



Official Plan Amendment, Zoning By-law Amendment

# Public Planning Meeting

## 14086 Yonge Street



**Applicant:** Esmail Zameni  
**File Number:** OPA-2021-05, ZBA-2021-07  
**Date:** September 8, 2024



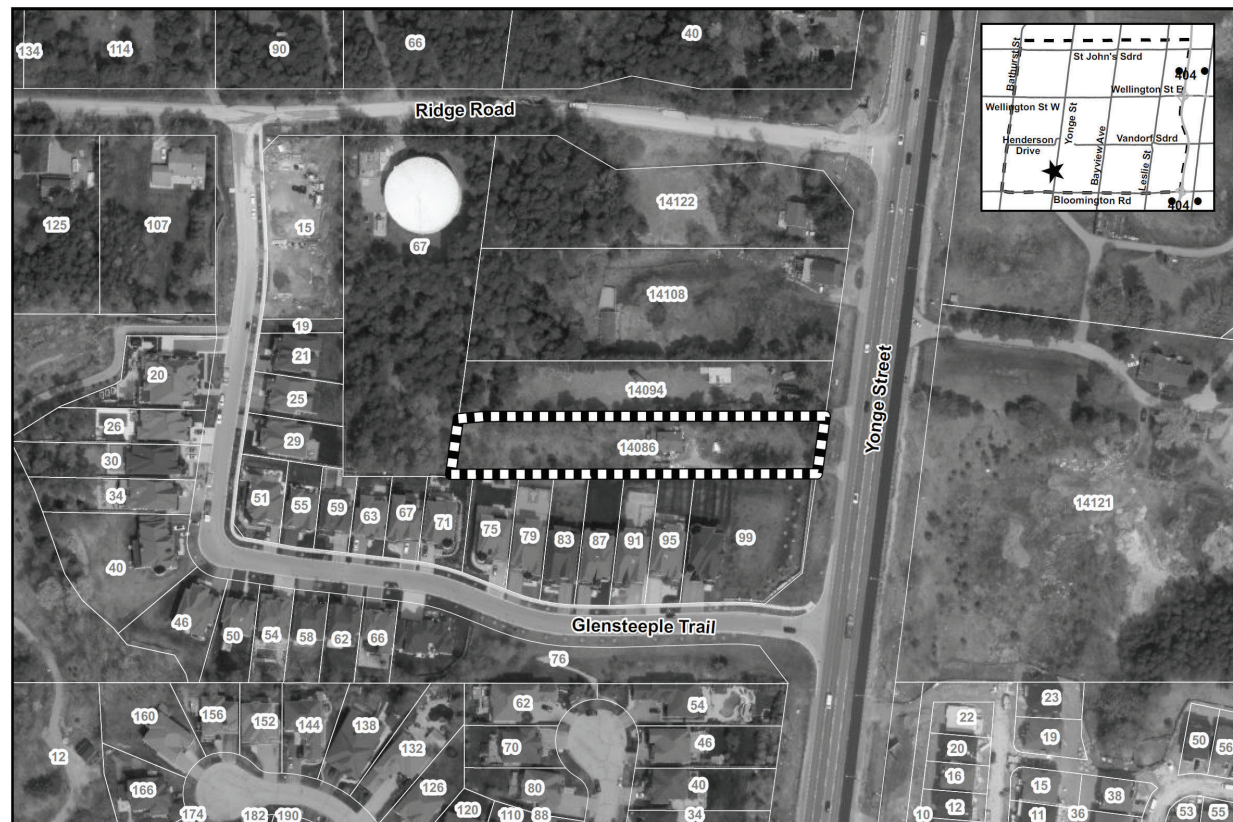


## Site Statistics

**Lot Area:**  
0.4 hectares  
(0.98 acres)

**Lot frontage:**  
25.23 metres

**Surrounding area**  
is predominately  
low density and  
estate residential



SUBJECT LANDS



Subject lands are partially included in the Regional Corridor which allows for:

- Maximum building height of 5 storeys
- Higher density forms of development

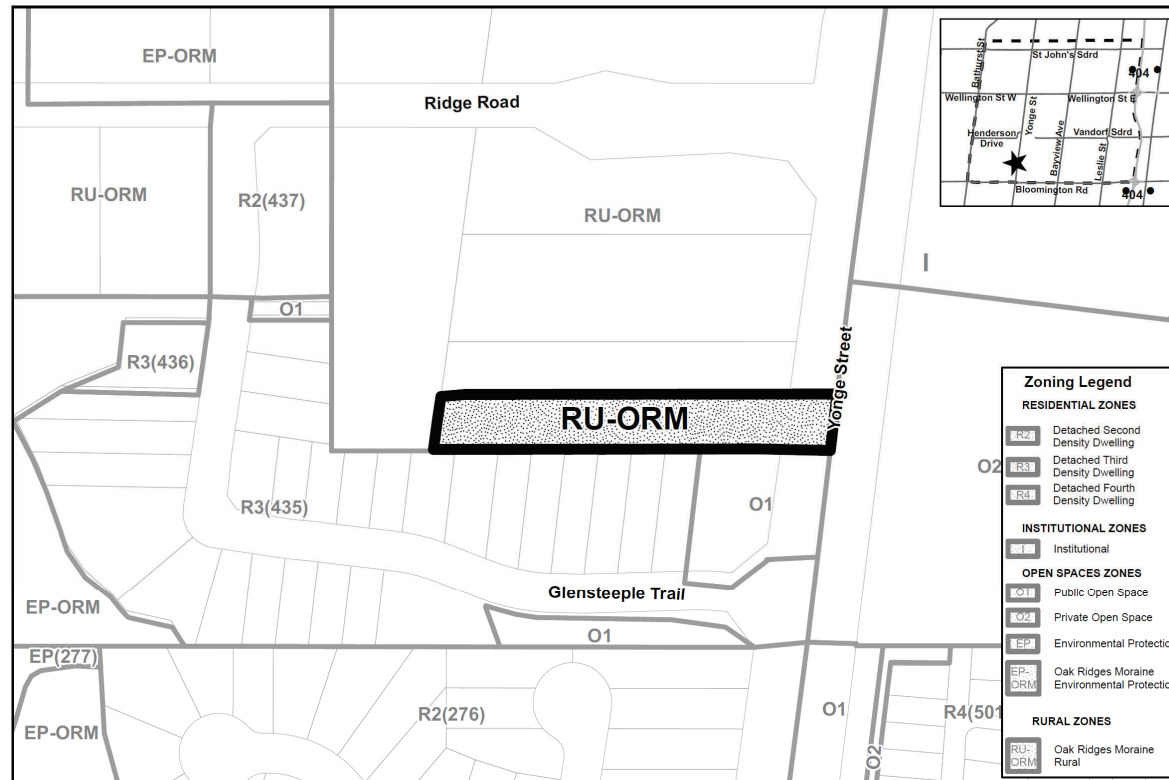
**Town Official Plan (OPA 34) - Yonge Street South Secondary Plan designated the subject lands as "Cluster Residential"**

- Semi-detached dwellings, linked housing and townhouses are permitted





## TOWN OF AURORA, DEPARTMENT OR PROJECT HEADING Existing Zoning By-law



- The subject lands are zoned Oak Ridges Moraine Rural General (RU-ORM)
- Surrounding zones include low density residential, open space, institutional, etc.



