

# McClung Properties Ltd. and Park and McClung Ltd. July 3rd, 2018 Public Open House

**armstrong**  
planning | project management

## "Avalon" Subdivision

McClung Properties Ltd.  
(31 Seneca Street and  
654 Park Street)  
- 6.23 ha (15.3 ac.)

Arnold Marshall  
Boulevard

PED-PD-36-2018, Attachment 15

Larry Crescent

McClung Road

Seneca Street

King William Street

Cayuga Street

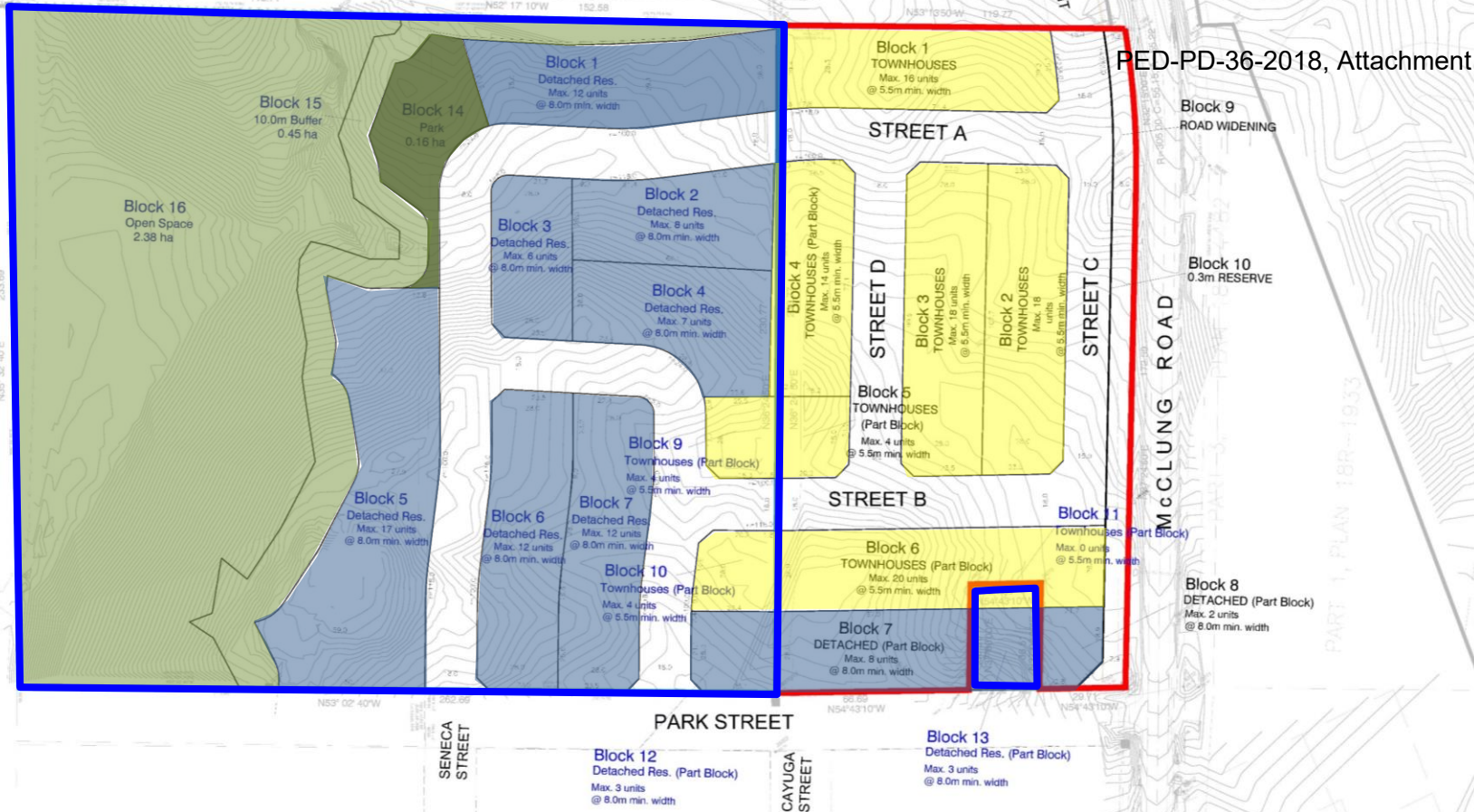
Park Street

Caithness Street East

Park and McClung Ltd.  
(0 Park Street)  
- 2.71 ha. (6.7 ac.)

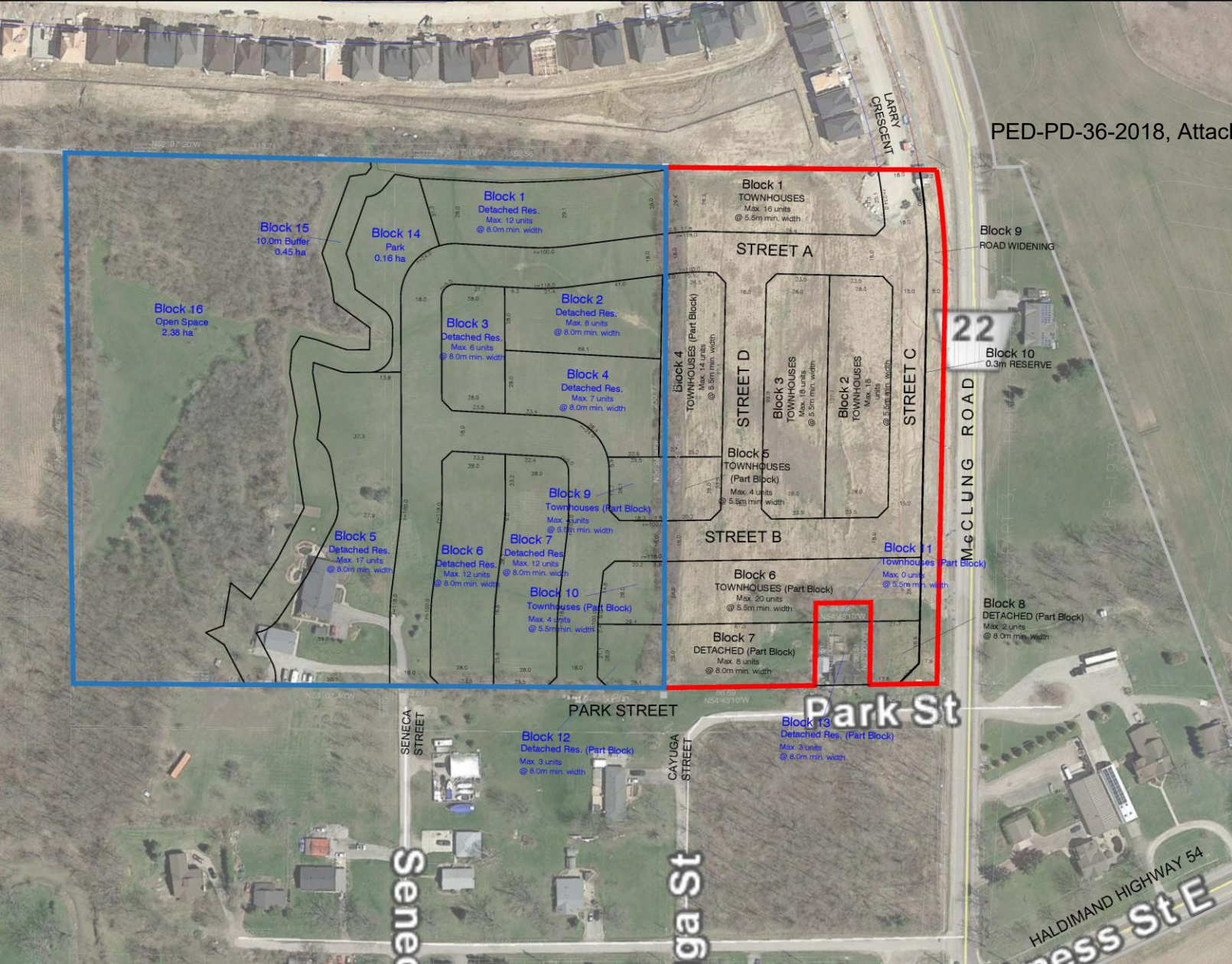
SUBJECT LANDS



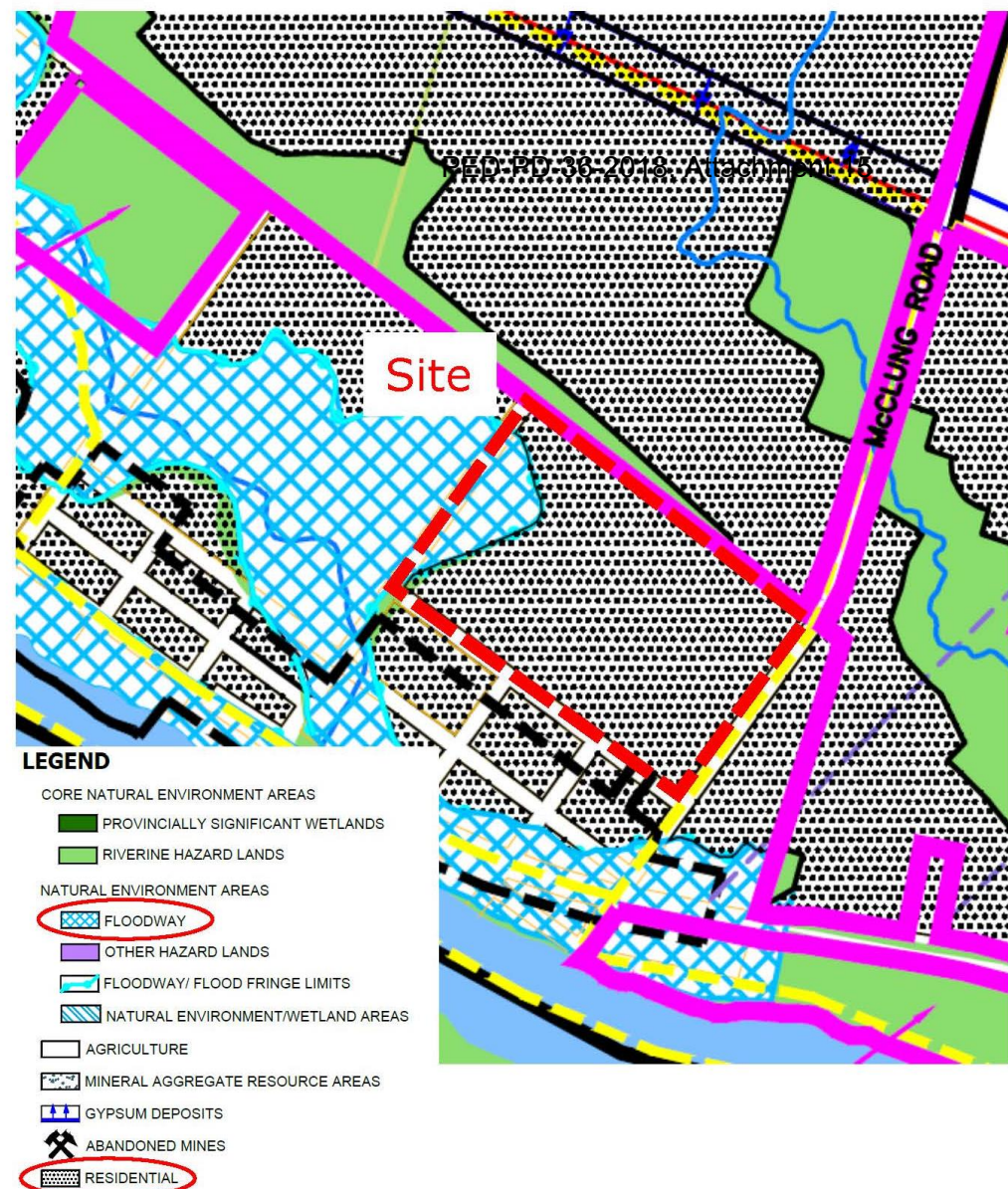


- Max. Yield = 90 Detached Units + 98 Townhouses = 188
- Projected Yield = 76 Detached Units + 85 Townhouses = 161
- Includes new Park Block, and Protection of Woodlot/Valley
- Extension of Park Street to Seneca Street

