



GEORGINA

**PROPOSED CHANGES TO THE CONDITIONS OF DRAFT APPROVAL FOR
DRAFT PLAN OF SUBDIVISION 19T-15G03
&
PRE-SERVICING AGREEMENT, LAND ACQUISITION, AND ROAD CLOSURE
AINSLIE HILL I & AINSLIE HILL II
Ainslie Hill I Inc. & Ainslie Hill II Inc.
E/S & W/S of Catering Road, Sutton**

**Staff Presentation
July 15, 2020
Town of Georgina**

APPLICATIONS: S.9.177, 03.1087, 01.143
REPORT NO'S: DS-2020-0050 & DS-2020-0060



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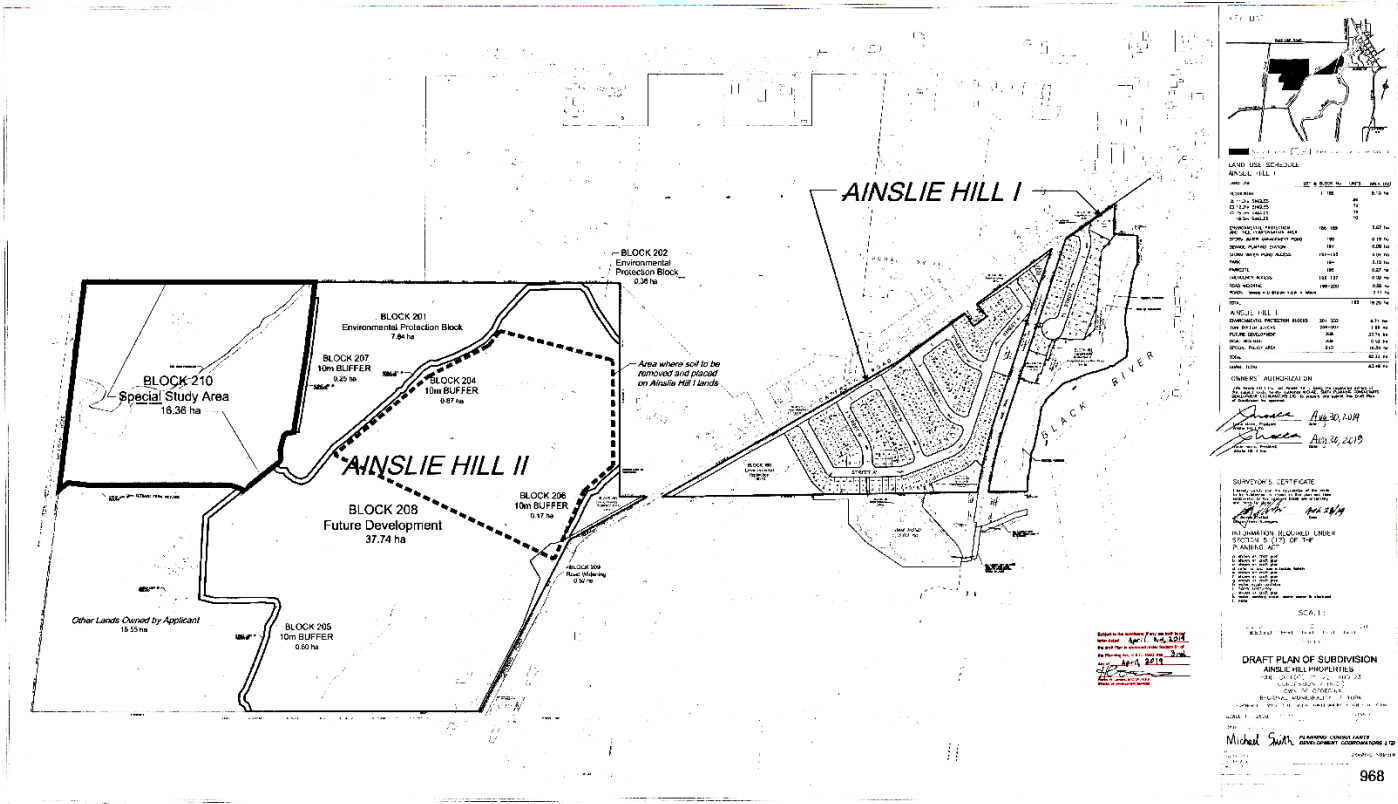


Background

- September 13, 2017: Council approved Draft Plan of Subdivision 19T-15G03 (Ainslie Hill)
- October 16, 2019: Council approved Earthworks Agreement
- June 24, 2020: Council approved Urban / Architectural Design Guidelines & Amending Zoning By-law



