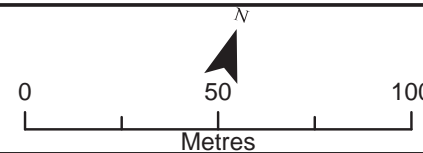


LOCATION MAP

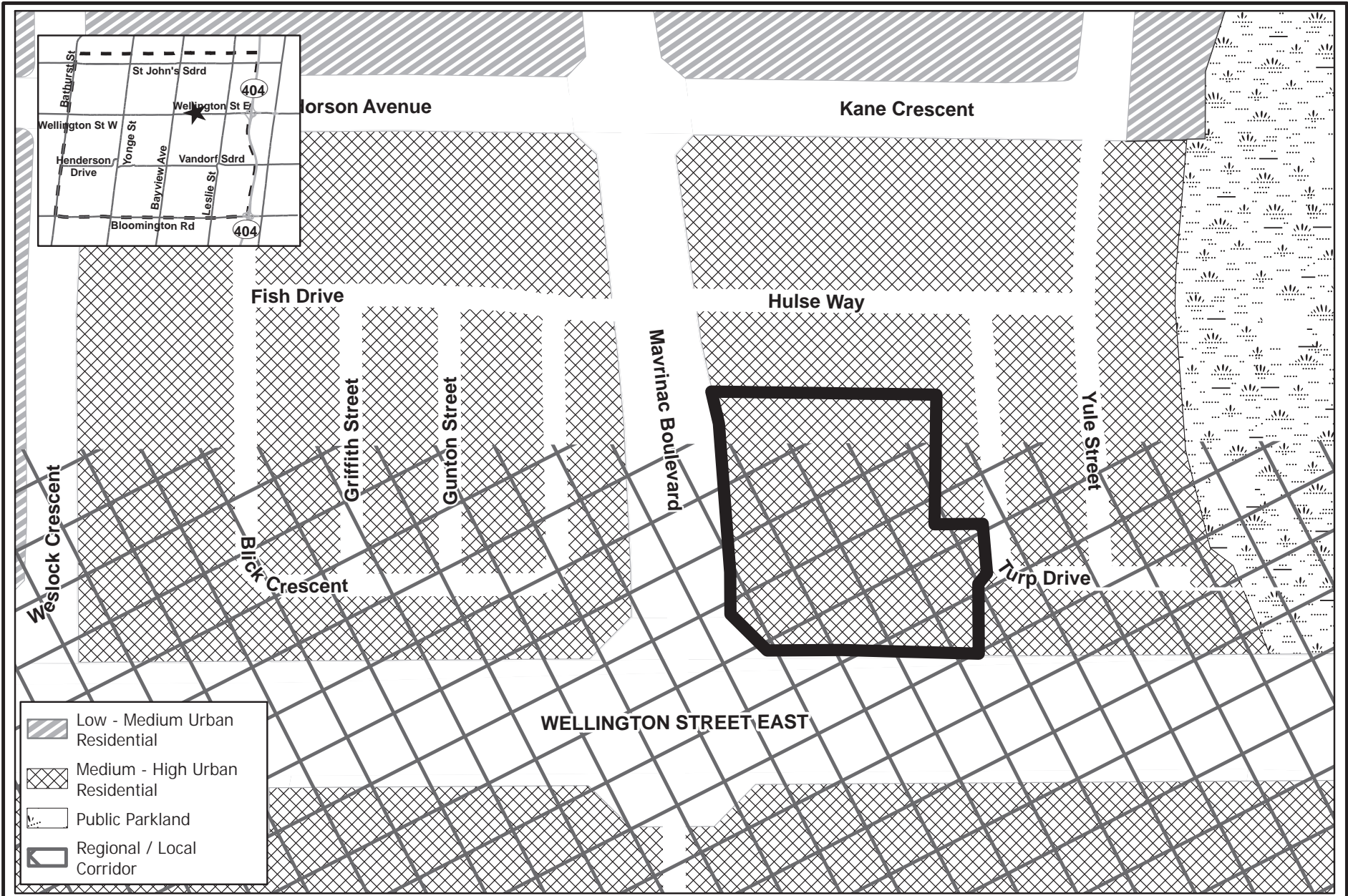
APPLICANT: AURORA MAVRINAC RETIREMENT DEVELOPMENTS LTD.
 FILES: OPA-2025-01 AND ZBA-2025-02
 FIGURE 1



SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, 22/04/2025. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2024, © First Base Solutions Inc., 2024 Orthophotography.