# Proposed Applications

## Official Plan Amendment

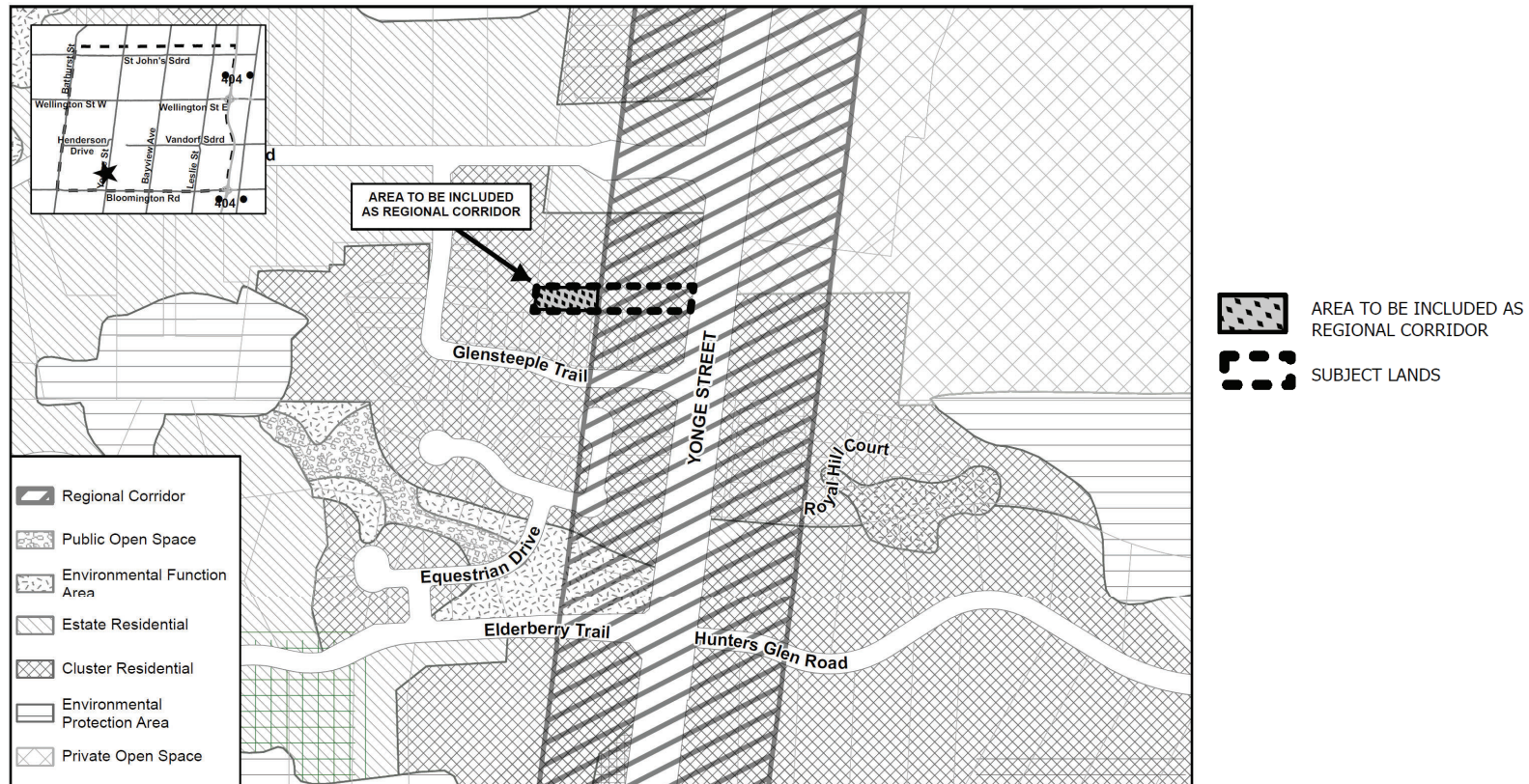
- Define the Regional Corridor to include the entire subject lands

## Zoning By-law Amendment

- Rezone from Oak Ridges Moraine Rural General (RU-ORM) Zone to a site-specific Townhouse Dwelling Residential (R8-XXX) Exception Zone
- Amendments including reduced lot areas and adjustments to building height, front, and rear yard setbacks