Draft Plan

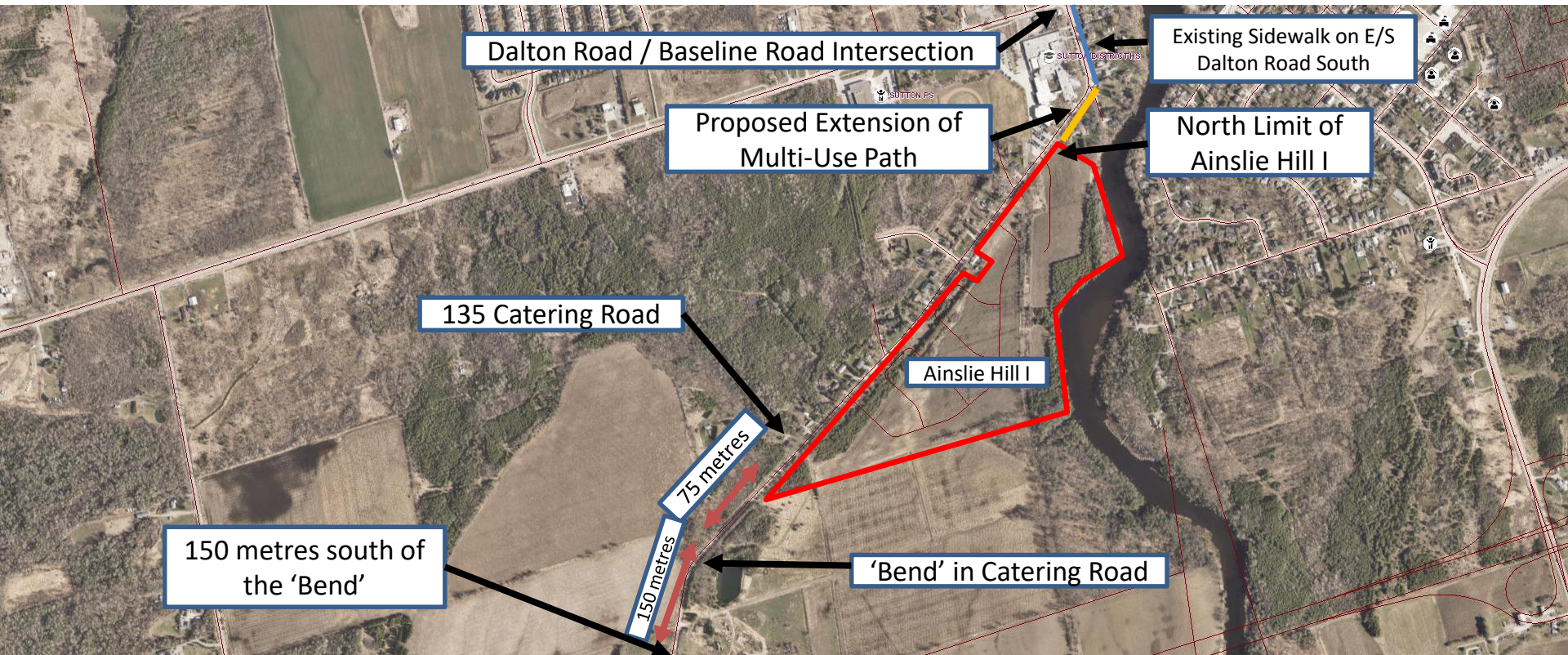




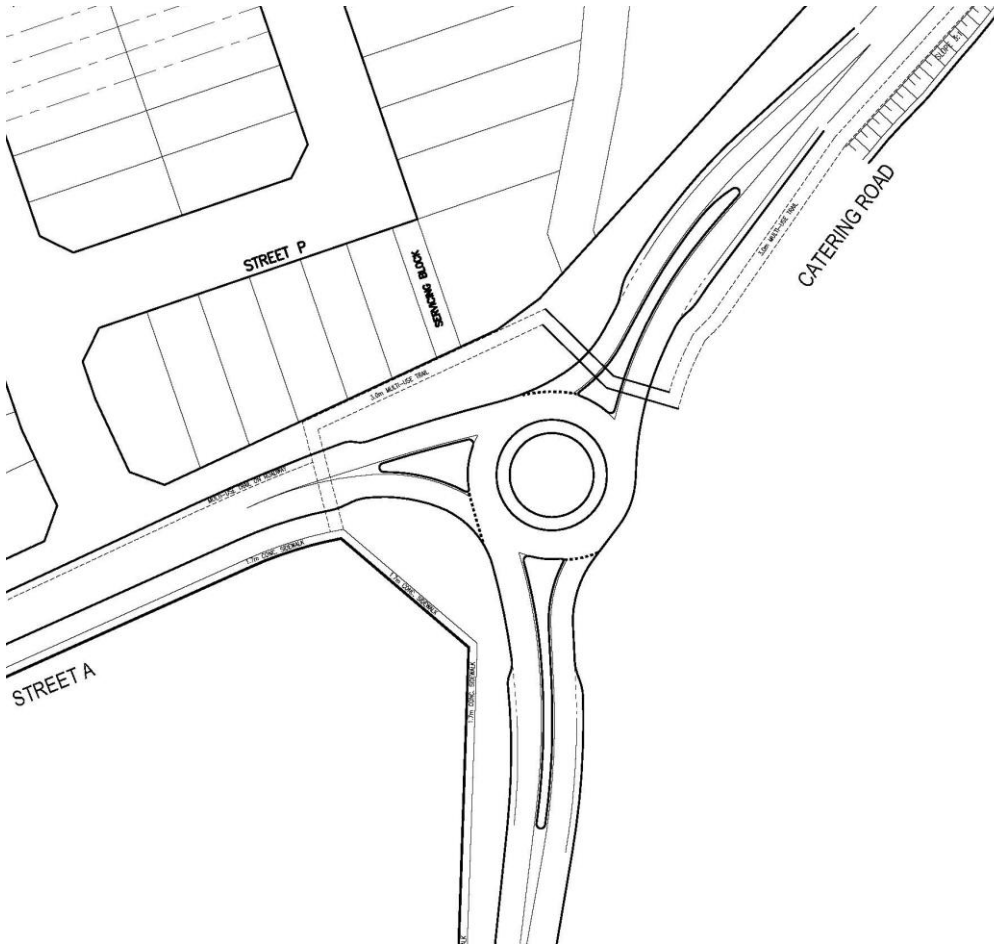
Conditions of Draft Approval - Request Summary

- Request to Change Conditions of Draft Approval submitted on May 28, 2020
- Changes to reflect new limits of appropriate works and phasing
- Council is the approval authority for revisions to Conditions of Draft Approval

Diagram of Relevant Points



Roundabout



Removal of the roundabout requirements at the existing 'bend'

