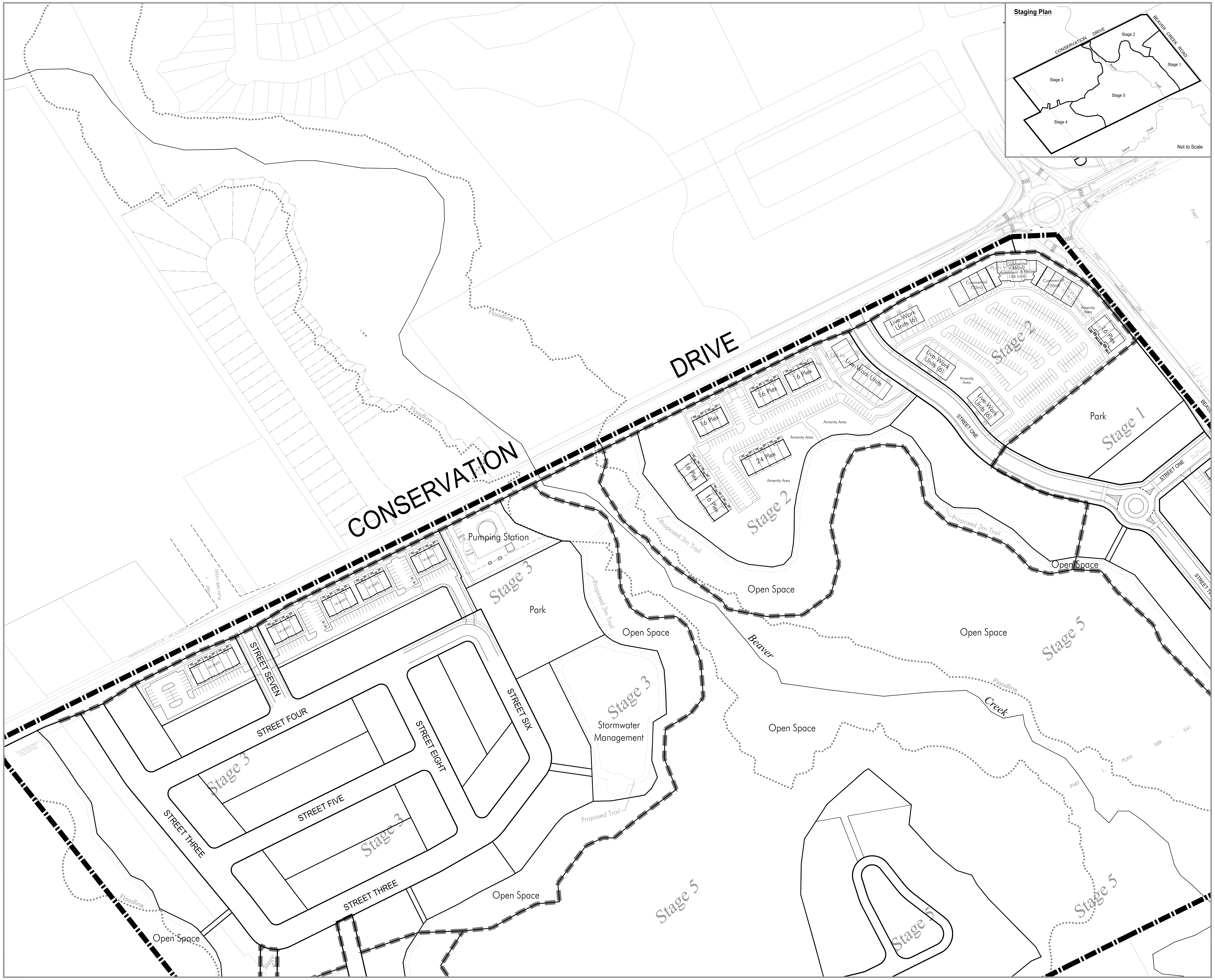
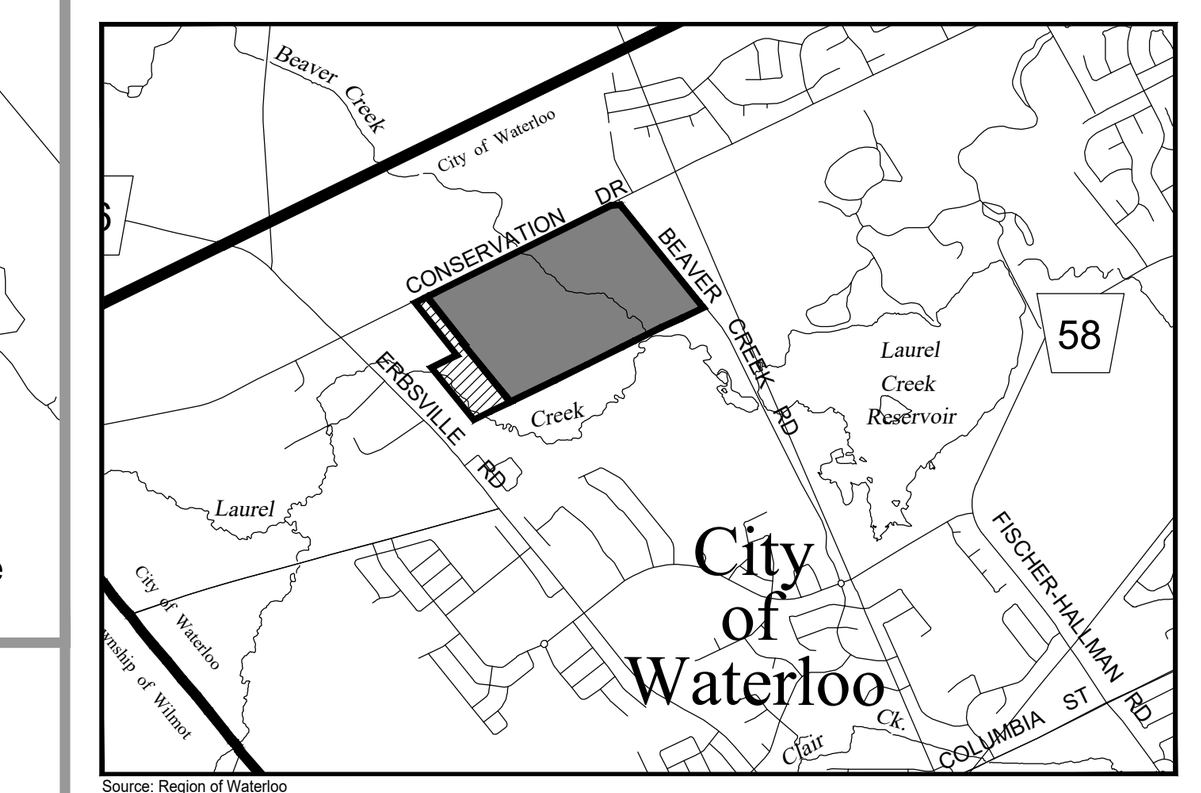


Legal Description

PART OF LOT 28, GERMAN COMPANY TRACT,
(GEOGRAPHIC TOWNSHIP OF WATERLOO),
CITY OF WATERLOO,
REGIONAL MUNICIPALITY OF WATERLOO

Key Plan



1017081 Ontario Limited & Gabriella Groff

1455136 Ontario Inc

north

Not to Scale

Conceptual Yield Analysis						
Unit Type	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Total
Single Family	8		181	61	14	264
Street Towns	78	28				106
Multiple Block Towns		28				28
Stacked Towns	80	120	72			272
Apartment		156				156
Total	116	332	253	61	14	826

Design Notes:

Stage 1
A mix of street towns fronting Streets 1 & 2 (5.5m & 6m). Stacked towns fronting Beaver Creek Road.

Stage 2
Smaller street towns fronting Street One (5.5m). The two multiple blocks provide a mix of Live/Work units, apartment and stacked towns.

Stage 3
A range of mid to smaller size single family residential lots in this stage. Stacked towns fronting Conservation Drive.

Stages 4 & 5
Condo lots per draft plan.

PRELIMINARY FOR REVIEW

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9 | P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

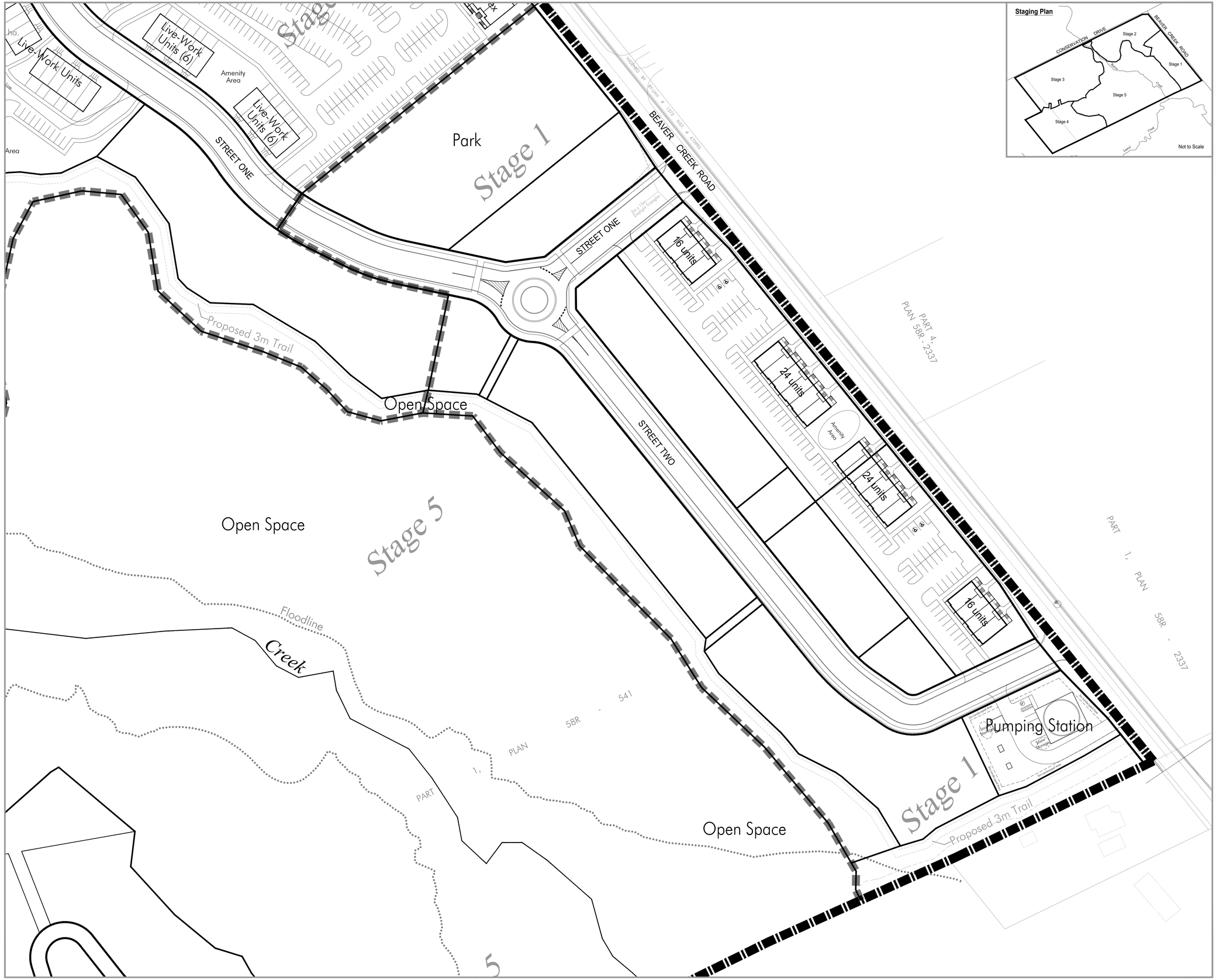
Approval Stamp	Date: February 1,2022
	File No.: 14148A
	Plan Scale: 1:2,000
	Drawn By: L.H.B.
	Checked By: P.B. / T.H.

Project **1017081 Ontario Limited, Gabriella Groff & 1455136 Ontario Inc.**
Conservation Drive
Waterloo, Ontario

north

File Name

K:\14148A-NORTHGATE-WATERLOO\LOTTING PLANS\DEVELOPMENT PLANS - FEBRUARY 1 2022.DWG

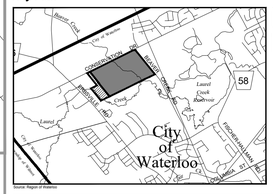


