



14070 Yonge Street, Aurora ON
P.A.R.C.E.L. Inc.
Official Plan & Zoning By-law Amendment Applications

PUBLIC MEETING
7:00 p.m.
Tuesday, November 12th, 2024

MALONE GIVEN PARSONS LTD.

Site Context

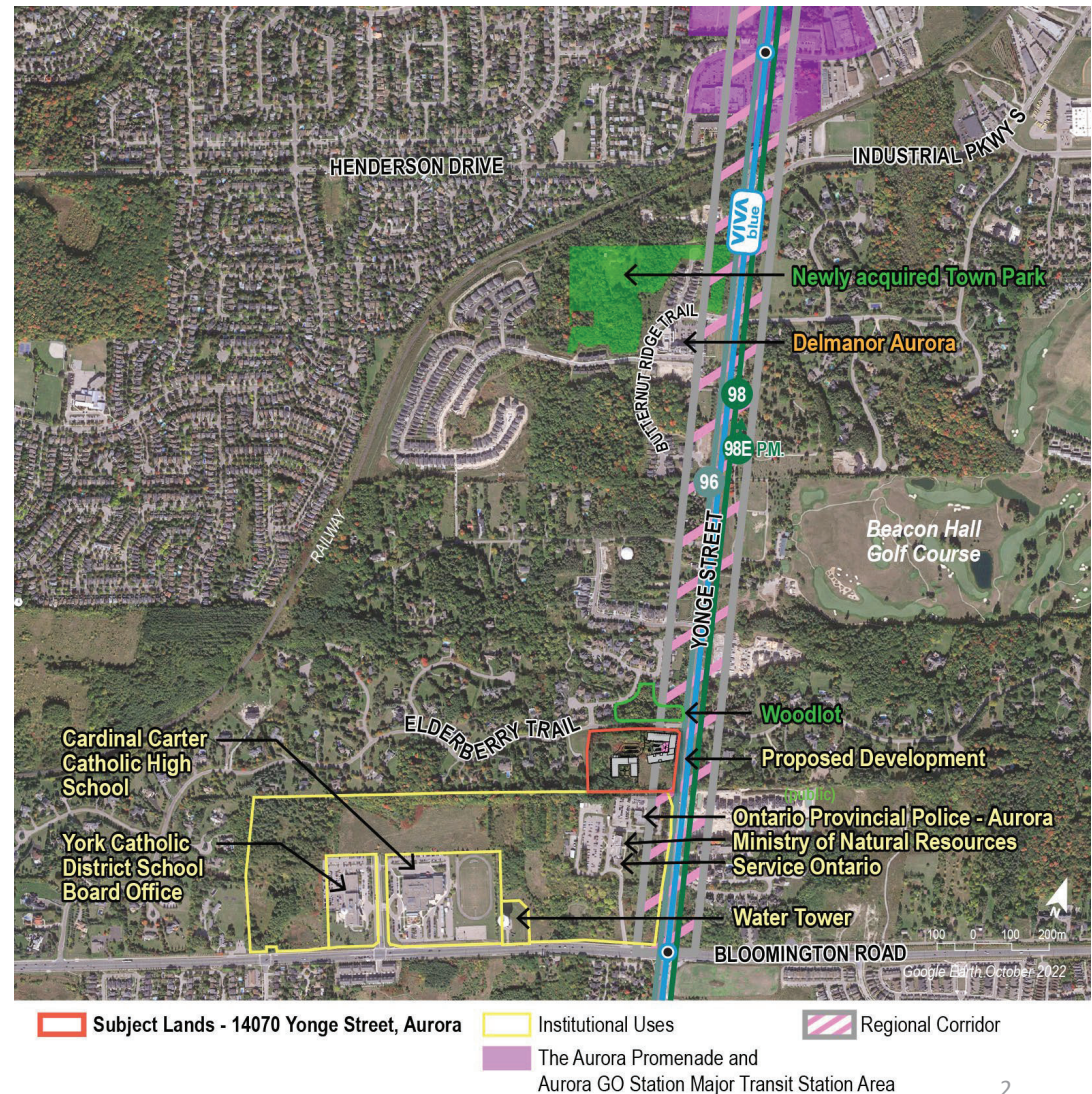
Located on the southwest corner of Yonge Street (140m) and Elderberry Trail (217m).

