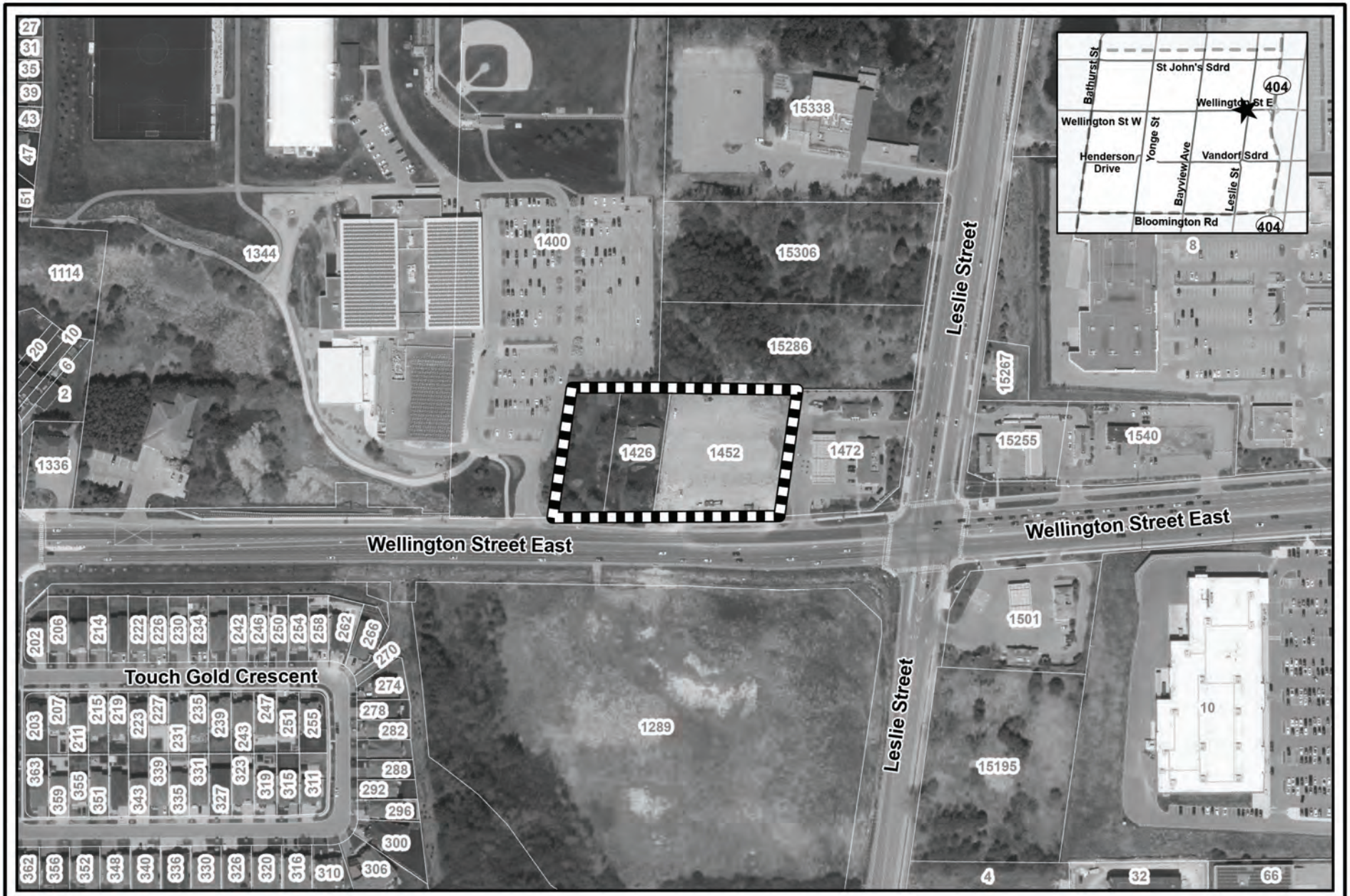

LOCATION MAP

APPLICANT:Liversridge and Livewell on Wellington General Partners Ltd.
FILES: OPA-2025-10, ZBA-2025-09, ZBA-2022-06 & SUB-2026-01
FIGURE 1

