

BERRY HILLS



Public Hearing



PID: 41071969
LANDS OF ARMCO CAPITAL INC.

REGISTERED INTERESTS

BOOK	PAGE
6010	412
6010	423
6010	401
6563	747
6010	390

ARMCO CAPITAL INC.
REMAINING LANDS
OUTSIDE SERVICE
BOUNDARY
AREA = 16.79 ha

EASEMENT

BOOK	PAGE
6776	1014

ZONING R6

STREET	LENGTH (M)
DUXIE DRIVE	547.7
SOLAR COURT	161.9
VINE ROAD	394.3
LIBRA ROAD	210.0
CLOUD DRIVE	219.9
TRIG DRIVE	222.6
PEGASUS COURT	109.6
TOTAL	1988

Parkland Dedication

Total Project Area Within Zone Boundary (ha)	20.0
Total Area of Roads & Walkways (ha)	3.0
Total Area of New Lots (ha)	17.0
Required Parklands (L20%)	3.4
Total Parkland Area (ha)	0.2
Park Area/Total Lot Area *	1%

* Remaining parkland dedication to be via on-site improvements or cash in lieu.

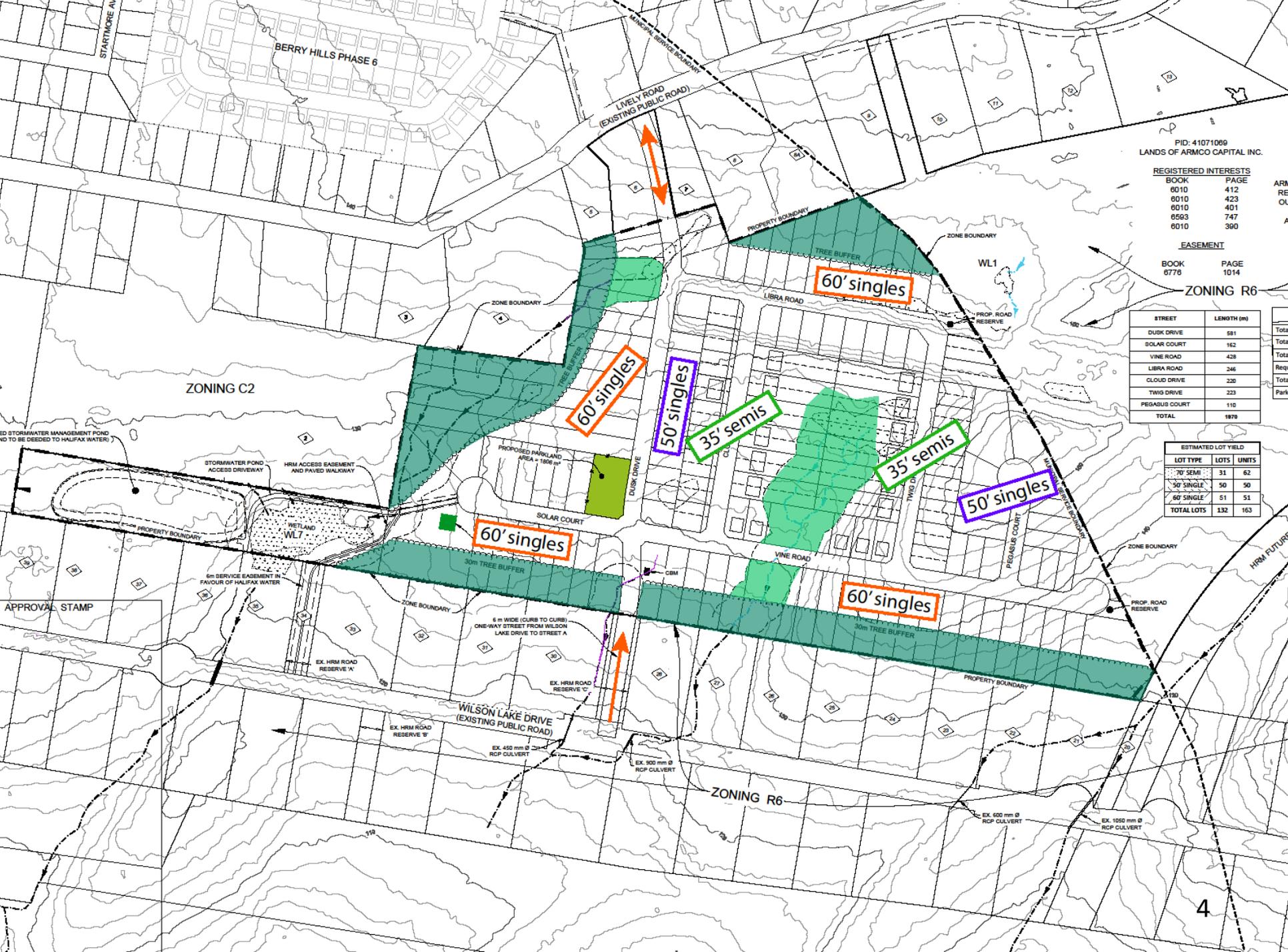
ESTIMATED LOT YIELD

LOT TYPE	LOTS	UNITS
70' SEM	28	56
50' SINGLE	55	55
60' SINGLE	52	52
TOTAL LOTS	135	163

APPROVAL STAMP

Public consultation: what we heard

- **Traffic** concerns
- No **apartment** buildings
- Keep a **100 ft. tree buffer** between existing and new houses
- **Water quality** concerns
- **No smaller lots**
- Like **parks and trails**



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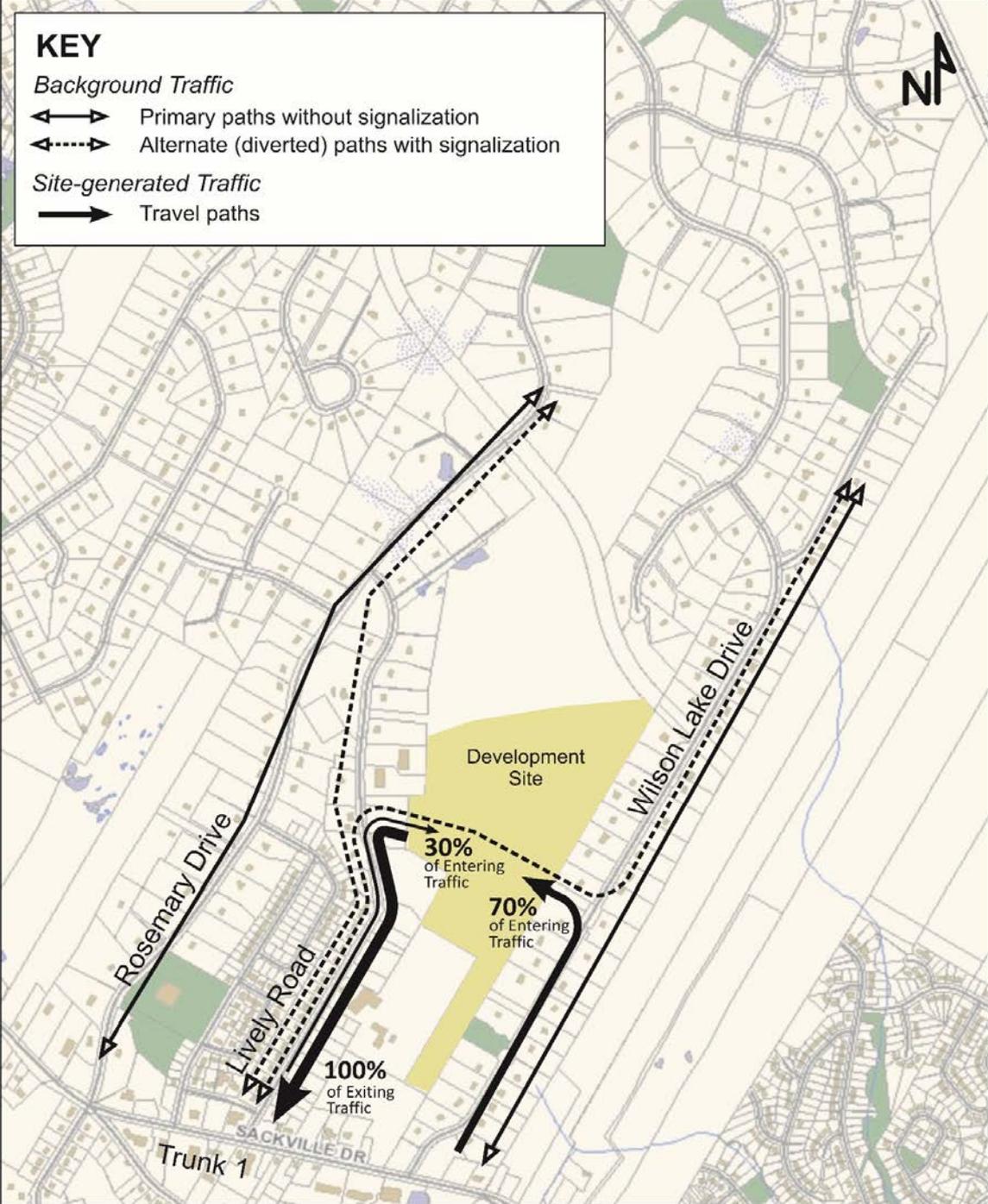
BOOK	PAGE
6010	412
6010	423
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0593	747
6010	360

