

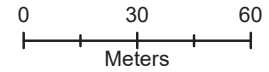
LOCATION MAP

APPLICANT: 1000504782 Ontario Inc.
 FILES: ZBA-2019-03, SUB-2019-01, CDM-2019-02, & SP-2021-02

FIGURE 1

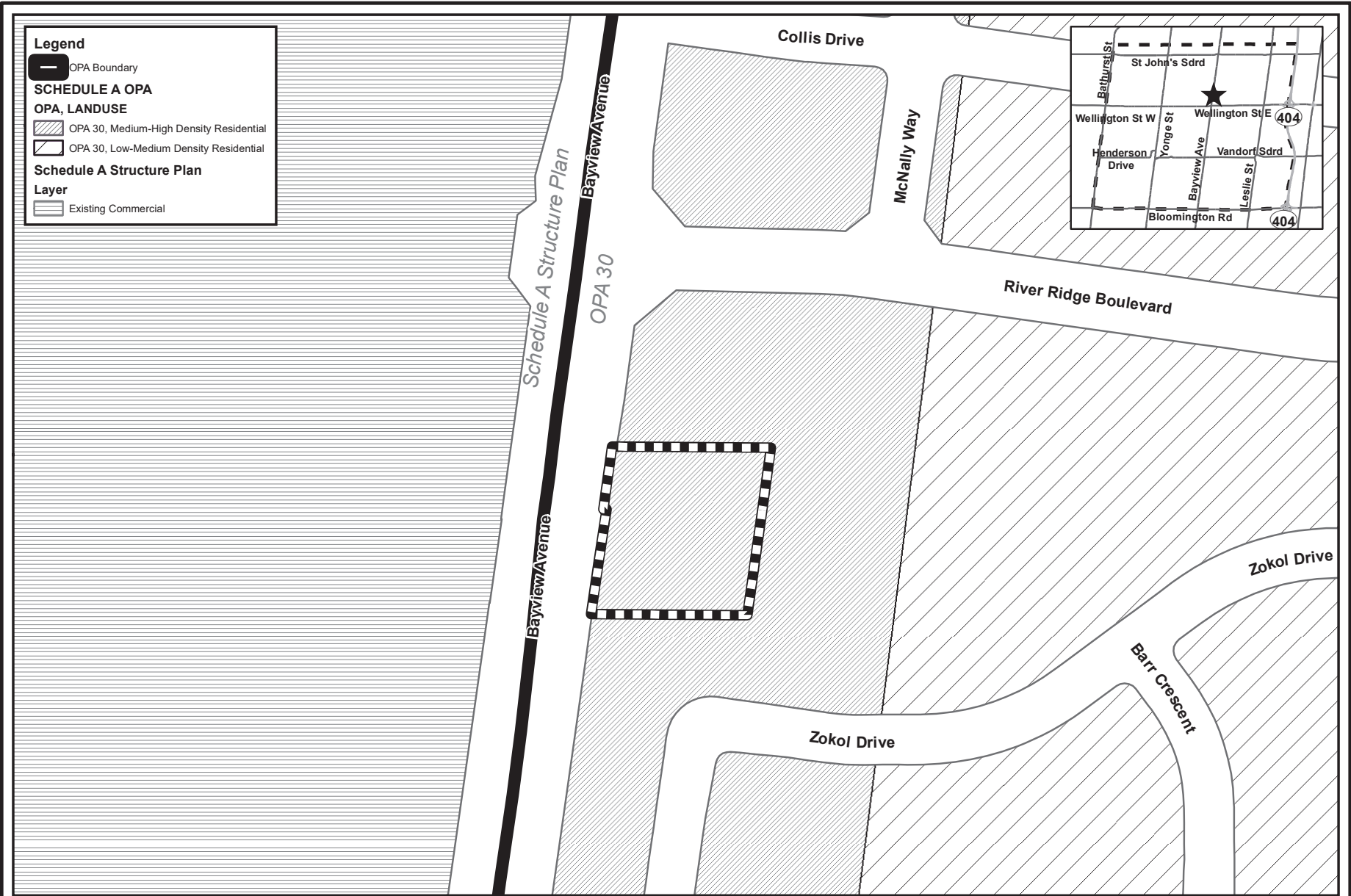


SUBJECT LANDS



Map by the Town of Aurora Financial Services Department, 2023-06-22. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2022, © First Base Solutions Inc., 2022 Orthophotography.