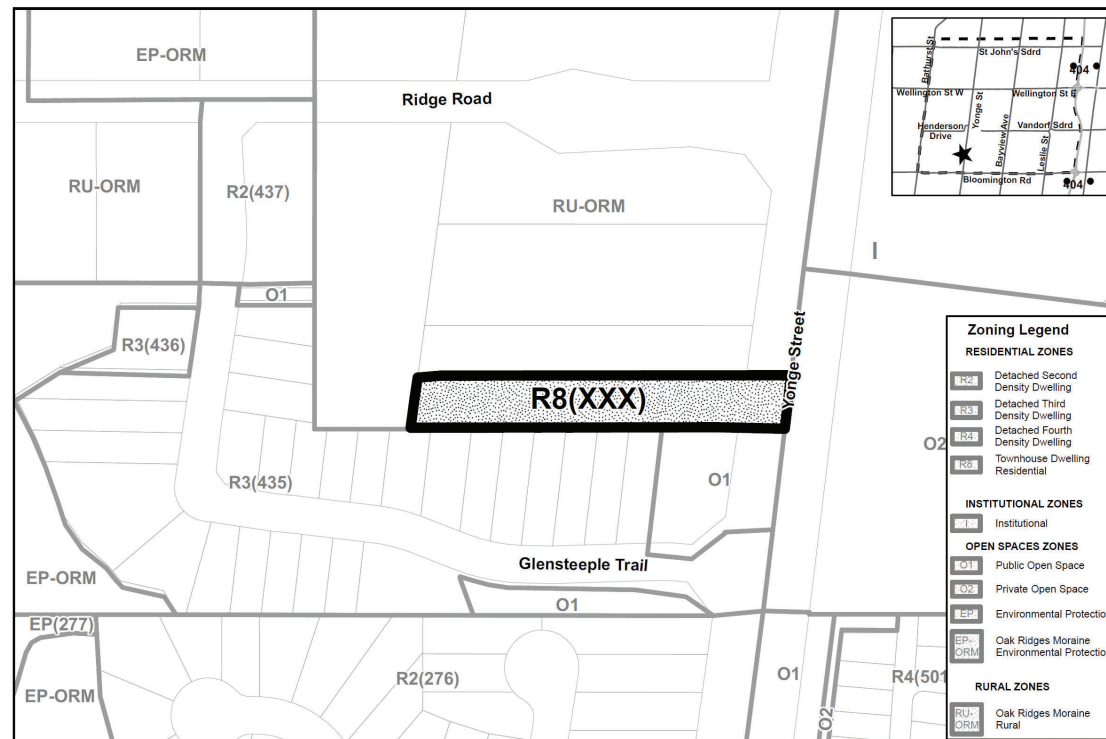
## TOWN OF AURORA, DEPARTMENT OR PROJECT HEADING Proposed Official Plan Amendment



- The amendment is requesting to redefine the Regional Corridor to include the entire subject lands



