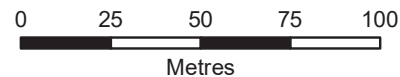


## LOCATION MAP

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

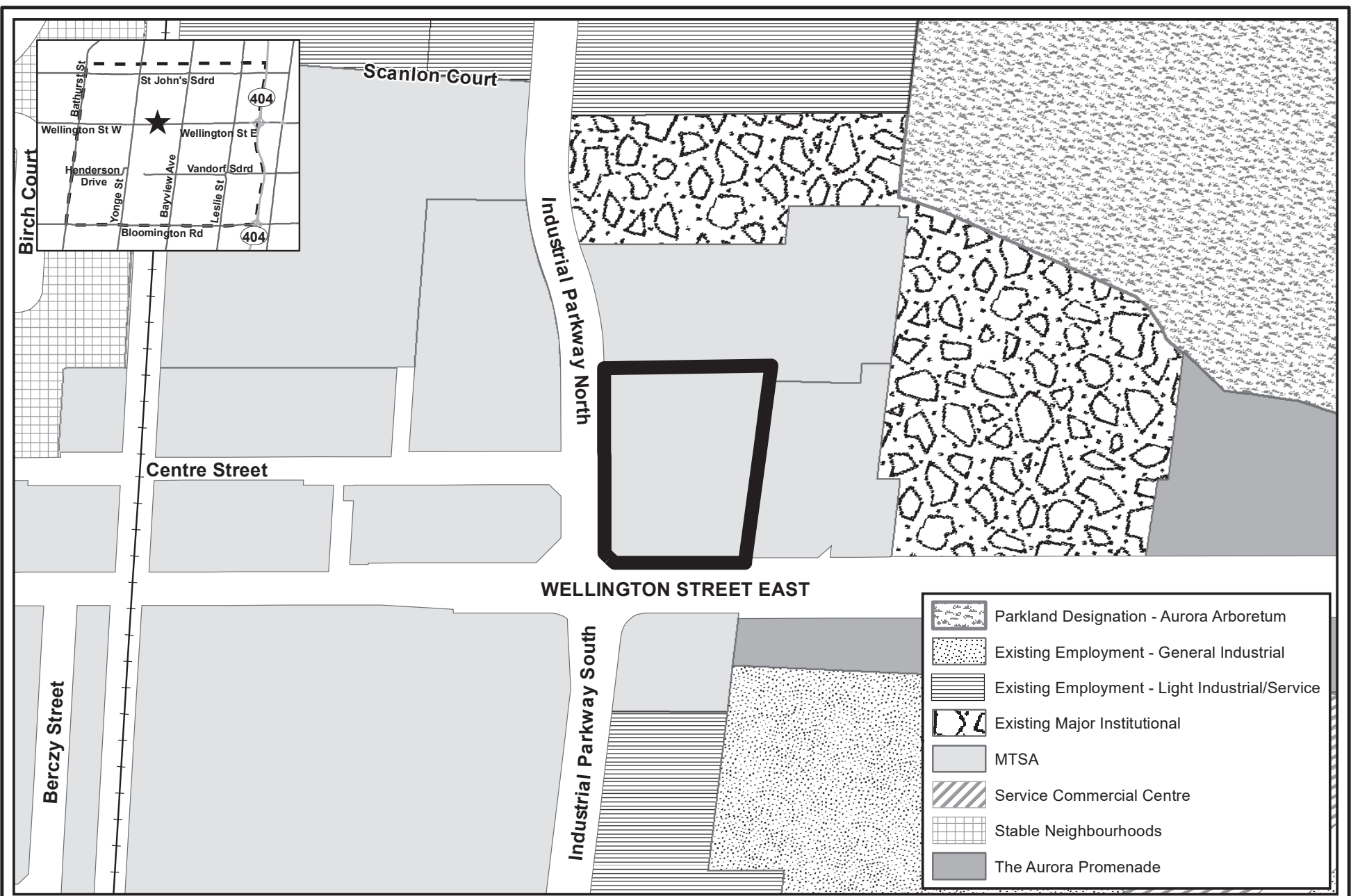


**SUBJECT LANDS**




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.