Document Path: J:\data\data\Planning Maps\15385 & 15395 Bayview Avenue (He & Shen ZBA-2019-03, SUB-2019-01, CDM-2019-02 & SP-2021-02)\Report_Maps_June_2023\Figure_1_Location_Map.mxd



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Document Path: J:\data\data\Planning Maps\15385 & 15395 Bayview Avenue (He & Shen ZBA-2019-03, SUB-2019-01, CDM-2019-02 & SP-2021-02)\Report_Maps_June_2023\Figure_2_Existing_Official_Plan_Designation.mxd

Zoning Legend

RESIDENTIAL ZONES

- R4** Detached Fourth Density Residential
- R5** Detached Fifth Density Residential
- R6** Semi-Detached and Duplex Dwelling Residential
- R8** Townhouse Dwelling Residential

OPEN SPACES ZONES

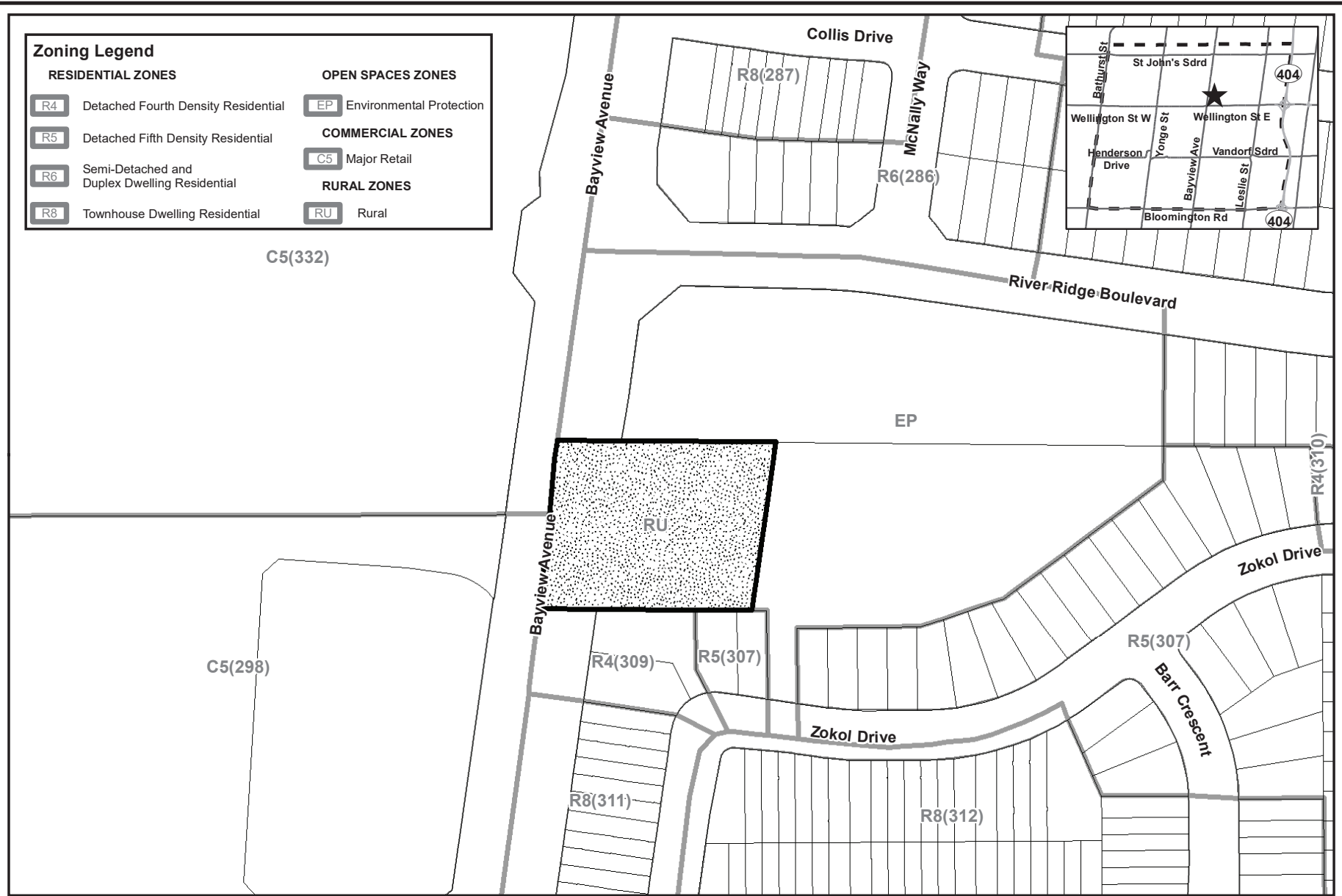
- EP** Environmental Protection

COMMERCIAL ZONES

- C5** Major Retail

RURAL ZONES

- RU** Rural



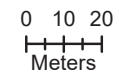
EXISTING ZONING BY-LAW

APPLICANT: 1000504782 Ontario Inc.
 FILES: ZBA-2019-03, SUB-2019-01, CDM-2019-02, & SP-2021-02

