

CONCEPT PLAN

272 & 274 Sunview Street, City of Waterloo,
Region of Waterloo 2430E

LEGEND

- Subject Lands
- Amenity - Rear Patio
- Amenity - 3rd floor Balcony

SITE STATISTICS

Zone Provisions ((H)RN-6) - ***Townhouse Building - Neighbourhood Frontage*** City of Waterloo Zoning By-law 2018-050		
	Required (min)	Provided
Lot Area	-	0.1347ha
Lot Width	5.5m	33.5m
Street Line	3.0-6.0m	3.0m
Side Yard - North	3.0m	3.0m
Side Yard - South	3.0m	3.0m
Rear Yard	7.5m	4.1m
Height of 1st Storey	4.0m	2.7m
Density	250 bdrms/ha (max.)	476 bdrms/ha
Bldg Height	4.0-21.5m	12.0m
No. First Storey Entrances to Buildings	1 per dwelling unit	16
Amenity Area	144m² (3.0m² (1st bdrm) + 2m² (each add'l bdrm))	144m² (rear patio + 3rd floor balcony)
Landscaped Open Space	30%	30.1% (404m²)
Parking	0 spaces (0.0 spaces/unit)	0 spaces
Bicycle Parking	16 spaces (1 space/dwelling unit)	16 spaces
Number of Units - 16 (64 Bedrooms)		
Cluster Development (3.C.10) City of Waterloo Zoning By-law 2018-050		
	Required (min)	Provided
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	3.00m
Interior Lot Line - South	7.50m	3.00m
Building Separation - Residential	2.40m	2.50m

NOTES

1. All dimensions are in metres unless otherwise shown.
2. All snow storage shall be stored on-site. Surplus snow storage shall be removed off-site at Owner's expense by private removal service.
3. 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.
4. Contains information licensed under the Open Government Licence - Ontario.

DATE: October 27, 2026

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SCALE: 1:250

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MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE