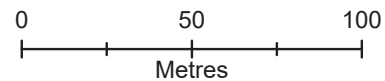


LOCATION MAP

APPLICANT: Esmail Zamani
FILES: OPA-2021-05 and ZBA-2021-07
FIGURE 1

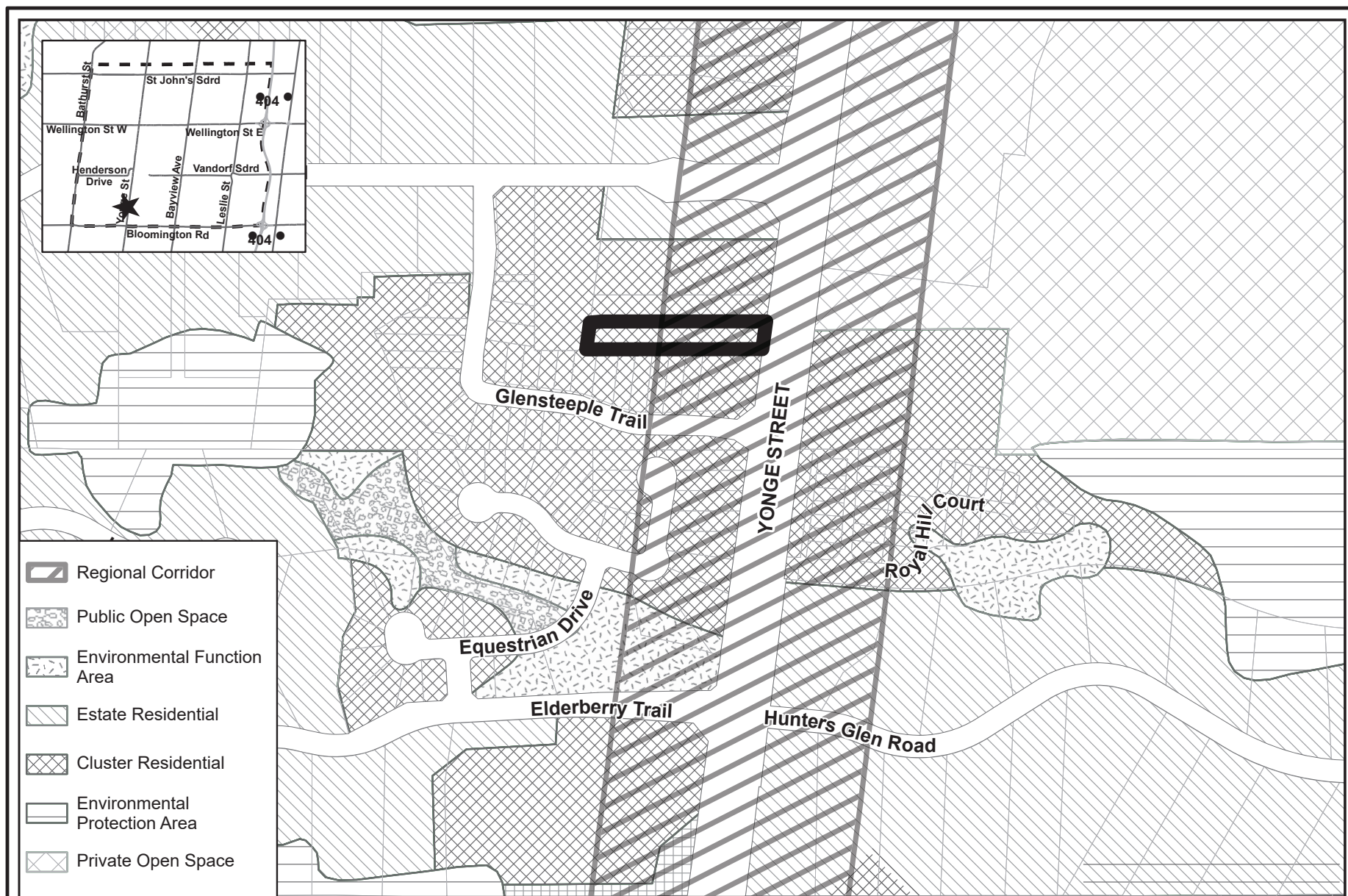


SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, 2024-08-16. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.

