



Working together with our community

## Public Hearings Committee – May 02, 2023

Subject: Applications OPNPL2023082 and ZNPL2023083 proposing to re-designate the subject lands, municipally known as 257 West Church Street, Waterford from 'Industrial' to 'Urban Residential' and to rezone from 'General Industrial' (MG) to 'Urban Residential', types R1-B, R4 and R6 to facilitate a development of 256 residential units. An associated draft plan of subdivision application - 28TPL2023084 was also received to create 16 single-detached residential lots and a condominium block to facilitate the proposed development.

Report Number: CD 23-036  
Division: Community Development  
Department: Planning  
Ward: Ward 7  
Purpose: For Public Meeting

### Recommendation(s):

THAT staff Report CD 23-036 for development applications OPNPL2023082, ZNPL2023083 and 28TPL2023084 be received for information;

AND FURTHER THAT any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

### Public Meeting Notification:

A public meeting is a statutory requirement in accordance with the Planning Act, and is intended to allow members of the public to submit written or oral comments in relation to the proposed development. Additionally, any person may make written submissions at any time prior to County Council making its final decision on the application.

Pursuant to the requirements of the Planning Act R.S.O. 1990, C. P. 13 ("Planning Act"), a notice of the statutory public meeting was posted 20 days in advance of the Public Meeting. Notifications were mailed to neighbors within 120 m of the subject lands; and a yellow notification sign was posted on the site on April 13, 2023.

### Discussion:

The development is proposed to consist of various types of housing units including single detached lots, townhouse units, and a 8-storey apartment building. The proposal includes 16 free hold single-detached residential lots, 76 townhouse dwelling units and 164 apartment units. The townhouse and apartment units will be managed by two separate condominiums.

An overview summary of the development applications have been prepared and contained within Attachment A. This includes an outline of the site context, the applications and technical reports, any technical or public feedback to date and overview of development considerations. A draft official plan amendment and draft zoning by-law amendment are also included as Attachment B & C.

### **Strategic Plan Linkage:**

This report aligns with the 2019-2022 Council Strategic Priority "Foster Vibrant, Creative Communities".

Explanation: Development that results from applications under consideration can help contribute to a vibrant community and facilitate appropriate growth and density within the neighbourhood.

### **Conclusion:**

A recommendation report will be provided on this matter following review of the circulation, planning considerations and this statutory public hearing meeting regarding the submitted, "complete" development applications.

### **Attachments:**

Attachment A Development Application Overview  
Attachment B Proposed Official Plan Amendment  
Attachment C Proposed Zoning Bylaw Amendment  
Attachment D Proposed Draft Plan of Subdivision  
Attachment E Proposed Concept Plan

### **Approval:**

Approved By:  
Brandon Sloan, BES, MCIP, RPP  
General Manager  
Community Development Division

Reviewed By:  
Tricia Givens, M.Sc.(Pl), MCIP, RPP  
Director, Planning  
Community Development Division

Prepared By:  
Mohammad Alam, MPL, MUD, MCIP, RPP  
Principal Planner  
Community Development Division

Attachment A - Report CD 23-036  
**Development Application Overview**

# **The Silos of Waterford**

## **257 West Church St**

Application File Numbers: OPNPL2023082, ZNPL2023083 & 28TPL2023084

Applicant: Verlinda Homes Ltd.

Agent: G. Douglas Vallee Limited

**Statutory Public Hearing**

Date: May 2<sup>nd</sup>, 2023

1

# Site Context

## Site Characteristics:

- 3.49 hectares
- Located with access to West Church St, McCool St and Nichol St
- Former agricultural supply depot with existing structures including:
  - 33 silos (13 on the site plus an additional 20 silos on the adjacent lands to the west).
  - Warehouses, storage buildings and bus depot
  - A fueling station

## Surrounding Land:

**North:** Institutional and future residential lands

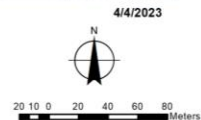
**East:** Industrial and future residential lands

