

PROPOSED REFINED CH ARL
EXISTING CH ARL
WATERCOURSE +15m
WETLANDS (BEACON)
WETLANDS (CH)
MEANDER BELT (BEACON)
FLOODPLAIN (CH) +7.5m
FLOODPLAIN (URBANTECH) +7.5m
FLOODPLAIN (URBANTECH PROPOSED) +7.5m
WETLANDS (BEACON) +15m
WETLANDS (CH) +15m
MEANDER BELT +7.5m

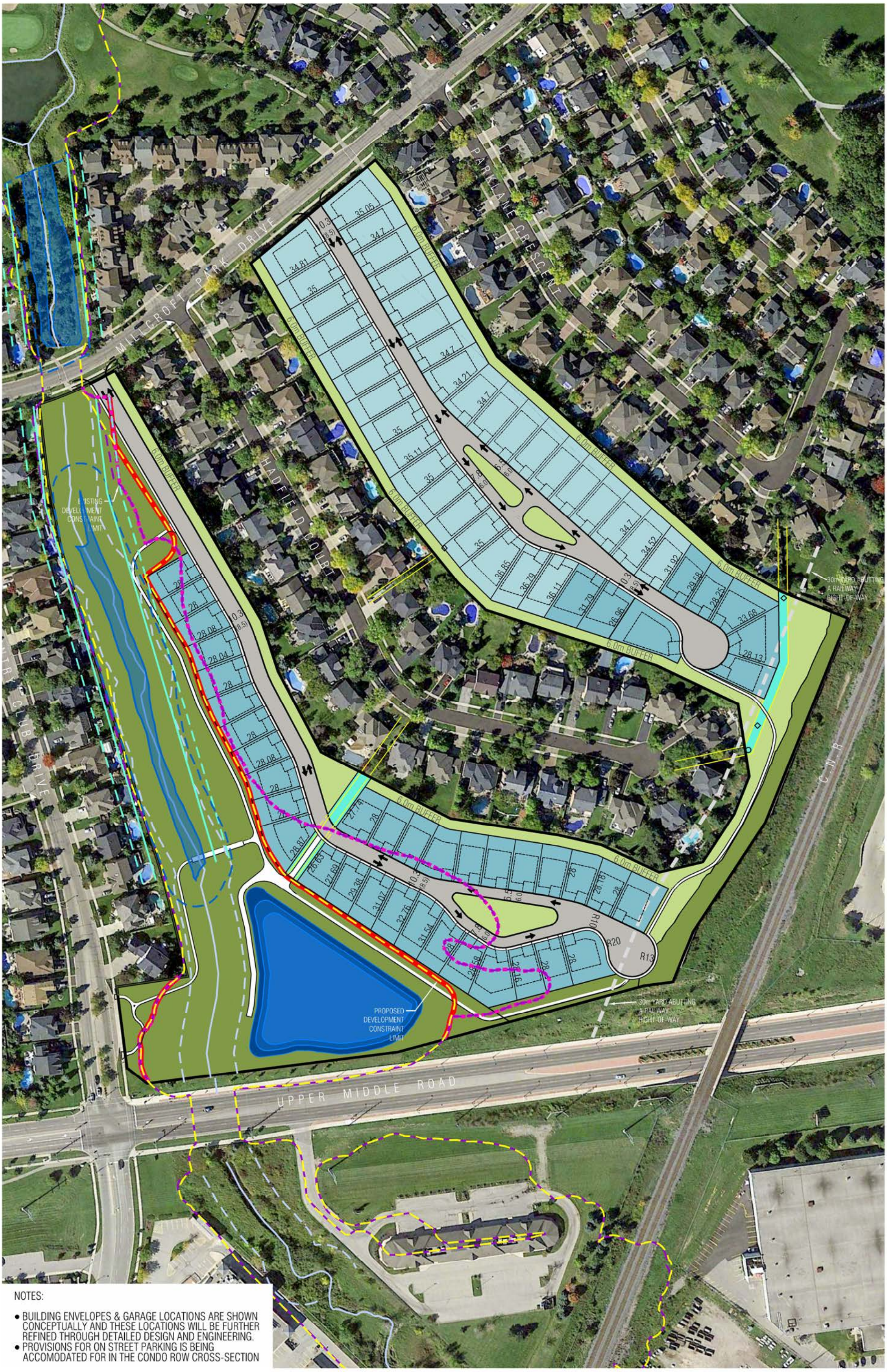
- All Units In Metric Unless Otherwise Noted.
- Base Information Obtained From Various Sources And Is Approximate.
- Schedule / Plan Information Is Conceptual And Requires Verification by Appropriate Agency.
- Aerial Photo: Google Earth, Approx. Spring 2015