Yonge Street is designated as a Regional Corridor which permits heights of up to 5 storeys or 17 m (Delmanor height for example).

3.6 hectares (8.9 acres).

Woodlot located north of site and along part of the southern boundary.

Site slopes down from Community Services/Institutional uses to the south.



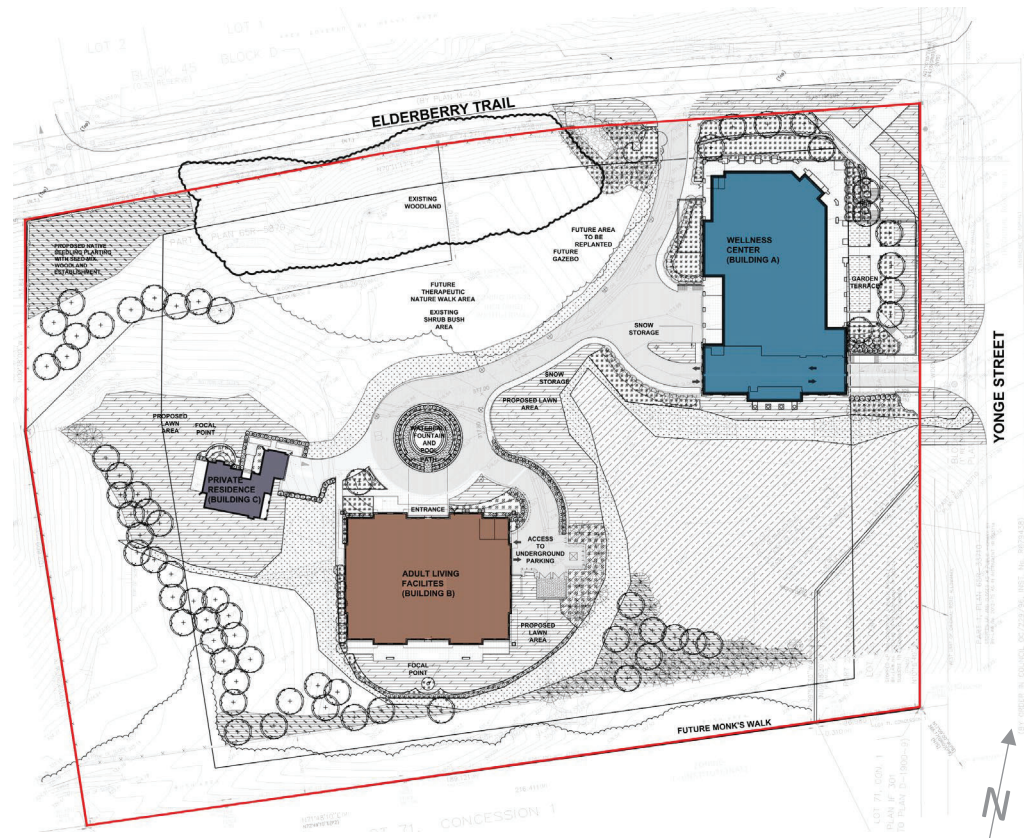
Prior Approvals

Development Approved by OMB in 2011 (site specific OPA and Zoning).

- User-owned and operated 3-storey Wellness Centre, incl. commercial space, medical clinic, pharmacy, or nutritional clinic
- 4–storey Adult Living Condominium, 20 luxury units
- One Single Detached Home

Site Plan Approved in 2021.

Access off Elderberry Trail and Yonge Street.



Proposed Development

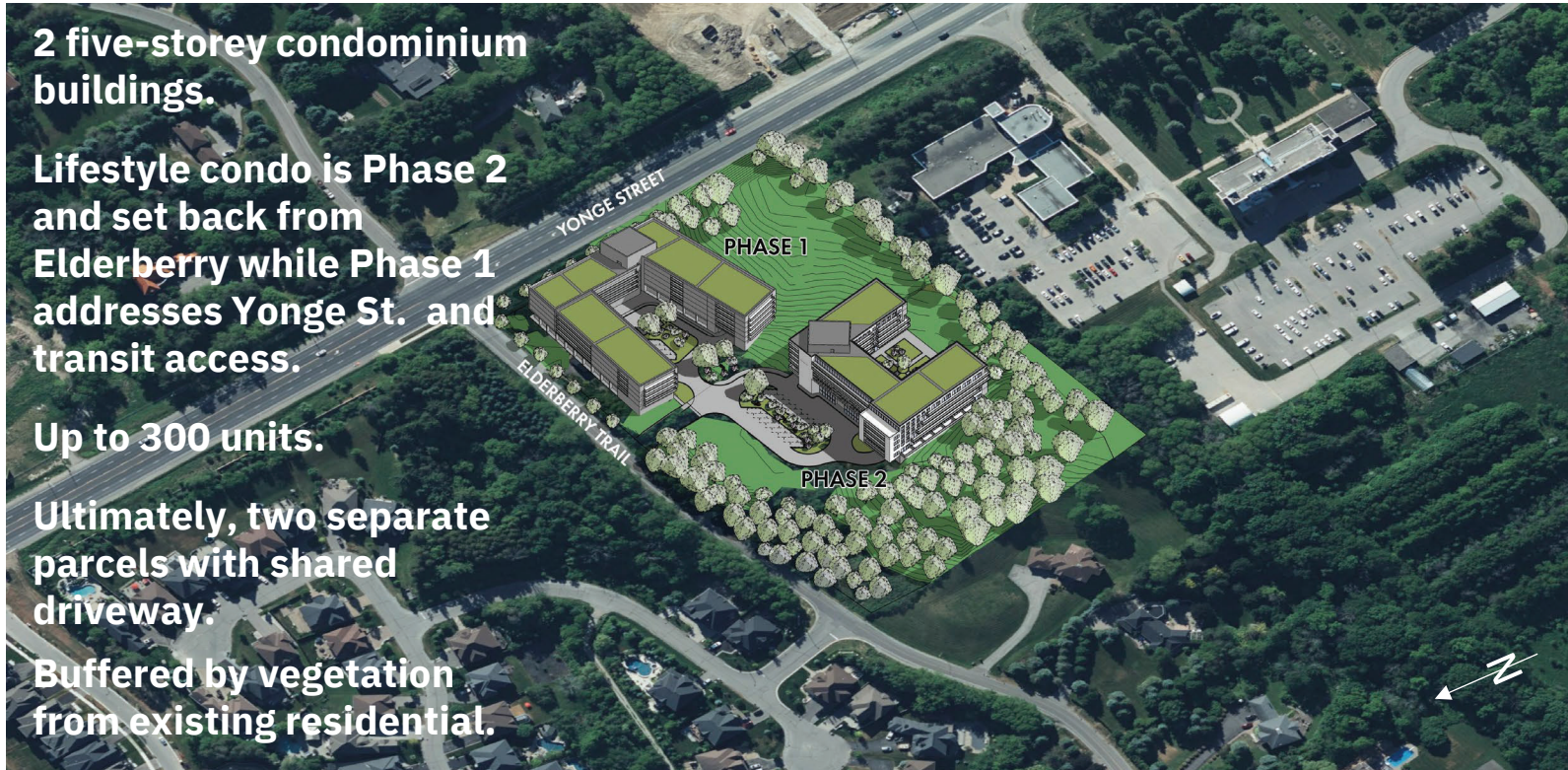
2 five-storey condominium buildings.

Lifestyle condo is Phase 2 and set back from Elderberry while Phase 1 addresses Yonge St. and transit access.

Up to 300 units.

Ultimately, two separate parcels with shared driveway.