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EXISTING OFFICIAL PLAN DESIGNATION/ POLICY

APPLICANT: ESMAIL ZAMENI
 FILES: OPA-2021-05 AND ZBA-2021-07
 FIGURE 2

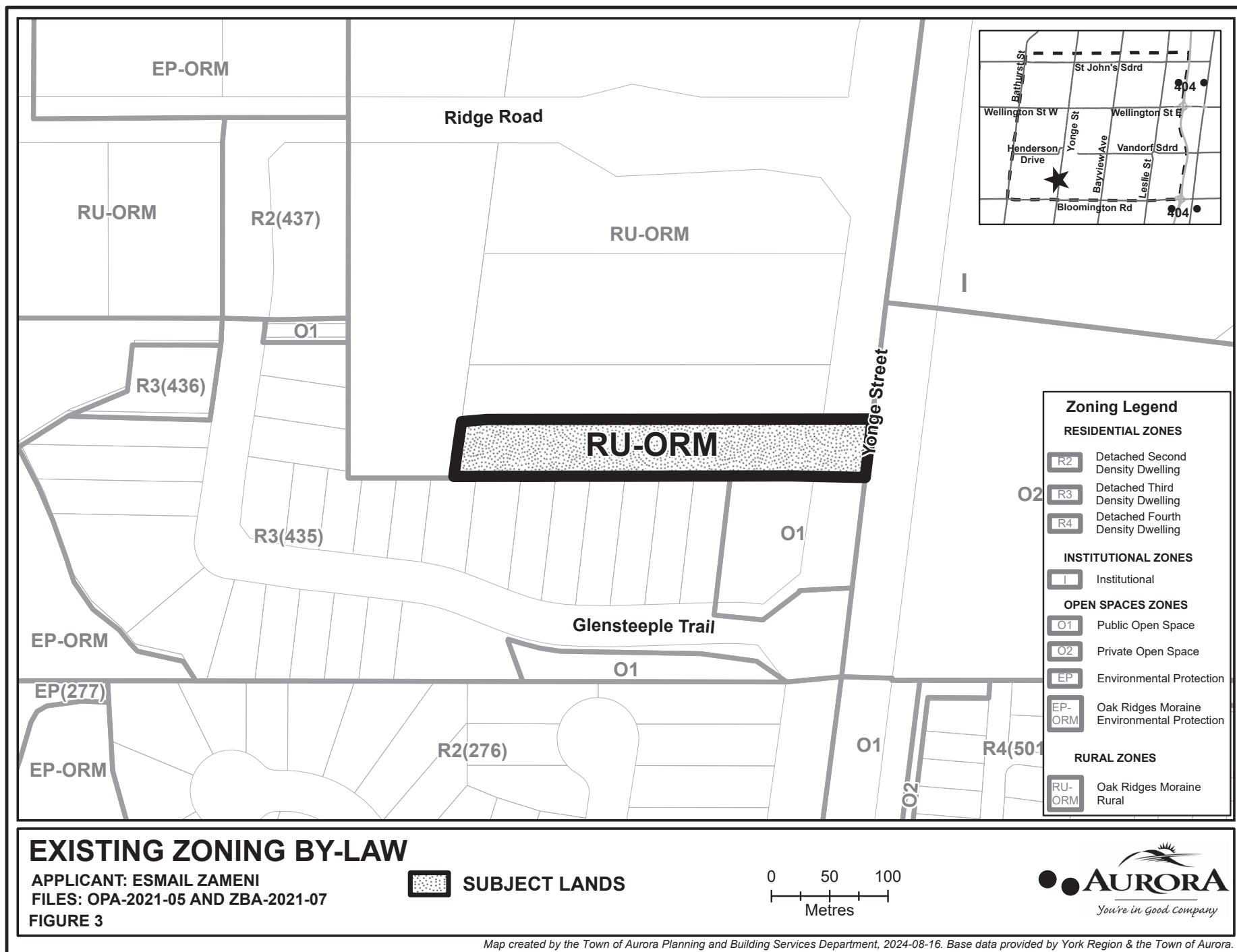
 **SUBJECT LANDS**

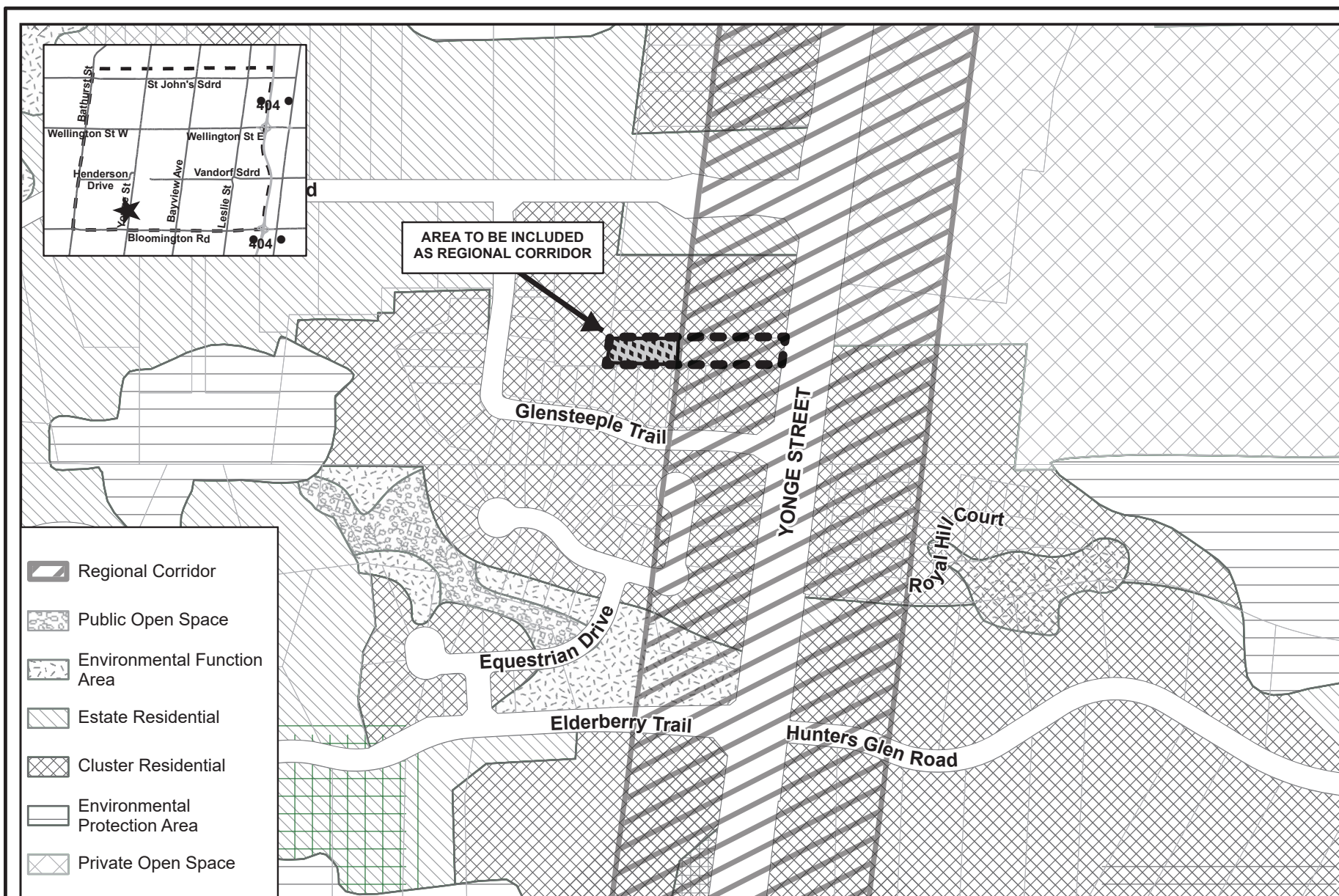
0 50 100
 Metres



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PROPOSED OFFICIAL PLAN AMENDMENT