FIGURE 3



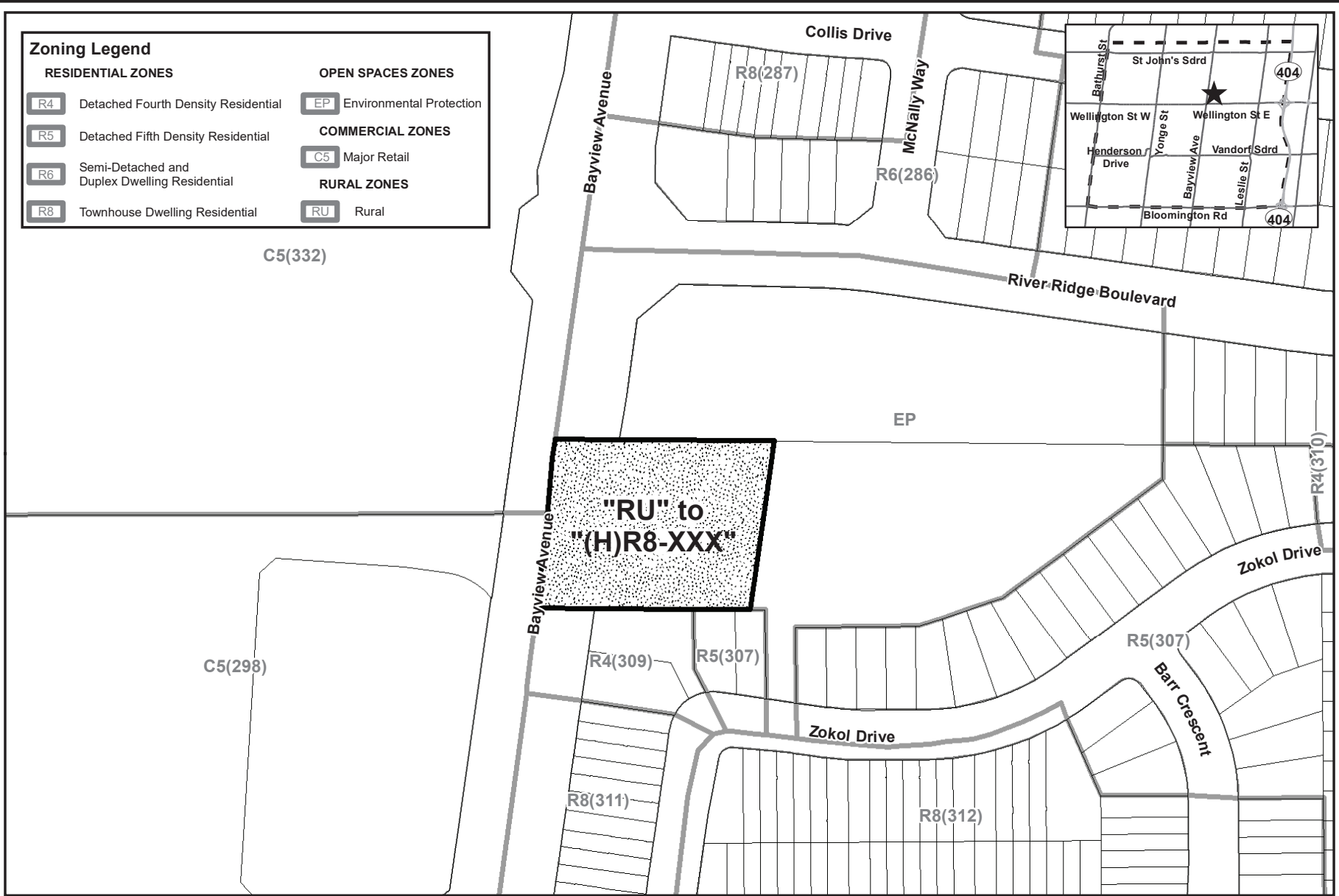
SUBJECT LANDS



Map by the Town of Aurora Financial Services Department, 2023-06-22. Base data provided by York Region & the Town of Aurora.

