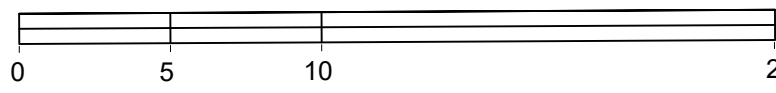


# CONCEPTUAL SITE PLAN VETERAN'S LANE

PART LOTS 6, CONCESSION 13  
339 VETERANS DRIVE & 341 VETERANS LANE  
IN THE  
CITY OF BARRIE



LEGEND		DWELLING UNIT BREAKDOWN
<div></div>	SUBJECT LANDS 8,770.9m <sup>2</sup>	• TYPE A TOWNS = 19 UNITS
		• TYPE C TOWNS = 16 UNITS
		• TYPE D APARTMENT = 41 UNITS
		• TOTAL = 76 DWELLING UNITS

ZONING TABLE - RM2-XX		
PROVISION	REQUIRED	PROVIDED
Lot Area (min.)	720m <sup>2</sup>	8,770.9m <sup>2</sup>
Lot Frontage (min.)	21m	67.3m (Montserrat)
Front Yard (min.)	7m (Montserrat St / north)	3.0m (Montserrat)
Side Yard (min.)	1.8m (east)	7.8m and greater
Side Yard Street / Exterior Side Yard (min.)	3m (Veterans Dr / west)	1.5m (Veterans)
Rear Yard (min.)	7m (south)	1.8m (south lot line)
Lot Coverage (max.)	35%	40%
Building Height (max.)	10m - townhouses 20m - walk-up apartment (four storeys)	11m - townhouses (Block 1,2,3) 14m - townhouse (Block 5 & 6) 22m - walk-up
Height Requirement (5.3.2.a)	Walk-up apartment, four storeys or less	Five storeys residential
Parking (min.) (4.6.1)	1.5 spaces per dwelling unit (114 spaces)	Apartment - 1 space per unit (41 spaces) Towns - 1.5 spaces per unit (53 spaces) Total provided - 139
Tandem	No	Yes
Barrier Free Parking (min.) (4.6.4)	5 BF; 3 Type A and 2 Type B	4 BF; 2 Type A and 2 Type B
Landscaped Open Space (min.)	35%	35%
Dwelling Unit Floor Area (min.)	45m <sup>2</sup> / 1 bedroom + 10m <sup>2</sup> per bedroom	45m <sup>2</sup> / 1 bedroom + 10m <sup>2</sup> per bedroom
Gross Floor Area (max)	60%	125%
Second Means of Access Rear Yard Setback (min.) (5.3.3.2.d)	7m	n/a
Amenity Area (min.) consolidated (5.2.5.2.b)	12m <sup>2</sup> /unit (912m <sup>2</sup> )	1,000m <sup>2</sup> , plus 1,000m <sup>2</sup> unconsolidated (decks, balconies, rooftop amenity)
Landscape Buffer Areas (min.) (5.3.7)	3.0m (abutting residentially zoned lands)	2.0m along east 1.8m along south
Front Yard Parking Coverage (5.3.6.1)	60%	0%
Parking Area for Apartment Dwellings (5.3.6.2)	35%	2.3%
Density (max.) (5.2.5.1)	40 u/ha - townhouse 53 u/ha - walk-up	87 uph total
Driveway Length (min.) (5.2.5.2.d)	6.0m	2.0m (Block 1,2,3)
Drive Aisle (5.2.5.2.e)	6.4m	3.7m travel lane

Source: Site Plan is designed by Hunt Design Associates and used with permissions to provide a zoning analysis and matrix.

- Note:
- The proposed Zoning By-law Amendment Special Provisions provide for greater flexibility within the design and development proposal. Through Site Plan process the development will be further refined.
  - Condo road is based off a woonref concept, construction and material details will be determined through Site Plan process. Hatching shown on this plan is conceptual.

# CONCEPTUAL SITE PLAN "VETERAN'S LANE" - CITY OF BARRIE

RESIDENTIAL	CURRENT OP DESIGNATION
RH - 339 R1 - 341	CURRENT ZONE

SCHEDULE OF REVISIONS			
No.	Date	Description	By
1.	1 May 2020	Revised concept plan for resubmission	VS
2.	17 June 2020	Revised concept plan for resubmission	VS
3.	24 June 2020	Road widening revised.	VS
4.	11 Aug 2020	Revised concept plan for resubmission	VS
5.	26 Aug 2020	Revised concept plan for resubmission	VS

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Date:	October 1, 2019	Drawn By:	VS
File:	Veteran's Lane	Reviewed By:	DV