

14086 Yonge Street

Aurora, Ontario

September 10, 2024

JKO Planning Services Inc.

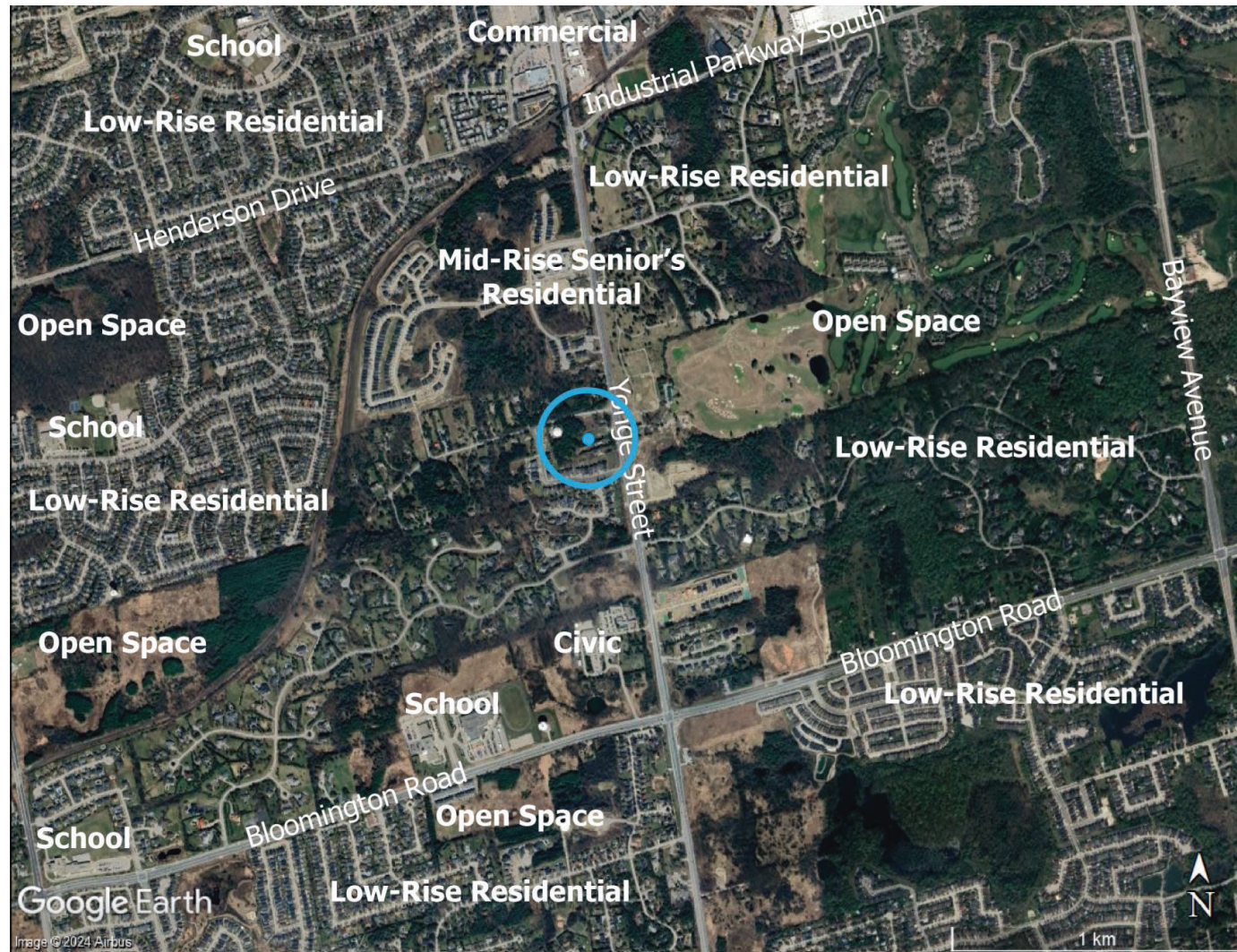
Google Earth

Image © 2024 Airbus

The subject property is located in the Town of Aurora along a segment of Yonge that is generally characterized by low density residential uses.

Surrounding land uses within a 1 km radius are predominantly residential and commercial, mixed use, institutional as well as open space.