Zoning Legend

RESIDENTIAL ZONES		OPEN SPACES ZONES	
R4	Detached Fourth Density Residential	EP	Environmental Protection
R5	Detached Fifth Density Residential	COMMERCIAL ZONES	
R6	Semi-Detached and Duplex Dwelling Residential	C5	Major Retail
R8	Townhouse Dwelling Residential	RURAL ZONES	
		RU	Rural

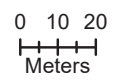


PROPOSED ZONING BY-LAW

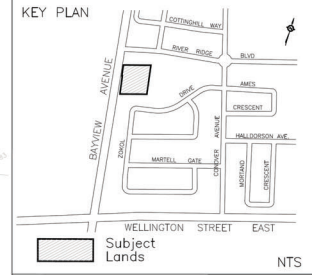
APPLICANT: 1000504782 Ontario Inc.
 FILES: ZBA-2019-03, SUB-2019-01, CDM-2019-02, & SP-2021-02

FIGURE 4

 **SUBJECT LANDS**



Map by the Town of Aurora Financial Services Department, 2023-06-23. Base data provided by York Region & the Town of Aurora.



SCHEDULE OF LAND USES

LOT/ BLOCK	LAND USE	UNITS	AREA (ha)
1-2	Condominium Residential	15	0.238
3	Common Element Condominium		0.101
4	Road Widening		0.003
Totals		15	0.342

OWNERS AUTHORIZATION

I, SHEN, Kai Ping and HE, Bing Ron having the authority to bind the Corporation, hereby authorize MICHAEL SMITH PLANNING CONSULTANTS (DEVELOPMENT COORDINATORS) LTD. to prepare and submit this Draft Plan of Subdivision for approval.

SHEN, Kai Ping _____ Date _____

HE, Bing Ron _____ Date _____

SURVEYOR'S CERTIFICATE

I, Laurence O. Ertl hereby certify that the boundaries of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

Ertl Surveying- _____ Date _____
Ontario Land Surveyors

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

a. shown on draft plan
b. shown on draft plan
c. shown on draft plan
d. refer to land use schedule herein
e. shown on draft plan
f. shown on draft plan
g. shown on draft plan
h. water supply available
i. Sandy Loam/clay
j. shown on draft plan
k. water, sanitary sewer, storm sewer & electrical lines

ELEVATIONS
Elevations shown hereon are geodetic in origin.

SCALE (m) 1:200

DRAFT PLAN OF SUBDIVISION

15385 & 15395 BAYVIEW AVENUE

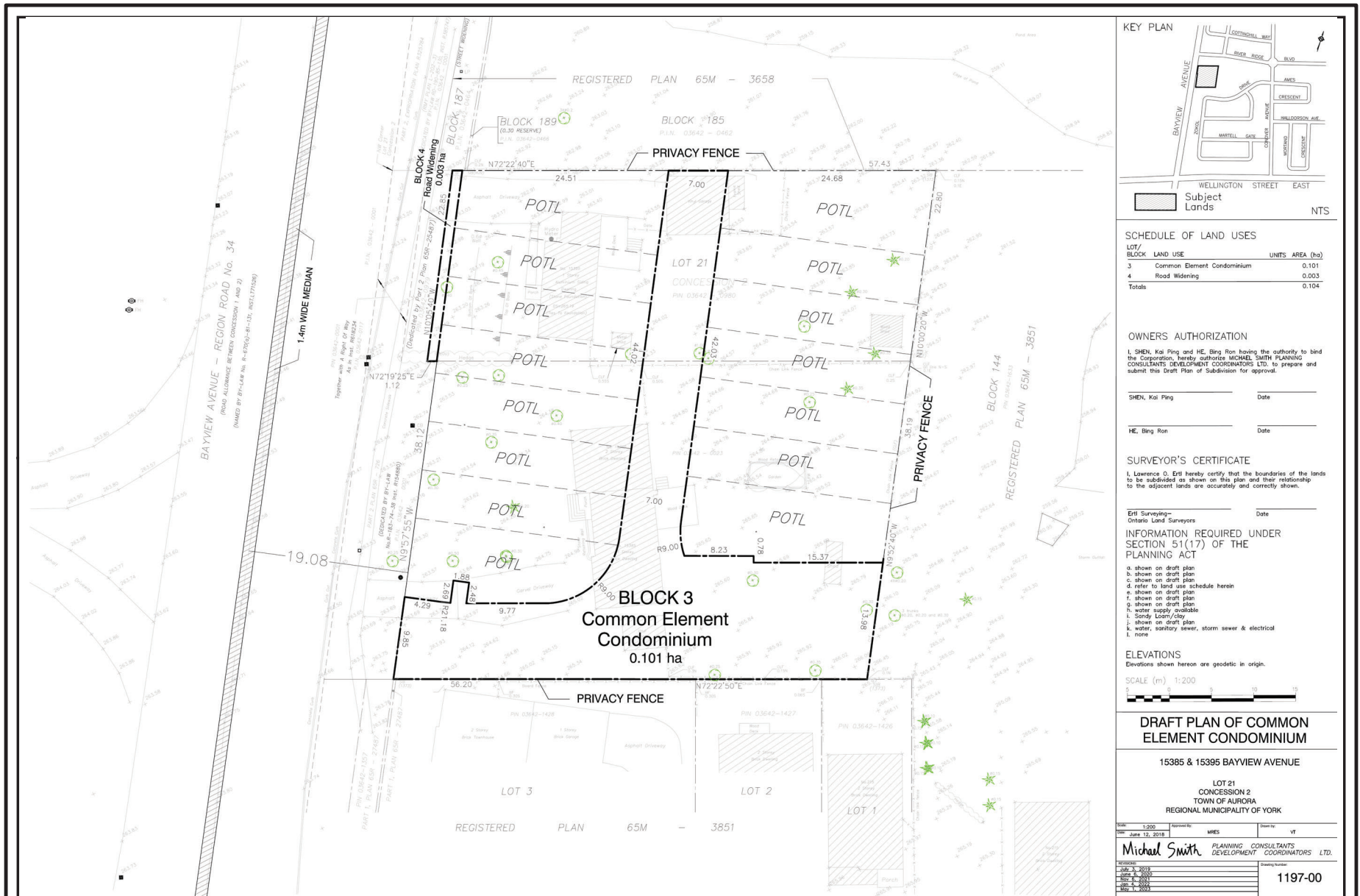
LOT 21
CONCESSION 2
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