SUBJECT LANDS

0 50 100
Metres

N

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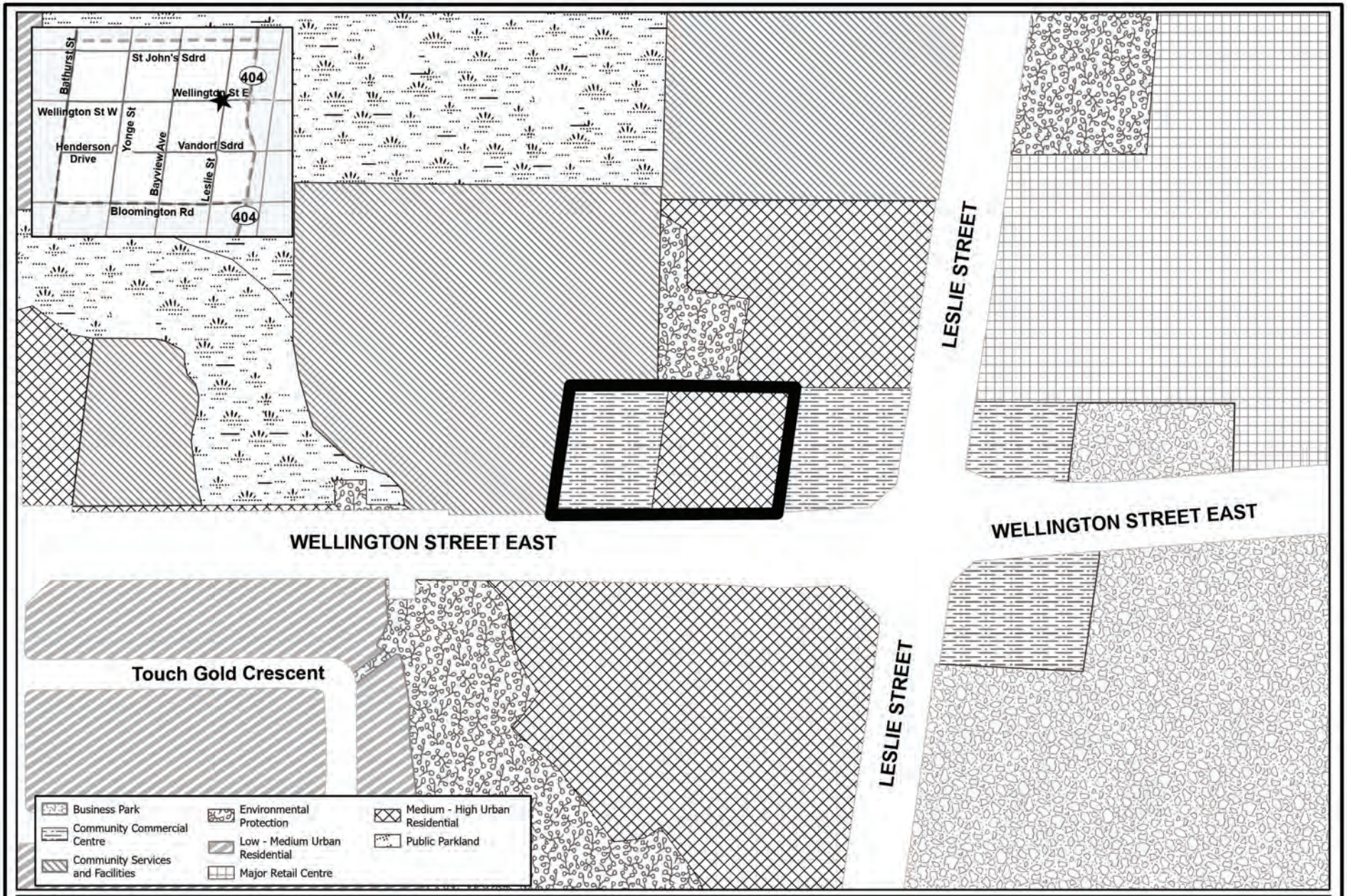
Map created by the Town of Aurora Planning and Building Services Department, 22/04/2026. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2025, © First Base Solutions Inc., 2025 Orthophotography.

