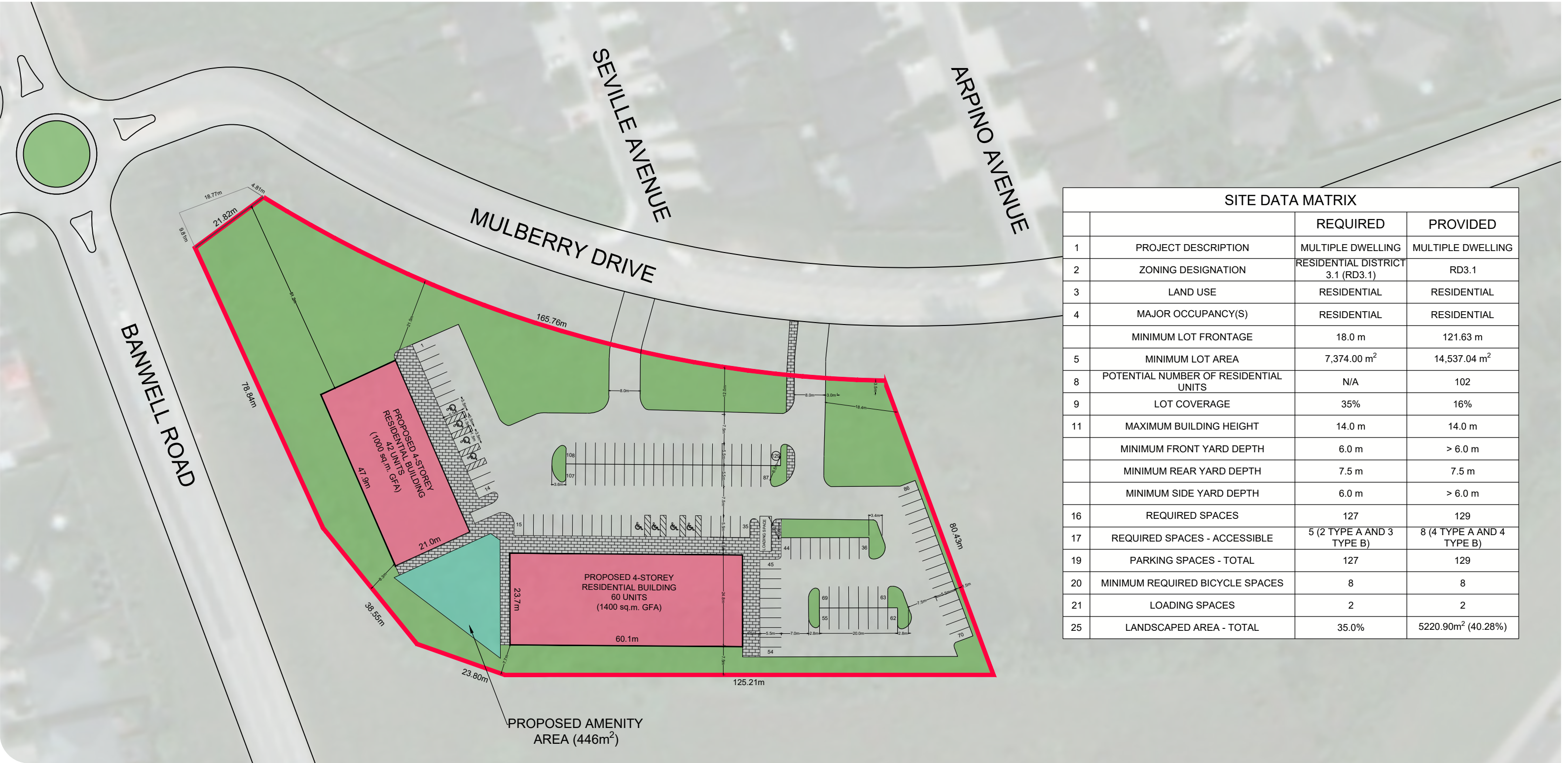




SITE DATA MATRIX			
		REQUIRED	PROVIDED
1	PROJECT DESCRIPTION	MULTIPLE DWELLING	MULTIPLE DWELLING
2	ZONING DESIGNATION	RESIDENTIAL DISTRICT 3.1 (RD3.1)	RD3.1
3	LAND USE	RESIDENTIAL	RESIDENTIAL
4	MAJOR OCCUPANCY(S)	RESIDENTIAL	RESIDENTIAL
	MINIMUM LOT FRONTAGE	18.0 m	121.63 m
5	MINIMUM LOT AREA	7,374.00 m ²	14,537.04 m ²
8	POTENTIAL NUMBER OF RESIDENTIAL UNITS	N/A	102
9	LOT COVERAGE	35%	16%
11	MAXIMUM BUILDING HEIGHT	14.0 m	14.0 m
	MINIMUM FRONT YARD DEPTH	6.0 m	> 6.0 m
	MINIMUM REAR YARD DEPTH	7.5 m	7.5 m
	MINIMUM SIDE YARD DEPTH	6.0 m	> 6.0 m
16	REQUIRED SPACES	127	129
17	REQUIRED SPACES - ACCESSIBLE	5 (2 TYPE A AND 3 TYPE B)	8 (4 TYPE A AND 4 TYPE B)
19	PARKING SPACES - TOTAL	127	129
20	MINIMUM REQUIRED BICYCLE SPACES	8	8
21	LOADING SPACES	2	2
25	LANDSCAPED AREA - TOTAL	35.0%	5220.90m ² (40.28%)

Little D Holdings Limited

Little D - Banwell at Mulberry

CONCEPTUAL DEVELOPMENT PLAN

FIGURE 1.0

SUBJECT AREA
(± 1.45ha / 3.58ac)

PROPOSED RESIDENTIAL BUILDING

PROPOSED AMENITY AREA

PROPOSED PAVEMENT

PROPOSED SIDEWALK

PROPOSED LANDSCAPED AREA

File Location:
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August, 07, 2026 12:53 PM

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: AMC
CHECKED BY: MAM
DESIGNED BY: AMC/SS

SCALE: 1:1000

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DILLON
CONSULTING

PROJECT: 19-9073

STATUS: DRAFT

DATE: 05/09/2025

SOURCE: THE COUNTY OF ESSEX INTERACTIVE MAPPING (2020)