

Heron Gate Master Plan

Demonstration Plan
April 2019

TOTAL PROPOSED BLOCK AREAS (SQ. M)

A	16,433
B	57,251
C	61,025
D	33,834
E	19,775
TOTAL AREA	188,318

Total building footprints (lot coverage %, sq.m)

New, including structured parking	65,570
Existing	8,700
TOTAL	74,270

Lot Coverage 39%

Total GFA (sq.m)
(includes service and mechanical and excludes parking)
544,604

Floor Space Index (total GFA / total lot area)
2.89

Total new proposed open space (sq.m)

Public	15,913
Private	14,050
TOTAL	29,963

KEY MAP



- PROPOSED BUILDINGS
- EXISTING BUILDINGS (TO BE RETAINED)
- OPEN SPACE
- PROPOSED NEW PROPERTY LINE