

LOCATION MAP

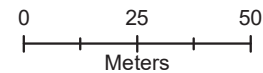
APPLICANT: LIVEWELL ON WELLINGTON GENERAL PARTNERS LTD.

FILE: ZBA-2022-06 & OPA-2022-04

FIGURE 1

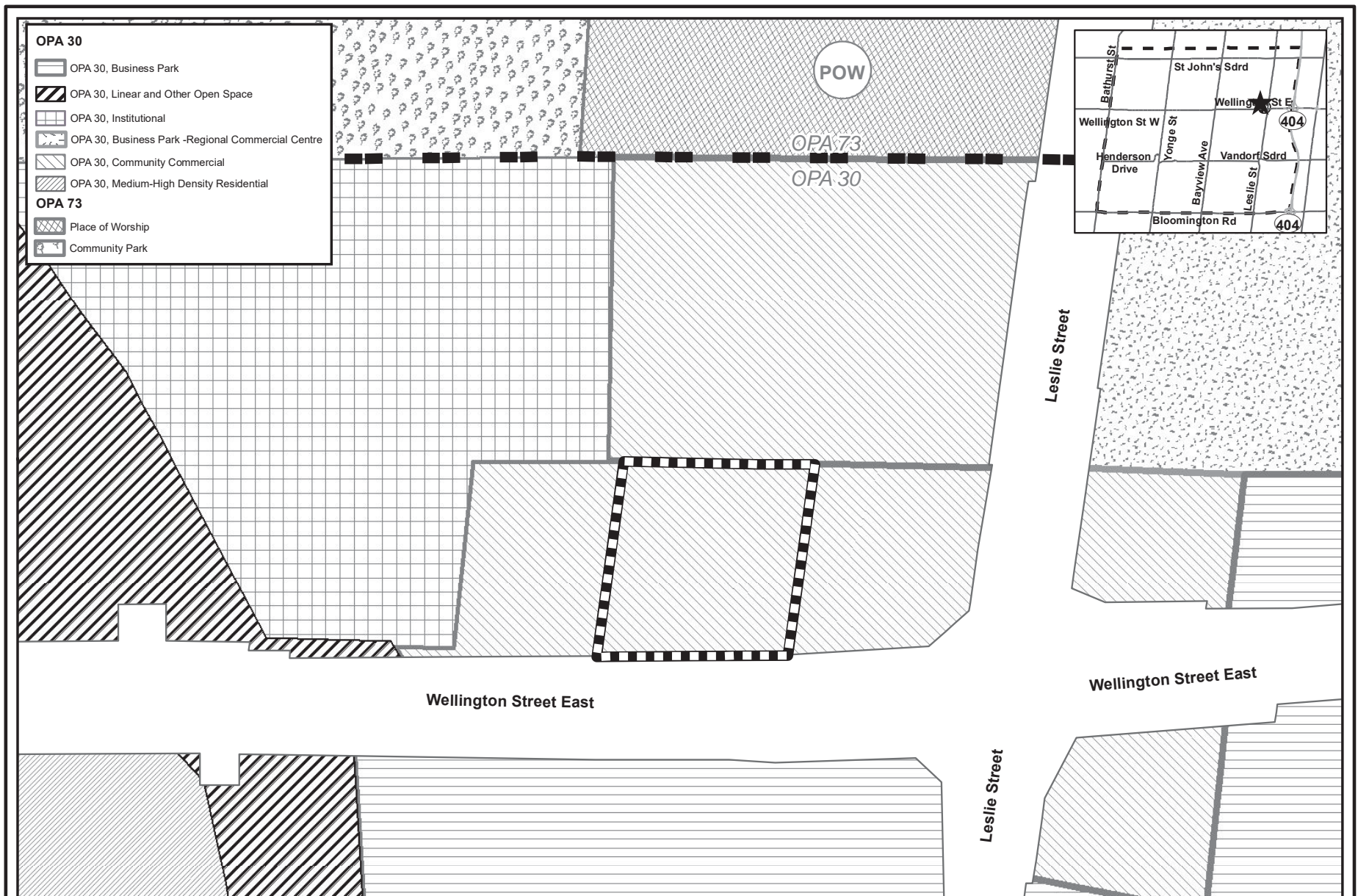


SUBJECT LANDS



Map by the Town of Aurora Financial Services Department, February 13, 2023. Map updated 15/02/2023. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2022, © First Base Solutions Inc., 2022 Orthophotography.