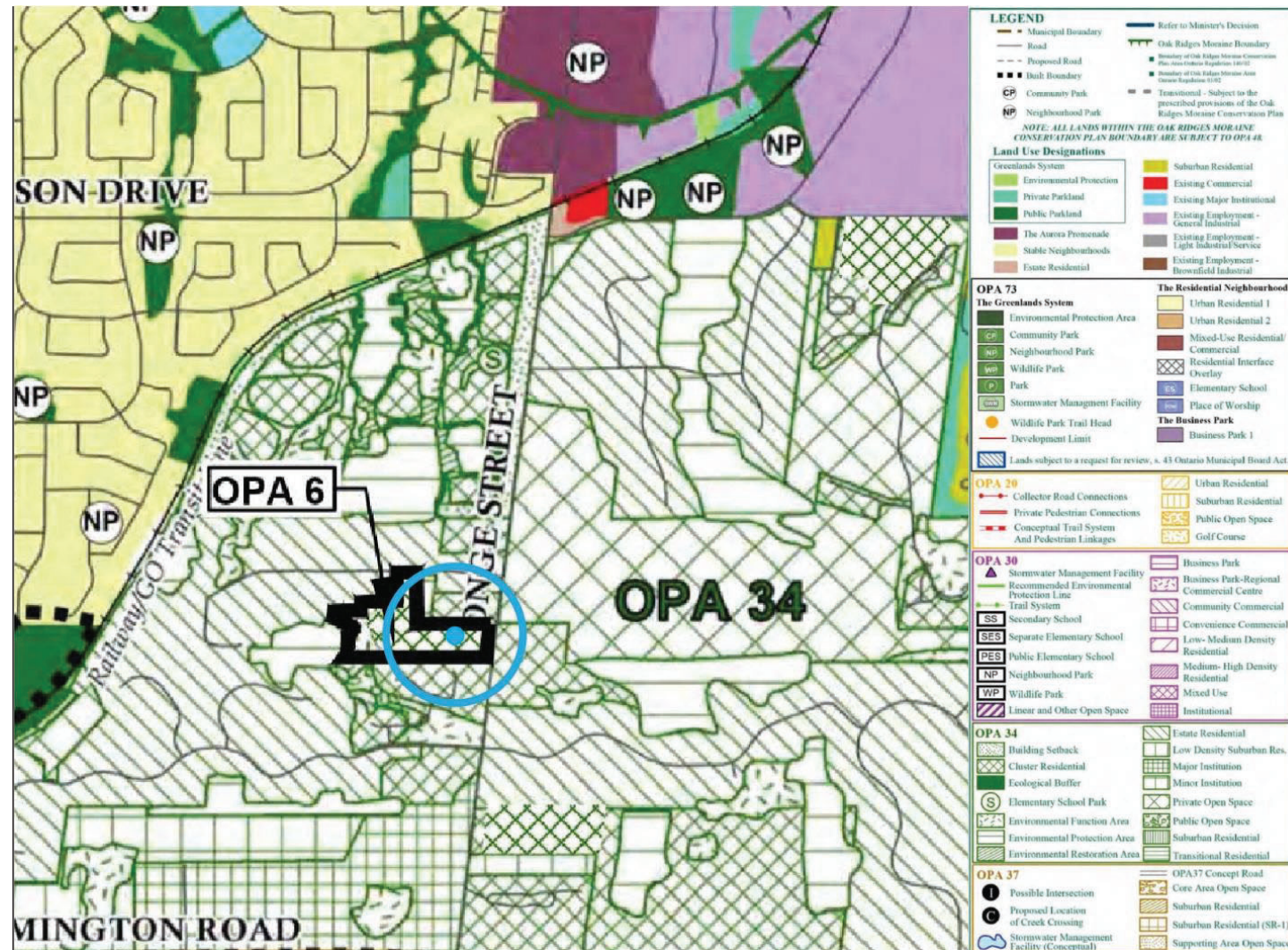
The subject property is within walking distance of public transit stops, as well as recreational and open space uses.



The subject property is within the Town of Aurora Official Plan Amendment No. 34 and No. 6.