DATE: 1:000	APPROVED BY: MRES	DATE: 06/12/2018	SCALE: VT
Michael Smith PLANNING CONSULTANTS (DEVELOPMENT COORDINATORS) LTD.			1197-00

PROPOSED DRAFT PLAN OF SUBDIVISION
APPLICANT: 1000504782 Ontario Inc.
FILES: ZBA-2019-03, SUB-2019-01, CDM-2019-02, & SP-2021-02
FIGURE 5

Map by the Town of Aurora Financial Services Department, 2023-06-23. Drawing provided by the applicant.





PROPOSED DRAFT PLAN OF CONDOMINIUM

APPLICANT: 1000504782 Ontario Inc.

FILES: ZBA-2019-03, SUB-2019-01, CDM-2019-02, & SP-2021-02

FIGURE 6



Map by the Town of Aurora Financial Services Department, 2023-06-23. Drawing provided by the applicant.



1 Site Plan
1:250

SITE STATISTICS AND ZONING INFORMATION

PROPERTY LEGAL DESCRIPTION		
LOT 21 CONCESSION 2, TOWN OF AURORA, REGIONAL MUNICIPALITY OF YORK, ON		
CURRENT ZONING DESIGNATION	PROPOSED ZONING DESIGNATION	
Ru (Rural)	Townhouse Dwelling Residential (R2) with Special Provisions	

	REQUIRED	PROVIDED
TOTAL LOT AREA		3,424.89M
OVERALL LOT COVERAGE	60%	42.8%
INDIVIDUAL LOT AREA	MIN 1800M	141.05M -184.83M(BLOCK 1) 146.03M-208.88M (BLOCK 2)
INDIVIDUAL LOT FRONTAGE	8M	6.78M (BLOCK 1) 8.94M (BLOCK 2)
INDIVIDUAL LOT COVERAGE	60%	58% (BLOCK 1) 63% (BLOCK 2)
BUILDING HEIGHT	3 STOREYS, 10M	3 STOREYS, 11.82M
AMENITY AREA	183M ² /UNIT	18.43M-21.43M/UNIT
PARKING (RESIDENTS)	23 (1.6/UNIT)	23 (1.6/UNIT)
PARKING (VISITORS)	6	6
TOTAL GROSS FLOOR AREAS		3,186.5M, 34,074.8F
BIKE PARKING	3 (16/UNIT)	3 (16/UNIT)

YARDS	REQUIRED	PROVIDED
FRONT YARD (WEST) (BLOCK 1)	7.50M	3.90M
FRONT YARD (WEST) (BLOCK 2)	7.50M	3.51M
SIDE YARD (NORTH) (BLOCK 1)	1.60M	1.39M
SIDE YARD (NORTH) (BLOCK 2)	1.60M	1.25M
SIDE YARD (SOUTH) (BLOCK 1)	1.60M	1.78M
SIDE YARD (SOUTH) (BLOCK 2)	1.60M	1.68M
REAR YARD (EAST) (BLOCK 1)	7.50M	6.40M
REAR YARD (EAST) (BLOCK 2)	7.50M	6.13M