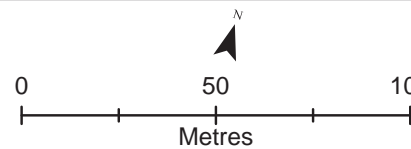
EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: AURORA MAVRINAC RETIREMENT DEVELOPMENTS LTD.

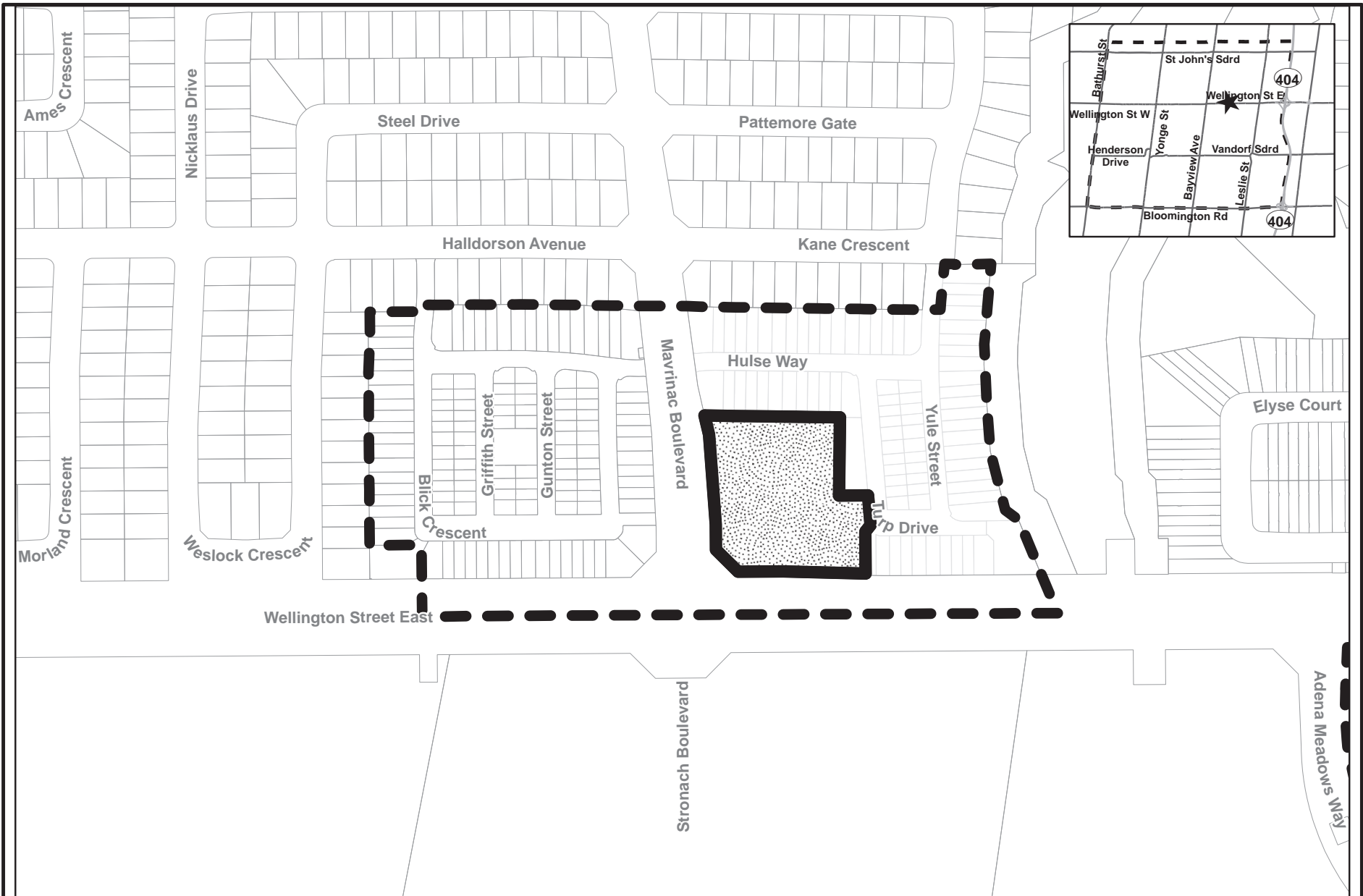
FILES: OPA-2025-01 AND ZBA-2025-02

FIGURE 2

 Subject Lands



Map created by the Town of Aurora Planning and Building Services Department, 22/04/2025. Base data provided by York Region & the Town of Aurora.