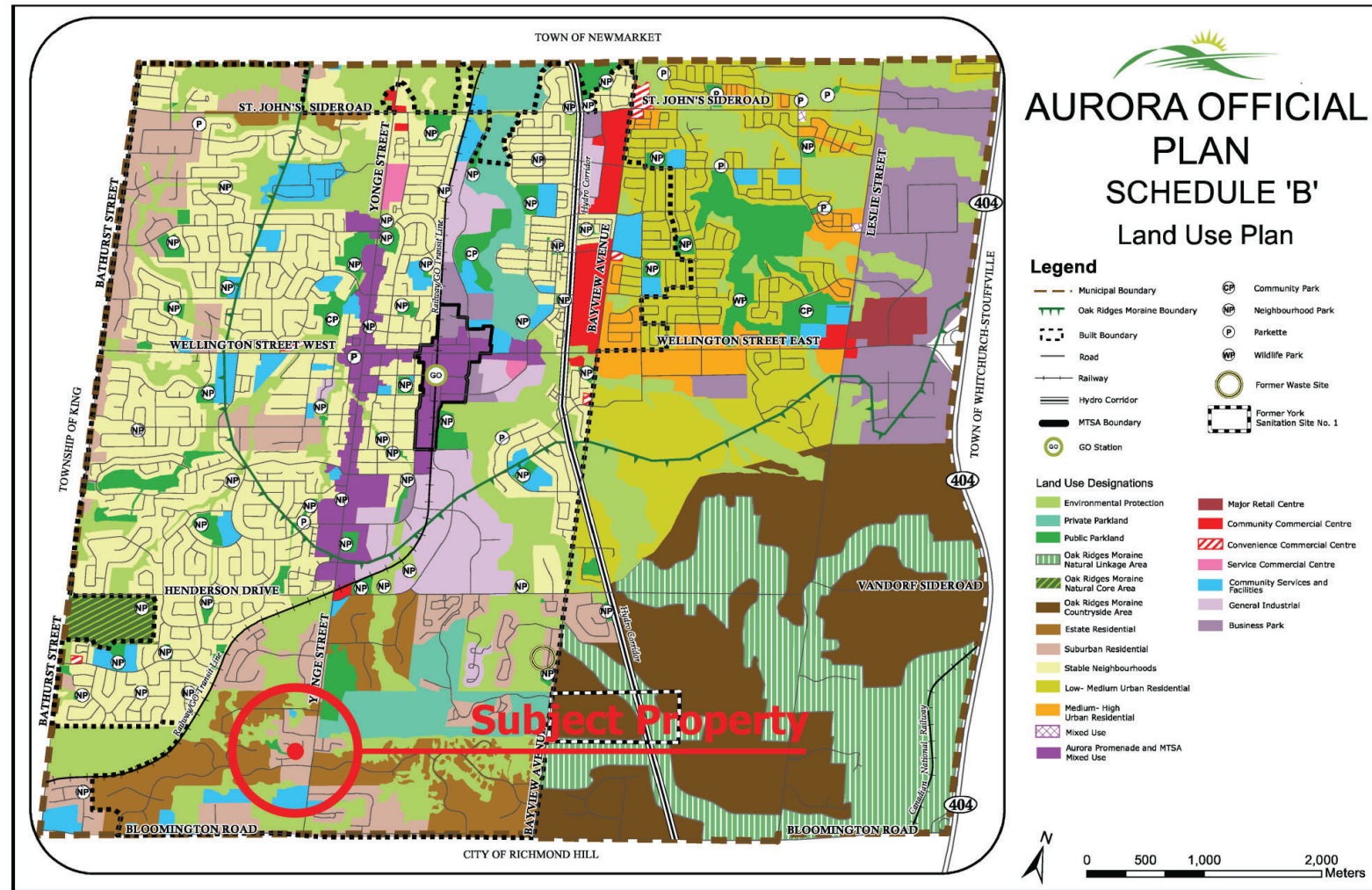
It is designated within a “Cluster Residential” land use, which characterizes much of Yonge Street within the boundaries of OPA 34.

OPA 34 is intended to facilitate low intensity, environmentally sensitive, primary residential precinct within the Town of Aurora



