
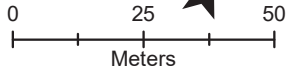




**LOCATION MAP**  
 APPLICANT: GERVAIS DEVELOPMENT CORP.  
 FILE: OPA-2022-03 & ZBA-2022-05  
 FIGURE 1

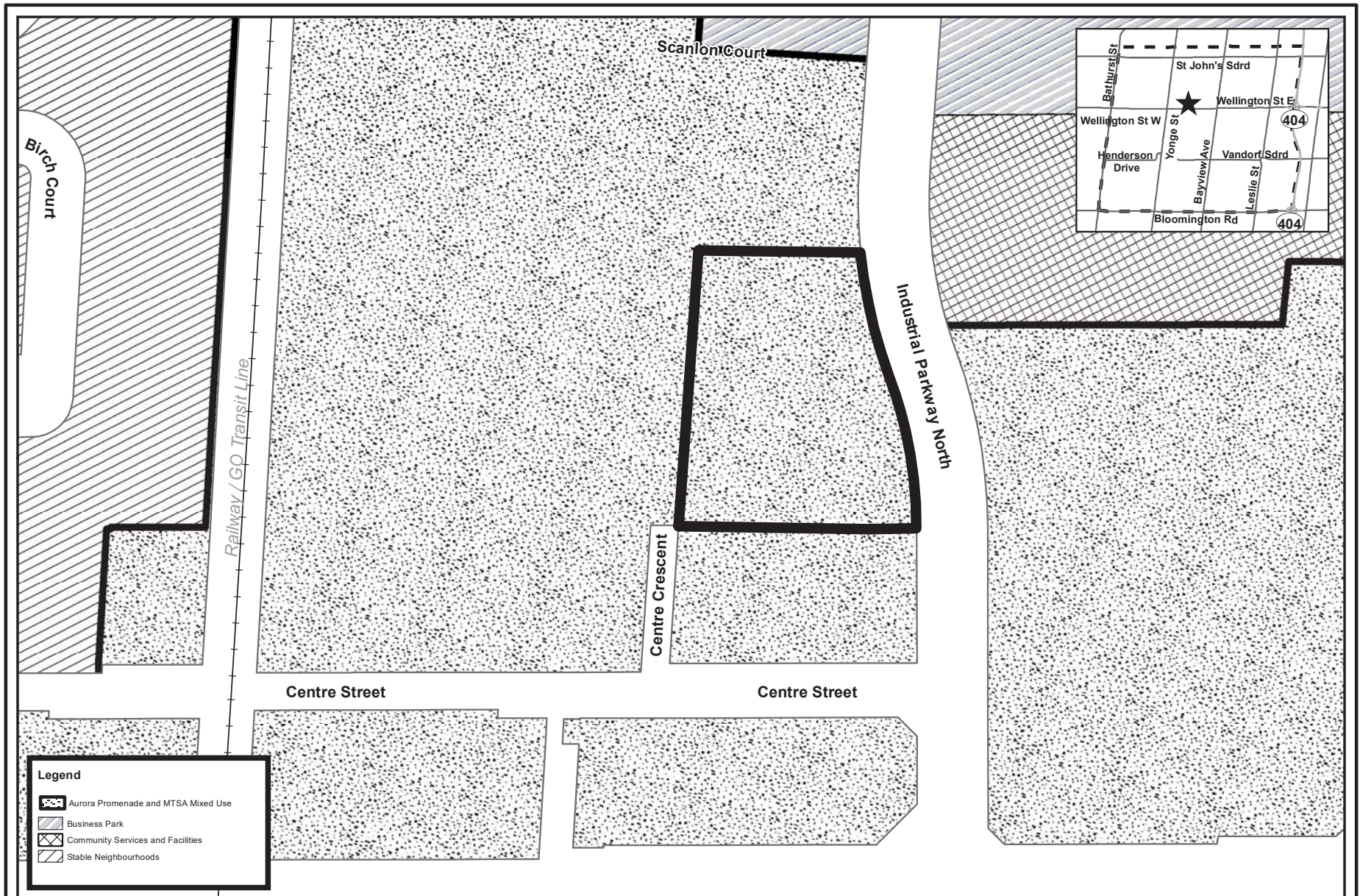

**SUBJECT LANDS**







Map by the Town of Aurora Planning and Development Services Department, 2024-06-17. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2022, © First Base Solutions Inc., 2022 Orthophotography.



