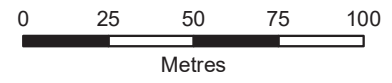


LOCATION MAP

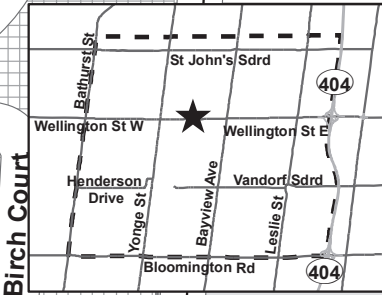
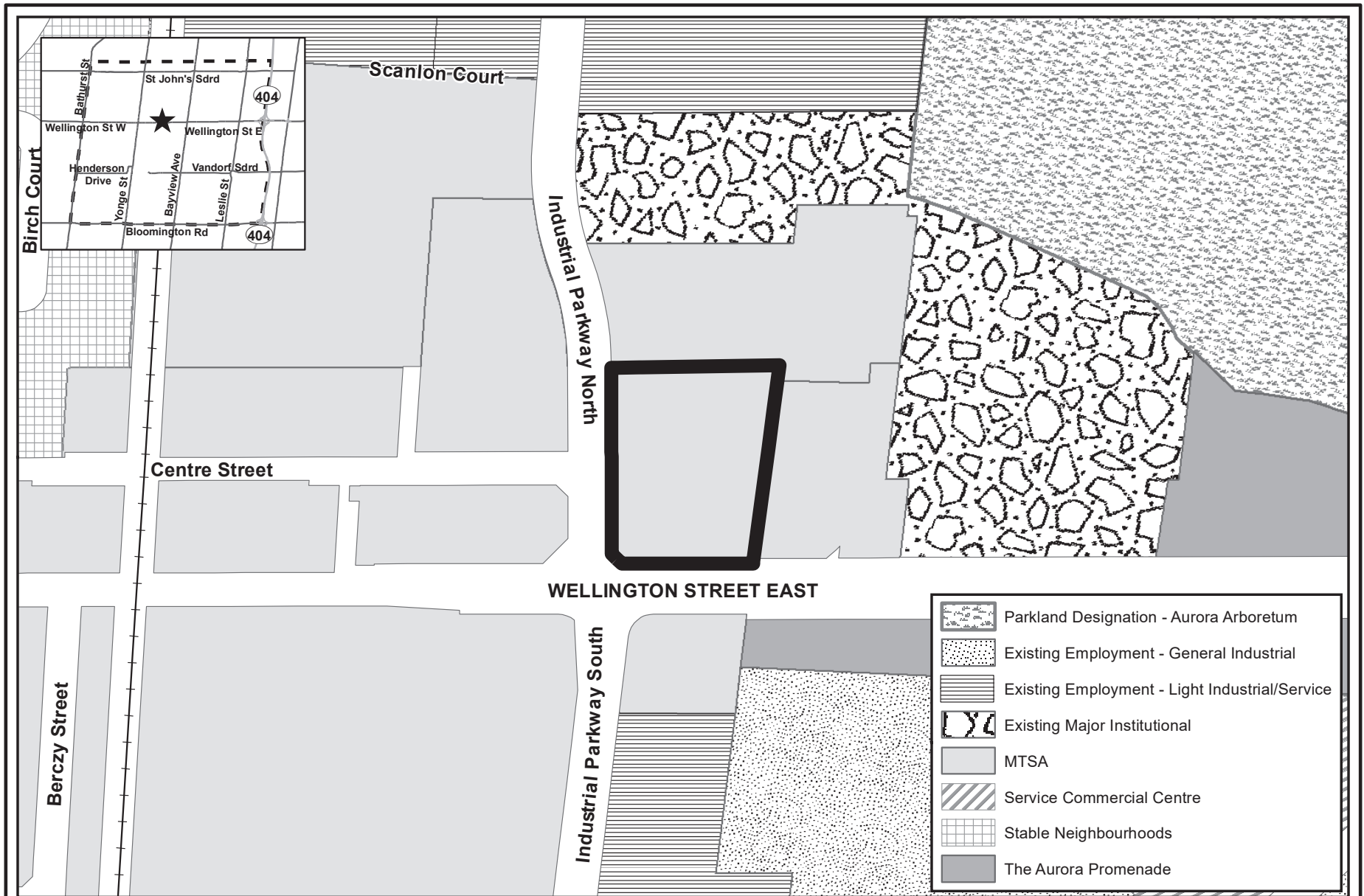
APPLICANT: 1000265154 Ontario Inc
 FILES: OPA-2024-02 & ZBA-2024-02
 FIGURE 1



SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, 2024-09-09. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.

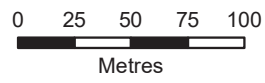


	Parkland Designation - Aurora Arboretum
	Existing Employment - General Industrial
	Existing Employment - Light Industrial/Service
	Existing Major Institutional
	MTSA
	Service Commercial Centre
	Stable Neighbourhoods
	The Aurora Promenade

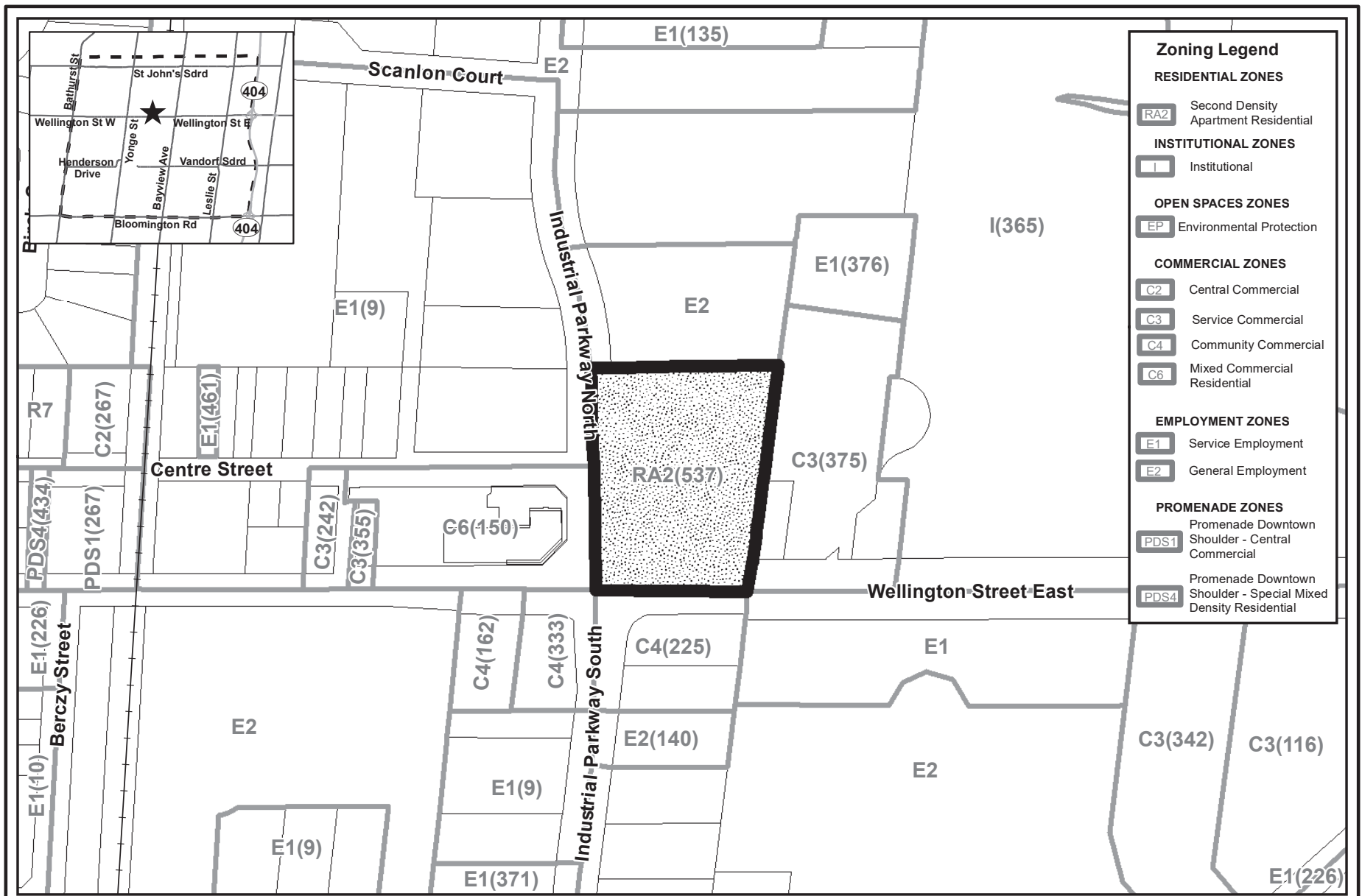
EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: 1000265154 ONTARIO INC
FILES: OPA-2024-02 & ZBA-2024-02
FIGURE 2