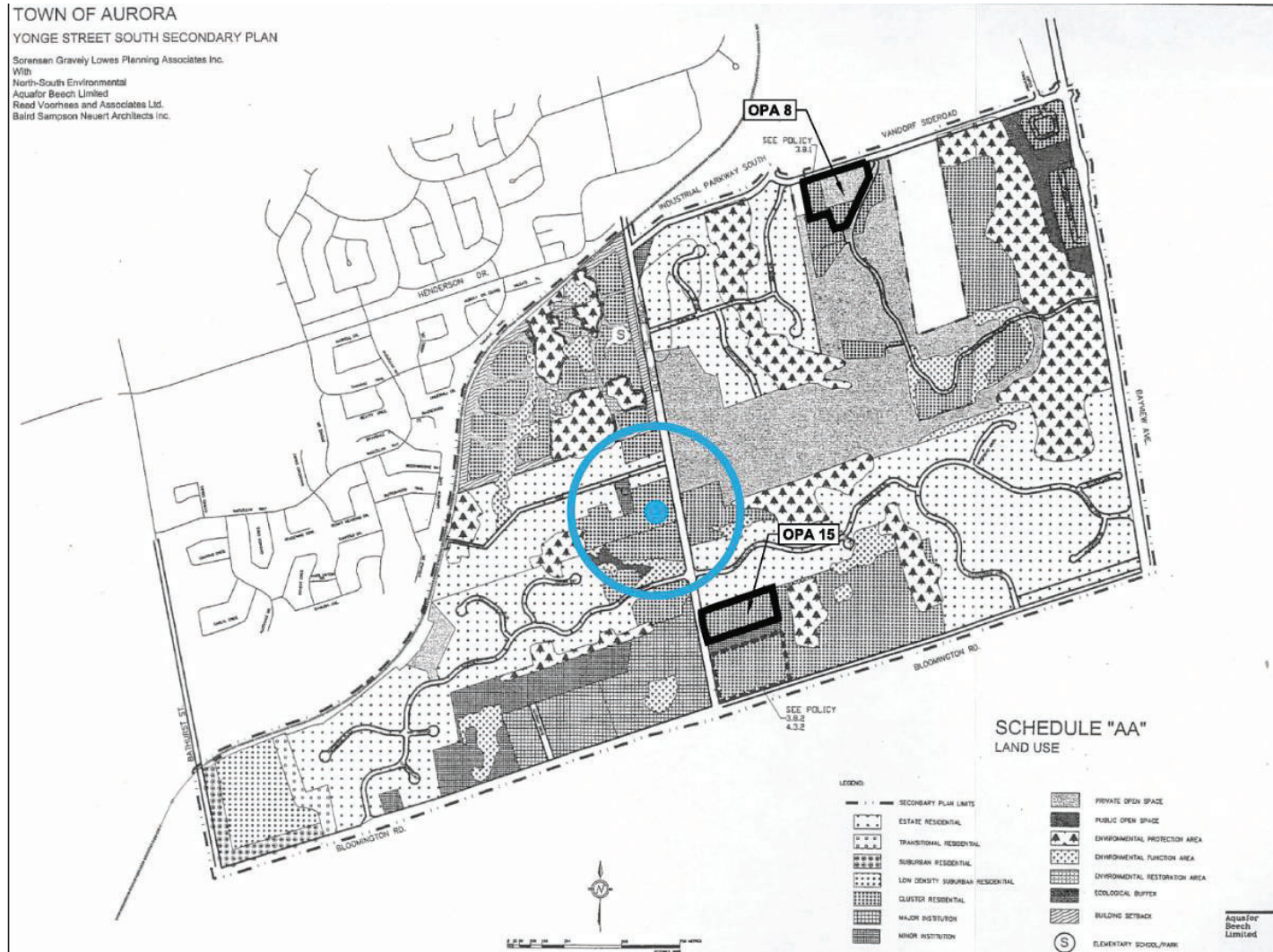
The Aurora Official Plan Review 2024 designates the subject property within the “Suburban Residential” land use, along with Regional Corridor policies that only cover a portion of the lands, permitting low to mid-rise buildings up to 5 storeys in height.

In this instance, an OPA is necessary to redefine the Regional Corridor to include the entire subject Lands to permit the subject development.



The subject property's "Cluster Residential" land use designation permits the development of single- and semi-detached dwellings, as well as linked housing and townhouses.

Cluster Residential areas are intended to accommodate moderately increased residential development which is sensitive to surrounding landscape features, and to the surrounding built environment.

