

## LOCATION MAP

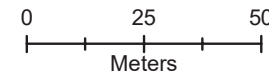
APPLICANT: LIVEWELL ON WELLINGTON GENERAL PARTNERS LTD.

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

FIGURE 1



SUBJECT LANDS

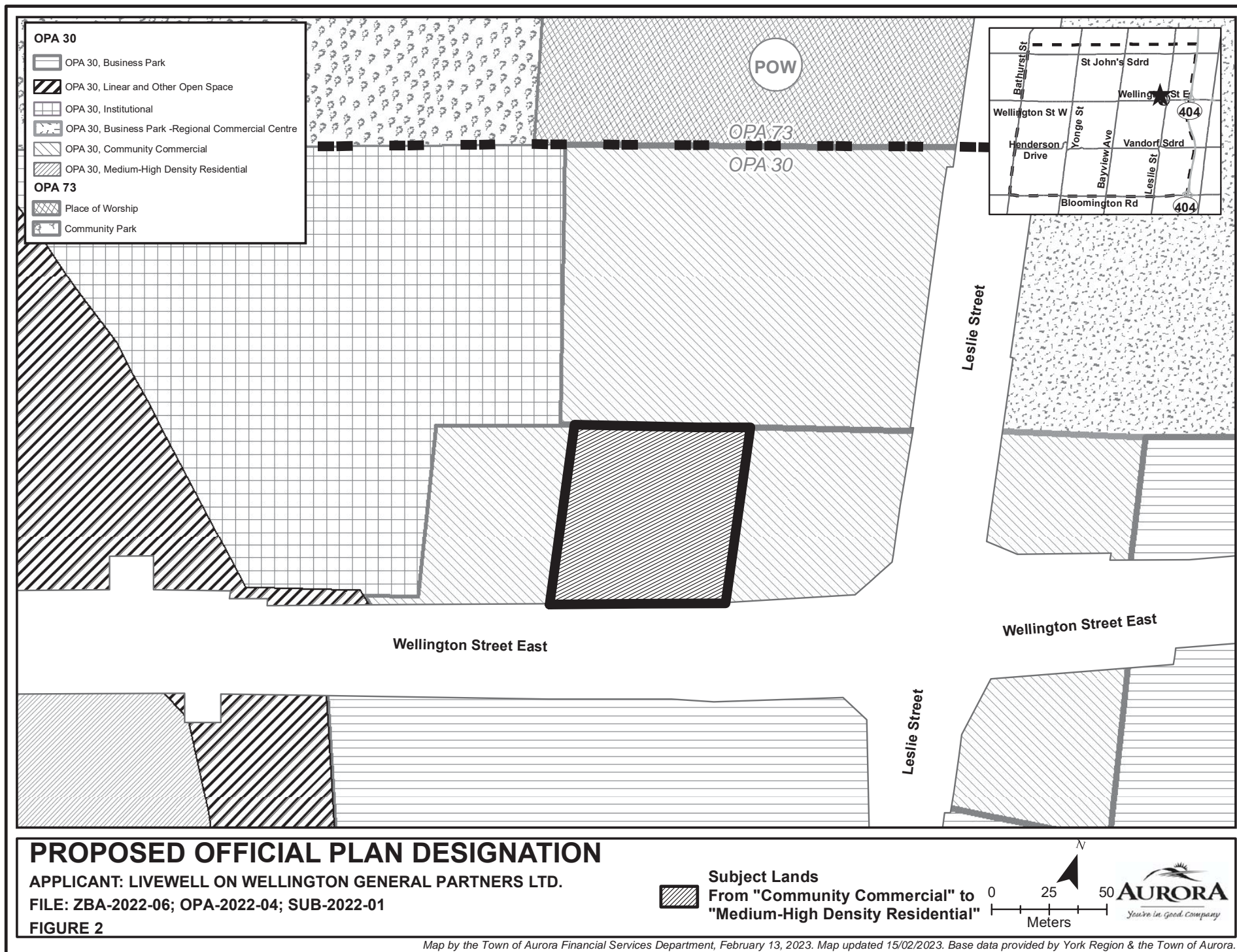


**AURORA**  
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Map by the Town of Aurora Financial Services Department, February 13, 2023. Map updated 15/02/2023. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2022, © First Base Solutions Inc., 2022 Orthophotography.