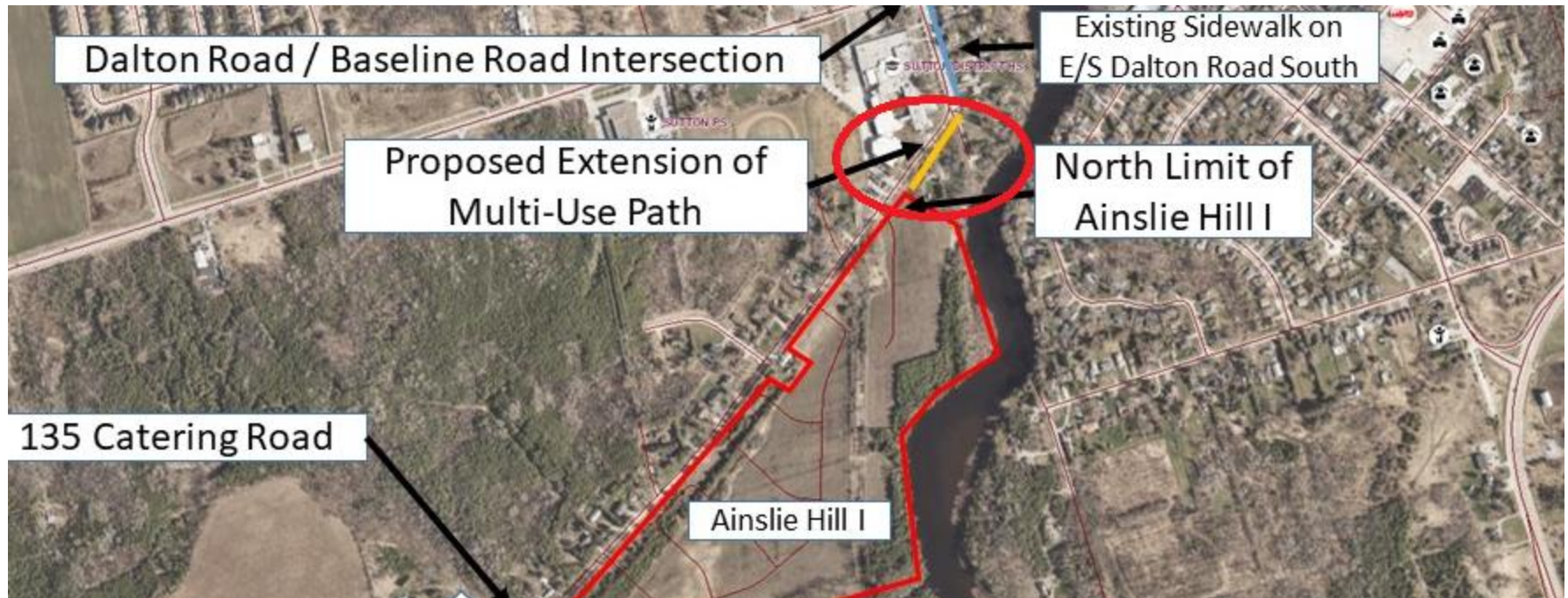
- Peer review determined that roundabout will not achieve traffic calming objectives
- Roundabout to be considered during development of Ainslie Hill II



Multi-use Path

Multi-use path to be required between north limit of Ainslie Hill I and existing sidewalk on the E/S of Dalton Road South

Permissions for variable width to accommodate constrained right-of-way





Pedestrian Crossing

Added flexibility on the location of the pedestrian crossing near the north limit of Ainslie Hill I to Sutton District High School

York Region District School Board to be consulted

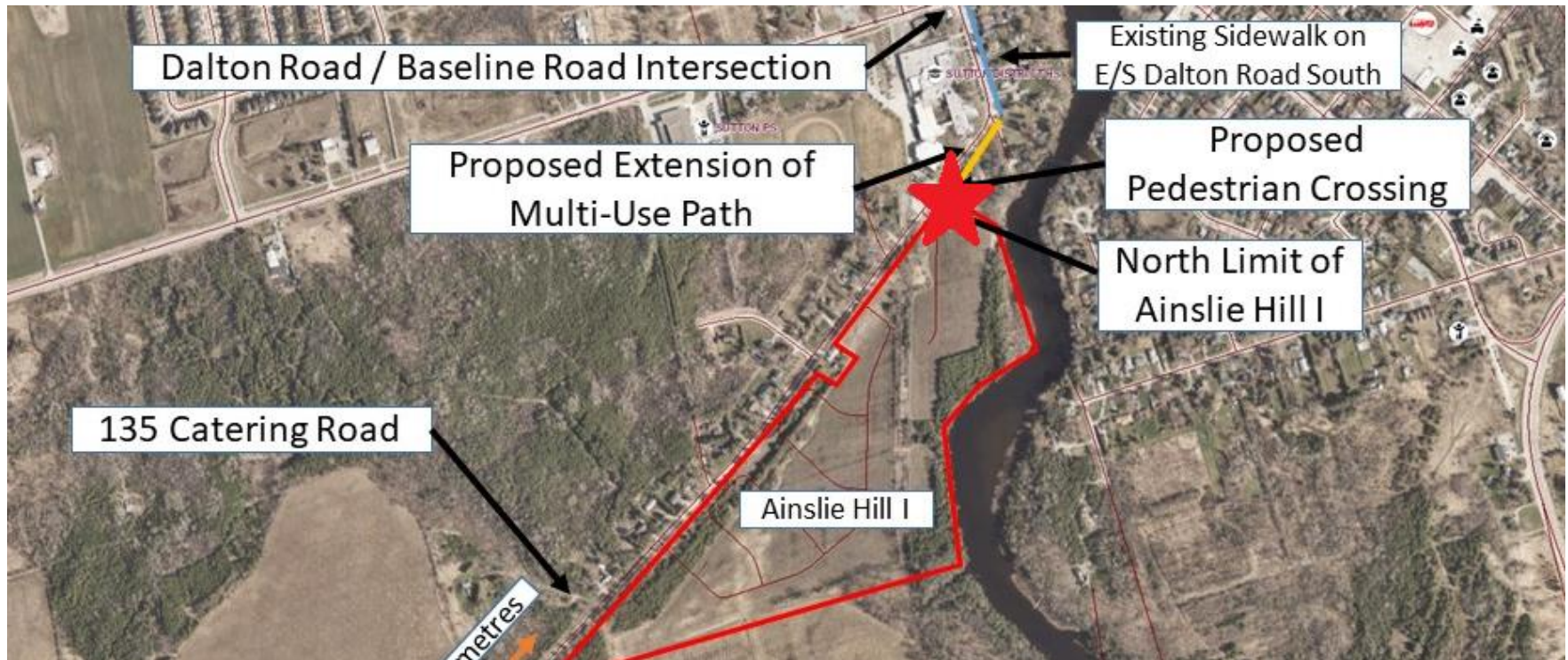




Diagram illustrating the cross-section of a road and drainage system. The diagram shows a road with a central dashed line 'C'. The road surface has a 2% slope. Below the road, there are three layers: 40mm HL 3 ASPHALT, 150mm GRANULAR 'A', and 300mm GRANULAR 'B'. On the right, a drainage ditch is shown with a 2% slope. The diagram includes various dimensions: 0.60m, 1.50m, 1.20m, 0.30m, 2.50m, 1.50m, 0.30m, 2.5m, 1.60m, 0.60m GAS, 1.0m, and 0.30m. The drainage system is labeled 'HYDRO, BELL & C.A.T.V.'.

