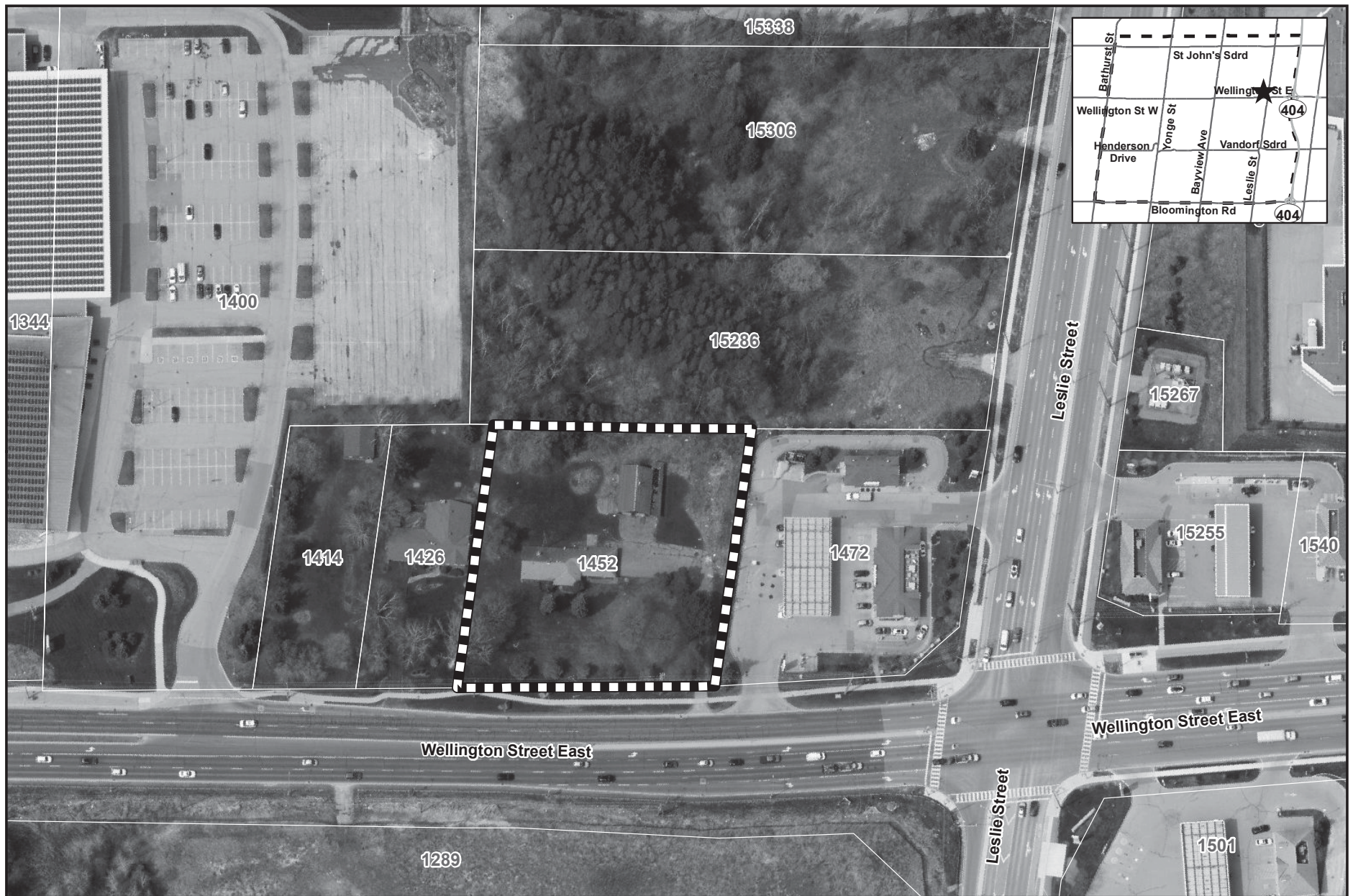




LOCATION MAP

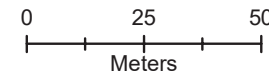
APPLICANT: LIVEWELL ON WELLINGTON GENERAL PARTNERS LTD.

FILE: ZBA-2022-06; OPA-2022-04; SUB-2022-01

FIGURE 1



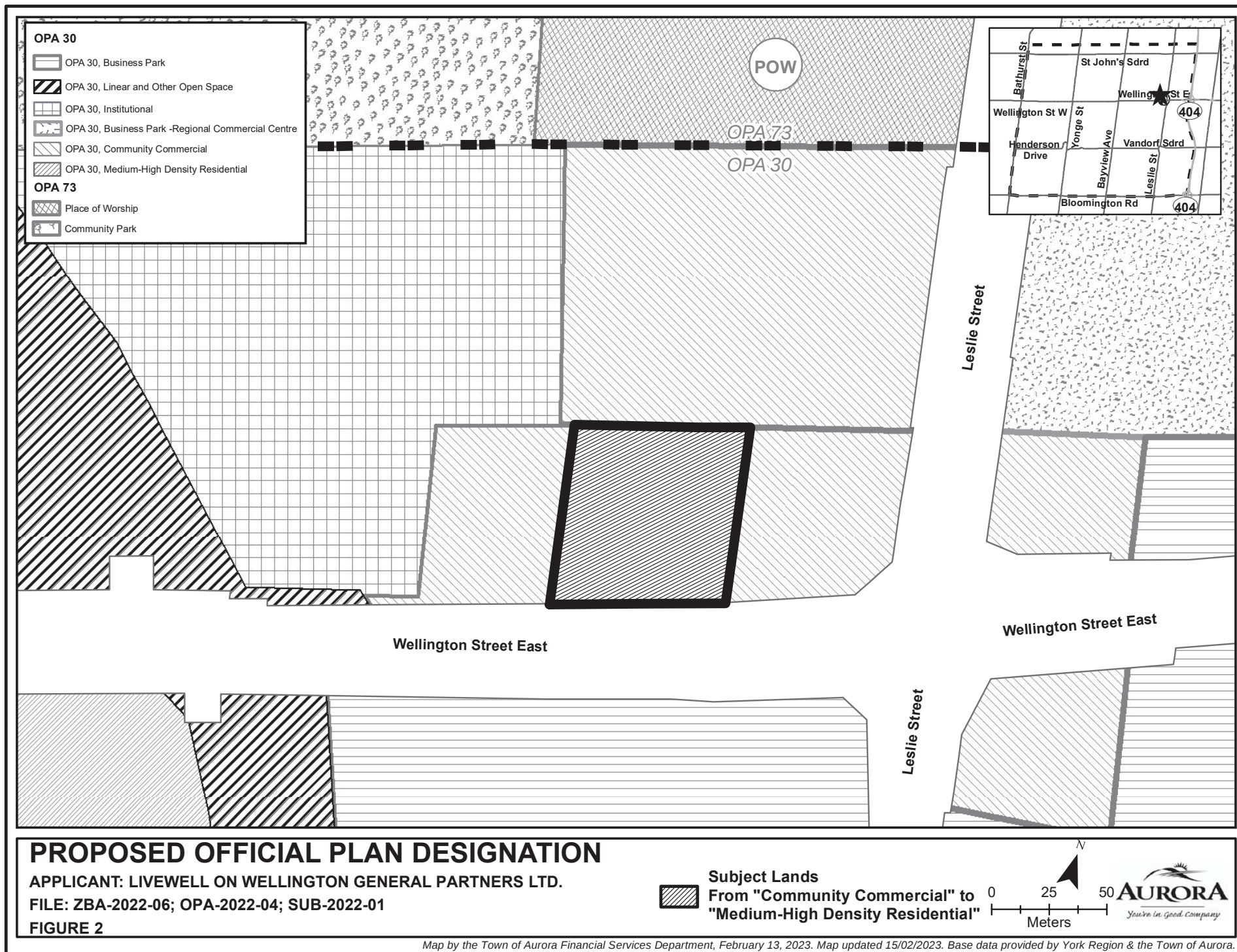
SUBJECT LANDS



AURORA
You're In Good Company

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



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

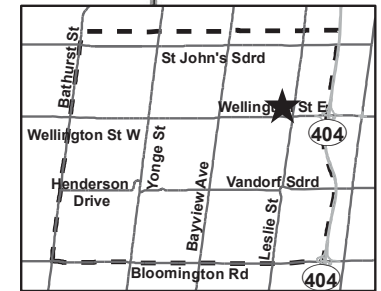
