

# *i*REIP

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*integrated*

Real Estate Investment Platform Inc.

*'Home ownership made easy'*

Looking South from the Condo Apartments- View of the 'Bay of Quinte'



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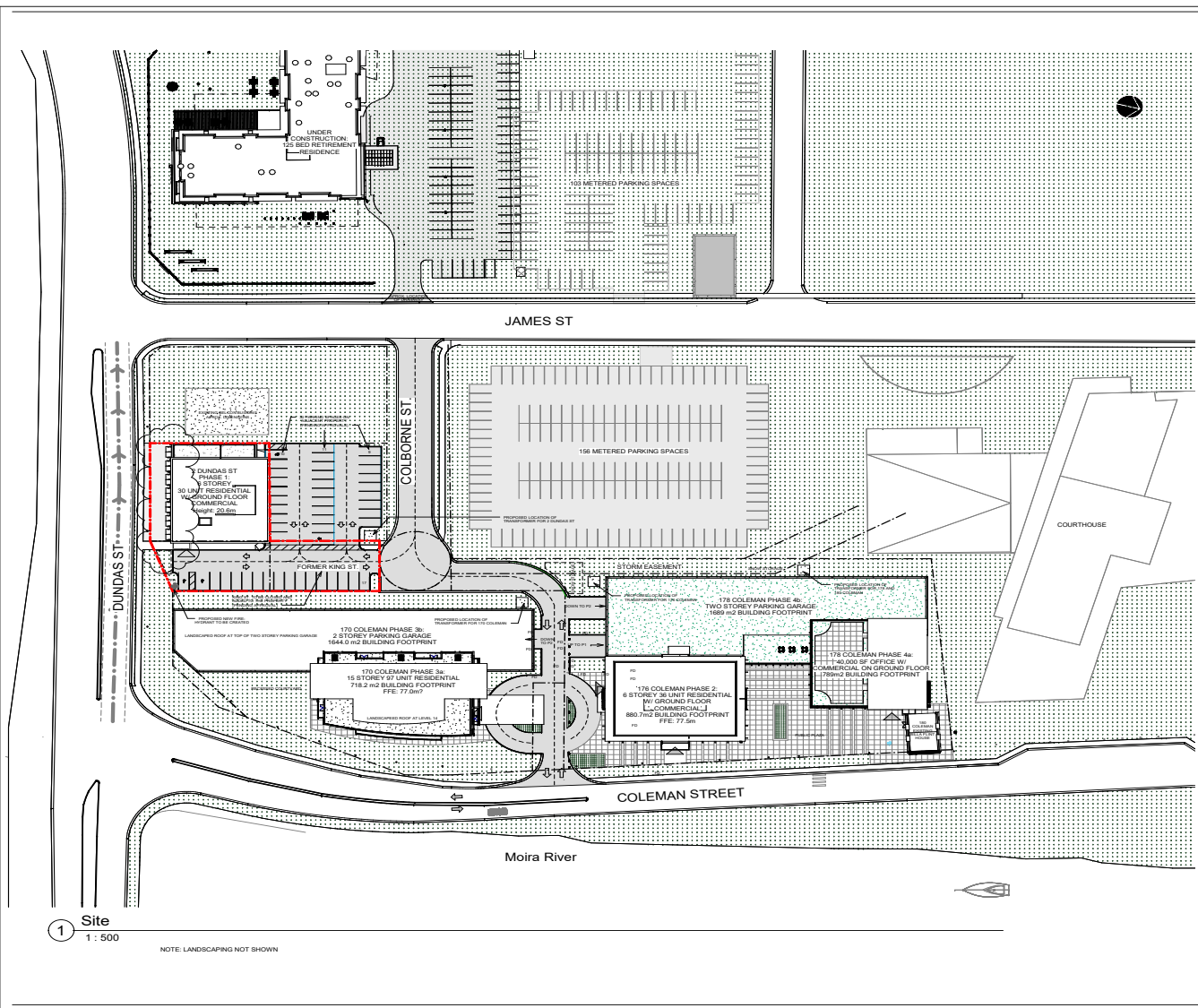
- PROJECT SITE HIGHLIGHTS
- SITE PLAN
- 3D RENDERINGS
  - LIVING ROOM
  - KITCHEN
  - BATHROOM
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## Project Site Highlights

