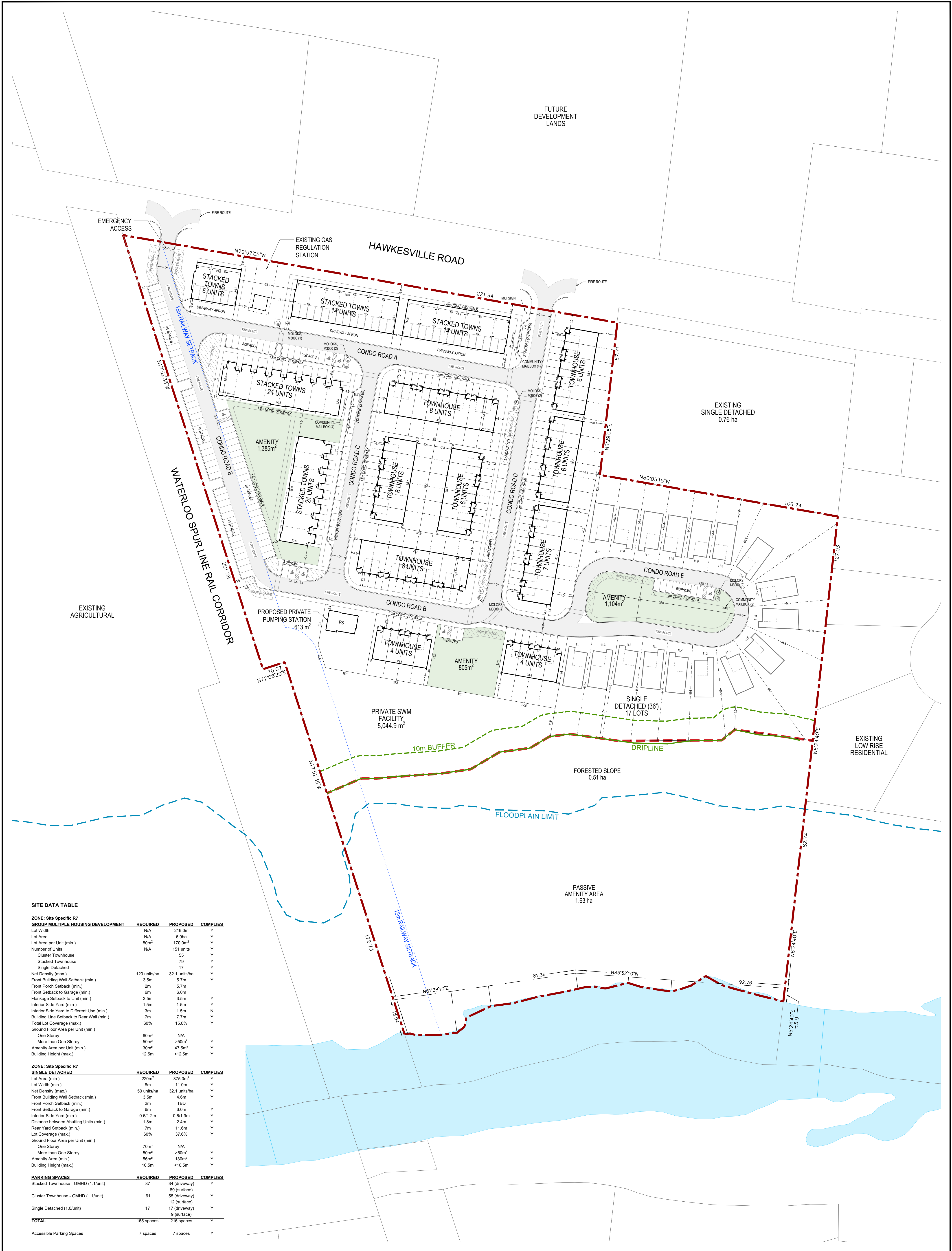




SITE DATA TABLE

ZONE: Site Specific R7 GROUP MULTIPLE HOUSING DEVELOPMENT	REQUIRED	PROPOSED	COMPLIES
Lot Width	N/A	219.0m	Y
Lot Area	N/A	6.9ha	Y
Lot Area per Unit (min.)	80m²	170.0m²	Y
Number of Units	N/A	151 units	Y
Cluster Townhouse		55	Y
Stacked Townhouse		79	Y
Single Detached		17	Y
Net Density (max.)	120 units/ha	32.1 units/ha	Y
Front Building Wall Setback (min.)	3.5m	5.7m	Y
Front Porch Setback (min.)	2m	5.7m	Y
Front Setback to Garage (min.)	6m	6.0m	Y
Flankage Setback to Unit (min.)	3.5m	3.5m	Y
Interior Side Yard (min.)	1.5m	1.5m	Y
Interior Side Yard to Different Use (min.)	3m	1.5m	N
Building Line Setback to Rear Wall (min.)	7m	7.7m	Y
Total Lot Coverage (max.)	60%	15.0%	Y
Ground Floor Area per Unit (min.)			
One Storey	60m²	N/A	Y
More than One Storey	50m²	>50m²	Y
Amenity Area per Unit (min.)	30m²	47.5m²	Y
Building Height (max.)	12.5m	<12.5m	Y