Subject Lands and Site Specific Policy Area '58' under Schedule 'H'



Map created by the Town of Aurora Planning and Building Services Department, 2024-09-09. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.

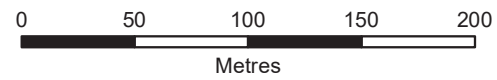


Zoning Legend	
RESIDENTIAL ZONES	
	Second Density Apartment Residential
INSTITUTIONAL ZONES	
	Institutional
OPEN SPACES ZONES	
	Environmental Protection
COMMERCIAL ZONES	
	Central Commercial
	Service Commercial
	Community Commercial
	Mixed Commercial Residential
EMPLOYMENT ZONES	
	Service Employment
	General Employment
PROMENADE ZONES	
	Promenade Downtown Shoulder - Central Commercial
	Promenade Downtown Shoulder - Special Mixed Density Residential

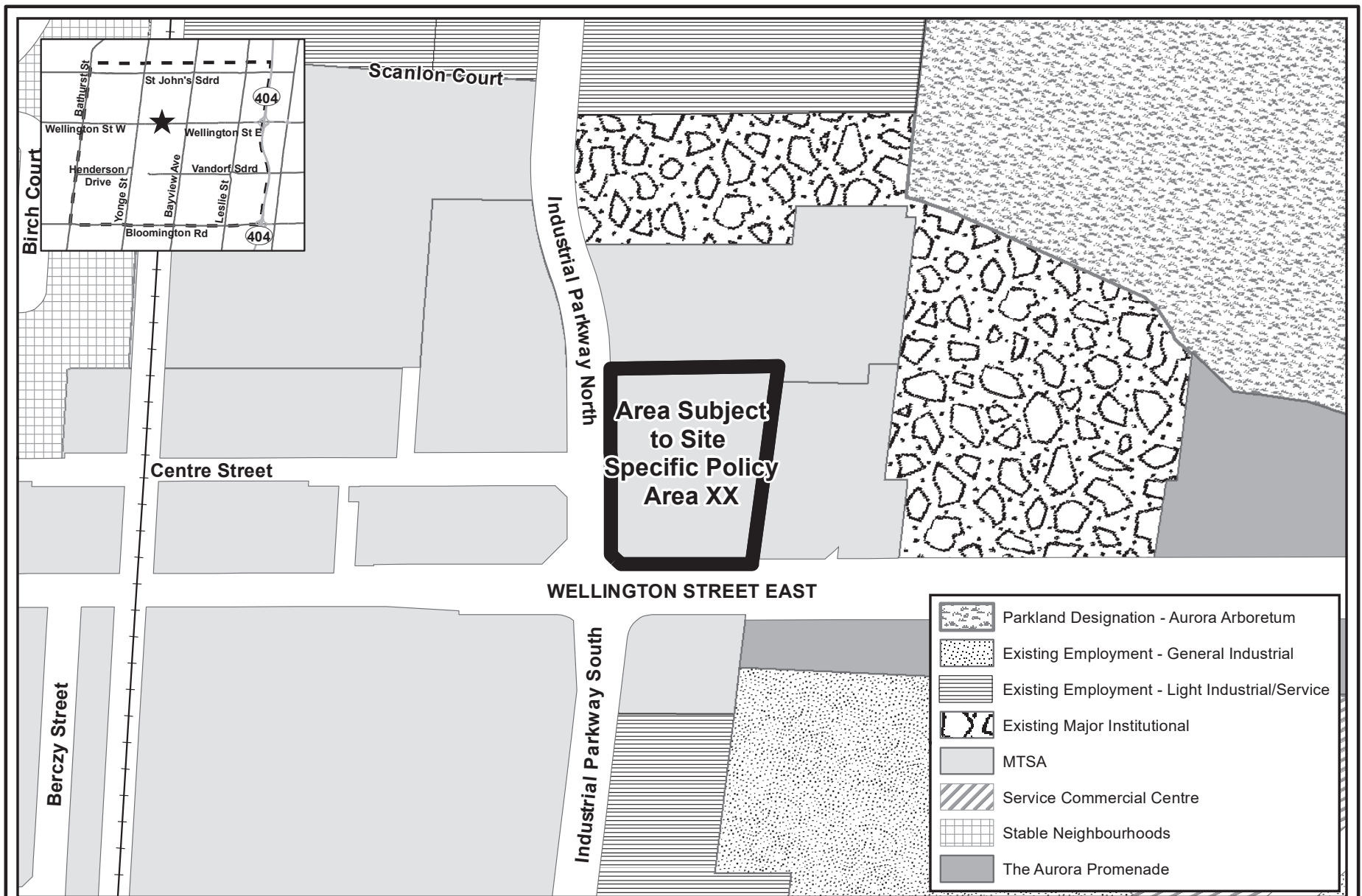
EXISTING ZONING BY-LAW

APPLICANT: 1000265154 ONTARIO INC
 FILES: OPA-2024-02 & ZBA-2024-02
 FIGURE 3

SUBJECT LANDS




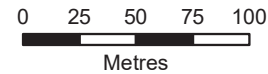
Map created by the Town of Aurora Planning and Building Services Department, 2024-09-09. Base data provided by York Region & the Town of Aurora.



