

CBRE

**LAND
SPECIALISTS**



15306 & 15314 YONGE STREET

AURORA, ON

± 1 ac. Residential Development Land
Site Plan and Site Specific Zoning Approved for 6-Storey Condominium with 136-Residential Units

Located at the Prominent Intersection of Yonge St & Wellington St E



15306 & 15314
YONGE STREET

YONGE ST

WELLINGTON ST W



Concept rendering only, prepared by ICON designed to maximize zoning permissions for density, height and unit count with minimal parking

BEING OFFERED FOR SALE BY MORTGAGEE IN POSSESSION

THE OFFERING

CBRE's Land Specialists are pleased to present 100% freehold interest in the sale of 15306 & 15314 Yonge Street, Aurora (the "Site" and/or "Property"). This Site offers an excellent opportunity to acquire ± 1 acre of prime development land, with fully approved site specific zoning, just north of the prominent intersection of Yonge Street and Wellington Street East. The Property has Site Plan Approval for a 6-storey mid-rise condominium development, consisting of 136 residential units. This development concept was designed by ICON to maximize density, height and unit count permissible within the approved zoning, while minimizing parking. The development features one level of drive-in parking and one level of underground parking with access directly from Yonge Street. The Property is neighbour to a townhouse development by Treasure Hill, which is directly adjacent to the southern Site boundary. It is also across the street from an existing condominium developed by the Kaitlin Corporation.

The Site's superior location offers excellent access to nearby amenities such as the Aurora Community Centre, the Aurora Sports Dome and Family Leisure Complex, in addition to a multitude of restaurants, shops, banks and schools. Regional connectivity is provided by the Aurora GO Station, which is 850m from the Site. It is currently under-going extensive renovations by Metrolinx to increase its scheduled trips along the Barrie GO Line to all-day two-way service every 15-minutes. Additionally, the Property benefits from the affluent, positive demographic trends of Aurora. This offering provides an excellent residential development opportunity in the heart of Aurora, with permissions and approvals in place.

SITE DETAILS

Address	15306 & 15314 Yonge Street, Aurora (15296 Yonge St included, merged during Absolute Title)
PINs	03637-0788; 03637-0363
Acreage	± 0.98 ac.
Official Plan	Aurora Promenade and MTSA Mixed Use
Approved Zoning By-Law	Promenade Downtown PD1(542) Exception Zone
Site Plan Approved Development Concept	6-Storey Condominium consisting of 136 units

EXISTING TRANSIT NETWORKS - LEGEND

-  Metrolinx - Barrie GO Line
-  YRT VIVA BLUE
-  YRT 33 - Wellington Leslie
-  Bus Stop



