MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

October 30, 2026

Ms. Natalie Hardacre, MCIP, RPP
Manager of Planning Approvals
City of Waterloo
100 Regina Street
Waterloo, ON N2A 4J8

Dear Ms. Hardacre:

RE: Application for Minor Zoning By-law Amendment
272-274 Sunview Street, Waterloo
1000646156 Ontario Ltd.
OUR FILE 2430E

On behalf of our client, 1000646156 Ontario Ltd., MHBC Planning is pleased to submit a Minor Zoning By-law Amendment application in support of a residential redevelopment proposal for the above-noted lands.

The subject lands are located on the east side of Sunview Street, south of Hickory Street and north of University Avenue and are comprised of two detached buildings planned to be demolished as part of the site's redevelopment.

The proposal is to redevelop the subject lands with 16 townhouse dwelling units, each with four bedrooms. No vehicular parking is proposed – a driveway is included primarily for pedestrian and cycling access to the units and for service uses (move in, garbage collection).

Zoning By-law Amendment

The subject lands are zoned (Holding) Residential Northdale 6 ((H)RN-6). No change to the zone category is proposed – townhomes are a permitted use. An amendment to the Zoning By-law is required to lift the Holding provision on the lands, and to request site-specific permissions to:

- Increase the maximum permitted density from 250 to 476 bedrooms/ha;
- Reduce the minimum required height of the ground floor from 4.0 metres to 2.7 metres;
- Reduce the rear yard from 7.5 metres to 4.0 metres;
- Increase the permitted balcony projection from 0.6 to 0.9 metres; and
- Reduction in the Cluster Development Setbacks from the Street Line and Interior Lot Line.

Enclosed Items

In support of our application, and in accordance with the requirements identified through pre-consultation, please find enclosed the following materials:

- Application form for Zoning By-law Amendment;
- Signed Owner Authorization Form;
- Section 59 Notices (one for each property);
- Site Plan;
- Building Elevations;
- Floor Plans;
- Landscape Plan;
- Grading Plan;
- Servicing Plan;
- Planning Justification Report with Urban Design Analysis;
- Functional Servicing and Preliminary Stormwater Management Report; and
- Stationary Noise Study.

We look forward to working with staff on the review of this application. Should you have any questions pertaining to the submission, please do not hesitate to contact the undersigned.

Yours truly,

MHBC



Trevor Hawkins, M.PL, MCIP, RPP
Partner

cc. 1000646156 Ontario Ltd.