

CBRE



# 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



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

**LAND  
SPECIALISTS**



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





<b>Height</b>	6 Stories
<b>Units</b>	136
<b>Parking</b>	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.

This detailed architectural site plan illustrates a parking lot layout with various functional zones and dimensions. The plan includes the following labeled areas and features:

- Entrance and Driveway:** A "DRIVEWAY" is located at the bottom right, with a "DRIVEWAY WALL" and a "DRIVE" path leading into the lot.
- Parking Spaces:** Numerous parking spaces are shown, including "43 PARKING SPACES" and "2 SHARED FIRE SPACES" in the central area, and "43 SPACES" along the bottom edge. Specific dimensions for individual spaces are noted, such as 3.00, 3.60, 2.70, and 2.30.
- Structural and Utility Elements:** The plan identifies a "RETAINING WALL", "SUB-ELECTRON ROOM", "REL. GARAGE", "MECH. ROOM", and "MECH. EQUIPMENT". It also shows "2 SUM. INTAKE LOUVERS" and "5 SUM. INTAKE LOUVERS".
- Access and Circulation:** Key access points include "DROP-OFF", "UP TO 1ST FLOOR", and "DOWN TO 1ST FLOOR". A "LINE OF BUILDING ADJAC." is marked throughout the plan.
- Other Features:** The plan includes a "BUNKER" area, a "SIDEWALK", and a "PARKING ENTRANCE". Dimensions for various sections are provided, such as 7.00, 2.70, 1.50, and 2.30.

[illegible]

View Looking East

Concept rendering only

View Looking West



Concept rendering only



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
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## DUE DILLIGENCE

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

All Letters of Intent (LOI's) and Offers are to be submitted electronically to Jason Child  
LOI's & Offers will be reviewed upon receipt

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## LAND SPECIALISTS

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