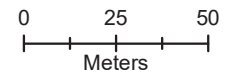
# EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: GERVAIS DEVELOPMENT CORP.

FILE: OPA-2022-03 & ZBA-2022-05

FIGURE 2

 **SUBJECT LANDS**



**Zoning Legend**

**RESIDENTIAL ZONES**

- R3** Detached Third Density Residential
- R7** Special Mixed Density Residential
- R8** Townhouse Dwelling Residential
- RA2** Second Density Apartment Residential

**COMMERCIAL ZONES**

- C3** Service Commercial
- C4** Community Commercial
- C6** Mixed Residential Commercial

**INSTITUTIONAL ZONES**

- I** Institutional

**RURAL ZONES**

- RU** Rural

**EMPLOYMENT ZONES**

- E1** Service Employment
- E2** General Employment

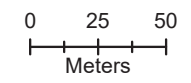
**PROMENADE ZONES**

- PDS1** Promenade Downtown Shoulder - Central Commercial
- PDS4** Promenade Downtown Shoulder - Service Commercial



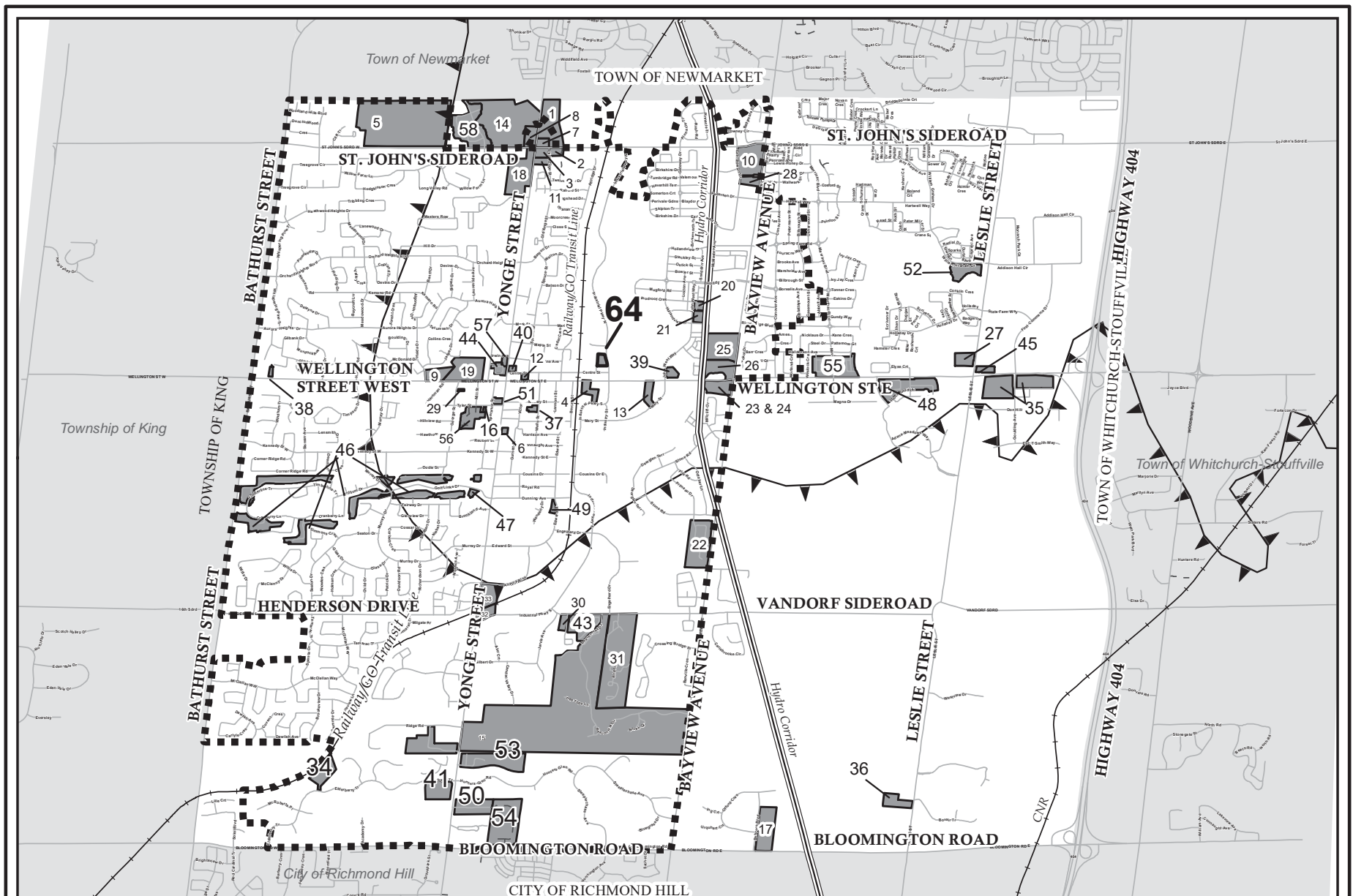
**EXISTING ZONING BY-LAW**  
 APPLICANT: GERVAIS DEVELOPMENT CORP.  
 FILE: OPA-2022-03 & ZBA-2022-05  
 FIGURE 3

 **SUBJECT LANDS**



Map by the Town of Aurora Financial Services Department, 2024-06-17. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\180, 182 Centre Crescent (OPA-2022-03, ZBA-2022-05)\Report Map June 6 2024\Figure\_3\_Existing\_Zoning By Law.mxd





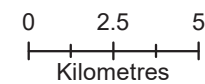
## PROPOSED SITE-SPECIFIC OFFICIAL PLAN POLICY AREA

APPLICANT: GERVAIS DEVELOPMENT CORP.

FILE: OPA-2022-03 & ZBA-2022-05

FIGURE 4

-  Site-Specific Official Plan Policy Area
-  Aurora Built Boundary



Map by the Town of Aurora Financial Services Department, 2024-06-17. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\180, 182 Centre Crescent (OPA-2022-03, ZBA-2022-05)\Report Map June 6 2024\Figure\_4\_Proposed Site-Specific Official Plan Policy Area.mxd



**PROPOSED OFFICIAL PLAN AMENDMENT**

APPLICANT: GERVAIS DEVELOPMENT CORP.

FILE: OPA-2022-03 & ZBA-2022-05

FIGURE 5

**SITE-SPECIFIC AURORA PROMENADE AND MTSA MIXED USE (SITE-SPECIFIC OFFICIAL PLAN POLICY AREA 64)**



Map by the Town of Aurora Financial Services Department, 2024-06-17. Base data provided by York Region & the Town of Aurora. \*Mapping is based on York Region approval of the Town's Official Plan dated May 24, 2024

**Zoning Legend**

**RESIDENTIAL ZONES**

- R3 Detached Third Density Residential
- R7 Special Mixed Density Residential
- R8 Townhouse Dwelling Residential
- RA2 Second Density Apartment Residential

**COMMERCIAL ZONES**

- C3 Service Commercial
- C4 Community Commercial
- C6 Mixed Residential Commercial

**INSTITUTIONAL ZONES**

- I Institutional

**RURAL ZONES**

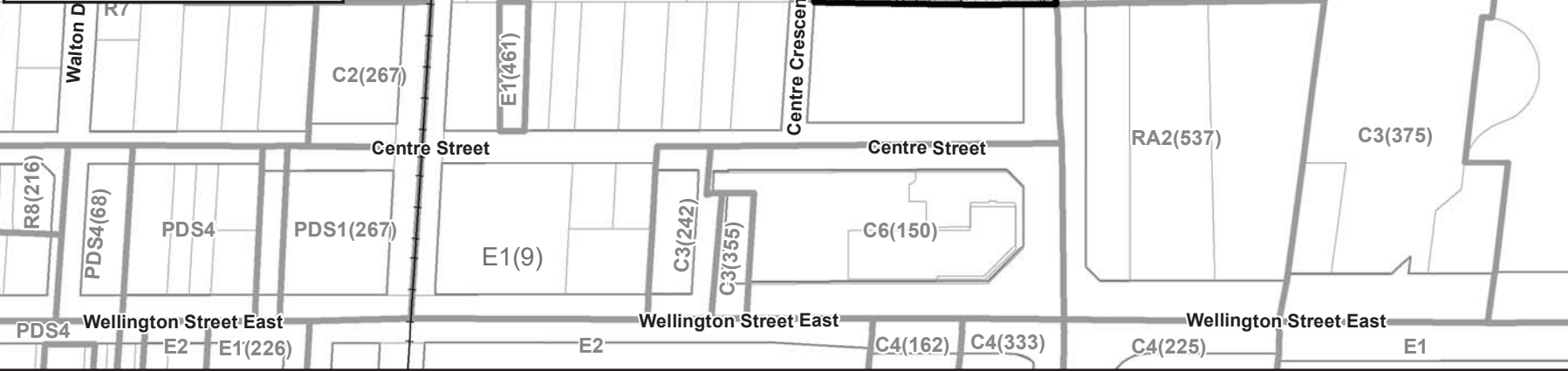
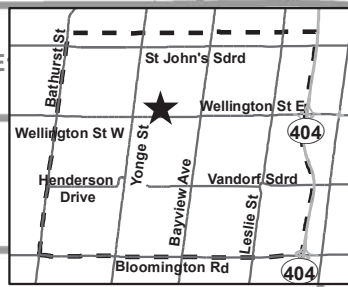
- RU Rural

**EMPLOYMENT ZONES**

- E1 Service Employment
- E2 General Employment

**PROMENADE ZONES**

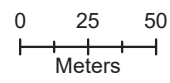
- PDS1 Promenade Downtown Shoulder - Central Commercial
- PDS4 Promenade Downtown Shoulder - Service Commercial