**West:** Waterford Trail and Natural Features

**South:** Industrial and future residential lands

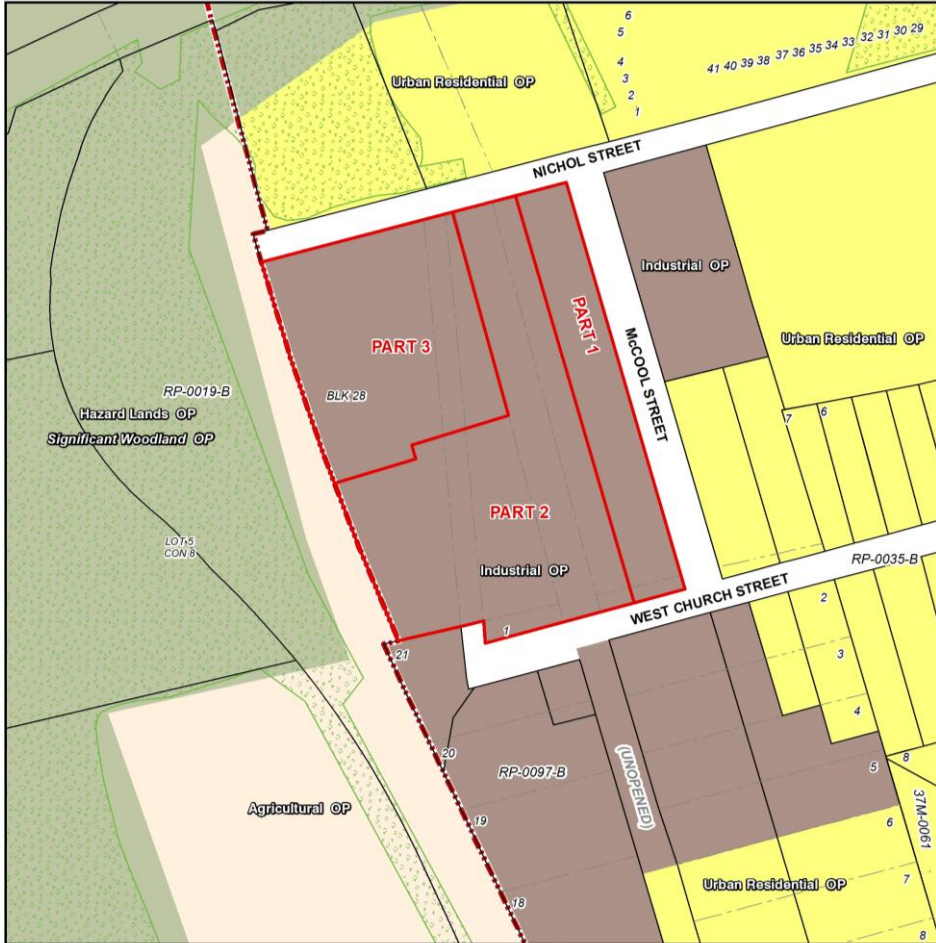


Legend  
Subject Lands  
2020 Air Photo

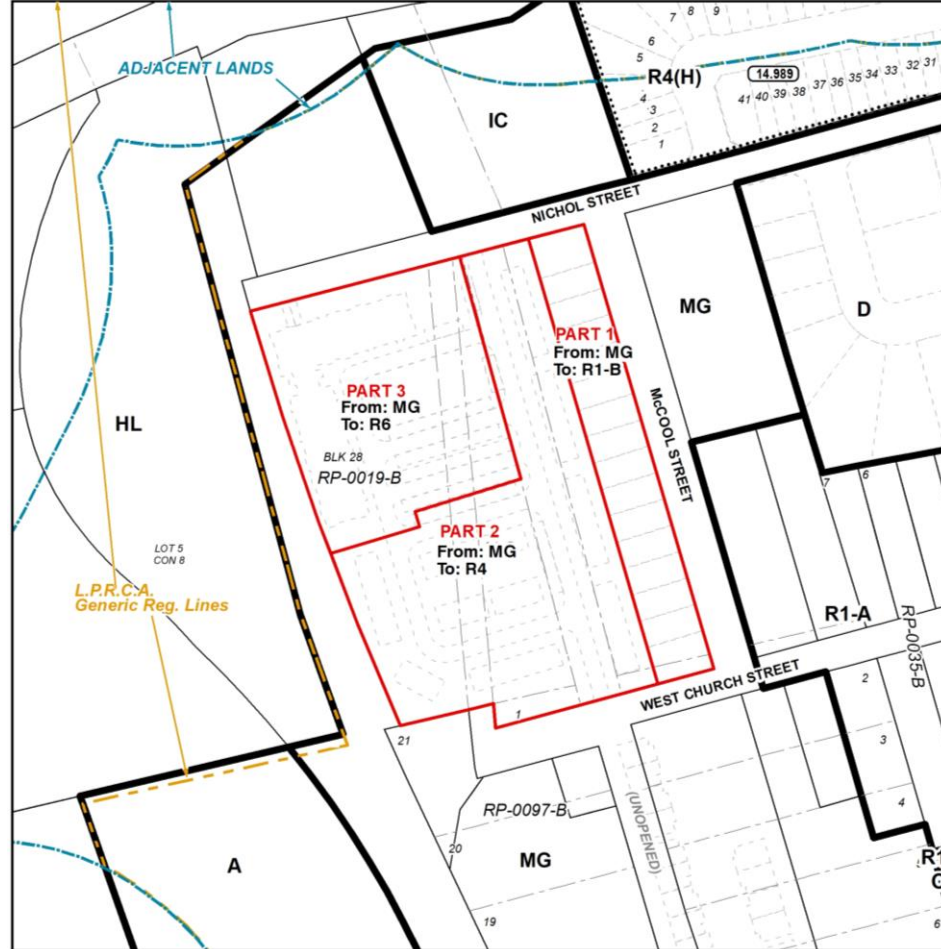


# Site Context

Official Plan Map

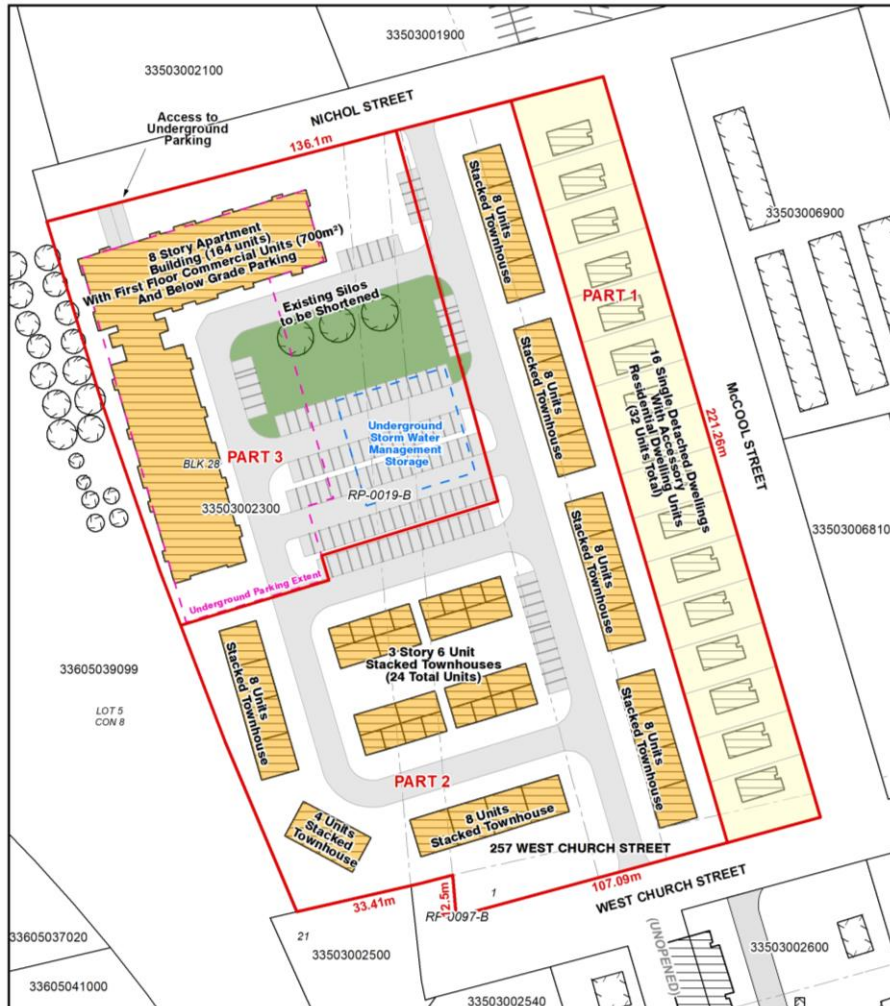


Proposed Zoning By-law Amendment Map



# Development Proposal

## Concept Plan



## Key Features/Proposed Subdivision:

### Proposed OP Amendment:

- Land use designation from 'Industrial' to 'Urban Residential' (the site is not protected industrial)

### Proposed Zoning Amendment:

- Zoning from 'General Industrial Zone (MG)' to
  - Urban Residential Type 1 (R1-B) for 16 Singles,
  - Urban Residential Type 4 (R4), for 76 towns, and
  - Urban Residential Type 6 (R6) for 164 apartment units
- Special Provision for the Apartment Block:
  - Additional commercial uses to be permitted
  - Reduced parking for Studio units
  - Reduced parking for 1-bed room units

# Preliminary Review

## Technical Reports

- Planning Justification Report – Prepared by G. Douglas Vallee Ltd.
- Urban Design Brief – Prepared by G. Douglas Vallee Ltd.
- Phase 1 Environmental Site Assessment - prepared by G2S Consultants.
- Functional Servicing and Stormwater Management Report – Prepared by G. Douglas Vallee Ltd.
- Traffic Impact Study - Prepared by Paradigm Transportation Solutions Limited, dated June 2022

## Technical Comments:

Canada Post: A mail room with a common entry for over 100 units. The townhouses will be serviced by Community mailboxes

Engineering comments pending.

