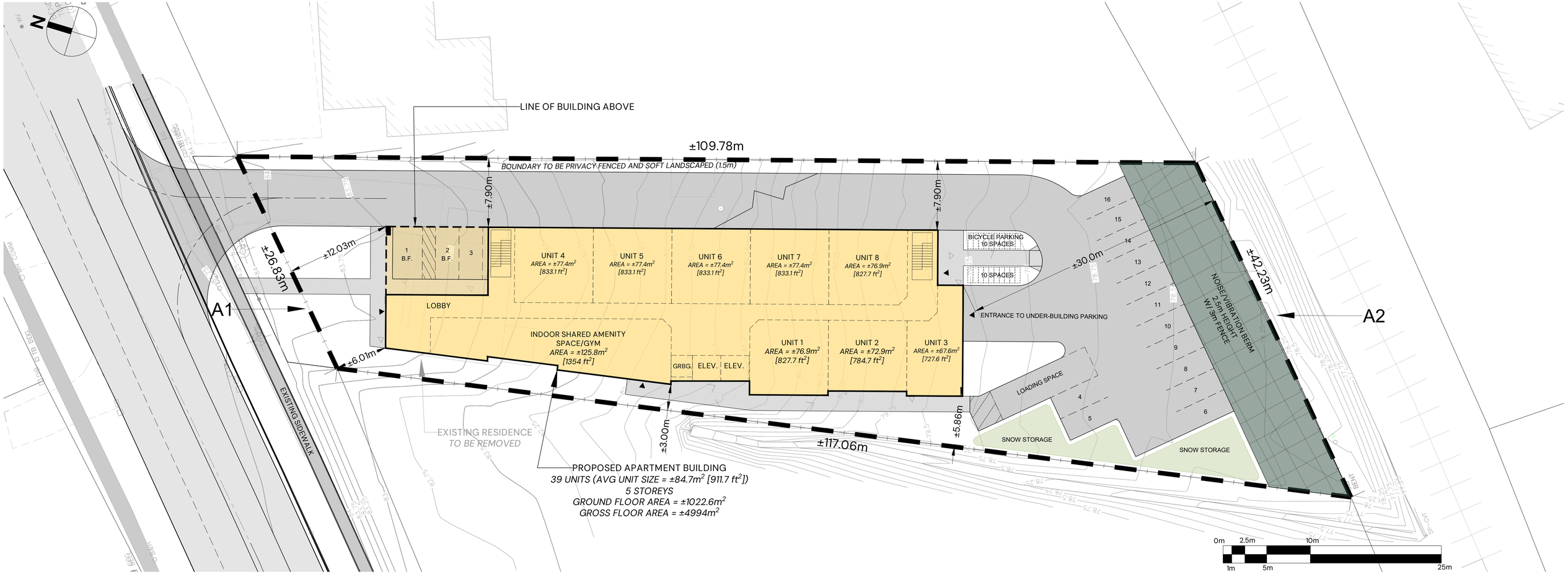
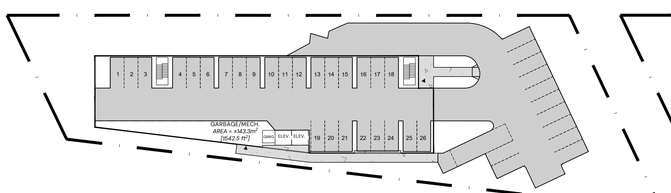
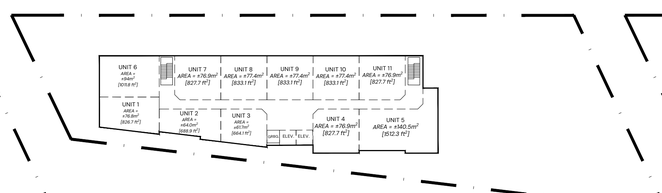
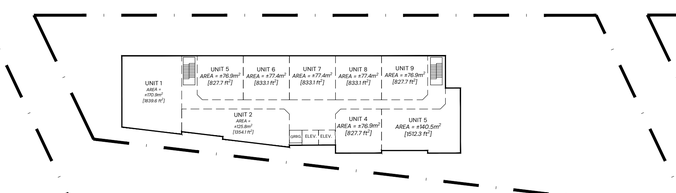