Document Path: J:\data\data\Planning Maps\Liveridge (Livewell 1426 and 1452 Wellington Street E OPA-2025-10, ZBA-2025-09, OPA-2022-04 and ZBA-2022-06\ReportMaps_Mar_2026\ReportMaps_Mar_2026.aprx



EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT:LIVERSRIDGE AND LIVEWELL ON WELLINGTON GENERAL PARTNERS LTD.
FILES: OPA-2025-10, ZBA-2025-09, ZBA-2022-06 & SUB-2026-01
FIGURE 2

Subject Lands

0 50 100
Metres

N

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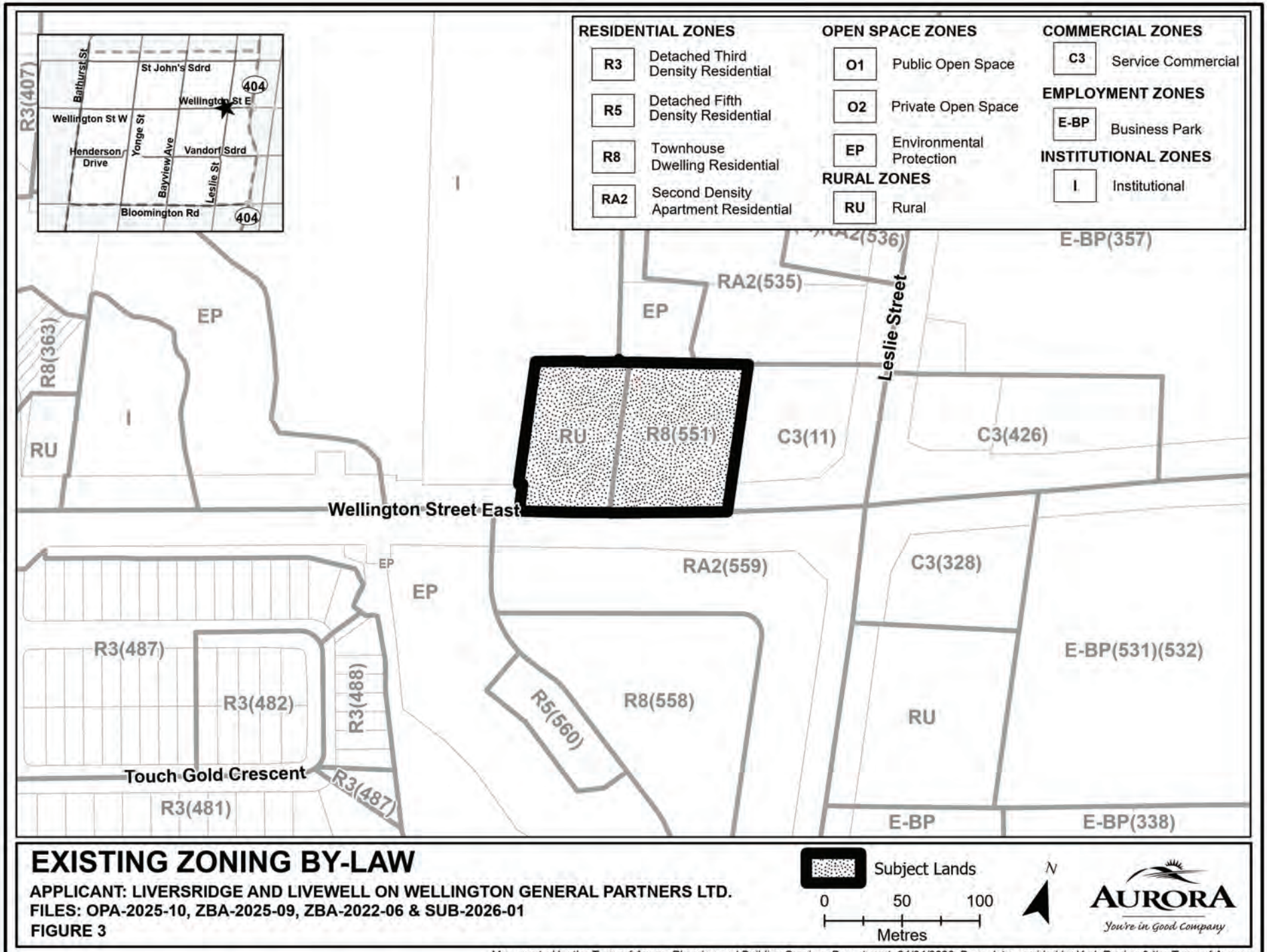
Map created by the Town of Aurora Planning and Building Services Department, 24/04/2026. Base data provided by York Region & the Town of Aurora.