APPLICANT: ESMAIL ZAMENI
FILES: OPA-2021-05 AND ZBA-2021-07
FIGURE 4

0 90 180
Metres



AREA TO BE INCLUDED AS
REGIONAL CORRIDOR

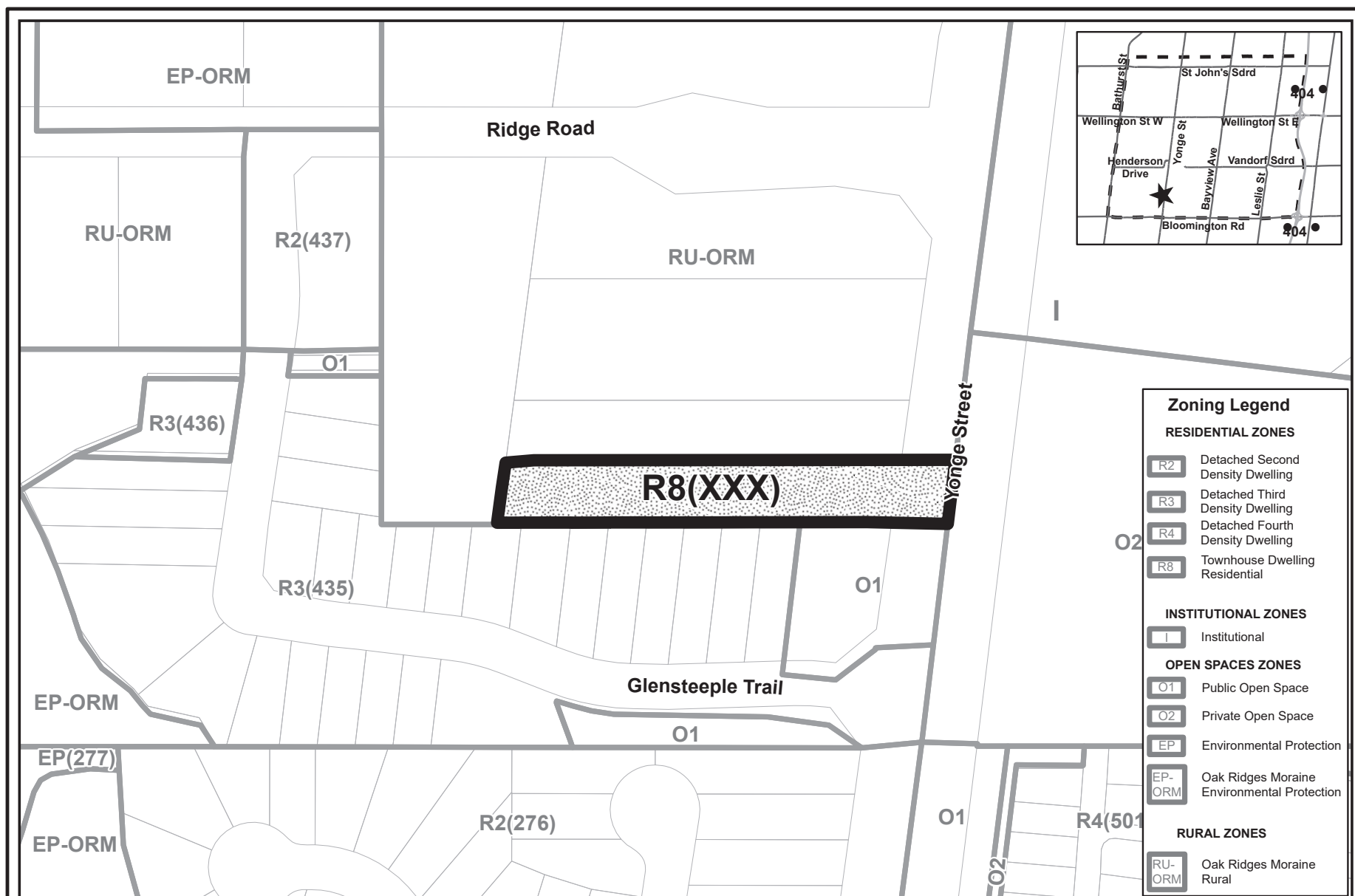


SUBJECT LANDS



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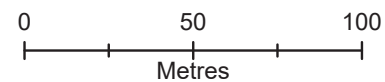


