LESTER SUNVIEW
DEVELOPMENT INC.

249 SUNVIEW STREET

WATERLOO, ON, N2L 3V8



ARCHITECTURE

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S5.2	ENLARGED ELEVATIONS

SUB TOTAL: 23

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No.	DESCRIPTION	DATE
1	Issued For Site Plan Pre-Consultation	2022-06-08
2	Issued For SPA	2022-10-19
3	Issued For Re-Zoning	2023-11-27
4	Issued For 2nd Re-Zoning Submission	2024-07-18

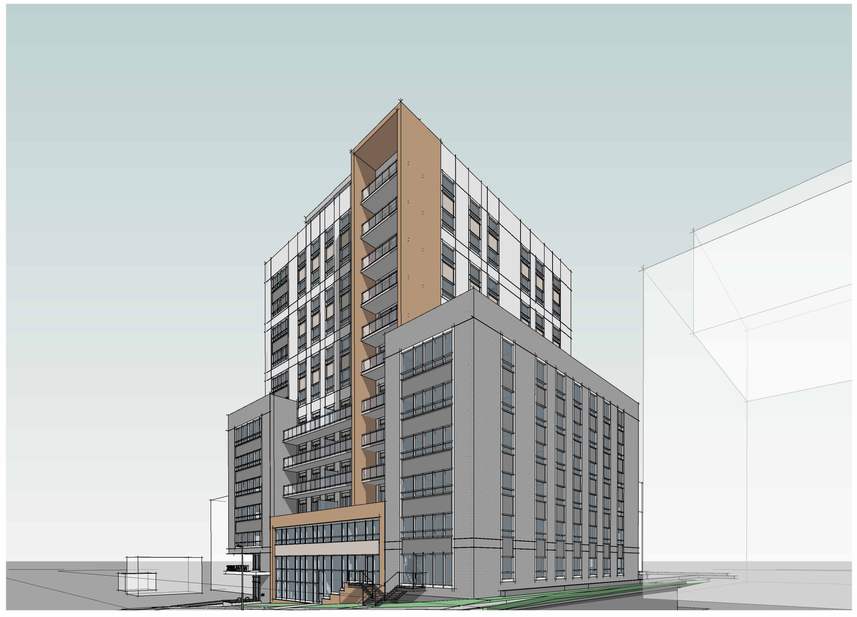
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PROJECT NO:
139419

SHEET NUMBER	ISSUE
A0000	4



1 S1.0B SOUTH-EAST VIEW
Scale:



2 S1.0B NORTH-EAST VIEW
Scale:

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PROJECT

249 SUNVIEW STREET

WATERLOO, ON, N2L 3V8

PROJECT NO: 139419

DRAWN BY:	CHECKED BY:
S.A / J.G.	**S.A.**
PROJECT MGR:	APPROVED BY:
S.A.	**S.A.**

SHEET TITLE

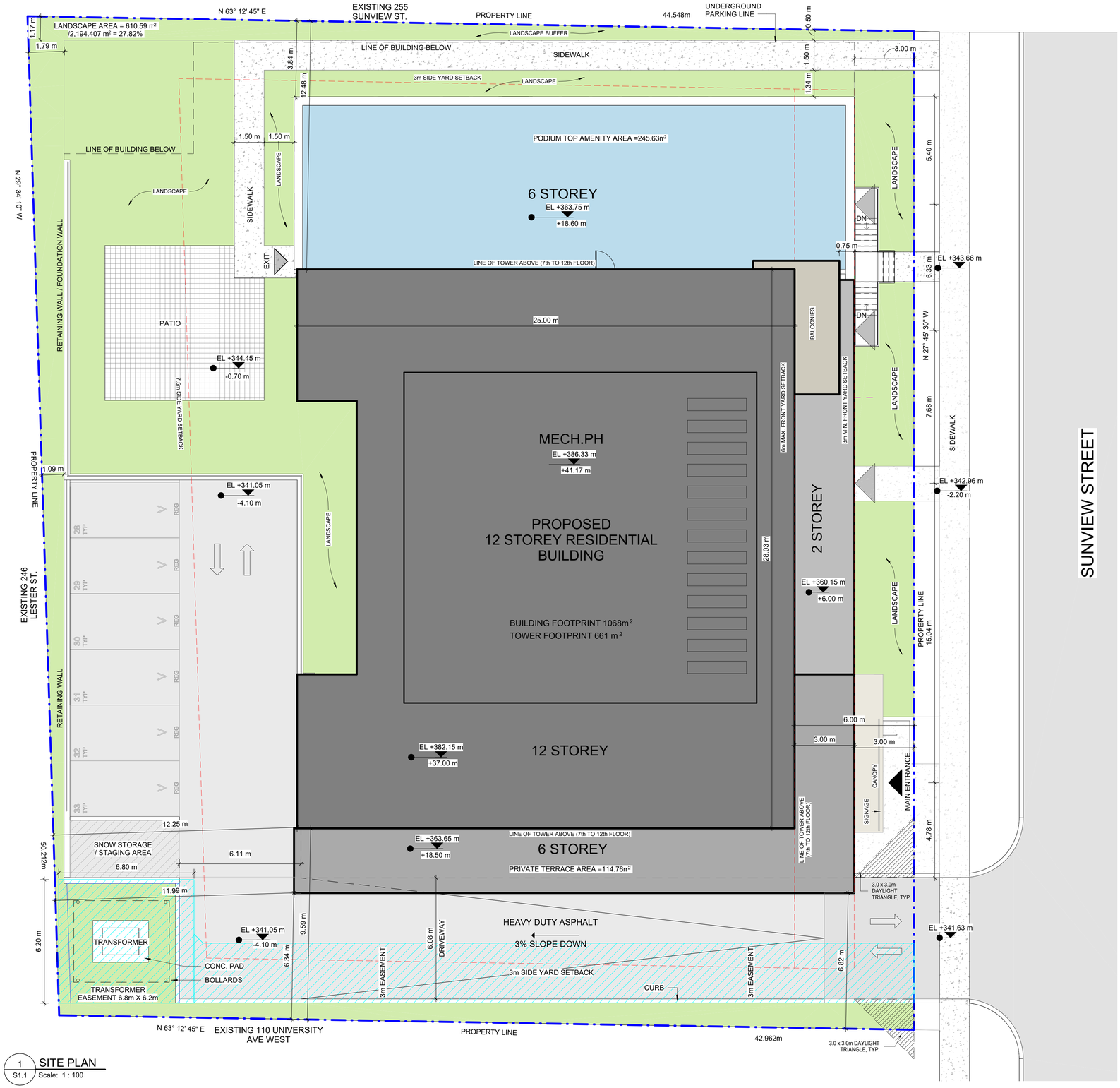
3D VIEWS

SHEET NUMBER S1.0B

ISSUE 4

SCALE CHECK 1 in 10mm

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1 / S1.1 SITE PLAN
Scale: 1 : 100

PAINTED LINES
PROPERTY BOUNDARIES
BUILDING SETBACK
TOWER SETBACK
PRINCIPAL FIRE FIGHTERS ENTRANCE
MAIN DOOR
FIRE HYDRANT
BIKE RACK
RETAINING WALL
WALKWAYS
PAVING
LANDSCAPE
AMENITY
LIGTH DUTY ASPHALT
HEAVY DUTY ASPHALT

GENERAL SITE PLAN NOTES:

1. ALL SITE PLAN DRAWINGS ARE FULLY COORDINATED WITH LANDSCAPE AND ENGINEERING DRAWINGS.
2. THE OWNER IS RESPONSIBLE FOR RIGHT-OF-WAY REPLACEMENT OR REPAIR COSTS TO CITY STANDARDS.
3. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC LANDS.
4. SURPLUS SNOW SHALL BE REMOVED OFF SITE AT THE OWNER'S EXPENSE.
5. ALL SIGNAGE IS SUBJECT TO THE SIGN BY-LAW.
6. TREE PROTECTION WILL REMAIN ON SITE FOR THE DURATION OF CONSTRUCTION.
7. PARKING CEILING AND REAR WALL BE PAINTED LIGHT.
8. PATH OF TRAVEL FROM EXIT TO OPEN PUBLIC SPACE NOT TO BE INTERFERE WITH PROPOSED LANDSCAPE AND SWALES.
9. ALL EMERGENCY ACCESS ROUTES TO BE MAINTAINED FREE AND CLEAR ALL YEAR ROUND.
10. ALL MECHANICAL EQUIPMENT TO BE FULLY SCREENED FROM PUBLIC VIEW. ROOF TOP UNITS SHALL NOT BE VISIBLE FROM PUBLIC REALM OR RESIDENTIAL PROPERTIES AND ALL VENTING EQUIPMENT SHALL BE ARCHITECTURALLY INTEGRATED INTO BUILDING FACADE.
11. ALL AMENITY SPACES ARE INTENDED FOR BUILDING USE AND NOT BE CONVERTED TO RESIDENTIAL UNITS.
12. DENS PROPOSED IN A UNITS SHOULD NOT BE USED AS AN ADDITIONAL BEDROOM.

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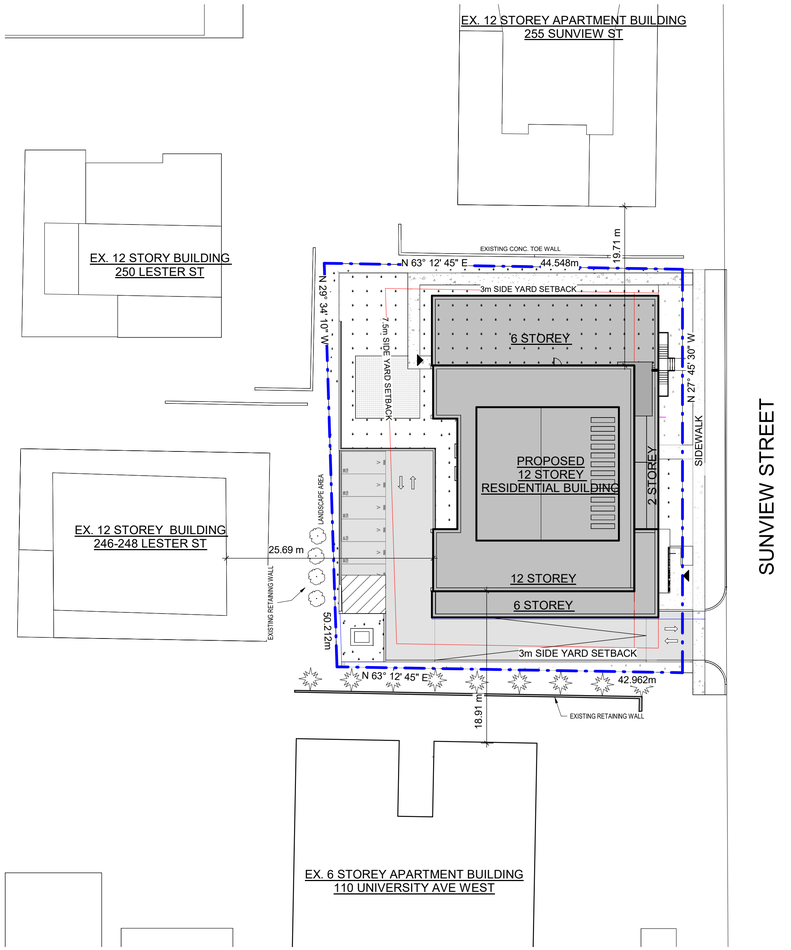
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PROJECT MGR: **S.A.**	APPROVED BY: **S.A.**