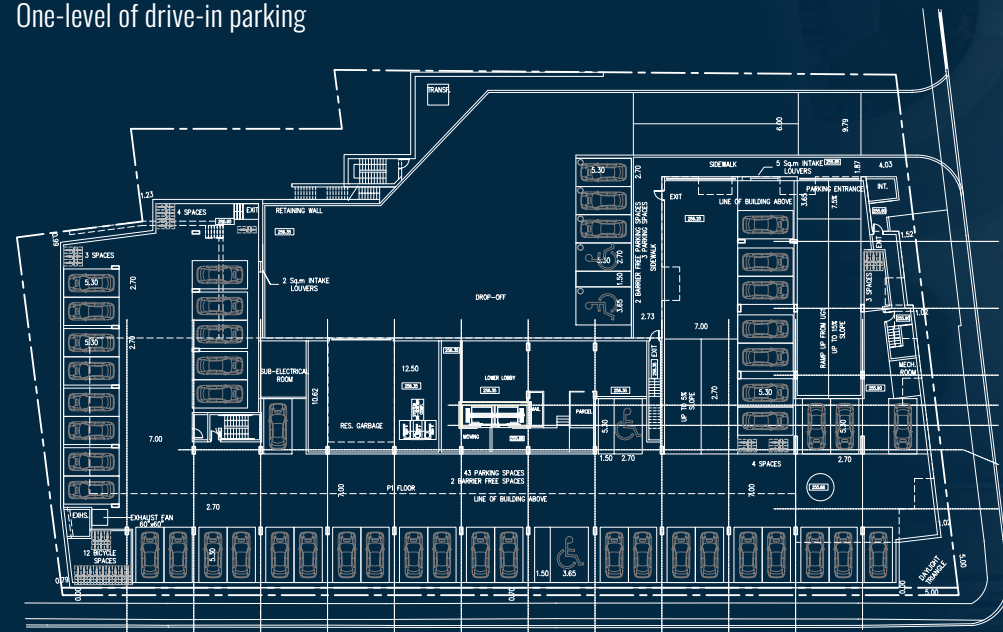
SITE PLAN APPROVED

Height	6 Stories
Units	136
Parking	1 level underground, 1 drive-in level

Environmental Phase 1, 2 and 3 have been completed and the Site has been fully remediated. This was part of the Zoning Approval.