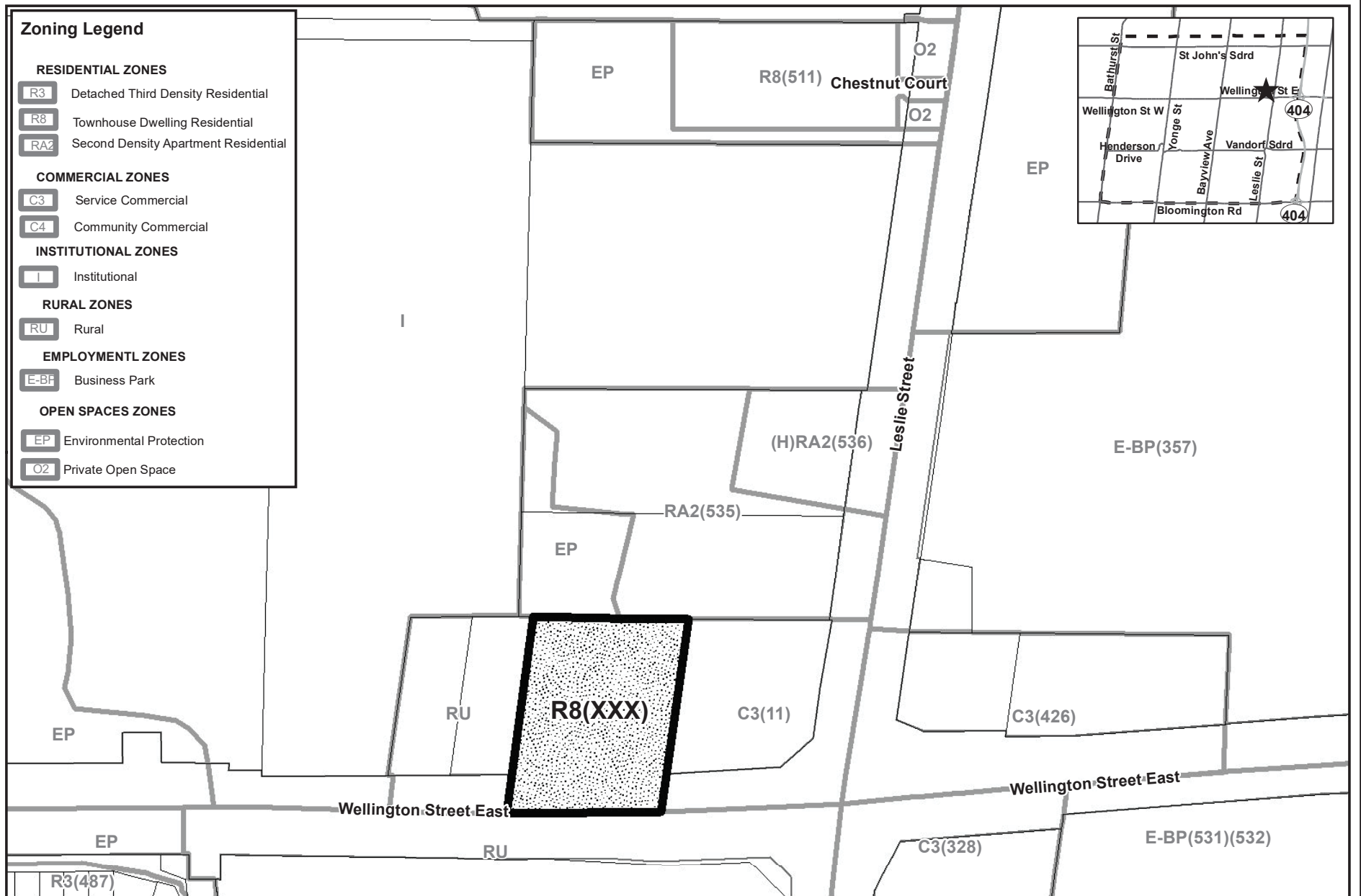
- RU Rural

EMPLOYMENTL ZONES

- E-BP Business Park

OPEN SPACES ZONES

- EP Environmental Protection
- O2 Private Open Space



PROPOSED ZONING

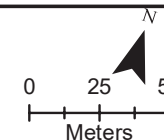
APPLICANT: LIVWELL ON WELLINGTON GENERAL PARTNERS LTD.

