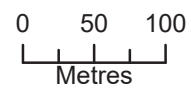


LOCATION MAP

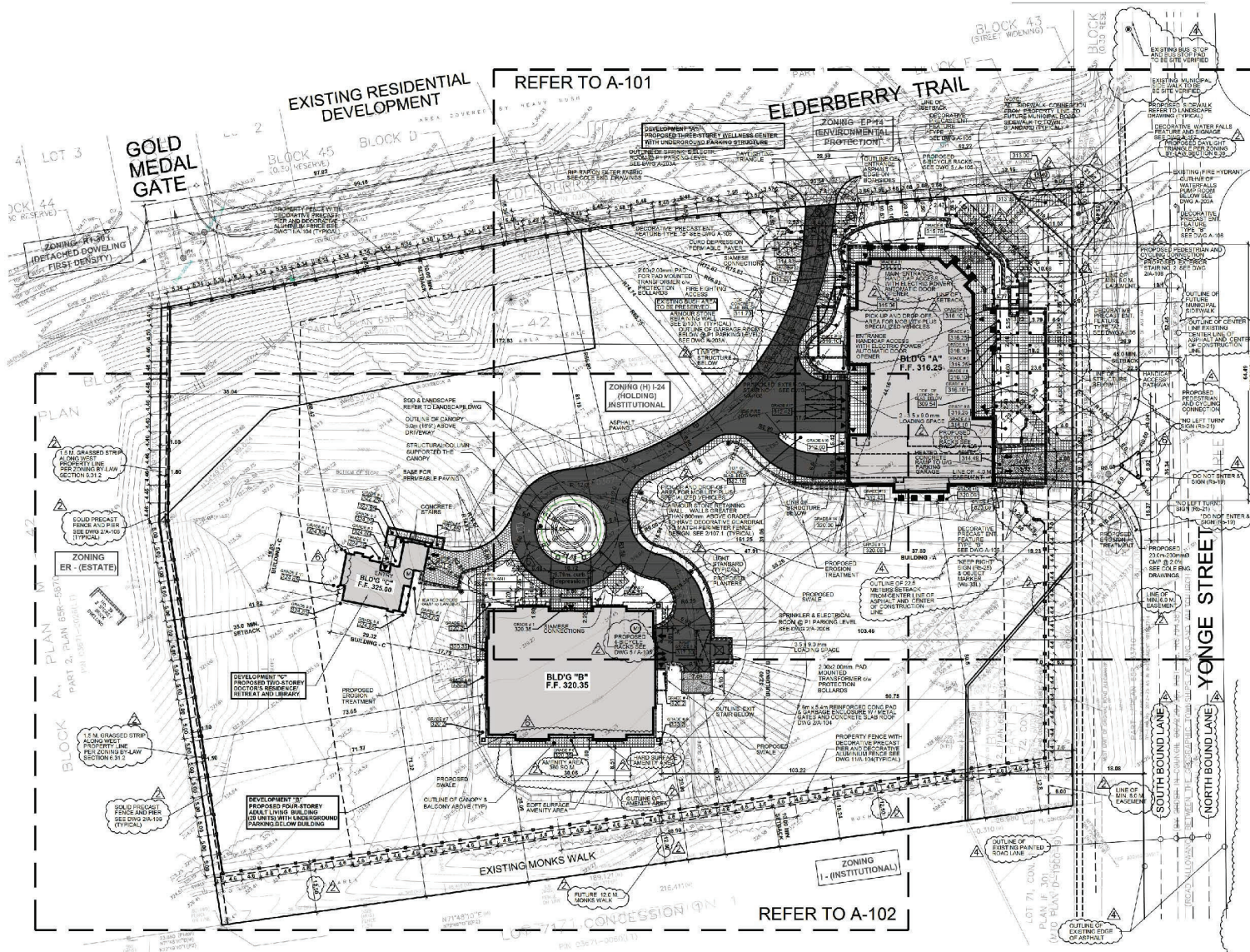
APPLICANT: P.A.R.C.E.L. Inc.
 FILES: OPA-2024-03 & ZBA-2024-03
 FIGURE 1


SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-22. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.