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

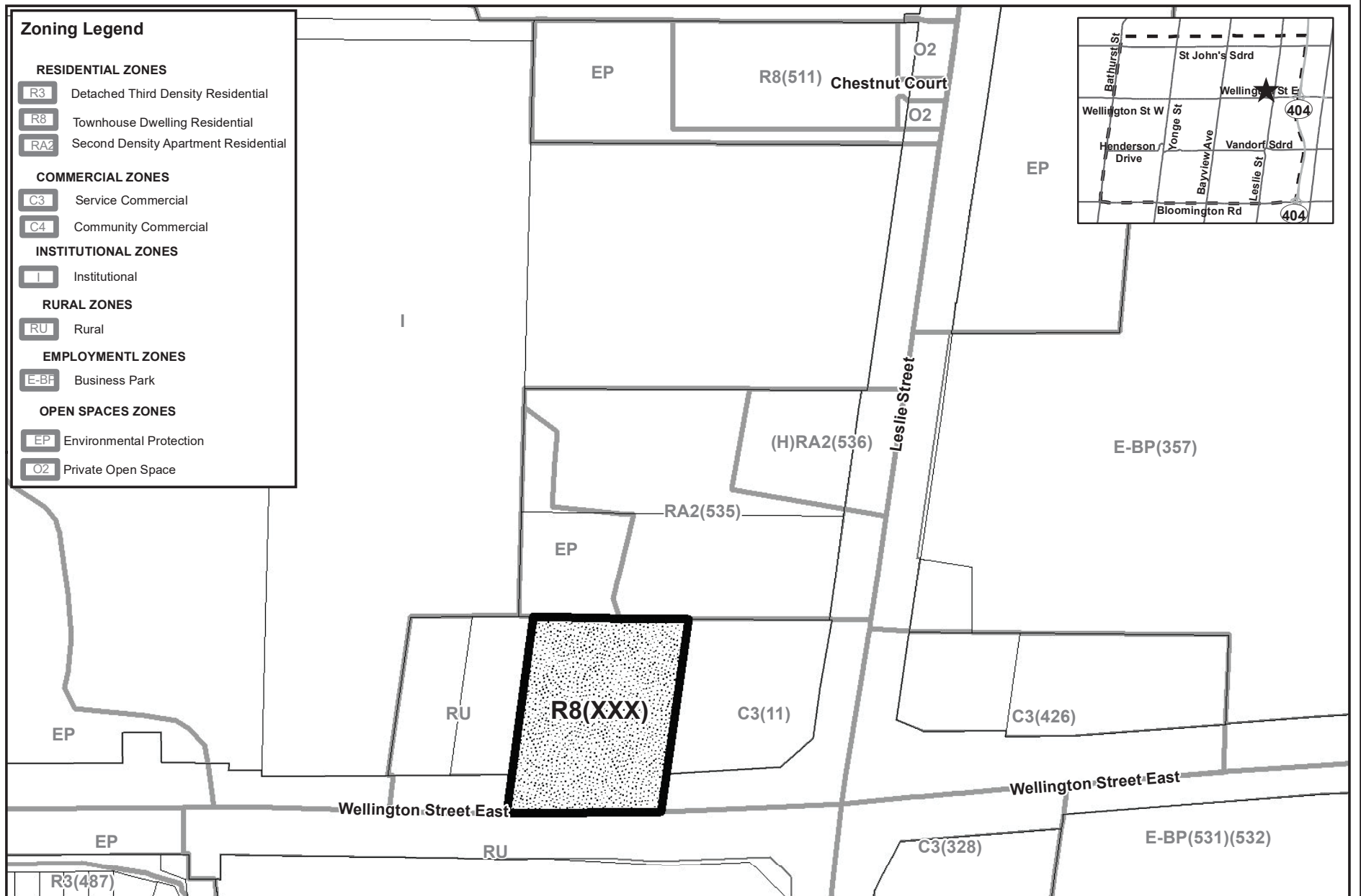
- RU Rural

### EMPLOYMENTL ZONES

- E-BP Business Park

### OPEN SPACES ZONES

- EP Environmental Protection