SITE SPECIFIC POLICY AREAS

APPLICANT: AURORA MAVRINAC RETIREMENT DEVELOPMENTS LTD.

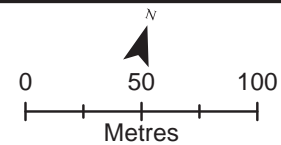
FILES: OPA-2025-01 AND ZBA-2025-02

FIGURE 3

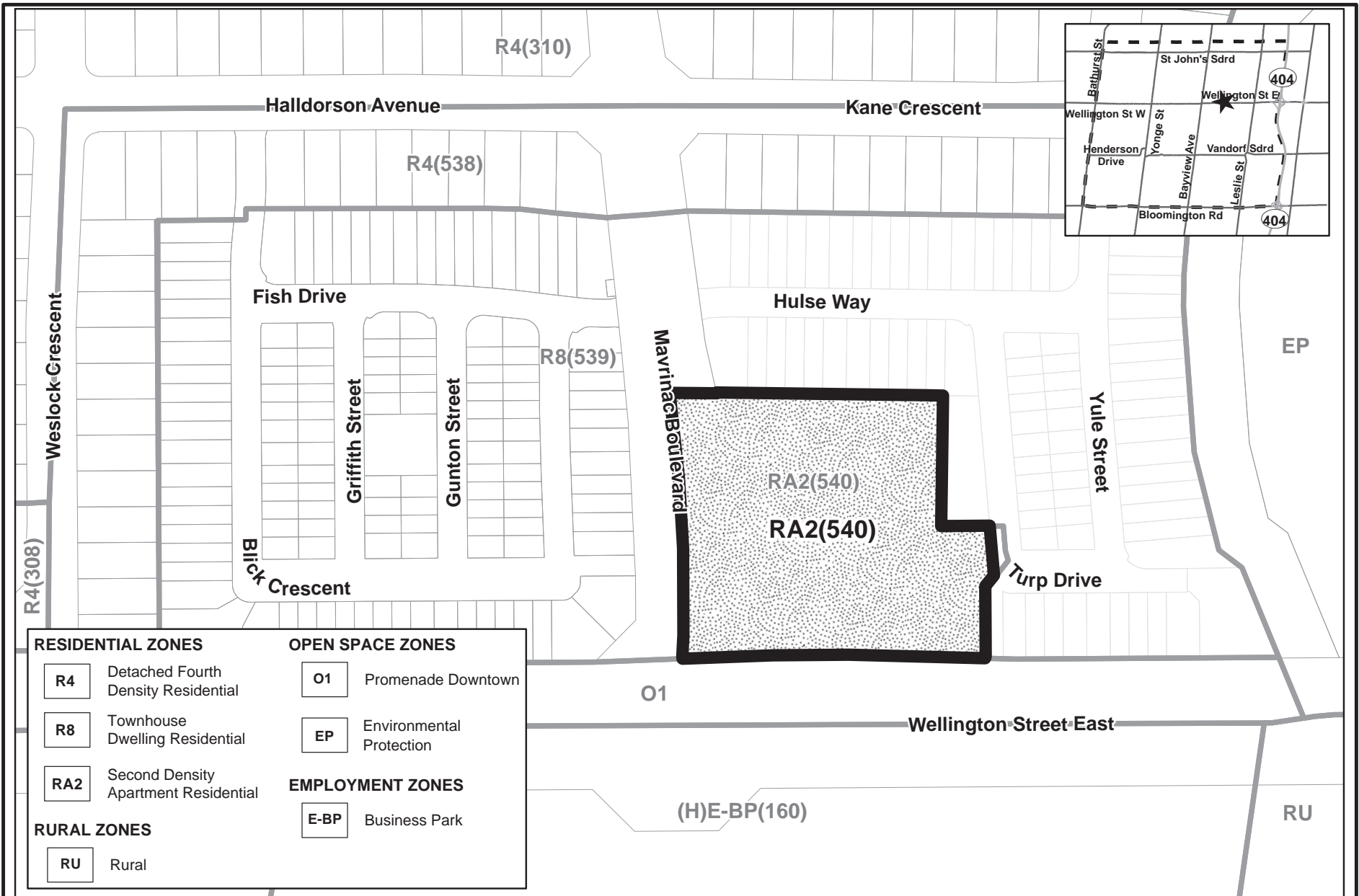


Site Specific Policy Area 55

Subject Lands



Map created by the Town of Aurora Planning and Building Services Department, 22/04/2025. Base data provided by York Region & the Town of Aurora.