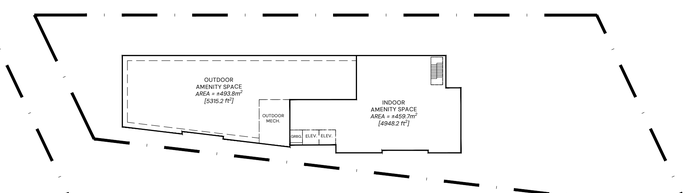
UNDER-BUILDING PARKING CONCEPT DETAIL
1:550



2ND & 3RD LEVEL CONCEPT DETAIL
1:550



4TH LEVEL CONCEPT DETAIL
1:550



5TH LEVEL/ROOFTOP CONCEPT DETAIL
1:550

LEGEND

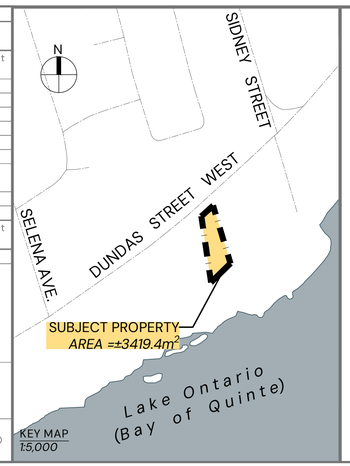
- Subject Property
- Standard Parking Space (6m x 2.7m)
- Proposed At Grade Entrance
- Existing Contour Elevations (0.25m Interval)
- Proposed Driveway
- Proposed Walkway

NOTES:

1. Property Boundaries derived from Registrars Compiled Plan - 1844, dated 1968.
2. Topographic Survey details retrieved from survey sketch by WSE Consulting Inc.

CONCEPT STATISTICS

RESIDENTIAL TYPE 3 (R3) ZONE [MID-RISE MULTI-UNIT]	REQUIRED	PROPOSED
MIN. LOT AREA	87 sq.m per unit (3,393 sq.m)	87.7 sq.m per unit (3419.4 sq.m)
MIN. LOT FRONTAGE	24m	26.8m
MAX. HEIGHT	27m	≤27m
MAX. LOT COVERAGE	30%	29.9%
MIN. LANDSCAPED AREA	40%	***35.8%***
MIN. BUILDING SETBACK		
FRONT LOT LINE	7.5m	***6m***
INT. SIDE LOT LINE	Half the height of the building (8.25m)	***3m***
EXT. SIDE LOT LINE	n/a	n/a
REAR LOT LINE	7.5m	30.0m
RESIDENT AMENITY AREAS	18.5 sq.m per unit (721.5 sq.m)	27.7 sq.m per unit (1079 sq.m)
PARKING / LOADING		
VEHICLE PARKING SPACES	0.5 spaces per unit + 0.2 spaces per unit for visitors. 5% being accessible spaces (31 spaces [2 accessible spaces])	1.07 spaces per unit (40 spaces [2 accessible spaces])
OFF STREET LOADING SPACES	Building with greater than 2300 sq.m of GFA = 2 loading spaces	1 loading space
BICYCLE STORAGE SPACES	0.5 spaces per dwelling unit (20 spaces)	0.5 spaces per dwelling unit (20 spaces)



KEY MAP
1:5,000

CONCEPT SKETCH
CS1

Dundas Street West Apartments
Kapil Birmhan

239 Dundas Street West
City of Belleville

Project Number:	25-2892
Drawn By:	MC
Horiz. Scale:	1:200
Revision Date:	March 30, 2026

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