GERRARD DESIGN

Millcroft Greens Corporation | Burlington, Ontario

PRELIMINARY DEVELOPMENT CONCEPT

PROJECT 1516
DATE DEC 14, 2020
SCALE NTS



NOTES:

- BUILDING ENVELOPES & GARAGE LOCATIONS ARE SHOWN CONCEPTUALLY AND THESE LOCATIONS WILL BE FURTHER REFINED THROUGH DETAILED DESIGN AND ENGINEERING.
- PROVISIONS FOR ON STREET PARKING IS BEING ACCOMODATED FOR IN THE CONDO ROW CROSS-SECTION

PROPOSED REFINED CH ARL
EXISTING CH ARL
WATERCOURSE +15m
WETLANDS (BEACON)
WETLANDS (CH)
MEANDER BELT (BEACON)
FLOODPLAIN (CH) +7.5m
FLOODPLAIN (URBANTECH) +7.5m
FLOODPLAIN (URBANTECH PROPOSED) +7.5m
WETLANDS (BEACON) +15m
WETLANDS (CH) +15m
MEANDER BELT (BEACON) +7.5m

- All Units In Metric Unless Otherwise Noted.
- Base Information Obtained From Various Sources And Is Approximate.
- Schedule / Plan Information Is Conceptual And Requires Verification by Appropriate Agency.
- Aerial Photo: Google Earth, Approx. Spring 2015