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SITE PLAN

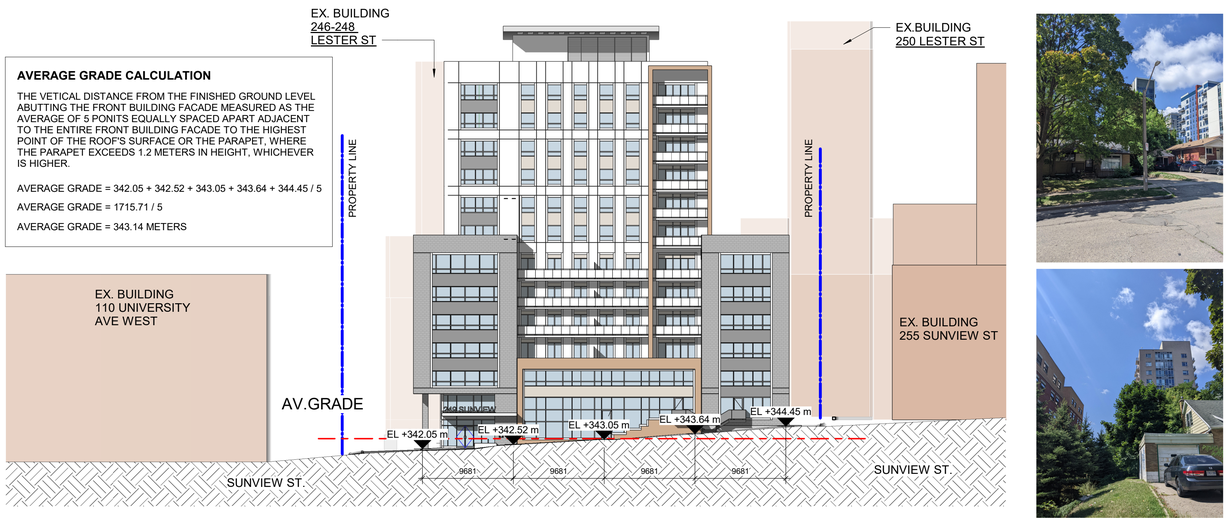
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1 S1.1B CONTEXT SITE PLAN
Scale: 1 : 350



2 S1.1B CONTEXT ELEVATION & AVERAGE GRADE CALCULATION
Scale: 1 : 300

KEY MAP



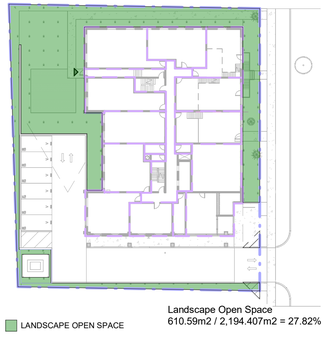
AMENITY AREA CALCULATION

Required: 3x131=393 m2
Required: 30% x 393 m2 = 117.9 Min. Common Amenity
Required: 20% x 393 m2 = 78.6 max. Amenity 22m Above Grade

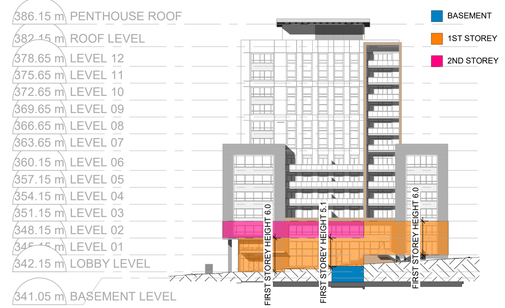
INDOOR AMENITY	147 m²
PODIUM TOP AMENITY (BELOW 22m)	200 m²
PUBLIC LANDSCAPE AREA (PATIO)	60 m²
BALCONY & PRIVATE TERRACE	284 m²
TOTAL PUBLIC AMENITY AREA	**407 m²**
TOTAL PRIVATE AMENITY AREA	**284 m²**
TOTAL AMENITY AREA	**691 m²**

249 SUNVIEW ST. WATERLOO

ZONING	RN-12	
REGULATION	**REQUIRED**	**PROPOSED**
LOT AREA (MIN.)	1,000m²	2,194.40m²
LOT FRONTAGE (MIN.)	20m	50.16m
STREET LINE SETBACK (MIN.)	Neighbourhood Frontage: 3m	3.0m to Building
STREET LINE SETBACK (MAX.)	Neighbourhood Frontage: 6m	3.0m
SIDE YARD SETBACK	3m	NORTH: 0.5m to Structured Parking, 3.3m to Building / SOUTH: 6.3m
REAR YARD SETBACK	7.5m	1.09m to Structured Parking, 12.0m to Building
HEIGHT OF 1st STOREY (MIN.)	Neighbourhood Frontage: 4.5m	4.5m - 6m
BUILDING HEIGHT	10.5m (min) / 41.5m (max)	39.01m
PODIUM HEIGHT	10.5m (min) / 20m (max)	20.50m
BUILDING STEPBACK ABOVE PODIUM	3m	N:8.7m / E: 0.75m / S: 3.3m / W: 0.0m
TOWER FOOTPRINT ABOVE THE 8th STOREY	800m²	661m²
TOWER SEPARATION	11m FROM AN INTERIOR LOT LINE -	N: 12m / S: 9.59m / W: 12m -
HORIZONTAL TOWER DIMENSION (MAX.)	35 m	25m x 28.1m
DENSITY	MIN. 250 bdrm/ha, MAX. 600 bdrm/ha 131.64 BEDROOM	596 bdrm/ha 131 BEDROOM
NUMBER OF 1st STOREY ENTRANCES TO THE BUILDING	Neighbourhood Frontage: 1 per 15 m	4 ENTRANCES @ LESS THAN 15m
AMENITY AREA (MIN.)	3 m² / BEDROOM: 3x131=393 m2	691 m2
LANDSCAPED OPEN SPACE	30 %	610.59m2 / 2,194.407m2 =27.82%
PARKING RATE (ALL OTHER)	0.20 SPACES PER UNIT (RES.) : 27 0.05 SPACES PER UNIT (VISITOR) : 7	26 7
	ELECTRICAL VEHICLE: 1	1
	B.F.: 2	2
BICYCLE PARKING	0.25 PER BEDROOM 0.25x131= 33	40 Indoor + 5 Outdoor = 45
NUMBER OF DRIVEWAYS PER LOT (MAX.)	1	1
ANCILLARY USES	N/A	0
LOADING AREA	MIN. 1 TYPE A	1 TYPE A
LOCATION OF STRUCTURED PARKING	BEHIND BUILDING FLOOR AREA	17.24m NOT BEHIND BUILDING FLOOR AREA (SCREENED)
EXTERIOR STAIR PROJECTION	LESS THAN 0.6m IN HEIGHT	1.5m IN HEIGHT



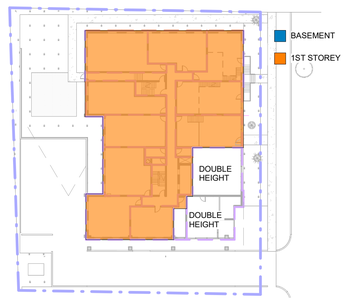
3 S1.1B LANDSCAPE OPEN SPACE CHART
Scale: 1 : 500



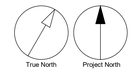
4 S1.1B FIRST STOREY CHART - EAST ELEVATION
Scale: 1 : 500



5 S1.1B BASEMENT LEVEL CHART
Scale: 1 : 500



6 S1.1B FIRST STOREY CHART
Scale: 1 : 500



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PROJECT
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WATERLOO, ON, N2L 3V8

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PROJECT MGR: **S.A.**	APPROVED BY: **S.A.**

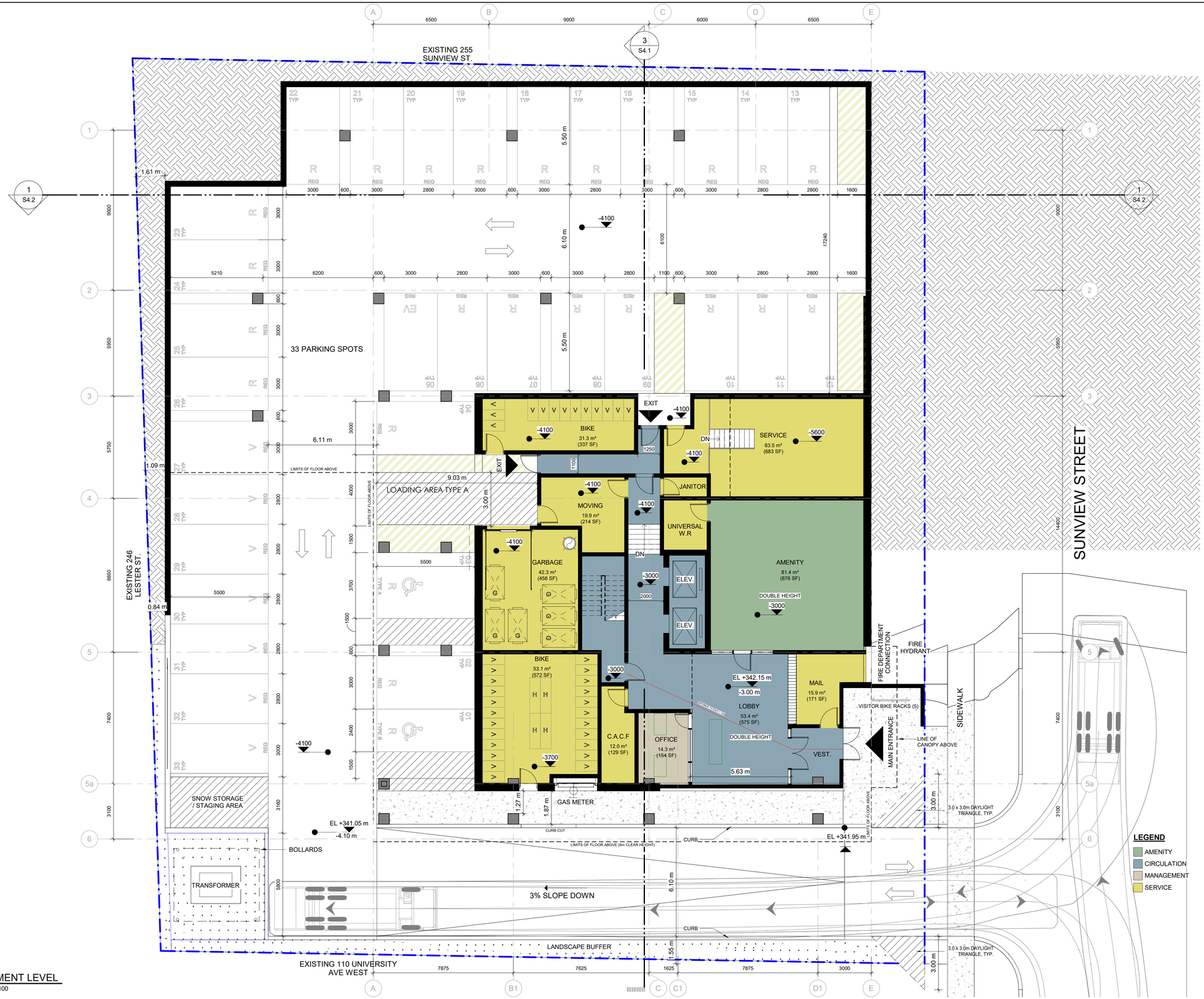
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CONTEXT PLAN

