



**SOUTH SITE - RESIDENTIAL DEVELOPMENT DETAILS:**

TOTAL PROPOSED UNITS:	408
BUILDING 'A':	10-STOREY, 120 UNITS
BUILDING 'B':	10-STOREY, 120 UNITS
BUILDING 'C':	6-STOREY, 72 UNITS
BUILDING 'D':	8-STOREY, 96 UNITS
PROPOSED PARKING SPACES:	531
PROPOSED PARKING RATE:	1.30
LANDSCAPED OPEN SPACE:	
(incl. trails):	38.2%
LOT COVERAGE:	12.7%

**SOUTH SITE - BUSINESS OFFICE DEVELOPMENT DETAILS:**

GFA:	1860m <sup>2</sup>
REQUIRED PARKING SPACES:	56
PROVIDED PARKING SPACES:	60

**SOUTH SITE - RESPITE HOME DEVELOPMENT DETAILS:**

GFA:	499m <sup>2</sup>
REQUIRED PARKING SPACES:	12
PROVIDED PARKING SPACES:	12

**NORTH 'B' SITE - RESIDENTIAL DEVELOPMENT DETAILS:**

TOTAL PROPOSED UNITS:	180
BUILDING 'E':	6-STOREY, 24 UNITS
BUILDING 'F':	6-STOREY, 78 UNITS
BUILDING 'G':	6-STOREY, 78 UNITS
PROPOSED PARKING SPACES:	270
PROPOSED PARKING RATE:	1.50
LANDSCAPED OPEN SPACE:	
(incl. trails):	36.4%
LOT COVERAGE:	23.2%

**NORTH 'A' SITE - RESIDENTIAL DEVELOPMENT DETAILS:**

TOTAL PROPOSED UNITS:	156
BUILDING 'H':	6-STOREY, 78 UNITS
BUILDING 'I':	6-STOREY, 78 UNITS
PROPOSED PARKING SPACES:	227
PROPOSED PARKING RATE:	1.45
LANDSCAPED OPEN SPACE:	
(incl. trails):	24.5%
LOT COVERAGE:	9.02%

**1027458 ONTARIO LTD.**  
BANWELL AND McHUGH -  
MIXED USE DEVELOPMENTS

**CONCEPTUAL DEVELOPMENT**  
PLAN April 4, 2023

BANWELL AND McHUGH - SOUTH SITE (± 5.35 ha / 13.23 ac)	BANWELL AND McHUGH - NORTH 'A' SITE (± 1.43 ha / 3.54 ac)	BANWELL AND McHUGH - NORTH 'B' SITE (± 1.66 ha / 4.11 ac)	PROPOSED MULTI-UNIT RESIDENTIAL	PROPOSED LANDSCAPED OPEN SPACE	SOUTH SITE - PHASE 1
30m BUFFER FROM RAILWAY	EXTENT OF BERM	EXISTING BERM	PROPOSED BUSINESS OFFICES	PROPOSED RESPITE HOME	SOUTH SITE- PHASE 2

File Location:  
c:\pw working directory\projects 2022\dillon\_32mru\dms63328\22-5144 - banwell and mchugh - concept plan.dwg  
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MAP/DRAWING INFORMATION  
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.  
CREATED BY: MRU  
CHECKED BY: TJO  
DESIGNED BY: MRU

SCALE: 1: 2000 (11X17)



PROJECT: 22-5144  
STATUS: DRAFT  
DATE: 04/03/2023