

Heron Gate: Preliminary Phasing Plan

Updated: Feb 6, 2020

The following presents a preliminary phasing plan for the build out of the Heron Gate Master Plan. The Master Plan is intended to be implemented over a period of approximately 25+ years. As a result, the proposed density will be gradually introduced to the site in a staged and orderly manner. As a preliminary plan, the timing, order, and number of units to be developed at a given stage is subject to change.

Existing Pre-redevelopment		total	Bachelor	1 bedroom	2 bedroom	3+ bedroom
Site Total (pre-redevelopment)		1746	10	443	831	462
Buildings to be retained post re-development	Location (Building Identifier)	Total	Bachelor	1 bedroom	2 bedroom	3+ bedroom
The Edgedale (2870 Cedarwood Drive)	5.5	254	0	91	149	14
The Ardea (2840 Baycrest Drive)	4.8	114	4	31	63	16
The Delaware (2850 Cedarwood Drive)	5.4	256	2	91	149	14
The Baycrest (2851 Baycrest Drive)	3.13	141	2	57	82	0
The Cardinal (2861 Baycrest Drive)	3.14	192	2	77	113	0
to be retained totals		957	10	347	556	44

Construction							Demolitions						
		Unit typology (estimated future - subject to change)							Unit typology (existing pre-redevelopment)				
Phase 1	Location (Building Identifier)												
		New Units	Bachelor	1 bedroom	2 bedroom	3+ bedroom	Location	Units off-line	Bachelor	1 bedroom	2 bedroom	3+ bedroom	
	1.1	101	10	20	71	0	HG7 (South of Heron Road, East of Sandalwood Drive)	80				80	
	1.2	122	17	51	50	4	HG5 (South of Heron Road, East of Baycrest Drive, West of Sandalwood Drive)	150				150	
	1.3	125	12	55	58	0		0					
Phase Total		348	39	126	179	4	230		0	0	0	230	
Phase differential		118					Culmulative total		230	0	0	0	230
Site Total		1864											

Construction						Demolitions							
Phase 3	Location (Building Identifier)	New Units	Bachelor	1 bedroom	2 bedroom	3+ bedroom	HG 6	Units off-line	Bachelor	1 bedroom	2 bedroom	3+ bedroom	
	3.1	22					1545 Walkley Road	16				16	
	3.2	226					1555 Walkley Road	10		8		2	
	3.3	16					1559 Walkley Road	10		8		2	
	3.4	40					2852 Cedarwood Drive	15				15	
	3.5	156					2881 Baycrest Drive	11				11	
	3.6	63					2882 Sandalwood Drive	10		8		2	
	3.7	181					2886 Sandalwood Drive	10		8		2	
	3.8	77					2888 Sandalwood Drive	5				5	
	3.9	82											
	3.10	43											
	3.11	12											
	3.12	19											
	5.2	32											
	5.3	12											
Phase Total		981	0	0	0	0	Phase total		87	0	0	32	55
Phase differential		894					Culmulative total		317	0	0	32	285
Site Total		3545											

Construction						Demolitions						
Phase 4	Location (Building Identifier)	New Units	Bachelor	1 bedroom	2 bedroom	3+ bedroom	HG 1,2,3	Units off-line	Bachelor	1 bedroom	2 bedroom	3+ bedroom
	9.1	34					2865 Cedarwood Drive	63		24		39
	9.2	181					2831 Cedarwood Drive	5				5
	9.3	45					2845 Cedarwood Drive	5				5
	9.4	118					2875 Cedarwood Drive	7				7
	9.5	94					2805 Cedarwood Drive	63		24		39
	9.6	226					2825 Cedarwood Drive	5				5
							2848 Cedarwood Drive	9				9
						2870 Cedarwood Drive	17				17	
						2878 Cedarwood Drive	5				5	
						2889 Cedarwood Drive	63		24		39	
						2898 Baycrest Drive	63		24		39	
						1463 Walkley Drive	8				8	
						1481 Walkley Drive	13				13	
						1485 Walkely Drive	8				8	
						2885 Cedarwood Drive	5				5	
Phase Total		698	0	0	0	0	Phase total		339	0	96	243
Phase differential		359					Culmulative total		656	0	96	275
Site Total		3904										285

