

# Public Planning Meeting

14070 Yonge Street

**Application:** Official Plan Amendment, Zoning By-law Amendment  
**Applicant:** P.A.R.C.E.L. Inc.  
**Location:** 14070 Yonge Street  
**File Number:** OPA-2024-03; ZBA-2024-03



November 12, 2024



## Surrounding Area

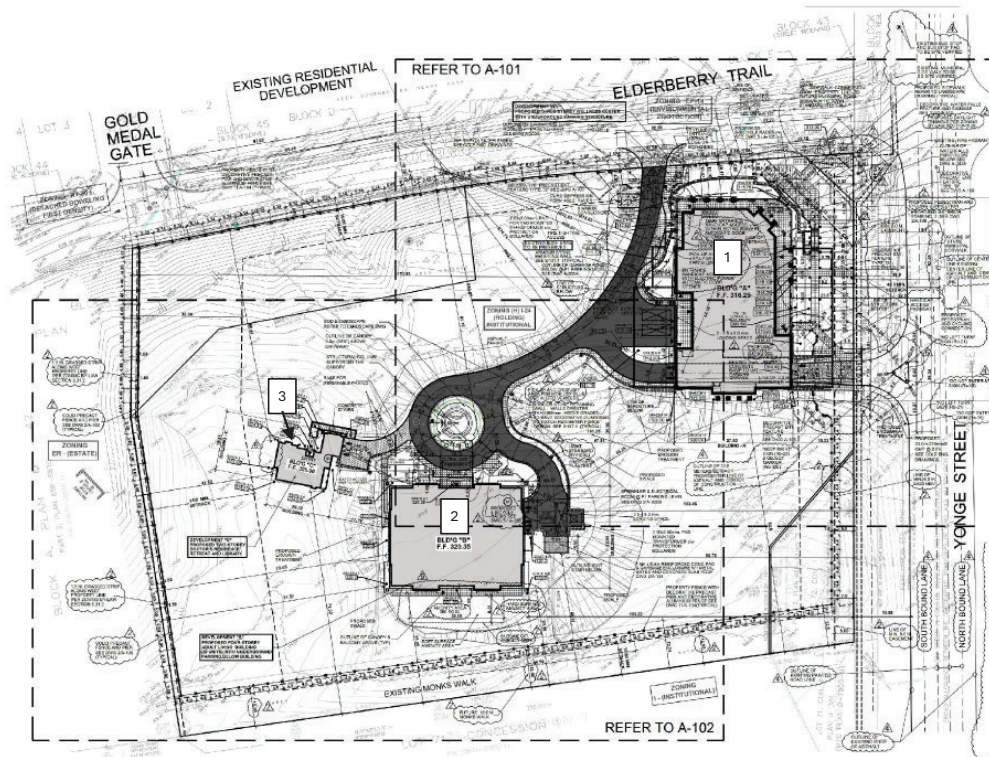




## Subject Lands: 14070 Yonge Street



- Subject Property total size: **3.6 hectares** (8.9 acres)
- Total Frontage: **140 metres** (460 ft) along Yonge Street and **217 metres** (712 ft) along Elderberry Trail

