



PROPOSED LAND USE LEGEND

	CONDO APARTMENTS - 185 UNITS
	CONDO STACKED TOWNHOUSES (2 1/2 STOREY) - 176 UNITS
	FREEHOLD TOWNHOUSES - 54 UNITS
	FREEHOLD DETACHED BUNGALOWS - 7 UNITS
	CONDO DETACHED BUNGALOWS - 29 UNITS
	CONDO TOWNHOUSES - 76 UNITS
	CONDO BACK TO BACK STACKED TOWNHOUSES - 72 UNITS
	NON-DEVELOPABLE AREA OUTSIDE OF TABLE 9 LIMIT
	PARKLAND DEDICATION
	OPEN SPACE AREA
	ZONING BY-LAW COMPLIANT PARKING SPACES

PROPERTY AREAS

LANDS OUT OF TABLE 9 LIMIT (TOTAL) OUTSIDE MNAL VARIABLE BUFFER = 15.44 Ha INSIDE MNAL VARIABLE BUFFER = 0.01 Ha AREA OF EXISTING EASEMENT INCLUDED = 0.85 Ha	16.30 Ha
LANDS WITHIN TABLE '9' LIMIT (INCLUDING WETLAND AND BAY) AREA OF EXISTING EASEMENT INCLUDED = 0.05 Ha	21.05 Ha
TOTAL PROPERTY AREA	37.35 Ha

OPEN SPACE AREA

OPEN SPACE WITHIN DEVELOPABLE AREA AREA OF EXISTING EASEMENT INCLUDED = 0.07 Ha	0.64 Ha
OPEN SPACE OUT OF DEVELOPABLE AREA AREA OF EXISTING EASEMENT INCLUDED = 0.08 Ha	3.34 Ha
TOTAL OPEN SPACE AREA	3.98 Ha

DEVELOPABLE AREA (AS PER TABLE 9 LIMIT & QCA DEVELOPMENT LIMIT)

MUNICIPAL ROAD ALLOWANCE (EXCLUDING TRAIL) AREA OF EXISTING EASEMENT WITHIN ROAD ALLOWANCE = 0.01 Ha AREA OF TRAIL ON ROAD ALLOWANCE = 0.10 Ha (INCLUDED IN PARKLAND)	2.20 Ha
OPEN SPACE WITHIN DEVELOPABLE AREA	0.65 Ha

BLOCK 'A'	UNIT WIDTH - N/A AREA OF EXISTING EASEMENT WITHIN BLOCK 'A' = 0.21 Ha	1.74 Ha
BLOCK 'B'	APPROXIMATE UNIT WIDTH - 6.0 M [19'-8"]	0.98 Ha
BLOCK 'C'	APPROXIMATE UNIT WIDTH - 8.30 M [27'-3"]	1.0 Ha
BLOCK 'D'	APPROXIMATE UNIT WIDTH - 9.40 M [30'-10"]	0.40 Ha
BLOCK 'E'	APPROXIMATE UNIT WIDTH - 6.30 M [20'-7"]	2.34 Ha
BLOCK 'F'	APPROXIMATE UNIT WIDTH - 7.50 M [24'-7"] AREA OF EXISTING EASEMENT WITHIN BLOCK 'F' = 0.29 Ha	1.50 Ha
BLOCK 'G'	APPROXIMATE UNIT WIDTH - 6.0 M [19'-8"] AREA OF EXISTING EASEMENT WITHIN BLOCK 'G' = 0.25 Ha	1.70 Ha
BLOCK 'H'	APPROXIMATE UNIT WIDTH - 9.40 M [30'-10"]	2.19 Ha
BLOCK 'I'	APPROXIMATE UNIT WIDTH - 6.30 M [30'-10"]	0.48 Ha
SEWAGE LIFT STATION AREA		0.03 Ha
PARKLAND DEDICATION (INCLUDING TRAIL ON ROAD A)		0.85 Ha
6.0M WIDE TRAIL AREA		0.12 Ha
TOTAL DEVELOPABLE AREA		16.17 Ha



CYNTHIA ZAHORUK ARCHITECTS
3077 NEW STREET,
BURLINGTON, ON L7N1M6
905.331.4480



NOTES:
1. THE CONTRACTOR OR PROJECT MANAGER WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. COORDINATION OF WORK IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER/CONTRACTOR.
2. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.
3. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
4. DO NOT SCALE THE DRAWINGS.

