

**Legal Description**  
 Blk E, PL 1459, City Of Waterloo, Except Pts 1 & 2,  
 58R-10050, S/t 651737, 651740,  
 City of Waterloo,  
 Regional Municipality of Waterloo



**Site Statistics**

Residential Eight (R8) Zone – Stacked Townhomes		
	Required (min)	Provided
Lot Area	-	8,230.49 m <sup>2</sup>
Units	-	81
Street Line setback (min)	6.0 metres	6.0 metres
Side Yard setback (min)	1.8 metres	8.44 metres
Rear Yard setback (min)	7.5 metres	19.17 metres
Building Height (max)	10.0 metres	10.0 metres
Density (max)	150 bedrooms/ha	Up to 150 bedrooms/ha
Lot Coverage (max)	40%	27.1%
Landscape Open Space (min)	30%	43.2%
Parking Spaces (min)	1 per dwelling unit	81
Visitor Parking Spaces (min)	0.10 per dwelling unit	9 Spaces (0.1 per unit)
Number of Main Buildings per Lot (max)	More than one (1) permitted	More than one (1)

**Area Summary**

Building Coverage	2,232.91m <sup>2</sup>	27.1%
Landscaped Area	3,553.77m <sup>2</sup>	43.2%
Pavement Area	2,443.81m <sup>2</sup>	29.7%
<b>Total</b>	<b>8,230.49 m<sup>2</sup></b>	<b>100%</b>

**NOTES:**  
 - All dimensions are in metres unless otherwise noted.  
 - Dimensions from face of curb to face of curb.  
 - Adjacent parcel fabric approximate.  
 - Fire route to be designated by by-law.  
 - FC - Denotes Flush Curb.  
 - Existing conditions based on MTE plan 43791-100-C1.1 March 14, 2018  
 - Area summary based on residential side only

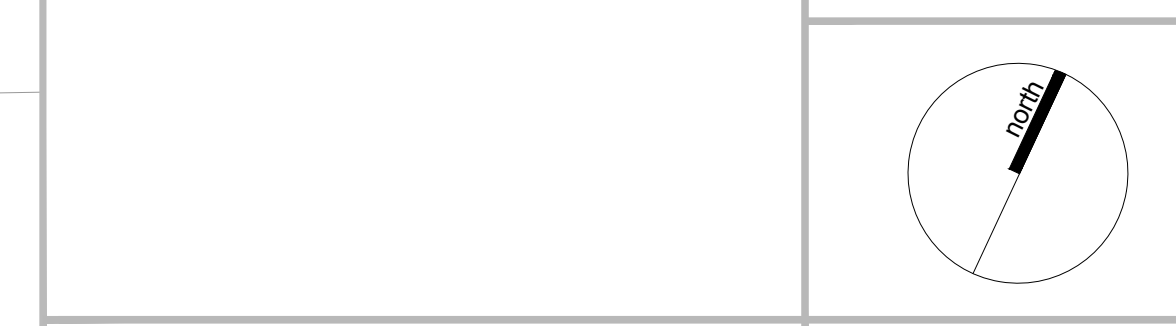
4.	April 13, 2019	Revise site plan	GC
3.	Dec 6, 2018	Minor revisions to text & updated site data chart	GC
2.	June 15, 2018	Edits to Site Statistics	LHB
1.	Mar 15, 2018	For Preliminary Submission to City	GC

Rev. No.	Date	Issued / Revision	By
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Approval Stamp	Date
	April 13, 2019