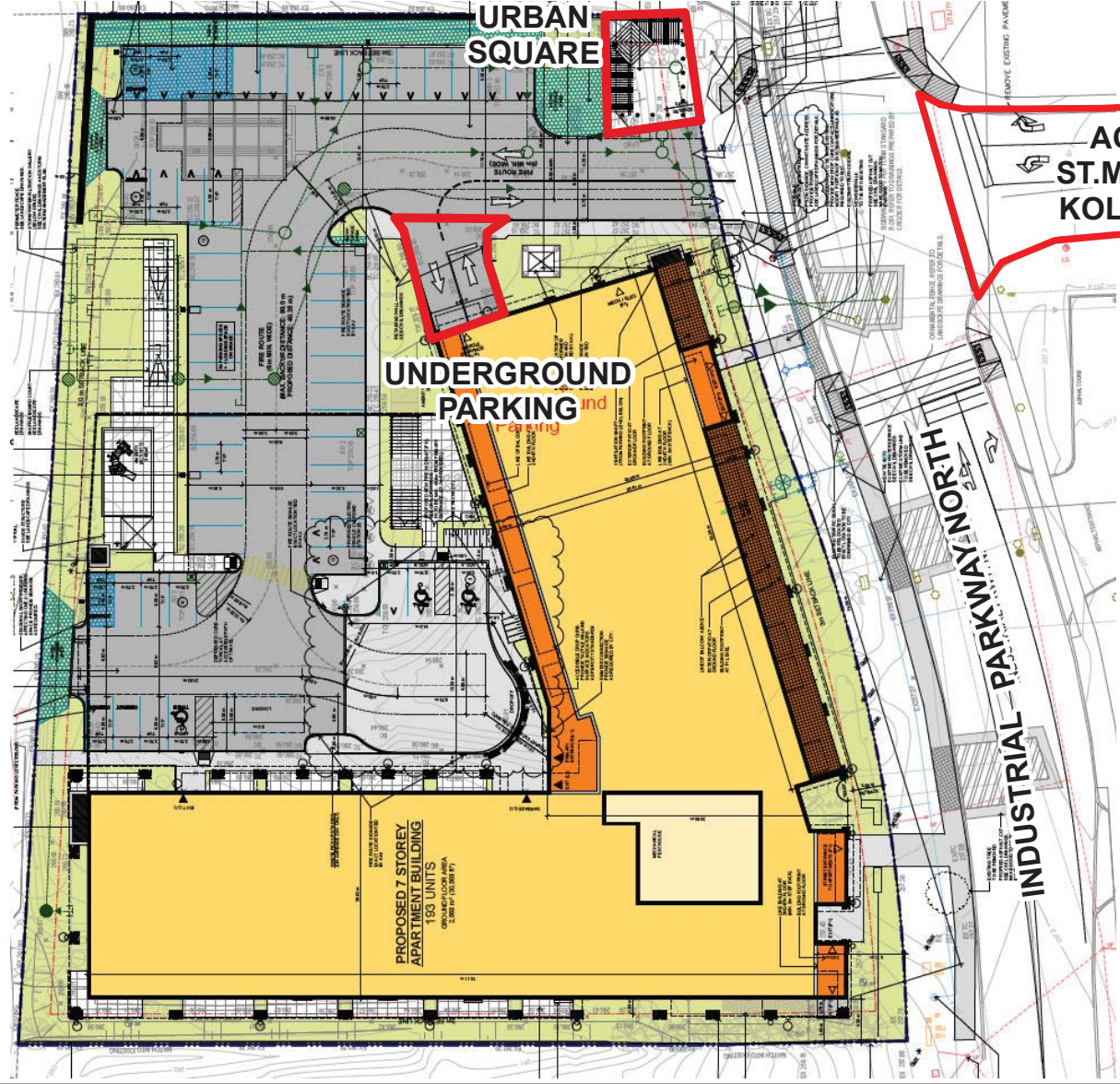
**PROPOSED ZONING BY-LAW AMENDMENT**

APPLICANT: GERVAIS DEVELOPMENT CORP.  
 FILE: OPA-2022-03 & ZBA-2022-05  
 FIGURE 6

 **SUBJECT LANDS**



Map by the Town of Aurora Financial Services Department, 2024-06-17. Base data provided by York Region & the Town of Aurora.

