

LOCATION MAP

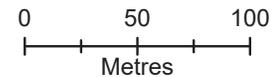
APPLICANT: Liversidge and Livewell on Wellington General Partners Ltd.

FILES: OPA-2025-10, ZBA-2025-09 & ZBA-2022-06

FIGURE 1



SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Services Department, 2026-03-10. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2025, © First Base Solutions Inc., 2025 Orthophotography.

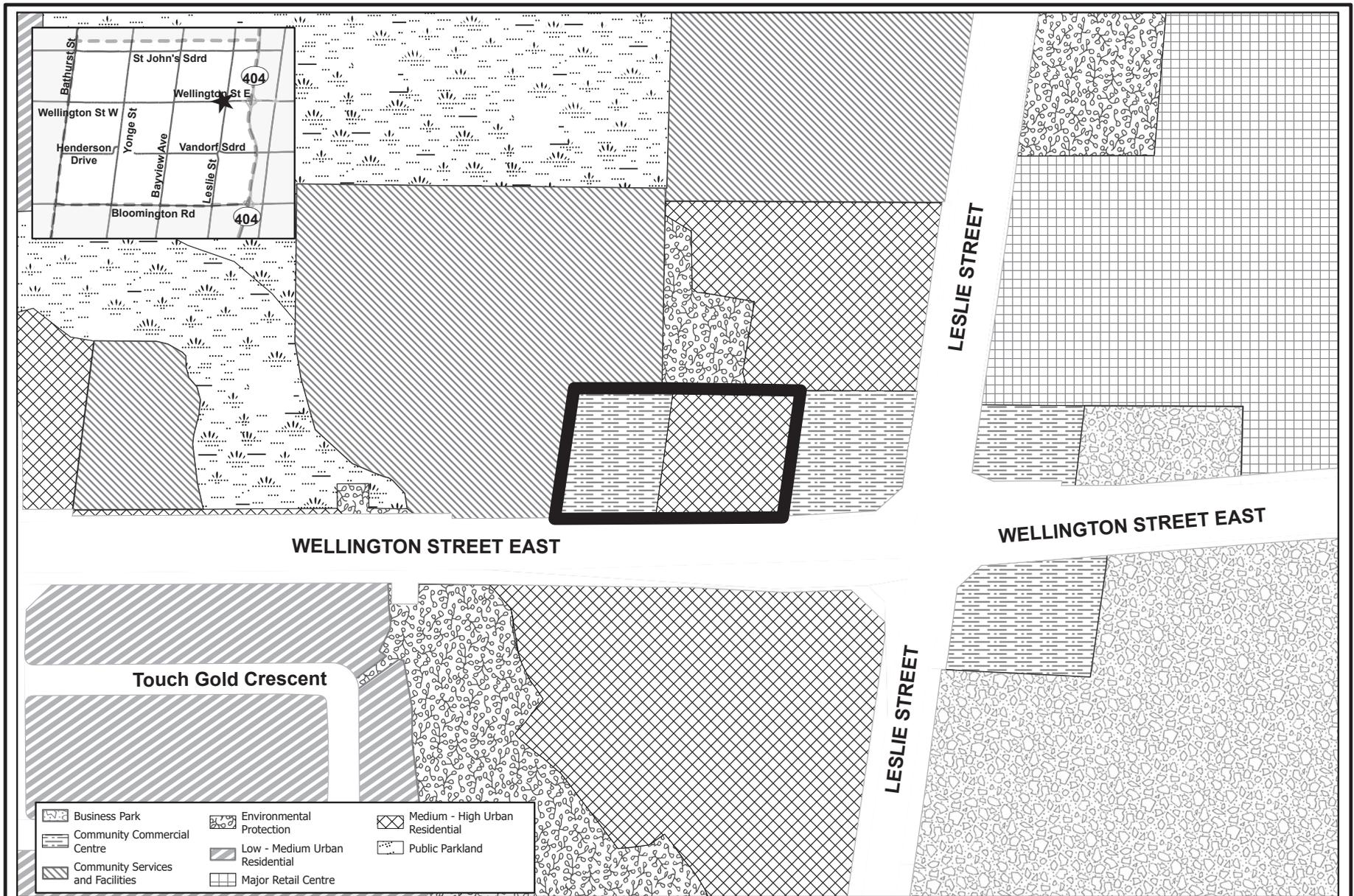


PREVIOUSLY APPROVED SITE PLAN

APPLICANT: LIVERSRIDGE AND LIVWELL ON WELLINGTON GENERAL PARTNERS LTD.
 FILES: OPA-2025-10, ZBA-2025-09 & ZBA-2022-06
 FIGURE 2



