



Legal Description

Block 120, Plan 58M720
City Of Cambridge
Region of Waterloo

Key Plan

Scale: NTS

Site Statistics

RM4 - S.4.1.407		
Provision	Required	Proposed
Units	Max. 85 <small>(based on max. density of 40 uph)</small>	184 Stacked Townhouse Units
Lot Area	n/a	21,295.2 ² / 2.13 ha
Lot Frontage (min.)	12.9 m	28 m
Density (max.)	40 uph	86.4 uph
Front Yard (min.)	6.0 m	11.5 m
Exterior Side Yard (min.)	6.0 m	6.0 m
Interior Side Yard (min.)	3.0 m / 4.0 m if abutting an R-class zone	3.0 m. The site is not adjacent to an R-class zone.
Rear Yard (min.)	3.0m/ 7.5m if facing an R-class zone	3.0 m. The site is not adjacent to an R-class zone.
Attached One-Family Dwellings (max.)	7 Units	24 Units
Building Height	n/a	4 Storeys
Lot Coverage (max.)	40%	25.6%
GFA per Dwelling Unit (min.)	One-bedroom unit: 50 m ² Two+ bedroom unit: 60 m ²	One-bedroom unit: T.B.D. Two-bedroom unit: T.B.D.
Common Amenity Area (min.)	5,520 m ² (30 m ² / unit)	2,495 m ² (13.5 m ² / unit)
Landscaped Open Space (min.)	30%	30.0% (6,358.6 m ²)
Landscaped Open Space in Front Yard (min.)	45%	59%
Planting Strips and Fencing	1.5 m Planting Strip and 1.5 m High Solid Fence to be provided on lot line adjacent to R-Class zones	The site is not adjacent to an R-Class zone
Parking	1.26/unit 232 Spaces 4% to be Barrier-Free	1.26/unit 232 Spaces 4% Barrier-Free (5 Type A and 5 Type B)
Location of Parking	No parking shall be located within 3.5 m of a habitable room of a dwelling unit as measured perpendicular to a wall containing such window	Parking is not located within 3.5 m of a habitable room of a dwelling unit
Bicycle Parking	n/a	0.15 Spaces/unit 28 Spaces

Revision No. Date Issued / Revision By

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

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Approval Stamp

Date
June 9, 2025

Drawn By
JB

Plan Scale
1:400 (24x36)

File No.
9848E

Checked By
D.A.

Project
Block 120
Moffat Creek Subdivision

Client

Laurel View Homes Inc.
4001 Chesswood Drive
North York ON, M3J 2R8
416-635-6663

Other

File Name
CONCEPT PLAN

Dwg No.
1 of 1

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Note: Reference the fire route and accessible parking signs on the site plan using the following sign design.