Concept Plan

City of Waterloo
Region of Waterloo

Subject Lands: + 90,732 m² / 9.07 ha

Limit of Grading: + 33,002 m² / 3.30 ha

Residential Zone Area: 26,552m² / 2.65ha

Proposed Units:
Townhouses: 58
Stacked Townhouses: 112
Total Proposed Units: 170

Section 7.8 – Residential Eight (R8) Zone		
Requirement	**Required R8**	**Proposed R8-XXX**
Permitted Uses	· Townhouse Building · Freehold Townhouse Building · Stacked Townhouse Building · Triplex Building · Home Occupation (Ancillary)	· Townhouse Building · Stacked Townhouse Building
Minimum lot area	None	None
Minimum lot frontage	None	None
Street Line Setback	6m	5m
Lot Coverage (Max)	45%	29%
Landscape Open Space (Min)	30%	38%
Density (Maximum)	150 Bedrooms per hectare	150 Bedrooms per hectare
Number of Main Buildings per Lot (Max)	More than 1 permitted	More than 1
Townhouse		
Interior Lot Line Setback (Townhouse)(Min)	7.5m	3.6m
Side Yard Setback (Townhouse)(Min)	None	None
Rear Yard Setback (Minimum)	7.5m	5.0m
Building Height (Maximum)	10m	12m
Parking Spaces (Min)	1 per dwelling unit	58 (1 per dwelling unit)
Visitor Parking Space (Min)	0.33 per dwelling unit	21 (0.35 per dwelling unit)
Stacked Townhouse		
Interior Lot Line Setback (Min)	None	None
Side Yard Setback (Stacked Townhouse)(Min)	1.80	3m
Rear Yard Setback (Min)	7.5m	NA
Building Height (Max)	10m	12m
Parking Spaces (Min)	1 per dwelling unit	112 (1 per dwelling unit)
Visitor Parking Spaces	0.10 per dwelling unit	40 (0.35 per dwelling unit)
Section 3.C.10.1 – Cluster Development		
Requirement	**Required**	**Proposed R8-XXX**
Street Line Setback (Min)	6m	5.0m
Common Element Road or Private Road Width, two-way road (min)	6.10m	6.10m
Common Element Road or Private Road Width, One-way road (min)	3.50m	NA
Common Element Road or Private Road Setback, where a Driveway is provided for the dwelling unit	6.0m	6.0m
Interior Lot Line Setback (min)	7.5m	3.6m
Building Separation – residential (min)	2.4m	2.4m
Building separation – non-residential (min)	6.0m	NA

DATE: March 25, 2025

FILE: 0977D

SCALE: 1:1,500

DRAWN: GC

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Notes:
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
2. PROPERTY BOUNDARY APPROXIMATE, TO BE VERIFIED BY SURVEY.
3. CONTOURS (1m) & ENVIRONMENTAL CONSTRAINTS BASED ON ERBSVILLE EA STUDY (SEPTEMBER, 2018) AND NRSI EIS SURVEYS (2023)
7. FOR CONCEPTUAL PURPOSES ONLY.

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