Staging Plan

Legal Description

PART OF LOT 28, GERMAN COMPANY TRACT,
(GEOGRAPHIC TOWNSHIP OF WATERLOO),
CITY OF WATERLOO,
REGIONAL MUNICIPALITY OF WATERLOO

Key Plan



1017081 Ontario Limited & Gabriella Groff

1455136 Ontario Inc

north

Not to Scale

Conceptual Yield Analysis

Unit Type	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Total
Single Family	8		181	61	14	264
Street Towns	78	28				106
Multiple Block Towns		28				28
Stacked Towns	80	120	72			272
Apartment		156				156
Total	116	332	253	61	14	826

Design Notes:

Stage 1
A mix of street towns fronting Streets 1 & 2 (5.5m & 6m).
Stacked towns fronting Beaver Creek Road.

Stage 2
Smaller street towns fronting Street One (5.5m). The two multiple blocks provide a mix of Live/Work units, apartment and stacked towns.

Stage 3
A range of mid to smaller size single family residential lots in this stage. Stacked towns fronting Conservation Drive.

Stages 4 & 5
Condo lots per draft plan.

PRELIMINARY FOR REVIEW

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
200-540 BINGEMANS CENTRE DR, KITCHENER, ON, N2B 3X9 | P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Approval Stamp

Date February 1,2022

File No. 14148A

Plan Scale 1:2,000

Drawn By L.H.B.

Checked By P.B. / T.H.

Project **1017081 Ontario Limited, Gabriella Groff & 1455136 Ontario Inc.**
Conservation Drive
Waterloo, Ontario

north

File Name

K:\14148A-NORTHGATE-WATERLOO\LOTTING PLANS\DEVELOPMENT PLANS - FEBRUARY 1 2022.DWG