## Public Input:

No Public input has been received at time of submission of this report and presentation.

# Preliminary Considerations



**Park/Trails:** 5% parkland dedication or Cash-in-Lieu of parkland dedication will be required.



**Parking:** A reduced parking provision is proposed; Staff will further review the impact of a reduce parking provision.



**Traffic:** No physical improvements are warranted by the report for this 256-unit development as traffic is considered an acceptable level of service under existing and future time horizons to 2036.



**Housing:** A mix of housing option with a total 256 residential units with potential commercial uses are proposed. An overall density of 73 UPH will contribute to Norfolk County intensification policy for local housing needs.



**Servicing:** Allocation of water and sanitary services will not be confirmed or committed until a development agreement is processed and executed.



**Environmental Assessment:** Phase one ESA identified the likelihood that one or more contaminants may have affected any land or water on site and a Phase two ESA will need to be completed.



# Next Steps & Recommendation

- Consideration of Public Hearing Input
- Review of all Technical Comments
- Recommendation Report

## Public Hearing Committee Report Recommendation:

*THAT staff Report CD 23-036 for development applications OPNPL2023082, ZNPL2023083 & 28TPL2023084 be received for information;*

*AND FURTHER THAT any comments received as part of the statutory public meeting be considered in a future recommendation staff report.*



## The Corporation of Norfolk County

### By-Law 4-OP-2023

**Being a By-Law to Adopt Amendment Number 156 to the Norfolk County Official Plan in respect of lands described as** Part Lot 5 and Part Lot 1, Concession 8, Registered Plan 97-B, Urban Area of Waterford, Norfolk County, municipally known as 257 West Church Street, Waterford in the name of Verlinda Homes Ltd.

**WHEREAS** the *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended, Section 17 (22) states that “When the requirements of subsection (15) to (21), as appropriate, have been met and the Council is satisfied that the plan as finally prepared is suitable for adoption, the Council may adopt all or part of the Plan and, unless the plan is exempt from approval submit it for approval.”;

**AND WHEREAS** the Council of The Corporation of Norfolk County has considered an amendment to the Norfolk County Official Plan in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13 as amended, Sections 17, 21 and 22.

**NOW THEREFORE** the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That amendment number 156 to the Norfolk County Official Plan as set out in the text and Schedule “A” attached hereto is hereby adopted.
2. That the effective date of this By-Law shall be the date of passage thereof.

**ENACTED AND PASSED** this \_\_\_ day of \_\_\_\_\_ 2023.

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Mayor A. Martin

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County Clerk T. Olsen

# **Amendment Number 156 to the Norfolk County Official Plan**

## **Part A: Preamble to the Amendment**

The purpose of amendment number 156 to the Norfolk County Official Plan is to re-designate the land use designation of the subject lands from “Industrial” to “Urban Residential”.

### **Location of the Lands Affected**

As shown on the attached ‘Schedule “A”’, the subject lands are located on Part Lot 5 and Part Lot 1, Concession 8, Registered Plan 97-B, Urban Area of Waterford, Norfolk County.

### **Basis of the Amendment**

The basis for permitting this amendment is to change the land use designation of the subject lands from ‘Industrial’ to ‘Urban Residential’ to allow for the development of approximately 256 dwelling units with a mix of housing options. Staff are of the opinion that the amendment is in conformity with the Provincial Policy Statement, 2020 and meets the intent of the Norfolk County Official Plan.

The subject lands are a historical industrial site, located on the westerly side of the Urban Area of Waterford. The subject lands are surrounded by low and medium-density future residential developments, community institutional use and natural heritage features. The industrial nature of the subject lands and the area overall are no longer viable for industrial purposes. The area is in transition from Industrial land uses to predominantly low to medium-density residential uses.

## **Part B: The Amendment**

That the Norfolk County Official Plan is hereby amended as follows:

### **Map Schedule Amendment**

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as the subject lands on ‘Schedule “A”’ attached to and a part of this amendment with the “Urban Residential” designation.

That Schedule B, Land Use, in the Norfolk County Official Plan is further amended by identifying all the lands shown as the subject lands on ‘Schedule “A”’ attached to and a part of this amendment with the 7.7.3.XX site specific policy number.

Applicant Verlinda Home

Application Number: OPNPL2023082

Report Number CD XX-00

Assessment Roll Number 33503002300

**Text Amendment**

That the following site specific policy area be added to Section 7.7 - Urban Residential Designation:

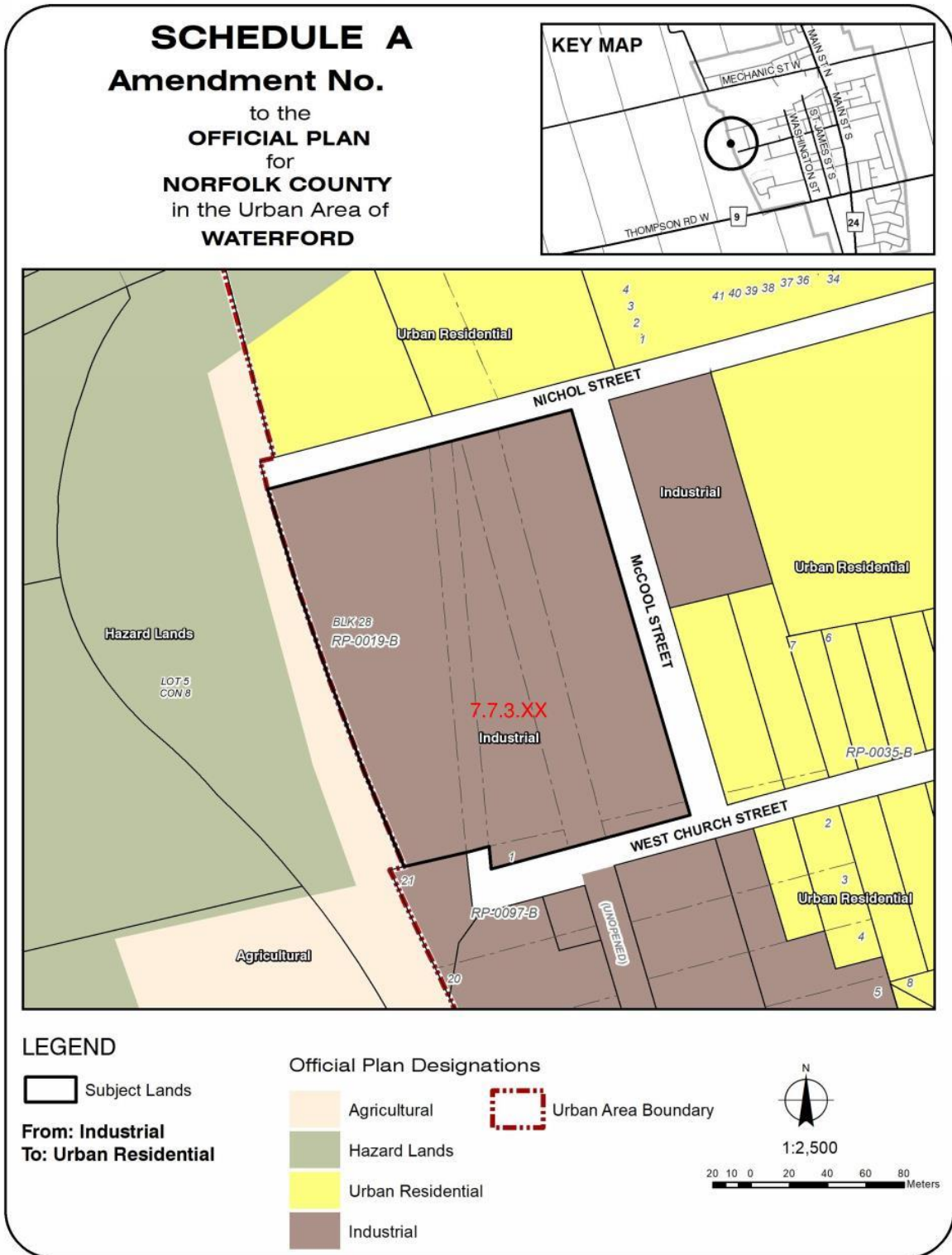
**7.7.3.XX** – Silos of Waterford - Site Specific Policy Area