EXISTING ZONING BY-LAW

APPLICANT: LIVERSRIDGE AND LIVEWELL ON WELLINGTON GENERAL PARTNERS LTD.
FILES: OPA-2025-10, ZBA-2025-09, ZBA-2022-06 & SUB-2026-01
FIGURE 3

Subject Lands

0 50 100
Metres

N

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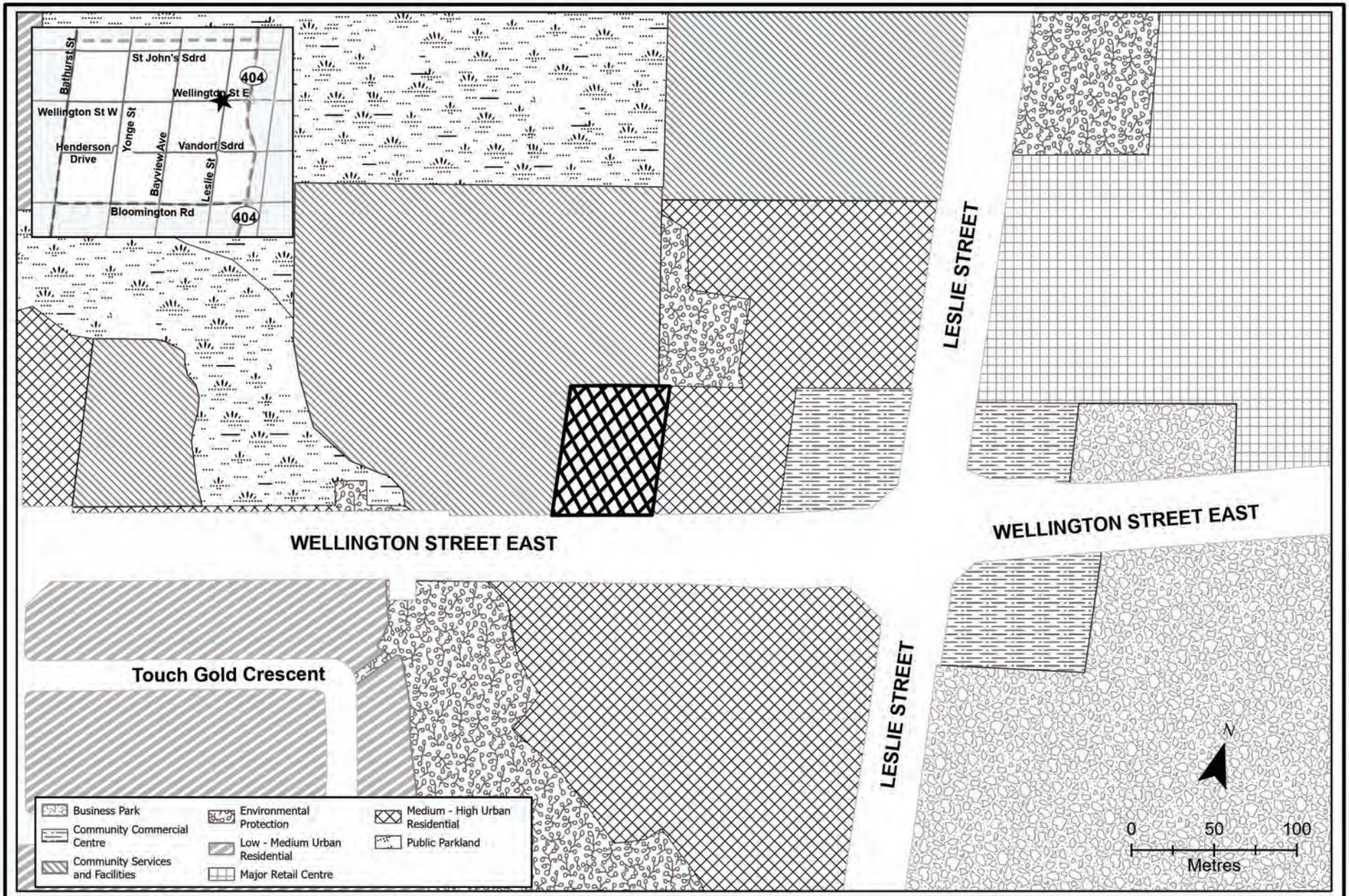
Map created by the Town of Aurora Planning and Building Services Department, 24/04/2026. Base data provided by York Region & the Town of Aurora.