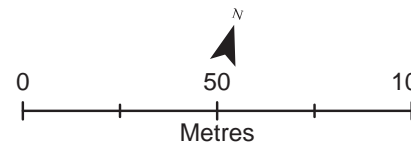
RESIDENTIAL ZONES		OPEN SPACE ZONES	
R4	Detached Fourth Density Residential	O1	Promenade Downtown
R8	Townhouse Dwelling Residential	EP	Environmental Protection
RA2	Second Density Apartment Residential	EMPLOYMENT ZONES	
RURAL ZONES		E-BP	Business Park
RU	Rural		

EXISTING ZONING

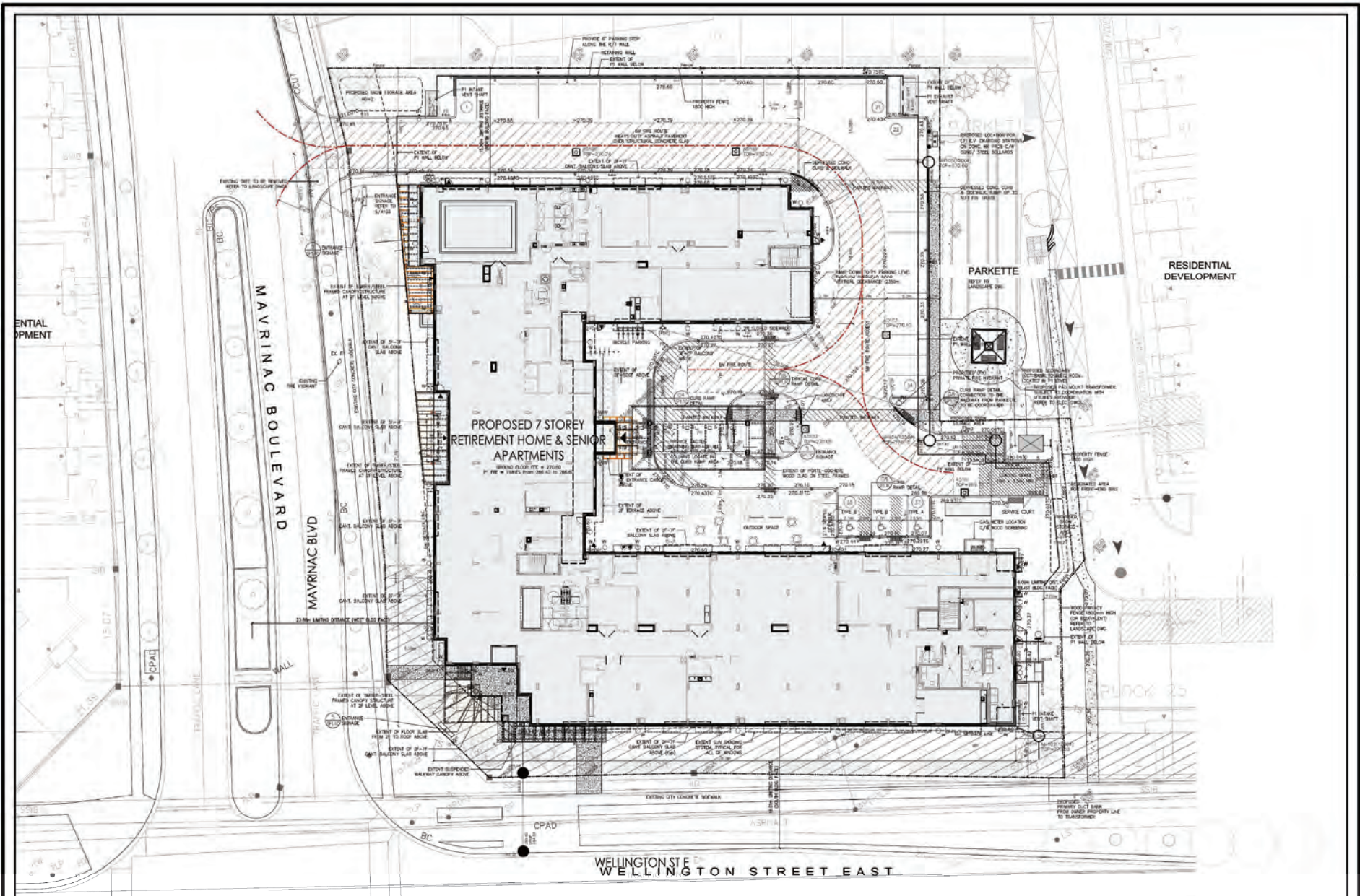
APPLICANT: AURORA MAVRINAC RETIREMENT DEVELOPMENTS LTD.
 FILES: OPA-2025-01 AND ZBA-2025-02
 FIGURE 4



Subject Lands



Map created by the Town of Aurora Planning and Building Services Department, 22/04/2025. Base data provided by York Region & the Town of Aurora.