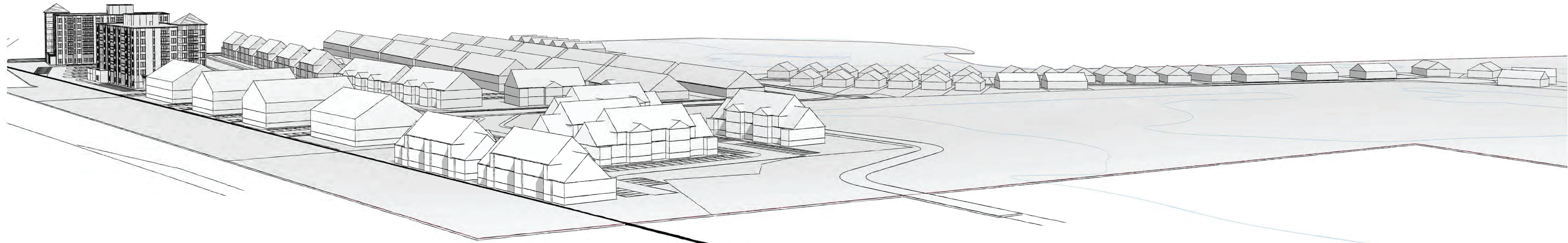
DDMMYY REVISION
13/04/2023 ISSUED FOR PRECONSULT
22/10/2023 ISSUED FOR COORDINATION
28/11/2023 ISSUED FOR COORDINATION
17/01/2024 ISSUED FOR ZBA

SCALE: AS NOTED
DRAWN BY: KR/EM
PRINT DATE: 31/01/2024

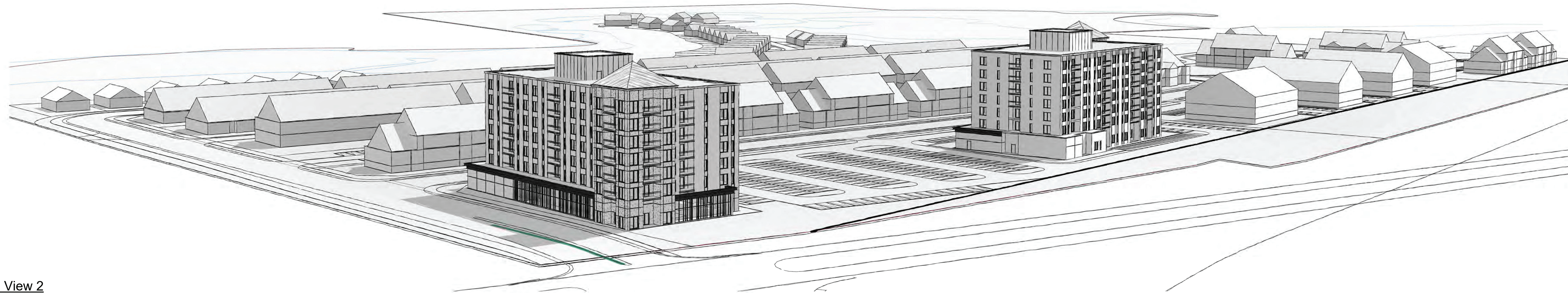
BELLEVILLE DEVELOPMENT
PROPOSED DEVELOPMENT
DUNDAS STREET EAST
BELLEVILLE, ONTARIO