- O2 Private Open Space



## PROPOSED ZONING

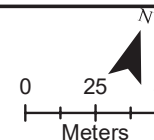
APPLICANT: LIVWELL ON WELLINGTON GENERAL PARTNERS LTD.

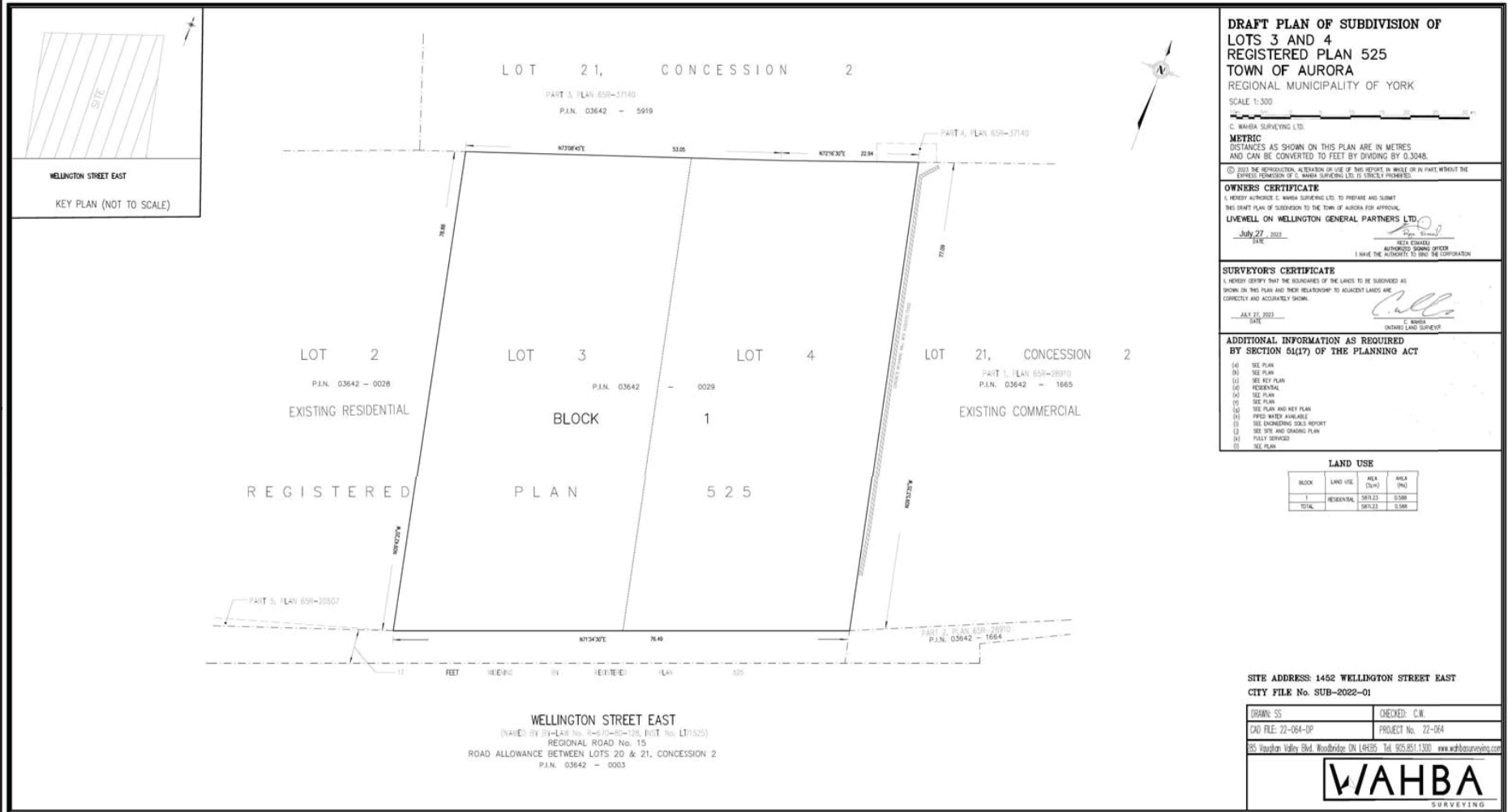
FILE: ZBA-2022-06; OPA-2022-04; SUB-2022-01