- Centrally located within the heart of North America
- 2<sup>nd</sup> Largest retirement area in Ontario
- Walking distance from downtown core
- Close to public transportation (train, bus, etc.)
- Overlooking beautiful Bay of Quinty
- Recently build casino (5 min drive)
- The Canadian Armed Forces announced that it is consolidating its bases in Vancouver & Trenton, Ont. Belleville is 10 mins away from Trenton and is a preferred area of residence for military personnel and their relatives.
- Over 1,000 families are expected to move to Trenton/Belleville area within the next year.
- There is a pent up demand for new & luxury buildings. Aging Housing, a huge demand for rental properties. Since 1985 there has been limited new construction in the area. Renewed development initiated by Mayor of the city.
- More than 120 million people within 1 day drive.
- Regional Labour force: 92,000
- Total private dwellings: 22,153
- Sister cities: Zhucheng City (China), Gunpo City (North Korea), Lahr (Germany).



# SITE PLAN



PROPOSED PHASE 1:  
SUBJECT OF REZONING  
APPLICATION



PROPOSED PHASE 2  
AT 176 COLEMAN ST.



PROPOSED PHASE 3  
AT 170 COLEMAN



PROPOSED PHASE 4  
AT 178 COLEMAN

DO NOT SCALE DRAWINGS

CHECK AND VERIFY ALL DIMENSIONS BEFORE  
PROCEEDING WITH THE WORK.

DRAWINGS NOT TO BE USED FOR CONSTRUCTION  
UNLESS STAMPED AND SIGNED BY THE  
CONSULTANT.

THESE DRAWINGS HAVE BEEN DESIGNED IN  
CONFORMANCE WITH THE ONTARIO BUILDING  
CODE.

Revisions		
Revision Number	Revision Date	Revision Description
1	18-10-2019	SUBMITTED FOR SITE PLAN CONTROL
2	20-10-2019	RE-ISSUED FOR COORDINATION
3	24-07-2019	RE-ISSUED FOR SITE PLAN CONTROL
4	18-10-2019	RE-ISSUED FOR SITE PLAN CONTROL
5	31-10-2019	ISSUED FOR COORDINATION
6	07-11-2019	ISSUED FOR BUILDING PERMIT
7	14-01-2020	RE-ISSUED FOR SITE PLAN CONTROL
8	23-01-2020	RE-ISSUED FOR BUILDING PERMIT
9	13-02-2020	RE-ISSUED FOR SITE PLAN CONTROL
10	03-03-2020	RE-ISSUED FOR SITE PLAN CONTROL

NOTE: SUBMISSION INCLUDES  
PROPERTY OUTLINED IN RED  
AND THE 30 PARKING SPACES  
PROVIDED ON THE ADJACENT  
NORTH PROPERTY.  
ALL OTHER BUILDINGS,  
ROADS, LANDSCAPING AND  
PARKING ARE FOR CONTEXT  
ONLY.

**ARCHITECTS**  
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Toronto, ON M5X 1C1  
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**ARCHITECTS**  
HARBOR VIEW

2 DUNDAS Street  
BELLVILLE, ONTARIO

**MASTER SITE PLAN**

Drawn By: FARRI A.J. Checked By:

Scale: 1 : 500 Date: 03/03/2020 09:00:00 PM

Project No: 1002 Revision: 10

Drawing No: A009



# HARBOUR VIEW



## Living Room View *(Home décor-optional)*



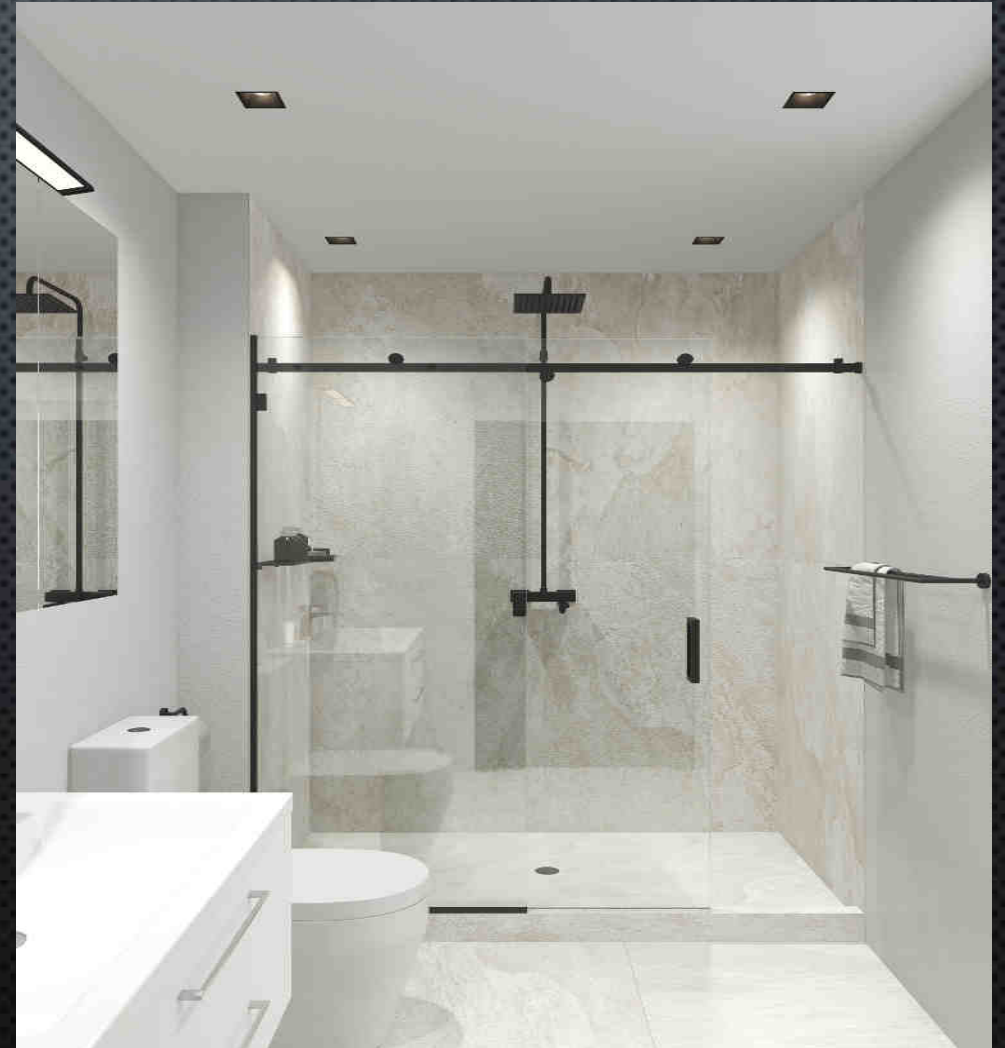
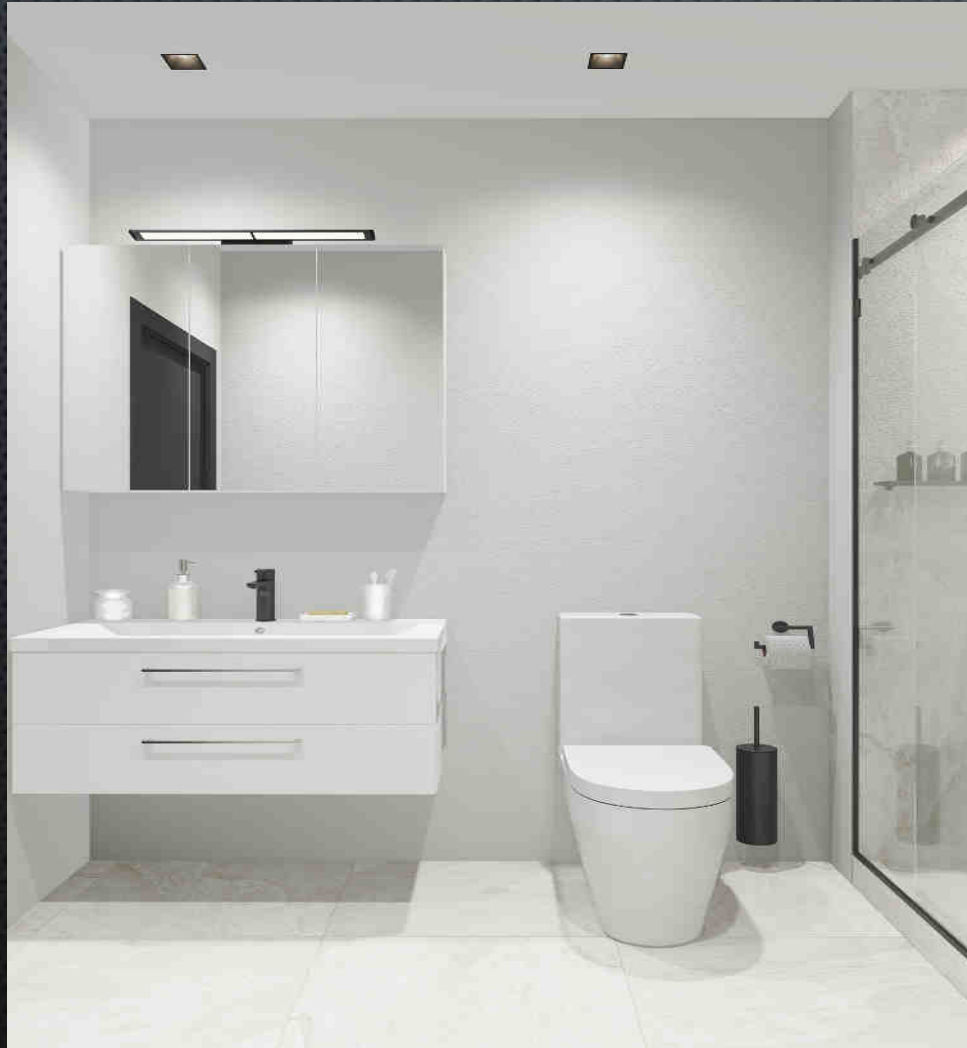