ENCROACHMENTS	PROJECTIONS INTO YARD FROM MAIN WALL/COLUMN		SETBACKS FROM LOT LINES
	REQUIRED	PROVIDED	PROVIDED
FRONT YARD (WEST) (BLOCK 1)			
STAR	2.00M	2.69M-2.85M	0.91M-0.88M
PORCH LANDING	1.60M	0.81M	2.68M
PORCH COLUMN	2.60M	0.69M	3.02M
FRONT YARD (WEST) (BLOCK 2)			
STAR	2.00M	1.88M-3.81M	1.94M-0.16M
PORCH LANDING	1.60M	1.88M	2.26M
PORCH COLUMN	2.60M	0.96M	3.92M
REAR YARD (EAST) (BLOCK 1)			
2ND FLOOR BALCONY	2.60M	2.88M	3.41M
REAR YARD (EAST) (BLOCK 2)			
GROUND FLOOR DECK	3.70M	1.83M	4.32M
2ND FLOOR BALCONY	2.60M	1.26M	3.92M

GROSS FLOOR AREAS (EXCLUDING GARAGE AND BASEMENT FLOOR AREAS)	BLOCK 1		BLOCK 2		TOTAL
	REQ	PROV	REQ	PROV	TOTAL
GROUND FLOOR	4,082 SF	4,186 SF	7,017 SF	6,912 SF	11,005 SF
SECOND FLOOR	7,017 SF	6,912 SF	7,017 SF	6,912 SF	14,034 SF
THIRD FLOOR	7,008 SF	6,912 SF	7,008 SF	6,912 SF	14,020 SF
TOTAL	18,098 SF (1,860.18M)	18,998 SF (1,486.43M)	18,998 SF (1,486.43M)	18,998 SF (1,486.43M)	34,074 SF (3,186.53M)

GARAGE AREAS	BLOCK 1		BLOCK 2		TOTAL
	REQ	PROV	REQ	PROV	TOTAL
	2,898 SF (278.63M)	1,873 SF (174.03M)	4,871 SF (462.66M)	4,871 SF (462.66M)	9,742 SF (914.69M)

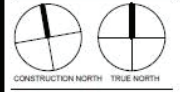
BASEMENT AREAS	BLOCK 1		BLOCK 2		TOTAL
	REQ	PROV	REQ	PROV	TOTAL
	4,823 SF (450.23M)	4,360 SF (404.13M)	8,738 SF (824.36M)	8,738 SF (824.36M)	17,476 SF (1,648.72M)

NOTE:
 1) REFER TO SITE ENGINEERING DRAWINGS FOR SITE GRADING DESIGN.
 2) REFER TO SITE ENGINEERING DRAWINGS FOR RETAINING WALL DESIGN.
 3) REFER TO LANDSCAPE DRAWINGS FOR FENCE DESIGN.
 4) REFER TO LANDSCAPE DRAWINGS FOR SITE PAVEMENT DESIGN.
 5) PROVIDE METAL GUARD ABOVE RETAINING WALL WHERE THE HEIGHT OF RETAINING WALL IS OVER 900MM.

Broadview Architect Inc.
 10 Four Seasons Place, Suite 1000
 Toronto, Ontario, M9B 6H7 Canada
 Tel: 416 938 0299

NO.	ISSUED FOR	DATE
1	PRELIMINARY	16.11.2022
2	PRELIMINARY	15.06.2023
3	PRELIMINARY	02.11.2023
4	PRELIMINARY	06.11.2023

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 CLIENT:



PROJECT
Wellingbrook TownHomes

15365 & 15395
 Bayview Ave., Aurora,
 Ontario

SHEET NAME
Site Plan

START DATE
 June 3, 2020
 DRAWN BY
 HC
 CHECKED BY
 SCALE
 As indicated
 PROJECT NO.
 2002
 DRAWING

A1.1

CONCEPTUAL SITE PLAN

APPLICANT: 1000504782 Ontario Inc.
 FILES: ZBA-2019-03, SUB-2019-01, CDM-2019-02, & SP-2021-02
 FIGURE 7



Map by the Town of Aurora Financial Services Department, 2023-06-23. Drawing provided by the applicant.



① West Elevation-Block 1
3/32" = 1'-0"

SUBMISSION No. 3



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Toronto, Ontario
Canada M9B 6H7
Website: www.broadviewarch.com
Tel: 416.938.0399

Wellingbrook TownHomes

15385 & 15395 Bayview Ave, Aurora, Ontario

West Elevation-Block 1

Project number 2002
Date Feb 25, 2022
Scale 3/32" = 1'-0"
Drawn by HC

A12

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WEST ELEVATION - BLOCK1

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FILES: ZBA-2019-03, SUB-2019-01, CDM-2019-02, & SP-2021-02
FIGURE 8



Map by the Town of Aurora Financial Services Department, 7/05/23. Drawing provided by the applicant.