On lands designated as Urban Residential – Site Specific Policy Area **7.7.3.XX** on Schedule “B” to this Plan, in addition to the uses permitted, the following additional uses permitted shall be permitted, not more than 15% of the lot area:

- i) Restaurants, except a take-out or drive through facility
- ii) Delicatessen and Specialty Food Shop
- iii) Retail Store
- iv) Clinic or Doctor’s Office
- v) Pharmacy
- vi) Financial Institution
- vii) Office
- viii) Place of assembly, entertainment, sports and recreation
- ix) Bike Repair Shop

**Part C: Additional Information**

This document will be implemented by Norfolk County enacting an appropriate amendment to the Norfolk County Zoning By-Law 1-Z-2014.



Applicant Verlinda Home  
Application Number: OPNPL2023082  
Report Number **CD 23-036**  
Assessment Roll Number 33503002300



## The Corporation of Norfolk County

### By-Law 17-Z-2023

**Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Part Lot 5 and Part Lot 1, Concession 8, Registered Plan 97-B, Urban Area of Waterford, Norfolk County, municipally known as 257 West Church Street, Waterford in the name of Verlinda Homes Ltd.**

**WHEREAS** Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 and 36(1) (Holding) of the *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended;

**AND WHEREAS** this By-Law conforms to the Norfolk County Official Plan.

**NOW THEREFORE** the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified as Part 1, Part 2 and Part 3 on Map A (attached to and forming part of this By-Law) from General Industrial Zone (MG) to Urban Residential Type 1 Zone (R1-B), Urban Residential Type 4 Zone (R4) and Urban Residential Type 6 Zone (R6) with a special provision 14.XXX and a Holding (H);
2. That Subsection 14 Special Provisions is hereby further amended by adding 14.XXX as follows:

#### **Part 3**

14.XXX - In addition to the uses *permitted* in the Urban Residential Type 6 Zone (R6), the following additional uses shall be permitted with a maximum *Usable Floor Area* not more than 15% of the total Lot area of Part 1, 2 & Part 3:

- i) *Restaurants*, except a take-out or drive through facility
- ii) *Delicatessen and Specialty Food Shop*
- iii) *Daycare*
- iv) *Retail Store*
- v) *Clinic or Doctor's Office*
- vi) *Pharmacy*
- vii) *Financial Institution*
- viii) *Office* (all types)

- ix) *Place of assembly, entertainment, sports and recreation*
- x) Bike Repair Shop

In lieu of the corresponding provisions in the R6 *Zone*, the following shall apply:

- a) number of *parking spaces*:
    - i. Studio apartment units – 1 space/dwelling unit
    - ii. 1-bed units - 1 space/dwelling unit
    - iii. Total residential *parking spaces* – 226;
3. That the holding (H) provision of this By-Law shall be removed upon receipt of the following:
- a) Acknowledgement of a Record of Site Condition to the satisfaction of the General Manager, Community Development (or designate);
  - b) The registration of a site plan agreement on title to the satisfaction of the General Manager, Community Development (or designate);
  - c) Confirmation by the General Manager of Environmental & Infrastructure Services (or designate) that sufficient water and sewer capacity and conveyance are available and allocated;
4. That this By-Law shall become effective upon final approval of the related Amendment number 156 to the Norfolk County Official Plan.

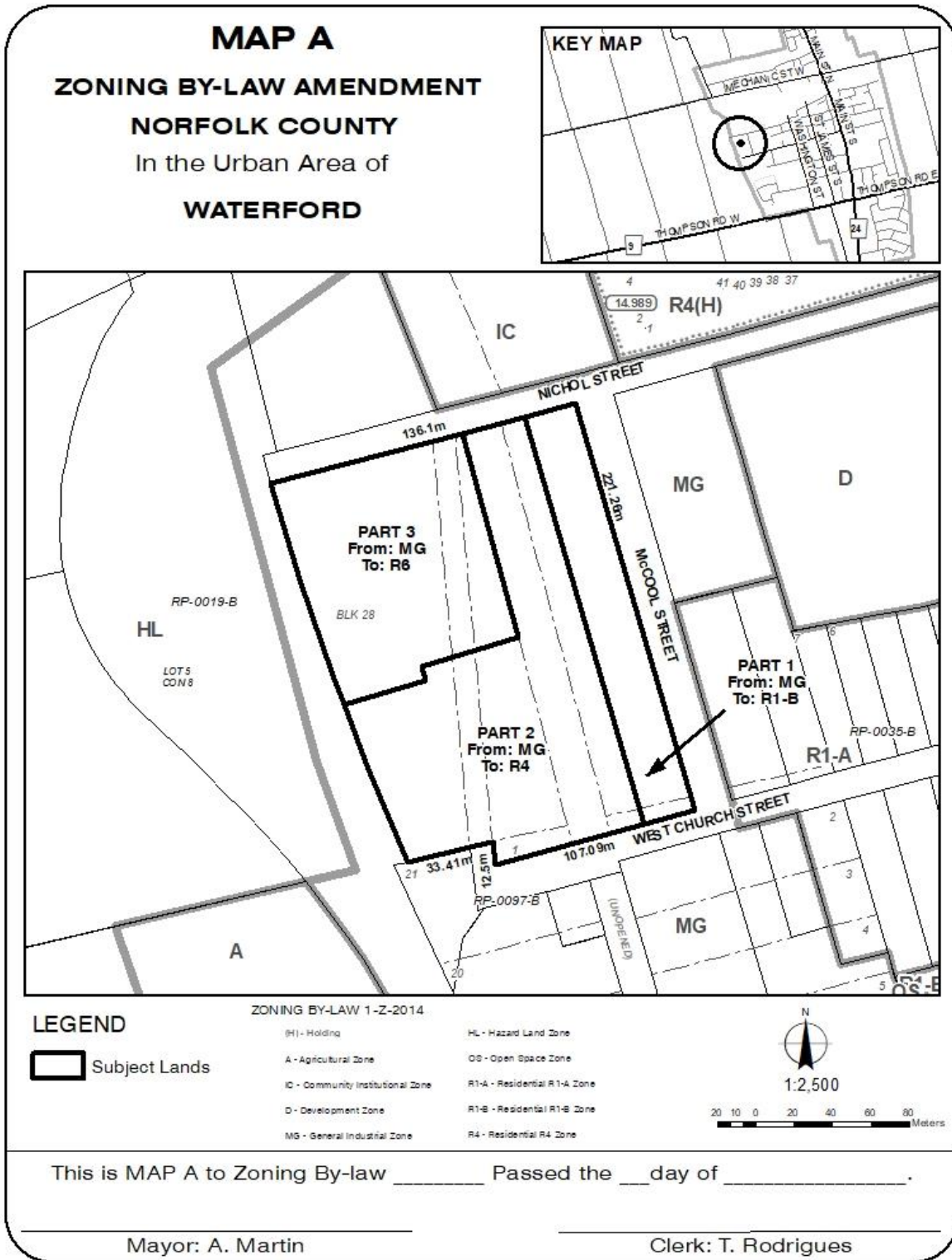
**ENACTED AND PASSED** this **date** day of **month**, **year**.

