



LOCATION MAP

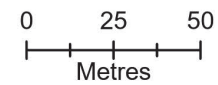
APPLICANT: Howland Green Homes Ltd.

FILES: CDM-2024-01

FIGURE 1



SUBJECT LANDS

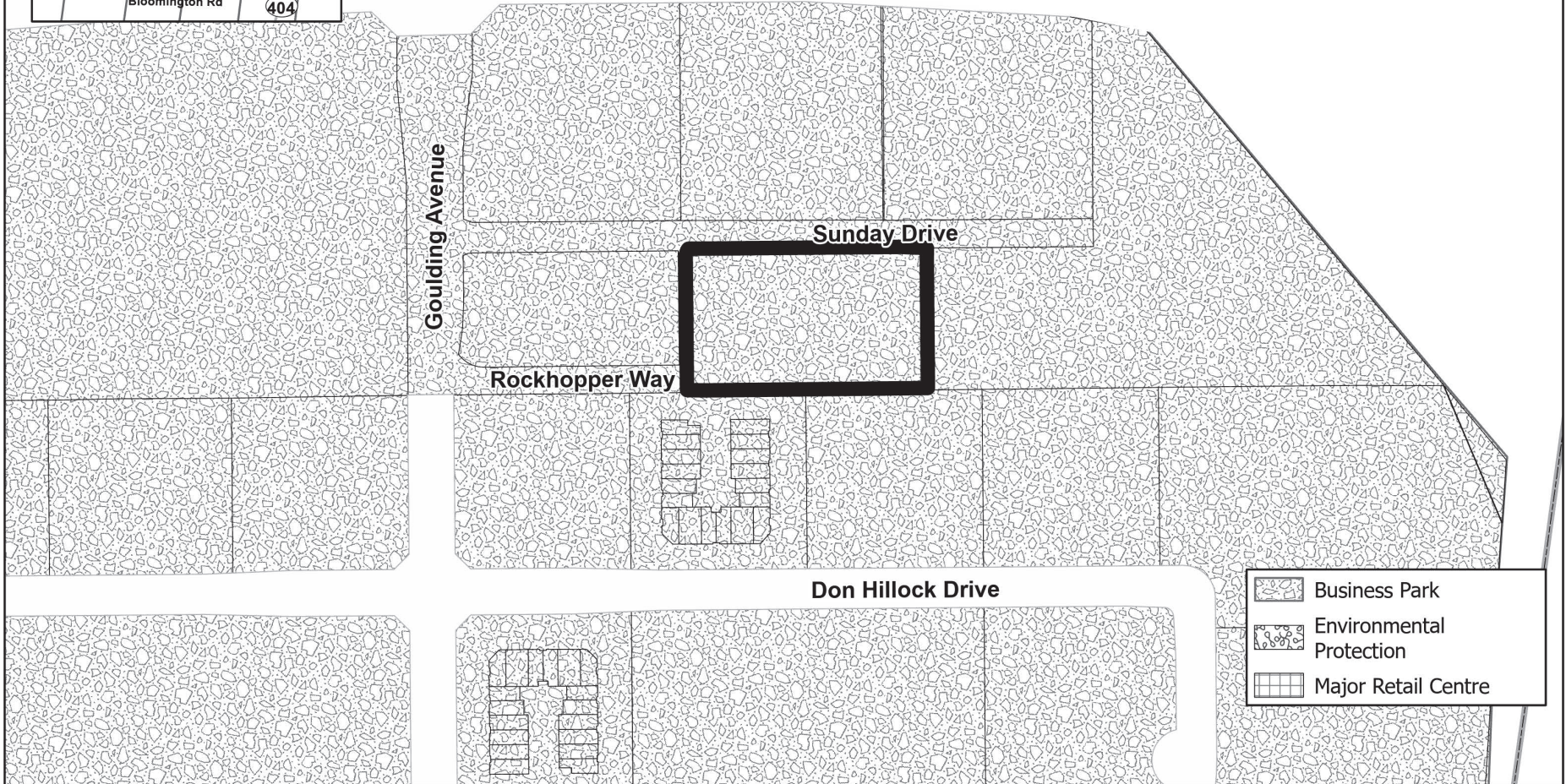


Map created by the Town of Aurora Planning and Building Services Department, 2024-10-30. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2024, © First Base Solutions Inc., 2024 Orthophotography.

