Proposed Ownership

City of Waterloo
Region of Waterloo

Subject Lands: + 90,162m² / 9.02ha

Limit of Grading: + 32,691m² / 3.27ha

Residential Zone Area: 26,308m² / 2.63ha

Proposed Units:
Townhouses: 58
Stacked Townhouses: 112
Total Proposed Units: 170
Total Parking Spaces: 231

Section 7.8 – Residential Eight (R8) Zone		
Requirement	**Required R8**	**Proposed R8-XXX**
Permitted Uses	· Townhouse Building	· Townhouse Building
	· Freehold Townhouse Building	· Stacked Townhouse Building
	· Stacked Townhouse Building	
	· Triplex Building	
	· Home Occupation (Ancillary)	
Minimum lot area	None	None
Minimum lot frontage	None	None
Street Line Setback	6m	4.1m
Lot Coverage (Max)	45%	29.4%
Landscape Open Space (Min)	30%	38.3%
Density (Maximum)	150 Bedrooms per hectare	154.9 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	4.1m
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

CITY OWNED LANDS: + 64,447m² / 6.44ha
CONDO LANDS: + 25,715m² / 2.57ha

CONSERVATION DR

CITY

ESPA

CONDO

CITY

LAUREL CREEK NRSI (JULY 2024)

LAUREL CREEK 30M BUFFER

WETLAND (NRSI SEPT. 2023)

DRIPLINE (ERBSVILLE STUDY SEPT. 2018)

10m ESPA SETBACK

30m WETLAND SETBACK

Limit of Grading

Limit of Residential Zone

Proposed Trail

Infiltration Swale

Open Space

Stormwater Pond (2,308m²)

Block 1 3 Storey (16 Units) 370m²
Block 2 3 Storey (16 Units) 370m²
Block 3 3 Storey (16 Units) 370m²
Block 4 3 Storey (16 Units) 370m²
Block 5 3 Storey (16 Units) 370m²
Block 6 3 Storey (16 Units) 370m²
Block 7 3 Storey (16 Units) 370m²
Block 8 Townhouse 470m²
Block 9 Townhouse 470m²
Block 10 Townhouse 470m²
Block 11 Townhouse 418m²
Block 12 Townhouse 500m²
Block 13 Townhouse 500m²
Block 14 Townhouse 470m²
Block 15 Townhouse 355m²
Block 16 Townhouse 280m²
Block 17 Townhouse 420m²

1.8m Sidewalk
Landscaped
Transformer
Future Sidewalk Connection
4.5m Road Widening
3.0m Road Widening
207.1m
61.1m
90.4m
111.6m

ERBSVILLE RD

AL PL

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.

DATE: June 20, 2025

FILE: 0977D

SCALE: 1:1,500

DRAWN: GC

north

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