Construction							Demolitions						
Phase 5	Location (Building Identifier)	New Units	Bachelor	1 bedroom	2 bedroom	3+ bedroom	HG4	Units off-line	Bachelor	1 bedroom	2 bedroom	3+ bedroom	
	8.1	181					2820 Cedarwood Drive	6				6	
	8.2	78					2822 Cedarwood Drive	10				10	
	8.3	84					2824 Cedarwood Drive	17				17	
	8.4	22					2830 Cedarwood Drive	6				6	
	8.5	199					2832 Cedarwood Drive	18				18	
	8.6	181			TBD		2840 Cedarwood Drive	16				16	
	8.7	28					2842 Cedarwood Drive	9				9	
	8.11	117					2880 Cedarwood Drive	11				11	
	8.8	110					2882 Cedarwood Drive	23				23	
	8.9	28					2884 Cedarwood Drive	13				13	
	8.1	226					2886 Cedarwood Drive	4				4	
Phase Total		1254	0	0	0	0	Phase total		133	0	0	0	133
Phase differential		1121					Culmulative total		789	0	96	275	418
Site Total		5025											

Construction						Demolitions						
Phase 6	Location (Building Identifier)	New Units	Bachelor	1 bedroom	2 bedroom	3+ bedroom	Units off-line	Bachelor	1 bedroom	2 bedroom	3+ bedroom	
		4.1	12									
		4.2	34									
		4.3	47									
		4.4	174									
		4.5	27									
		4.6	26									
		4.7	136									
		5.1	43									
		6.1	62			TBD						
		6.2	136									
		6.3	62									
		7.1	128									
		7.2	44									
		7.3	84									
		7.4	115									
7.5	29											
7.6	219											
Phase Total		1378	0	0	0	0	Phase total	0	0	0	0	
Phase differential		1378					Cumulative total	789	0	96	275	418
Site Total		6403										



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(February 2020)



Demo'd Units:
80

Pre Master Plan Phase

Demolition



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Demo'd Units:
150

New GFA:
325,084 sq. ft

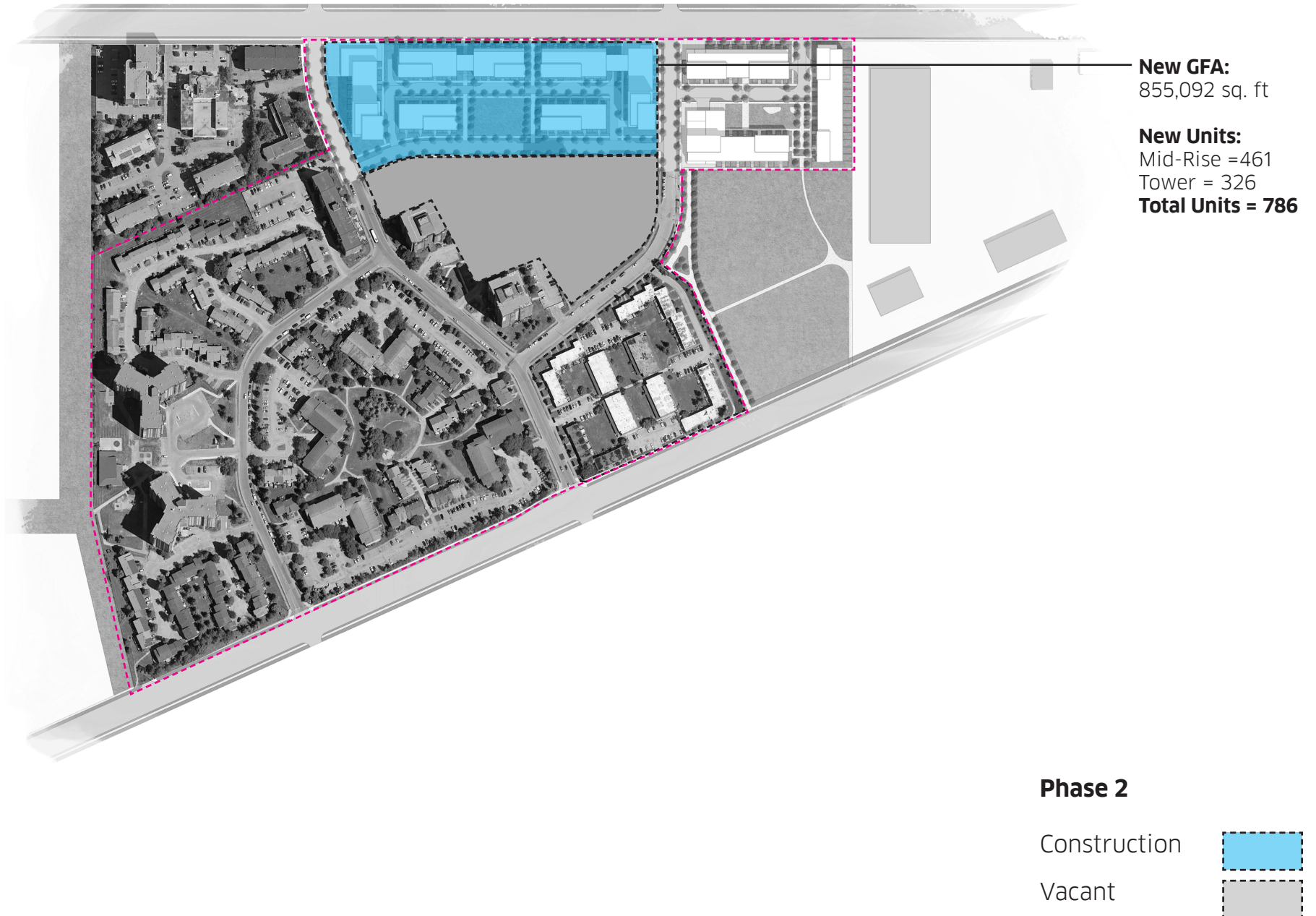
New Units:
Mid-Rise = 348
Total Units = 348