FIGURE 3



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



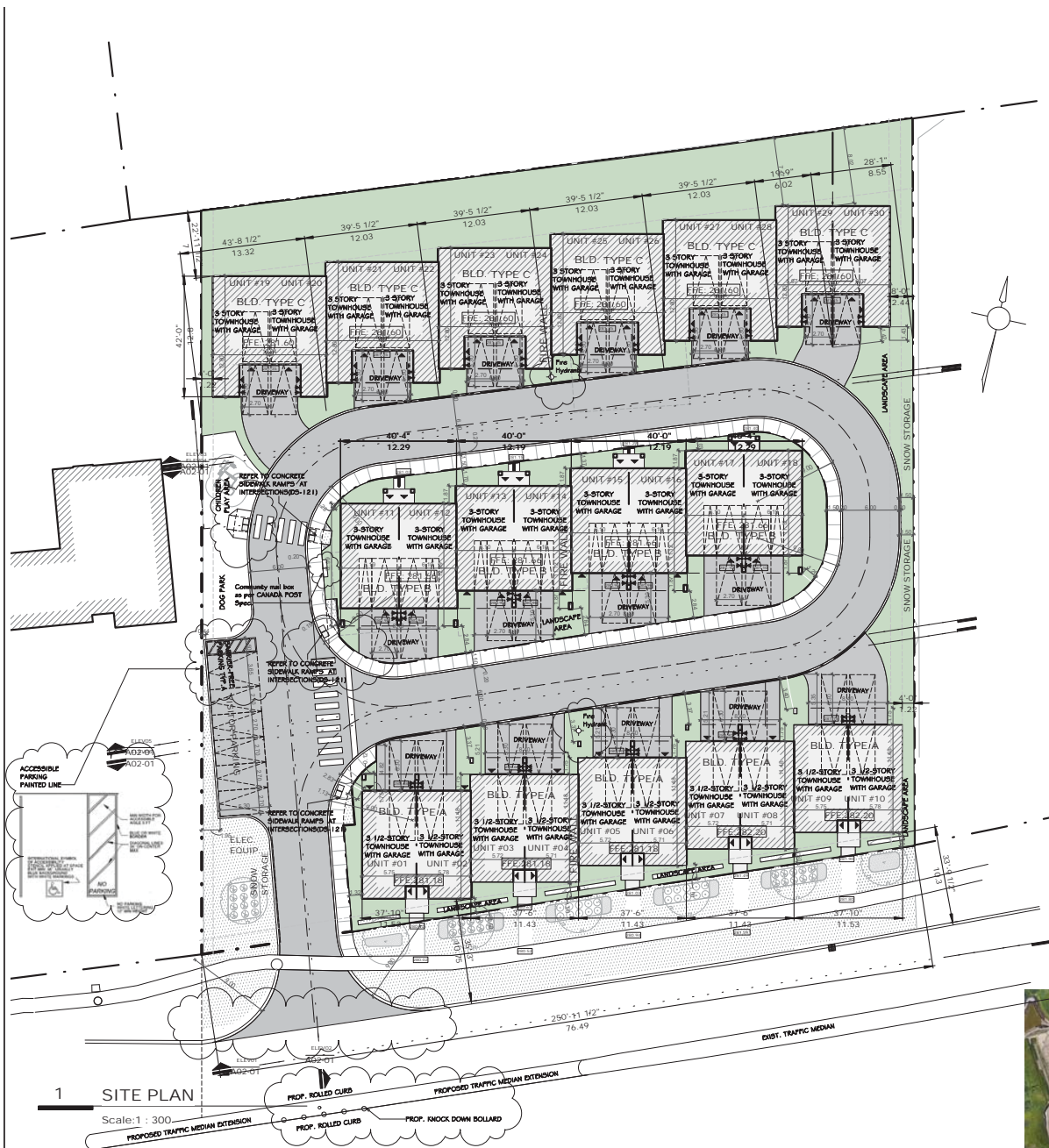


## PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: LIVEWELL ON WELLINGTON GENERAL PARTNERS LTD. - PLAN PREPARED BY WAHBA SURVEYING JULY 27, 2023

FIGURE 4



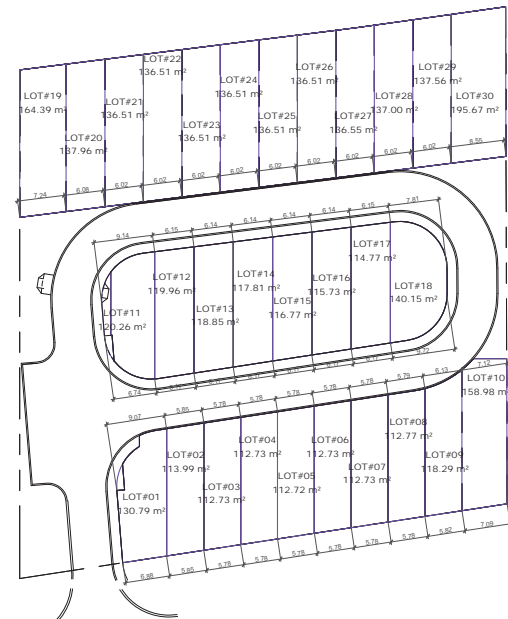


#### SITE STATISTICS

OVERALL LOT AREA	5,879m <sup>2</sup>	0.5879 Ha
LOT FRONTAGE (WELLINGTON)	250'-11"	76.49 m
OVERALL LOT COVERAGE	2144.91 m <sup>2</sup>	36.5%
OVERALL DENSITY	51.03 Unit/Ha	
OVERALL FLOOR SPACE INDEX(FSI)	1.04	
TOTAL GROSS FLOOR AREA	65,600 ft <sup>2</sup>	6,094 m <sup>2</sup>
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 <sup>2</sup>	0.5879 Ha
OVERALL LOT COVERAGE	2144.91 m <sup>2</sup>	36.5%
ROAD & VISITOR PARKING AREA	1270.20 m <sup>2</sup>	
DRIVEWAYS AREA	706.36 m <sup>2</sup>	
SOFT LANDSCAPING AREA	1576.99 m <sup>2</sup>	
HARD LANDSCAPING AREA	1758.53 m <sup>2</sup>	



**Livwell**  
on WELLINGTON

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

Revision Chart	No.	Date	Issued For	By
1	12-06-18	For Consultants		
2	12-06-23	Preliminary Site Plan		
3	12-07-04	Preliminary Site Plan		
4	12-08-01	For Consultants		
5				
6				
7				
8				
9				