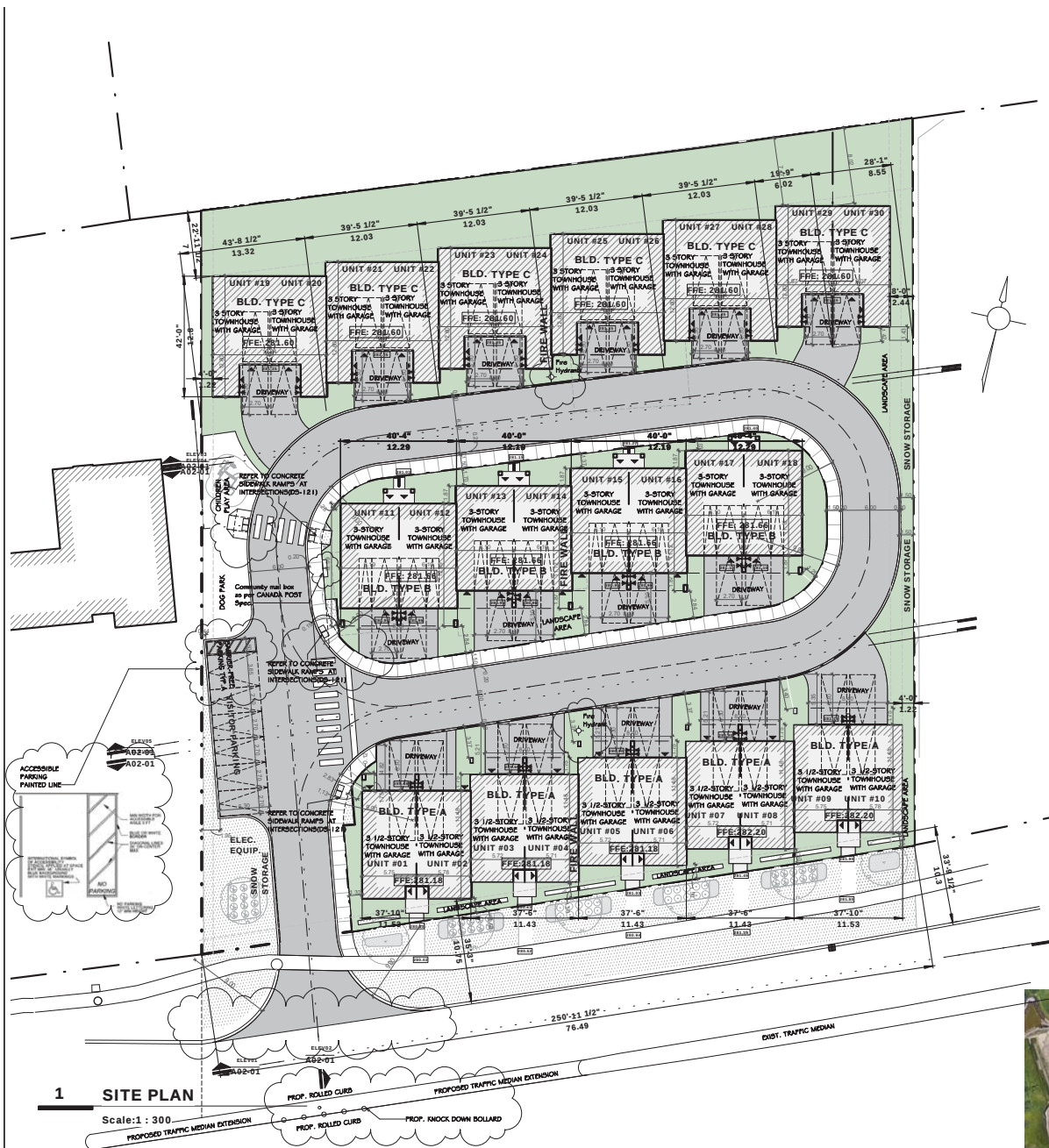
FILE: ZBA-2022-06; OPA-2022-04; SUB-2022-01

