

GREEN BELT

CANADIAN NATIONAL RAILWAY (BEACHBURG)
CN SPUR LINE (ABANDONED)

DEVELOPMENT STATISTICS:

Total Site Area = 95,892.125 sq m (23.69 acres)
(as per survey drawing)

Total Developable Land = 51327.52 sq m (12.68 acres)
(including private roads and parkland)

Public Roads, M.U.P. & Open Space = 44,554.61 sq m (11.01 acres)
(to be ceded to N.C.C.)

PLOT ID	PROPOSED DEVELOPMENT	GROSS CONSTRUCTION AREA	COMMERCIAL AREA ON GF	DWELLING UNITS
Plot 'A' Phase - 1	A1 20 STOREY TOWER WITH 6-STOREY PODIUM	256,885 sq. ft.	3,552 sq. ft.	274
	A2 16 STOREY TOWER WITH 6-STOREY PODIUM	222,517 sq. ft.	7,104 sq. ft.	233
Plot 'B' Phase - 2	B1 20 STOREY TOWER WITH 6-STOREY PODIUM	254,204 sq. ft.	3,444 sq. ft.	271
	B2 16 STOREY TOWER WITH 6-STOREY PODIUM	222,204 sq. ft.	9,472 sq. ft.	230
Plot 'C' Phase - 3	C1 16 STOREY TOWER WITH 6-STOREY PODIUM	215,337 sq. ft.	---	233
	C2 12 STOREY TOWER WITH 6-STOREY PODIUM	185,705 sq. ft.	7,535 sq. ft.	192
Plot 'D' Phase - 4	D1 12 STOREY TOWER WITH 6-STOREY PODIUM	201,581 sq. ft.	---	207
	D2 12 STOREY TOWER WITH 6-STOREY PODIUM	160,536 sq. ft.	---	173
Plot 'E' Phase - 5	E1 16 STOREY TOWER WITH 6-STOREY PODIUM	103,636 sq. ft.	---	112
	E2 6 STOREY BUILDING	103,636 sq. ft.	---	112
TOTAL		1,822,605 sq. ft.	41,657 sq. ft.	1,925

Tower Footprint = 743 sq m (8,000 sq ft) Total Parking Spaces = 1,778 (0.92 per DU)
(2 levels underground + on-street surface parking)



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PLOT AREAS:

PLOT ID & PHASE	PLOT AREA	GROSS CONSTRUCTION AREA	DWELLING UNITS
Plot 'A' Phase - 1	110,404 sq. ft. 10,256.81 sq. m.	479,401 sq. ft.	507
Plot 'B' Phase - 2	99,689 sq. ft. 9,261.37 sq. m.	476,409 sq. ft.	501
Plot 'C' Phase - 3	94,367 sq. ft. 8,766.97 sq. m.	401,042 sq. ft.	425
Plot 'D' Phase - 4	41,068 sq. ft. 3,815.35 sq. m.	201,581 sq. ft.	207
Plot 'E' Phase - 5	74,030 sq. ft. 6,877.64 sq. m.	264,172 sq. ft.	286
TOTAL		1,822,605 sq. ft. 169,324 sq. m.	1,925



- - - PROPOSED DEVELOPMENT PLOTS
- LAND TO BE CEDED TO N.C.C.
- - - PARKLAND
- CITY ROADS
- PRIVATE ROADS
- MULTIUSE PATHWAY

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CN SPUR LINE (ABANDONED)



AG

IP2

ACCESS ROAD

TIMM DRIVE

MOODIE DRIVE

STILLWATER CREEK

VANIER ROAD

LIMIT OF HAZARD LANDS

TOP OF SLOPE

PARKLAND
(10% OF USABLE LAND)

553 SQ M

GM18 F(1.0) H(34)

STAFFORD ROAD WEST

IP[1530]

IP1

IP

- SITE BOUNDARY (AS PER SURVEY)
- LAND TO BE CEDED TO M.C.C.
- PARKLAND
- OPEN SPACE - PRIVATE
- RESIDENTIAL PODIUM - 6 STOREYS
- RESIDENTIAL TOWER - 12-20 STOREYS
- COMMERCIAL ON GROUND FLOOR (RETAIL, F&B)
- CITY ROADS
- PRIVATE ROADS
- MULTIUSE PATHWAY
- ACTIVE STREET-FRONT

GREEN BELT

CANADIAN NATIONAL RAILWAY (BEACHBURG)
CN SPUR LINE (ABANDONED)

CITY ROAD (26 m R.O.W.)

PRIVATE ROAD (22 m R.O.W.)

AG

TIMM DRIVE

MOODIE DRIVE

ACCESS ROAD

GM18 F(1.0) H(34)

STAFFORD ROAD WEST

IP[1530]

VANIER ROAD

LIMIT OF HAZARD LANDS

TOP OF SLOPE

STILLWATER CREEK

553 SQ M
PARKLAND
(10% OF USABLE LAND)

D1
12 STOREYS

6 STOREYS

B1
20 STOREYS

B2
16 STOREYS

C2
12 STOREYS

6 STOREYS

C1
16 STOREYS

6 STOREYS

E1
16 STOREYS

6 STOREYS

E2
6 STOREYS

IP2

MULTIUSE PATHWAY

IP1

- 6 STOREYS
- 12 STOREYS
- 16 STOREYS
- 20 STOREYS



AG

IP2

IP1

IP

GM18 F(1.0) H(34)

IP[1530]

F