# KITCHEN VIEW

*Disclaimer: Architectural design concepts. Some fixtures, lighting and furniture are optional.*



## Bathroom view



# FLOOR PLANS



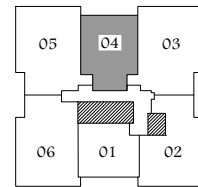
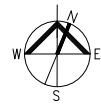
**Suite 204 & T04 & 604 - 842 ft<sup>2</sup> (78.2m<sup>2</sup>)  
+ BALCONY 122ft<sup>2</sup> (11.3m<sup>2</sup>)**

(1 Bed, 1 Bath)

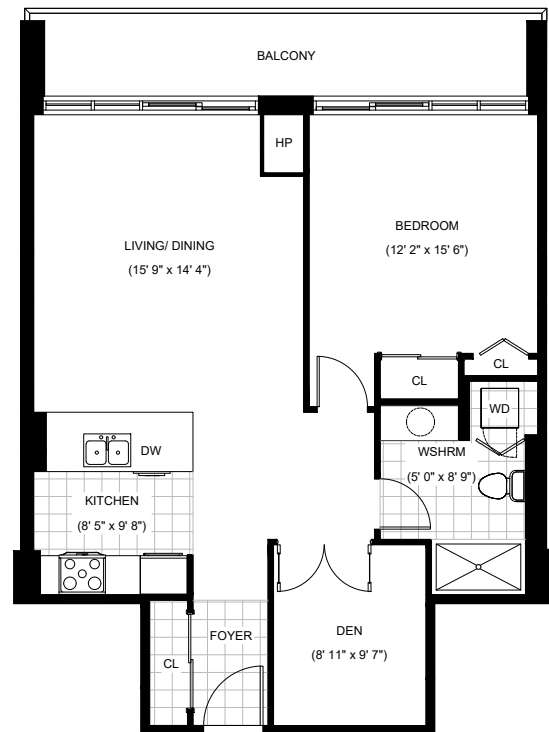
**HARBOR VIEW**

2 DUNDAS STREET WEST  
BELLEVILLE, ONTARIO

\* Unit layouts subject to change



TYPICAL FLOOR



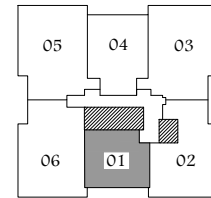
**Suite 201(B.F.), T01 & 601(B.F.)- 652ft<sup>2</sup> (60.6m<sup>2</sup>)  
+ BALCONY 122ft<sup>2</sup> (11.3m<sup>2</sup>)**