Document Path: J:\data\data\Planning Maps\14070 Yonge Street (OPA-2024-03 and ZBA-2024-03)\Report_Maps_Oct_2024\PARCEL_14070_Yonge_St_OPA_2024_03_and_ZBA_2024_03\PARCEL_14070_Yonge_St_OPA_2024_03_and_ZBA_2024_03.aprx



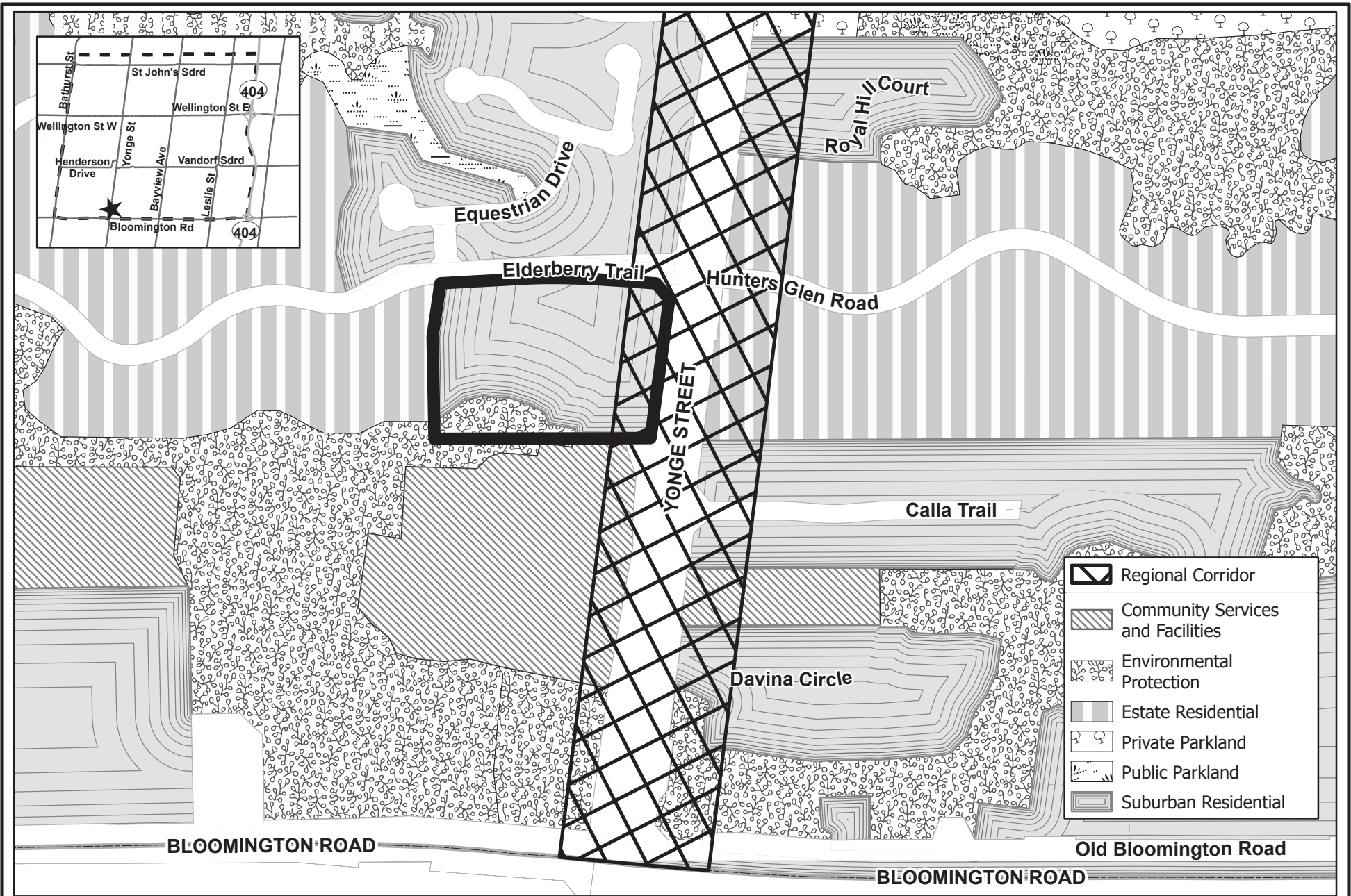
PREVIOUSLY APPROVED SITE PLAN

APPLICANT: P.A.R.C.E.L. Inc.
 FILES: OPA-2024-03 & ZBA-2024-03
 FIGURE 2



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-22. Base data provided by Battaglia Architect Inc.