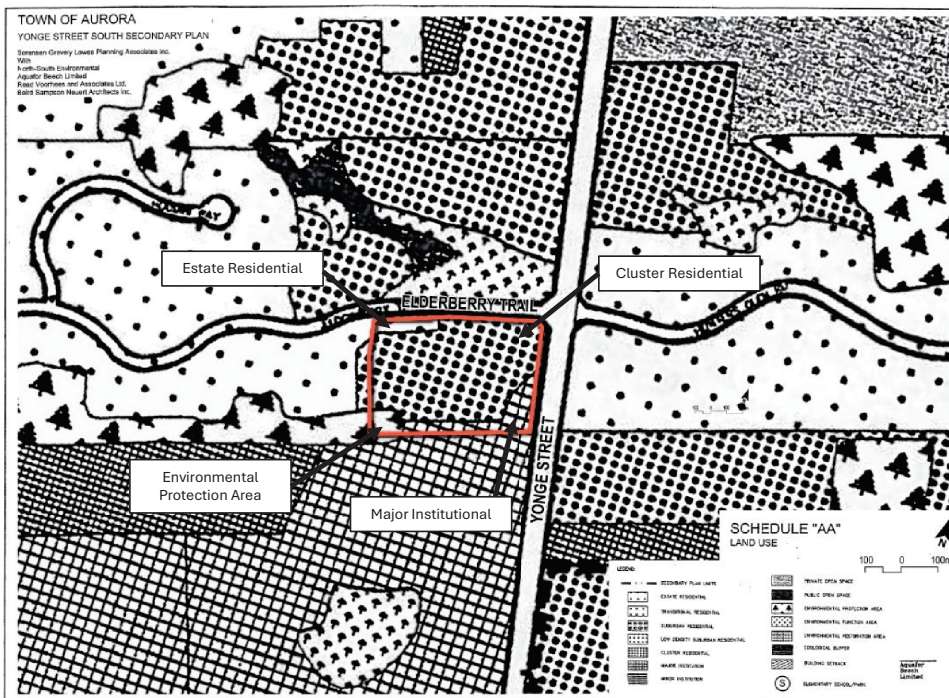


## Previously Approved Applications:

- 2011 – OMB settlement; Council endorsed the development of 3 buildings:
  - 1) a wellness centre & associated uses
  - 2) 20-unit apartment building
  - 3) detached dwelling
- 2014 – Site Plan Approval for the apartment building



## Official Plan Designation

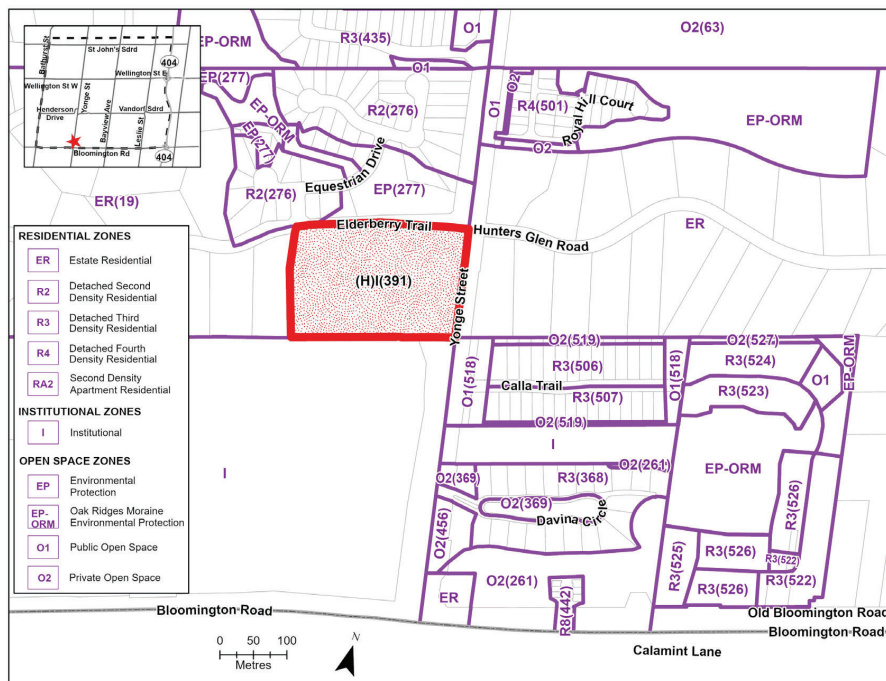


Subject Lands

- Schedule A: Regional Corridor
- Schedule B: "Suburban Residential"
- Yonge Street South Secondary Plan Area (OPA34): "Cluster Residential", "Estate Residential", "Environmental Protection Area", and "Major Institutional"
- Schedule H: Site-Specific Policy Area 41



## Comprehensive Zoning By-law 6000-17: Holding Provision Institutional Exception Zone (H) I (391)



The current zoning permits a variety of uses specific to a previous proposal:

Building A:

- Wellness Centre; Medical Office/Clinic; Accessory Uses; Accessory Pharmaceutical Dispensary; and Accessory Nutritional Use.