Document Path: J:\data\data\Planning Maps\1452 Wellington Street E (Livewell on Wellington; ZBA-2022-06 and OPA-2022-04)\Report March 2023\Figure_1_Location_Map.mxd



EXISTING OFFICIAL PLAN DESIGNATION

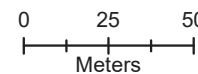
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FIGURE 2



SUBJECT LANDS



Map by the Town of Aurora Financial Services Department, February 13, 2023. Map updated 15/02/2023. Base data provided by York Region & the Town of Aurora.

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Zoning Legend

RESIDENTIAL ZONES

- R3 Detached Third Density Residential
- R8 Townhouse Dwelling Residential
- RA2 Second Density Apartment Residential

COMMERCIAL ZONES

- C3 Service Commercial
- C4 Community Commercial

INSTITUTIONAL ZONES

- I Institutional

RURAL ZONES

- RU Rural

EMPLOYMENTL ZONES

- E-BP Business Park

OPEN SPACES ZONES

- EP Environmental Protection
- O2 Private Open Space



EXISTING ZONING

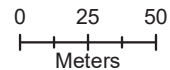
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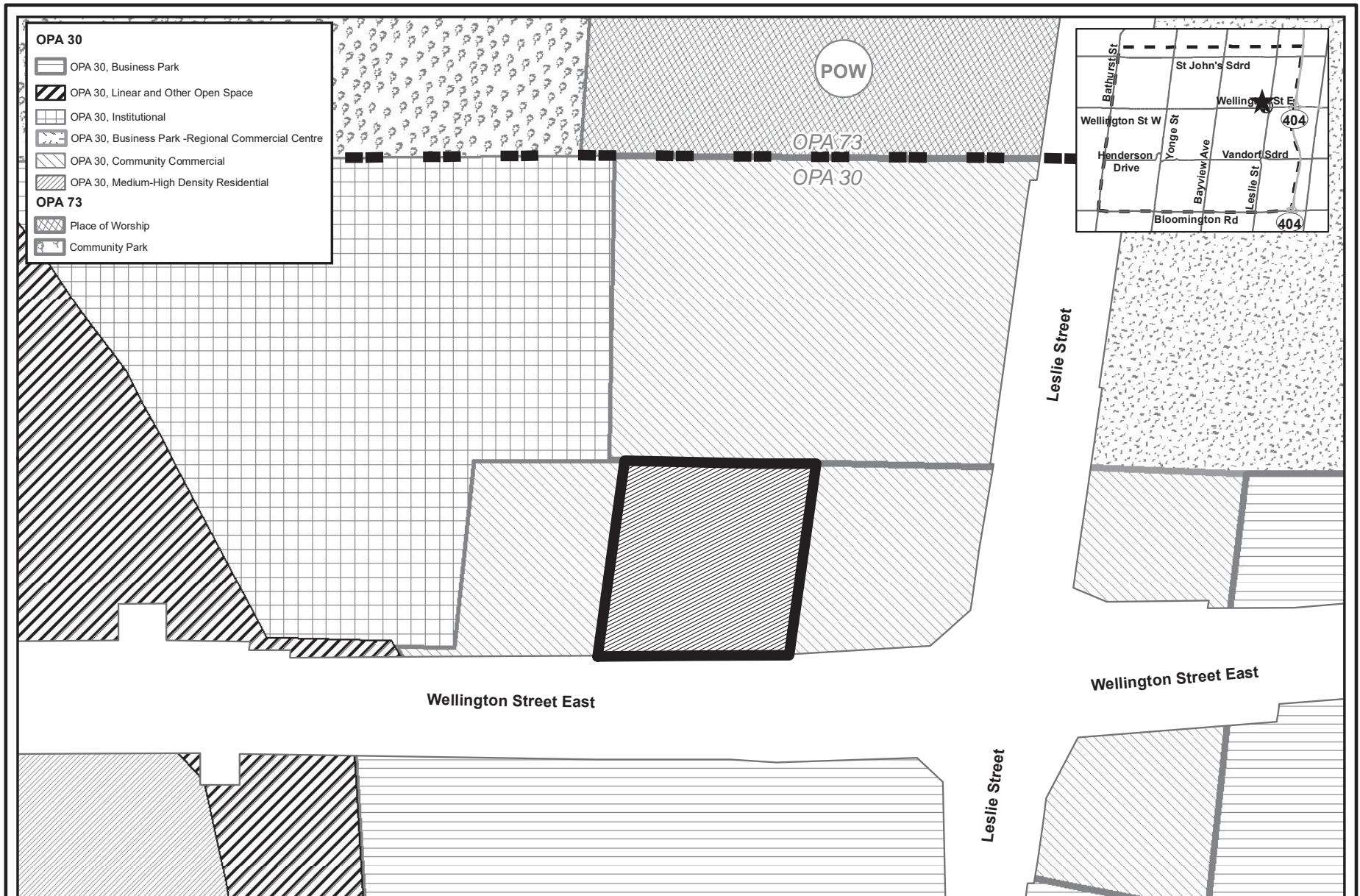
FILE: ZBA-2022-06 & OPA-2022-04