Buffered by vegetation from existing residential.



Proposed Development

Provides “Missing Middle” to address housing shortage, deemed compatible with low density residential.

Phase 1: Condominium (180 units).

Phase 2: Adult lifestyle condominium (120 units).

Density: 83 units per hectare.

Estimated 500 residents

Building Coverage: 17% of site.

Future applications include a site plan, severance, and building permit.



Proposed Development

Buildings will be integrated with site topography which rises 25m to the southeast and on the west.

Majority of parking provided underground and meets by-law req of 1.5 spaces per unit.

Retained and restored vegetation buffers development from existing community and maintains linkage with public woodlot to the north.

60 m of vegetation between the building and western lot line.

Invasive species (Black Locust) will be removed through development.



Traffic & Transportation

Yonge Street is a Regional Transit Corridor.
Three bus routes: VIVA BLUE, 96, 98/99.

Transit stops located approximately 50 m north of Site.

Publicly accessible sidewalk to Yonge Street proposed within the site.

Multi-use paths under construction on Yonge Street.

No change to Elderberry Trail is proposed.

Transportation Impact Study found level of service at the intersection at acceptable levels with development.

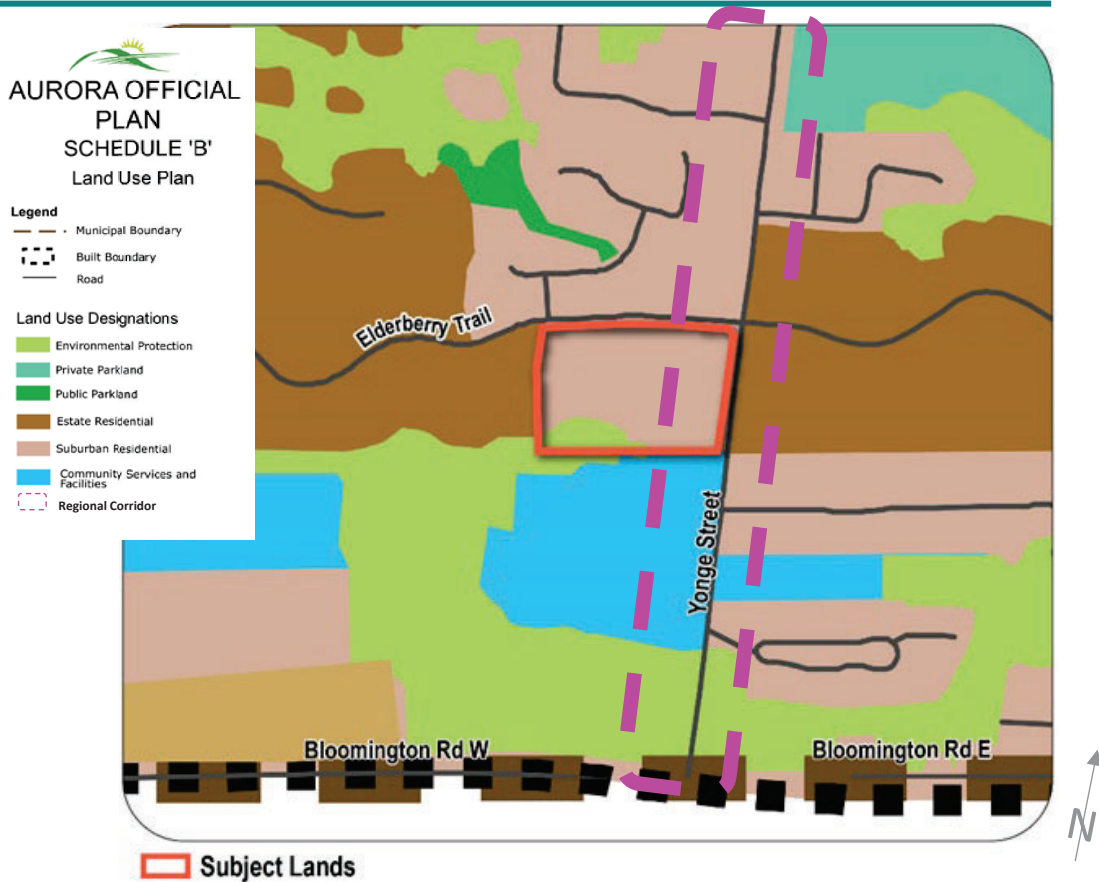


Town of Aurora Official Plan (2024)

New OP designates land as *Suburban Residential* and *Environmental Protection* in southwest corner.