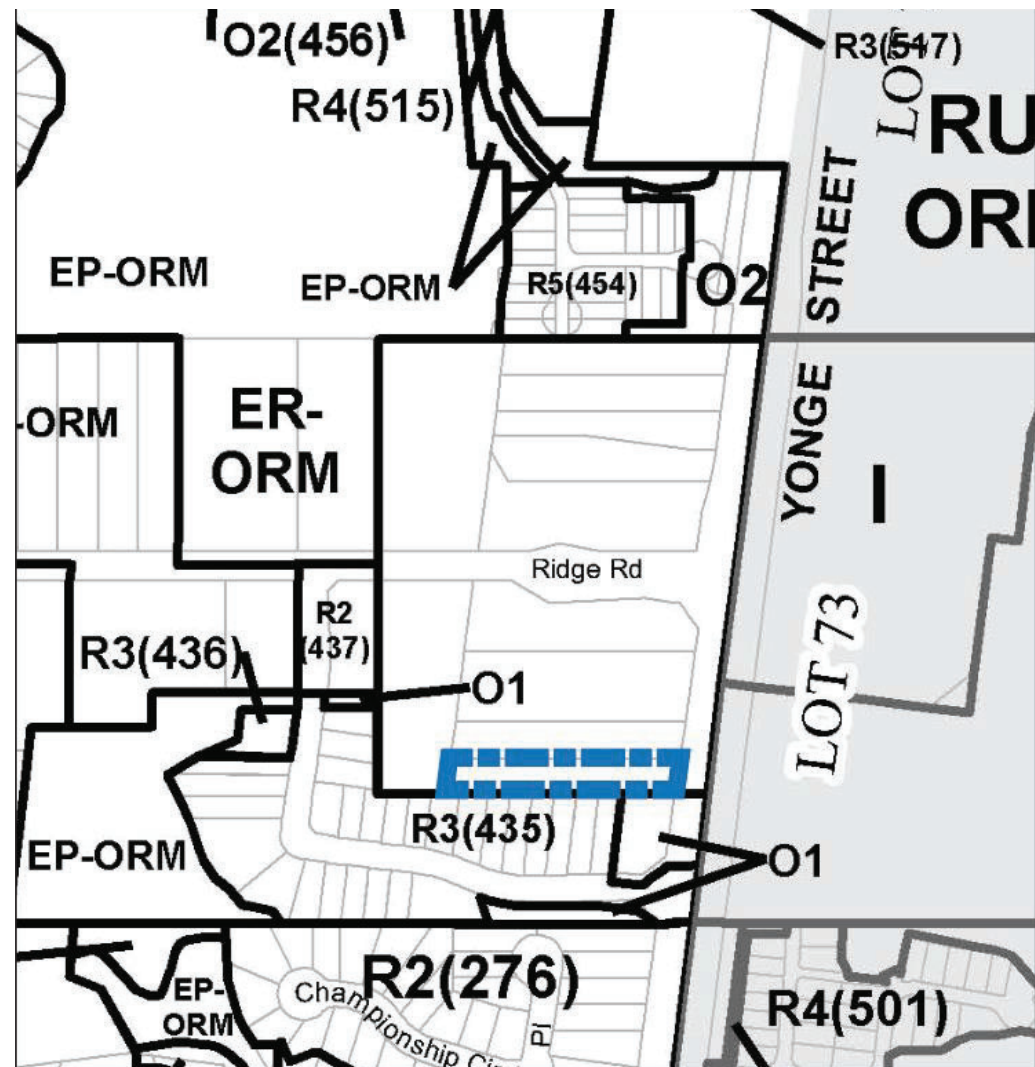


The subject property is zoned as “Rural – Oak Ridges Moraine (RU-ORM)” under By-law 6000-17. Sections 12, 14, and 19 apply to the subject property.

Section 12 establishes policies that regulate Rural areas within the Town of Aurora. The permitted uses and required performance standards under Section 12 are as follows:

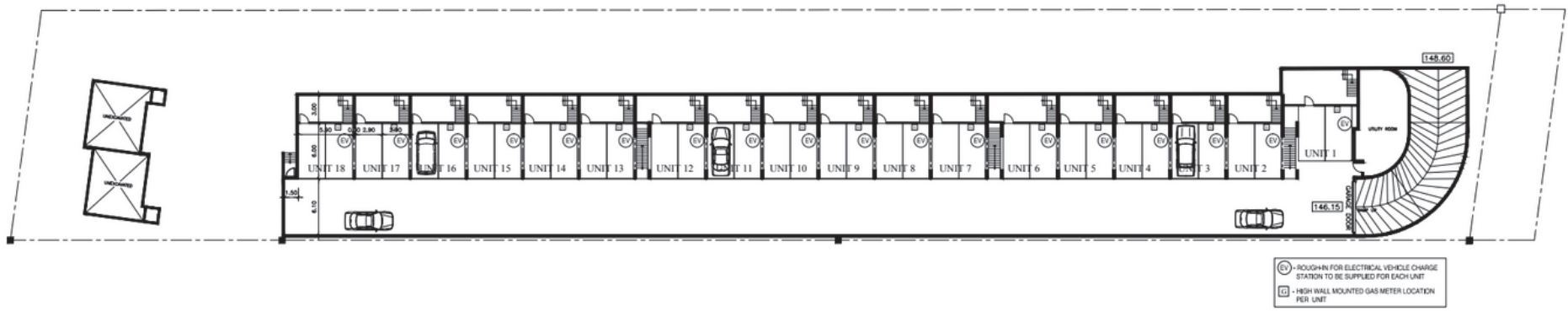
- Agricultural uses;
- Dwelling, Detached;
- Dwelling, Second Suite;
- Greenhouses;
- Home Occupations.