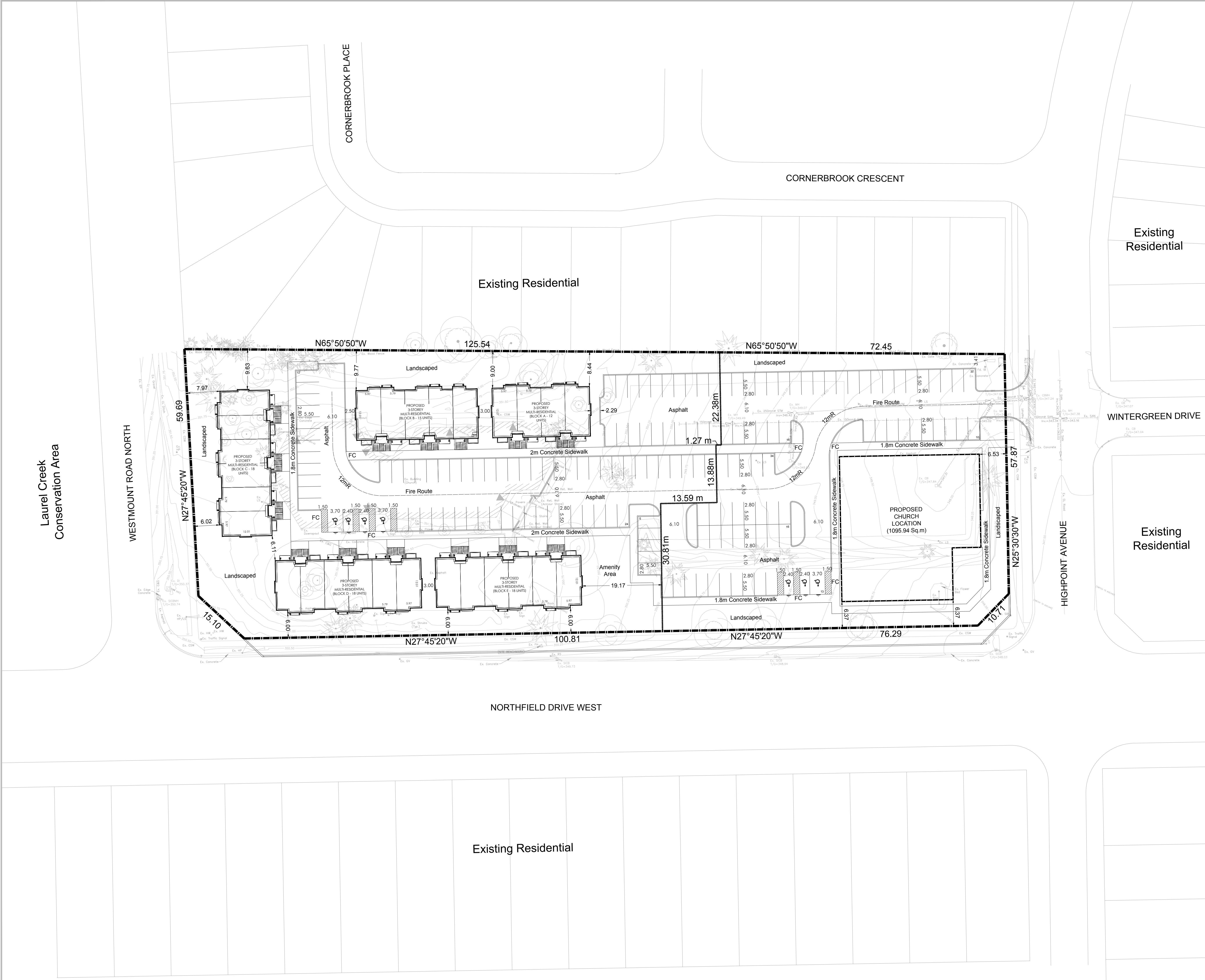
Drawn By	GC/JB
Plan Scale	1:400 (36x24)
File No.	Y214Y
Checked By	D.A.

Project	400 NORTHFIELD DRIVE
Client	



File Name	SITE PLAN	Dwg No.	1 of 1
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K:\1350k\SP\Site Plan April 13 2019.dwg



Laurel Creek Conservation Area

Existing Residential

Existing Residential

Existing Residential

Existing Residential