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Mayor A. Martin

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County Clerk T. Rodrigues



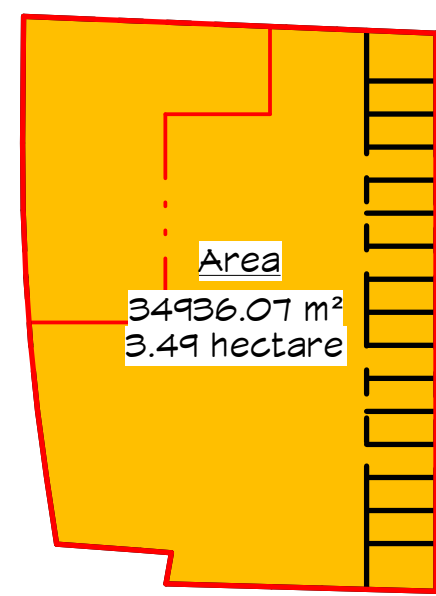


**Explanation of the Purpose and Effect of  
By-Law 17-Z-2023**

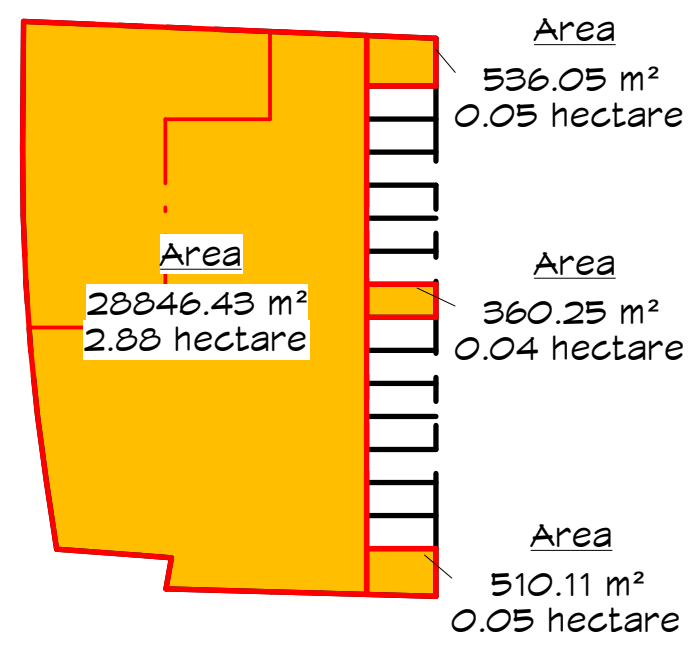
This By-Law affects a parcel of land described as Part Lot 5 and Part Lot 1, Concession 8, Registered Plan 97-B, Urban Area of Waterford, Norfolk County, located at 257 West Church Street, Waterford.

The purpose of this By-Law is to change the zoning on the subject lands from General Industrial Zone (MG) to Urban Residential Type 1 Zone (R1-B), Urban Residential Type 4 Zone (R4) and Urban Residential Type 6 Zone (R6) with a special provision **14.XXX**. The change would have the effect of allowing additional permitted use in R6 *zone* with no more than 15% *Useable Floor Area* of the total lands and reduced parking requirement for the studio and 1-bed room apartment units.

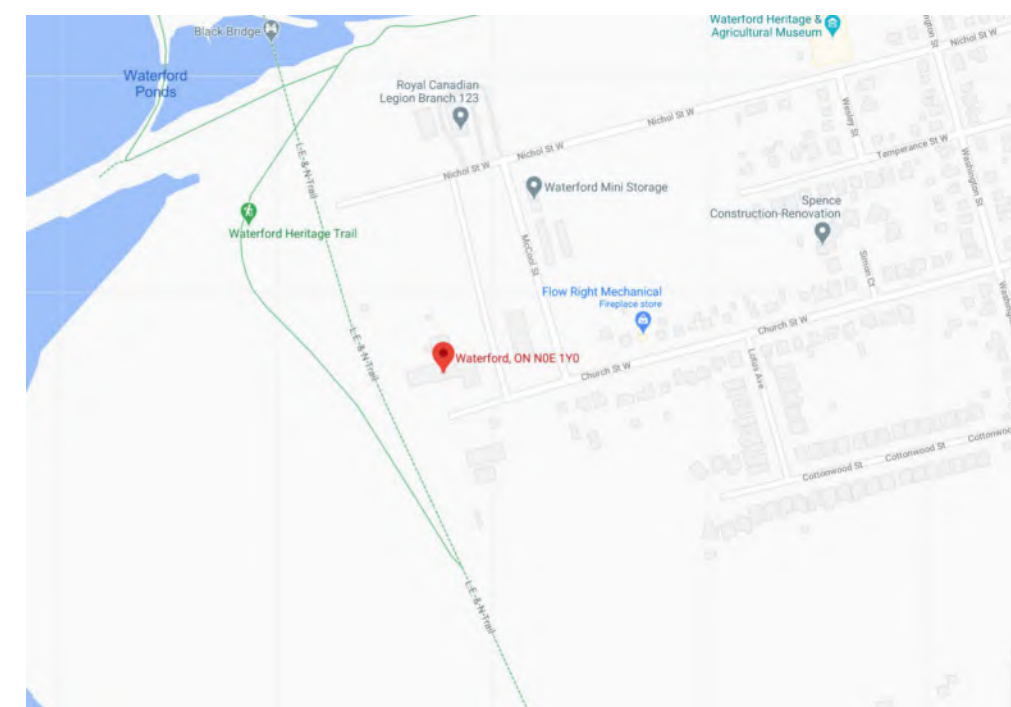
A Holding “(H)” provision is being placed on the zoning on the subject lands to ensure a Record of Site Condition (RSC) is registered with the Ministry of Environment, Conservations and Parks (MECP) to the satisfaction of the General Manager, Community Development (or designate); As well as the Holding (H) will remain in place until a site plan agreement is registered on title and sufficient water and sewer capacity and conveyance are available and allocated to the satisfaction of General Manager of Environmental & Infrastructure Services (or designate).