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Wellington Street East



-  Business Park
-  Environmental Protection
-  Major Retail Centre

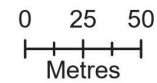
EXISTING OFFICIAL PLAN DESIGNATION

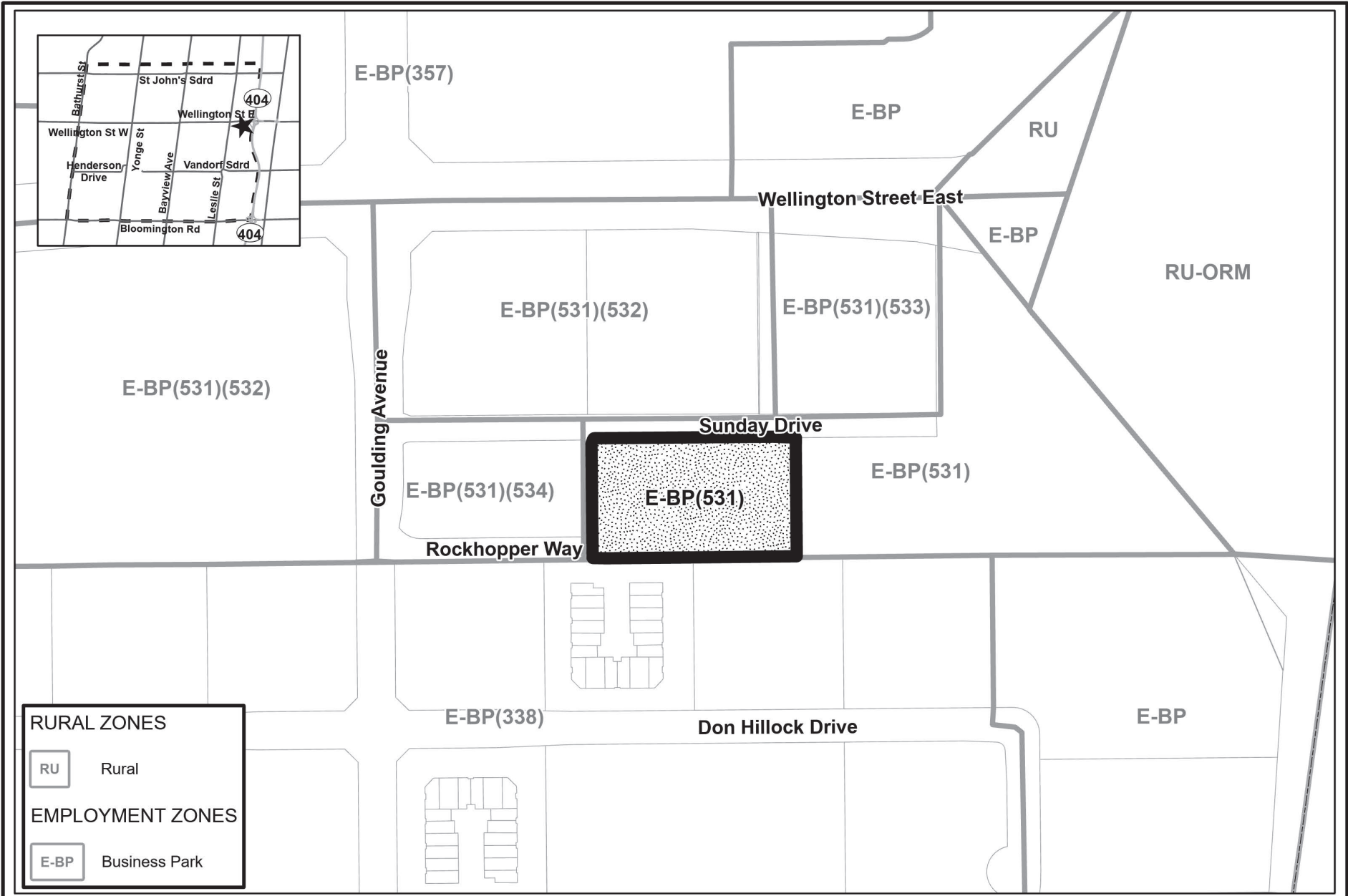
APPLICANT: HOWLAND GREEN HOMES LTD.

