

February 8, 2023

Town of Aurora  
Planning and Development Services  
100 John West Way  
Box 1000  
Aurora, Ontario  
L4G 6J1

Attn: Mr. Lawrence Kuk, Manager Development Planning

Dear Mr. Kuk,

**Re: Request for Extension of Draft Plan of Condominium Approval  
Dormlind Developments Limited  
Draft Plan of Condominium File: CDM-2017-01  
2-23 Kingwood Lane, and 2-70 Royal Hill Court (Formerly 14029 Yonge Street)**

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Evans Planning acts on behalf of Dormlind Developments Limited, the owners of properties located at 14029 Yonge Street in the Town of Aurora. The lands are legally described as 'Lots 1 to 27 Inclusive and Blocks 28 to 32 Inclusive, Plan 65M-4704'.

At its meeting of July 24, 2018, the Council of the Corporation of the Town of Aurora approved the Draft Plans of Subdivision and Condominium (the Plans), subject to conditions. The Plans facilitate the redevelopment of the subject property with 27 detached dwellings of common element condominium tenure, with access provided by a private condominium laneway. The Notice of Decision for the Plans was issued by the Town on September 4, 2018, and the appeal period expired on September 24, 2018. The Plans were subsequently stamped and executed as approved by the Director of Planning and Development Services on October 5, 2018.

The plan of subdivision was registered as Plan 65M-4704 on August 20, 2021. With street names assigned as Kingwood Lane and Royal Hill Court.

On May 28, 2021, the Town approved a 2-year extension to the draft plan of condominium conditions of approval, which are now to lapse on May 28, 2023.

In the intervening period since the Subdivision was registered, our Client has completed their sales process, with all homes under contract, and occupancies scheduled for Fall 2023. Please refer to the site photographs appended to this letter, illustrating the current state of the property as of the authoring of this letter. These



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images show that the condominium laneway and services are generally completed, that the majority of the dwellings are fully enclosed, and that the installation of the third party utilities (telecommunications, gas main, hydro transformers, and streetlighting) has been initiated. The completion of the work associated with the utilities are anticipated to be completed before the end of February 2023, at which point the laneway will be paved. Finally, landscaping is anticipated to be completed in Summer 2023.

Unfortunately, delays during construction as a result of the COVID pandemic have resulted in an inability to complete the construction of the common element of the condominium (the laneway, sidewalks, landscaping, etc.) before the conditions will lapse in May. Thus, we respectfully request that the Town extend its draft approval deadline for the condominium application for one more year. In accordance with the Town's 2023 fee schedule, please find enclosed a cheque in the amount of \$2,566.00 as payment of the application fee for an extension of the draft approval of the plan of condominium.

I trust the information submitted is sufficient for your consideration of this request. Should you require any additional materials, please contact the undersigned at your earliest convenience.

Sincerely,

Adam Layton, RPP, MCIP

cc. Dormlind Developments Limited

Appendix 1 – Site Photograph as of February 2023