2 GROSS SITE - PLANNING  
SCALE 1:3000



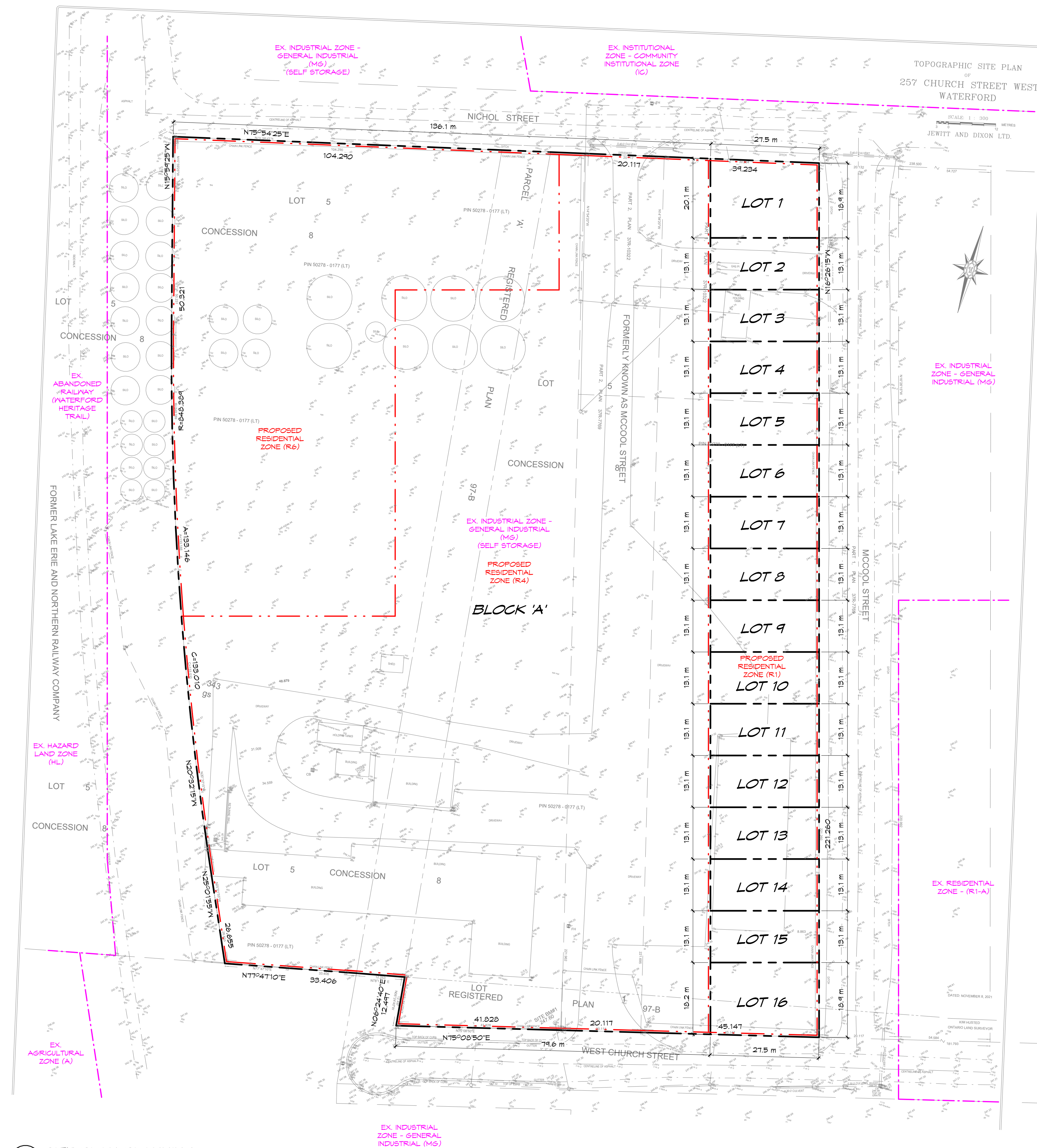
3 GROSS SITE ZONING - BLOCKS / LOTS - PLANNING  
SCALE 1:3000



KEY MAP  
SCALE 1:100



SITE MAP  
SCALE 1:100



1 SITE PLAN PLANNING  
SCALE 1:600

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATED: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
KIM HUSTED

**OWNER'S CONSENT**

I HEREBY CONSENT TO THE FILING OF THIS PLAN IN DRAFT FORM FOR APPROVAL.

DATED: \_\_\_\_\_

OWNER: \_\_\_\_\_  
TOM OHARA

**SITE ZONING**

ZONING:  
CURRENT ZONING: INDUSTRIAL ZONE - GENERAL INDUSTRIAL (MG) (SELF STORAGE IN ACCORDANCE TO THE TOWN OF WATERFORD, ZONING BY-LAW 1-Z-2014 NORFOLK COUNTY - JANUARY 2021 CONSOLIDATION)

**LAND USE SUMMARY**

PROVISION	LOT(S) / BLOCK(S)	UNITS	AREA (m <sup>2</sup> )
SINGLE DETACHED DWELLINGS WITH OPTIONAL ACCESSORY DWELLING UNIT	LOTS 1 TO 16	16 UNITS	EXT. 536.05 INT. 360.25 EXT. 510.11 (6086sqm) (2.08ha) TOTAL
CONDOMINIUM - GROUP TOWNHOUSE, MID-RISE	BLOCK 'A'	-	20,846.43 (2.08ha)