(1 Bed, 1 Bath)

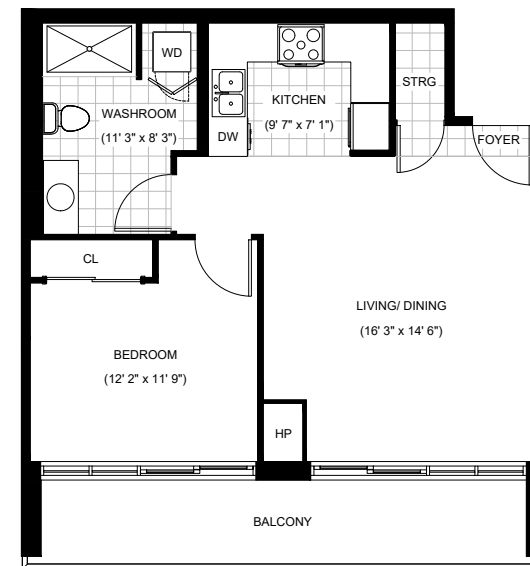
**HARBOR VIEW**

2 DUNDAS STREET WEST  
BELLEVILLE, ONTARIO

\* Unit layouts subject to change



TYPICAL FLOOR



**Suite 603 - 1083ft<sup>2</sup> (100.6m<sup>2</sup>)**

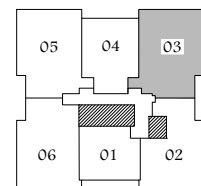
**+ BALCONY 49ft<sup>2</sup> (4.5m<sup>2</sup>)**

(2 Bed, 2 Bath)

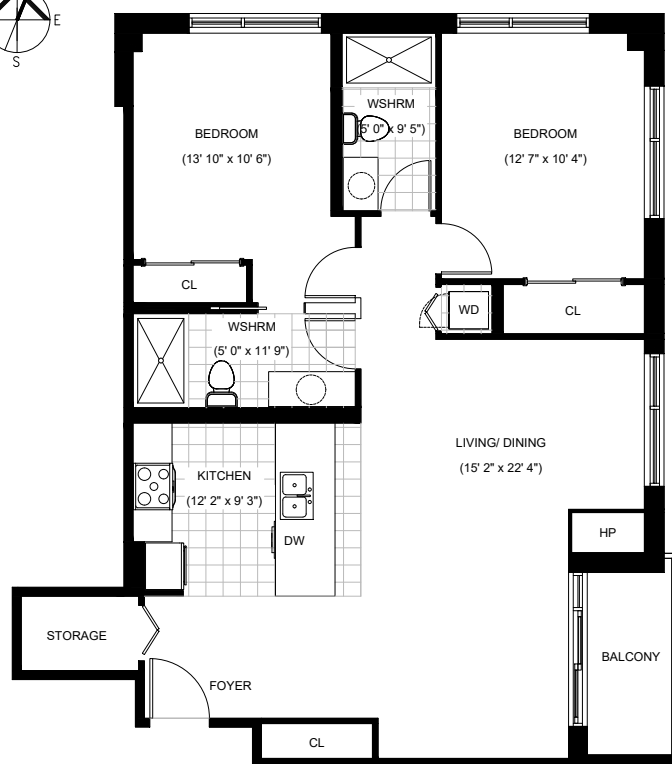
**HARBOR VIEW**

2 DUNDAS STREET WEST  
BELLEVILLE, ONTARIO

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SIXTH FLOOR



**Suite T05 (B.F.) - 1107 ft<sup>2</sup> (102.8m<sup>2</sup>)**

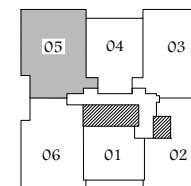
**+ BALCONY 49ft<sup>2</sup> (4.5m<sup>2</sup>)**