Map created by the Town of Aurora Planning and Building Services Department, 2026-03-10. Base data provided by Battaglia Architect Inc.



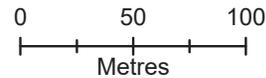
EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: LIVERSRIDGE AND LIVEWELL ON WELLINGTON GENERAL PARTNERS LTD.

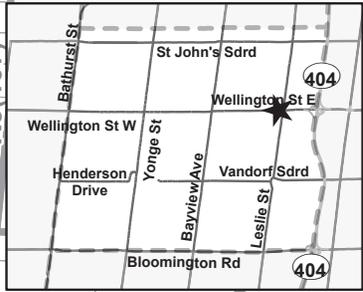
FILES: OPA-2025-10, ZBA-2025-09 & ZBA-2022-06

FIGURE 3

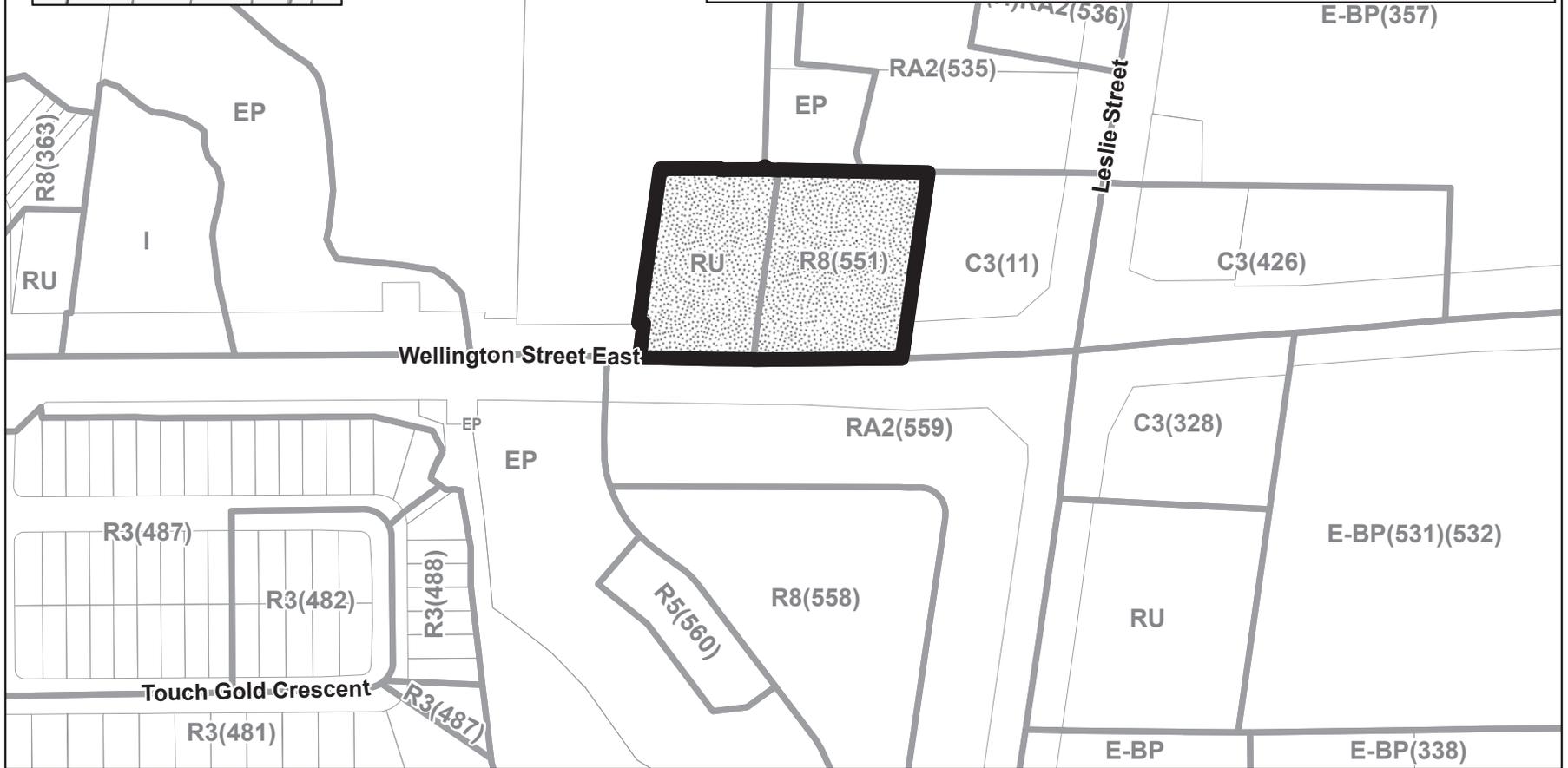
 Subject Lands



Map created by the Town of Aurora Planning and Building Services Department, 2026-03-10. Base data provided by York Region & the Town of Aurora.

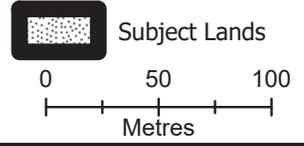


RESIDENTIAL ZONES		OPEN SPACE ZONES		COMMERCIAL ZONES	
R3	Detached Third Density Residential	O1	Public Open Space	C3	Service Commercial
R5	Detached Fifth Density Residential	O2	Private Open Space	EMPLOYMENT ZONES	
R8	Townhouse Dwelling Residential	EP	Environmental Protection	E-BP	Business Park
RA2	Second Density Apartment Residential	RURAL ZONES		INSTITUTIONAL ZONES	
		RU	Rural	I	Institutional