Building B:

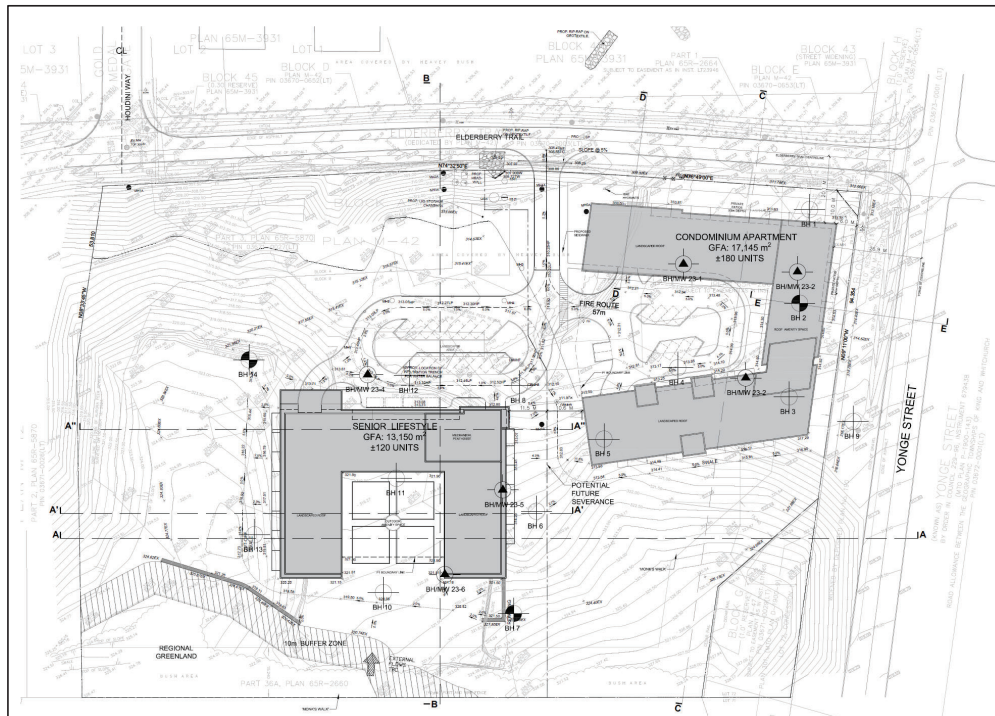
- One Apartment Building with a maximum 20 residential units.

Building C:

- One detached dwelling unit.



## Proposed Development



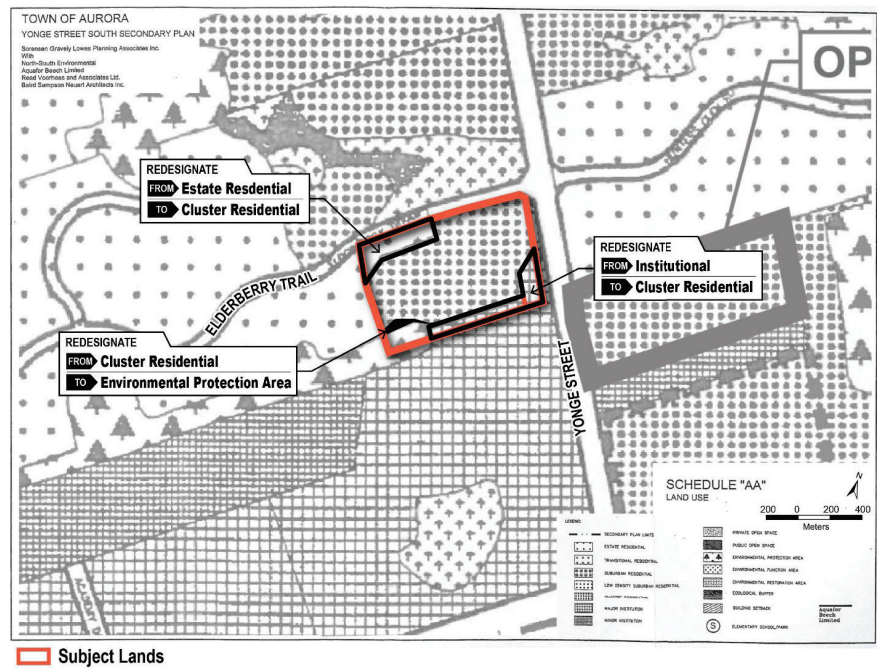
- 2 five-storey condominium apartment buildings
- To be developed over 2 phases:
  - Phase 1 – 180-unit residential condo building
  - Phase 2 – 120-unit lifestyle condo building
- Vehicular access from Elderberry Trail
- Future consent application