Suburban Residential permits single detached dwellings and additional uses, subject to OPA 34.

Located along a *Regional Corridor* where buildings of up to 5-storesys are permitted.

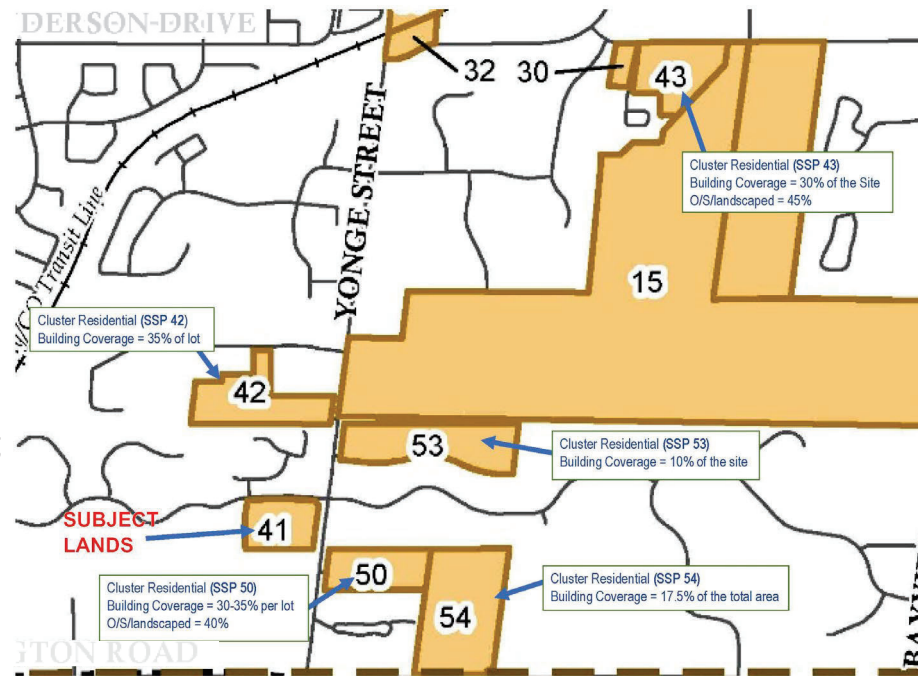


Official Plan Amendment

To amend the provisions of Site-Specific Special Policy 41, including:

- To permit two five-storey residential apartment buildings;
- Max. building coverage: from 11% to 17% (lower than most other SPs in the area that go up to 35%)
- Max. disturbed area: 62%;
- Max. impermeable surface: 31%;

Changes to Official Plan schedules to implement the proposal;



Zoning Bylaw 6000-17 Amendment

Change in use: from **Institutional** – 391 (H)I(391)

to **Second Density Apartment Residential** and **Environmental Protection**

Some site specific exceptions for sideyard setbacks, the addition of coverage and other requirements not in the RA2 zone.

Meets the RA2 parking requirements.

| Zoning Provision | RA2 – Second Density Apartment Residential Zone | Total Site |
|---|---|--------------------|
| Zone Exceptions (Combined – Phase 1 & 2) | | |
| Front Yard (min.) | 9m from Street Line | 6.0 m (Yonge) |
| Ext. Side Yard (min.) | 9.0 m | 7.0 m (Elderberry) |
| Max. disturbed area | - | 62% |
| Max. building coverage | - | 17% |
| Max. impervious area | - | 31% |



ANY QUESTIONS?