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 Development Planning Division
 DATE: Mar. 24, 2022
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 Canada M9B 6H7
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 Tel: 416.938.0399

Wellingbrook TownHomes

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East Elevation-Block 1

Project number	2002
Date	Feb 25, 2022
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EAST ELEVATION - BLOCK 1

APPLICANT: 1000504782 Ontario Inc.

FILES: ZBA-2019-03, SUB-2019-01, CDM-2019-02, & SP-2021-02

FIGURE 9



Map by the Town of Aurora Financial Services Department, 7/05/23. Drawing provided by the applicant.

Document Path: J:\data\data\Planning Maps\15385 & 15395 Bayview Avenue (He & Shen ZBA-2019-03, SUB-2019-01, CDM-2019-02 & SP-2021-02)\Report_Maps_June_2023\Figure_9_East_Elevation_Block_1.mxd



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West Elevation-Block 2

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WEST ELEVATION - BLOCK 2

APPLICANT: 1000504782 Ontario Inc.

FILES: ZBA-2019-03, SUB-2019-01, CDM-2019-02, & SP-2021-02

FIGURE 10



Map by the Town of Aurora Financial Services Department, 7/05/23. Drawing provided by the applicant.



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 Tel: 416.938.0399

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East Elevation-Block 2

Project number	2002
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EAST ELEVATION - BLOCK 2

APPLICANT: 1000504782 Ontario Inc.

FILES: ZBA-2019-03, SUB-2019-01, CDM-2019-02, & SP-2021-02

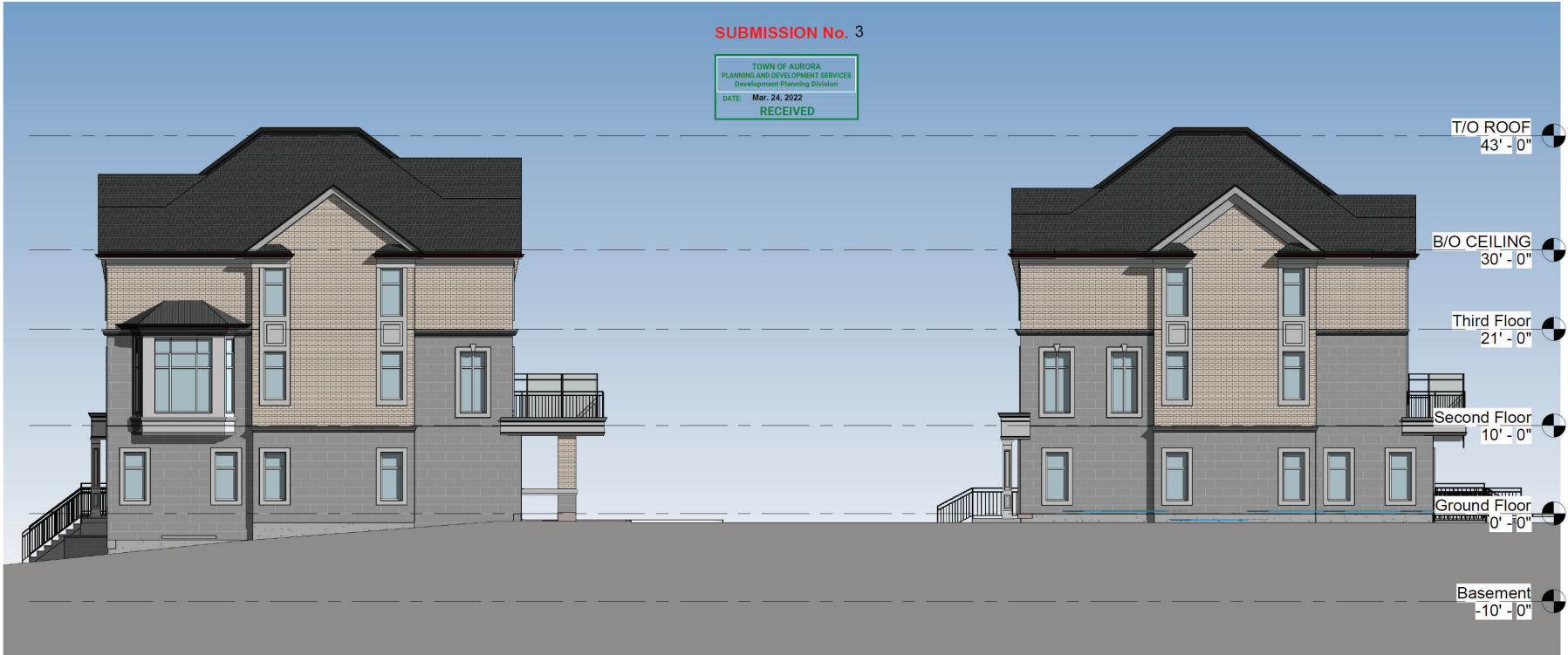
FIGURE 11



Map by the Town of Aurora Financial Services Department, 7/05/23. Drawing provided by the applicant.