GERRARD DESIGN

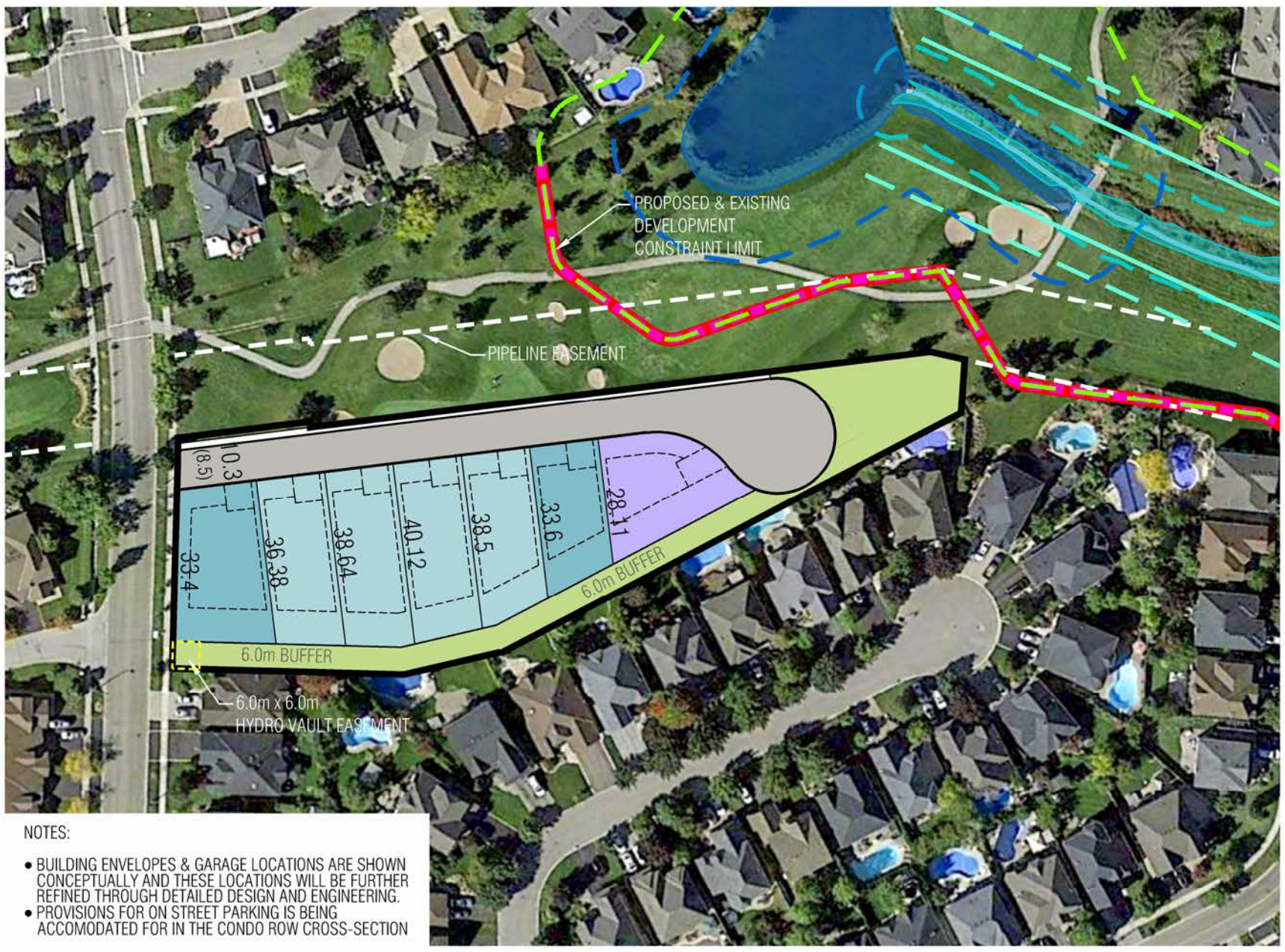
Millcroft Greens Corporation | Burlington, Ontario

PRELIMINARY DEVELOPMENT CONCEPT - AREAS A & B

PROJECT 1516
DATE DEC 14, 2020
SCALE 1:2000

SK-53A&B





NOTES:

- BUILDING ENVELOPES & GARAGE LOCATIONS ARE SHOWN CONCEPTUALLY AND THESE LOCATIONS WILL BE FURTHER REFINED THROUGH DETAILED DESIGN AND ENGINEERING.
- PROVISIONS FOR ON STREET PARKING IS BEING ACCOMODATED FOR IN THE CONDO ROW CROSS-SECTION

PROPOSED REFINED CH ARL
EXISTING CH ARL
WATERCOURSE +15m
WETLANDS (BEACON)
WETLANDS (CH)
MEANDER BELT (BEACON)
FLOODPLAIN (CH) +7.5m
FLOODPLAIN (URBANTECH) +7.5m
FLOODPLAIN (URBANTECH PROPOSED) +7.5m
WETLANDS (BEACON) +15m
WETLANDS (CH) +15m
MEANDER BELT (BEACON) +7.5m

- All Units In Metric Unless Otherwise Noted.
- Base Information Obtained From Various Sources And Is Approximate.
- Schedule / Plan Information Is Conceptual And Requires Verification by Appropriate Agency.
- Aerial Photo: Google Earth, Approx. Spring 2015

GERRARD DESIGN

Millcroft Greens Corporation | Burlington, Ontario

PRELIMINARY DEVELOPMENT CONCEPT - AREAS C & D

PROJECT 1516
DATE DEC 14, 2020
SCALE 1:1250

SK-53C&D



PROPOSED REFINED CH ARL
EXISTING CH ARL
WATERCOURSE +15m
WETLANDS (BEACON)
WETLANDS (CH)
MEANDER BELT (BEACON)
FLOODPLAIN (CH) +7.5m
FLOODPLAIN (URBANTECH) +7.5m
FLOODPLAIN (URBANTECH PROPOSED) +7.5m
WETLANDS (BEACON) +15m
WETLANDS (CH) +15m
MEANDER BELT (BEACON) +7.5m

- All Units In Metric Unless Otherwise Noted.
- Base Information Obtained From Various Sources And Is Approximate.
- Schedule / Plan Information Is Conceptual And Requires Verification by Appropriate Agency.
- Aerial Photo: Google Earth, Approx. Spring 2015

GERRARD DESIGN

Millcroft Greens Corporation | Burlington, Ontario

PRELIMINARY DEVELOPMENT CONCEPT - AREA 'E'

PROJECT 1516
DATE DEC 14, 2020
SCALE 1:1250

SK-53E

LAND USE SUMMARY

Total Site Area	12.35 ha.	30.52 ac.	
NON-DEVELOPABLE			
NHS	3.30 ha.	8.15 ac.	
Net Developable Area	9.05 ha.	22.36 ac.	100.0%
DEVELOPABLE			
Residential (see 'UNIT SUMMARY')	5.90 ha.	14.58 ac.	65.2%
Easement	0.09 ha.	0.22 ac.	1.0%
Landscape /Amenity Area	1.44 ha.	3.56 ac.	15.9%
Right of Way	1.62 ha.	4.00 ac.	17.9%
TOTAL (Net Developable)	9.05 ha.	22.36 ac.	100.0%

UNIT SUMMARY

		Unit *width*		Unit Depth	Unit Count	Lot Mix	Frontage *(m)*	Area		% Net Res
SITE A										
Detached Homes	*(50')*	**15.24**	x	28.0	**33**	34%	502.9	1.54 ha.	3.81 ac.	z e
SITE B										
Detached Homes	*(50')*	**15.24**	x	28.0	**8**	8%	121.9	0.46 ha.	1.14 ac.	7.8%
Detached Homes	*(50')*	**15.24**	x	34.5	**34**	35%	518.2	1.88 ha.	4.65 ac.	31.9%
SITE C										
Custom Lot					1	1%	0.0	0.07 ha.	0.17 ac.	1.2%
Detached Homes	*(50')*	**15.24**	x	25.7	2	2%	30.5	0.11 ha.	0.27 ac.	1.9%
Detached Homes	*(50')*	**15.24**	x	28.0	5	5%	76.2	0.27 ha.	0.67 ac.	4.6%
Detached Homes	*(50')*	**15.24**	x	34.5	8	8%	121.9	0.50 ha.	1.24 ac.	8.5%
SITE D										
Detached Homes	*(50')*	**15.24**	x	25.7	1	1%	15.2	0.06 ha.	0.15 ac.	1.0%
Detached Homes	*(50')*	**15.24**	x	28.0	2	2%	30.5	0.12 ha.	0.30 ac.	2.0%
Detached Homes	*(50')*	**15.24**	x	34.5	4	4%	61.0	0.23 ha.	0.57 ac.	3.9%
SITE E										
Condo Units @ 6 Storeys					130			0.66 ha.	1.63 ac.	11.2%
TOTAL					228	100%	1,478.3	5.90 ha.	12.95 ac.	73.9%

ROW SCHEDULE

	(m) width	*(lin.m)*	*(lin.m) Half*
Local Road	**8.5**	961.8	0.0
Window Road	**6.0**	377.1	0.0
ROW TOTAL		1338.9	0.0

- All Units In Metric Unless Otherwise Noted.
- Base Information Obtained From Various Sources And Is Approximate.
- Schedule / Plan Information Is Conceptual And Requires Verification by Appropriate Agency.

GERRARD DESIGN

Millcroft Greens Corporation | Burlington, Ontario

PRELIMINARY DEVELOPMENT CONCEPT

PROJECT 1516

DATE DEC 14, 2020

SK-53