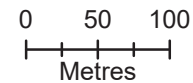
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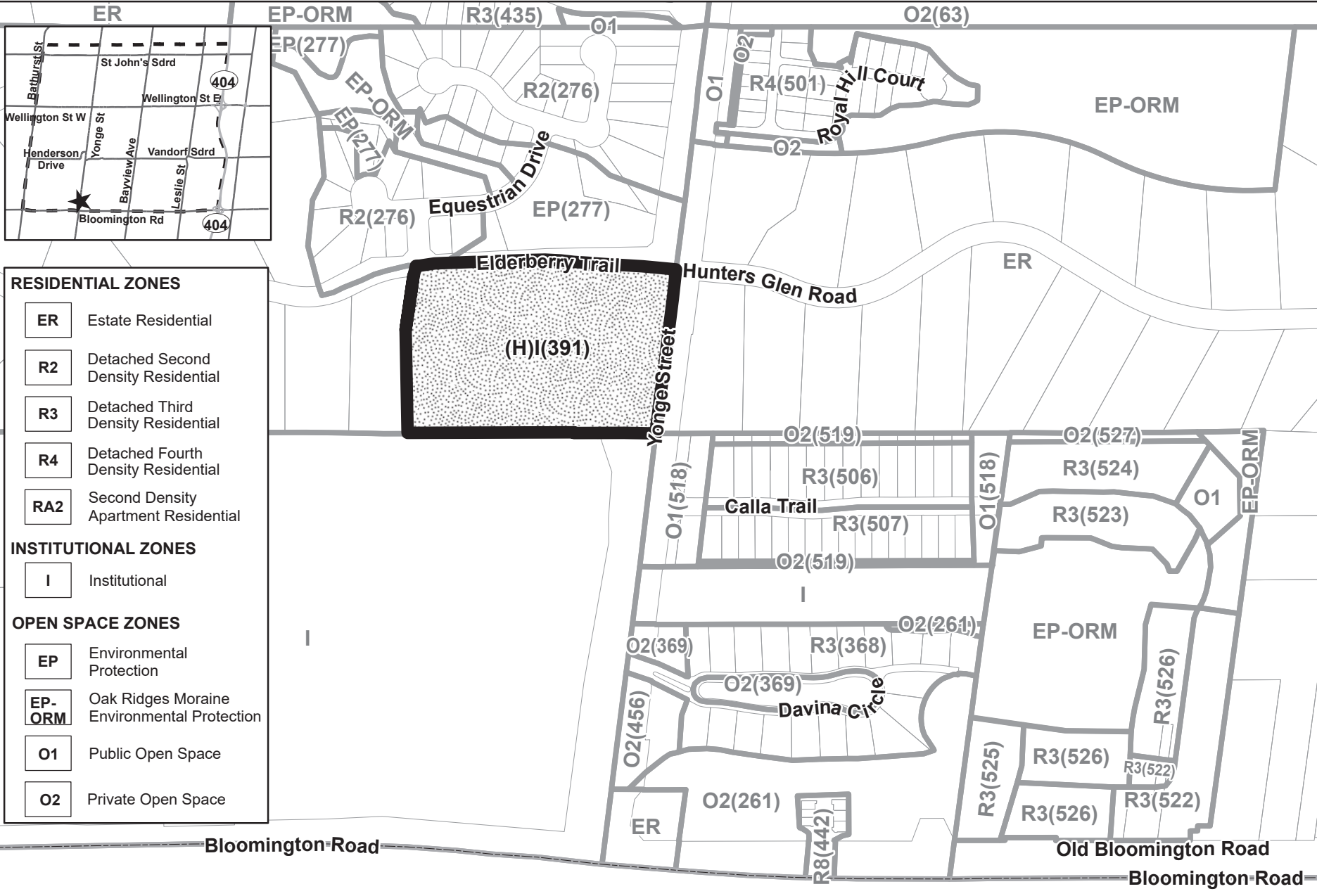


EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: P.A.R.C.E.L. INC.
 FILES: OPA-2024-03 & ZBA-2024-03
 FIGURE 3

 Subject Lands

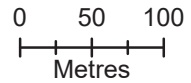
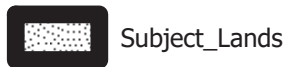




- RESIDENTIAL ZONES**
- ER** Estate Residential
 - R2** Detached Second Density Residential
 - R3** Detached Third Density Residential
 - R4** Detached Fourth Density Residential
 - RA2** Second Density Apartment Residential
- INSTITUTIONAL ZONES**
- I** Institutional
- OPEN SPACE ZONES**
- EP** Environmental Protection
 - EP-ORM** Oak Ridges Moraine Environmental Protection
 - O1** Public Open Space
 - O2** Private Open Space

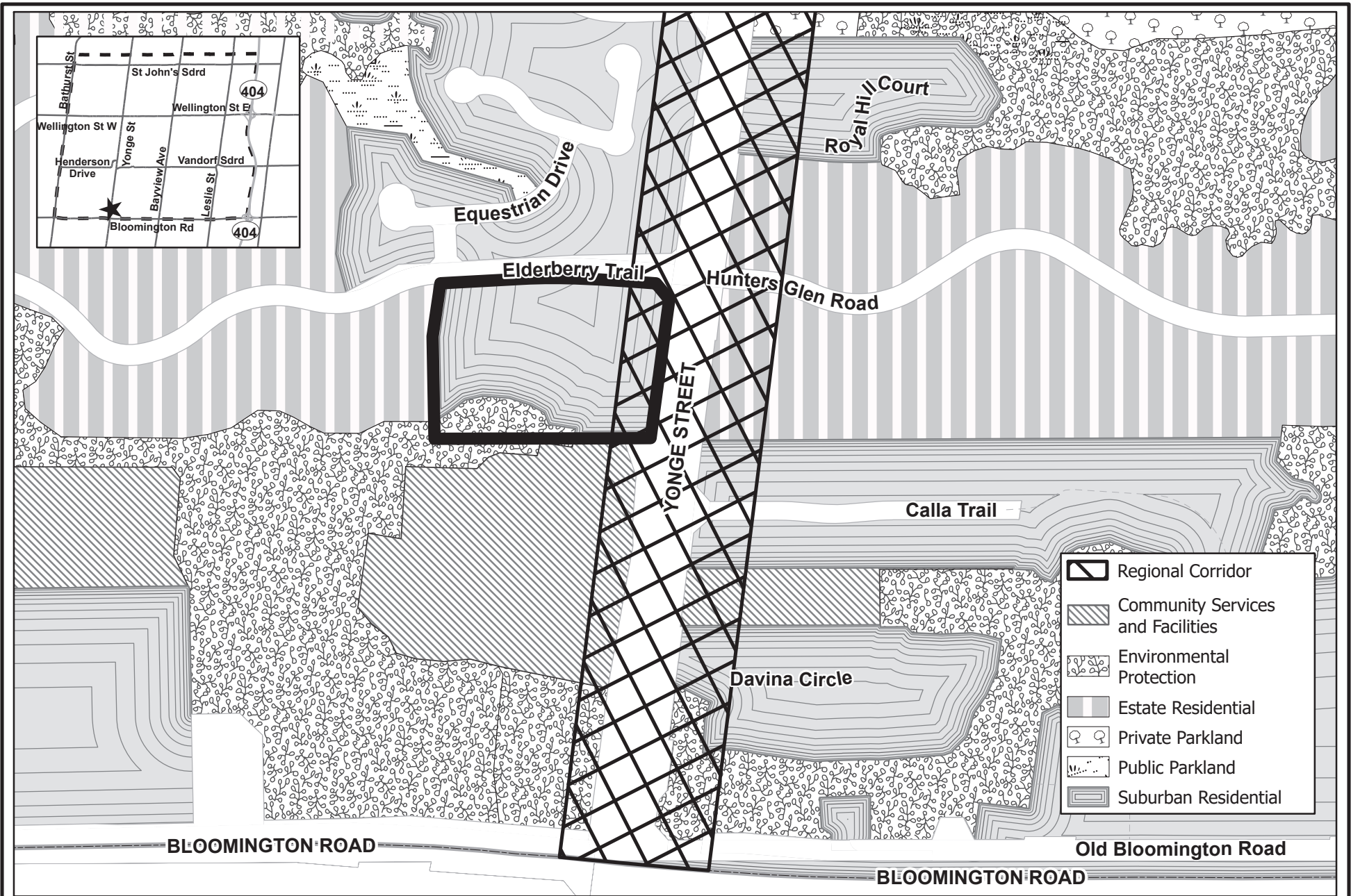
EXISTING ZONING

APPLICANT: P.A.R.C.E.L. INC.
 FILES: OPA-2024-03 & ZBA-2024-03
 FIGURE 4



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-22. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2023, © First Base Solutions Inc., 2023 Orthophotography.

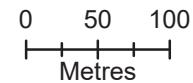
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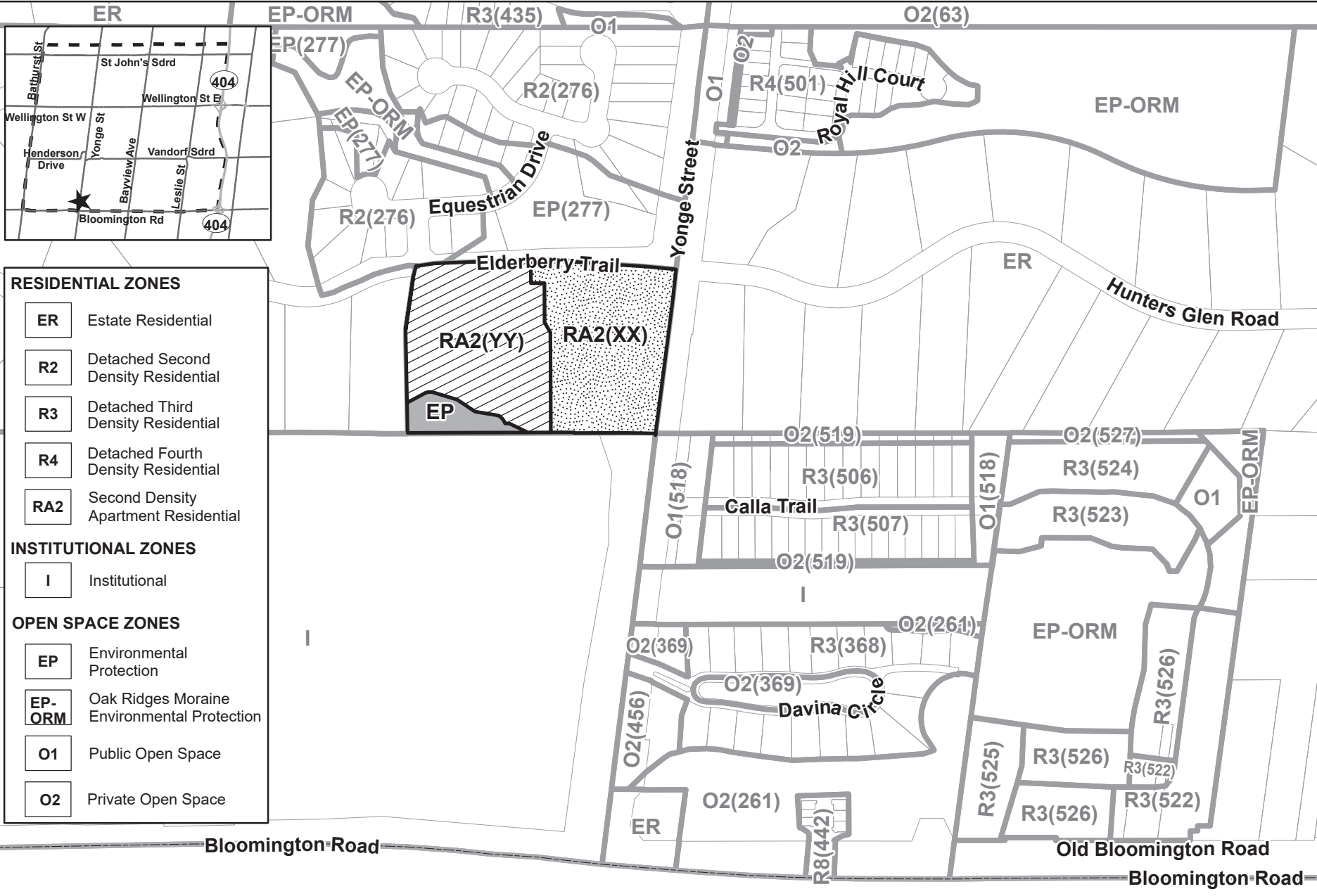
PROPOSED OFFICIAL PLAN AMENDMENT