SHEET NUMBER **S1.1B** | ISSUE **3**

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1 S2.1. BASEMENT LEVEL
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SHEET TITLE
BASEMENT LEVEL PLAN

SHEET NUMBER S2.1. | ISSUE 4

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FLOOR AND SUITE DATA CHART

LEVEL	FLOOR AREA (m²)	# OF SUITES/ FLOOR	# OF BEDROOMS/ FLOOR
BASEMENT	467.79 m²	0	0
LEVEL 1	986.46 m²	09	09
LEVEL 2	1080.28 m²	12	12
LEVELS 3-6	1021.19 m²	14	14
LEVELS 7-12	660.84 m²	09	09
PENTHOUSE	161.86 m²	0	0
TOTAL	10746.19 m²	131	131

LEGEND

- AMENITY
- CIRCULATION
- RESIDENTIAL
- SERVICE

1 S2.2. 1st FLOOR PLAN
Scale: 1 : 100

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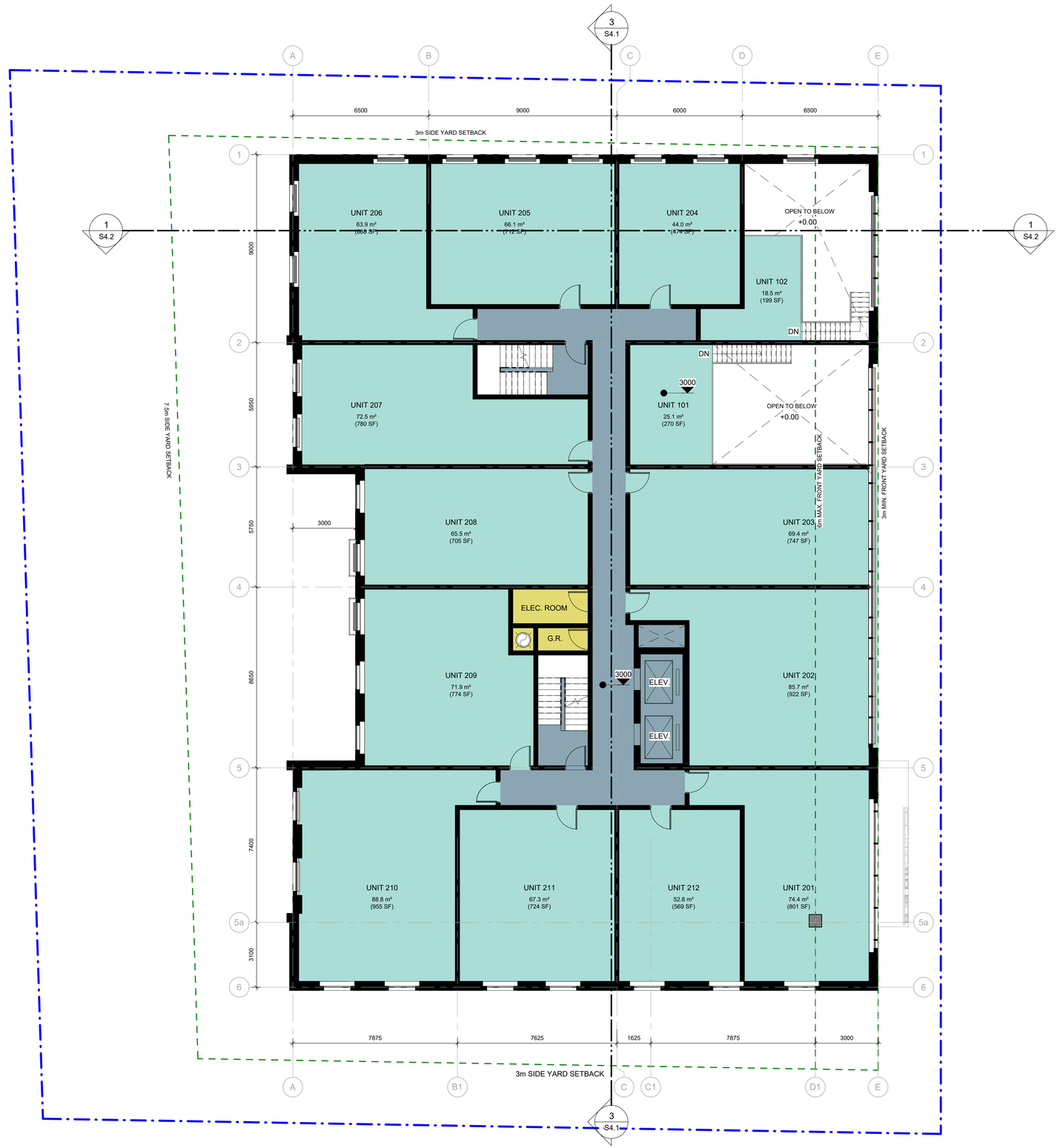
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PROJECT MGR:	APPROVED BY:
S.A.	S.A.

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER S2.2. | ISSUE 4

SCALE CHECK 10mm 1 in

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1 / S2.3. 2nd FLOOR PLAN
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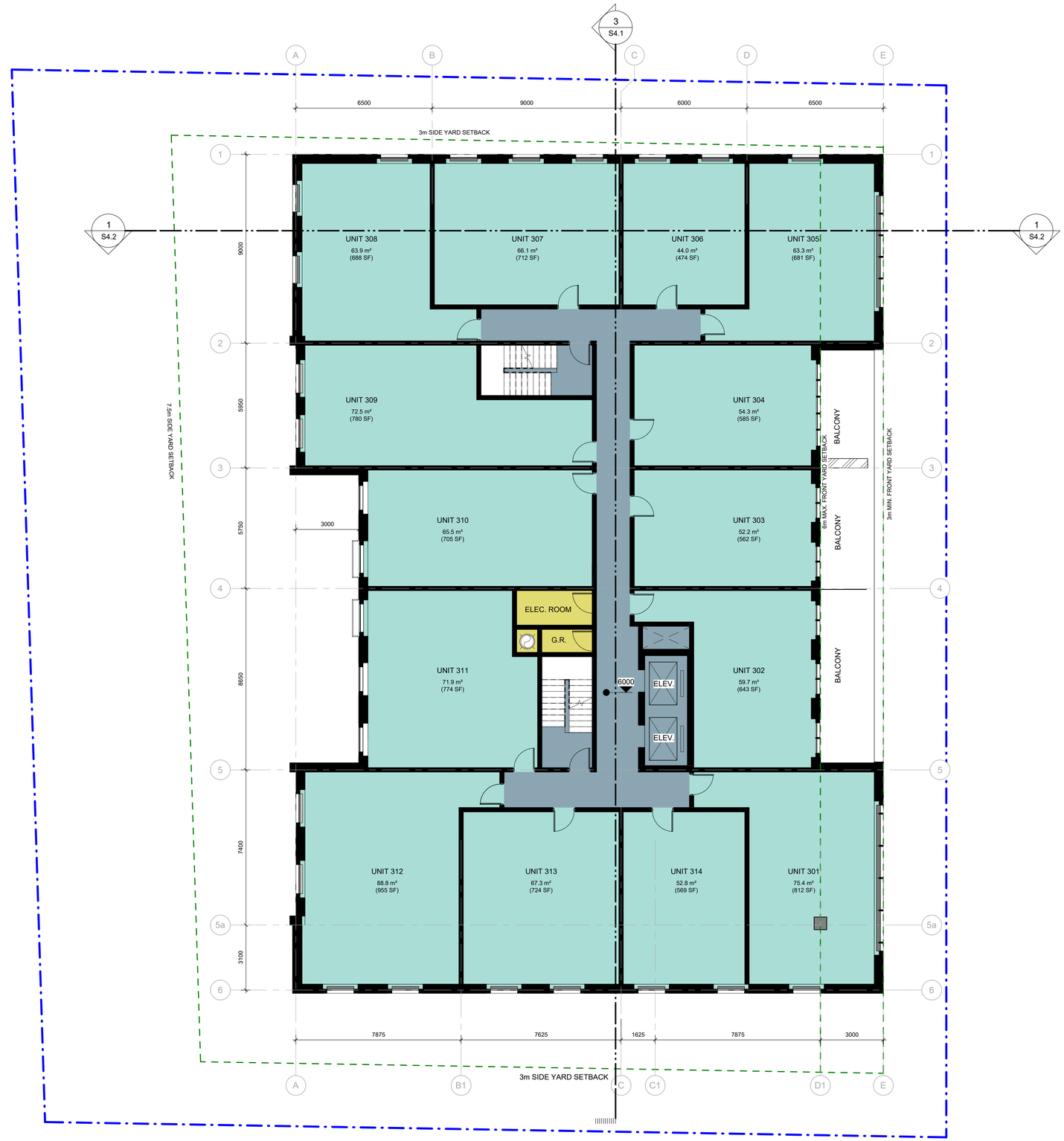
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SECOND FLOOR PLAN