## COMBINED DRAFT PLAN OF SUBDIVISION

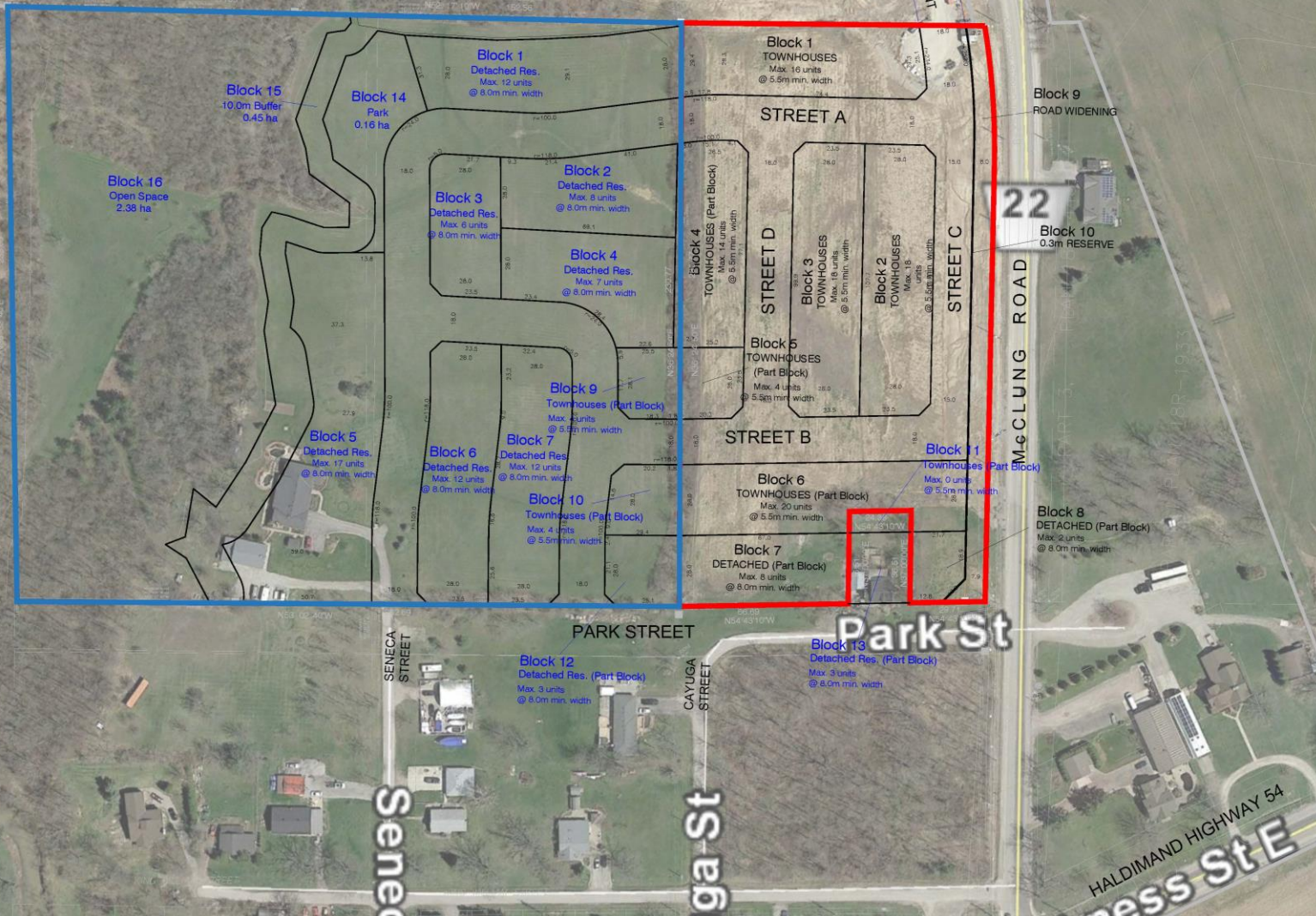


- Designated “Residential” and “Floodway”, respectively
- Development within the “Residential”-designated lands only
- A mix of dwelling types are permitted, including single-detached and townhouses
- Provincial policies requires that municipalities meet minimum density requirements
- **No Official Plan Amendment is required for the development proposal**



A stylized map of a city block. The left side is a large green area. A white road runs vertically and then horizontally, separating the green area from a yellow area. The yellow area contains several orange rectangular shapes, possibly representing buildings or parks. The right side of the map is a large orange area. The map is enclosed in a black border.

 Open Space (OS)



THANK YOU