PROPOSED OFFICIAL PLAN AMENDMENT

APPLICANT: LIVERSRIDGE AND LIVEWELL ON WELLINGTON GENERAL PARTNERS LTD.
FILES: OPA-2025-10, ZBA-2025-09, ZBA-2022-06 & SUB-2026-01
FIGURE 4

OP Amendment - Community Commercial to Medium-High Urban Residential

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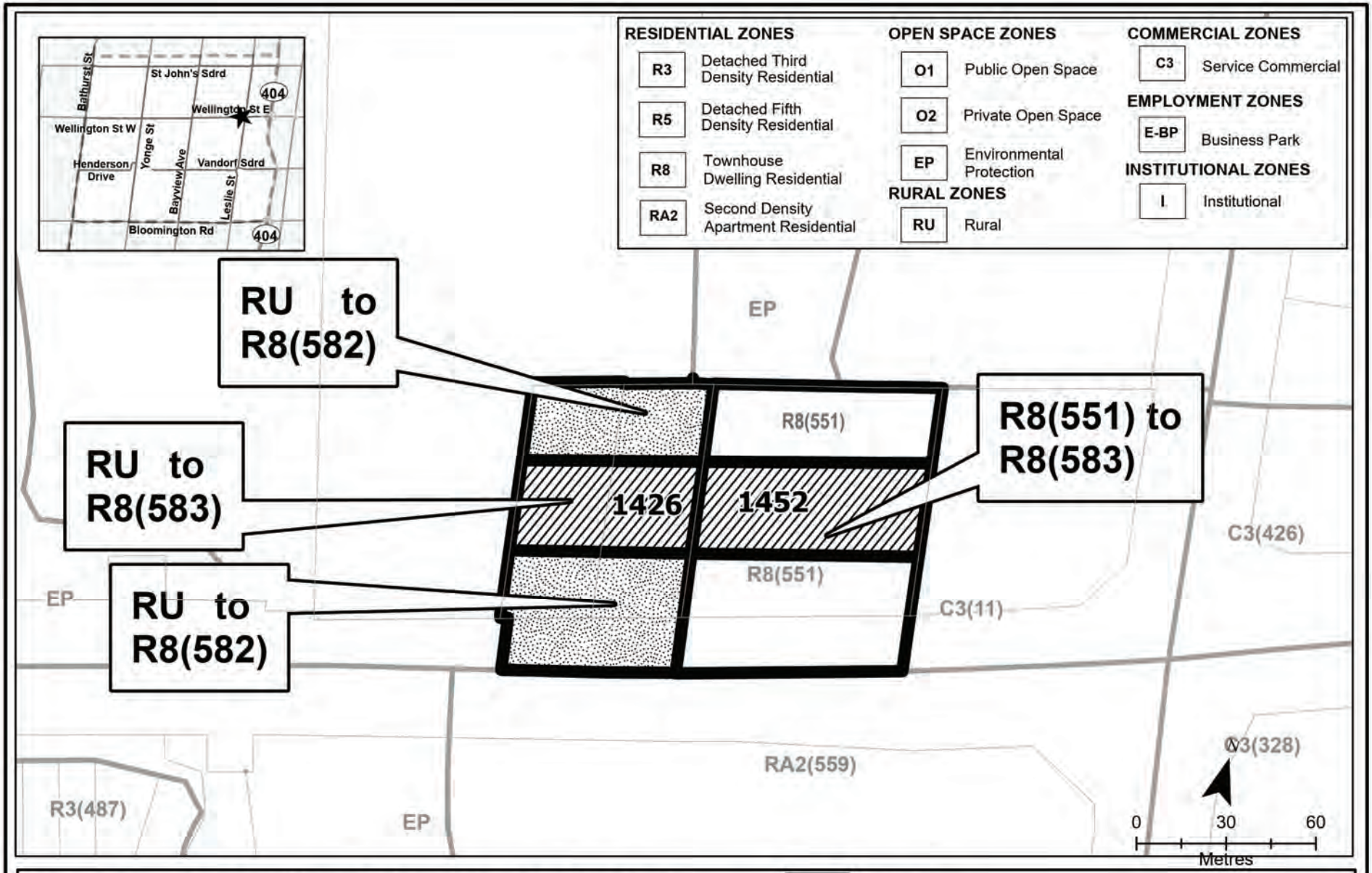
Map created by the Town of Aurora Planning and Building Services Department, 24/04/2026. Base data provided by York Region & the Town of Aurora.