The development proposal includes a ZBLA to rezone the subject property to “Townhouse Dwelling Residential (R8)”, which permits increased density and more compact residential dwelling types.



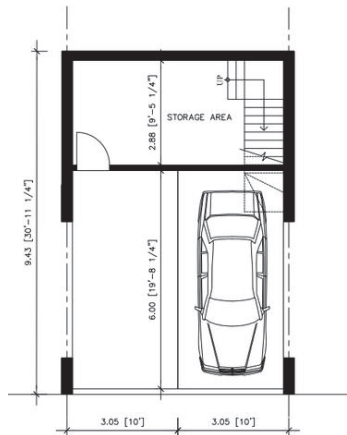
Standard	RU	R8	Proposed
Lot Area	10.0 ha	180.0 m ²	90.78 m ²
Lot Frontage	180.0 m	30.0 m (6.0 m / unit)	6.30 m (per unit)
Setbacks			
Front	15.0 m	7.5 m	1.51 m
Rear	22.0 m	7.5 m	6.50 m
Int. Side Yard	9.0 m	0.0 m , 1.5 m (end units)	1.5 m
Ext. Side Yard	15.0 m	6.0 m	13.16
Height	10.0 m	10.0 m	12.93 m
Lot Coverage	20%	50%	25.85%
No. Units	-	-	20
No. Parking Spaces	2 spaces / dwelling unit	30 + 6 visitor spaces	40 + 10 visitor spaces

Proposed Building and Lot Standards

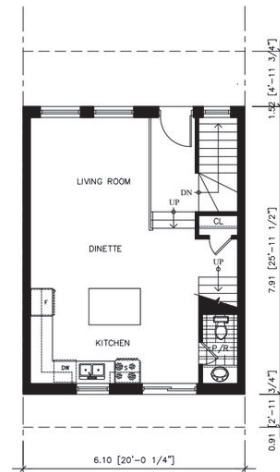


GARAGE PLAN

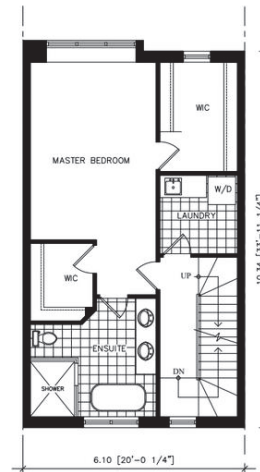
SCALE: 1:200



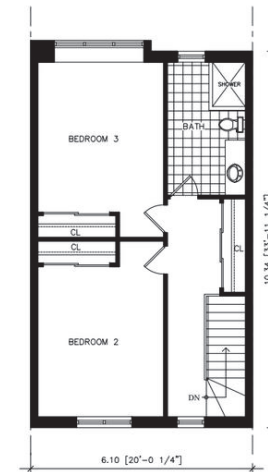
GARAGE FLOOR PLAN
SCALE: 1:50



FIRST FLOOR PLAN
SCALE: 1:50



SECOND FLOOR PLAN
SCALE: 1:50



THIRD FLOOR PLAN
SCALE: 1:50

Underground Garage-Floor Plans



BLOCK 1 - FRONT ELEVATION



BLOCK 1 - FRONT ELEVATION



FRONT PERSPECTIVE

Coloured Elevations – Front Perspective



REAR PERSPECTIVE



BLOCK 3 - FRONT ELEVATION

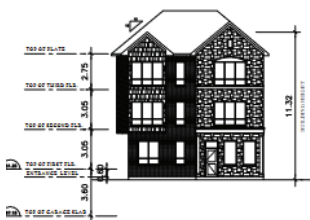
Coloured Elevations – Front and Rear Perspectives



