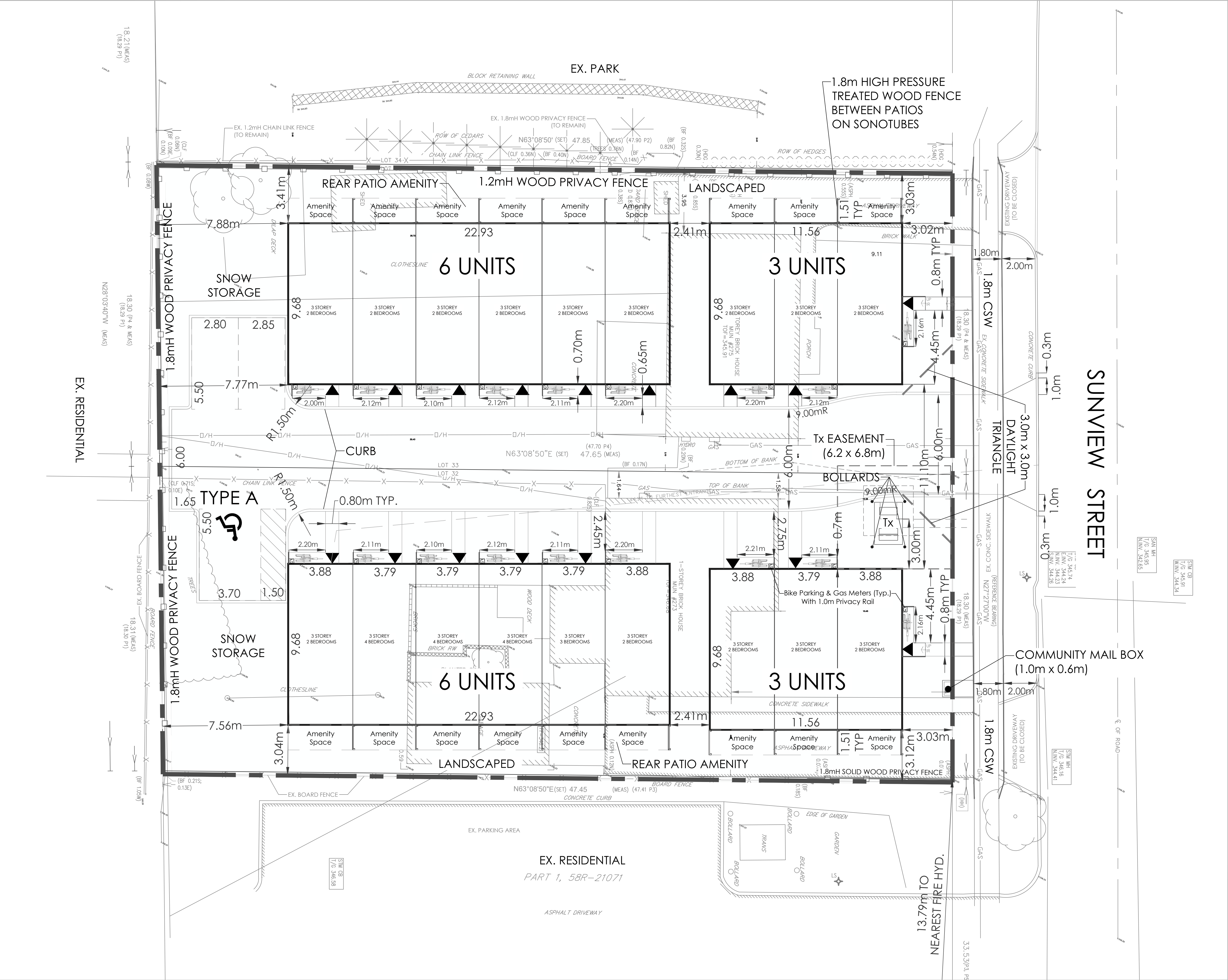




Legal Description
LOTS 32 & 33, REGISTERED PLAN 856
CITY OF WATERLOO,
REGIONAL MUNICIPALITY OF WATERLOO

Key Plan

SITE STATISTICS

Zone Provisions (H)RN-6) - Townhouse Building - Neighbourhood Frontage City of Waterloo Zoning By-law 2018-050		
	Required (min)	Provided
Lot Area	-	0.1744ha
Lot Width	5.5m	36.6m
Street Line	3.0-6.0m	3.02m
Side Yard - North	3.0m	3.03m
Side Yard - South	3.0m	3.04m
Rear Yard	7.5m	7.56m
Height of 1st Storey	4.0m	2.7m
Density	250 bdrms/ha (max.)	247 bdrms/ha
Bldg Height	4.0-21.5m	9.0m
No. First Storey Entrances to Buildings	1 per dwelling unit	18
Amenity Area	104m ² (3.0m ² (1st bdrm) + 2m ² (each add'l bdrm))	104m ²
Landscaped Open Space	30%	31.2% (545m ²)
Parking	0 spaces (0.0 spaces/unit)	3 spaces
Bicycle Parking	18 spaces (1 space/dwelling unit)	18 spaces

Number of Units - 18 (43 Bedrooms)

Cluster Development (3.C.10) City of Waterloo Zoning By-law 2018-050		
	Required (min)	Provided
Common Element Road or Private Road Width (two-way)	6.10m	6.00m
Common Element Road or Private Road setback where a driveway is provided for a dwelling unit	6.00m	n/a
Interior Lot Line - North	7.50m	3.03m
Interior Lot Line - South	7.50m	3.04m
Building Separation - Residential	2.40m	2.41m

Building Coverage (668m²) 38.3%
Landscaped Area (545m²) 31.2%
Amenity Area (104m²) 6.0%
'Hard Surface' Area (427m²) 24.5%
Total 100.0%

NOTES:

- All dimensions are in metres unless otherwise noted.
- Site design prepared by Kozowski Architect (April 11, 2025)
- Survey and existing information prepared by McKechnie Surveying Ltd. (Nov. 19, 2024)
- All snow storage shall be stored on-site. Surplus snow storage shall be removed off-site at Owner's expense by private removal service.
- Private garbage collection, by pick-up truck, will be provided to each unit on a weekly basis. Vehicle will back up into the site and exit in a forward motion.

PLAN NOTATION:
CMB - Community Mailbox Tx - Transformer FH - Fire Hydrant G - Gas Meter

1	Jan. 14, 2025	For submission	CAC
Revision No.	Date	Issued / Revision	By

PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON. N2B 3X9 | P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Stamp

Date **July 24, 2025**

Drawn By **CAC**

Plan Scale **1:100**

File No. **2430C**

Project

273-275 Sunview St
Waterloo, Ontario

File Name

SITE PLAN

Dwg No.

1 of 1

Scale Bar

0 2 4 6 8 10

K:\2430C-273-275 Sunview St-Waterloo\SP\SitePlan_24July2025.dwg