PROPOSED ZONING BY-LAW AMENDMENT

APPLICANT: LIVERSRIDGE AND LIVEWELL ON WELLINGTON GENERAL PARTNERS LTD.
FILES: OPA-2025-10, ZBA-2025-09, ZBA-2022-06 & SUB-2026-01
FIGURE 5

Subject Lands

R8 (582) - Standard Townhouse

R8 (583) - Back-to-back Townhouse

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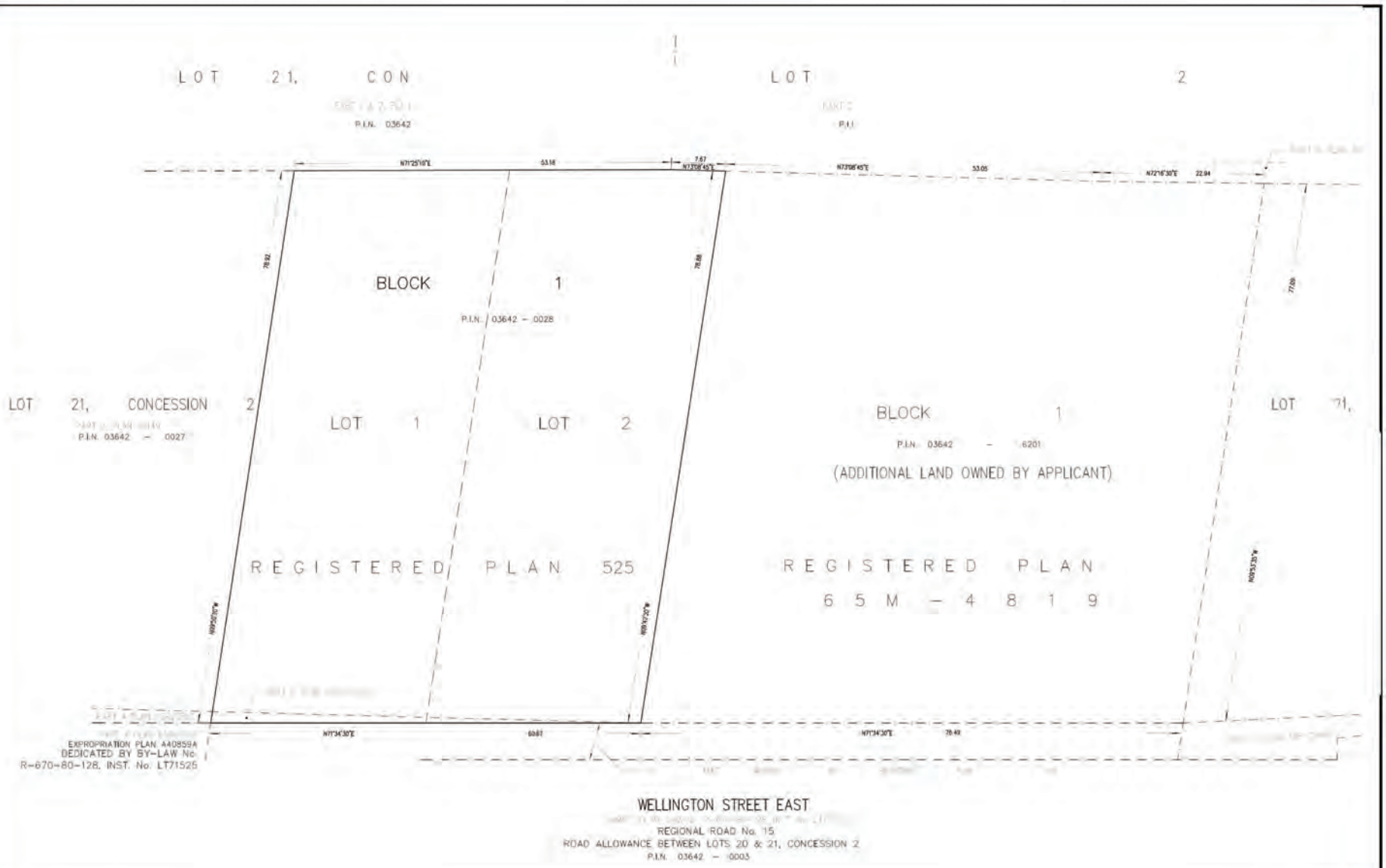

DRAFT PLAN OF SUBDIVISION

APPLICANT: LIVERSRIDGE AND LIVEWELL ON WELLINGTON GENERAL PARTNERS LTD.
FILES: OPA-2025-10, ZBA-2025-09, ZBA-2022-06 & SUB-2026-01
FIGURE 6