PROPOSED SITE PLAN

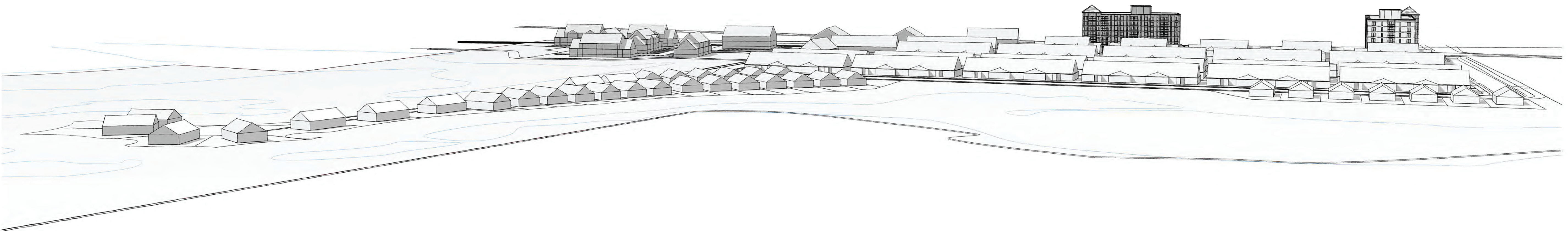
A0.1



3 3D View 3
A0.2



2 3D View 2
A0.2



1 3D View 1
A0.2



CYNTHIA ZAHORUK ARCHITECTS

3077 NEW STREET,
BURLINGTON, ON L7N1M6
905.331.4460

ONTARIO ASSOCIATION
of
ARCHITECTS

CYNTHIA ZAHORUK
LICENCE
4488
MEMBER
ONTARIO ASSOCIATION
OF ARCHITECTS

NOTE:
THE CONTRACTOR WILL CHECK AND VERIFY DIMENSIONS AND SITE CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. DO NOT SCALE THE DRAWING.

DDMMYY	REVISION
19/04/2023	ISSUED FOR PRECONSULT.
24/10/2023	ISSUED FOR COORDINATION
28/11/2023	ISSUED FOR COORDINATION
05/01/2024	ISSUED FOR ZBA

