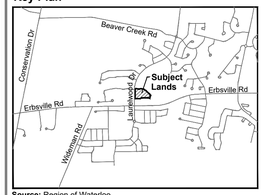
DRAFT PLAN OF VACANT LAND CONDOMINIUM

Legal Description
PT OF BLOCKS 1 AND 2, REGISTERED PLAN 58M-318

Key Plan



Subject Lands

SCALE: NTS

Source: Region of Waterloo

Owner's Certificate
I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: _____ _____
OWNER

Surveyor's Certificate
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: _____ _____
O.L.S.

Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended

A. AS SHOWN	E. AS SHOWN	C. AS SHOWN
D. RESIDENTIAL	E. AS SHOWN	F. NONE
G. AS SHOWN	H. MUNICIPAL WATER SUPPLY	I. SILT/ LOAM
J. NOT SHOWN	K. ALL SERVICES AS REQUIRED	L. AS SHOWN

LAND USE ANALYSIS

LOT AREA	21,897.8 m² (2.190 ha)
UNIT AREA	19,121.1 m² (1.912 ha)
AREA OF COMMON ELEMENTS	2,776.7 m² (0.278 ha)
NUMBER OF UNITS	4
PARKING SPACES	*556 TOTAL PARKING SPACES
	*INCLUDES 54 VISITOR PARKING SPACES

Zoning Statistic

Standard	Required	Provided
Lot Frontage	20 metres	55 metres
Street Line Setback (min.)	5 metres	6 metres
Street Line Setback (max.)	75% of building within 7.5m of the street line	13 metres
Side Yard Setback (min.)	3 metres	3 metres
Rear Yard Setback (min.)	7.5 metres	50 metres
Low Rise Residential Lot Line Setback (min.)	7.5 metres or half the height of the building	N/A
Building Height (min.)	10.5 metres	40 metres and 12 storeys
Building Height (max.)	40 metres and 12 storeys	
Density (min.)	150 bedrooms per hectare	342 bedrooms per hectare
Density (max.)	600 bedrooms per hectare	
Landscape Open Space (min.)	30%	30%
Number of Buildings per Lot (max.)	More than one (1) permitted	1
Height of First Storey (min.)	4.0 metres	4.0 metres
Podium Height (min.)	10.5 metres	10.5 metres
Podium Height (max.)	14.8 metres and 4 storeys	14.8 metres and 4 storeys
Tower Separation (min.)	a) 22 metres from a tower on the same lot b) 11 metres from an interior lot line	85 metres
Horizontal Tower Dimension (max.)	40 metres	40 metres
Tower Footprint (max.)	1,000 square metres	936 square metres
Tower Stepback Above Podium (min.)	3 metres	3 metres (front) 0 metres (flankage)
Amenity Area (min.)	3 square metres for the first bedroom and 2 square metres for each additional bedroom (466 square metres)	1,614.4 square metres
Parking (min.)	Residential: 0.7 spaces per unit (87 spaces) Visitor: 0.1 spaces per unit (13 spaces) Total: 0.80 spaces per unit (100 spaces)	Residential: 1.0 spaces per unit (124 spaces) Visitor: 0.1 spaces per unit (13 spaces) Total: 1.10 spaces per unit (194 spaces)

Notes
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
2. SITE PLAN PREPARED BY ABA ARCHITECTS INC. 2024.02.16.
3. SITE INFORMATION TAKEN FROM BSR&D LTD.
4. ADJACENT PROPERTY BOUNDARIES ARE APPROXIMATE/ FOR INFORMATION PURPOSES ONLY.

Rev No.	Date	Issued / Revision	By
2.	Feb. 19, 2026	For Resubmission;	GC
1.	Nov. 11, 2025	For Submission;	GC

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	June 12, 2026
File No.	22403A
Plan Scale	1:400 (Arch D)
Drawn By	SP/GC
Checked By	DA

Project
585 Laurelwood Drive
City of Waterloo
Region of Waterloo

File Name Draft Plan of Vacant Land Condominium

Dwg No. 1 of 1

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