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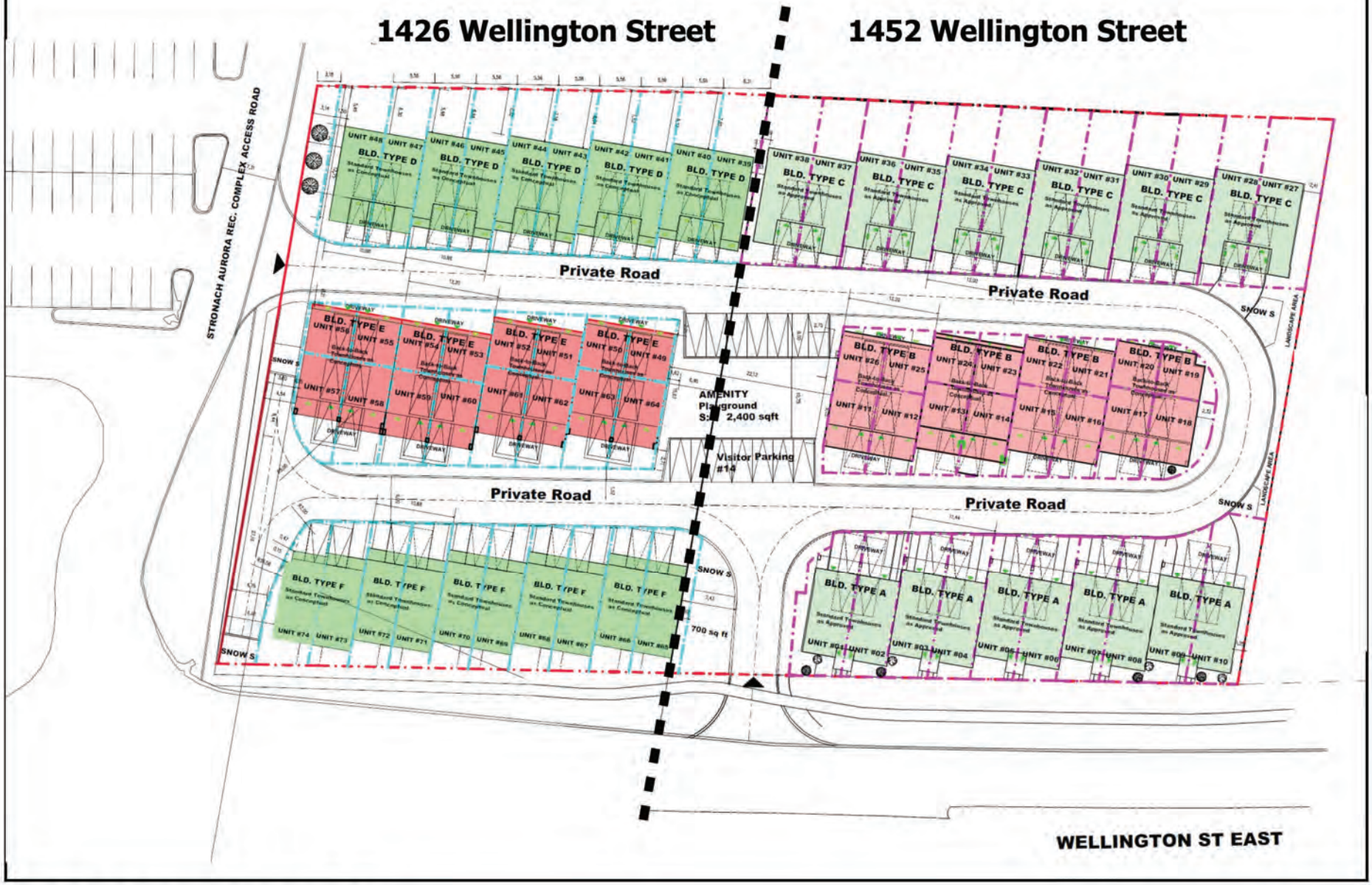
Map created by the Town of Aurora Planning and Building Services Department, 24/04/2026. Base data provided by Wahba Surveying.



PROPOSED SITE PLAN

APPLICANT: LIVERSRIDGE AND LIVEWELL ON WELLINGTON GENERAL PARTNERS LTD.
FILES: OPA-2025-10, ZBA-2025-09, ZBA-2022-06 & SUB-2026-01
FIGURE 7

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Map created by the Town of Aurora Planning and Building Services Department, 24/04/2026. Base data provided by Land Services Group.