DRAWN BY: KA
SCALE:
PRINT DATE: 2024-01-05 4:10:43 PM

BELLEVILLE DEVELOPMENT
PROPOSED DEVELOPMENT
DUNDAS STREET EAST
BELLEVILLE, ONTARIO

3D PERSPECTIVE VIEWS

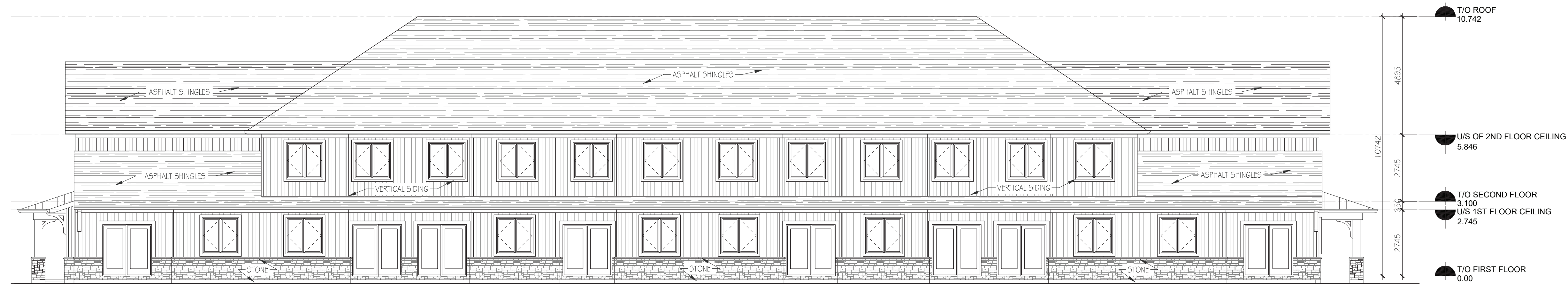
A0.2



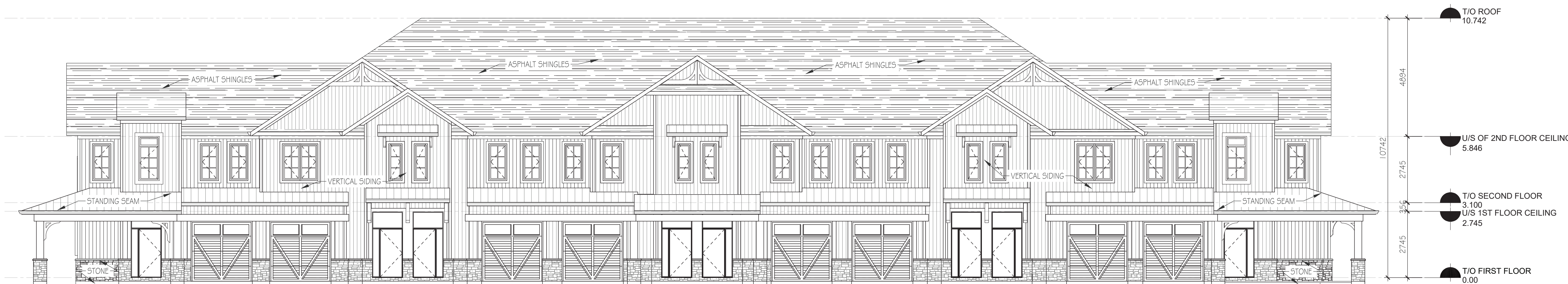
3 SIDE ELEVATION
SCALE: 1:100



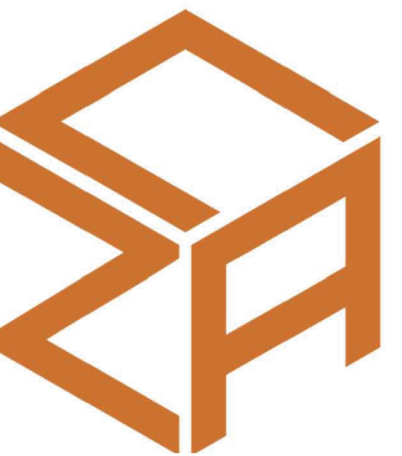
4 SIDE ELEVATION
SCALE: 1:100



2 REAR ELEVATION
SCALE: 1:100



1 FRONT ELEVATION
SCALE: 1:100



CYNTHIA ZAHORUK ARCHITECTS

3077 NEW STREET,
BURLINGTON, ON L7N 1M6
905.331.4480



NOTES:
1. THE CONTRACTOR OR PROJECT MANAGER WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. COORDINATION OF WORK IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER/CONTRACTOR.
2. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.
3. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
4. DO NOT SCALE THE DRAWINGS.

DATE	REVISION
19/04/2023	ISSUED FOR PRECONSULT
24/10/2023	ISSUED FOR COORDINATION
28/11/2023	ISSUED FOR COORDINATION
05/01/2024	ISSUED FOR ZBA

SCALE: AS NOTED
DRAWN BY: KA
PRINT DATE: 05/01/2024

BELLEVILLE DEVELOPMENT
PROPOSED DEVELOPMENT
DUNDAS STREET EAST
BELLEVILLE, ONTARIO

PROPOSED TOWNHOUSES ELEVATIONS

A2.1



3 SIDE ELEVATION
SCALE: 1:100



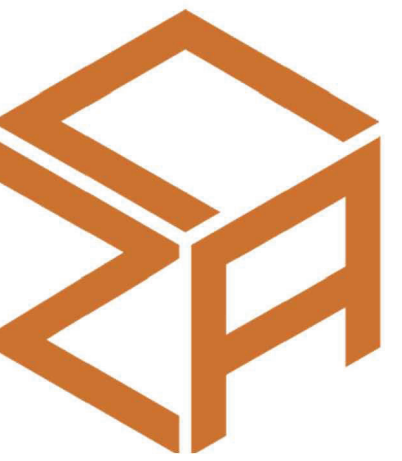
4 SIDE ELEVATION
SCALE: 1:100



2 REAR ELEVATION
SCALE: 1:100



1 FRONT ELEVATION
SCALE: 1:100



CYNTHIA ZAHORUK ARCHITECTS
3077 NEW STREET,
BURLINGTON, ON L7N 1M6
905.331.4480



NOTES:
1. THE CONTRACTOR OR PROJECT MANAGER WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. COORDINATION OF WORK IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER/CONTRACTOR.
2. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.
3. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
4. DO NOT SCALE THE DRAWINGS.