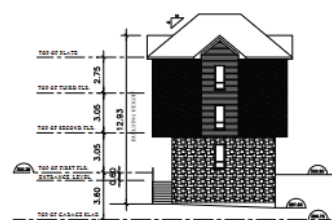
NORTH ELEVATION
SCALE: 1/100



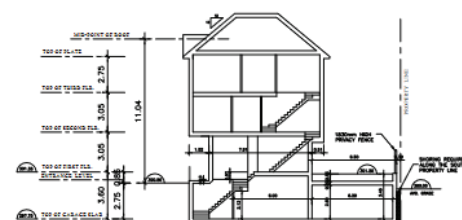
SOUTH ELEVATION
SCALE: 1/100



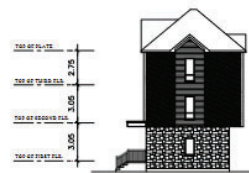
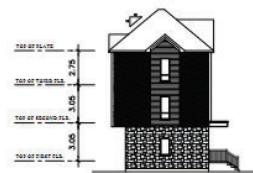
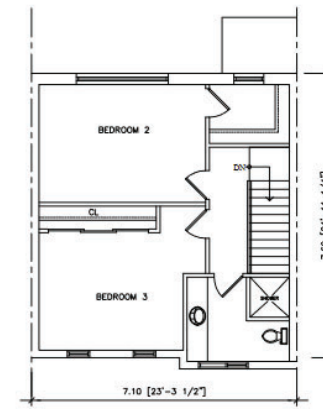
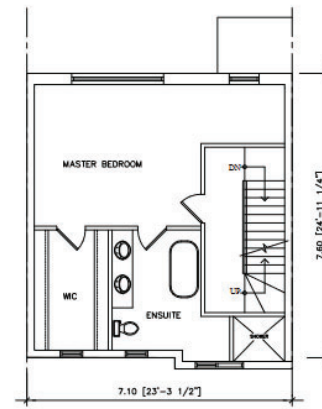
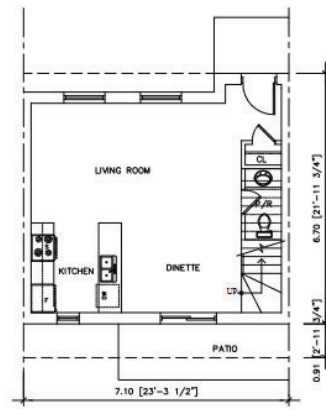
EAST ELEVATION
SCALE: 1/100