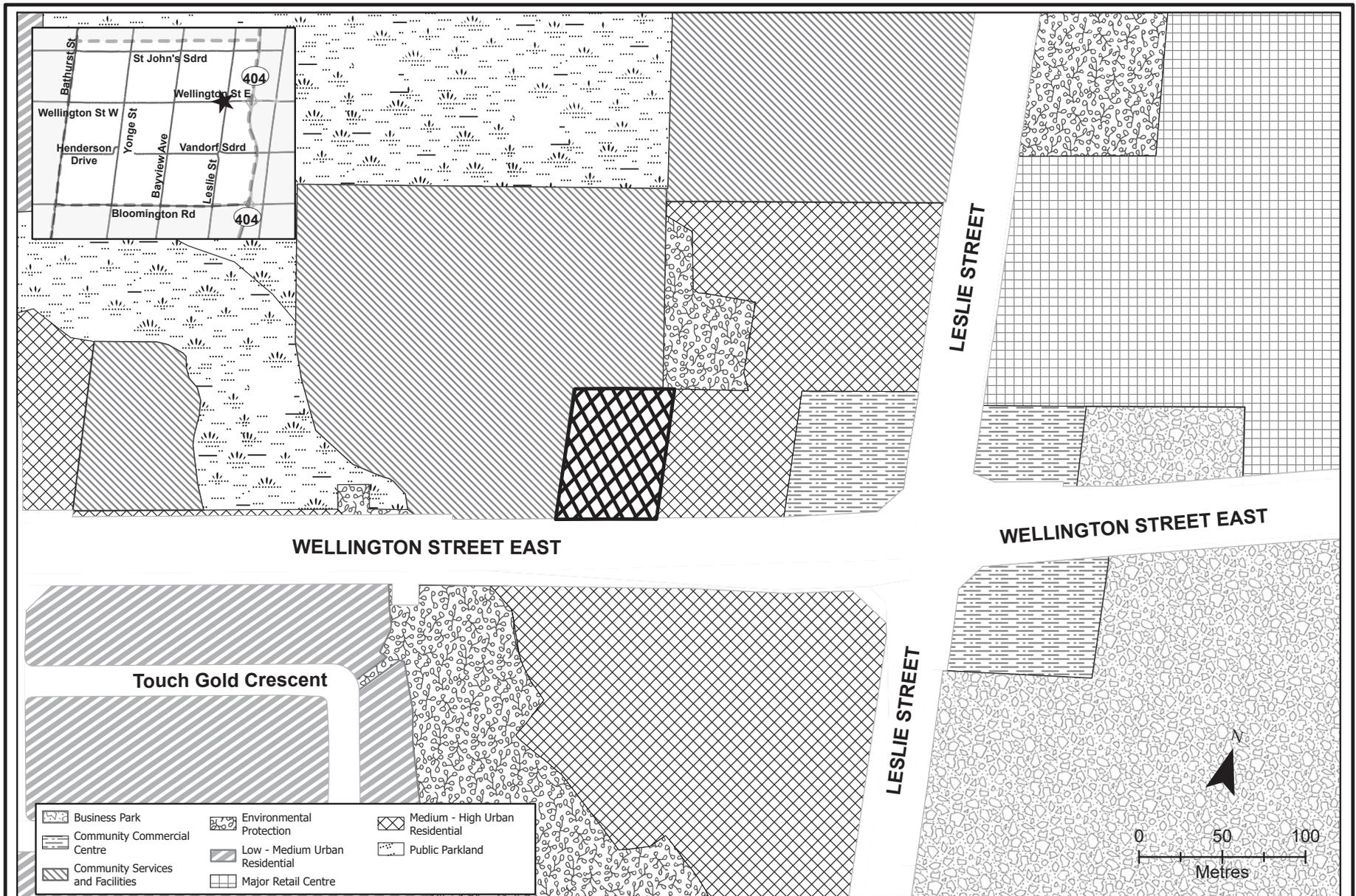


EXISTING ZONING BY-LAW

APPLICANT: LIVERSRIDGE AND LIVEWELL ON WELLINGTON GENERAL PARTNERS LTD.
 FILES: OPA-2025-10, ZBA-2025-09 & ZBA-2022-06
 FIGURE 4



Map created by the Town of Aurora Planning and Building Services Department, 2026-03-10. Base data provided by York Region & the Town of Aurora.



PROPOSED OFFICIAL PLAN DESIGNATION

APPLICANT: LIVERSRIDGE AND LIVEWELL ON WELLINGTON GENERAL PARTNERS LTD.