DATE	REVISION
19/04/2023	ISSUED FOR PRECONSULT
24/10/2023	ISSUED FOR COORDINATION
28/11/2023	ISSUED FOR COORDINATION
05/01/2024	ISSUED FOR ZBA

SCALE: AS NOTED
DRAWN BY: KA
PRINT DATE: 05/01/2024

BELLEVILLE DEVELOPMENT
PROPOSED DEVELOPMENT
DUNDAS STREET EAST
BELLEVILLE, ONTARIO

PROPOSED STACKED TOWNHOUSES ELEVATIONS

A2.2



3 SIDE ELEVATION
SCALE: 1:100



4 SIDE ELEVATION
SCALE: 1:100



2 REAR ELEVATION
SCALE: 1:100



1 FRONT ELEVATION
SCALE: 1:100



CYNTHIA ZAHORUK ARCHITECTS
3077 NEW STREET,
BURLINGTON, ON L7N 1M6
905.331.4480



NOTES:
1. THE CONTRACTOR OR PROJECT MANAGER WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. COORDINATION OF WORK IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER/CONTRACTOR.
2. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.
3. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
4. DO NOT SCALE THE DRAWINGS.

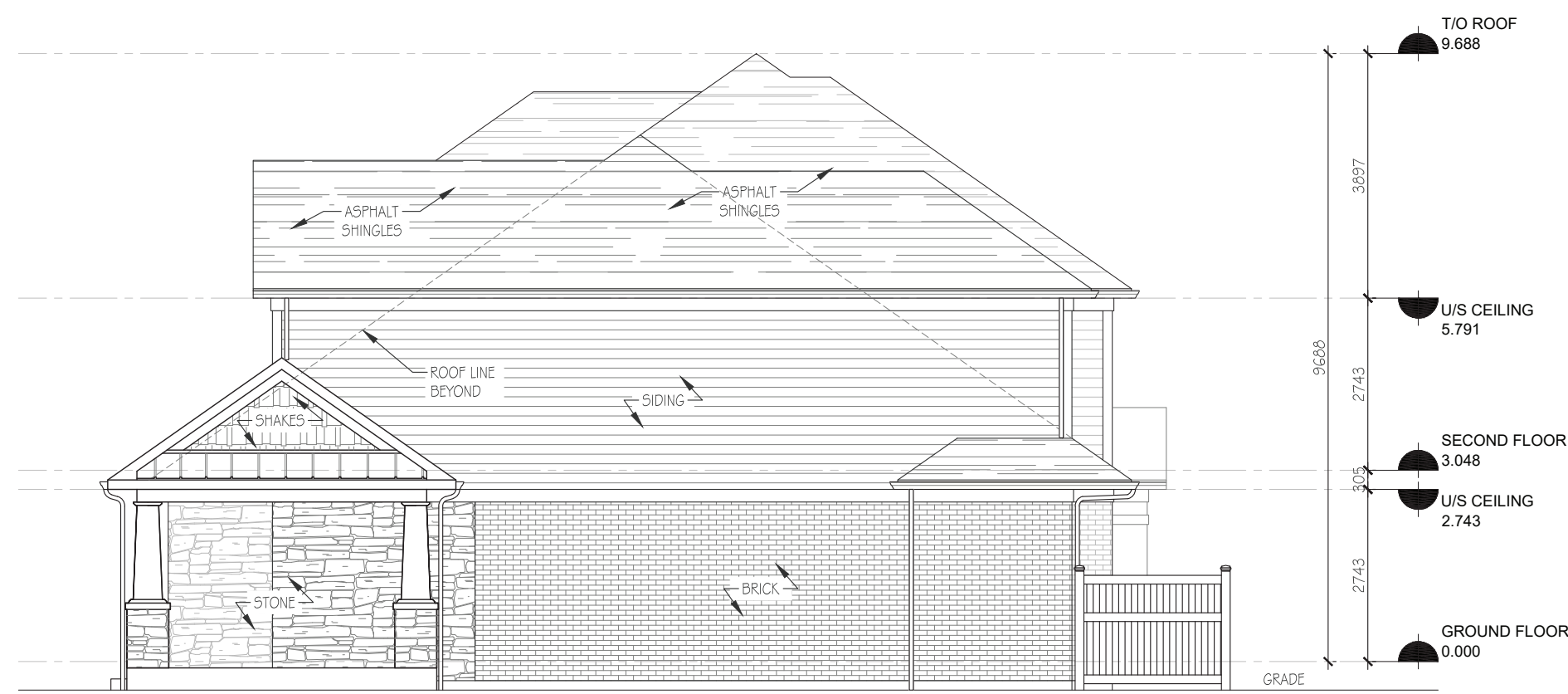
DATE	REVISION
19/04/2023	ISSUED FOR PRECONSULT
24/10/2023	ISSUED FOR COORDINATION
28/11/2023	ISSUED FOR COORDINATION
05/01/2024	ISSUED FOR ZBA