FIGURE 3



SUBJECT LANDS





PROPOSED OFFICIAL PLAN DESIGNATION

APPLICANT: LIVWELL ON WELLINGTON GENERAL PARTNERS LTD.

FILE: ZBA-2022-06 & OPA-2022-04

FIGURE 4

Subject Lands
From "Community Commercial" to
"Medium-High Density Residential"



Map by the Town of Aurora Financial Services Department, February 13, 2023. Map updated 15/02/2023. Base data provided by York Region & the Town of Aurora.

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Zoning Legend

RESIDENTIAL ZONES

- R3 Detached Third Density Residential
- R8 Townhouse Dwelling Residential
- RA2 Second Density Apartment Residential

COMMERCIAL ZONES

- C3 Service Commercial
- C4 Community Commercial

INSTITUTIONAL ZONES

- I Institutional

RURAL ZONES

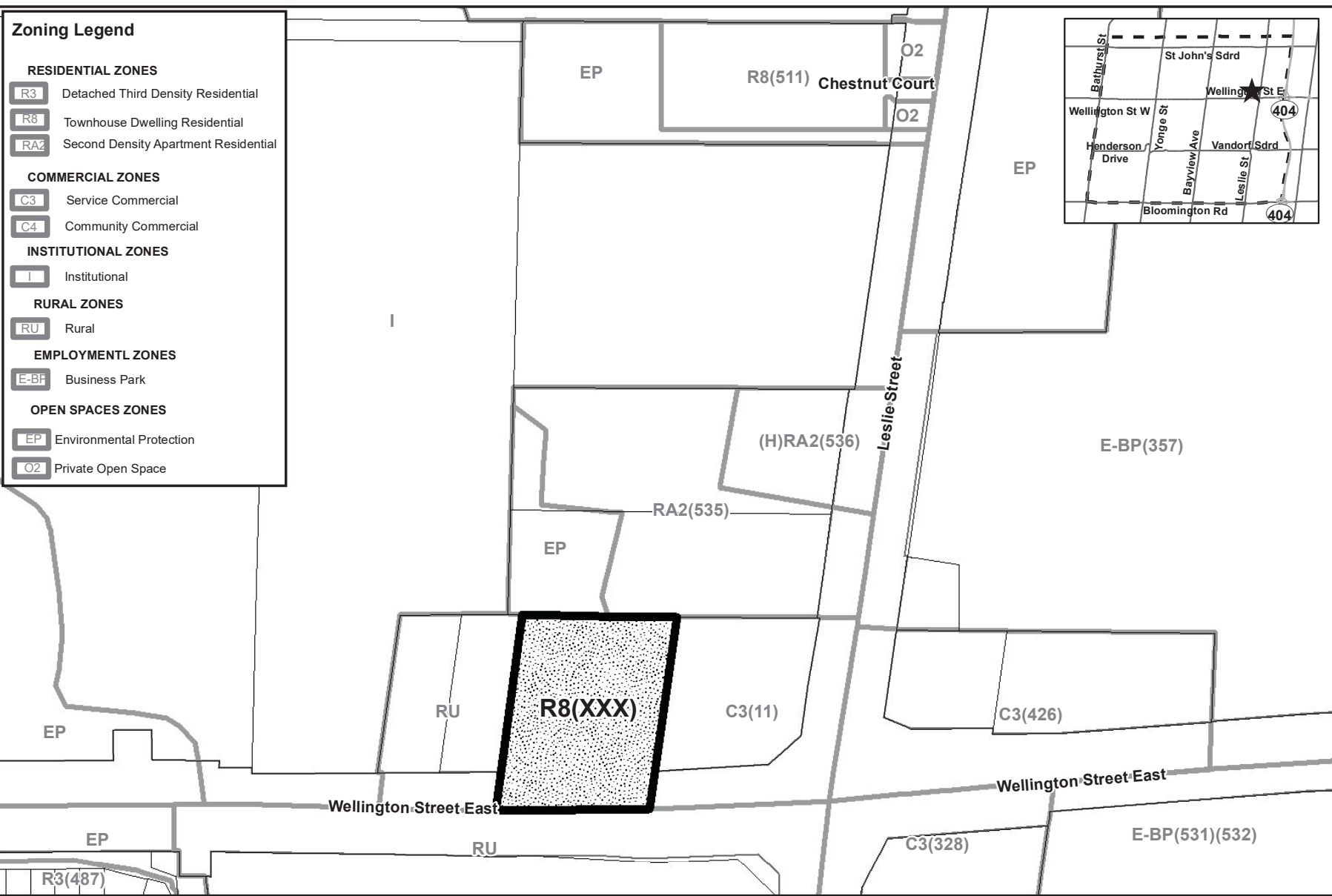
- RU Rural

EMPLOYMENTL ZONES

- E-BP Business Park

OPEN SPACES ZONES

- EP Environmental Protection
- O2 Private Open Space

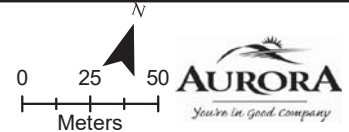


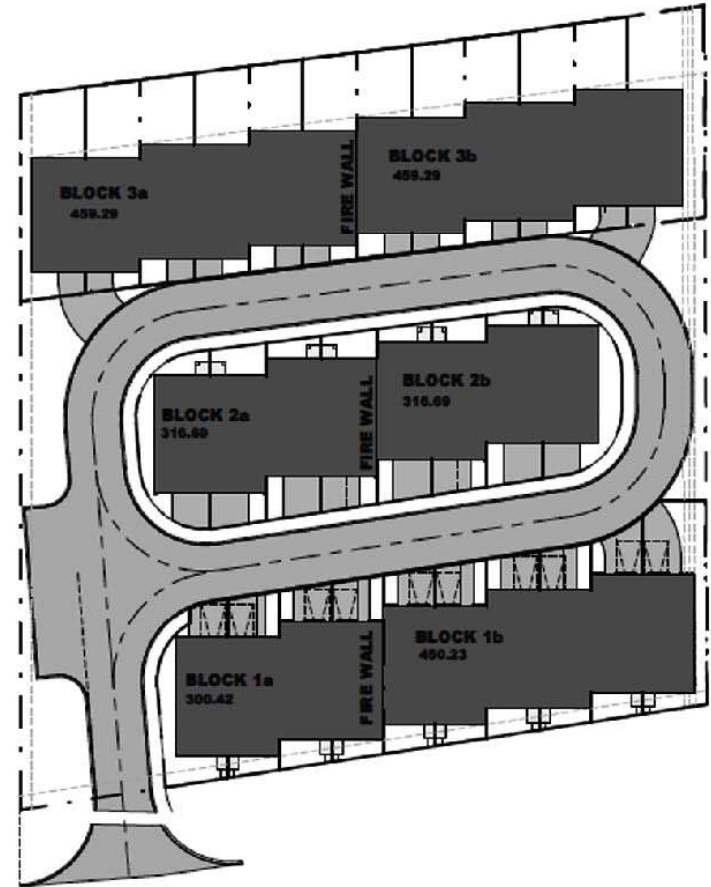
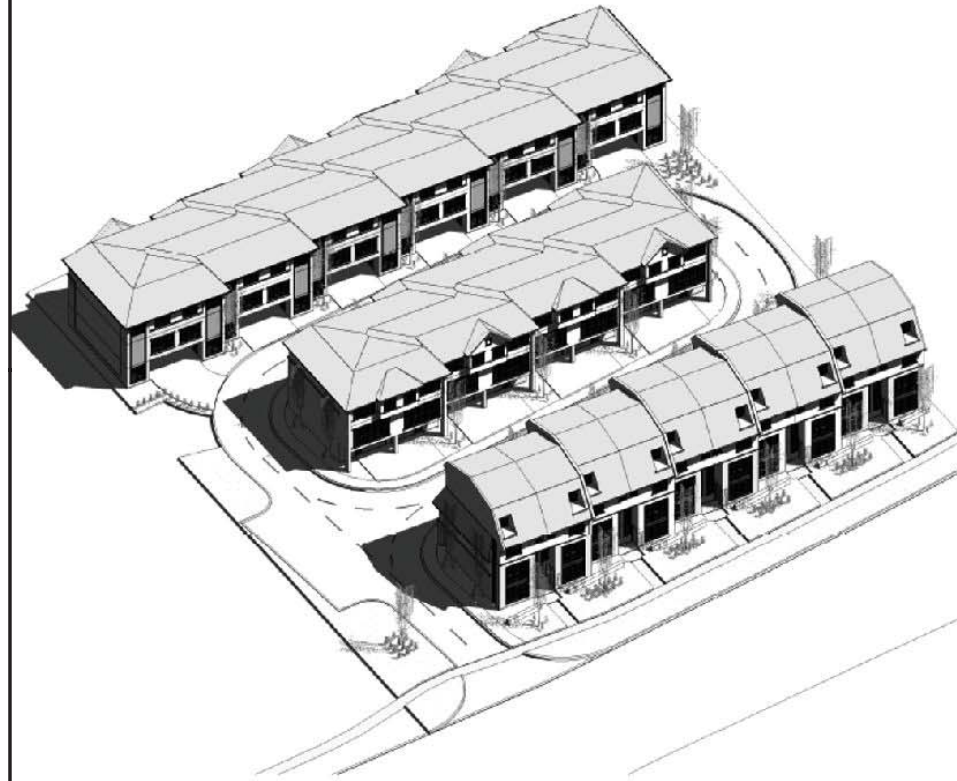
PROPOSED ZONING

APPLICANT: LIVEWELL ON WELLINGTON GENERAL PARTNERS LTD.
 FILE: ZBA-2022-06 & OPA-2022-04

FIGURE 5

Subject Lands - Rezone from "Community Commercial (C4) Zone" to "Residential R8(XXX) Exception Zone"





CONCEPTUAL SITE AND BLOCK PLAN

APPLICANT: LIVEWELL ON WELLINGTON GENERAL PARTNERS LTD.

FILE: ZBA-2022-06 & OPA-2022-04

FIGURE 6



Map created by the Town of Aurora Planning & Building Services Department, 15/02/2023. Drawing provided by Livewell on Wellington General Partners Ltd

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