**SECTION 51 (17) PLANNING ACT, R.S.O. 1990**

- (a) the boundaries of the land proposed to be subdivided, certified by an Ontario land surveyor;
  - THE BOUNDARIES OF THE LAND PROPOSED SHOWN
- (b) the locations, widths and names of the proposed highways within the proposed subdivision and of existing highways on which the proposed subdivision abuts;
  - LOCATIONS & NAMES OF EX. ROADWAYS ON WHICH THE PROPOSED SUBDIVISION ABUTS SHOWN
- (c) on a small key plan, on a scale of not less than one centimetre to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which the land forms the whole or part;
  - SMALL KEY PLAN VV LAND ADJACENT TO THE PROPOSED SHOWN
- (d) the purpose for which the proposed lots are to be used;
  - PURPOSE OF PROPOSED LOTS ARE TO BE USED FOR RESIDENTIAL
- (e) the existing uses of all adjoining lands;
  - EX. USES OF ALL ADJOINING LANDS SHOWN
- (f) the approximate dimensions and layout of the proposed lots;
  - DIMENSIONS & LAYOUT OF PROPOSED LOTS SHOWN
- (f.1) if any affordable housing units are being proposed, the shape and dimensions of each proposed affordable housing unit and the approximate location of each proposed affordable housing unit in relation to other proposed residential units;
  - NO AFFORDABLE HOUSING UNITS ARE BEING PROPOSED
- (g) natural and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands and wooded areas within or adjacent to the land proposed to be subdivided;
  - ALL EX. FEATURES SHOWN
- (h) the availability and nature of domestic water supplies;
  - MUNICIPAL WATER SUPPLY TO BE USED
- (i) the nature and porosity of the soil;
  - DOMINANTLY GRAVELLY SANDS OF FLUVIAL OR TILL DERIVATION, OR 40 TO 100cm OF SANDY SEDIMENTS OVER GRAVELLY SANDS. THE SITE IS UNDERLAIN BY CHERY LIMESTONE OF THE MIDDLE DEVONIAN BOIS BLANC FORMATION - PHASE 1 ESA 2571 WEST CHURCH ST., WATERFORD, ONTARIO, G2S21B54A
- (j) existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided;
  - EX. ELEVATIONS SHOWN
- (k) the municipal services available or to be available to the land proposed to be subdivided; and
  - MUNICIPAL SERVICES AVAILABLE ARE SANITARY, STORM & WATER
- (l) the nature and extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements, 1994, c.23, s.30, 1996, c.4, s.20(3), 2016, c.25, Sched. 4, s.8(1);
  - ALL EX. SURVEY / TOPO INFO SHOWN
  - EX. EASEMENT ON PART 2, PLAN 3TR-1764

**PLANNING LEGEND**

- PROPERTY BOUNDARY LINE(S)
- EX. ZONING BOUNDARY LINE(S)
- PROPOSED ZONING BOUNDARY LINE(S)

NO.	DATE	ISSUANCE

PROPERTY LEGAL DESCRIPTION:  
PART OF LOT 5, CONCESSION 8, GEOGRAPHIC TOWNSHIP OF TOWNSEND AND PART OF LOT 1, AND ALL OF PARCEL 'A', BOTH IN REGISTERED PLAN 97-B

APPLICANT:  
VERLINDA TOM OHARA  
26 MAIN ST. S., WATERFORD, ONTARIO, N0E 1Y0  
1.705.205.3235

DO NOT SCALE DRAWINGS. CALL FOR ANY CLARIFICATIONS THAT ARE REQUIRED. FIELD VERIFY AT ALL BUILT CONDITIONS

ALL DWG.'S ARE TO BE READ IN COLOUR ORIGINAL PAGE SIZE ARCH D' - 24" x 36"

VERLINDA The Silos of Waterford

vallee Consulting Engineers, Architects & Planners

G. DOUGLAS VALLEE LIMITED  
2 TALBOT STREET NORTH  
SIMCOE ONTARIO N3Y 3W4  
(519) 426-6270

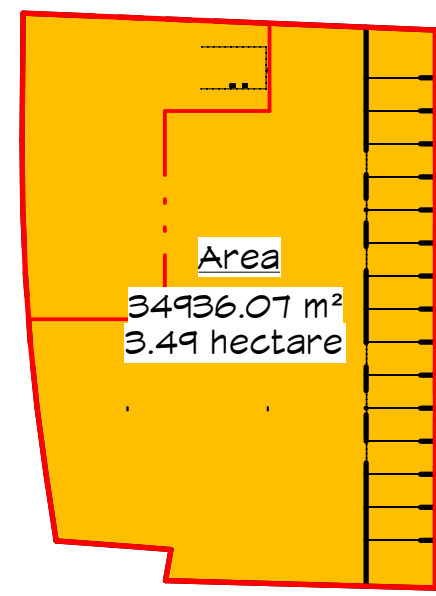
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SILOS OF WATERFORD  
257 CHURCH ST. W., WATERFORD, ONTARIO, CANADA, N0E 1Y0

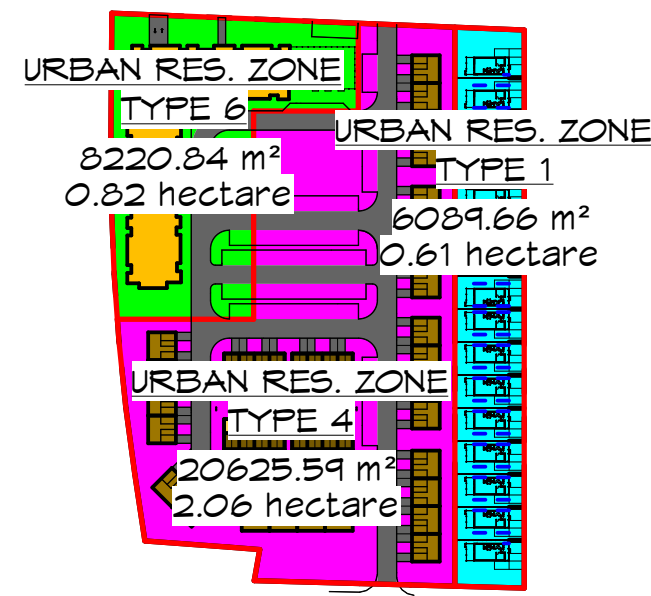
DRAWING TITLE:  
SILOS OF WATERFORD - DRAFT PLAN OF SUBDIVISION

CHECKED BY: JV  
DRAWING SCALE: As indicated  
PROJECT NO.: 21-061

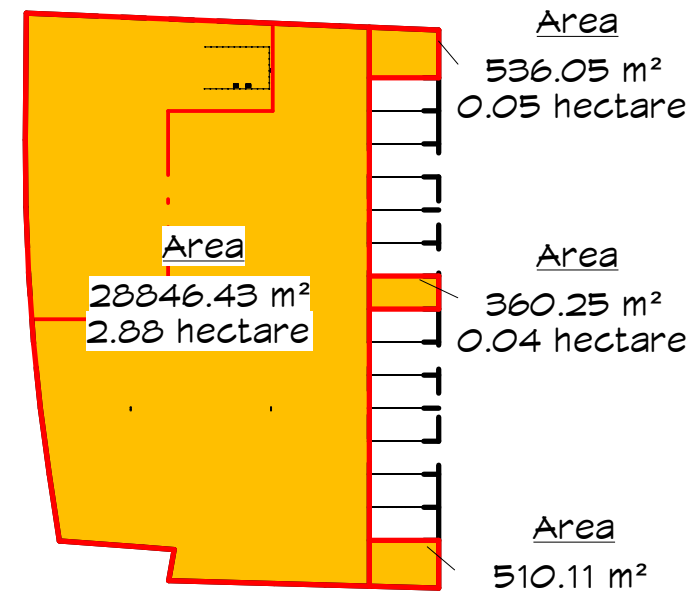
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DRAWING NO.: PL101



