



Legal Description
 BLOCK 89, REGISTERED PLAN 1570,
 CITY OF WATERLOO,
 REGIONAL MUNICIPALITY OF WATERLOO

Key Plan

Source: Region of Waterloo
 Scale: NTS

Site Statistics	
Lot Area	Gross: 2.96 ha Net: 2.93 ha (234m² road widening)
Lot Frontage	138.63m
Flankage Yard	4.48m (min) / 6.0m (max)
Side Yard	47.99m
Flankage Yard Length	236.85m
Rear Yard	(±230m after road widening)
Building Area	9.57m
Building Height (max)	1,850m² (Mixed Use) 932m² (Commercial) 3,215m² (Residential) 5,997m² Total
Dwelling Units	6 Storeys / 21.1m 265
Units Per Hectare	90.4 (Based on Net Lot Area)
Off Street Parking	387 297 Surface / 90 Underground (Includes 10 Barrier Free Spaces)

Overall Lot Area	20%
Building Coverage	38%
Landscaped Area	42%
Pavement Area	100%
Total	

NOTES:

- All dimensions are in metres unless otherwise noted
- Dimensions from face of curb to face of curb
- Garbage to be stored internally for buildings A, B and C
- Adjacent parcel fabric approximate
- V - Denotes visitor parking
- Fire route to be designated by by-law
- FC Denotes Flush Curb
- Surplus snow shall be removed off site at Owner's expense by private removal service
- All Site Plan drawings are fully coordinated with Landscape and Engineering drawings
- Property owner is responsible for right-of-way replacement or repair costs to City standards
- Site lighting shall not result in any glare or spill over to surrounding properties or public view
- All rooftop mechanical equipment shall be fully screened from public view and surrounding residential properties
- The Site Plan application forms part of a multi-phase development approval. Future development is required to be coordinated with Site Plan Approval SP-17 approved through a separate Site Plan application.
- Fire Hydrant locations approximate based on Aerial Imagery

4.	Jan 4, 2017	Revisions to plan	GC
3.	Dec 8, 2017	Revisions to plan	GC
2.	Nov 6, 2017	Revisions to plan	GC
1.	Aug 23, 2017	For Preliminary Submission to City	GC
Rev. No.	Date	Issued / Revision	By

PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
MHBC
 200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9 | P: 519-576-3650 F: 519-576-0121 | WWW.MHBCPLAN.COM

Approval Stamp	Date	January 4, 2017
	Drawn By	GC
	Plan Scale	1:500 (36x24)
	File No.	17181A

Project	255 NORTHFIELD DRIVE	Checked By	D.A.
Client		Other	