PROPOSED ELEVATIONS

APPLICANT: LIVERSRIDGE AND LIVEWELL ON WELLINGTON GENERAL PARTNERS LTD.
FILES: OPA-2025-10, ZBA-2025-09, ZBA-2022-06 & SUB-2026-01
FIGURE 8

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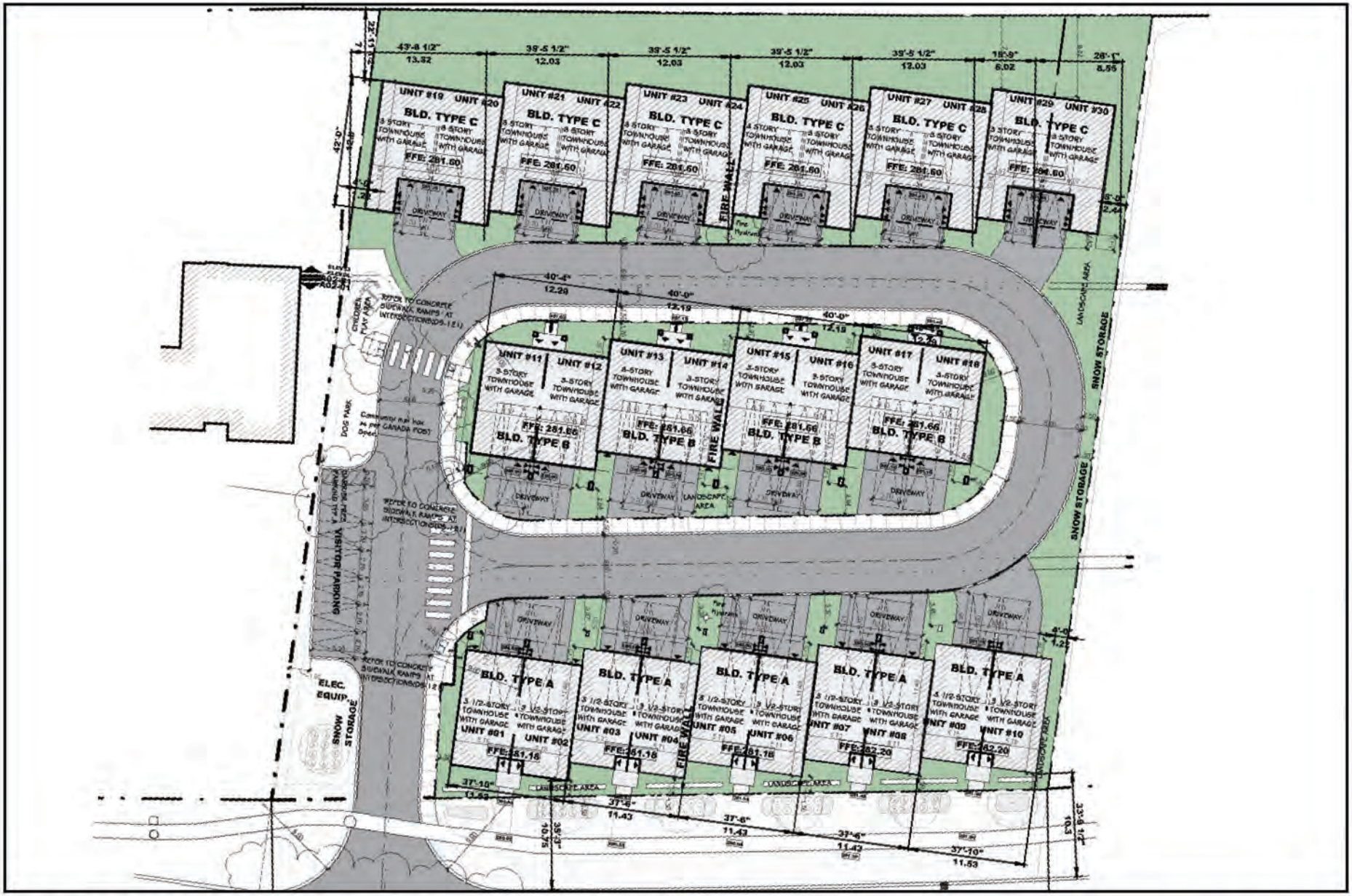
Map created by the Town of Aurora Planning and Building Services Department, 24/04/2026. Base data provided by Land Services Group.



PREVIOUSLY APPROVED SITE PLAN (1452 Wellington Street East)

APPLICANT: LIVERSRIDGE AND LIVEWELL ON WELLINGTON GENERAL PARTNERS LTD.
FILES: OPA-2025-10, ZBA-2025-09, ZBA-2022-06 & SUB-2026-01
FIGURE 9

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Map created by the Town of Aurora Planning and Building Services Department, 24/04/2026. Base data provided by Battaglia Architect Inc.