SHEET NUMBER **S2.3.** | ISSUE **4**

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1 / S2.4. 3rd FLOOR PLAN
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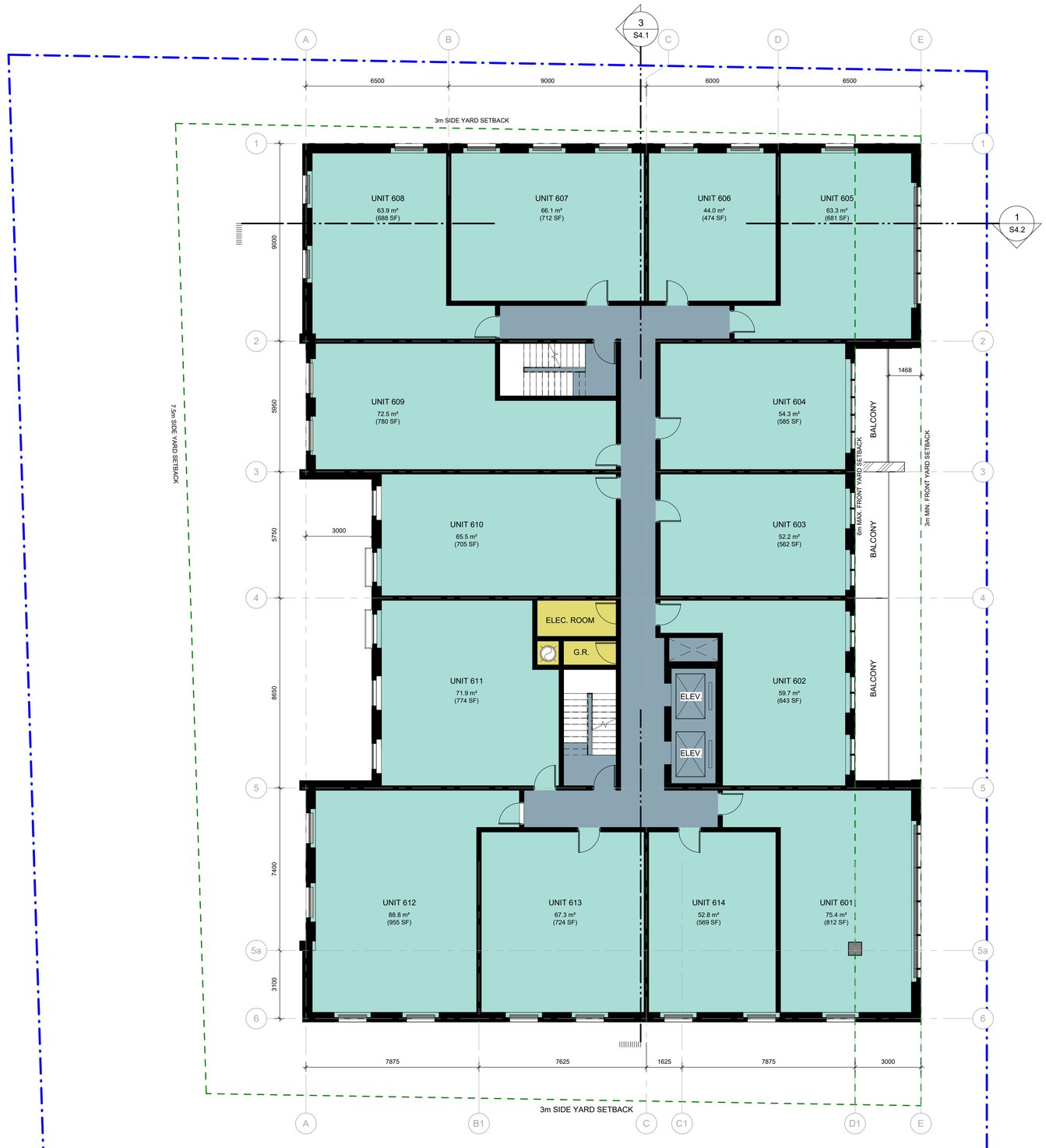
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THIRD FLOOR PLAN

SHEET NUMBER **S2.4.** | ISSUE **4**

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1 / S2.5. 4th TO 6th FLOOR PLAN
Scale: 1 : 100

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PROJECT NO: 139419

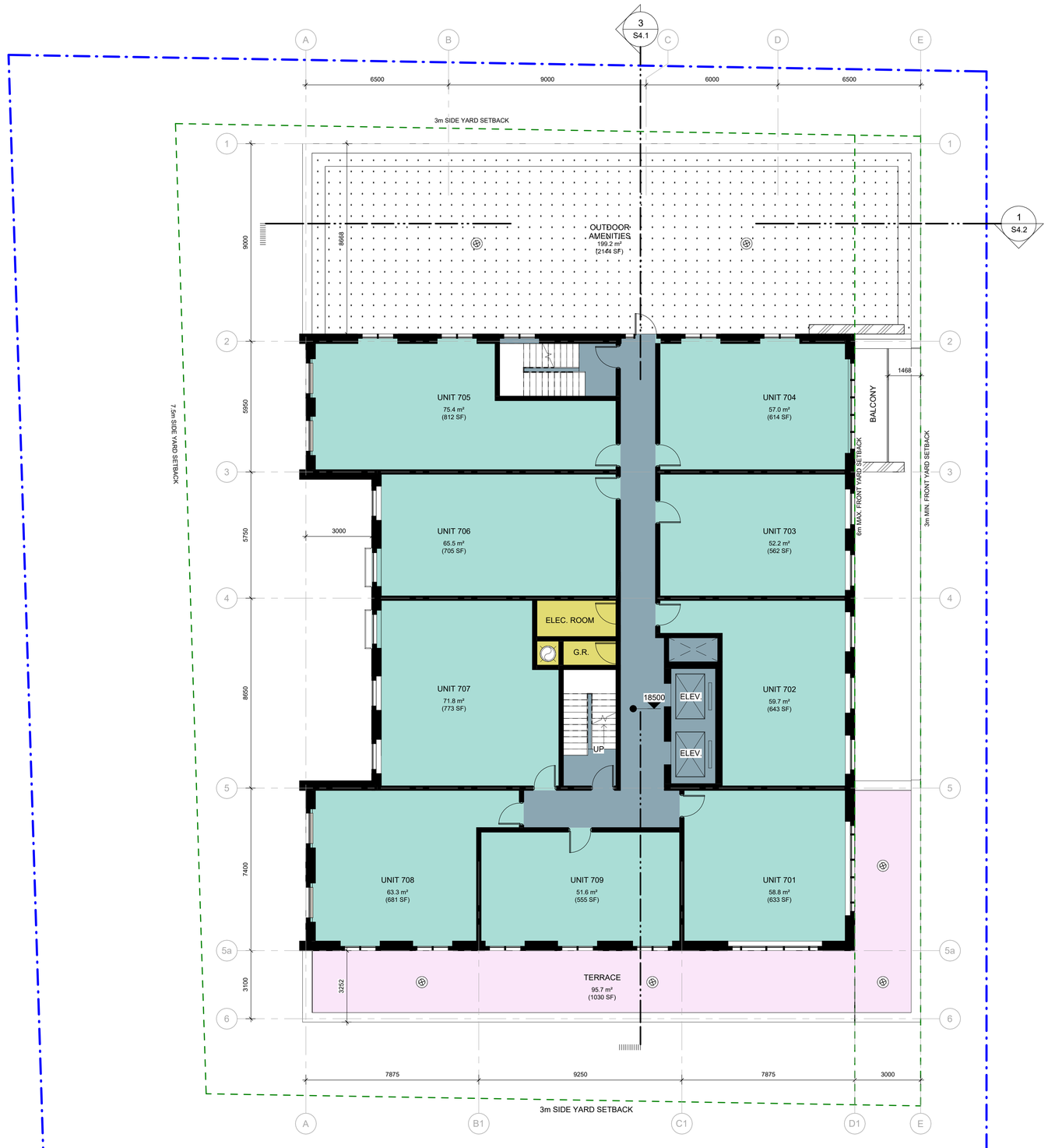
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S.A / J.G.	**S.A**
PROJECT MGR:	APPROVED BY:
S.A.	**S.A.**

SHEET TITLE
FOURTH TO SIXTH FLOOR PLAN

SHEET NUMBER **S2.5.** | ISSUE **4**

Autodesk Docs://ACA-001394/19-249_Sunview_ATW-139419-249 Sunview-2022.rvt

SCALE CHECK 10mm 1 m



1 / S2.6. 7th FLOOR PLAN
Scale: 1 : 100

2024-07-18 10:12:51 AM

LEGEND

- CIRCULATION
- RESIDENTIAL
- SERVICE
- TERRACE

True North | Project North

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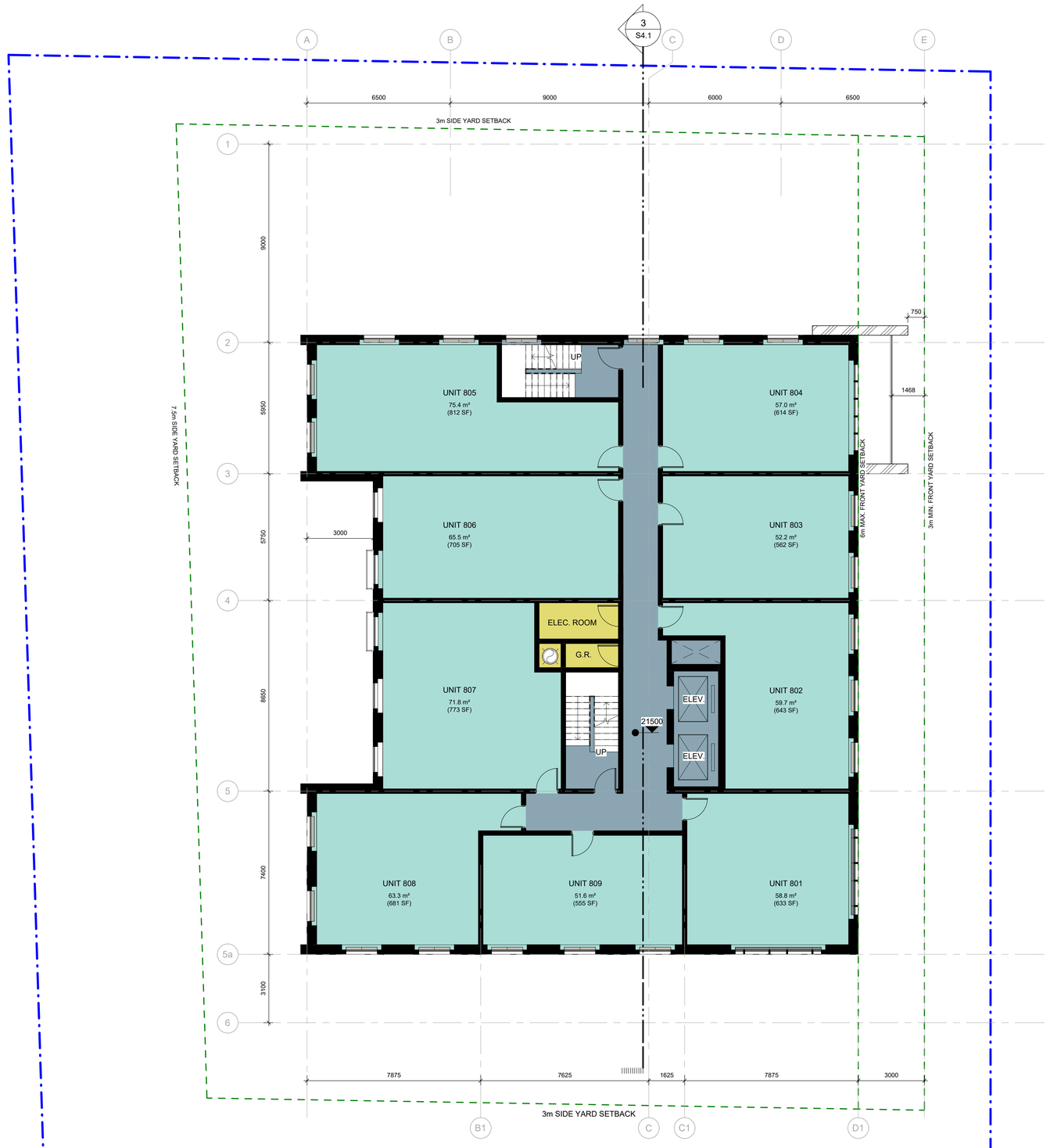
SHEET TITLE