FIGURE 3



Subject Lands - Rezone from
"Community Commercial C4 (464) Zone"
to "Residential R8(XXX) Exception Zone"





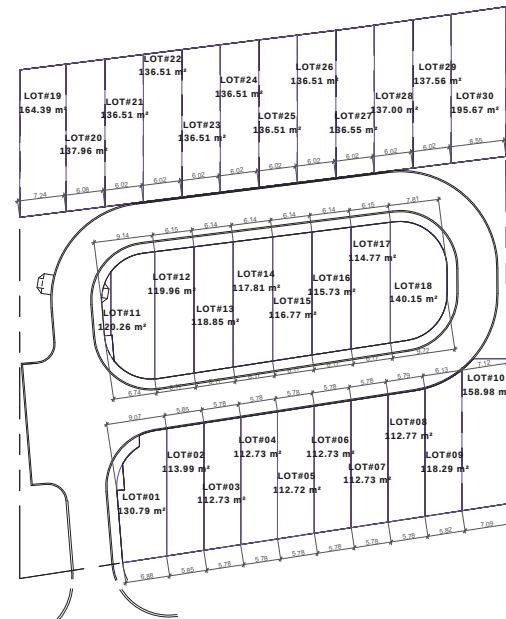
REPORT FIGURE 5

SITE STATISTICS

OVERALL LOT AREA	5,879m ²	0.5879 Ha
LOT FRONTAGE (WELLINGTON)	250'-11"	76.49 m
OVERALL LOT COVERAGE	2144.91 m ²	36.5%
OVERALL DENSITY	51.03 Unit/Ha	
OVERALL FLOOR SPACE INDEX(FSI)	1.04	
TOTAL GROSS FLOOR AREA	65,600 ft ²	6,094 m ²
NUMBER OF PARKING SPOT	66	
RESIDENT PARKING	30 (Enclosed) +30(On Driveway)	
VISITOR PARKING	6	
TOTAL NUMBER OF UNITS	30	

SITE STATISTICS

OVERALL LOT AREA	5,879m ²	0.5879 Ha
OVERALL LOT COVERAGE	2144.91 m ²	36.5%
ROAD & VISITOR PARKING AREA	1270.20 m ²	
DRIVEWAYS AREA	706.36 m ²	
SOFT LANDSCAPING AREA	1576.99 m ²	
HARD LANDSCAPING AREA	1758.53 m ²	



Livwell
on WELLINGTON

LIVWELL
AURORA ONTARIO

Submission	Chart	Date	Issued For	By
1	1	12-06-18	For Consultants	
2	2	12-04-30	2nd Submission	
3	3	12-06-30	3rd Submission	
4	4			
5	5			
6	6			
7	7			
8	8			
9	9			

Revision	Chart	Date	Issued For	By
1	1	12-06-18	For Consultants	
2	2	12-06-23	Preliminary Site Plan	
3	3	12-07-04	Preliminary Site Plan	
4	4	12-08-03	For Consultants	
5	5			
6	6			
7	7			
8	8			
9	9			

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Land Services Group.

HYPHEN

3429 Yonge St., Toronto, ON, M4N 2N1
info@hyphenstudio.co
(416) 469-8356

SITE PLAN
Drawn: Author
Checked: 22-256
Project No: JUN 2022
Title: As indicated
Sheet No: A01-00