FILES: OPA-2025-10, ZBA-2025-09 & ZBA-2022-06

FIGURE 5



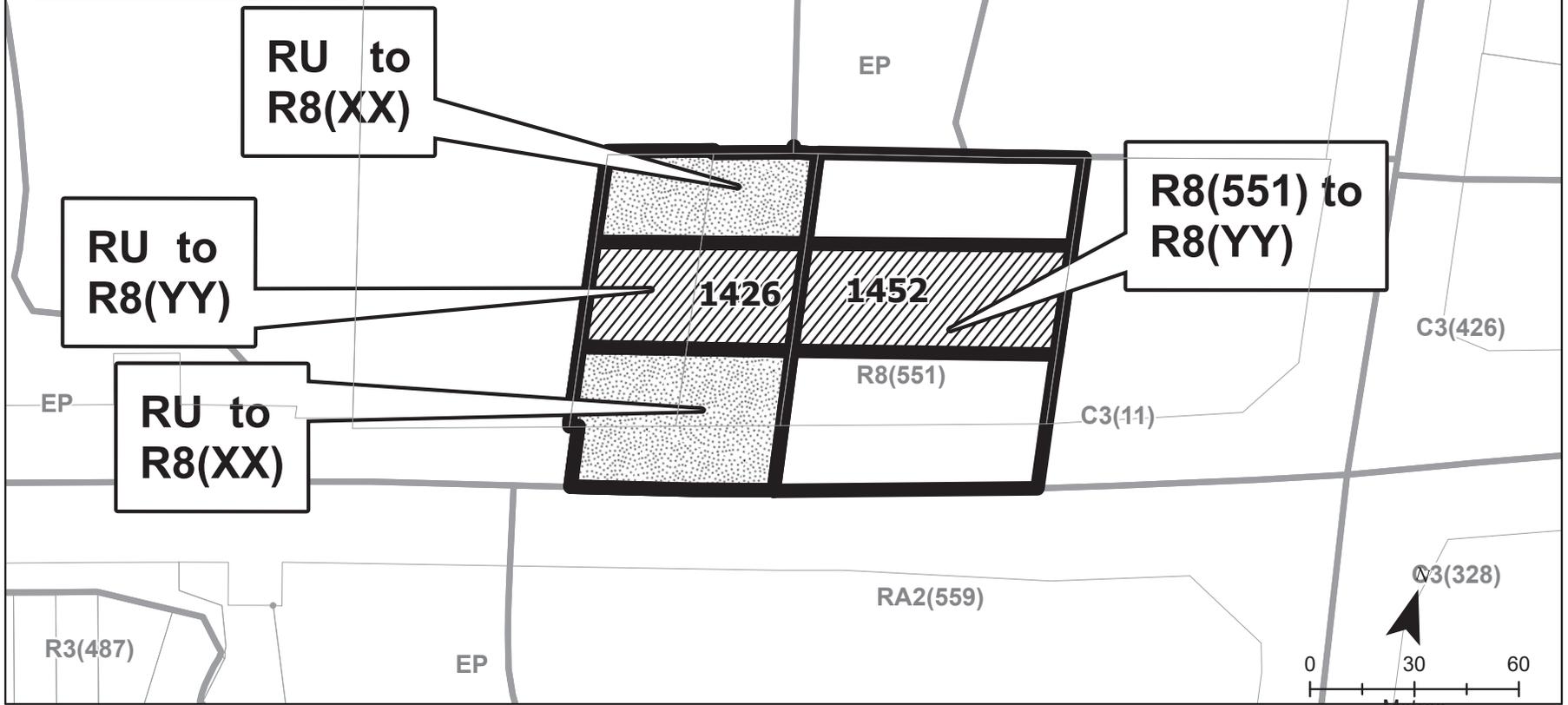
OP Amendment -
Community Commercial to
Medium-High Urban Residential



Map created by the Town of Aurora Planning and Building Services Department, 2026-03-10. Base data provided by York Region & the Town of Aurora.



RESIDENTIAL ZONES		OPEN SPACE ZONES		COMMERCIAL ZONES	
R3	Detached Third Density Residential	O1	Public Open Space	C3	Service Commercial
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RA2	Second Density Apartment Residential	RURAL ZONES		INSTITUTIONAL ZONES	
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PROPOSED ZONING BY-LAW

APPLICANT: LIVERSRIDGE AND LIVEWELL ON WELLINGTON GENERAL PARTNERS LTD.
 FILES: OPA-2025-10, ZBA-2025-09 & ZBA-2022-06
 FIGURE 6

-  Subject Lands
-  R8 (XX) - Standard Townhouse
-  R8 (YY) - Back-to-back Townhouse



Map created by the Town of Aurora Planning and Building Services Department, 2026-03-10. Base data provided by York Region & the Town of Aurora.

1426 Wellington Street

1452 Wellington Street



CONCEPTUAL SITE PLAN

APPLICANT: LIVERSRIDGE AND LIVWELL ON WELLINGTON GENERAL PARTNERS LTD.

FILES: OPA-2025-10, ZBA-2025-09 & ZBA-2022-06

FIGURE 7



Map created by the Town of Aurora Planning and Building Services Department, 2026-03-10. Base data provided by Land Services Group.