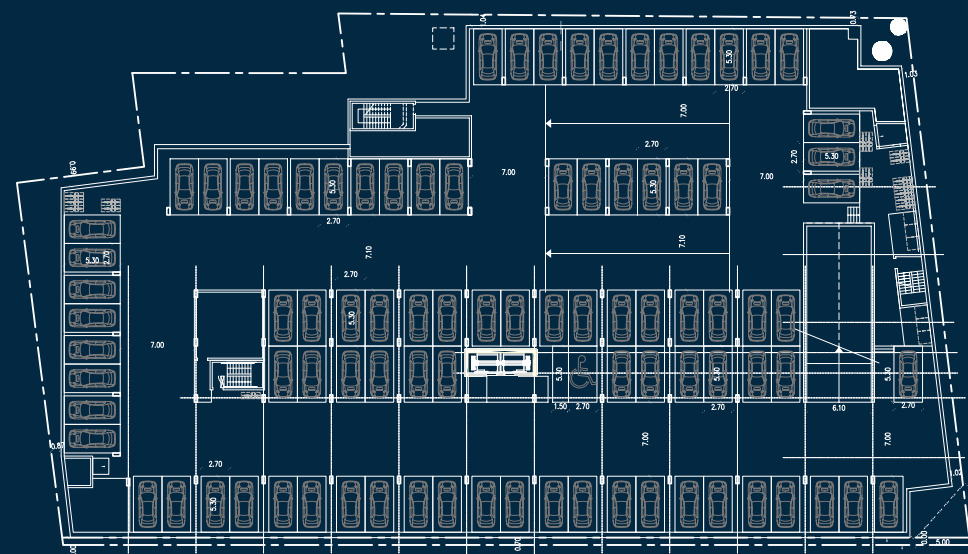
SURFACE LEVEL PARKING 1

One-level of drive-in parking



UNDERGROUND LEVEL PARKING 2

One-level of underground parking

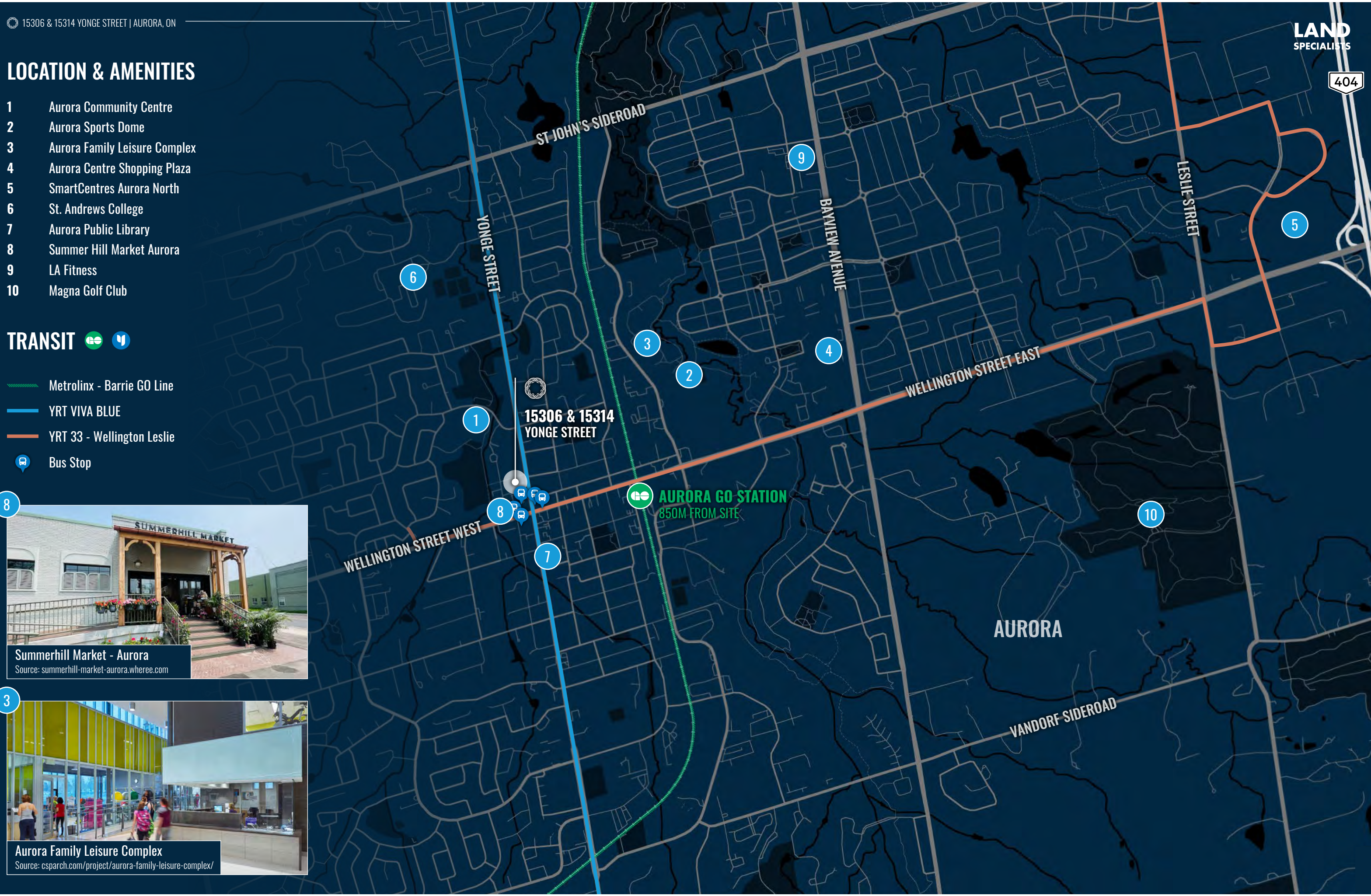


LOCATION & AMENITIES

- 1 Aurora Community Centre
- 2 Aurora Sports Dome
- 3 Aurora Family Leisure Complex
- 4 Aurora Centre Shopping Plaza
- 5 SmartCentres Aurora North
- 6 St. Andrews College
- 7 Aurora Public Library
- 8 Summer Hill Market Aurora
- 9 LA Fitness
- 10 Magna Golf Club

TRANSIT

-  Metrolinx - Barrie GO Line
-  YRT VIVA BLUE
-  YRT 33 - Wellington Leslie
-  Bus Stop



CBRE



15306 & 15314 YONGE STREET

AURORA, ON

DUE DILIGENCE

Supporting material that is relevant to this offering has been made available in CBRE's confidential online property library. The due diligence documents that have been made available are listed below. Prospective purchasers seeking access are required to complete this offering's Confidentiality Agreement (CA) electronically using the CA button below:

- Architectural Package
- Development Concept Renderings
- Approved Zoning By-Law
- Planning Report

OFFERING PROCESS

OFFERS WILL BE REVIEWED ON APRIL 28th

All Letters of Intent (LOI's) and Offers are to be submitted electronically to Jason Child

Jason Child*

Senior Vice President
+1 416 495 6249
jason.child@cbre.com

Ian Hunt*

Senior Vice President
+1 416 495 6268
ian.hunt@cbre.com

Daniel Satoor*

Associate Vice President
+1 416 495 6203
daniel.satoor@cbre.com

Torey Ferrelli

Sales Representative
+1 416 495 6246
torey.ferrelli@cbre.com

Allison Conetta

Sales Representative
+1 416 495 6287
allison.conetta@cbre.com

**LAND
SPECIALISTS**

*Sales Representative **Broker | All Outlines Are Approximate | CBRE Limited, Brokerage | 2005 Sheppard Ave E., Suite 800, Toronto ON M2J 5B4

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth