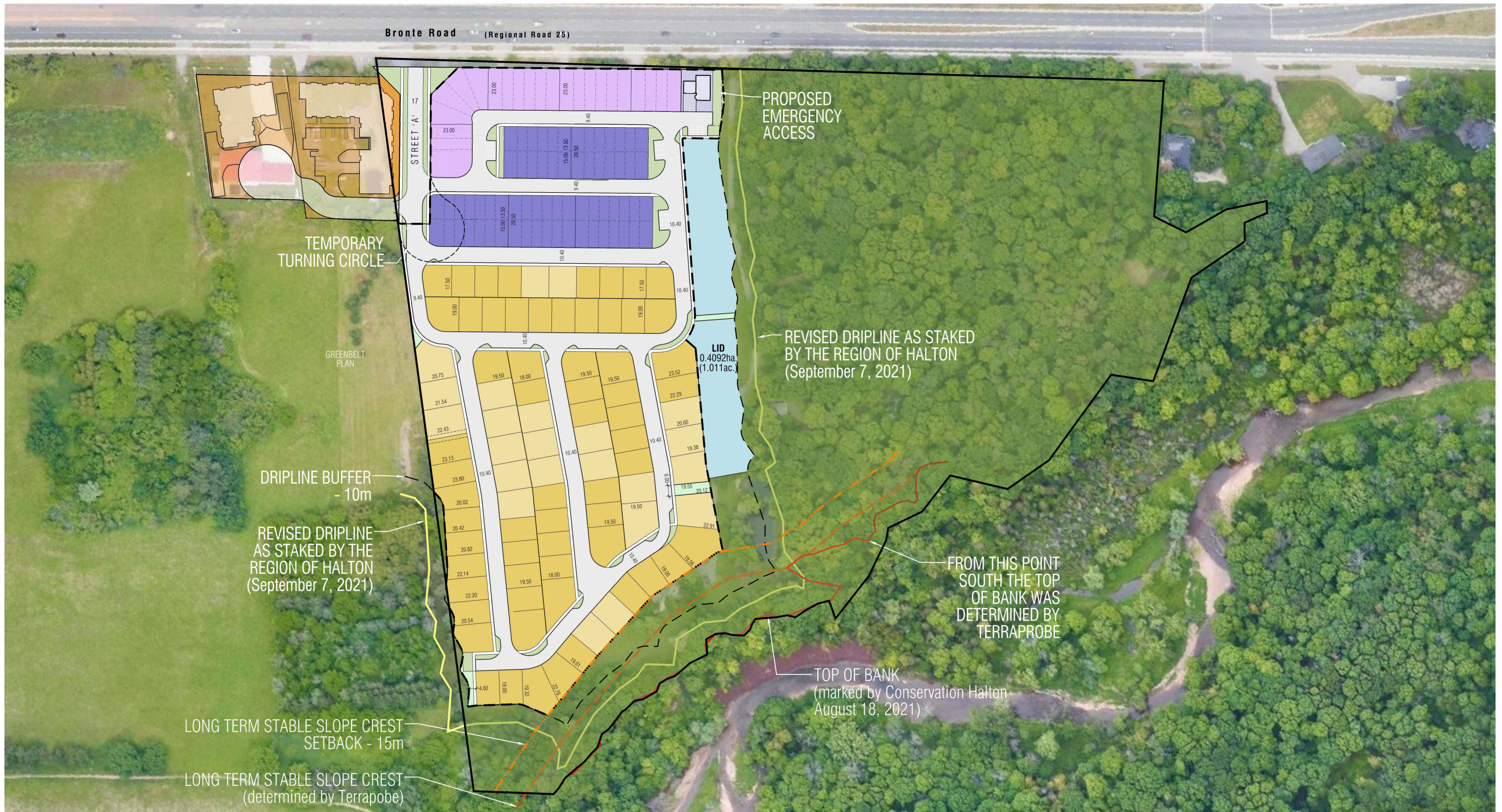




- All Units In Metric Unless Otherwise Noted.
- Base Information Obtained From Various Sources And Is Approximate.
- Schedule / Plan Information Is Conceptual And Requires Verification by Appropriate Agency.
- Aerial Photo: Google Earth

**GERRARD
DESIGN**

BRONTE RIVER | Oakville, ON
CONCEPTUAL DEVELOPMENT PLAN



APR 10, 2023
PROJECT 1637
SCALE 1:2000

SK-92

LAND USE SUMMARY

Total Site Area		12.12 ha.	29.95 ac.	
NON-DEVELOPABLE				
	NHS	6.57 ha.	16.23 ac.	
	Bronte Road Widening	0.05 ha.	0.12 ac.	
Net Area		5.50 ha.	13.59 ac.	100.0%
DEVELOPABLE				
	Condo Block 'A'	4.86 ha.	12.01 ac.	88.4%
	Medium Density Block	0.05 ha.	0.12 ac.	0.9%
	LID	0.41 ha.	1.01 ac.	7.5%
	Vista/Walkway	0.01 ha.	0.02 ac.	0.2%
	Right of Way	0.17 ha.	0.42 ac.	3.1%
TOTAL (Net Developable)		5.50 ha.	13.59 ac.	100.0%

UNIT SUMMARY

		Unit <i>width</i>	Unit Depth	Unit Count	Lot Mix	Frontage <i>(m)</i>	Area	% Net Res	Net Density (uph)
Condo Block "A"									
	Dual Frontage Towns	(20')	6.05 x	23.0	23	13%	139.2	SEE ABOVE	36.0
	Back to Back Towns	(18')	5.60 x	13.5	66	38%	369.6		
	Heritage House				1	1%			
	Detached Homes	(42')	12.80 x	17.5	62	35%	793.6		
	Detached Homes	(50')	15.24 x	17.5	23	13%	350.5		
TOTAL					175	100%	1,652.9		36.0

ROW SCHEDULE

	<i>(m)</i> <i>width</i>	<i>(lin.m)</i> <i>Half</i>
Local Road	17.0	86.5
Condo Lane	10.4	909.9
Condo Lane	9.4	357.4
ROW TOTAL		1353.8

Density Summary

Iteration	Overall Area	Overall Unit Count	Units per Hectare (Overall)	MD Area	MD Unit Count	Units per Hectare (MD)	LD Area	LD Unit Count	Units per Hectare (LD)
SK 91 (100% Condo)	4.86 ha. 12.01 ac.	175	36.0	1.64	90	54.9	3.22	85	26.4

Note:
Area calculated based on
SK 91- 100% Condo plan – use net area (include roads, exclude LID)