PROPOSED ZONING BY-LAW AMENDMENT

APPLICANT: 894809 ONTARIO LTD
 FILES: OPA-2021-05 AND ZBA-2021-07
 FIGURE 5

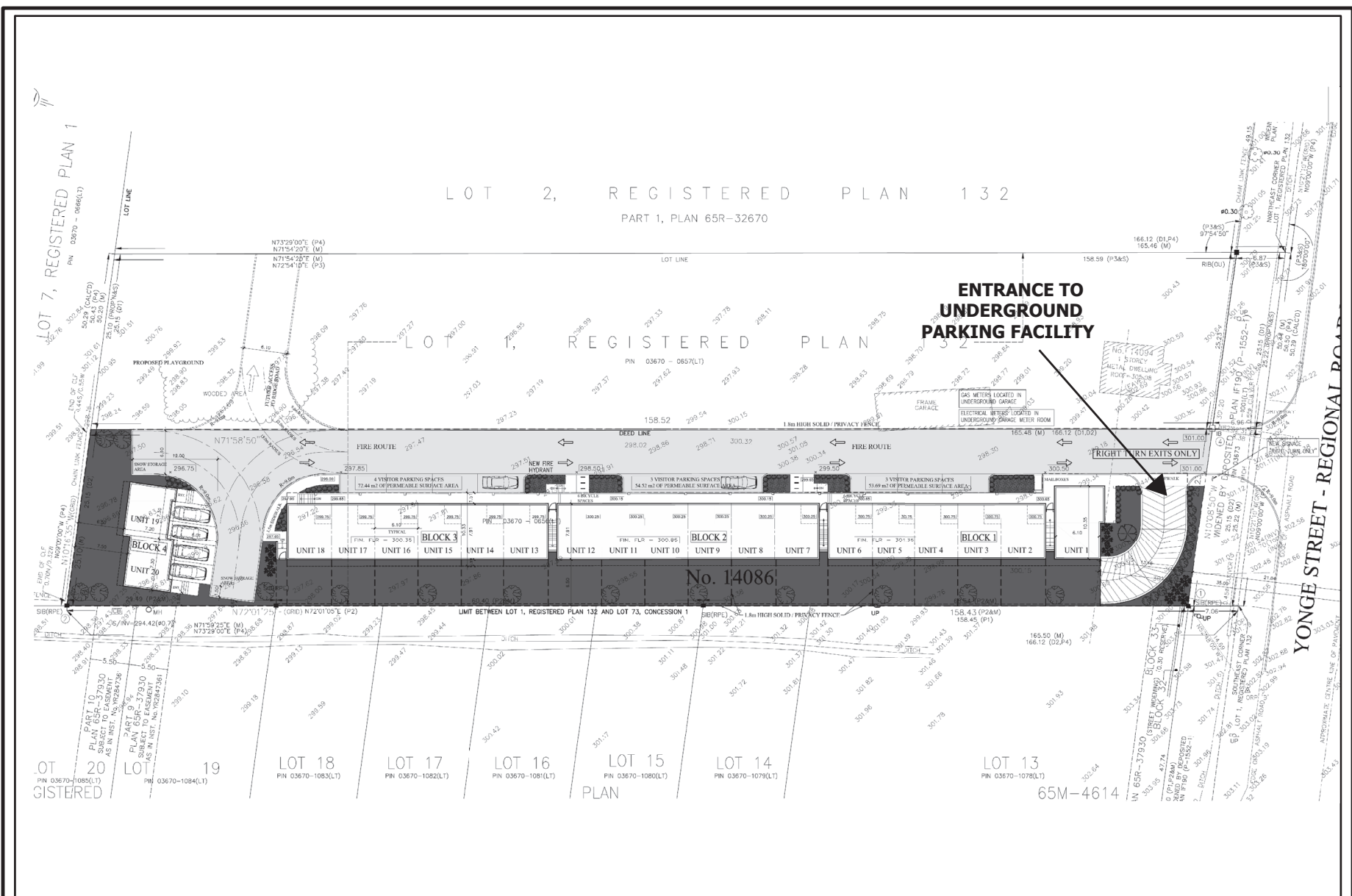


To be rezoned from RU-ORM to
 R8(XXX) - Townhouse Dwelling
 Residential Exception



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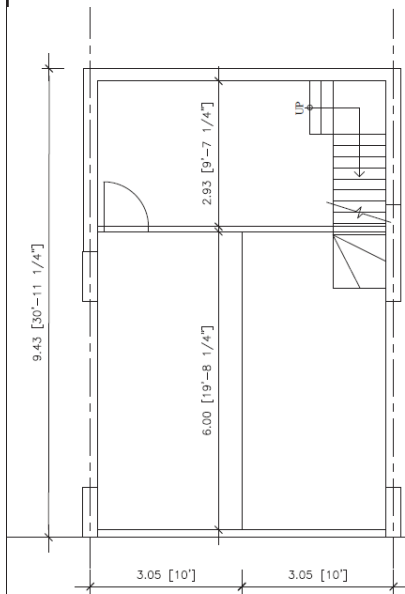
PROPOSED SITE PLAN

