



PROPOSED LAND USE LEGEND	
	CONDO APARTMENTS
	CONDO STACKED TOWNHOUSES (2 1/2 STOREY)
	CONDO TOWNHOUSES
	CONDO DETACHED SINGLE FAMILY HOUSES (2 STOREY)
	CONDO DETACHED SINGLE FAMILY HOUSES (2 STOREY)
	CONDO TOWNHOUSES
	CONDO STACKED TOWNHOUSES (2 1/2 STOREY)
	PARKLAND DEDICATION
	OPEN SPACE AREA
	FIRE ROUTE
	ZONING BY-LAW COMPLIANT PARKING SPACES

621 DUNDAS STREET - BELLEVILLE			February 26, 2024
PROJECT DATA CHART			
DEVELOPABLE AREA (AS PER QCA DEVELOPMENT LIMIT)			AREAS (Ha)
MUNICIPAL ROAD ALLOWANCE (EXCLUDING TRAIL)			2.04
AREA OF EXISTING EASEMENT INCLUDED = 0.01 Ha			
AREA OF TRAIL WITHIN ROAD ALLOWANCE			0.21
ENVIRONMENTALLY PROTECTED LAND WITHIN DEVELOPABLE AREA			0.05
SEWAGE LIFT STATION AREA			0.05
PARKLAND DEDICATION (INCLUDING 3.0 M TRAIL)			0.75
VEGETATED SPREADER BERM			0.53
BLOCKS	DESCRIPTION	REQUIRED	PROVIDED
BLOCK - A	APARTMENTS		
	BLOCK AREA		
	AREA OF EXISTING EASEMENT INCLUDED = 0.22 Ha	N/A	1.80
	UNITS		162
	VEHICULAR PARKING SPACES	0.75 space per dwelling unit for residents (122 Spaces) and 0.20 space per dwelling unit for visitors (33 Spaces)	201
	BIKE SPACES	0.50 space per dwelling unit (81 Spaces)	93
BLOCK - B	STACKED TOWNHOUSES (2½ STOREY)		
	BLOCK AREA	N/A	0.97
	UNITS		80
	VEHICULAR PARKING SPACES	0.75 space per dwelling unit for residents (60 Spaces) and 0.20 space per dwelling unit for visitors (16 Spaces)	88
	BIKE SPACES	0.50 space per dwelling unit (40 Spaces)	40
BLOCK - C	TOWNHOUSES		
	BLOCK AREA	N/A	1.00
	UNITS		37
	VEHICULAR PARKING SPACES (INCLUDING GARAGES)	1.0 space per dwelling unit for residents (37 Spaces)	74
BLOCK - D	DETACHED SINGLE FAMILY HOUSES (2 STOREY)		
	BLOCK AREA	N/A	0.70
	UNITS		10
	PARKING SPACES (INCLUDING GARAGES)	1.0 space per dwelling unit (10 Spaces) and 1.0 space for every 5 units (2 Spaces)	30
BLOCK - E	TOWNHOUSES		
	BLOCK AREA	N/A	2.18
	UNITS		81
	VEHICULAR PARKING SPACES (INCLUDING GARAGES)	1.0 space per dwelling unit for residents (81 Spaces)	162
	VISITORS PARKING SPACES	Not Required	14
BLOCK - F	STACKED TOWNHOUSES (2½ STOREY)		
	BLOCK AREA	N/A	2.74
	AREA OF EXISTING EASEMENT INCLUDED = 0.54 Ha		
	UNITS		162
	VEHICULAR PARKING SPACES	0.75 space per dwelling unit for residents (122 Spaces) and 0.20 space per dwelling unit for visitors (33 Spaces)	162
	BIKE SPACES	0.50 space per dwelling unit (81 Spaces)	81
BLOCK - G	DETACHED SINGLE FAMILY HOUSES (2 STOREY)		
	BLOCK AREA	N/A	2.20
	UNITS		32
	VEHICULAR PARKING SPACES (INCLUDING GARAGES)	1.0 space per dwelling unit for residents (32 Spaces)	96
	VISITORS PARKING SPACES	Not Required	2
BLOCK - H	TOWNHOUSES		
	BLOCK AREA	N/A	0.43
	UNITS		15
	VEHICULAR PARKING SPACES (INCLUDING GARAGES)	1.0 space per dwelling unit for residents (15 Spaces)	30
TOTAL NUMBER OF UNITS			579
TOTAL DEVELOPABLE AREA (A)			15.65
UNDEVELOPABLE AREA			
BUFFER AND SETBACKS			12.60
AREA OF WETLANDS			9.09
TOTAL UNDEVELOPABLE AREA (B)			21.69
TOTAL PROPERTY AREA (A+B)			37.34
TABLE 9 LANDS			15.80



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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.
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DDMMYY11 REVISION
19/04/2023 ISSUED FOR PRE-CONSULTATION
28/11/2023 ISSUED FOR COORDINATION
19/11/2024 ISSUED FOR REVIEW
08/12/2024 ISSUED FOR REVIEW
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SCALE: AS NOTED
DRAWN BY: KA
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621 DUNDAS STREET
BELLEVILLE
PROPOSED DEVELOPMENT
DUNDAS STREET EAST
BELLEVILLE, ONTARIO

PROPOSED
SITE PLAN

A0.1