SEVENTH FLOOR PLAN

SHEET NUMBER **S2.6.** | ISSUE **4**

Autodesk Docs://ACA-001139419-249_Sunview_IATW-139419-249 Sunview-2022.rvt

SCALE CHECK 10mm | 1 in



1 S2.7. 8th TO 12th FLOOR PLAN

Scale: 1 : 100

LEGEND

- CIRCULATION
- RESIDENTIAL
- SERVICE

True North

Project North

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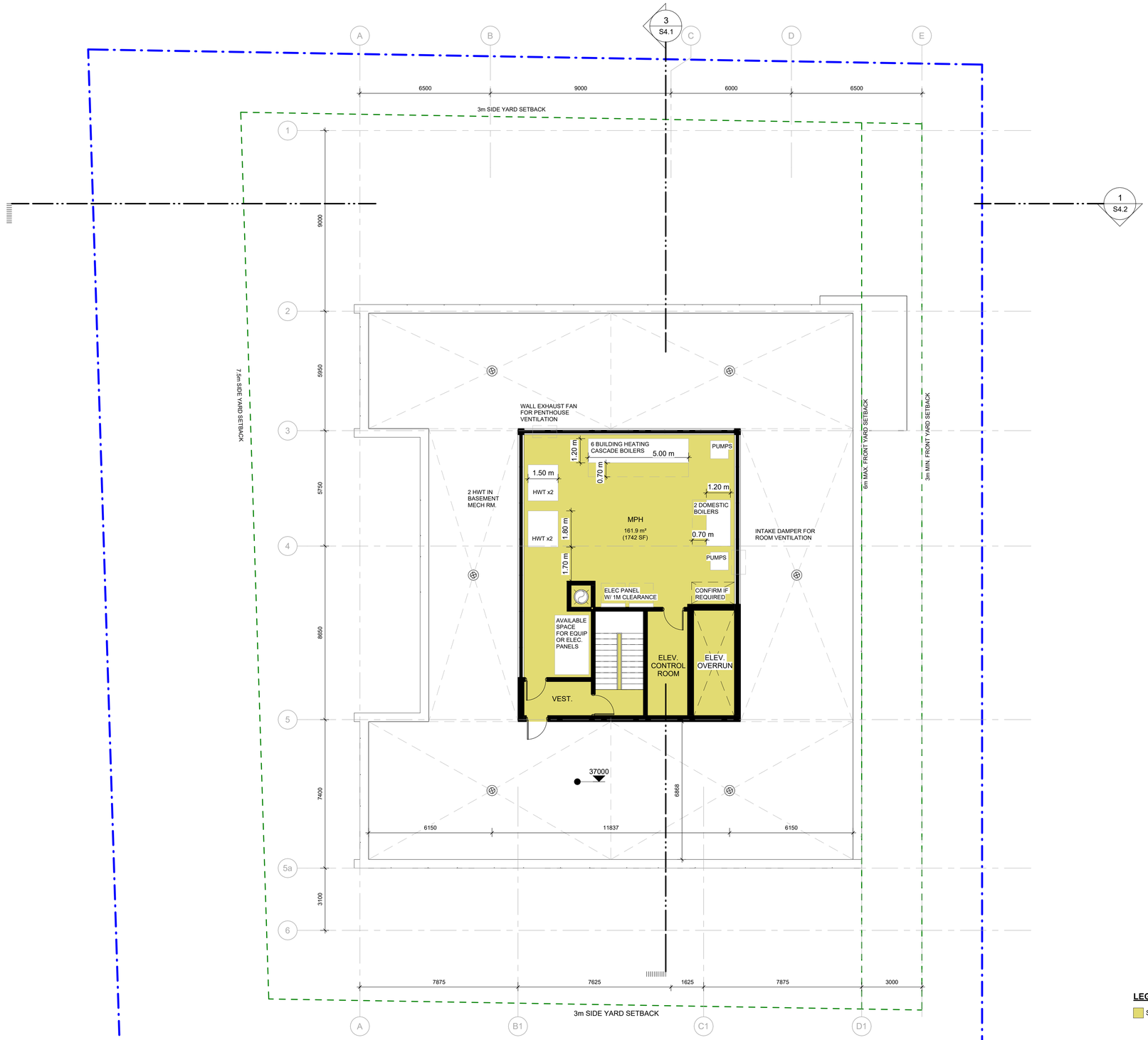
SHEET TITLE

EIGHTH TO TWELFTH FLOOR PLAN

SHEET NUMBER	ISSUE
S2.7.	4

Autodesk Docs://ACA-001139419-249_Sunview_IATW-139419-249 Sunview-2022.rvt

SCALE CHECK 10mm 1 in



1 ROOF PLAN
S2.8. Scale: 1 : 100

LEGEND

SERVICE

True North

Project North

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PROJECT MGR:	APPROVED BY:
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SHEET TITLE

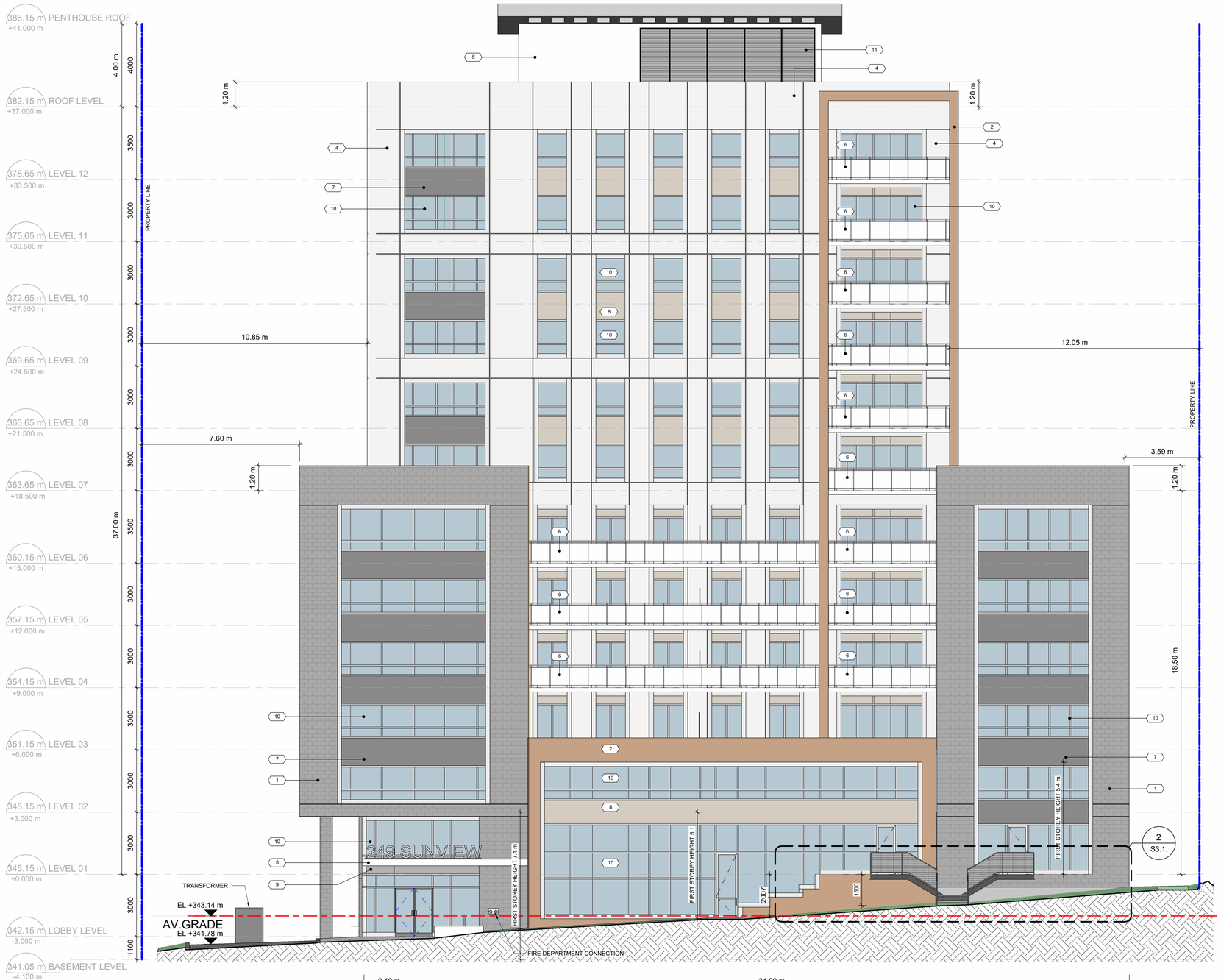
ROOF PLAN

SHEET NUMBER **S2.8.**

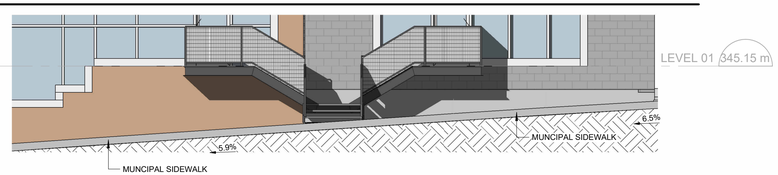
ISSUE **4**

SCALE CHECK 10mm 1 in

Autodesk Docs://ACA-001139419-249_Sunview_ATW-139419-249 Sunview-2022.rvt



1 S3.1. EAST ELEVATION
Scale: 1 : 100



2 S3.1. EXTERIOR STAIRS
Scale: 1 : 75



3 S3.1. EXTERIOR STAIRS 3D VIEW
Scale:

ELEVATION FINISH LEGEND

1. MASONRY VENEER #1 — CONTEMPORARY BRICK, METRIC NORMAN SIZE, GREY COLOUR
2. METAL PANEL #1 — COPPER
3. METAL PANEL #2 — LIGHT GREY
4. PRECAST WALL PANEL #1 — WHITE / LIGHT GREY
5. EXPOSED CONC. w/ ARCHITECTURAL FINISH — LIGHT GREY
6. RAILING #1 - GLASS PANEL — TINTED GLASS, LIGHT GREY, MIN. 1100mm HIGH
7. SPANDREL PANEL #1 — DARK GREY COLOUR
8. SPANDREL PANEL #2 — BEIGE COLOUR
9. SPANDREL PANEL #3 — LIGHT GREY COLOUR
10. SEALED GLAZING UNIT #1 — CLEAR GLASS
11. METAL LOUVER — COLOUR TO MATCH ADJACENT MULLION

