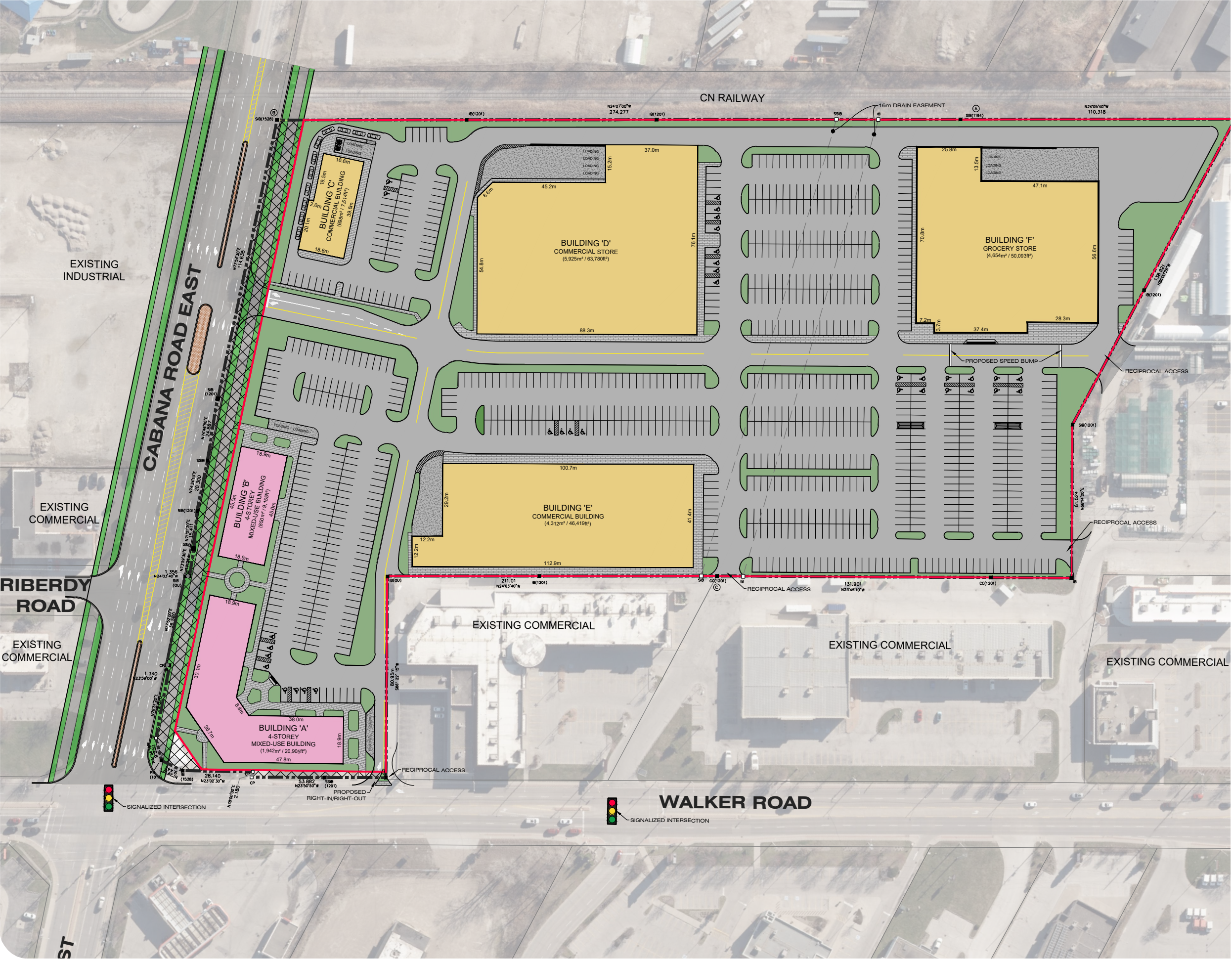




LBi DEVELOPMENTS INC.
WALKER ROAD AT CABANA ROAD
REDEVELOPMENT

CONCEPTUAL DEVELOPMENT PLAN
OPTION 2

SUBJECT SITE
(± 7.30ha. / 18.03ac.)

PROPOSED
MIXED-USE BUILDINGS

PROPOSED
COMMERCIAL BUILDINGS

PROPOSED
DEVELOPMENT
(± 7.02ha. / 17.35ac.)

LAND CONVEYANCE
(2,731m²)

SITE DATA MATRIX

	REQUIRED	PROVIDED
MAJOR USE	N/A	COMMERCIAL, MIXED-USE
SUBJECT SITE AREA	N/A	72,953.17m ²
DEVELOPMENT AREA	N/A	70,222.04m ²
AREA: BUILDING 'A'	N/A	1,440m ² COMMERCIAL & 54 RESIDENTIAL UNITS / 502m ² GROUND FLOOR
AREA: BUILDING 'B'	N/A	585m ² COMMERCIAL & 20 RESIDENTIAL UNITS / 265m ² GROUND FLOOR
AREA: BUILDING 'C'	N/A	698m ²
AREA: BUILDING 'D'	N/A	5,925m ²
AREA: BUILDING 'E'	N/A	4,312m ²
AREA: BUILDING 'F'	N/A	4,654m ²
BUILDING AREA TOTAL	N/A	18,381m ²
BUILDING 'A' - MIXED USE	131 SPACES (1 space per 22.5m ² commercial & 1.25 spaces per unit)	131 SPACES
BUILDING 'B' - MIXED USE	51 SPACES (1 space per 22.5m ² commercial & 1.25 spaces per unit)	51 SPACES
BUILDING 'B' - COMMERCIAL USE	32 SPACES (1 space per 22.5m ² commercial)	32 SPACES
BUILDING 'C' - COMMERCIAL USE	264 SPACES (1 space per 22.5m ² commercial)	264 SPACES
BUILDING 'D' - COMMERCIAL USE	192 SPACES (1 space per 22.5m ² commercial)	192 SPACES
BUILDING 'E' - GROCERY STORE	207 SPACES (1 space per 22.5m ² commercial)	207 SPACES
TOTAL PARKING	877 SPACES	877 SPACES

SCALE: 1:1500 (11x17)



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: ESB
CHECKED BY: MAM
DESIGNED BY: ESB

SOURCE: COUNTY OF ESSEX AERIAL
PHOTOGRAPHY (2023)

File Location:
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May, 08, 2026 10:05 AM



PROJECT: 24-9442
STATUS: DRAFT
DATE: 05/08/2026