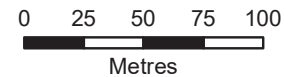
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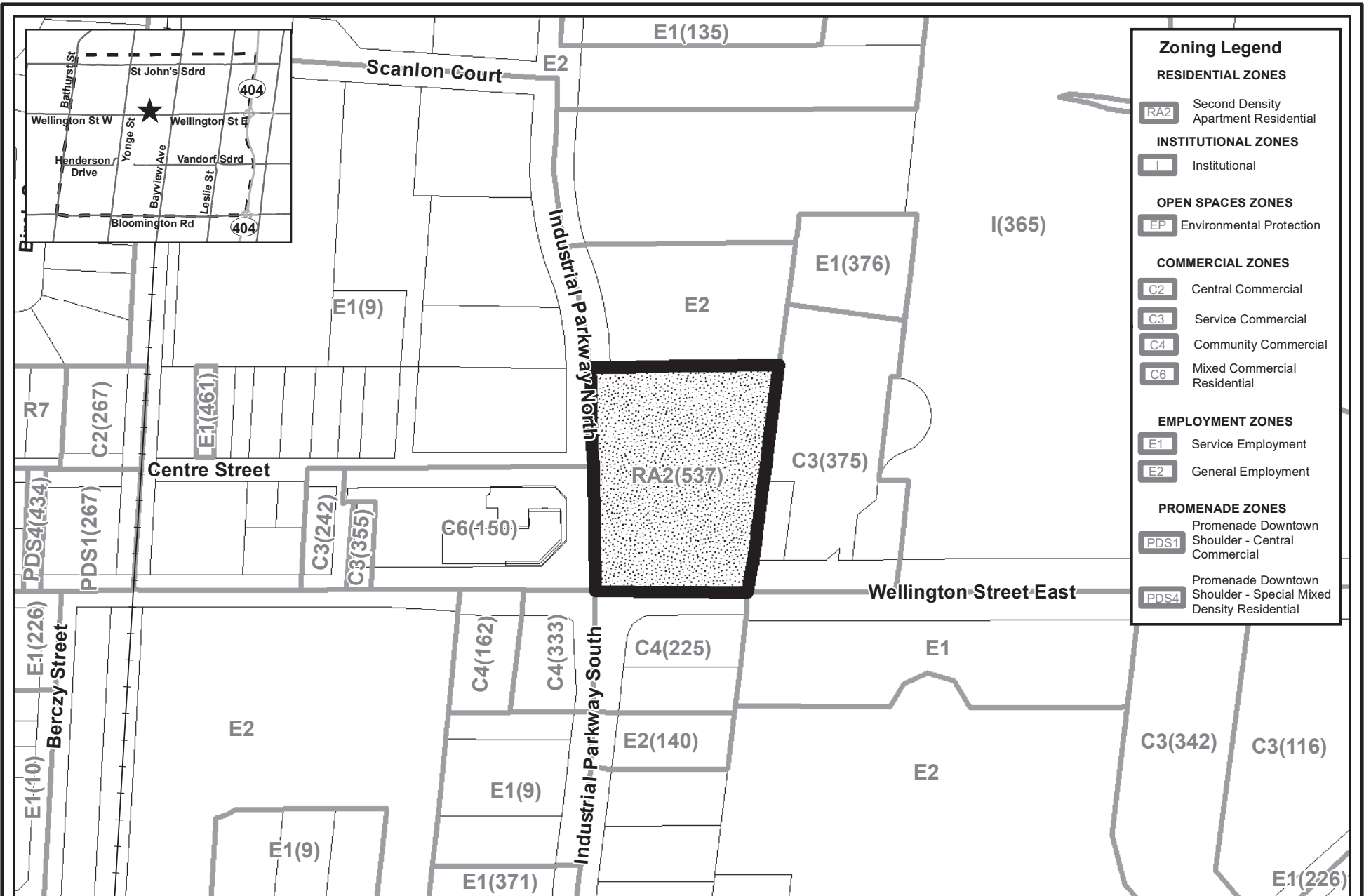