Rural Section

Rural section between 75 m south of 135 Catering Road to 150 m south of existing 'bend'



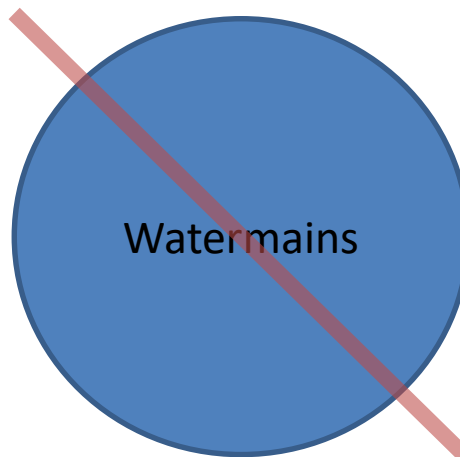
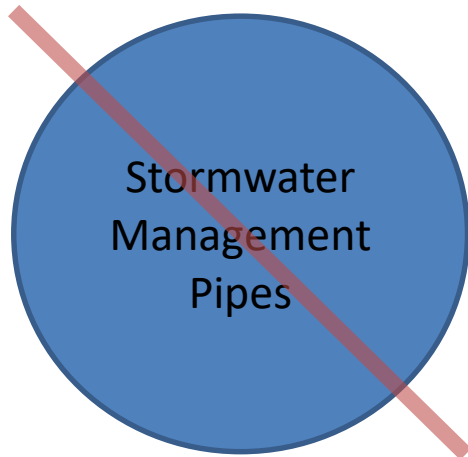


The plan view shows a 20.0m Right of Way (R.O.W.) with a centerline (C) and various road sections (A, B). Key dimensions include 1.50m, 1.20m, 1.20m, 1.50m, 0.30m, 0.60m, 2.50m, 2.5m, 1.60m, 4.50m, 3.0m, 0.30m, 1.0m, and 0.60m. Road sections are labeled A, B, and T. Utility locations are marked with circles and labels: SANITARY, STORMWATER PIPE, WATERMAIN, 0.60m GAS, HYDRO, BELL & C.A.T.V., and MULTI-USE PATH. Slopes are indicated as 2%, 6%, 3%, 2%, 2%, 3%, 6%, and 2:1 MAX. A 1.80m MIN. clearance is shown for the watermain. Road materials are specified as 40mm HL 3 ASPHALT, 50mm HL 8 ASPHALT, 150mm GRANULAR 'A', and 300mm GRANULAR 'B'.



Municipal Services

Removal of municipal services on the proposed rural section of Catering Road





Phasing

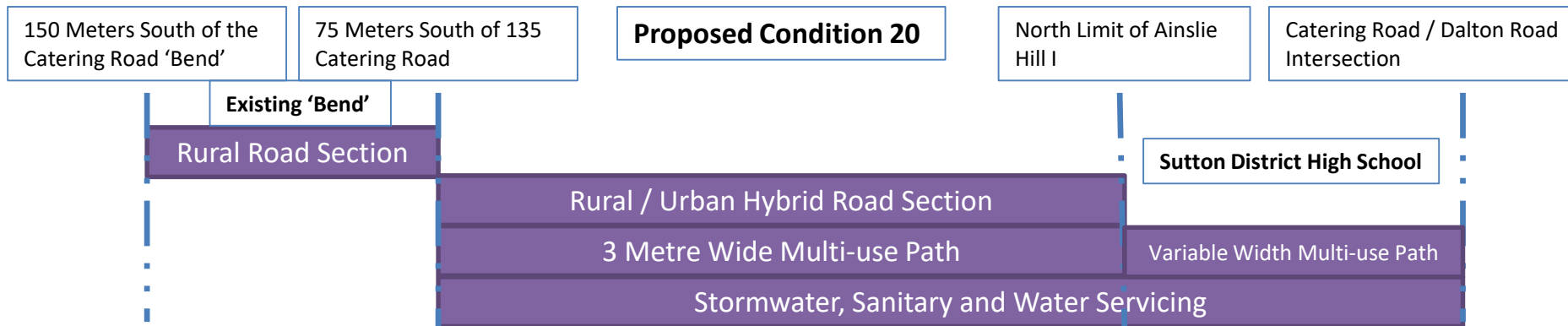
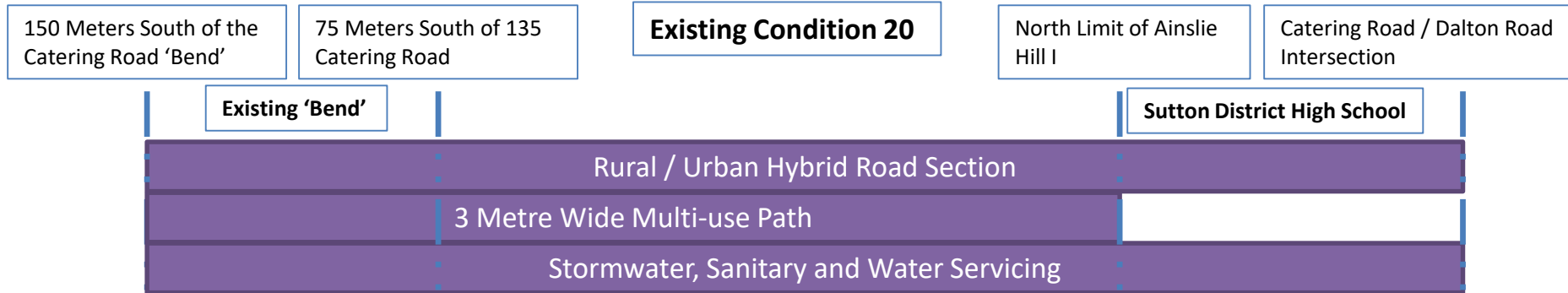
Timing of works to be to the satisfaction of the Director of Development Services





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Summary of Changes





Next Steps

- If the proposed changes are approved, the Conditions of Draft Approval will be modified accordingly and re-issued to the Applicant, the Agent and agencies that have imposed Conditions of Draft Approval
- Staff will continue working with the Applicant to clear Conditions of Draft Approval



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PRE-SERVICING AGREEMENT, LAND ACQUISITION, AND ROAD CLOSURE AINSLIE HILL I & AINSLIE HILL II