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**HYPHEN**

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SITE PLAN

Drawn	Author	Sheet No.
22-256	22-256	
JUN 2022		
As indicated		

A01-00

## REPORT FIGURE 5



- ENTRANCE
- GAS METER
- HYDRO METER

All roadways must be constructed in accordance with the "Town of Aurora Design Criteria Manual for Engineering Plans"



1 ELEV01

Scale:1 : 250



2 ELEV02

Scale:1 : 250



3 ELEV03

Scale:1 : 250



4 ELEV04

Scale:1 : 250



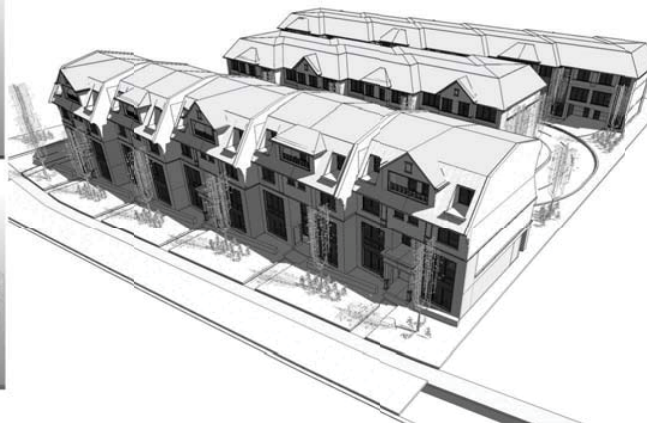
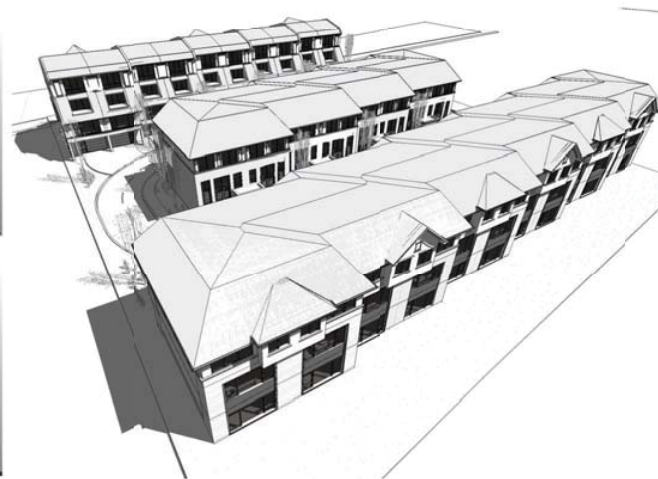
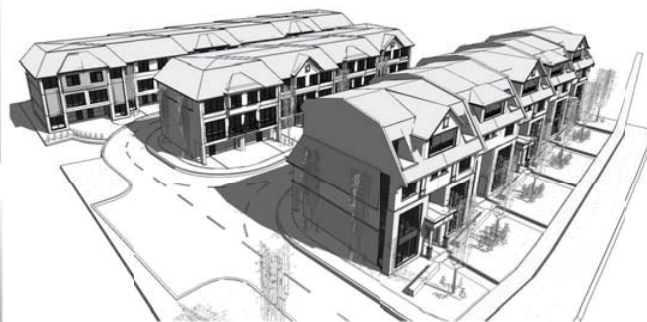
5 ELEV05

Scale:1 : 250



6 ELEV06

Scale:1 : 250



*Livwell*  
on WELLINGTON

Project: **LIVWELL**  
AURORA ONTARIO

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

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.**

**HYPHEN**

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Draw Title: **ELEVATIONS**

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

A02-01





*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	I	
B	I	
C	I	
D	I	
E	I	
F	I	
G	I	
H	I	
I	I	

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

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Drawn Title:		3D RENDER	
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. I		
5. I		
6. I		
7. I		
8. I		
9. I		

Revision	No.	Date	Issued For:	By:
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:		

A02-03

3D RENDER