## EXISTING OFFICIAL PLAN DESIGNATION

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

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





### 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**

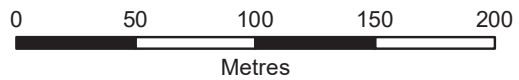
- PDS1 Promenade Downtown Shoulder - Central Commercial
- PDS4 Promenade Downtown Shoulder - Special Mixed Density Residential

## EXISTING ZONING BY-LAW

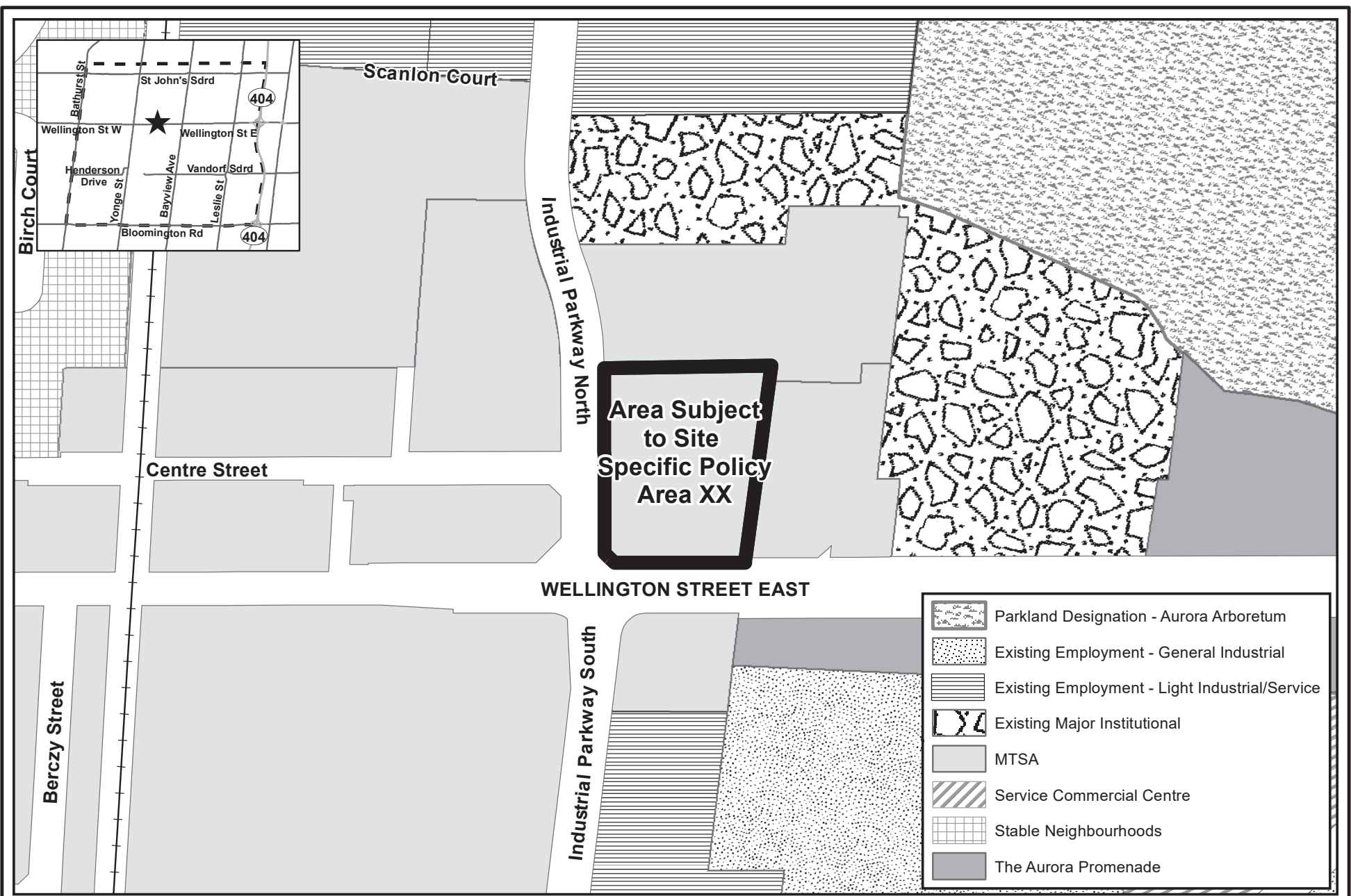
APPLICANT: 1000265154 ONTARIO INC  
 FILES: OPA-2024-02 & ZBA-2024-02