APPLICANT: ESMAIL ZAMENI
FILES: OPA-2021-05 AND ZBA-2021-07
FIGURE 6

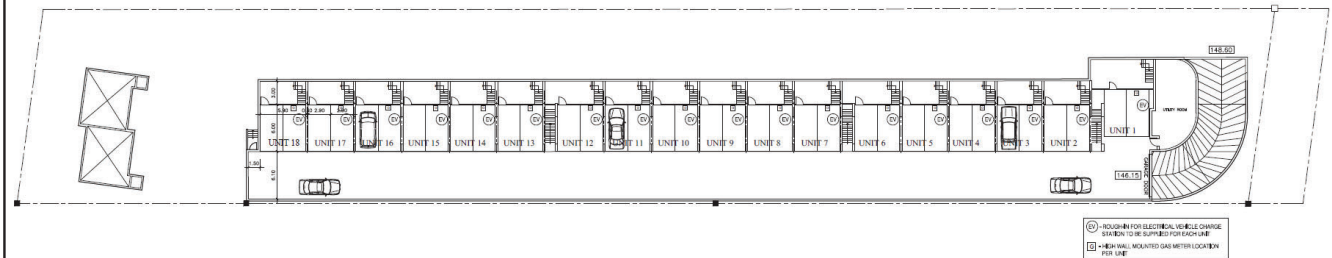


Map created by the Town of Aurora Planning and Building Services Department, 2024-08-16. Proposed Site Plan created by Frank Rotundo Architect Inc.

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GARAGE FLOOR PLAN
SCALE: 1:50