1 ELEV01

Scale:1 : 250



2 ELEV02

Scale:1 : 250



3 ELEV03

Scale:1 : 250



4 ELEV04

Scale:1 : 250



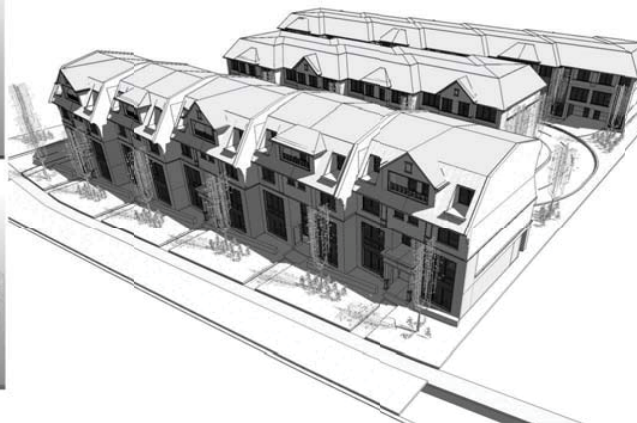
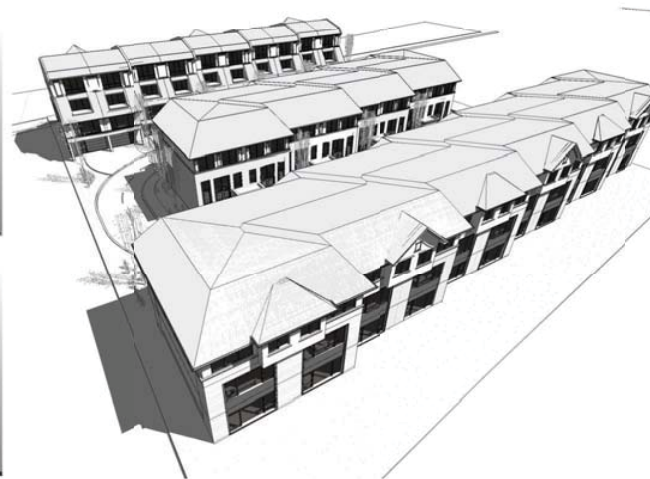
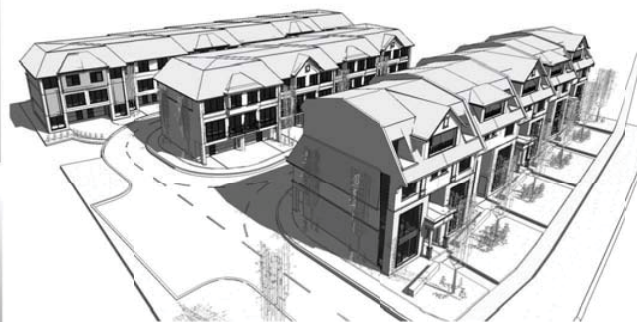
5 ELEV05

Scale:1 : 250



6 ELEV06

Scale:1 : 250



Livwell
on WELLINGTON

Project: **LIVWELL**
AURORA ONTARIO

Submission		
1	12-09-08	1st Submission
2	03-04-30	2nd Submission
3	03-06-30	3rd Submission
A		
B		
C		
D		
E		
F		
G		
H		
I		

Revision	No.	Date	Issued For:	By:
1	1			
2	1			
3	1			
4	1			
5	1			
6	1			
7	1			
8	1			
9	1			

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Land Services Group.

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Draw Title: **ELEVATIONS**

Drawn	Author	Sheet No.
Checked	Checker	
Project No.	22-256	
Date	JUN 2022	
Scale	1 : 250	

A02-01



Livwell
on WELLINGTON

Project
AURORA ONTARIO

Submission	
1	12-09-08 1st Submission
2	03-04-30 2nd Submission
3	03-06-30 3rd Submission
4	I
5	I
6	I
7	I
8	I
9	I

Revision		
No.	Date	Issued For:
1	I	
2	I	
3	I	
4	I	
5	I	
6	I	
7	I	
8	I	
9	I	

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Drawn	Author	Sheet No.	
Checked	Checker		
Project No.	22-256		
Date	JUN 2022		
Scale			

A02-02



Livwell
on WELLINGTON

Project: **LIVWELL**
AURORA ONTARIO

Submission		
1	02-09-08	1st Submission
2	03-04-30	2nd Submission
3	03-06-30	3rd Submission
4		
5		
6		
7		
8		
9		

Revision		
No.	Date	Issued For:
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Drawn Title		
3D RENDER		
Drawn	Author	Sheet No.
Checked	Checker	
Project No.	22-256	
Date	JUN 2022	
Scale		

A02-03