## TOWN OF AURORA, DEPARTMENT OR PROJECT HEADING Proposed Zoning By-law

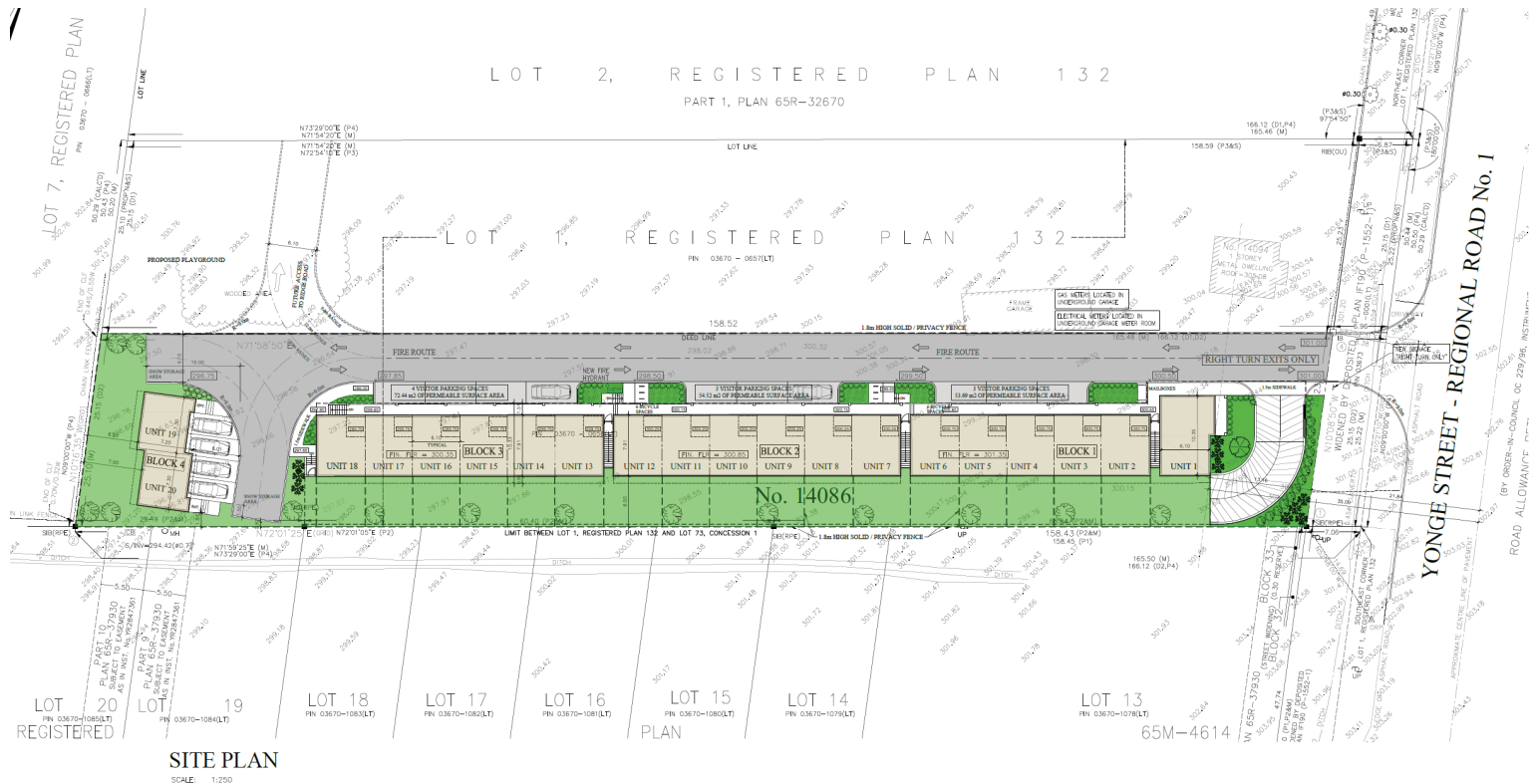


- Rezone to site specific “Townhouse Dwelling Residential (R8-XXX) Exception Zone”
- Amend development standards on lot area, building height, front and rear yard setbacks



# TOWN OF AURORA, DEPARTMENT OR PROJECT HEADING

## Conceptual Site Plan



- A total of 20 townhouse units, access provided via private condominium road from Yonge Street; 1.8m privacy fence proposed in the rear yard
- 36 underground + 4 surface residential spaces, 10 surface visitor spaces
- Applicant has not submitted a formal site plan application