GARAGE PLAN
SCALE: 1:200

PROPOSED UNDERGROUND GARAGE

APPLICANT: ESMAIL ZAMENI
FILES: OPA-2021-05 AND ZBA-2021-07
FIGURE 7



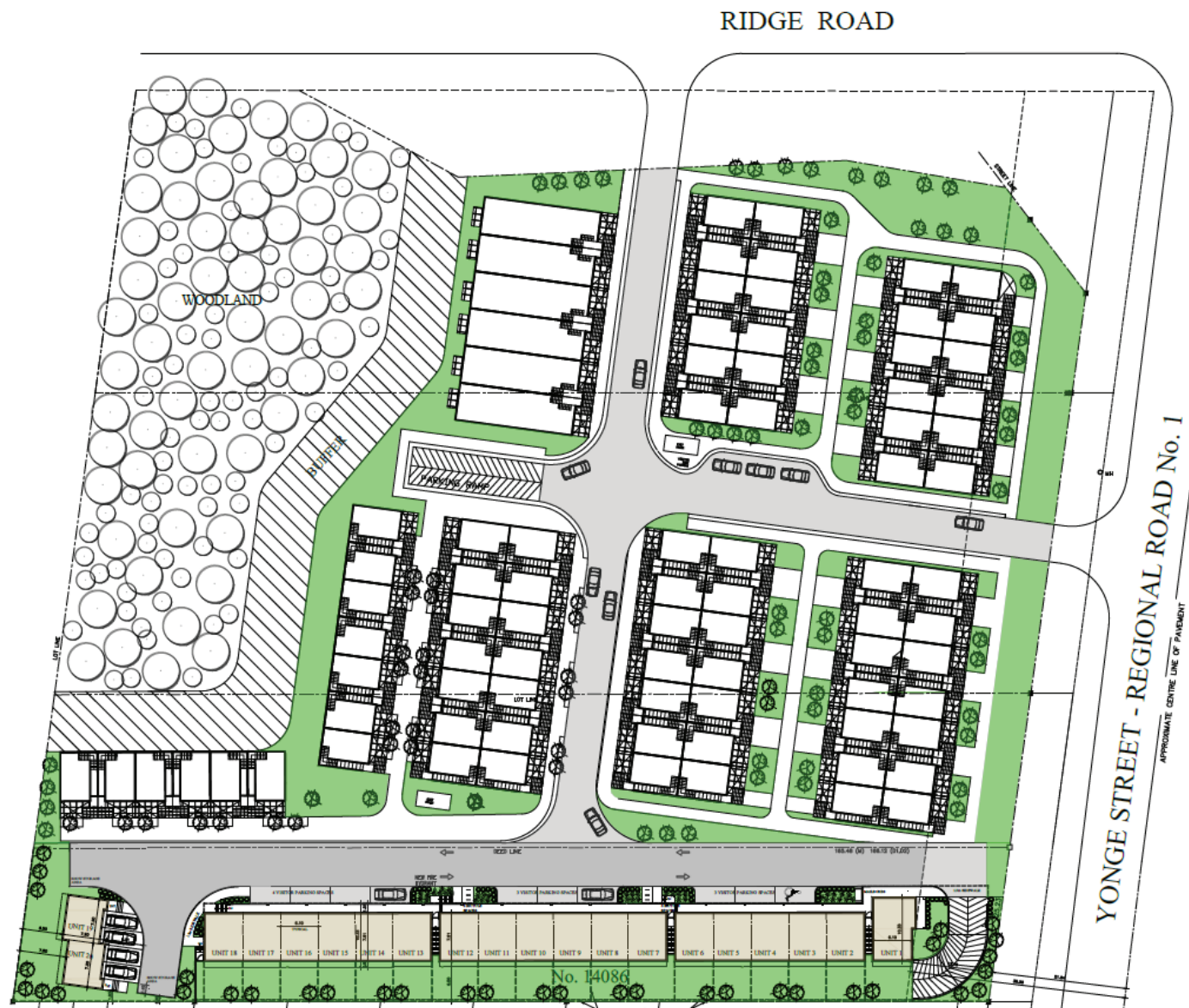
Map created by the Town of Aurora Planning and Building Services Department, 2024-08-16. Proposed Site Plan created by Frank Rotundo Architect Inc.

J:\data\data\Planning Maps\14086 Yonge Street (OPA-2021-05 and ZBA-2021-07)\Report_Maps_14086_Yonge_St_OPA-2021-05 and ZBA-2021-07\Report_Maps_14086_Yonge_St_OPA-2021-05 and ZBA-2021-07.aprx



PROPOSED ELEVATIONS

APPLICANT: ESMAIL ZAMENI
FILES: OPA-2021-05 AND ZBA-2021-07
FIGURE 8



PROPOSED BLOCK PLAN

APPLICANT: ESMAIL ZAMENI
 FILES: OPA-2021-05 AND ZBA-2021-07
 FIGURE 9