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FIGURE 2

 Subject Lands





RURAL ZONES

RU Rural

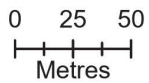
EMPLOYMENT ZONES

E-BP Business Park

EXISTING ZONING

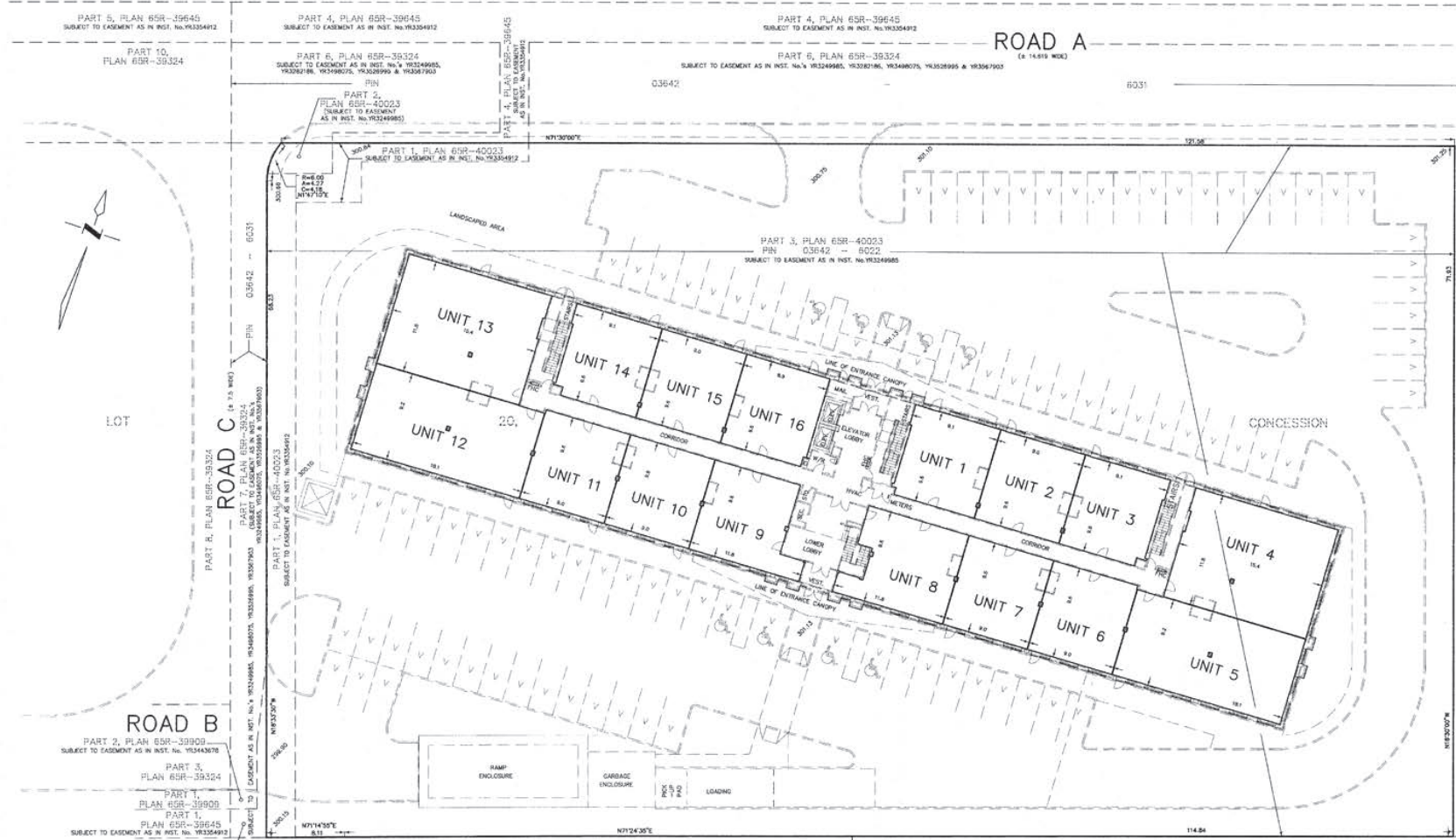
APPLICANT: HOWLAND GREEN HOMES LTD.
 FILES: CDM-2024-01

FIGURE 3



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-30. 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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YORK REGION STANDARD CONDOMINIUM PLAN 1240
 03642 - 2346
 LOT 7, REGISTERED PLAN 65M-3974