ZONE: Site Specific R7 SINGLE DETACHED	REQUIRED	PROPOSED	COMPLIES
Lot Area (min.)	220m²	375.0m²	Y
Lot Width (min.)	8m	11.0m	Y
Net Density (max.)	50 units/ha	32.1 units/ha	Y
Front Building Wall Setback (min.)	3.5m	4.6m	Y
Front Porch Setback (min.)	2m	TBD	Y
Front Setback to Garage (min.)	6m	6.0m	Y
Interior Side Yard (min.)	0.6/1.2m	0.6/1.9m	Y
Distance between Abutting Units (min.)	1.8m	2.4m	Y
Rear Yard Setback (min.)	7m	11.6m	Y
Lot Coverage (max.)	60%	37.6%	Y
Ground Floor Area per Unit (min.)			
One Storey	70m²	N/A	Y
More than One Storey	50m²	>50m²	Y
Amenity Area (min.)	50m²	130m²	Y
Building Height (max.)	10.5m	<10.5m	Y

PARKING SPACES	REQUIRED	PROPOSED	COMPLIES
Stacked Townhouse - GMHD (1.1/unit)	87	34 (driveway) 89 (surface)	Y
Cluster Townhouse - GMHD (1.1/unit)	61	55 (driveway) 12 (surface)	Y
Single Detached (1.0/unit)	17	17 (driveway) 9 (surface)	Y
TOTAL	165 spaces	216 spaces	Y
Accessible Parking Spaces	7 spaces	7 spaces	Y

LEGEND

- Property Line
- Limit of Development
- Condo Lot
- GRCA Floodplain Limit
- Surveyed Dripline / Top of Slope
- 10m Conservation Buffer
- Railway Setback (15m)
- Common Amenity (3,294.0m²)
- Visitor Parking (21)
- Deep Well Waste Bin (9)

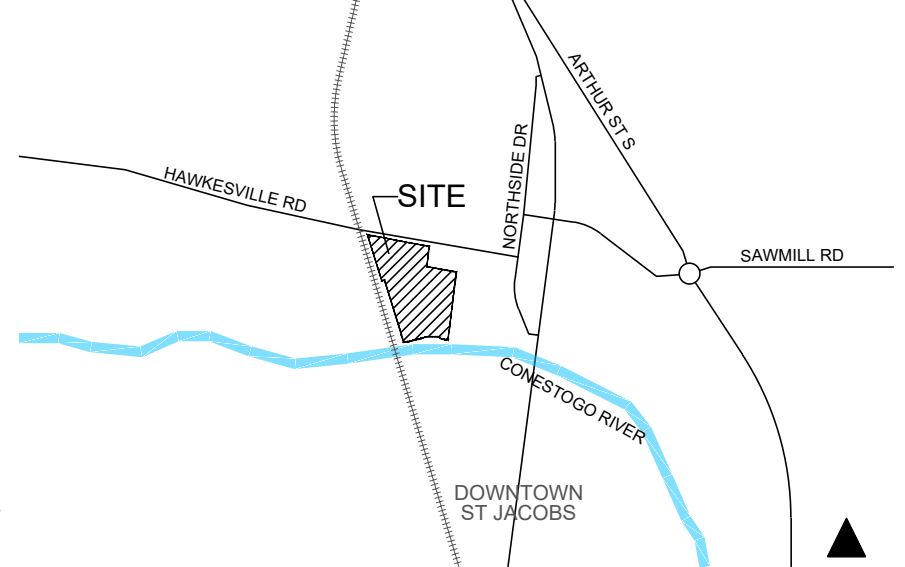


UNIT SCHEDULE	
Single Detached, 36' (11.0m)	17
Cluster Townhouse, 20' (6.1m)	55
Double Stacked Townhouse	34
Triple Stacked Townhouse	45
TOTAL	151
PARKING SCHEDULE	
Driveway	106
Surface	114
Residential (Unitized)	89
Visitor	21
Standing	4
TOTAL	220

APPROVALS

DATE	BY	REVISIONS	DESCRIPTION

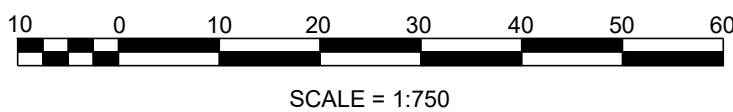
KEY MAP - N.T.S.



CONCEPT PLAN

PART OF LOT 37
GERMAN COMPANY TRACT
TOWNSHIP OF WOOLWICH
REGIONAL MUNICIPALITY OF
WATERLOO

51 HAWKESVILLE ROAD
ST JACOBS



POLOCORP

379 Queen Street South, Kitchener | N2T 1W6 | 519-745-3249 | polocorpinc.com

DATE: January 23, 2025

SCALE: 1:750 (metric), Arch D

PROJECT: 1010 (Hawkesville)

DRAWN BY: GFE

DWG. FILE NAME: sp1010-2025.01.23.dwg