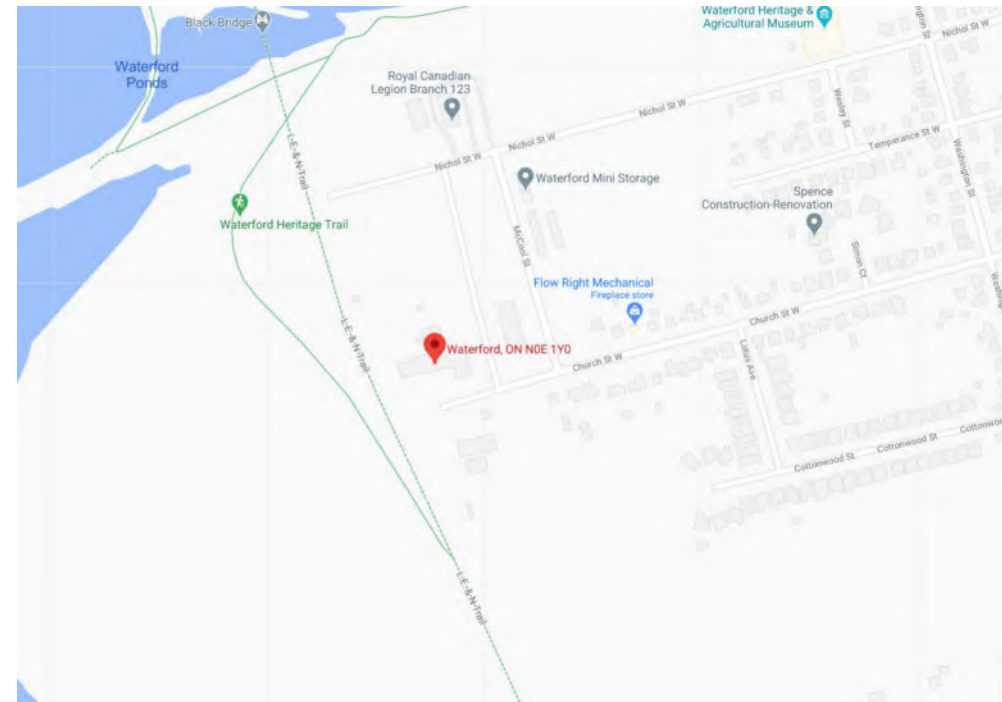
2 GROSS SITE - ZONING AMENDMENT  
SCALE 1:3000



3 GROSS SITE ZONING - CLASSIFICATIONS - ZONING  
SCALE 1:3000



4 GROSS SITE ZONING - BLOCKS / LOTS - ZONING  
SCALE 1:3000



KEY MAP  
SCALE 1:100



SITE MAP  
SCALE 1:100

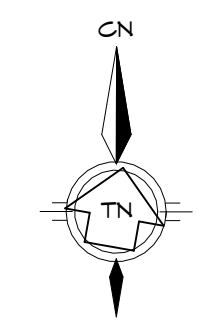


1 SITE PLAN ZONING AMENDMENT  
SCALE 1:600

SITE PLAN LEGEND

- ▲ MAIN ENTRANCE / EXIT DOOR
- ENT MAIN ENTRANCE / EXIT DOOR
- O/H ENTRANCE / EXIT DOOR (OVERHEAD DOOR / V. OPERATOR)
- PROPERTY LINE
- - - SETBACKS
- FIRE ROUTE (6m WIDE / 12m CENTER RADIUS)
- CE COVERED ENTRANCE
- F PATIO (ON GRADE)
- CP COVERED PATIO (ON GRADE)
- B BALCONY
- CD COVERED DECK / UNENCLOSED PORCH
- D DECK / UNENCLOSED PORCH
- PAINTED GRAPHICS ON ASPHALT / CONC. (COORD. W/ THE CITY / TOWN HAVING JURISDICTION GUIDELINES)
- ♿ WHEELCHAIR SIGN ON ASPHALT / CONC. (WHITE & BLUE COLOUR)
- V# VEHICULAR STALL MARKINGS
- VB# BARRIER FREE / ACCESSIBLE
- V# VISITOR
- R# RESTAURANT
- RS# RETAIL STORE
- DC# DAYCARE
- S# SPARE
- LETTER# ONE REQ'D DWELLING PARKING
- LETTER# TWO REQ'D DWELLING PARKING (LETTER REPRESENTS UNIT TYPE)
- DIAGONAL MARKINGS
- NEW CONIFEROUS TREE
- NEW DECIDUOUS TREE (~4500mm TREE RADIUS @ FULL GROWTH)
- VISIBILITY TRIANGLES TO BE MAINTAINED (REMAIN CLEAR) @ BOTH SIDES OF ALL LANEWAY / DRIVEWAYS & INTERSECTIONS. THE MAX HEIGHT OF ANY OBJECT OR MATURE VEGETATION WITHIN THE VISIBILITY TRIANGLE IS NOT TO EXCEED REG'D HEIGHT ABOVE THE CENTRELINE OF THE CORRESPONDING ADJACENT STREET
- NORFOLK COUNTY  
5m x 5m LANEWAY  
5m x 5m INTERSECTION  
1m HEIGHT  
N/A CBD ZONE  
NO PARKING ALLOWED

- HATCH IDENTIFICATION LEGEND
- CONC. SIDEWALK / PAD / CROSSWALK / SIDEWALK / LANEWAY / STAIRS / ETC.
  - AREA OF ASPHALT
  - AREA OF PARKING
  - LANDSCAPING
  - 8 UNITS A 1-STORY RESIDENTIAL DWELLING STACKED (VEHICULAR - X2 EXTERNAL)
  - 16 UNITS B 2-STORY RESIDENTIAL DWELLING (VEHICULAR - X2 DRIVEWAY)
  - 52 UNITS C 1-STORY RESIDENTIAL DWELLING STACKED 2-STORY RESIDENTIAL DWELLING STACKED (VEHICULAR - X1 GARAGE, X1 DRIVEWAY)
  - 16 UNITS D 3-STORY RESIDENTIAL DWELLING STACKED (VEHICULAR - X1 GARAGE, X1 DRIVEWAY)
  - 1 UNITS E 8-STORY RESIDENTIAL MID-RISE (UNDERGROUND PARKING)



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

DATE LAST PLOTTED 2023-02-21 10:35:13 AM H:\Projects\2021\061\_Silos of Waterford\Drawings\Arch\01-061 - SILOS OF WATERFORD - SITE PLAN