APPLICANT: P.A.R.C.E.L. INC.
 FILES: OPA-2024-03 & ZBA-2024-03
 FIGURE 5

 Subject Lands -
 Special Policy 41



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-25. Base data provided by York Region & the Town of Aurora.

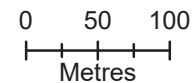


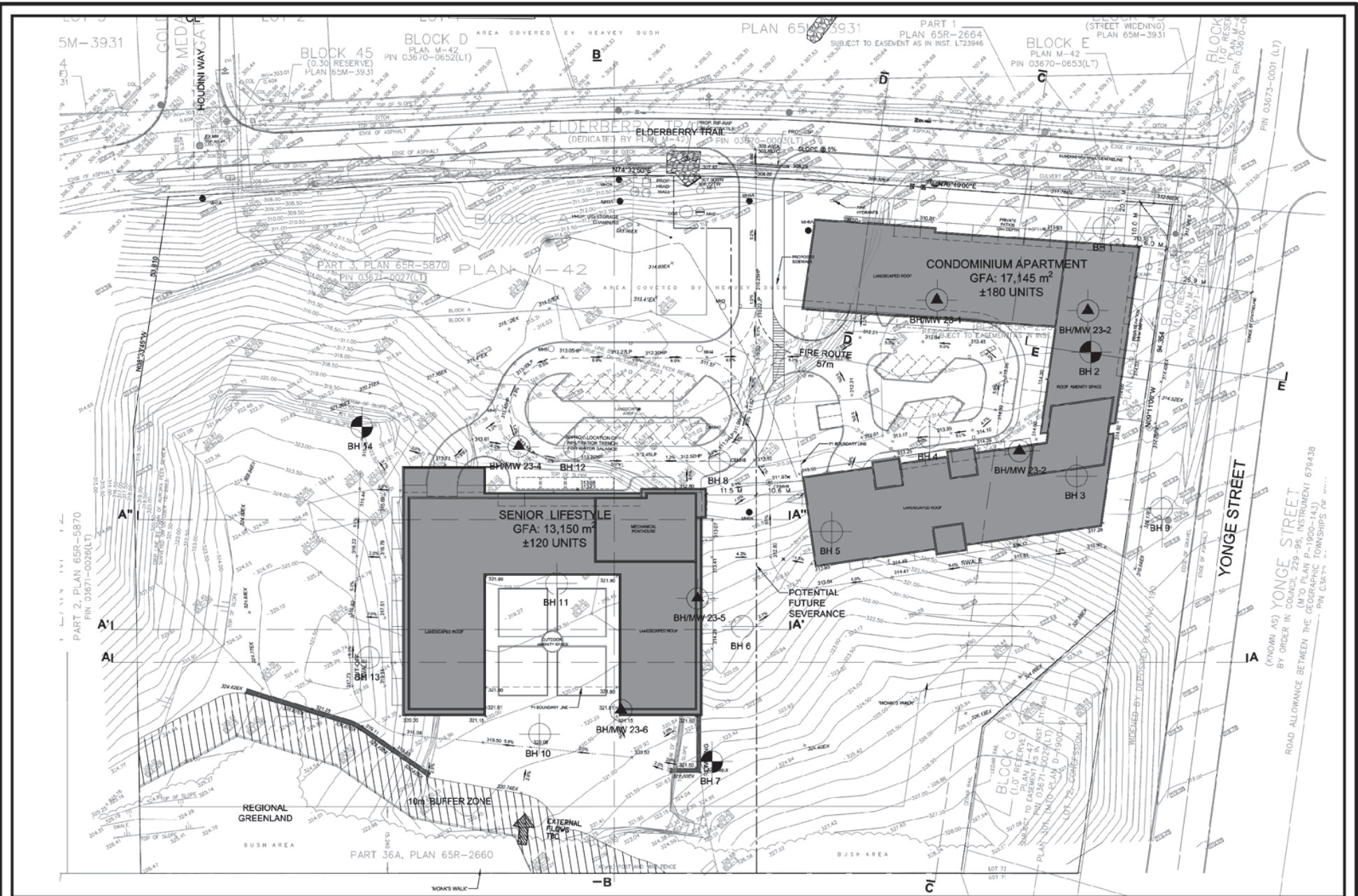
PROPOSED ZONING

APPLICANT: P.A.R.C.E.L. INC.
 FILES: OPA-2024-03 & ZBA-2024-03
 FIGURE 6

Proposed Zoning

-  EP
-  RA2(XX)
-  RA2(YY)



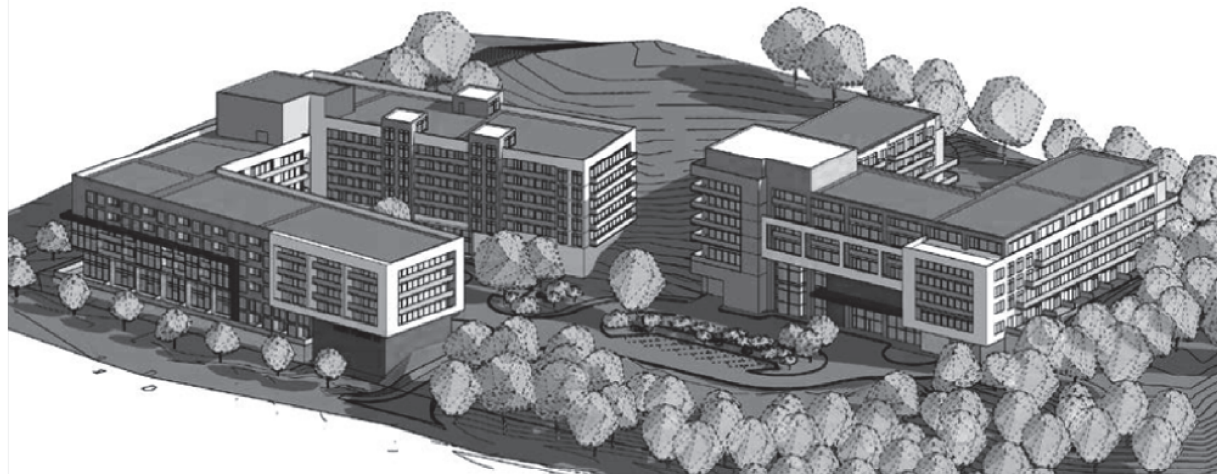


PROPOSED SITE PLAN

APPLICANT: P.A.R.C.E.L. Inc.
 FILES: OPA-2024-03 & ZBA-2024-03
 FIGURE 7



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-22. Base data provided by Tregobov Cogan Architecture



PROPOSED ELEVATIONS

APPLICANT: P.A.R.C.E.L. Inc.
FILES: OPA-2024-03 & ZBA-2024-03
FIGURE 8



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-22. Base data provided by P.A.R.C.E.L. Inc.

Document Path: J:\data\data\Planning Maps\14070 Yonge Street (OPA-2024-03 and ZBA-2024-03)\Report_Maps_Oct_2024\PARCEL_14070_Yonge_St_OPA_2024_03_and_ZBA_2024_03\PARCEL_14070_Yonge_St_OPA_2024_03_and_ZBA_2024_03.aprx