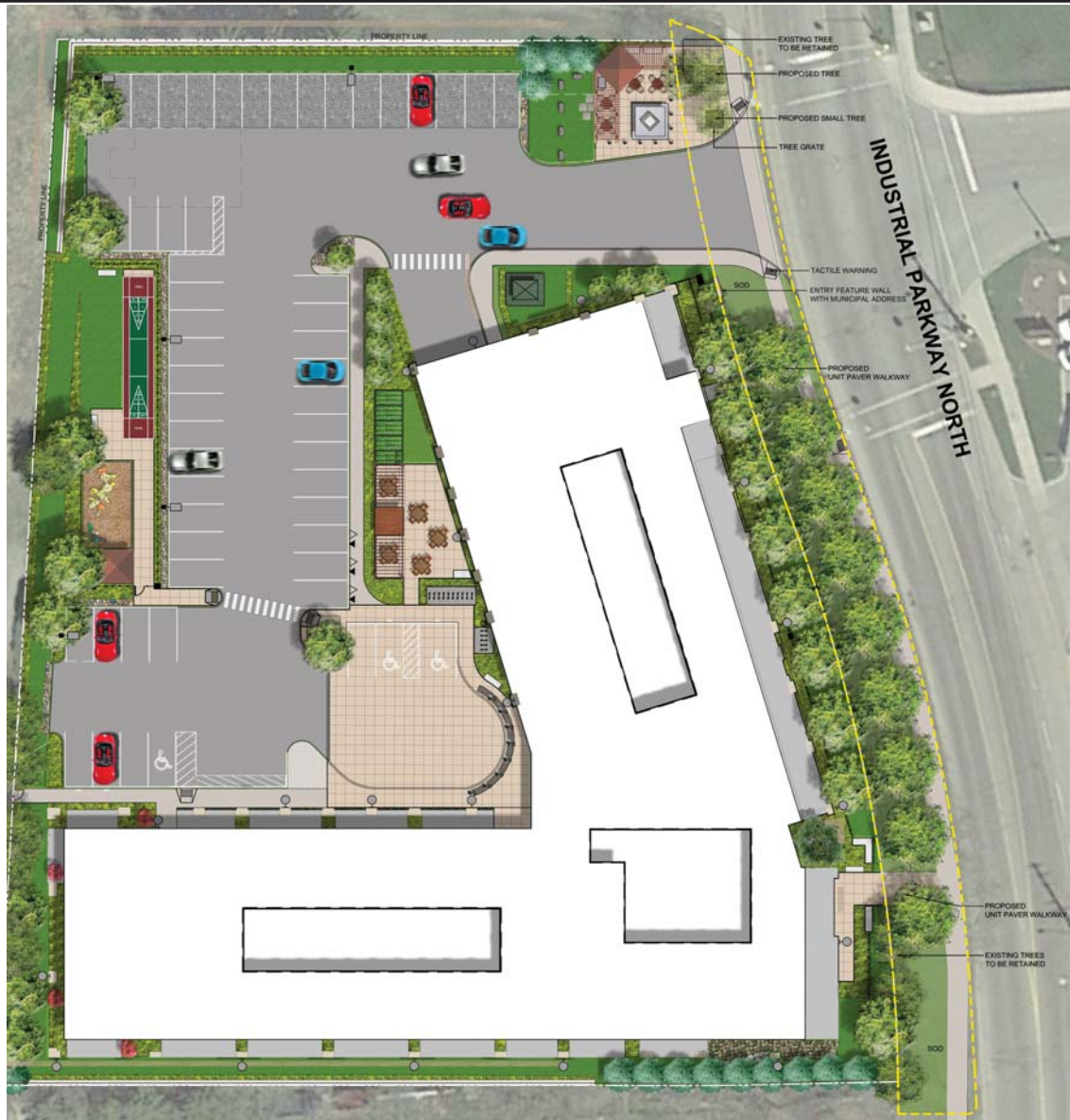


**PROPOSED SITE PLAN**  
APPLICANT: GERVAIS DEVELOPMENT CORP.  
FILE: OPA-2022-03 & ZBA-2022-05  
FIGURE 7



Map created by the Town of Aurora Planning & Building Services Department, 2024-06-17. Drawing provided by Gervais Development Corp.

Document Path: J:\data\data\Planning Maps\180, 182 Centre Crescent (OPA-2022-03, ZBA-2022-05)\Report Map June 6 2024\Figure\_7\_Proposed Site Plan.mxd



# PROPOSED LANDSCAPE PLAN

APPLICANT: GERVAIS DEVELOPMENT CORP.

FILE: OPA-2022-03 & ZBA-2022-05

FIGURE 8



Map created by the Town of Aurora Planning & Building Services Department, 2024-06-17. Drawing provided by Gervais Development Corp.