EASEMENT
BOOK 6778 PAGE 1014
ZONING R6

STREET	LENGTH (m)
DUSK DRIVE	581
SOLAR COURT	162
VINE ROAD	428
LIBRA ROAD	246
CLOUD DRIVE	230
TWIG DRIVE	223
PESASUS COURT	110
TOTAL	1879

ESTIMATED LOT YIELD

LOT TYPE	LOTS	UNITS
70' SEMI	31	62
50' SINGLE	50	50
60' SINGLE	51	51
TOTAL LOTS	132	163



Positive effects of signalization at Lively Road:

- Lively Road traffic can enter Trunk 1 quickly and safely.
- Some traffic will divert to Lively Road from Wilson Lake Drive and Rosemary Drive shorting queues on those streets.
- Signals will help to “platoon” traffic on Trunk 1, creating more gaps to enter into from side streets.

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Figure 2: Conceptual Layout of Lively/Trunk 1 Intersection

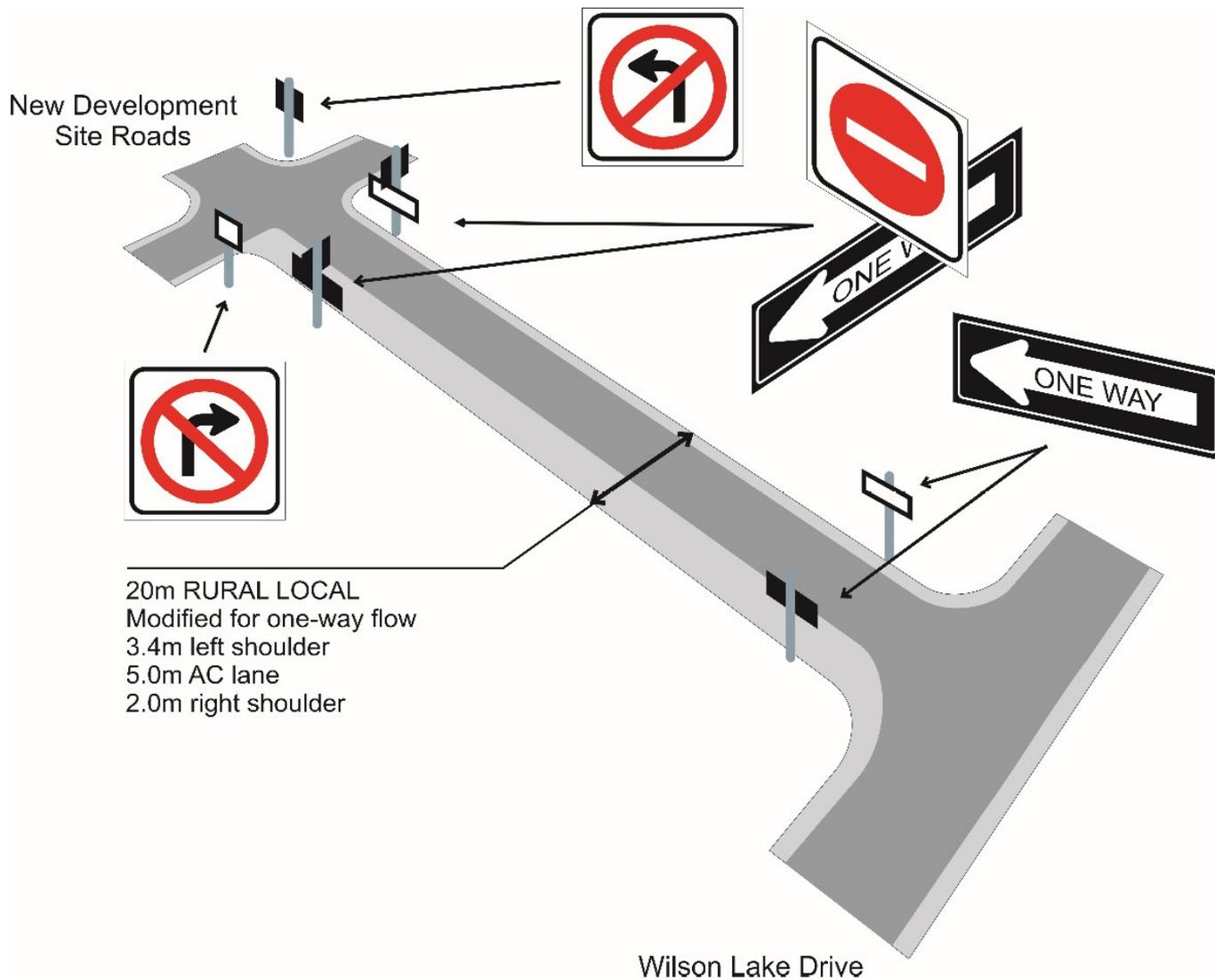


Figure 3: Proposed Layout of One-way Connection to Wilson Lake Drive