No

Full name of the Town staff or Council member with whom you spoke

Date you spoke with Town staff or a Council member



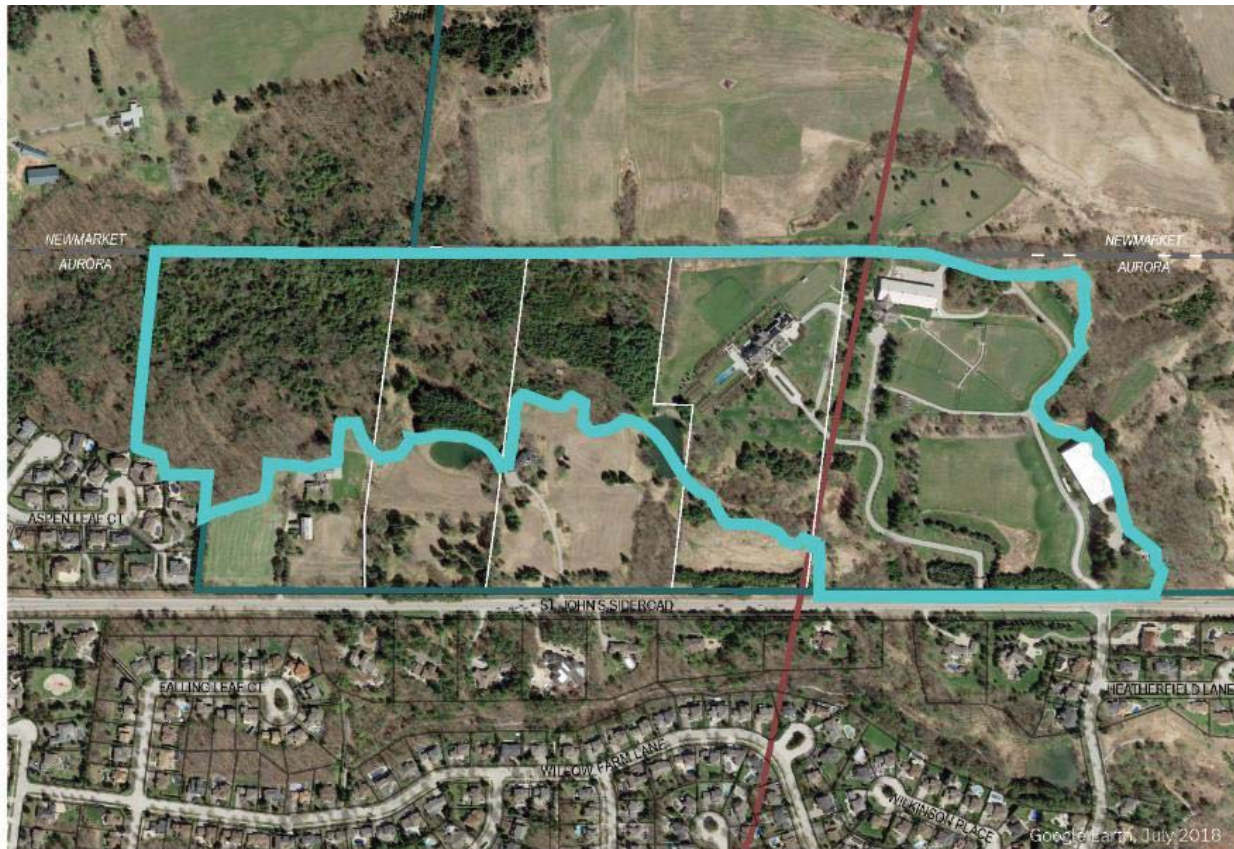
SHINING HILL CENTRAL AURORA

Shining Hill Estates Collection Inc.

