

Total Open Space/Green Space		
Block 7 (SWM Pond)	1.95 ac.	0.79 ha.
Block 34 (Open Space)	1.53 ac.	0.62 ha.
Block 9 (Open Space)	1.52 ac.	0.61 ha.
South of Creek	1.89 ac.	0.76 ha.
<b>Total Area</b>	<b>6.89 ac.</b>	<b>2.78 ha.</b>

## Conceptual Site Plan

Part Lot 13 & 14, Beasley's Front Concession  
 City of Cambridge,  
 Regional Municipality of Waterloo

### LEGEND

Subject Lands

RM3 Zone Provisions - Cluster Development City of Cambridge Zoning By-law 150-85		
	Required (min)	Provided
Gross Lot Area	-	28,577m <sup>2</sup>
Environmentally Constrained Area	-	6,176m <sup>2</sup>
Net Lot Area	-	22,401m <sup>2</sup>
Lot Frontage	20.0m	50.0m
Density (max.)	40 units/ha.	<b>49 units/ha.</b>
Front Yard	6.0m	TBD
Rear Yard	7.5m	TBD
Int. Side Yard	7.5m	TBD
Ext. Side Yard	7.5m	TBD
Number of Attached dwelling Units (max.)	6	<b>8</b>
Distance Between Buildings (side walls)	3.0m	n/a
Distance Between Buildings (real walls)	10.0m	10.0m
Lot Coverage (max.)	40%	TBD
Private Amenity Area	40m <sup>2</sup> /unit (Row housing)	TBD
Common Amenity Area	1,680m <sup>2</sup> - 30m <sup>2</sup> /unit (Stacked towns)	1,680m <sup>2</sup>
Parking (Stacked Towns)	70 spaces (1.25 space/unit)	70 spaces (1.25 space/unit)
<b>Number of Units - 109</b> Row housing - 53 Stacked towns - 56		

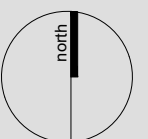
- Notes:**
1. Topographic Information: exp Geomatics Inc., March 2018 and MTE September 2014
  2. Servicing Easement Locations: MTE, September 2014
  3. Boundary Information: Plan of Survey provided by J.D. Barnes Limited, August 2018.
  4. Limit of Wetland and Limit of Dripline provided by J.D. Barnes Limited, September 2014
  5. Contour Interval 1.0m
  6. Adjacent parcel fabric approximate

**DATE** April 18, 2024

**SCALE** 1:1,500

**DRN** PL

**FILE** 0667A



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