

We note that this is common in many greenfield developments, where abutting lands are under different ownership. There are often residential lots/blocks straddling the property boundaries. In these cases, the landowners are expected to come to an agreement to develop the particular lots/blocks (e.g. one landowner compensating the other).

5.3 Phasing

The construction of the McClung South lands is anticipated to proceed concurrently with Avalon. The current phasing of the McClung Community is provided in Figure 3.

McClung Community ("Avalon")				McClung South
Phase	Lots	Cumulative Total	Status	Expected Timing
1	242	242	Registered Nov. 2016	
2	156	398	Registered Mar. 2017	
3a-1	134	532	Registered Oct. 2017	
3a-2	64	596	Target Registration Apr. 2018	
3b	122	718	Target Registration Sept. 2018	
4	196*	914	Target Registration mid-2019	Expected to coincide with Avalon Phases 4 to 6 (2019-2020) ~150 to 188 lots*
5	173*	1087	Target Registration late-2019	
6	161*	1248	Target Registration 2020	
7	148*	1396	Target Registration 2021	
8	216*	1612	TBD	
9	140*	1752	TBD	
10	218*	1970	TBD	
11	208*	2178	TBD	
12	217*	2395	TBD	
13	201*	2596	TBD	
14	0	2596	TBD	
Total	2596*			~2746 – 2784*
* indicates estimated yield				

Phases 1, 2 and 3A-1 of Avalon have been registered. Phase 3A-2 is targeted for registration in Spring 2018. These phases comprise a total of 596 residential units. Phase 3B, on the east side of McClung Road, is targeted for registration in the fall of 2018.