Phase 1 (2019)

- Construction 
- Demolition 

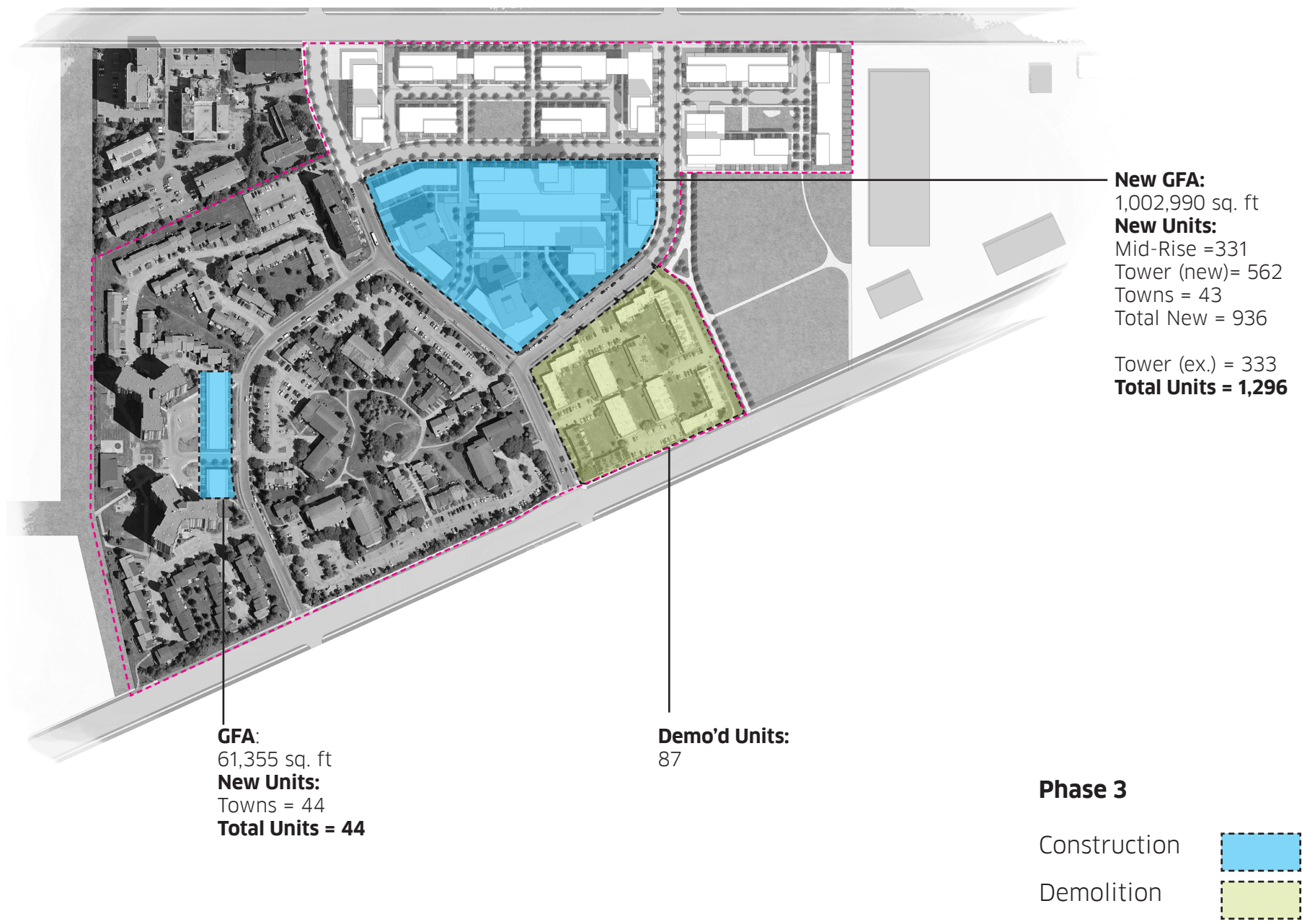
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