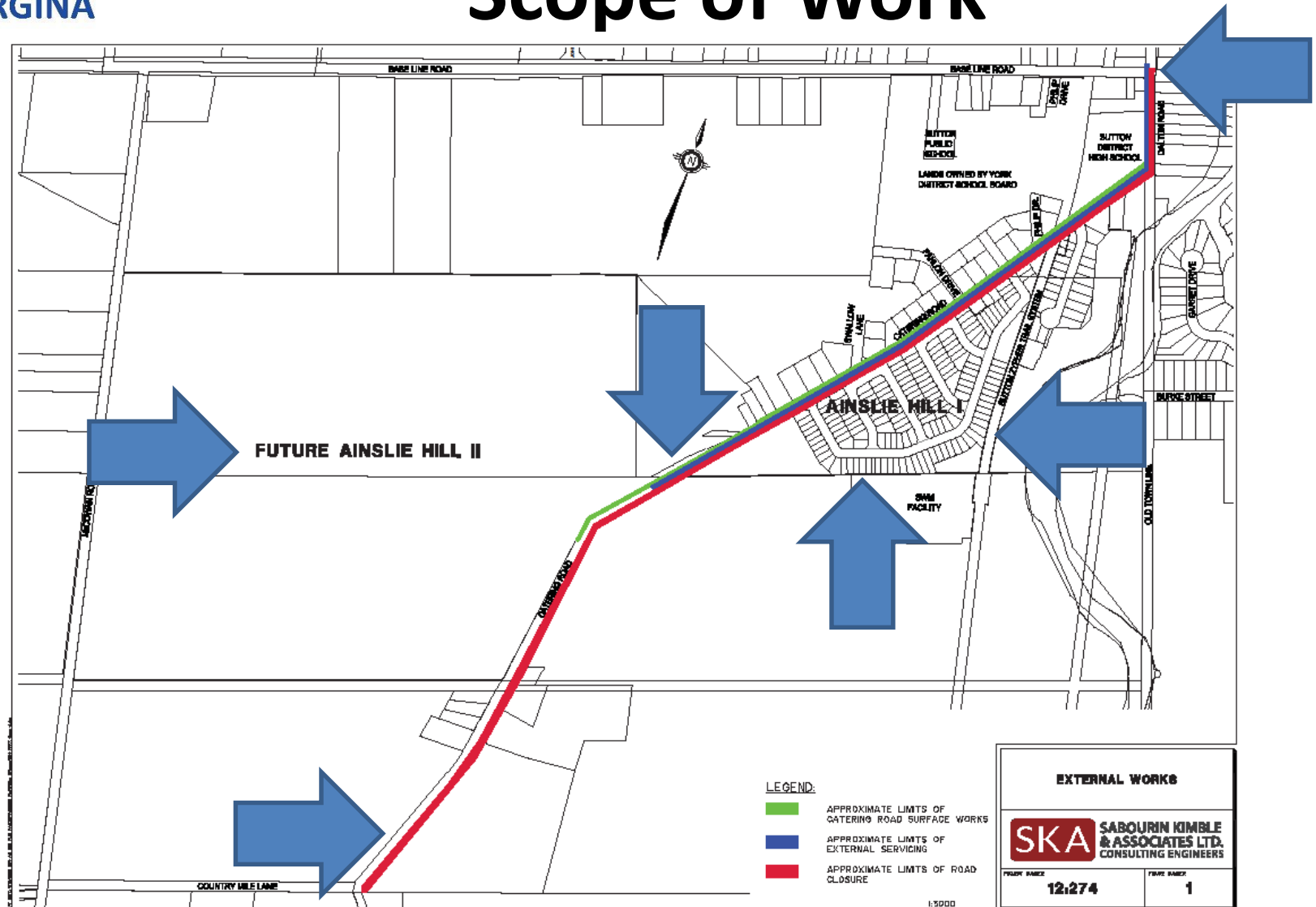
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CURRENT WORKS ON SITE



Pre-Servicing Agreement – Scope of Work



Works within Ainslie Hill I



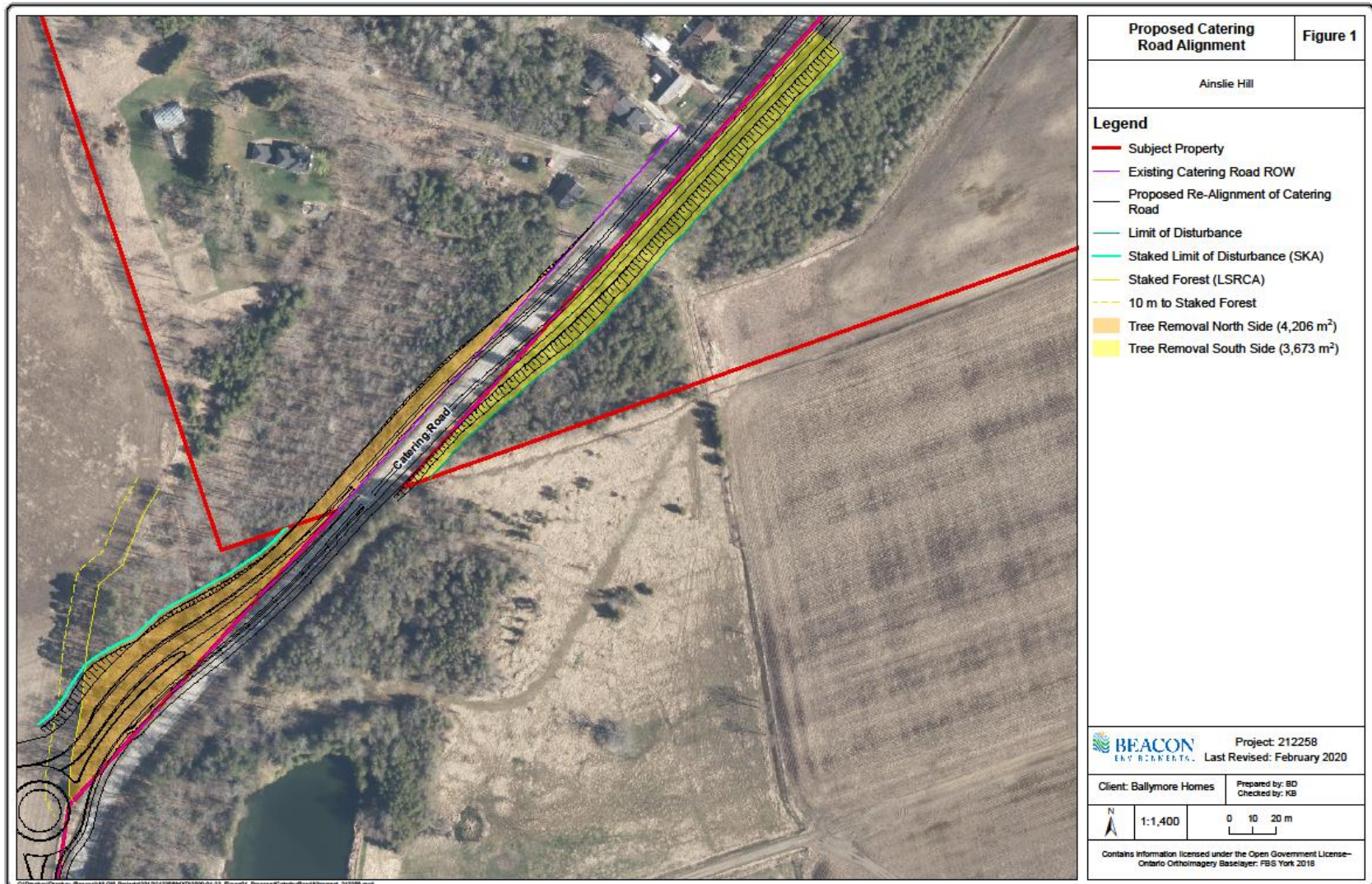
- Import fill
- Service lands with water, stormwater, sanitary
- SWM pond
- Construct internal roads to base course asphalt
- Utilities