FIGURE 3

 SUBJECT LANDS



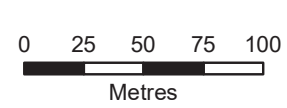




# PROPOSED OFFICIAL PLAN DESIGNATION

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

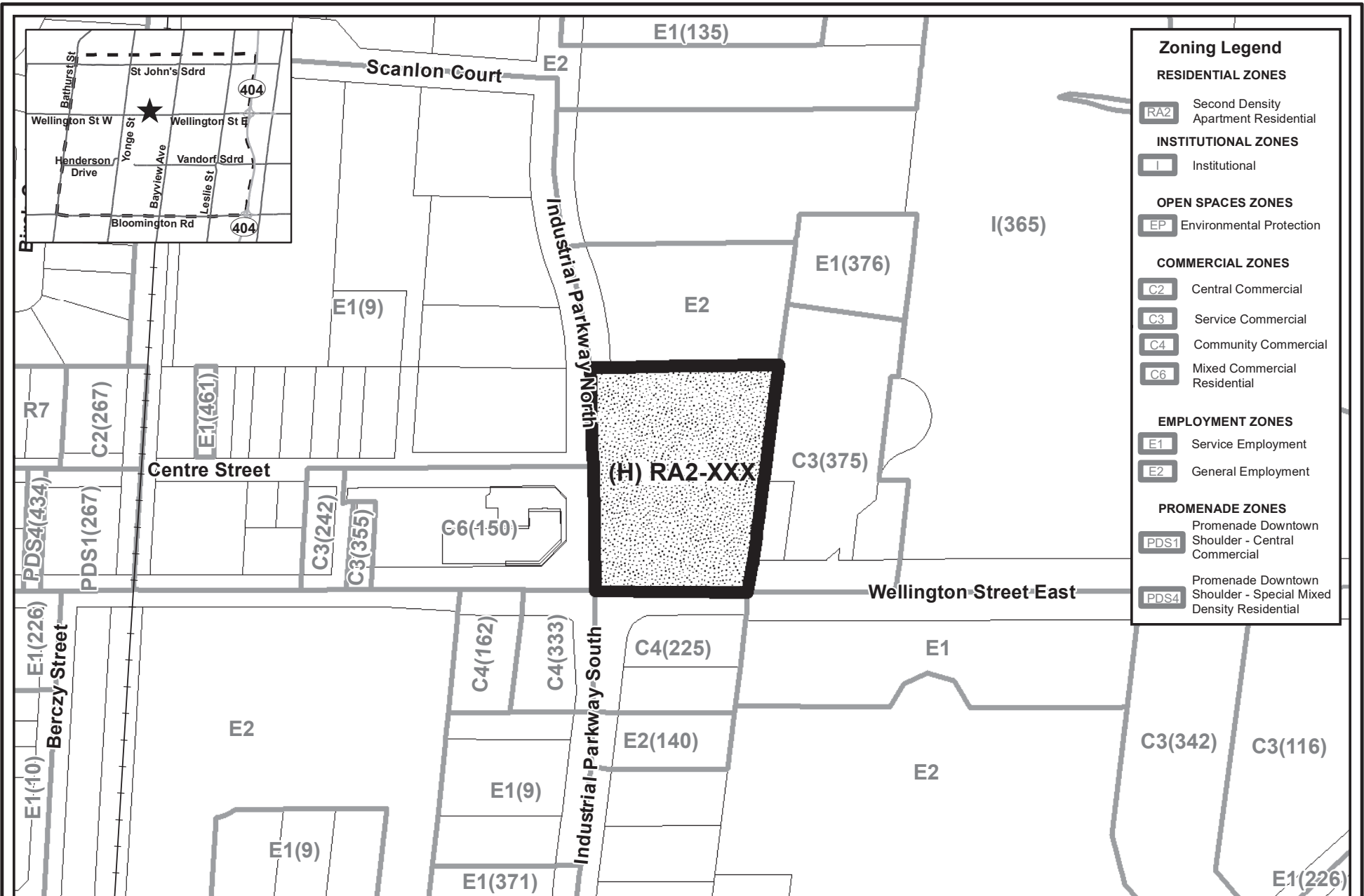
 Area Subject to Site Specific Policy Area XX