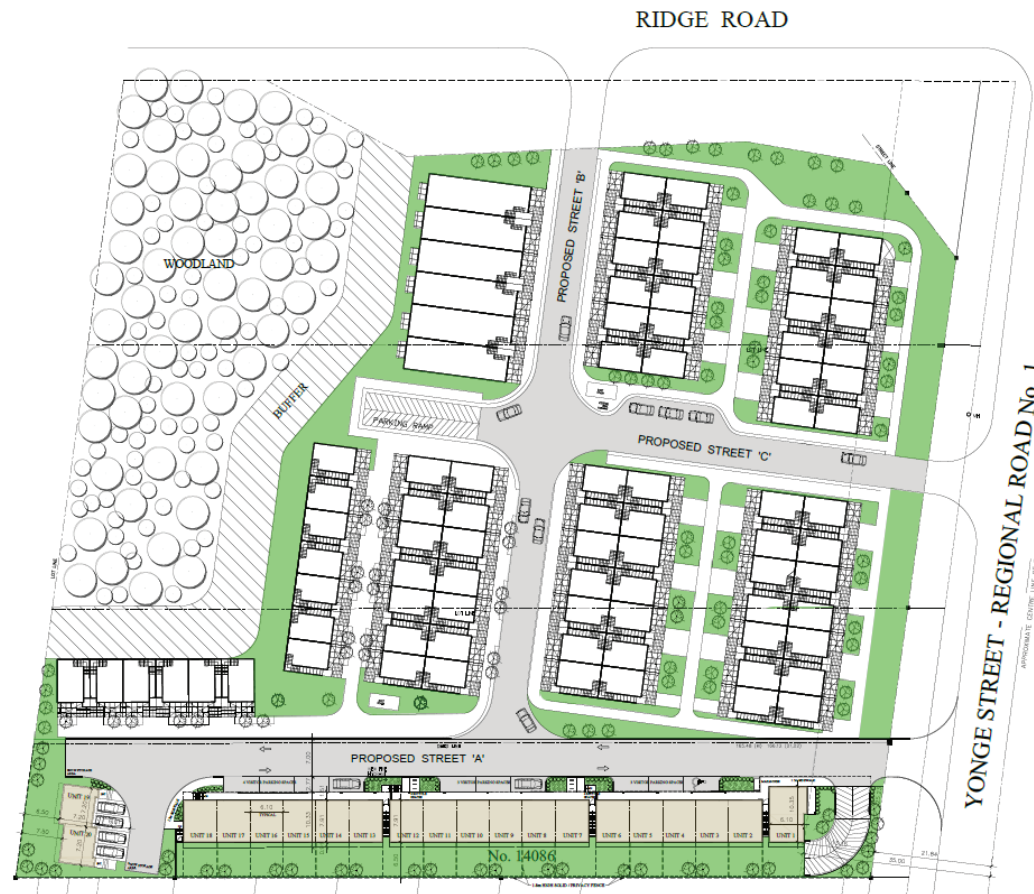
## TOWN OF AURORA, DEPARTMENT OR PROJECT HEADING Proposed Elevations



- Proposed to be 3-storeys in height (approximately 11.04 m), whereas the by-laws permits a maximum height of 10 m.



## TOWN OF AURORA, DEPARTMENT OR PROJECT HEADING Conceptual Block Plan



- Conceptual Block Plan detailing potential transportation network to adjacent lands to the north
- Access to lands to the north can potentially be established with either, a mid-block road connection or a shared Yonge Street Access



**A Community Information Meeting was hosted by the applicant on June 11, 2024, with comments from the public on:**

- Concerns regarding proposed unit density on subject lands and overall density within the entire Block Plan, specifically with lands to the North;
- Concerns over the urban design of the proposed development;
- Traffic/access management and coordination;
- Concerns on whether existing vegetation will be removed;
- Potential noise and dust, added traffic and long duration of construction resulting from the development.



A preliminary review of the proposed application has been undertaken by Town departments and public agencies.

Staff have identified the following matters to be addressed:


- Conformity to the Provincial Policy Statement, the Growth Plan, Regional and Local policies;
- Appropriateness of the proposed vehicular access off Yonge Street;
- Compatibility of the proposed site-specific zoning standards;
- Review and confirmation of the Natural Heritage Evaluation with respect to adjacent woodland and associated vegetation protection zone limit;
- The appropriateness of the Block Plan for future development;
- Appropriate landscaping buffers and urban design of the proposed dwellings;
- Availability of municipal servicing capacity.
- Comments to be received at this Public Planning Meeting.





**Following review of comments received and revisions necessary, a recommendation report will be prepared for a future General Committee Meeting for Council's consideration.**

**All interested parties will be notified of any updates relating to the subject applications.**

An abstract graphic featuring a large teal rounded rectangle on the right side. To its left, there are three overlapping squares: a yellow one at the bottom, a teal one in the middle, and a light blue one at the top. A dark blue square is positioned below the teal square. Several thin blue lines extend from the top and bottom of the teal rectangle, with some lines curving at right angles.

**Following tonight's meeting,  
questions and comments on this file  
may be directed to:**

**Kenny Ng, Planner  
365-500-3102  
[kng@aurora.ca](mailto:kng@aurora.ca)**