SCALE: AS NOTED
DRAWN BY: KA
PRINT DATE: 05/01/2024

BELLEVILLE DEVELOPMENT
PROPOSED DEVELOPMENT
DUNDAS STREET EAST
BELLEVILLE, ONTARIO

PROPOSED BK. TO BK.
ST. TOWNHOUSES
ELEVATIONS

A2.3



3 SIDE ELEVATION
SCALE: 1:100



2 REAR ELEVATION
SCALE: 1:100



1 FRONT ELEVATION
SCALE: 1:100



CYNTHIA ZAHORUK ARCHITECTS

3077 NEW STREET,
BURLINGTON, ON L7N 1M6
905.331.4480



ONTARIO ASSOCIATION OF ARCHITECTS

NOTES:
1. THE CONTRACTOR OR PROJECT MANAGER WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. COORDINATION OF WORK IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER/CONTRACTOR.
2. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.
3. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
4. DO NOT SCALE THE DRAWINGS.

DATE	REVISION
19/04/2023	ISSUED FOR PRECONSULT
24/10/2023	ISSUED FOR COORDINATION
28/11/2023	ISSUED FOR COORDINATION
05/01/2024	ISSUED FOR ZBA

SCALE: AS NOTED
DRAWN BY: KA
PRINT DATE: 05/01/2024

BELLEVILLE DEVELOPMENT
PROPOSED DEVELOPMENT
DUNDAS STREET EAST
BELLEVILLE, ONTARIO

PROPOSED BUNGALOWS ELEVATIONS

A2.4



1 FRONT ELEVATION
A2.5 1:100



CYNTHIA ZAHORUK ARCHITECTS
3077 NEW STREET,
BURLINGTON, ON L7N1M6
905.331.4460



NOTE:
THE CONTRACTOR WILL CHECK AND VERIFY DIMENSIONS AND SITE CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. DO NOT SCALE THE DRAWING.

DDMMYY	REVISION
19/04/2023	ISSUED FOR PRECONSULT.
24/10/2023	ISSUED FOR COORDINATION
28/11/2022	ISSUED FOR COORDINATION
05/01/2022	ISSUED FOR ZBA

DRAWN BY: Author
SCALE: 1:100
PRINT DATE: 2024-01-05 3:43:17 PM

BELLEVILLE DEVELOPMENT
PROPOSED DEVELOPMENT
DUNDAS STREET EAST
BELLEVILLE, ONTARIO

APARTMENT BUILDING
CONCEPTUAL ELEVATIONS

A2.5



1 SIDE ELEVATION 1
A2.6
1 : 100



CYNTHIA ZAHORUK ARCHITECTS

3077 NEW STREET,
BURLINGTON, ON L7N1M6
905.331.4488



NOTE:
THE CONTRACTOR WILL CHECK AND VERIFY DIMENSIONS AND SITE CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. DO NOT SCALE THE DRAWING.