PROPOSED OFFICIAL PLAN DESIGNATION

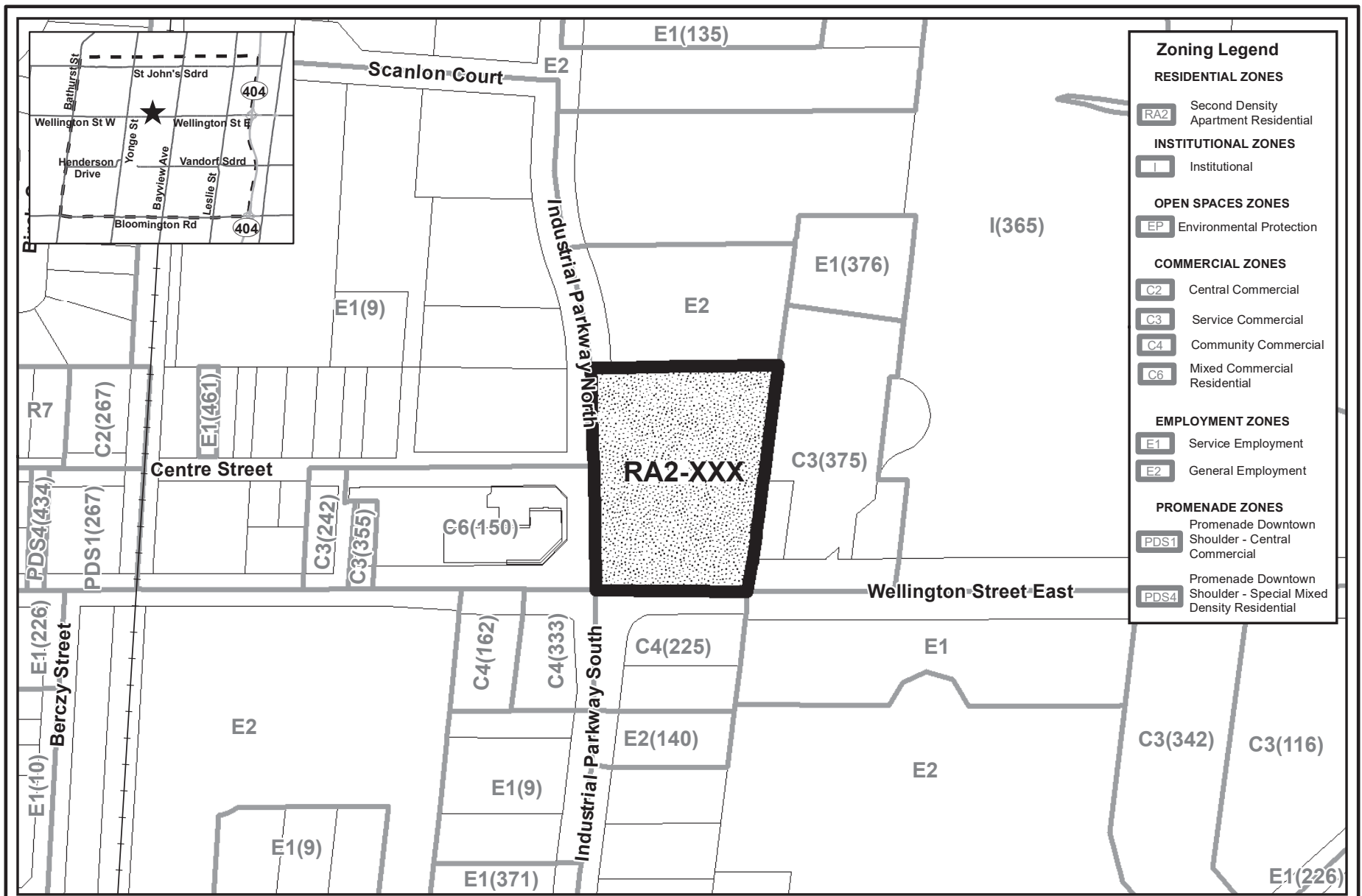
APPLICANT: 1000265154 ONTARIO INC
 FILES: OPA-2024-02 & ZBA-2024-02
 FIGURE 4

 **Area Subject to Site Specific Policy Area XX**



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Document Path: J:\data\data\Planning Maps\894809 Ontario Ltd (180 Wellington St E OPA-2024-02)\Report_Maps_Aug_2024\Figure_4_Proposed Official_Plan_Map.mxd



Zoning Legend

RESIDENTIAL ZONES

RA2 Second Density Apartment Residential

INSTITUTIONAL ZONES

I Institutional

OPEN SPACES ZONES

EP Environmental Protection

COMMERCIAL ZONES

C2 Central Commercial

C3 Service Commercial

C4 Community Commercial

C6 Mixed Commercial Residential

EMPLOYMENT ZONES

E1 Service Employment

E2 General Employment

PROMENADE ZONES

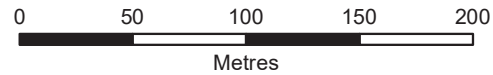
PDS1 Promenade Downtown Shoulder - Central Commercial