CONCEPTUAL ELEVATIONS

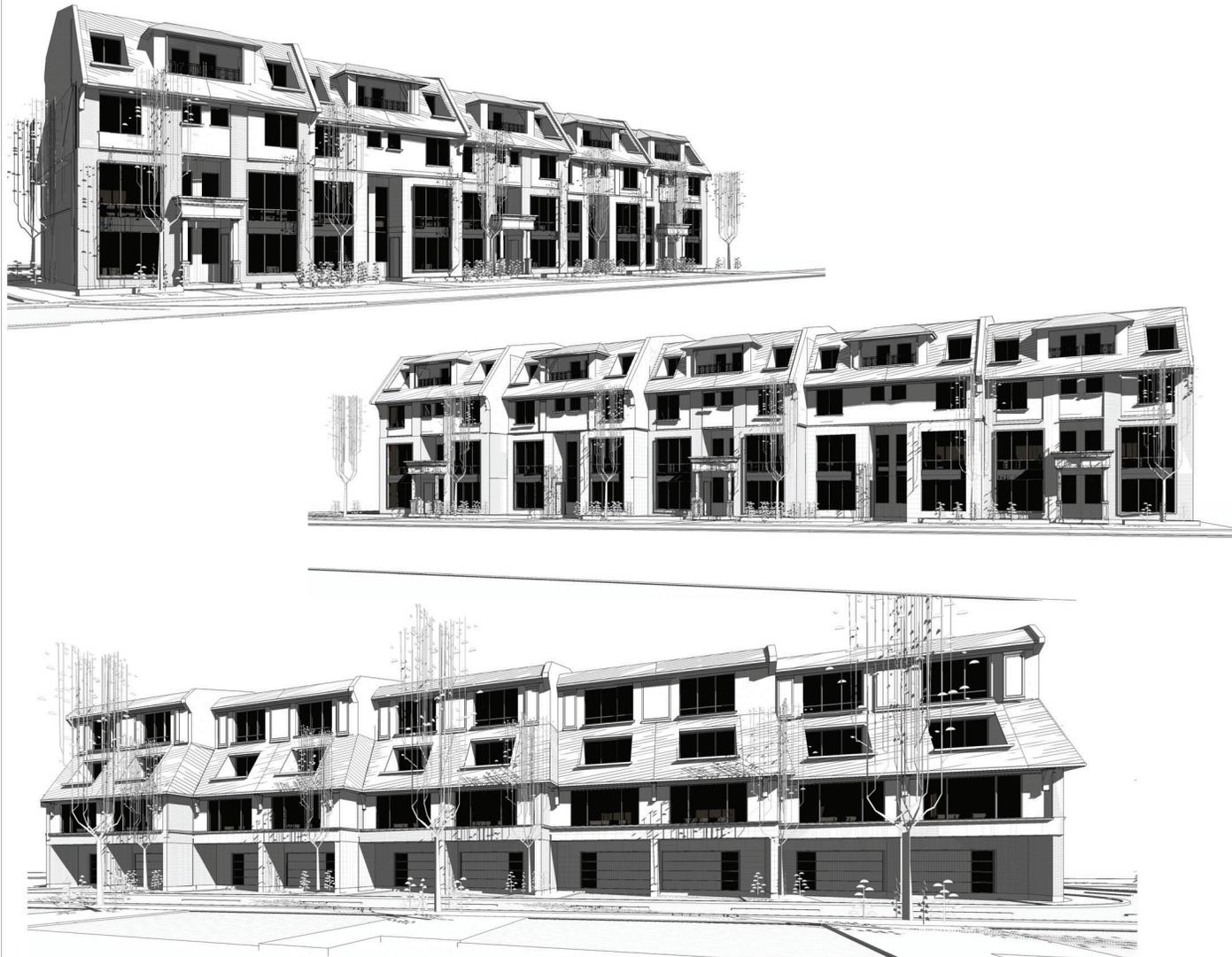
APPLICANT: Liversridge and Livewell on Wellington General Partners Ltd.

FILES: OPA-2025-10, ZBA-2025-09 & ZBA-2022-06

FIGURE 8



Map created by the Town of Aurora Planning and Building Services Department, 2026-03-10. Base data provided by Land Services Group.



PREVIOUSLY APPROVED ELEVATIONS

APPLICANT: Liversidge and Livewell on Wellington General Partners Ltd.

FILES: OPA-2025-10, ZBA-2025-09 & ZBA-2022-06

FIGURE 9



Map created by the Town of Aurora Planning and Building Services Department, 2026-03-10. Base data provided by Land Services Group.