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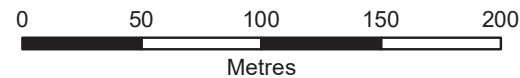
Zoning Legend	
<b>RESIDENTIAL ZONES</b>	
<b>RA2</b>	Second Density Apartment Residential
<b>INSTITUTIONAL ZONES</b>	
<b>I</b>	Institutional
<b>OPEN SPACES ZONES</b>	
<b>EP</b>	Environmental Protection
<b>COMMERCIAL ZONES</b>	
<b>C2</b>	Central Commercial
<b>C3</b>	Service Commercial
<b>C4</b>	Community Commercial
<b>C6</b>	Mixed Commercial Residential
<b>EMPLOYMENT ZONES</b>	
<b>E1</b>	Service Employment
<b>E2</b>	General Employment
<b>PROMENADE ZONES</b>	
<b>PDS1</b>	Promenade Downtown Shoulder - Central Commercial
<b>PDS4</b>	Promenade Downtown Shoulder - Special Mixed Density Residential

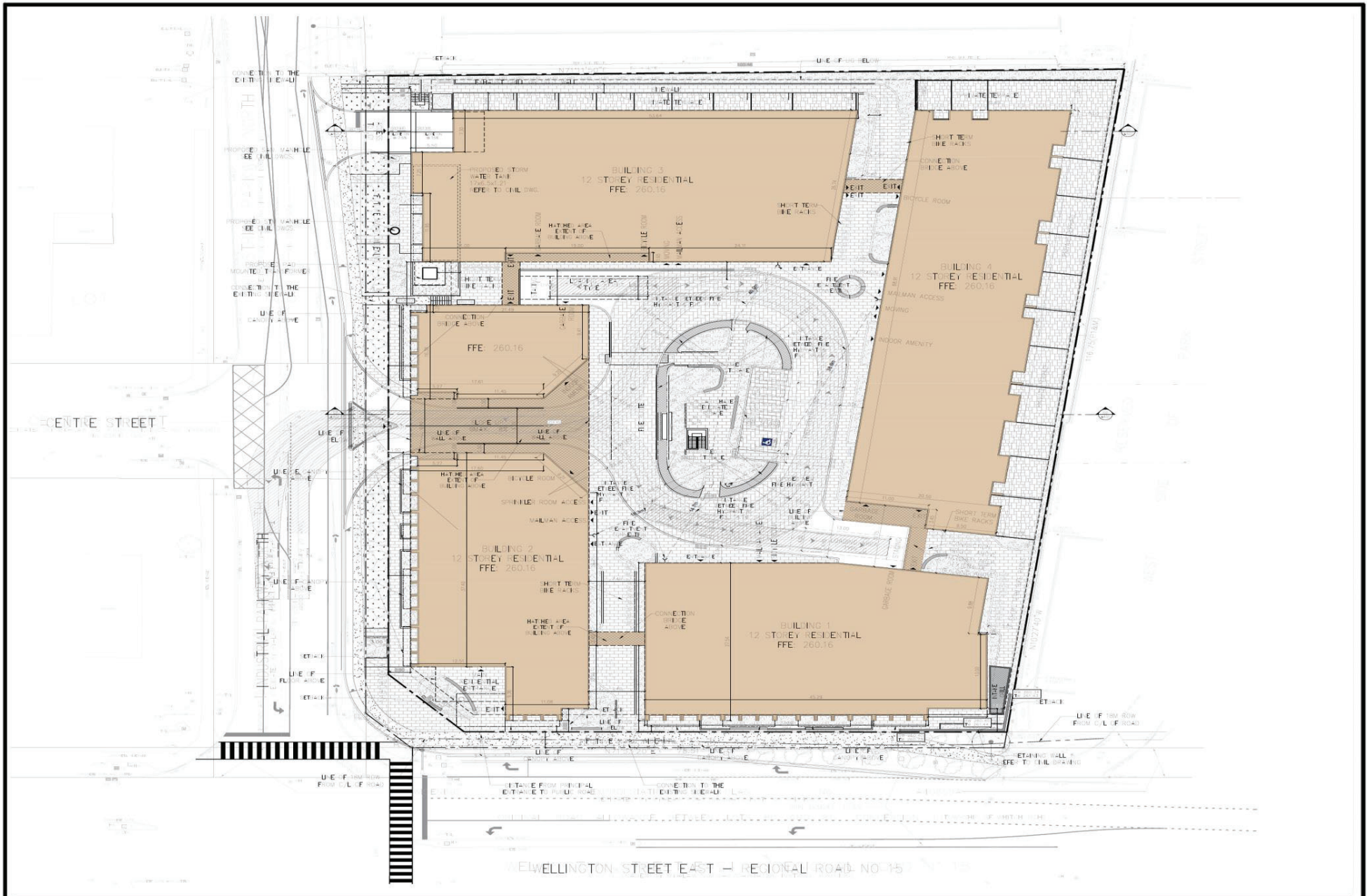
# PROPOSED ZONING BY-LAW

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



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.

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## CONCEPTUAL ELEVATIONS

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



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.