DIAGRAM SHOWING LEVEL 1
 (GROUND FLOOR)
 UNITS 1 TO 16, BOTH INCLUSIVE
 (COMMERCIAL) RESIDENTIAL

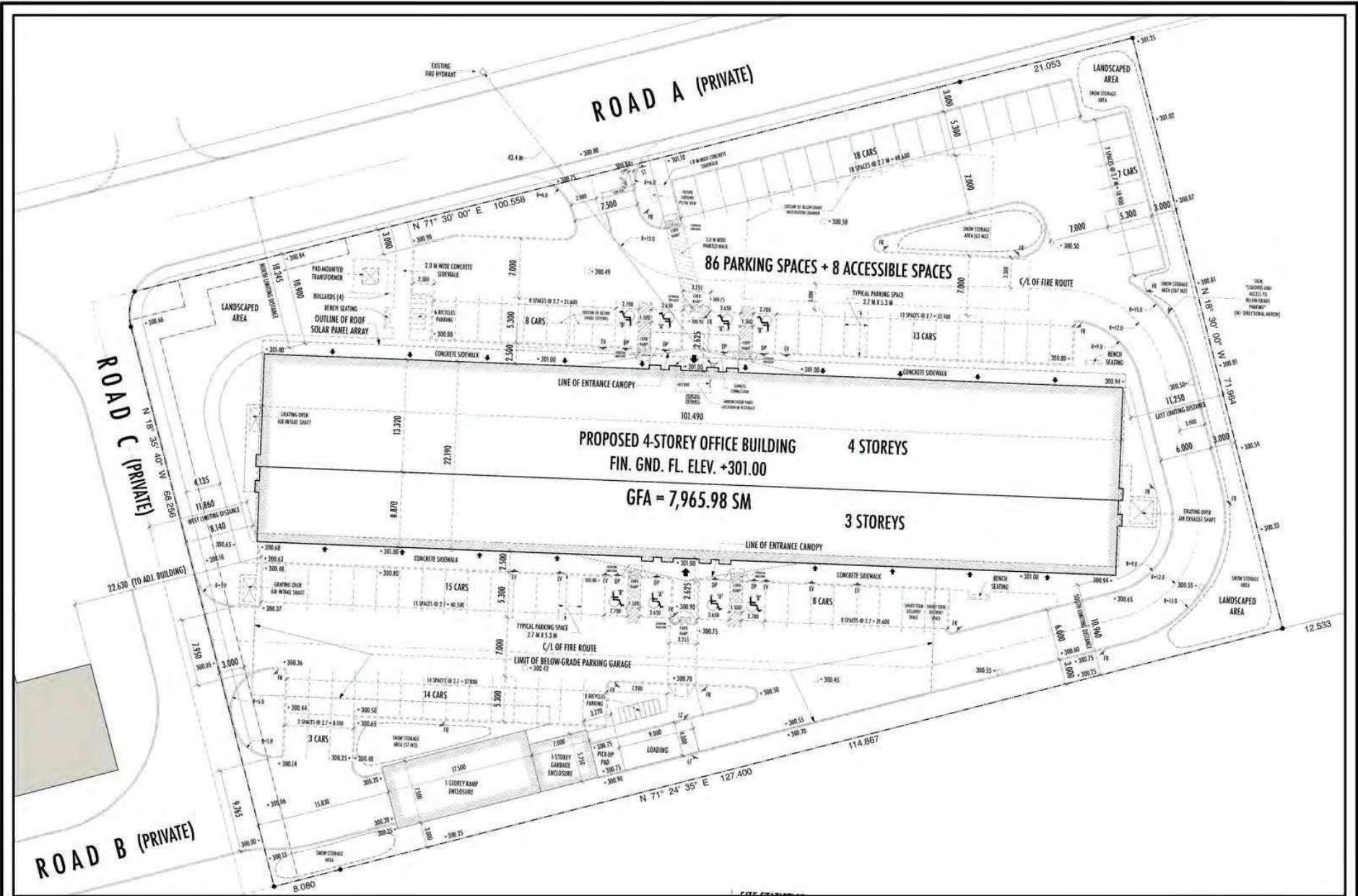
DRAFT PLAN OF CONDOMINIUM

APPLICANT: Howland Green Homes Ltd.
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 FIGURE 4



Map created by the Town of Aurora Planning and Building Services Department, 2024-10-30. Base data provided Schaeffer Dzaldiv Purcell Ltd.

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APPROVED SITE PLAN

APPLICANT: Howland Green Homes Ltd.

FILES: CDM-2024-01

FIGURE 5





NORTH ELEVATION

AREA OF EXPOSED BUILDING FACE = 1,403.30 M²
 AREA OF OPENINGS = 186.72 M² (13.31%)
 LIMITING DISTANCE = 18.265 M
 REQUIRED F.R.R. = 0.16%



SOUTH ELEVATION

AREA OF EXPOSED BUILDING FACE = 1,403.30 M²
 AREA OF OPENINGS = 186.72 M² (13.31%)
 LIMITING DISTANCE = 18.265 M
 REQUIRED F.R.R. = 0.16%



WEST ELEVATION

AREA OF EXPOSED BUILDING FACE = 328.30 M²
 AREA OF OPENINGS = 79.43 M² (24.19%)
 LIMITING DISTANCE = 11.866 M
 REQUIRED F.R.R. = 0.16%



EAST ELEVATION

AREA OF EXPOSED BUILDING FACE = 328.30 M²
 AREA OF OPENINGS = 79.43 M² (24.19%)
 LIMITING DISTANCE = 11.850 M
 REQUIRED F.R.R. = 0.16%

APPROVED ELEVATIONS

APPLICANT: Howland Green Homes Ltd.

FILES: CDM-2024-01

FIGURE 6

