

SITE PLAN

319, 337 and 343 WOOLWICH STREET

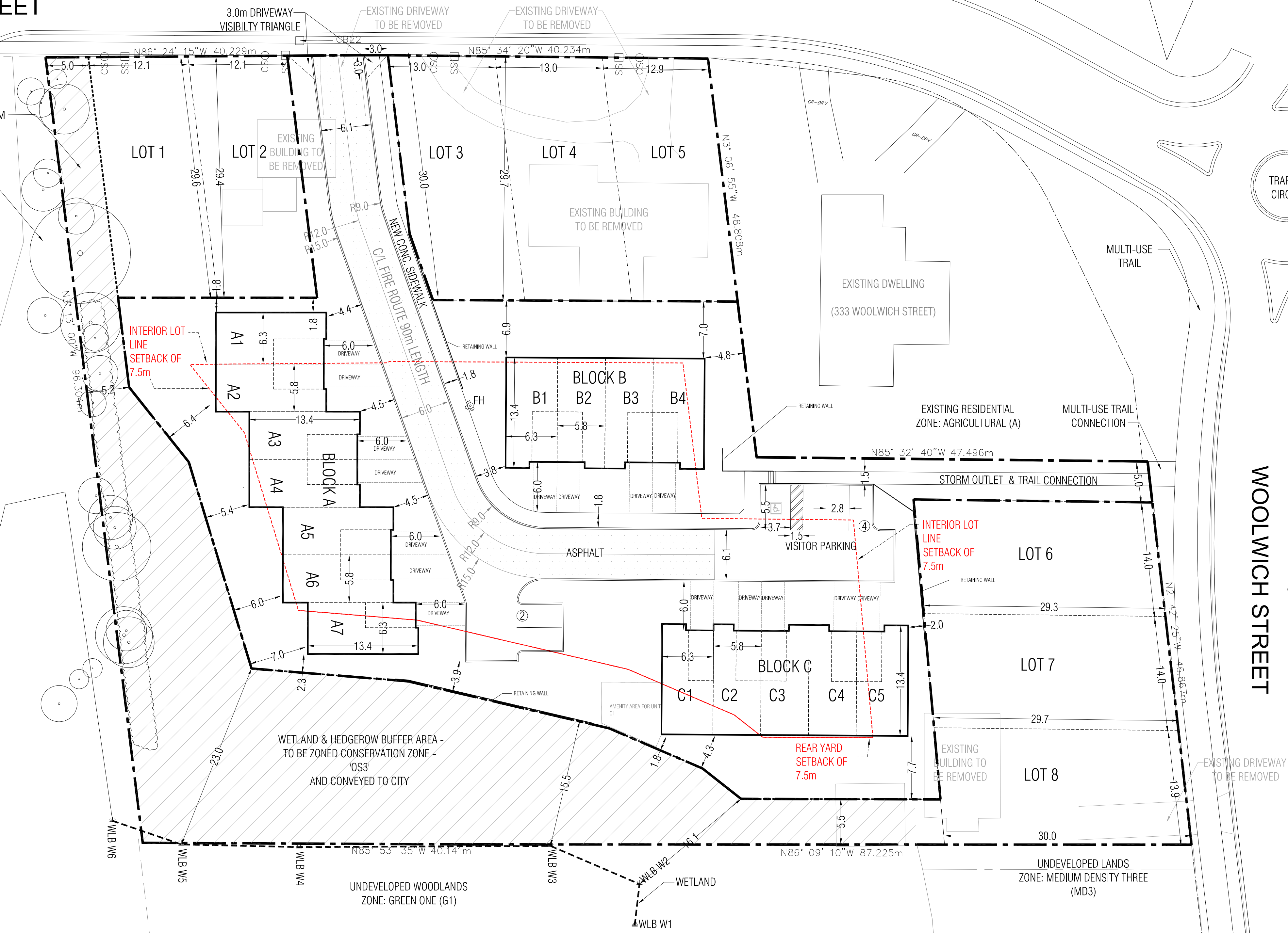
CITY OF WATERLOO

WOOLWICH STREET

EXISTING DWELLINGS
ZONE: FLEXIBLE
RESIDENTIAL (FR)