Works within Ainslie Hill II

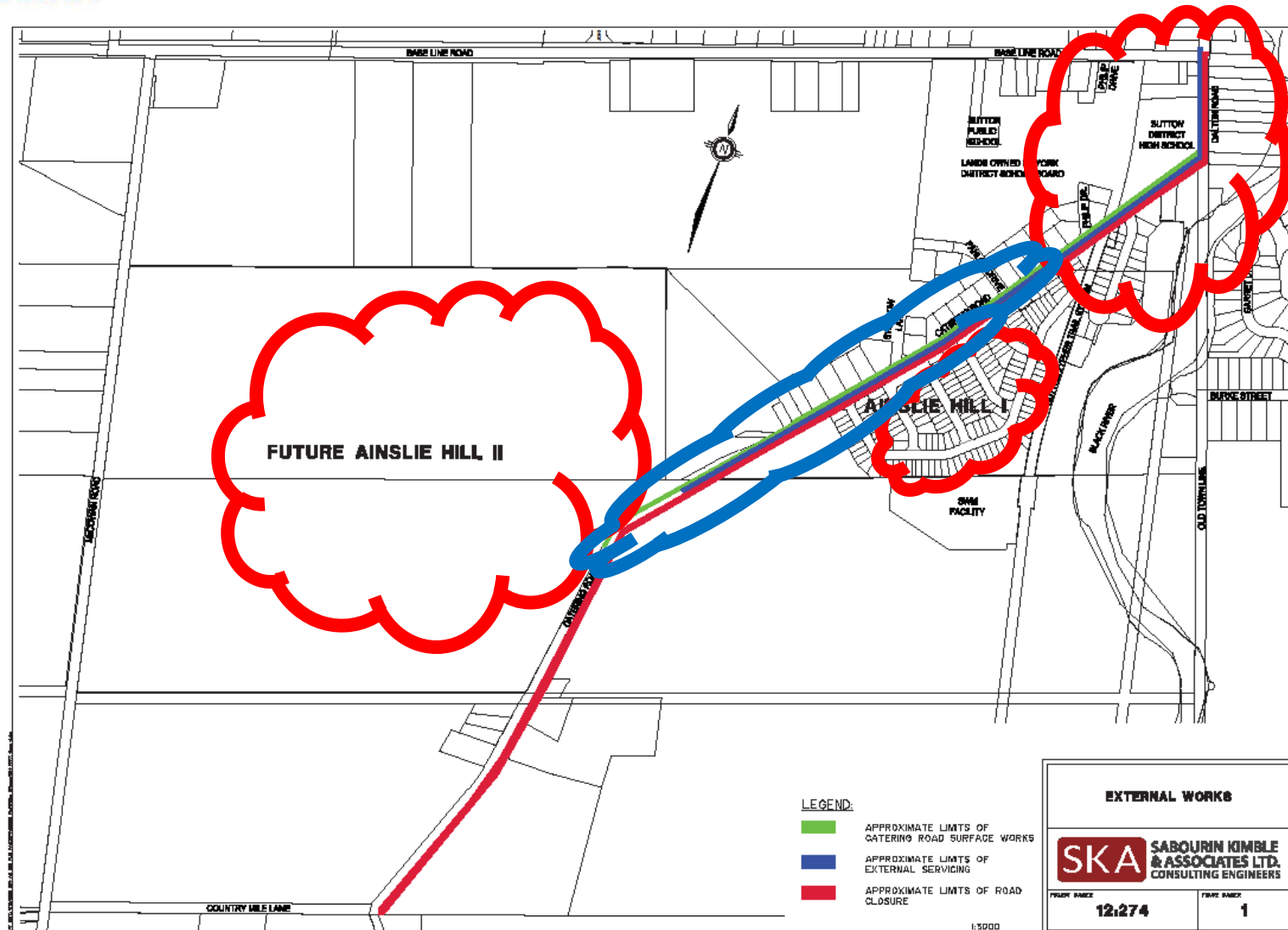


- Temporarily strip and stockpile topsoil
- Move 100,000 m³ of soil to Ainslie Hill I
- Removal of trees for Catering Road works