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## OLT APPROVED SITE PLAN

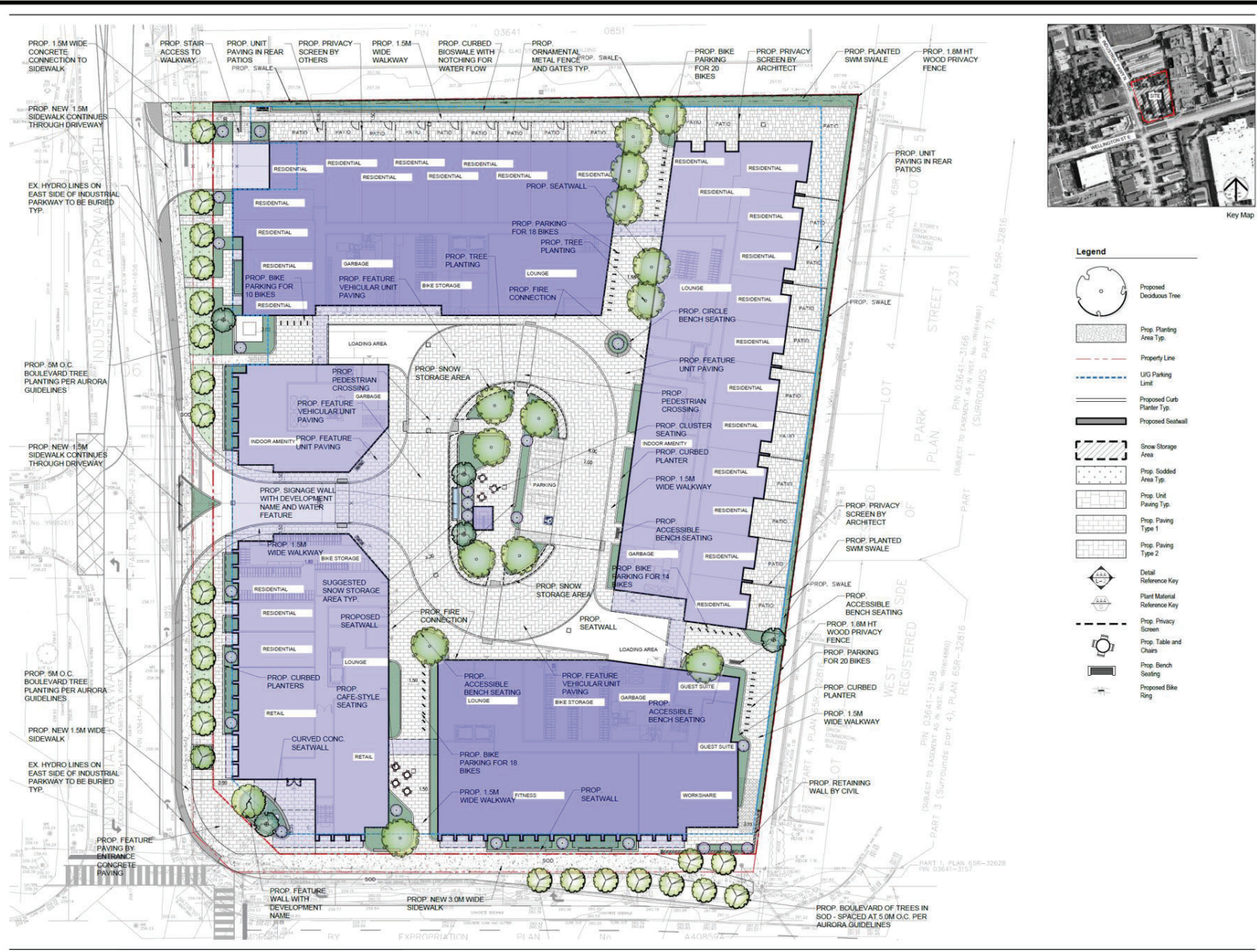
APPLICANT: 1000265154 ONTARIO INC  
FILES: OPA-2024-02 & ZBA-2024-02  
FIGURE 8



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.

Document Path: J:\data\data\Planning Maps\894809 Ontario Ltd (180 Wellington St E OPA-2024-02)\Report\_Maps\_Aug\_2024\Figure\_5\_Proposed\_Zoning\_By-law.mxd





**msla**  
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Architect:  
**ICON ARCHITECTS**  
 4789 Yonge Street - Suite 813, Toronto, Ontario M2N 0G3  
 www.iconarchitects.ca T-416-224-0965 F-416-224-0964

Municipality:  
**AURORA**  
*Be the Good Company*

- Legend**
- Proposed Deciduous Tree
  - Prop. Planting Area Typ.
  - Property Line
  - UGI Parking Limit
  - Proposed Curb Planter Typ.
  - Proposed Seatwall
  - Snow Storage Area
  - Prop. Sodded Area Typ.
  - Prop. Unit Paving Typ.
  - Prop. Paving Type 1
  - Prop. Paving Type 2
  - Detail Reference Key
  - Plant Material Reference Key
  - Prop. Privacy Screen
  - Prop. Table and Chairs
  - Prop. Bench Seating
  - Proposed Bike Ring

Notes:

04	Revised per Snow Storage	01/29/25
03	Issued for ZBA #2	01/15/25
02	Issued for ZBA #1	02/23/24
01	Issued for Coordination	01/26/24
No.	Revision	Date

North

Stamp: OLA

Project:  
**Proposed Residential Development**  
 180-220 Wellington Street East  
 Aurora, Ontario

Scale: 1:300 Date: Jan 2024  
 Drawn By: C.F. Checked By: L.M.

Drawing Title:  
**Landscape & Streetscape Plan**

Project No: 23144 Sheet No: L1-01

# CONCEPTUAL LANDSCAPING PLAN

APPLICANT: 1000265154 ONTARIO INC  
 FILES: OPA-2024-02 & ZBA-2024-02  
 FIGURE 9