General Committee Meeting
March 7, 2023 @ 7PM




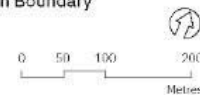
SUBJECT LANDS



- **Location:** North side of St. John's Sideroad, between Yonge St and Bathurst St
- **Size:** 32 hectares (79 acres)
- **Current status:** Majority vacant except for Dunin Estate

SUBJECT PROPERTY AIR PHOTO

 Subject Lands  Shining Hill Lands  Municipal Boundary  Oak Ridges Moraine Conservation Plan Boundary



PHASED DEVELOPMENT PLAN

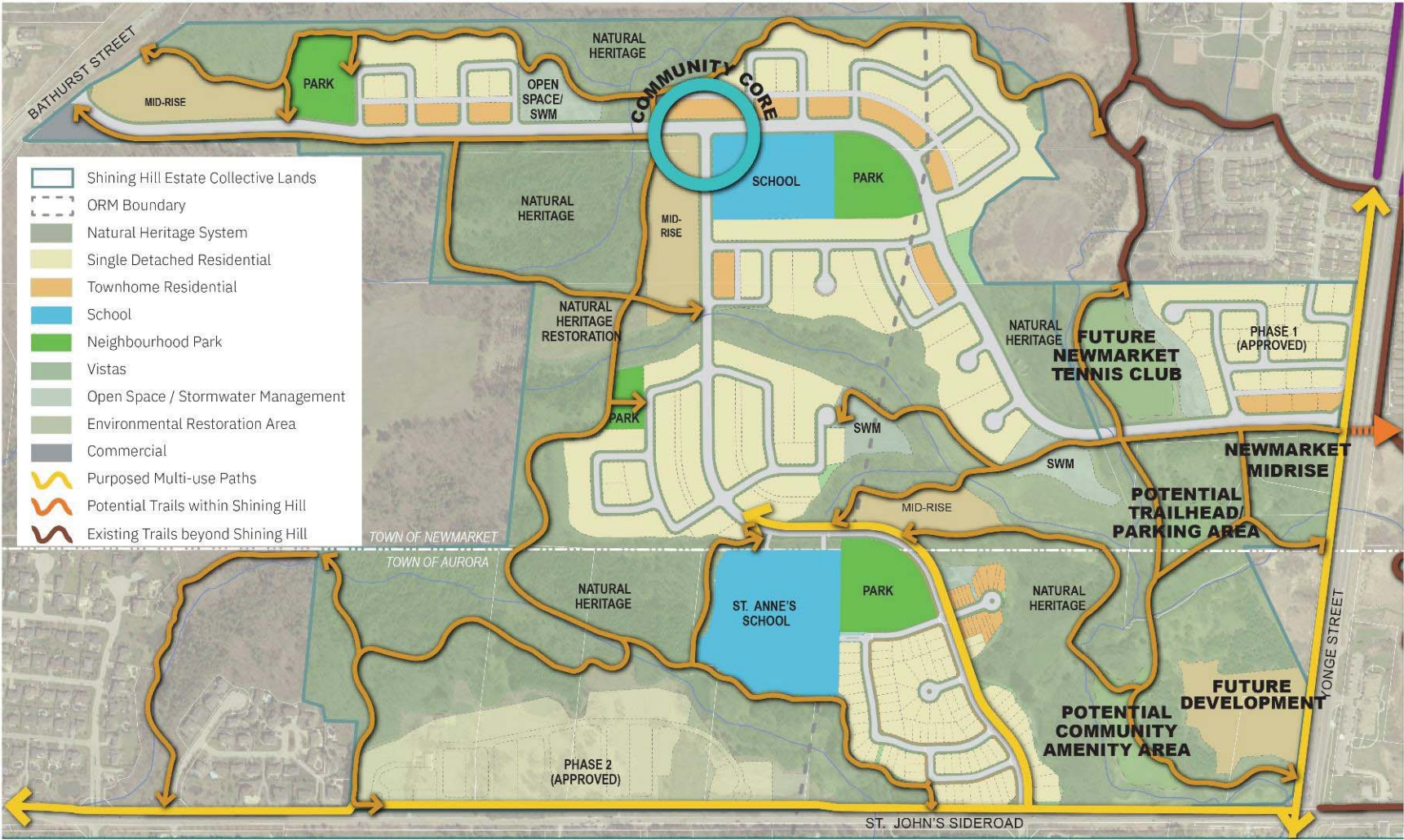


SITE LOCATION

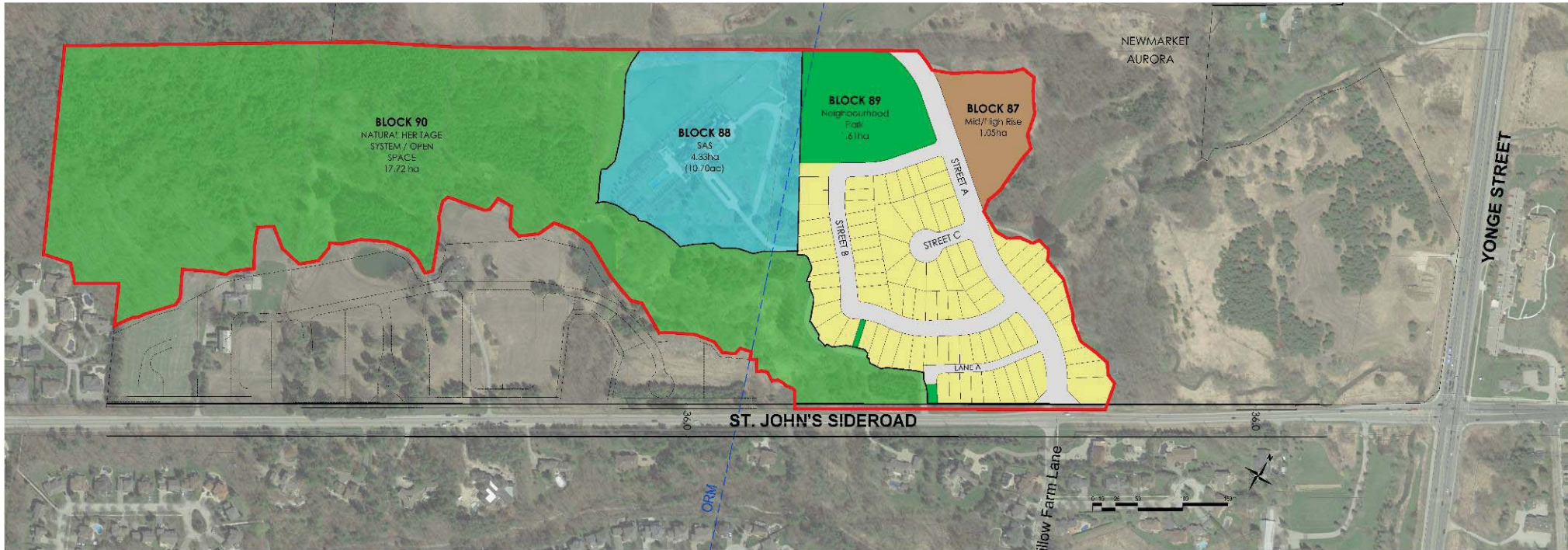
-  Subject Lands
-  Shining Hill Lands
-  Municipal Boundary
-  Oak Ridges Moraine Conservation Plan Boundary



CONCEPTUAL MASTER PLAN



2021 DRAFT PLAN OF SUBDIVISION



LAND USE SCHEDULE

-  Single Detached Residential
-  Mid/High Rise Residential
-  St. Anne's School
-  Neighbourhood Park
-  Natural Heritage System/Open Space
-  Oak Ridges Moraine

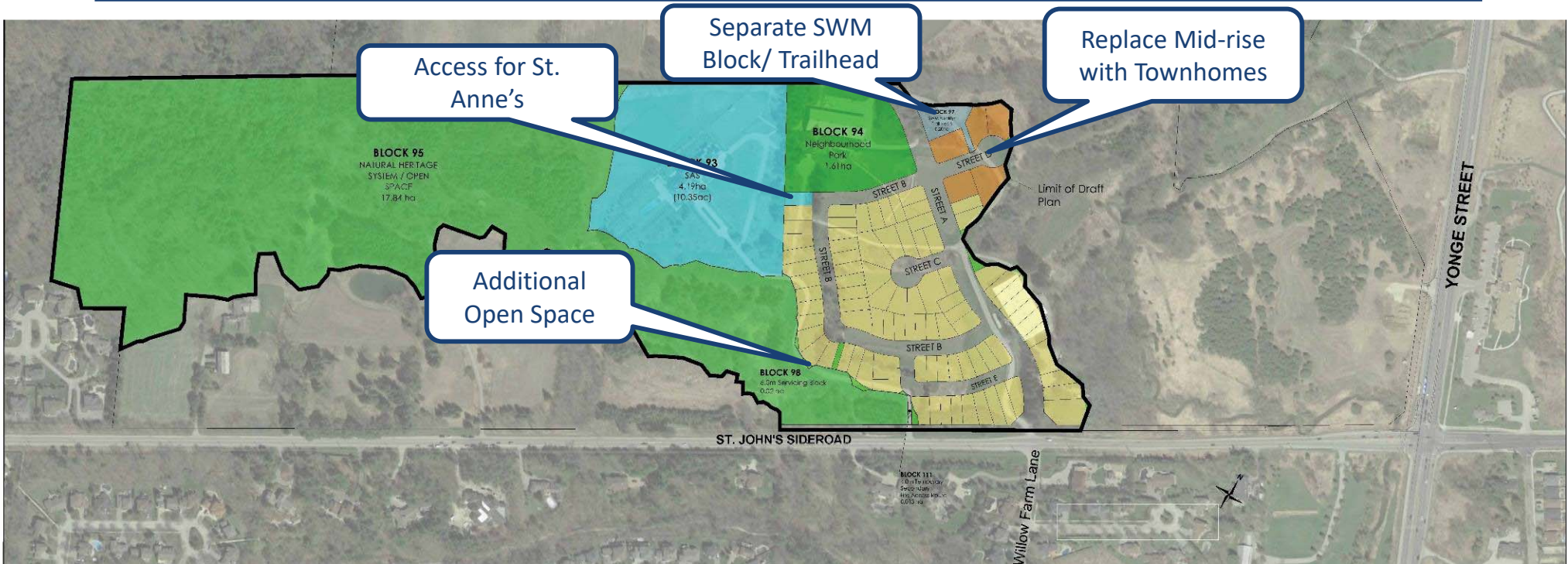
Greenspace to be Conveyed to the Public (Park and NHS): 19.33ha (61%)



Shining Hill

LIVE BRIGHTER

2023 DRAFT PLAN OF SUBDIVISION



LAND USE SCHEDULE

- Single Detached Residential
- Mid/High Rise Residential
- St. Anne's School
- Neighbourhood Park
- Natural Heritage System/Open Space
- Storm Water Management Facility

**Greenspace to be Conveyed to the Public
(Park and NHS): 19.45ha (61%) +0.12ha**



Shining Hill

LIVE BRIGHTER

DEVELOPMENT STATISTICS

Development Stats	Original Plan (March 2021)	Revised Plan (January 2023)	Difference
Single Detached Lots	88	87	-1
Townhome Lots	0	21	21
Apartment Units	200	0	-200
TOTAL	288	108	-180
Units per Net Hectare			

	Area (Ha)	%	Area (Ha)	%	
Natural Heritage Area	17.72	56%	17.84	56%	0.12
Residential	5.78	18%	5.11	16%	-0.67
St. Anne's School	4.28	13%	4.19	13%	-0.09
Roads	2.36	7%	2.67	8%	0.31
Neighbourhood Park	1.61	5%	1.61	5%	0
Trailhead/Servicing	0.04	0%	0.27	1%	0.23
Open Space/Vistas	0	0%	0.05	0%	0.05
St. Anne's Access Road	0	0%	0.05	0%	0.05
TOTAL	31.79	100%	31.79	1	0



THANK YOU