DDMMYY	REVISION
19/04/2023	ISSUED FOR PRECONSULT.
24/10/2023	ISSUED FOR COORDINATION
28/11/2022	ISSUED FOR COORDINATION
05/01/2022	ISSUED FOR ZBA

DRAWN BY: Author
SCALE: 1 : 100
PRINT DATE: 2024-01-05 3:43:30 PM

BELLEVILLE DEVELOPMENT
PROPOSED DEVELOPMENT
DUNDAS STREET EAST
BELLEVILLE, ONTARIO

APARTMENT BUILDING
CONCEPTUAL ELEVATIONS

A2.6



1 REAR ELEVATION
A2.7 1 : 100



CYNTHIA ZAHORUK ARCHITECTS

3077 NEW STREET,
BURLINGTON, ON L7N1M6
905.331.4460



NOTE:
THE CONTRACTOR WILL CHECK AND VERIFY DIMENSIONS AND SITE CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. DO NOT SCALE THE DRAWING.

DDMMYY	REVISION
19/04/2023	ISSUED FOR PRECONSULT.
24/10/2023	ISSUED FOR COORDINATION.
28/11/2022	ISSUED FOR COORDINATION.
05/01/2022	ISSUED FOR ZBA.

DRAWN BY: Author
SCALE: 1 : 100
PRINT DATE: 2024-01-05 3:43:47 PM

BELLEVILLE DEVELOPMENT
PROPOSED DEVELOPMENT
DUNDAS STREET EAST
BELLEVILLE, ONTARIO

APARTMENT BUILDING
CONCEPTUAL ELEVATIONS

A2.7



1
A2.8
SIDE ELEVATION 2
1 : 100



CYNTHIA ZAHORUK ARCHITECTS

3077 NEW STREET,
BURLINGTON, ON L7N1M6
905.331.4488



NOTE:
THE CONTRACTOR WILL CHECK AND VERIFY DIMENSIONS AND SITE CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. DO NOT SCALE THE DRAWING.

DDMMYY	REVISION
19/04/2023	ISSUED FOR PRECONSULT.
24/10/2022	ISSUED FOR COORDINATION
28/11/2022	ISSUED FOR COORDINATION
05/01/2022	ISSUED FOR ZBA

DRAWN BY: Author
SCALE: 1 : 100
PRINT DATE: 2024-01-05 3:44:01 PM

BELLEVILLE DEVELOPMENT
PROPOSED DEVELOPMENT
DUNDAS STREET EAST
BELLEVILLE, ONTARIO

APARTMENT BUILDING
CONCEPTUAL ELEVATIONS

A2.8



1 3D View 1
A2.9



**CYNTHIA
ZAHORUK
ARCHITECTS**

3077 NEW STREET,
BURLINGTON, ON L7N1M6
905.331.4488

ONTARIO ASSOCIATION
of
ARCHITECTS

CYNTHIA ZAHORUK
LICENCE
4488
MEMBER
ONTARIO ASSOCIATION
OF ARCHITECTS

NOTE:
THE CONTRACTOR WILL CHECK AND
VERIFY DIMENSIONS AND SITE
CONDITIONS ON THE PROJECT AND
REPORT ANY DISCREPANCY TO THE
ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS
DRAWING MUST NOT BE USED FOR
CONSTRUCTION PURPOSES UNLESS
SIGNED BY THE ARCHITECT. ALL
DRAWINGS ARE THE PROPERTY OF THE
ARCHITECT AND MAY NOT BE COPIED,
REPRODUCED OR ALTERED WITHOUT
WRITTEN PERMISSION FROM THE
ARCHITECT. DO NOT SCALE THE
DRAWING.

DDMMYY	REVISION
19/04/2023	ISSUED FOR PRECONSULT.
24/10/2023	ISSUED FOR COORDINATION
28/11/2023	ISSUED FOR COORDINATION
05/01/2024	ISSUED FOR ZBA

DRAWN BY: Author
SCALE:
PRINT DATE: 2024-01-05 3:45:57 PM

BELLEVILLE
DEVELOPMENT
PROPOSED DEVELOPMENT
DUNDAS STREET EAST
BELLEVILLE, ONTARIO

APARTMENT
BUILDING
CONCEPTUAL 3D
PERSPECTIVE

A2.9