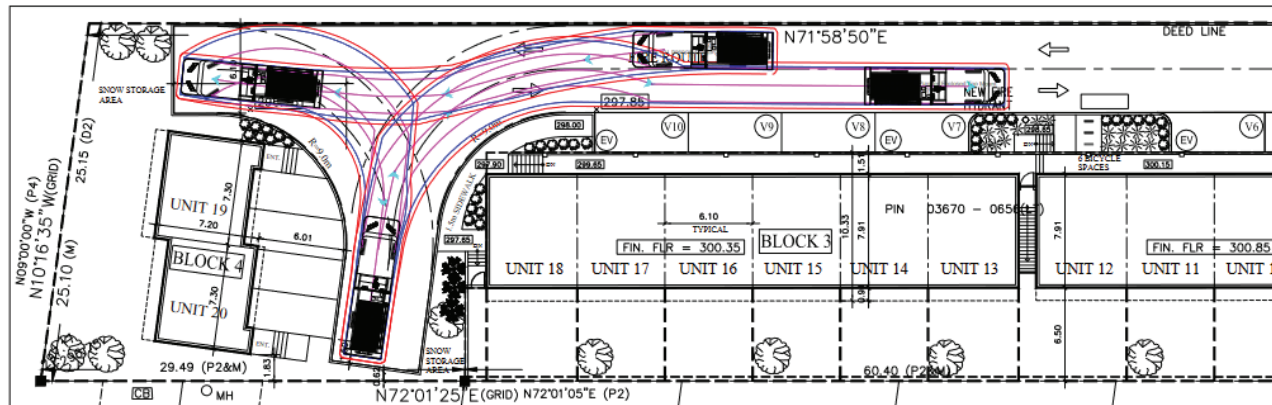
WEST ELEVATION
SCALE: 1/100



TYP. CROSS SECTION
SCALE: 1/100

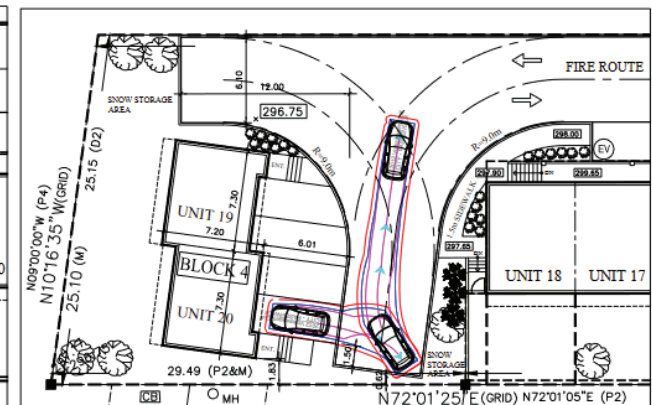


Elevations-Cross Sections (Westerly Units)



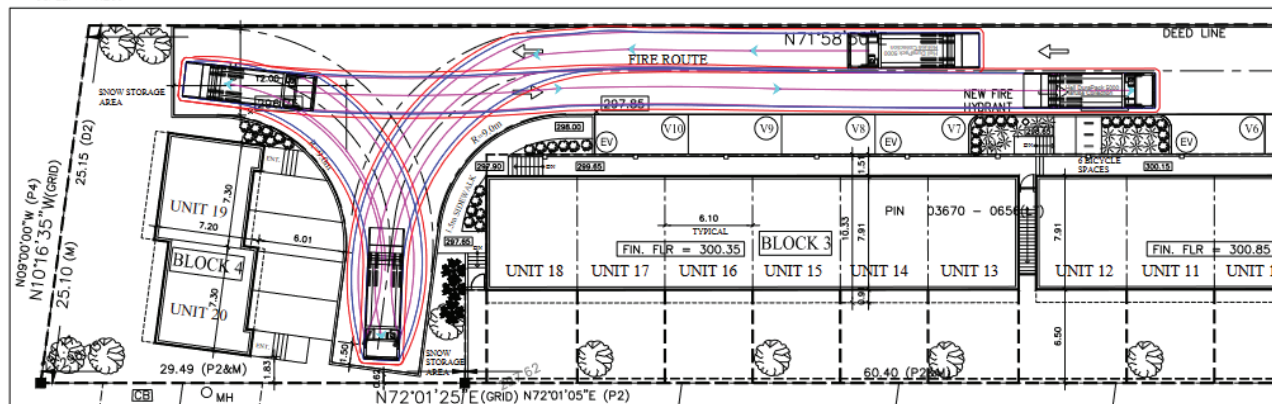
PARTIAL SITE PLAN - FIRE TRUCK TURNING DIAGRAM

SCALE: 1:200



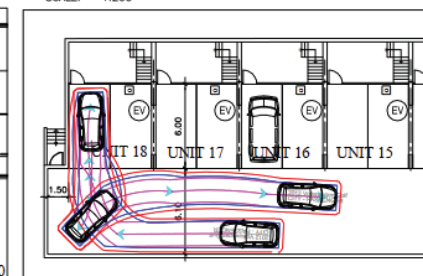
PARTIAL SITE PLAN - VEHICLE TURNING DIAGRAM

SCALE: 1:200



PARTIAL SITE PLAN - GARBAGE TRUCK TURNING DIAGRAM

SCALE: 1:200



PARTIAL GARAGE PLAN - VEHICLE TURNING DIAGRAM

SCALE: 1:200

Fire & Garbage Truck and Vehicular Turning Diagrams

- Provides infill development along the Yonge Street Regional Corridor facilitating prominent regional and inter-regional public transit accessibility;
- Contributes towards the Region of York and Town of Aurora's growth targets;
- Provides optimal infill development on an underutilized/vacant lot;
- It conforms to the policies of the Provincial Policy Statement, Growth Plan and the Region of York Official Plan;
- It meets the intent and purpose of the Town of Aurora Official Plan by redefining the Regional Corridor designation to encompass the entire property that permits low rise and up to 5 storeys along with the applicable overall density; and,
- It will be a catalyst for redevelopment in this segment of the Town, resulting in an urban, compact and a complete development .