Works within Ainslie Hill II



Catering Road & Dalton Road





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Road Closure





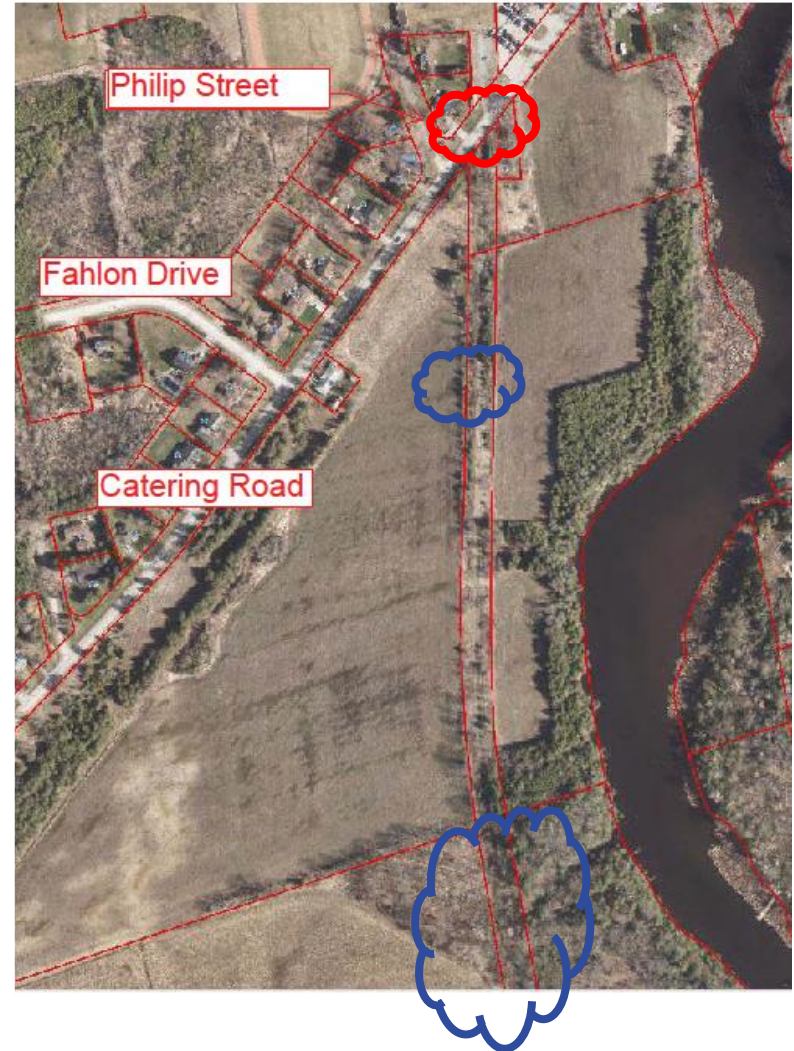
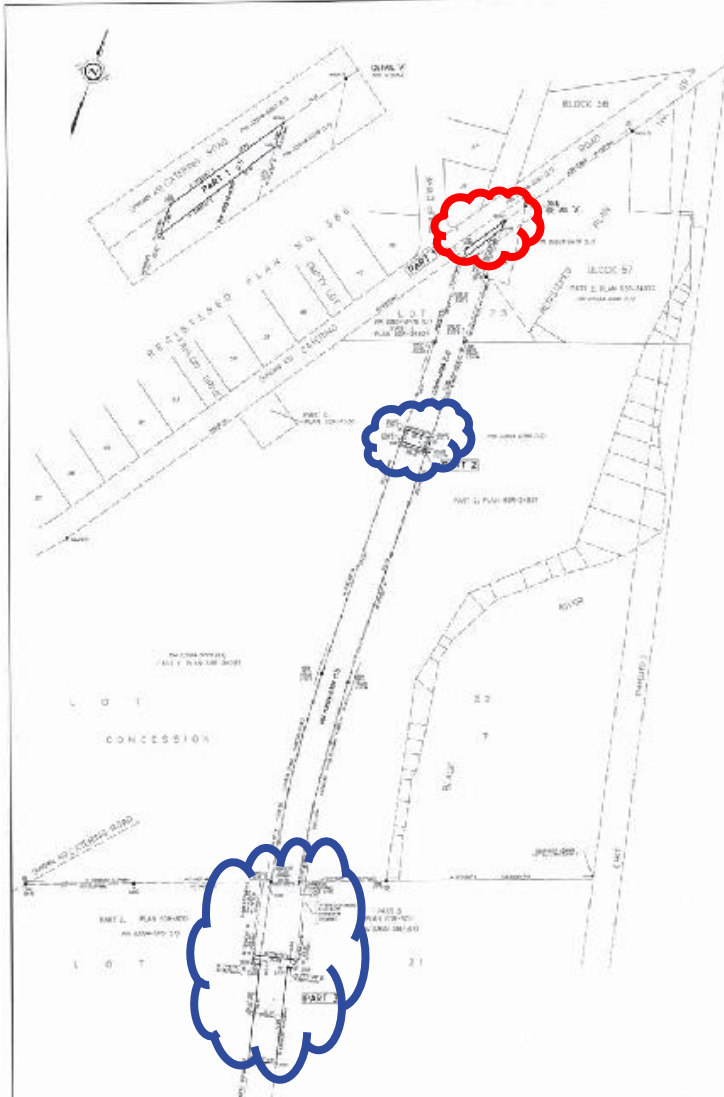
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Road Closure