UNDEVELOPED LANDS
ZONE: GREEN ONE (G1)

5m BUFFER FROM
HEDGEROW



WOOLWICH STREET

- NOTES**
1. ALL SITE PLAN DRAWINGS ARE FULLY COORDINATED WITH LANDSCAPE AND ENGINEERING DRAWING SUBMISSIONS.
 2. THE PROPERTY OWNER IS RESPONSIBLE FOR RIGHT-OF-WAY REPLACEMENT OR REPAIR COSTS TO CITY STANDARDS.
 3. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC VIEW.
 4. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
 5. ALL SNOW STORAGE SHALL BE STORED ON SITE. SURPLUS SNOW STORAGE SHALL BE REMOVED OFF SITE AT OWNER'S EXPENSE BY PRIVATE REMOVAL SERVICE.
 6. GARBAGE TO BE REMOVED BY PRIVATE PICK-UP.
 7. PROPOSED RESIDENTIAL LOTS FOR SINGLE DETACHED DWELLINGS ARE PROPOSED TO BE ZONED "R4".
 8. WETLAND AND HEDGEROW BUFFER AREAS ARE TO BE ZONED "OS3".
 9. A SITE SPECIFIC ZONING WILL BE REQUIRED TO MODIFY THE DEFINITION FOR "TOWNHOUSE" TO ALLOW FOR A BLOCK OF 7 UNITS.
 10. SECTION 3.0.10 PROVIDES REGULATIONS FOR CLUSTER DEVELOPMENT. THESE REGULATIONS ARE THE SAME AS THE REGULATIONS FOUND IN THE "R8" ZONING OR ARE NOT APPLICABLE TO THIS PARTICULAR PROPOSED LAYOUT.

ZONING REQUIREMENTS:			
ZONING:	R8 ZONE (TOWNHOUSE BLOCK)		
PERMITTED USES:	TOWNHOUSE		
REGULATIONS	REQUIRED	PROVIDED	CONFORMS
LOT AREA	N/A	4781.1m ²	Y
LOT FRONTAGE	N/A	12.2m	Y
STREET LINE SETBACK (MIN)	6.0m	>60m	Y
PRIVATE ROAD SETBACK	6.0m	3.8m	N
INTERIOR LOT LINE SETBACK (MIN)	7.5m	1.8m	N
REAR YARD SETBACK (MIN)	7.5m	1.8m	N
BUILDING SEPARATION	2.4m	>2.4m	Y
BUILDING HEIGHT (MAX)	10.0m	<10.0m	Y
DENSITY (MAX)	150b/ha	101b/ha	Y
LOT COVERAGE (MAX)	40%	26.2%	Y
LANDSCAPED OPEN SPACE	30%	43.7%	Y

PARKING REQUIREMENT	REQUIRED	PROVIDED	CONF-ORMS
1 PER DWELLING UNIT	16	16	Y
VISITOR PARKING 0.33 / DWELLING UNIT	6	6	Y
TOTAL	22	22	Y

LAND USE SCHEDULE		
LAND USE	AREA	% AREA
LOT AREA	4781.1m ²	100%
BLOCK A	550.4m ²	11.5%
BLOCK B	313.4m ²	6.6%
BLOCK C	388.7m ²	8.1%
LANDSCAPED AREA	2067.7m ²	43.7%

REVISIONS		
DATE:	DESCRIPTION:	BY:

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THE SCALE OF THIS DRAWING IS ACCURATE WHEN PLOTTED ON 24 x 36 PAPER SIZE

DATE	SCALE
March 15, 2021	1 : 300 (meters)
DRAWN BY: SJP	DRAWING # SP-1
FILE NAME Site Plan	PROJECT NO. P-974