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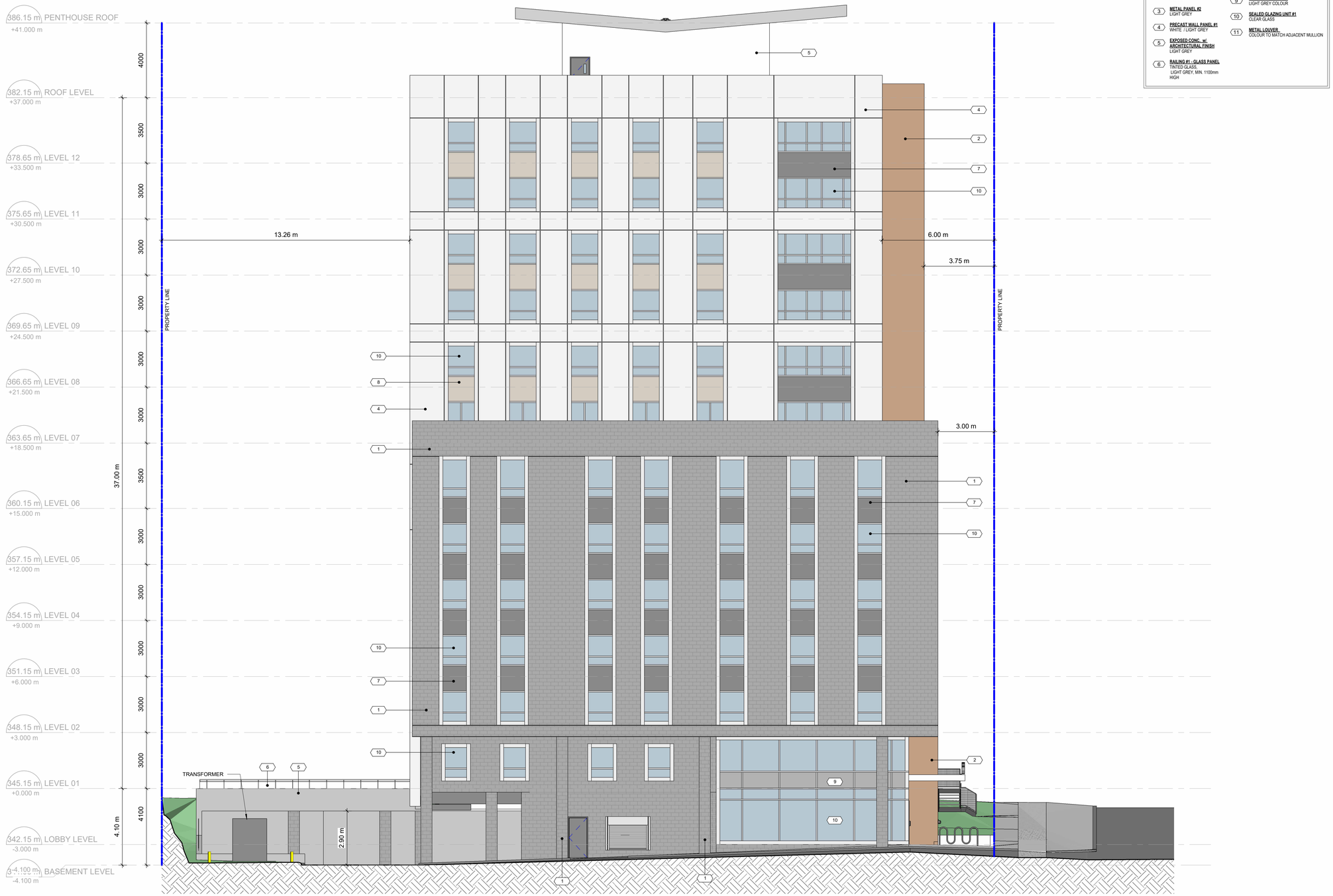
SHEET TITLE
EAST ELEVATION

SHEET NUMBER S3.1.
ISSUE 4

SCALE CHECK 10mm 1 m

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1 S3.2. SOUTH ELEVATION
Scale: 1 : 100

ELEVATION FINISH LEGEND

1. MASONRY VENEER #1 — CONTEMPORARY BRICK, METRIC NORMAN SIZE, GREY COLOUR
2. METAL PANEL #1 — COPPER
3. METAL PANEL #2 — LIGHT GREY
4. PRECAST WALL PANEL #1 — WHITE / LIGHT GREY
5. EXPOSED CONC. w/ ARCHITECTURAL FINISH — LIGHT GREY
6. RAILING #1 - GLASS PANEL — TINTED GLASS, LIGHT GREY, MIN. 1100mm HIGH
7. SPANDREL PANEL #1 — DARK GREY COLOUR
8. SPANDREL PANEL #2 — BEIGE COLOUR
9. SPANDREL PANEL #3 — LIGHT GREY COLOUR
10. SEALED GLAZING UNIT #1 — CLEAR GLASS
11. METAL LOUVER — COLOUR TO MATCH ADJACENT MULLION

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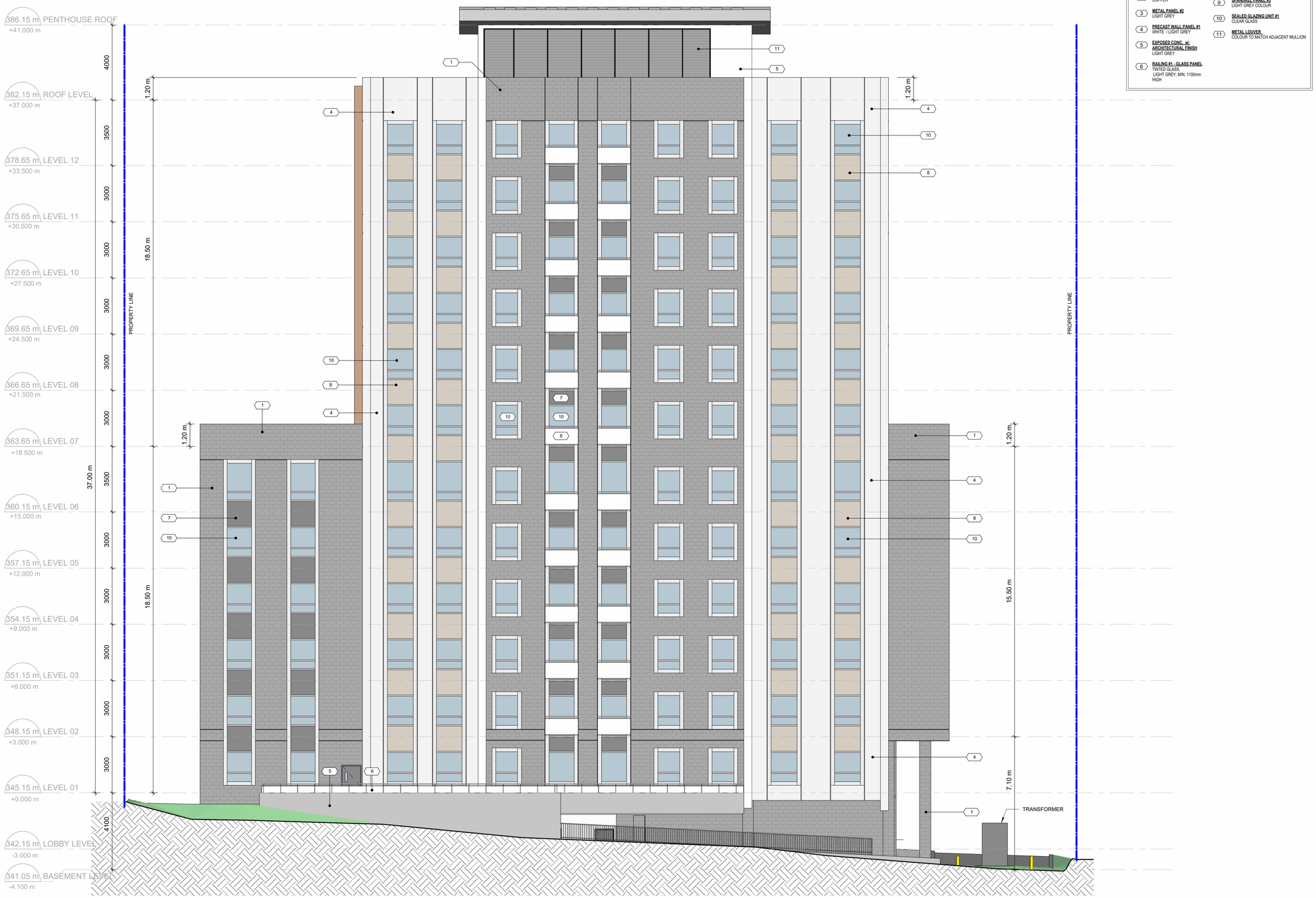
SHEET TITLE
SOUTH ELEVATION

SHEET NUMBER **S3.2.** | ISSUE **4**

SCALE CHECK 10mm 1 in

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ELEVATION FINISH LEGEND

1. **MASONRY VENEER #1** CONTEMPORARY BRICK, METRIC NORMAN SIZE, GREY COLOUR
2. **METAL PANEL #1** COPPER
3. **METAL PANEL #2** LIGHT GREY
4. **PRECAST WALL PANEL #1** WHITE / LIGHT GREY
5. **EXPOSED CONC. w/ ARCHITECTURAL FINISH** LIGHT GREY
6. **RAILING #1 - GLASS PANEL** TINTED GLASS, LIGHT GREY, MIN. 1100mm HIGH
7. **SPANDREL PANEL #1** DARK GREY COLOUR
8. **SPANDREL PANEL #2** BEIGE COLOUR
9. **SPANDREL PANEL #3** LIGHT GREY COLOUR
10. **SEALED GLAZING UNIT #1** CLEAR GLASS
11. **METAL LOUVER.** COLOUR TO MATCH ADJACENT MULLION