- Condo units ranging between 80 sq.m and 120 sq.m
- Majority underground parking provided at a 1.5 space per unit rate



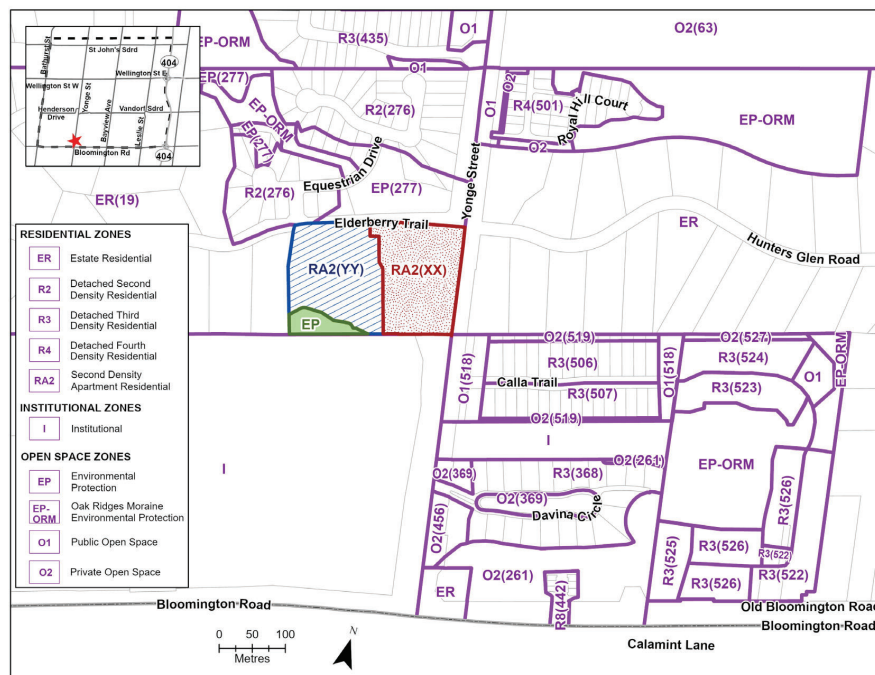
## Proposed Site-Specific Official Plan Designation



- Amend the provisions of Special Policy 41
- Redesignate portions of the Subject Lands from “Estate Residential” and “Major Institutional” to “Cluster Residential”, and from “Cluster Residential” to “Environmental Protection Area
- Refine the limits of the Natural Heritage System.



## Proposed Zoning By-law



- Rezone the subject lands from “Holding Provision Institutional Exception Zone (H) I (391)” to:
  - “Second Density Apartment Residential RA2 (XX) Exception Zone”,
  - “Second Density Apartment Residential RA2 (YY) Exception Zone”
  - “Environmental Protection (EP)”
- Addresses land uses and setbacks



**A Community Information Meeting was hosted by the applicant on September 5<sup>th</sup>, 2024, with public discussion on:**

- **Is a proposal of 300 residential units appropriate for the context of this site?**
  - **Will the Yonge Street and Elderberry Trail intersection be signalized as part of this development?**
  - **Will existing trees be removed? If so, will they be replaced?**
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## **Staff have identified the following matters to be addressed:**

- Conformity to the Provincial Policy Statement, the Growth Plan, Regional and Local policies
  - Traffic considerations (ie. Potential signalization) at the Yonge Street and Elderberry Trail intersection
  - Review of Environmental Impact Assessment with respect to the adjacent woodland and associated vegetation protection zone limit
  - Availability of municipal servicing capacity
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## Next Steps in the Planning process:

- Staff will work with the applicant to address all comments from the public and commenting agencies. When appropriate, a staff report with recommendations will be presented at a future Committee of the Whole Meeting for consideration
  - The applicant has expressed the desire to separate ownership of the buildings. As such, a future Consent Application will be required to divide the lot.
  - A Site Plan Application has not been submitted for technical review; a Site Plan Application is required subsequent to the Land Use review.
  - All interested parties will be notified of updates relating to the subject applications
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# Thank you

For any questions please contact:  
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