CONCEPTUAL SITE PLAN

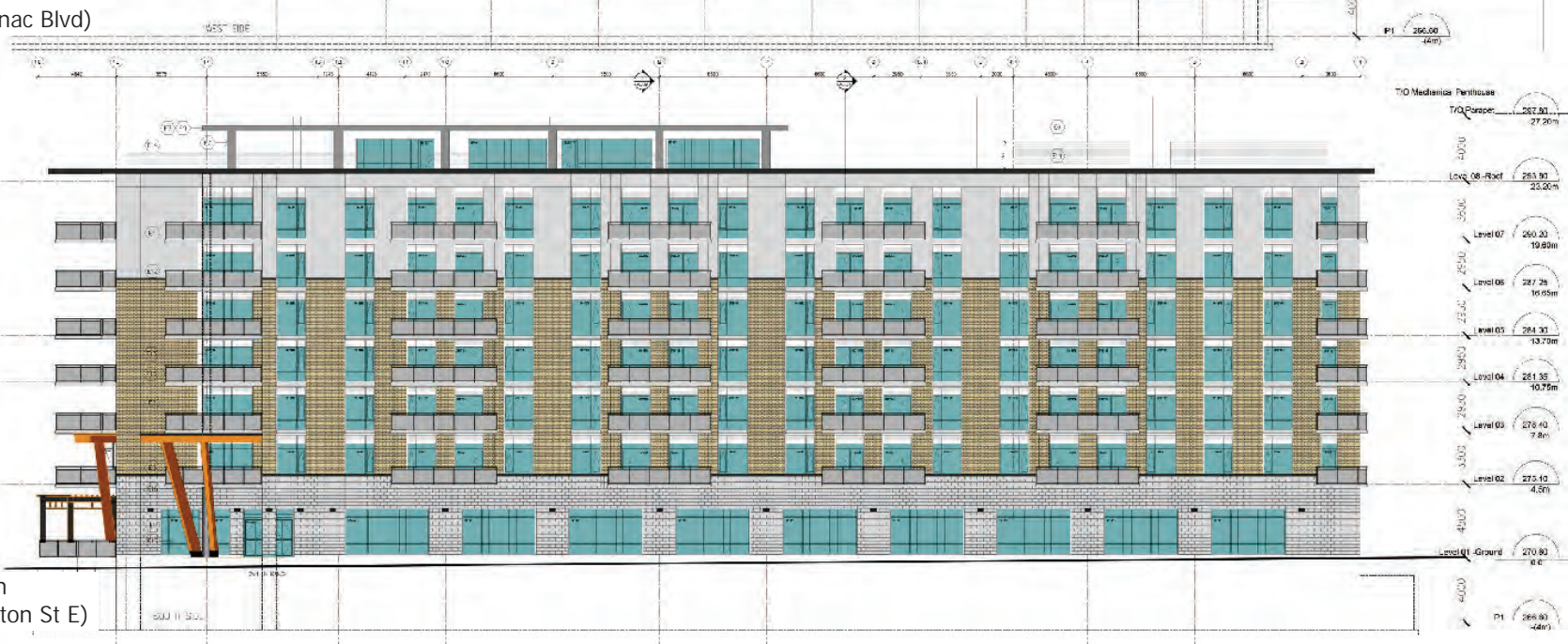
APPLICANT: AURORA MAVRINAC RETIREMENT DEVELOPMENTS LTD.
 FILES: OPA-2025-01 AND ZBA-2025-02
 FIGURE 5



Map created by the Town of Aurora Planning and Building Services Department, 25/09/2025. Base data provided by Global Architect Inc.



West Elevation
(facing Mavrinc Blvd)



South Elevation
(facing Wellington St E)

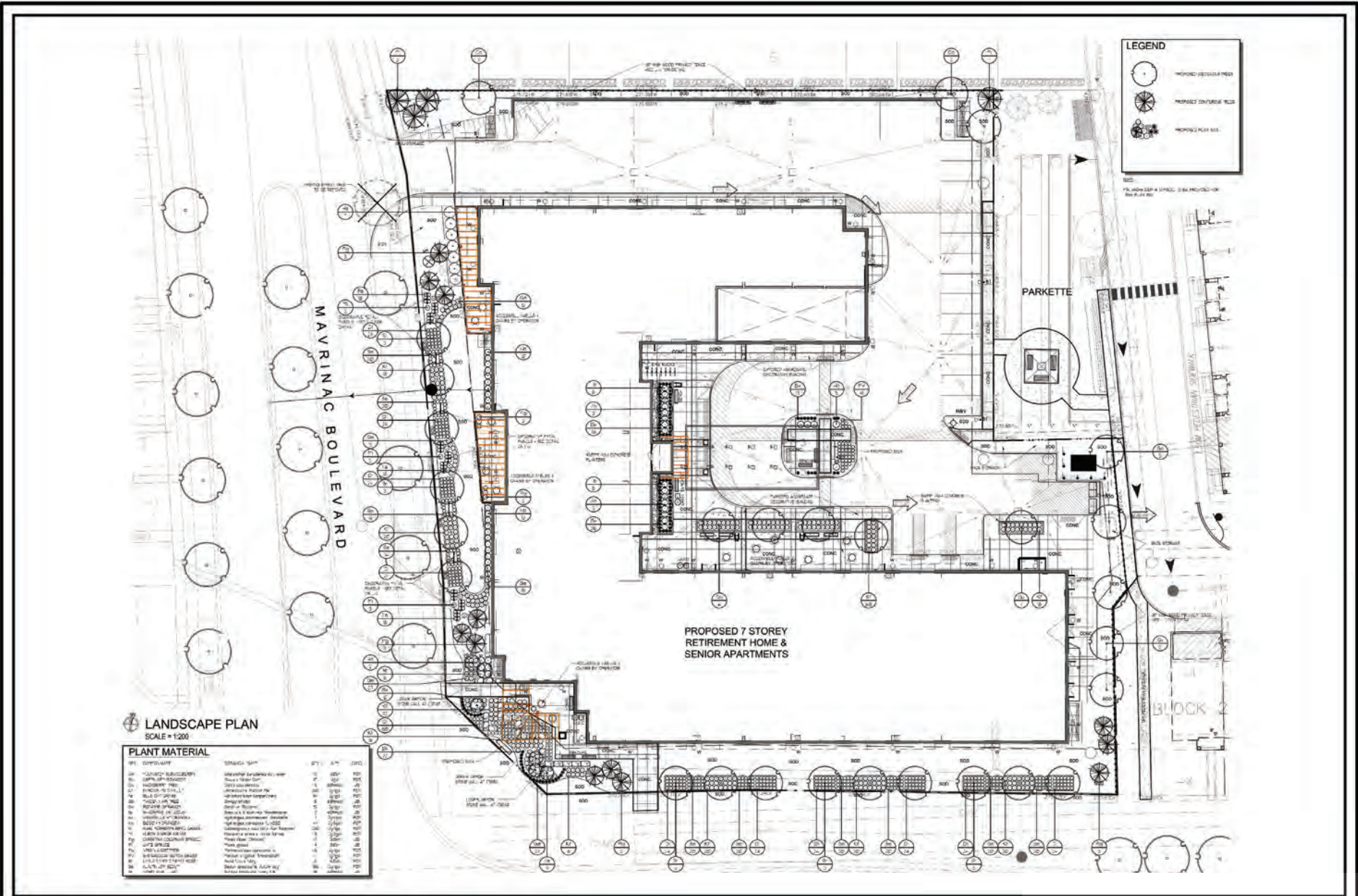
CONCEPTUAL ELEVATIONS

APPLICANT: AURORA MAVRINAC RETIREMENT DEVELOPMENTS LTD.

FILES: OPA-2025-01 AND ZBA-2025-02

FIGURE 6





CONCEPTUAL LANDSCAPE PLAN
 APPLICANT: Aurora Mavrinac Retirement Developments Ltd.
 FILES: OPA-2025-01 and ZBA-2025-02
 FIGURE 7



Map created by the Town of Aurora Planning and Building Services Department, 25/09/2025. Base data provided by Ron Koudys Landscape Architects Inc.