1 S3.3. **WEST ELEVATION**
Scale: 1 : 100

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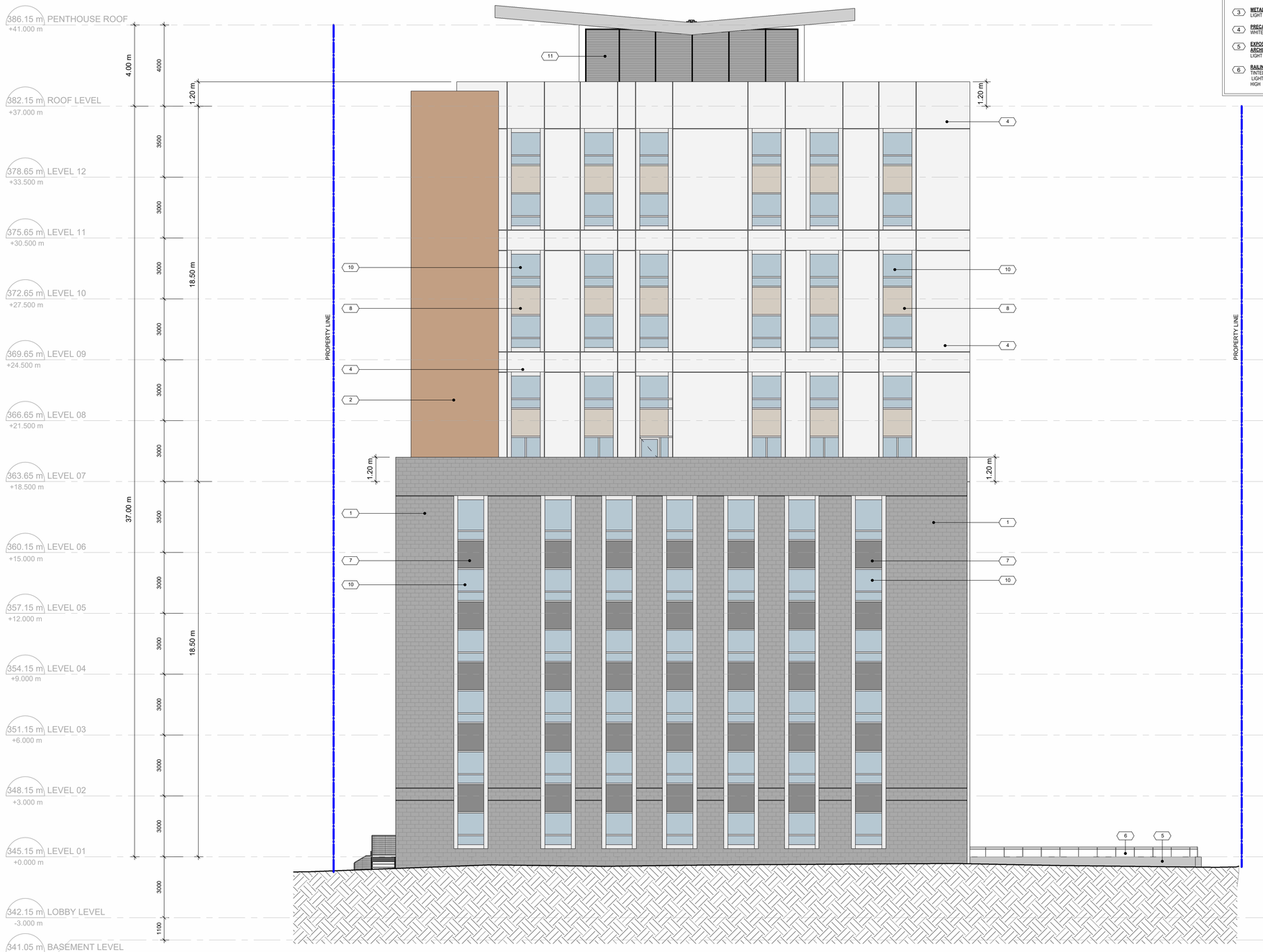
SHEET TITLE

WEST ELEVATION

SHEET NUMBER	ISSUE
S3.3.	4

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ELEVATION FINISH LEGEND

1. **MASONRY VENEER #1** — CONTEMPORARY BRICK, METRIC NORMAN SIZE, GREY COLOUR
2. **METAL PANEL #1** — COPPER
3. **METAL PANEL #2** — LIGHT GREY
4. **PRECAST WALL PANEL #1** — WHITE / LIGHT GREY
5. **EXPOSED CONC. w/ ARCHITECTURAL FINISH** — LIGHT GREY
6. **RAILING #1 - GLASS PANEL** — TINTED GLASS, LIGHT GREY, MIN. 1100mm HIGH
7. **SPANDREL PANEL #1** — DARK GREY COLOUR
8. **SPANDREL PANEL #2** — BEIGE COLOUR
9. **SPANDREL PANEL #3** — LIGHT GREY COLOUR
10. **SEALED GLAZING UNIT #1** — CLEAR GLASS
11. **METAL LOUVER** — COLOUR TO MATCH ADJACENT MULLION

1 / S3.4. NORTH ELEVATION
Scale: 1 : 100

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PROJECT MGR:	APPROVED BY:
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SHEET TITLE
NORTH ELEVATION

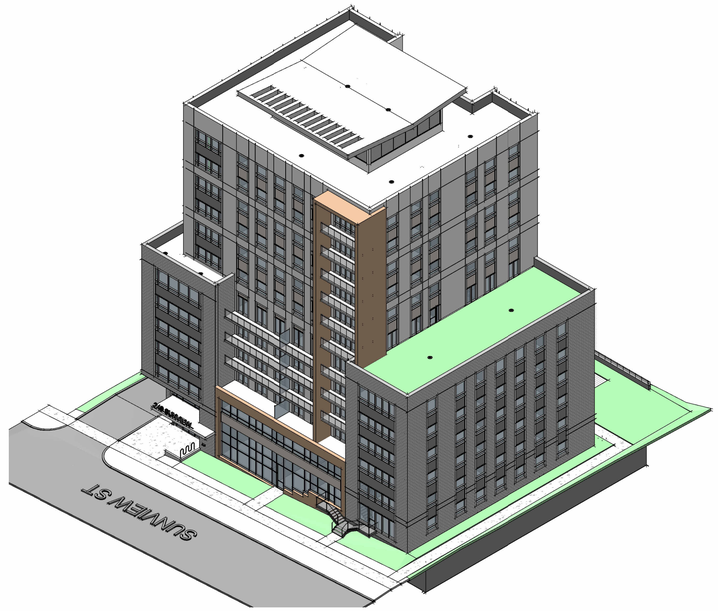
SHEET NUMBER **S3.4.** | ISSUE **4**

SCALE CHECK 10mm 1 in

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1 S3.5. SOUTH-EAST 3D VIEW
Scale:



2 S3.5. NORTH-EAST 3D VIEW
Scale:



3 S3.5. NORTH-WEST 3D VIEW
Scale:



4 S3.5. SOUTH-WEST 3D VIEW
Scale:

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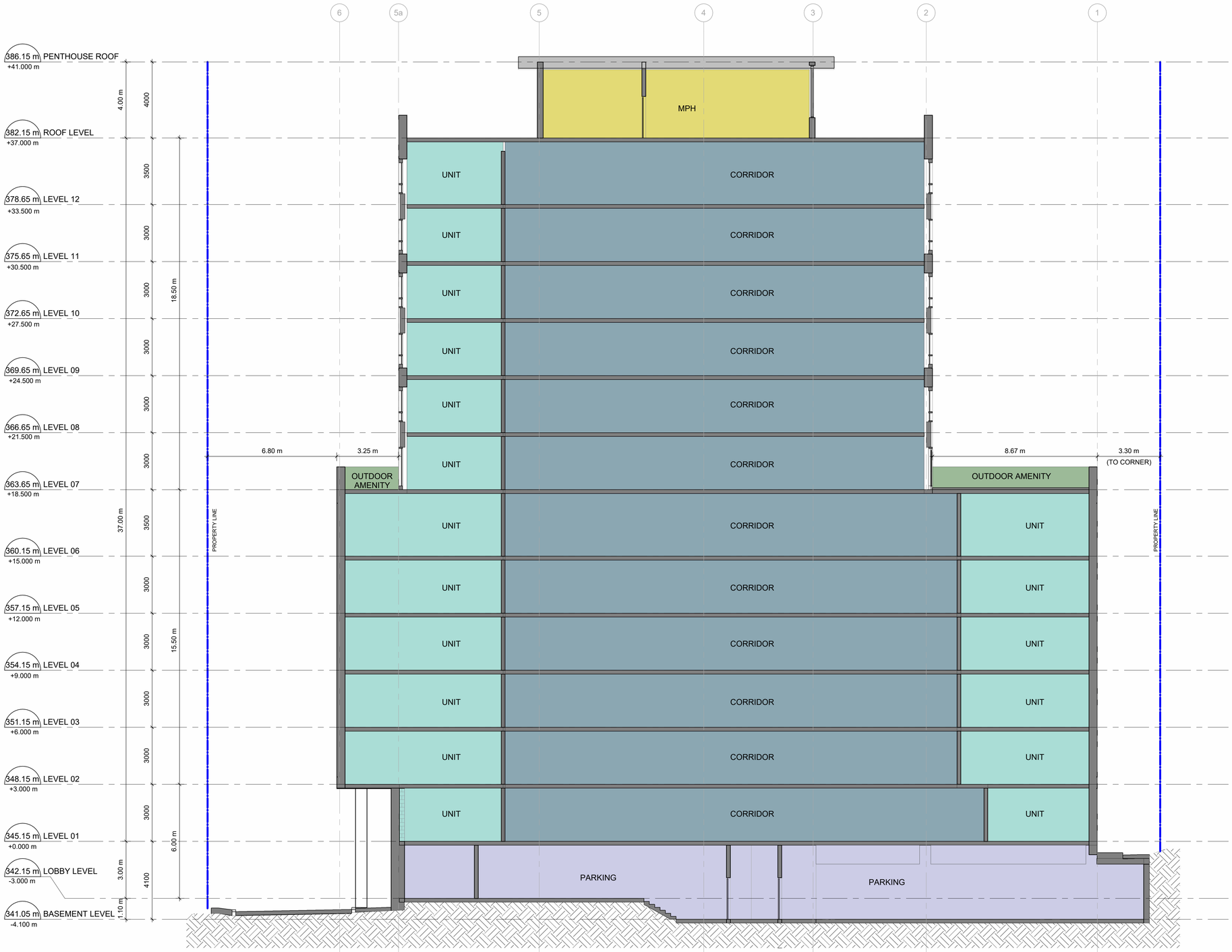
SHEET TITLE
3D ISOMETRIC VIEWS

SHEET NUMBER S3.5.
ISSUE 4

SCALE CHECK 10mm 1 m

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3 / S4.1 BUILDING SECTION A

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PROJECT MGR: **S.A.**	APPROVED BY: **S.A.**