(2 Bed, 2 Bath)

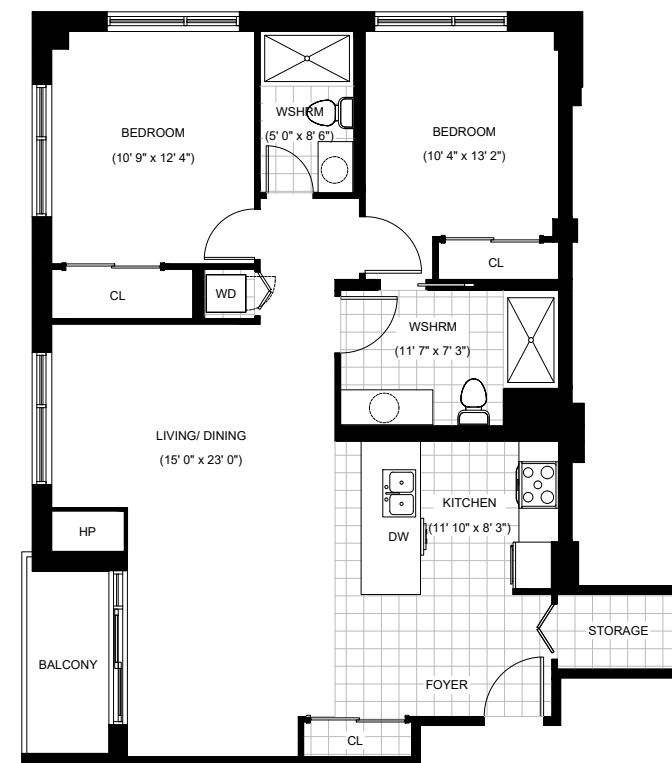
**HARBOR VIEW**

2 DUNDAS STREET WEST  
BELLEVILLE, ONTARIO

\* Unit layouts subject to change



TYPICAL FLOOR





**Suite 205(B.F.) - 1107ft<sup>2</sup> (102.8m<sup>2</sup>)**

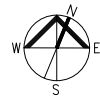
**+ TERRACE 475ft<sup>2</sup> (44.10m<sup>2</sup>)**

(2 Bed, 2 Bath)

**HARBOR VIEW**

2 DUNDAS STREET WEST  
BELLEVILLE, ONTARIO

\* Unit layouts subject to change



SECOND FLOOR



**Suite 605 - 1177ft<sup>2</sup> (100m<sup>2</sup>)**

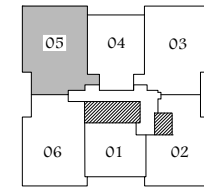
**+ BALCONY 49ft<sup>2</sup> (4.5m<sup>2</sup>)**

(2 Bed, 2 Bath)

