



SITE STATISTICS

RESIDENTIAL TYPE 3 - R3 (BY-LAW 2024-100)			
	REQUIRED	RETAINED SITE A	SEVERED SITE B
UNIT COUNT		67	89
LOT AREA		6034sq.m.	10,681sq.m.
LOT AREA/DWELLING	110.0sq.m. MIN.	90.0sq.m.	125.6sq.m.
LOT FRONTAGE	30m MIN.	67m	10m
LOT COVERAGE	33% MAX.	20%	11%
BUILDING HEIGHT	30m MAX.	19.2m	26.3m
LANDSCAPE/OPEN SPACE	20% MIN.	29.7%	35%
FRONT YARD	7.5m MIN.	10.5m	62.3m
EXTERIOR SIDE YARD	6m MIN.	N/A	N/A
INTERIOR SIDE YARD 1/2 BLDG HEIGHT (7.5mMIN)		9.6m	22.5m & NIL
INTERIOR SIDE YARD 1/2 BLDG HEIGHT (7.5mMIN)	13.2m		10.8m & 16.5m
REAR YARD 1/2 BLDG HEIGHT (7.5mMIN)	9.6m	20.7m	
REAR YARD 1/2 BLDG HEIGHT (7.5mMIN)	13.2m		13.2m
DISTANCE TO CENTRELINE OF STREET	17.7m MIN.	20.5m	72.3m

SITE USAGE	SITE A - 67 UNITS		SITE B - 87 UNITS	
	AREA	COVERAGE	AREA	COVERAGE
BUILDING	1206sq.m.	20%	1206sq.m.	11%
DRIVEWAYS & PARKING AREA	2886sq.m.	48%	5324sq.m.	50%
SIDEWALKS	261sq.m.	4%	386sq.m.	4%
LANDSCAPE AREA	1681sq.m.	28%	3765sq.m.	35%
SITE AREA	6034sq.m.	100%	10,681sq.m.	100%

PARKING

SITE SPECIFIC ZONING AND ACCESSIBILITY for ONTARIANS with DISABILITIES ACT 2005

REQUIRED 0.95 SPACE/UNIT 13 to 100 SPACES 5% B-F 101 to 200 SPACES 4% B-F 201 to 1000 SPACES 2 SPACES+3% B-F	STANDARD	BLDG A	BLDG B	ADDTL.
		67 UNITS 64 RECD	85 UNITS 81 RECD	PARKING PROVIDED
PROVIDED	TYPE A	2	2	0
PROVIDED	TYPE B	2	3	0
PROVIDED		218	69	61

SEVERANCE SKETCH
DRAWING CME/BK40-02
FILE NAME: 24-09-25-1558 Title Page.dwg

SCALE:	1:1000
DATE:	22-FEB-08
COMPUTER:	
BY:	CH'S BY
DESCRIPTION:	R E V I S I O N S

RIVER VIEW RESIDENCES
CITY OF BELLEVILLE
SUITE HOME LIVING BY STANKOS INC. - OWNER

VAN MEER LIMITED
LAND DEVELOPMENT • PROJECT MANAGEMENT • ENGINEERING
100 BELLEVILLE BLVD. UNIT 101, BELLEVILLE, ONT. L8L 4K1
TEL: 905-969-0071 FAX: 905-969-1181