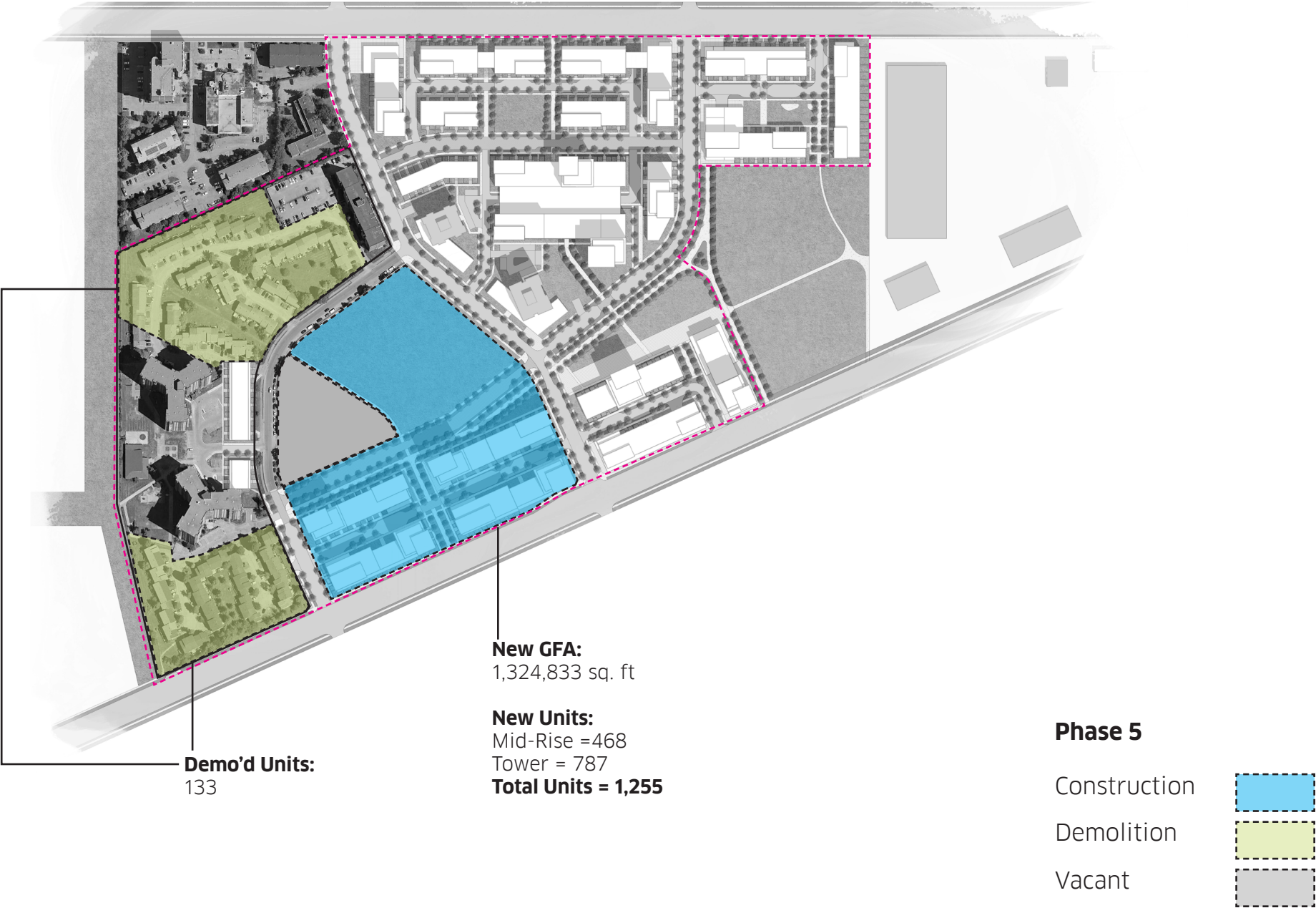
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