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South Elevation-Block 1 & 2

Project number	2002
Date	Feb 25, 2022
Scale	3/32" = 1'-0"
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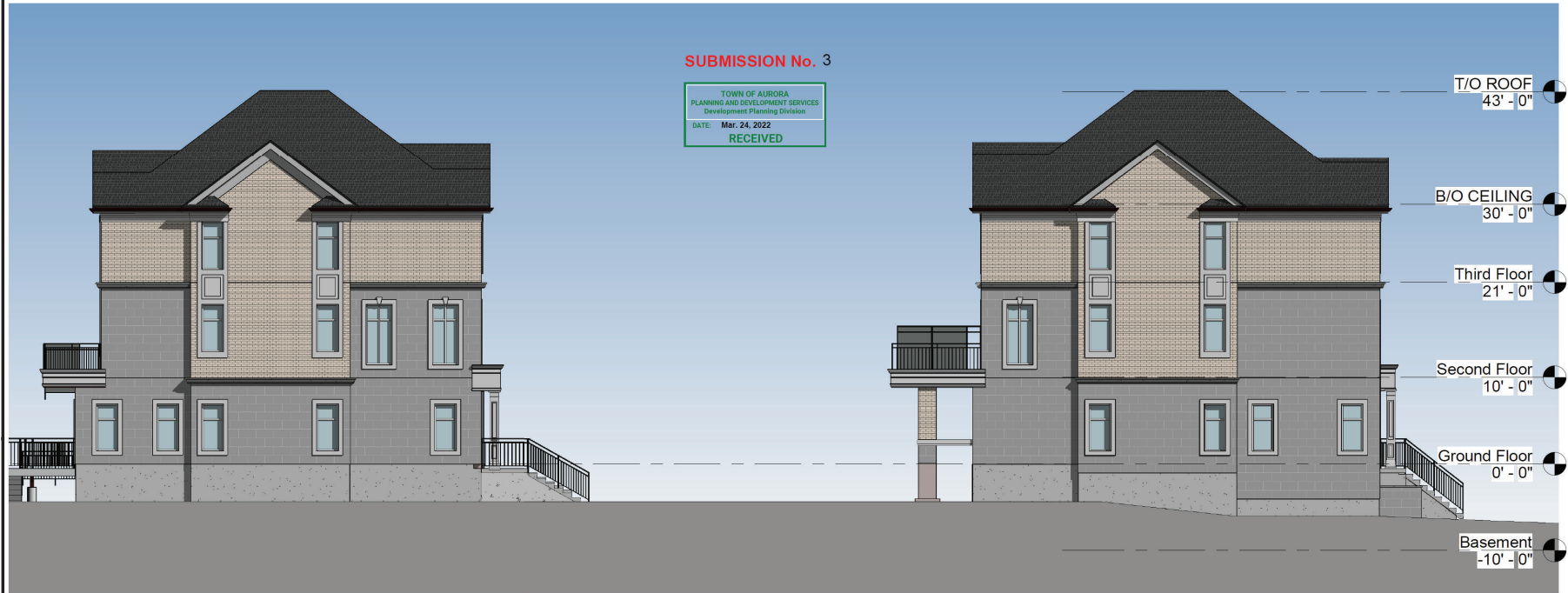
SOUTH ELEVATION - BLOCKS 1 & 2
APPLICANT: 1000504782 Ontario Inc.
FILES: ZBA-2019-03, SUB-2019-01, CDM-2019-02, & SP-2021-02
FIGURE 12



Map by the Town of Aurora Financial Services Department, 7/05/23. Drawing provided by the applicant.

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Development Planning Division
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Canada M9B 6H7
Website: www.broadviewarch.com
Tel: 416.938.0399

Wellingbrook TownHomes

15385 & 15395 Bayview Ave, Aurora, Ontario

North Elevation-Block 1 & 2

Project number 2002
Date Feb 25, 2022
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NORTH ELEVATION - BLOCKS 1 & 2

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FILES: ZBA-2019-03, SUB-2019-01, CDM-2019-02, & SP-2021-02

FIGURE 13



Map by the Town of Aurora Financial Services Department, 7/05/23. Drawing provided by the applicant.