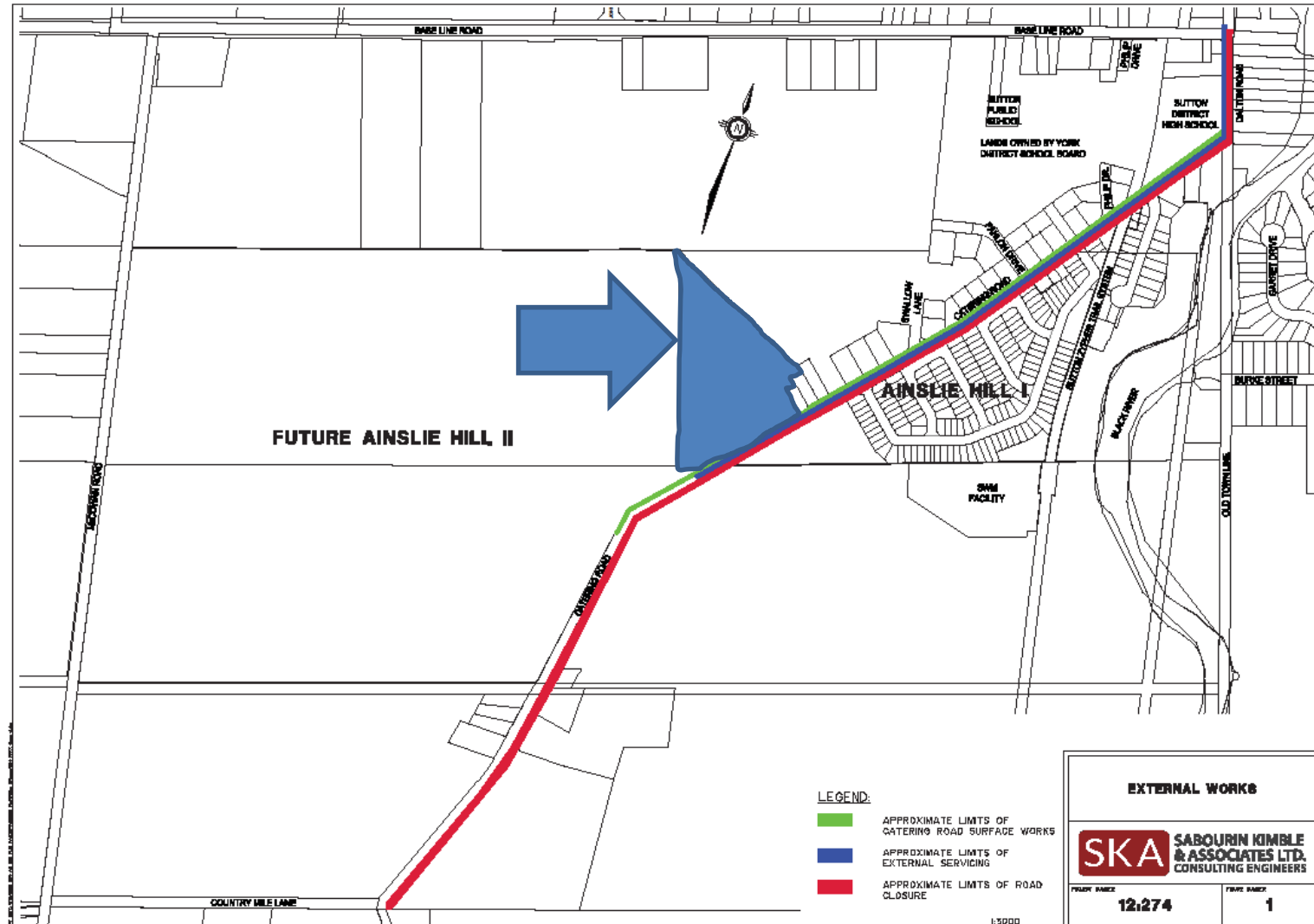




Infrastructure Ontario Purchase and Sale & Easements



145 Catering Road Land Purchase



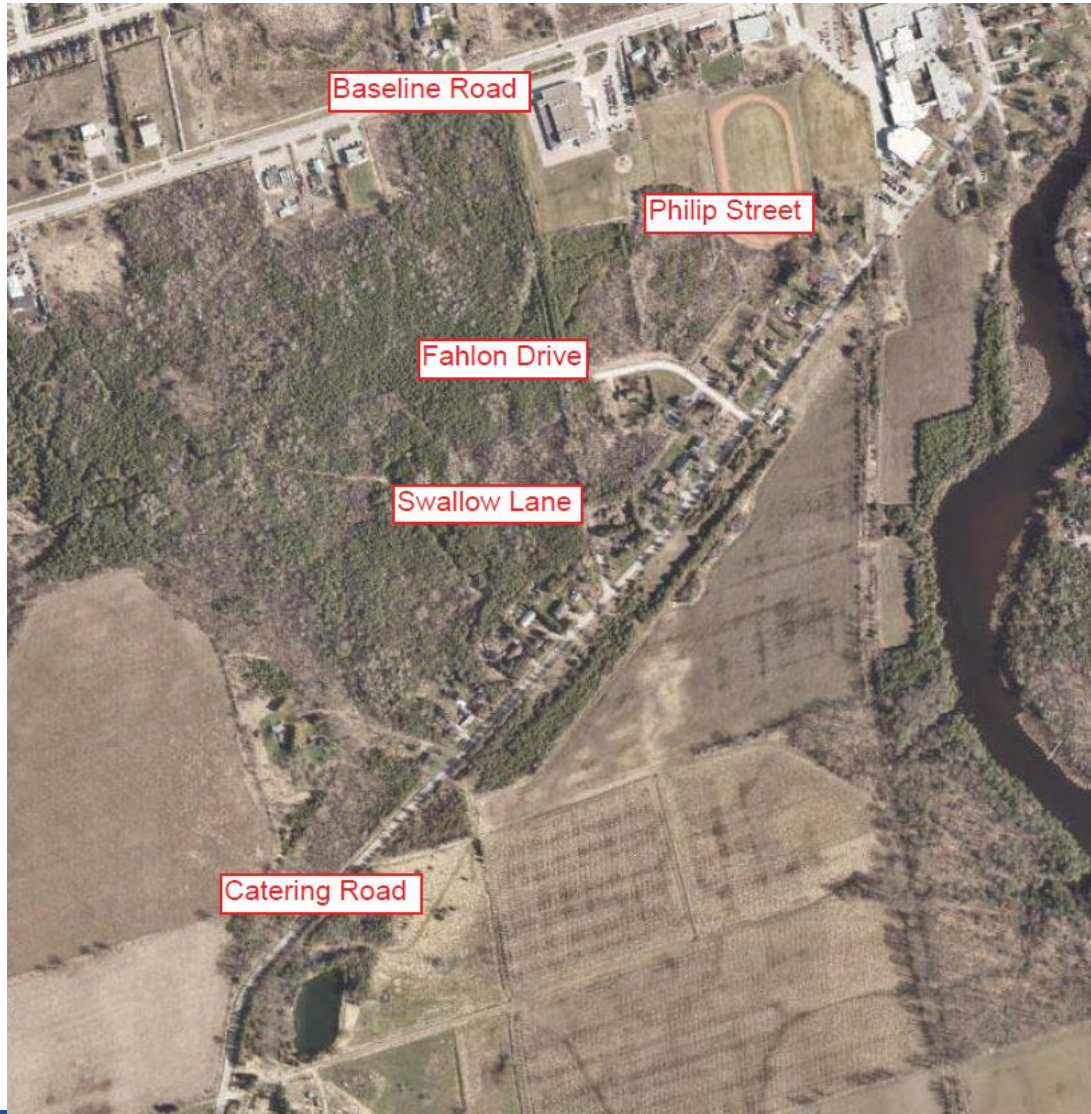


145 Catering Road Land Purchase





Draft Plan Condition 21 – Catering Road and Dalton Road Servicing





Draft Plan Condition 21 – Catering Road and Dalton Road Servicing







Draft Plan Condition 21 – Catering Road and Dalton Road Servicing





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QUESTIONS?