SHEET TITLE

BUILDING SECTION

SHEET NUMBER **S4.1**

ISSUE **3**

SCALE CHECK 10mm 1 in

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1 / S4.2 BUILDING SECTION B

Scale: 1 : 100

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Legend

- AMENITY
- CIRCULATION
- MANAGEMENT
- PARKING
- SERVICE
- RESIDENTIAL

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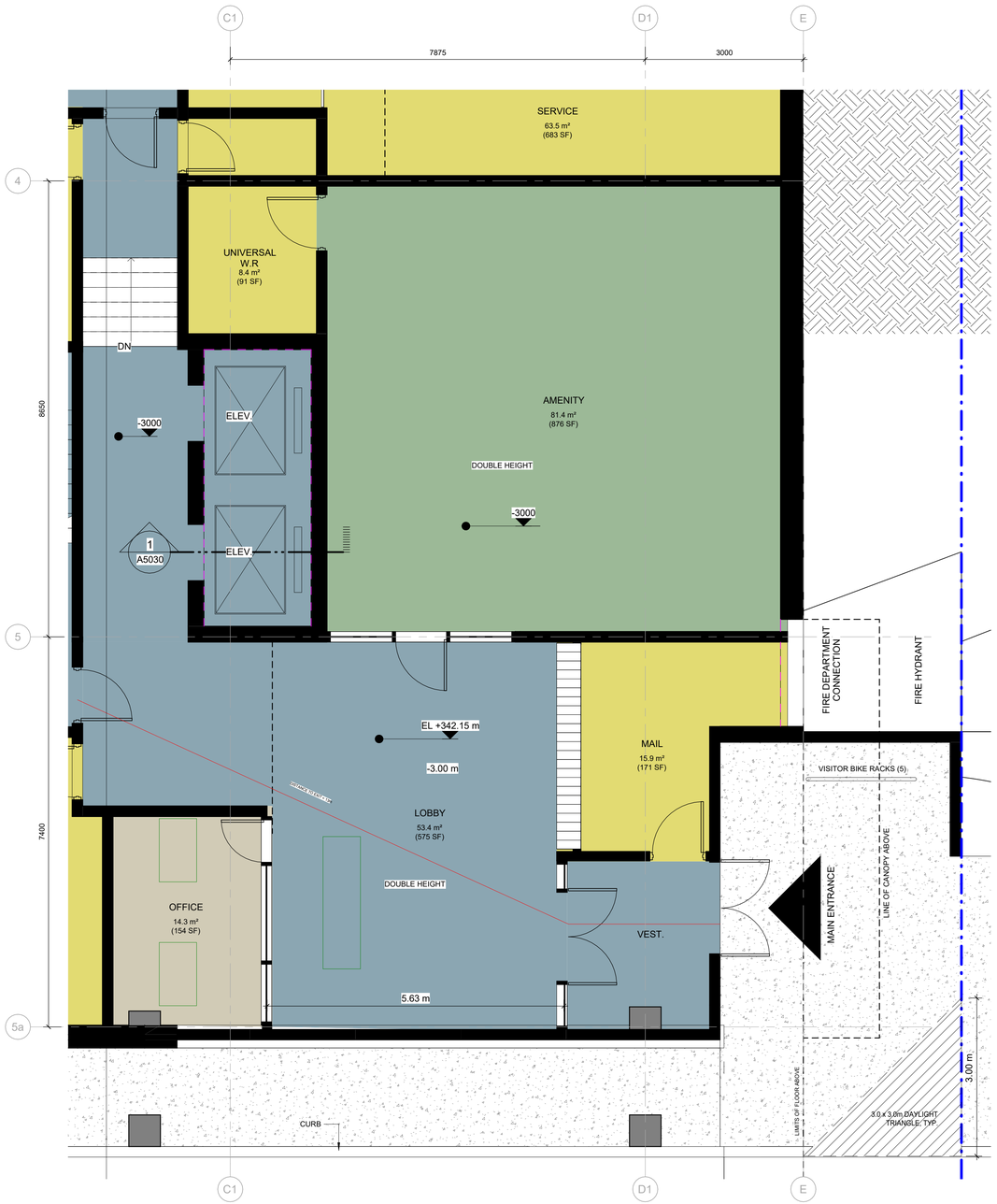
SHEET TITLE

BUILDING SECTION

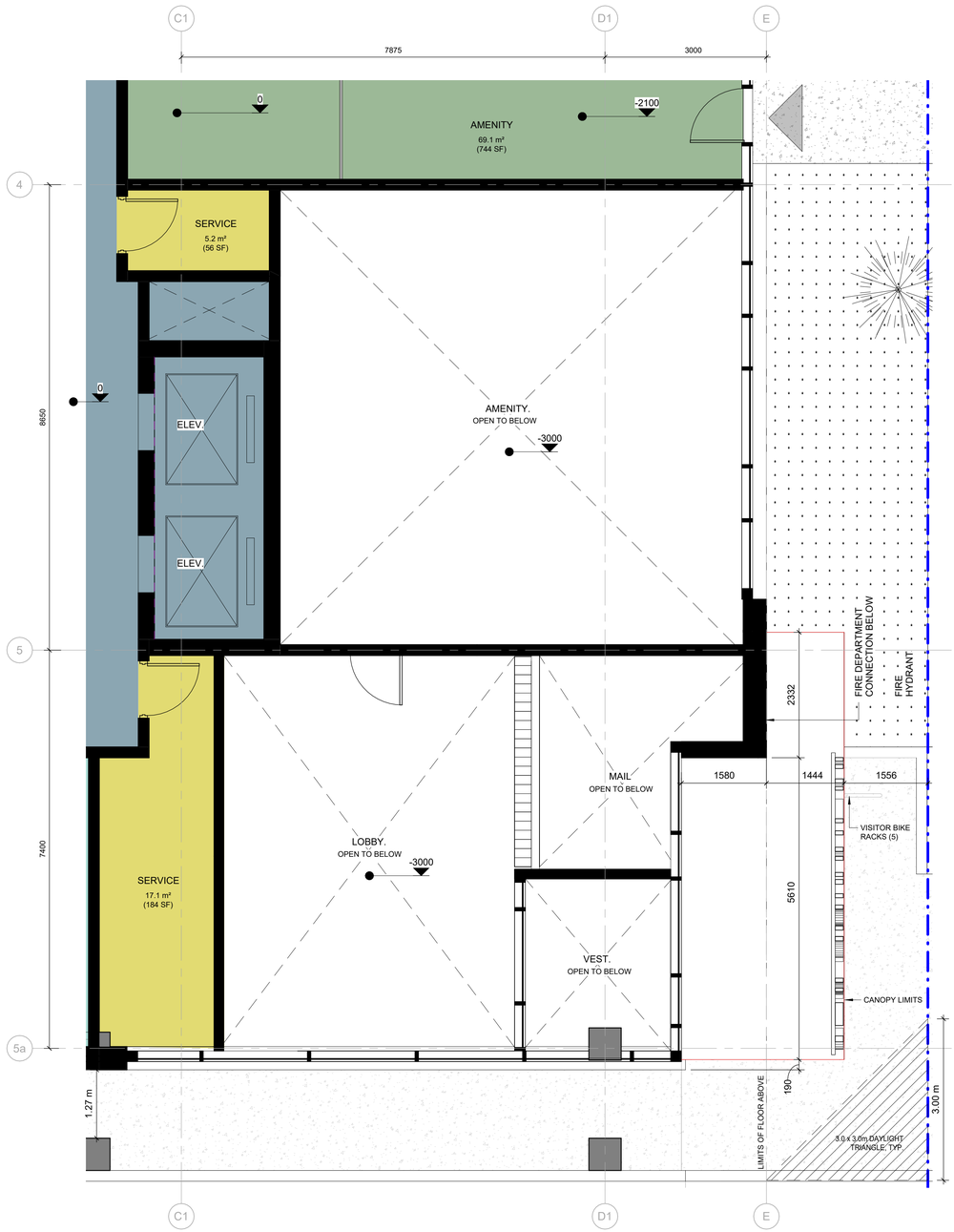
SHEET NUMBER	ISSUE
S4.2	3

Autodesk Docs://ACA-001394 19-249_Sunview_ATW-139419-249 Sunview-2022.rvt

SCALE CHECK 10mm 1 m



1 S5.1 BASEMENT LEVEL ENLARGED PLAN
Scale: 1 : 50



2 S5.1 FIRST FLOOR ENLARGED PLAN
Scale: 1 : 50

LEGEND

- AMENITY
- CIRCULATION
- RESIDENTIAL
- SERVICE

True North

Project North

2024-07-18 10:13:51 AM

CLIENT

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CONSULTANTS

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PROJECT

249 SUNVIEW STREET

WATERLOO, ON, N2L 3V8

PROJECT NO: 139419

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S.A / J.G.	**S.A**
PROJECT MGR:	APPROVED BY:
S.A.	**S.A.**

SHEET TITLE

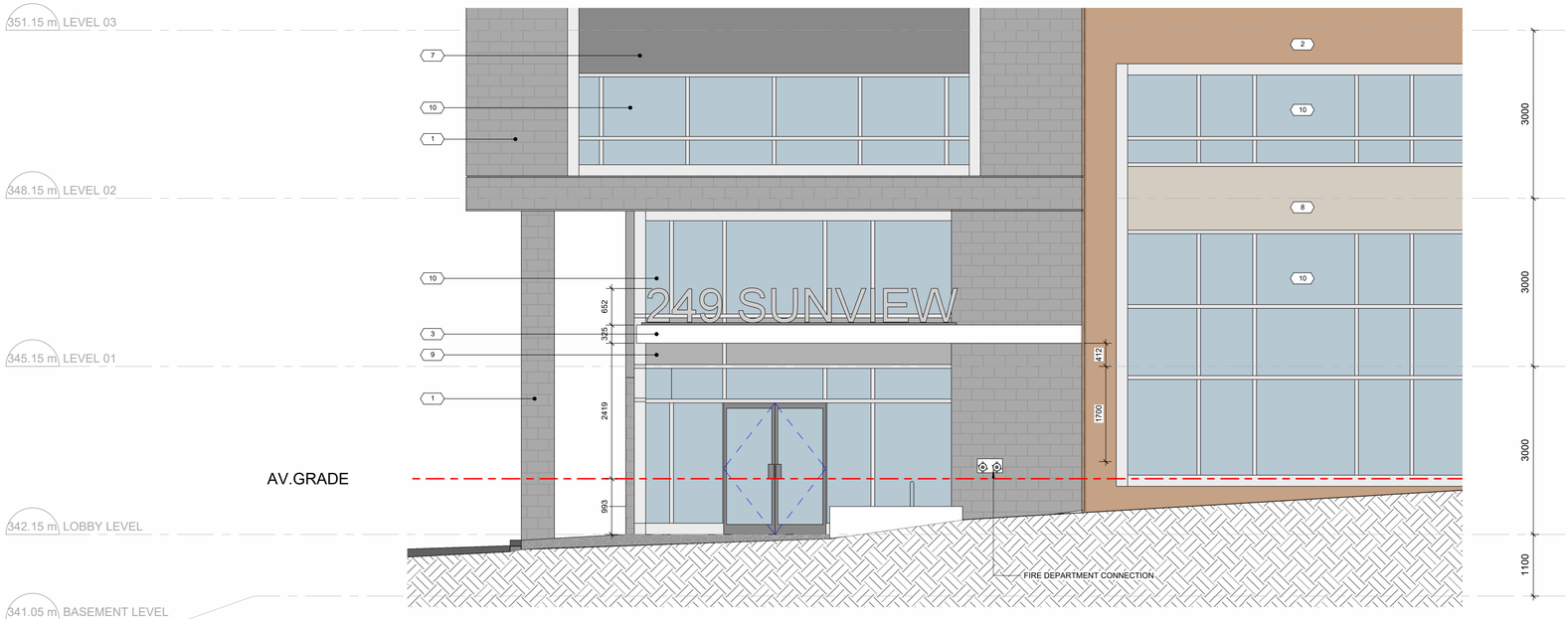
ENTRANCE ENLARGED PLAN

SHEET NUMBER S5.1

ISSUE 2

SCALE CHECK 10mm 1 in

Autodesk Docs://ACA-0013419-249_Sunview_ATW-139419-249 Sunview-2022.rvt



1 S5.2 EAST ELEVATION ENLARGED
Scale: 1 : 50



2 S5.2 SOUTH ELEVATION ENLARGED
Scale: 1 : 50

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SHEET TITLE
ENLARGED ELEVATIONS

SHEET NUMBER S5.2
ISSUE 2

SCALE CHECK 10mm 1 m

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