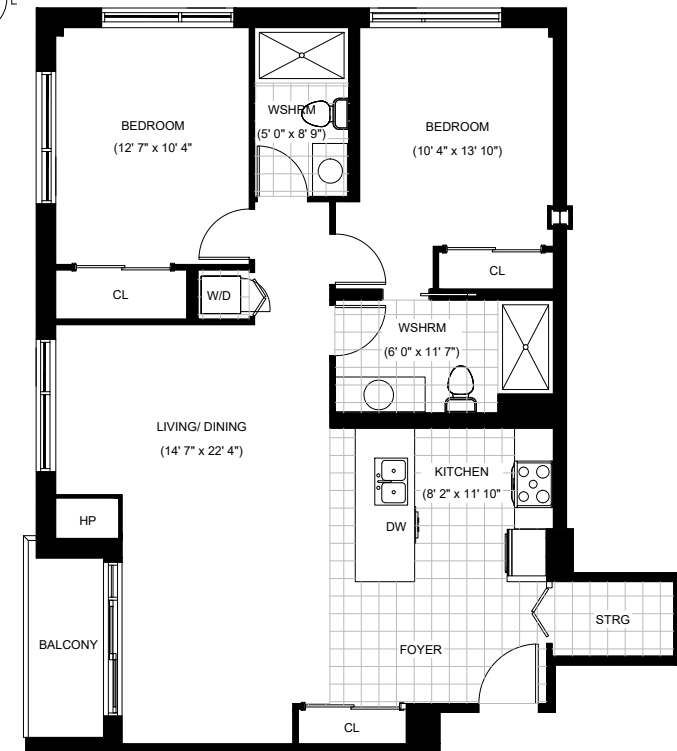
**HARBOR VIEW**

2 DUNDAS STREET WEST  
BELLEVILLE, ONTARIO

\* Unit layouts subject to change



SIXTH FLOOR

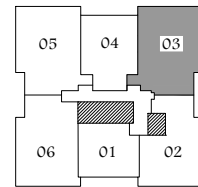
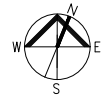


**Suite 203 & T03 - 1111ft<sup>2</sup> (103.25m<sup>2</sup>)**  
**+ BALCONY 49ft<sup>2</sup> (4.5m<sup>2</sup>)**  
(2 Bed, 2 Bath)

**HARBOR VIEW**

2 DUNDAS STREET WEST  
BELLEVILLE, ONTARIO

\* Unit layouts subject to change



TYPICAL FLOOR

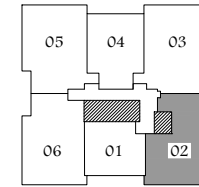
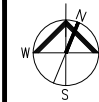


**Suite 602 - 949 ft<sup>2</sup> (88.2m<sup>2</sup>)**  
**+ BALCONY 49ft<sup>2</sup> (4.5m<sup>2</sup>)**  
(2 Bed, 2 Bath)

**HARBOR VIEW**

2 DUNDAS STREET WEST  
BELLEVILLE, ONTARIO

\* Unit layouts subject to change



SIXTH FLOOR





**Suite 206 - 1105ft<sup>2</sup> (102.65m<sup>2</sup>)**  
**+ TERRACE 635ft<sup>2</sup> (59m<sup>2</sup>)**  
(2 Bed, 2 Bath)

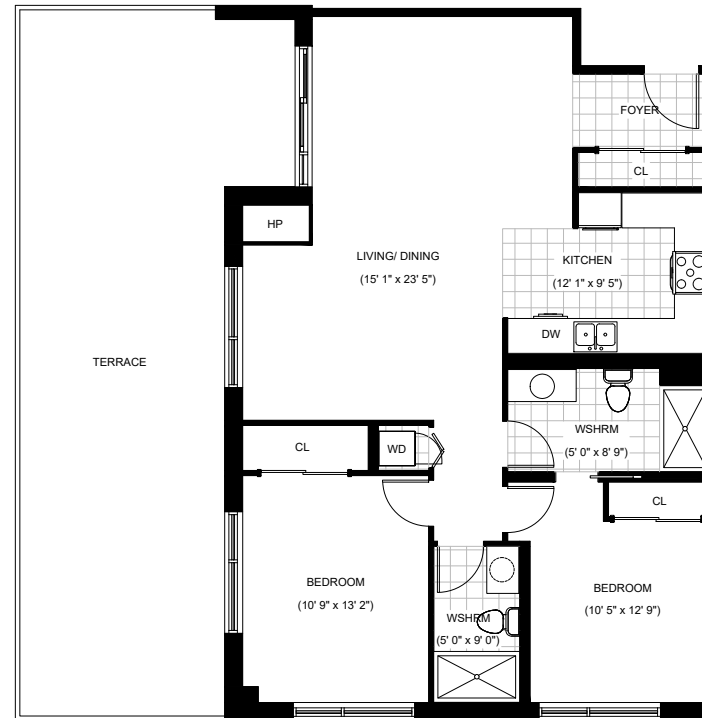
**HARBOR VIEW**

2 DUNDAS STREET WEST  
BELLEVILLE, ONTARIO

\* Unit layouts subject to change



SECOND FLOOR



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## Thank You!

For questions please contact:

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