Document Path: J:\data\data\Planning Maps\180, 182 Centre Crescent (OPA-2022-03, ZBA-2022-05)\Report Map June 6 2024\Figure\_8\_Proposed Landscape Plan.mxd





THIS ELEVATION FACES INDUSTRIAL PARKWAY NORTH

# PROPOSED FRONT BUILDING ELEVATIONS

APPLICANT: GERVAIS DEVELOPMENT CORP.

FILE: OPA-2022-03 & ZBA-2022-05

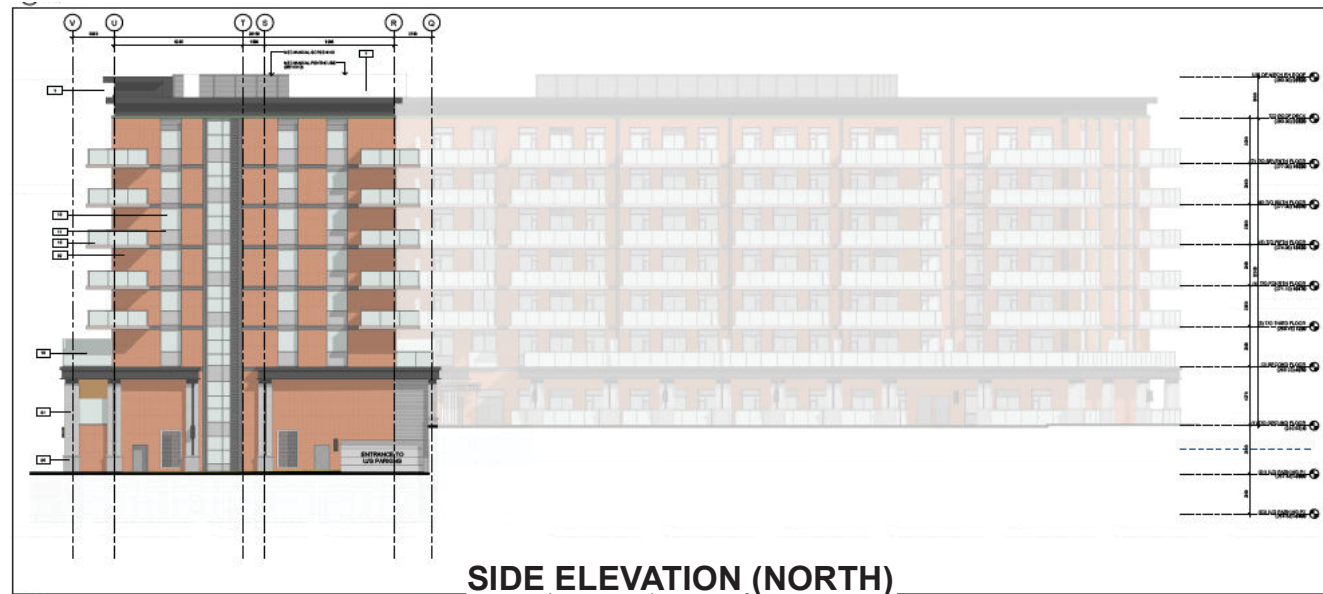
FIGURE 9



Map created by the Town of Aurora Planning & Building Services Department, 2024-06-17. Drawing provided by Gervais Development Corp.



SIDE ELEVATION 3 (SOUTH)



SIDE ELEVATION 1 (NORTH)

# PROPOSED SIDE BUILDING ELEVATIONS

APPLICANT: GERVAIS DEVELOPMENT CORP.

FILE: OPA-2022-03 & ZBA-2022-05

FIGURE 10



Map created by the Town of Aurora Planning & Building Services Department, 2024-06-17. Drawing provided by Gervais Development Corp.

Document Path: J:\data\data\Planning Maps\180, 182 Centre Crescent (OPA-2022-03, ZBA-2022-05)\Report Map June 6 2024\Figure\_10\_Proposed Side Building Elevations.mxd