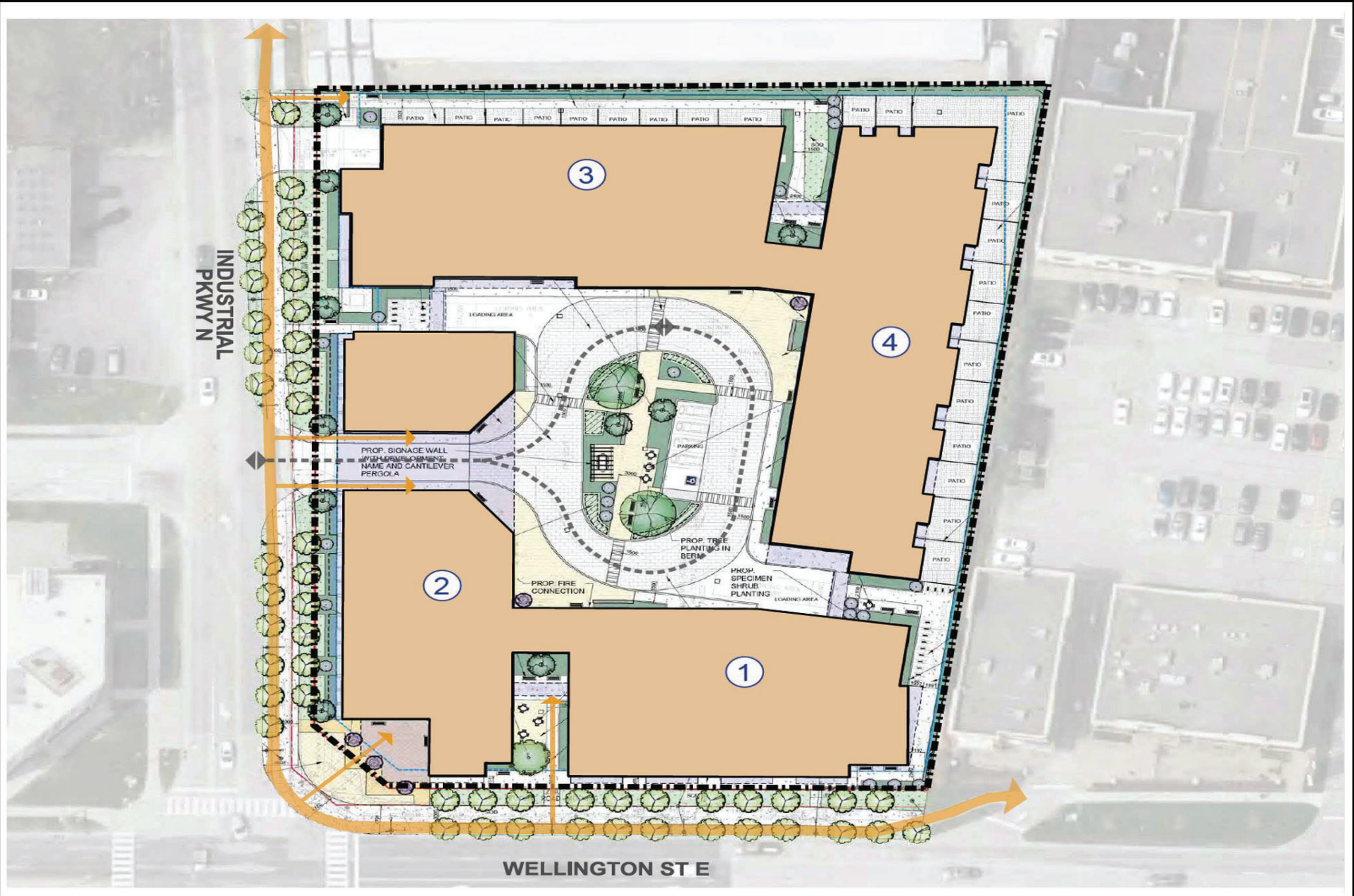
PDS4 Promenade Downtown Shoulder - Special Mixed Density Residential

PROPOSED ZONING BY-LAW

APPLICANT: 1000265154 ONTARIO INC
 FILES: OPA-2024-02 & ZBA-2024-02
 FIGURE 5

 SUBJECT LANDS





CONCEPTUAL SITE PLAN

APPLICANT: 1000265154 ONTARIO INC
 FILES: OPA-2024-02 & ZBA-2024-02
 FIGURE 6



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CONCEPTUAL ELEVATIONS

APPLICANT: 1000265154 ONTARIO INC
FILES: OPA-2024-02 & ZBA-2024-02
FIGURE 7



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OLT APPROVED SITE PLAN

APPLICANT: 1000265154 ONTARIO INC
FILES: OPA-2024-02 & ZBA-2024-02
FIGURE 8



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