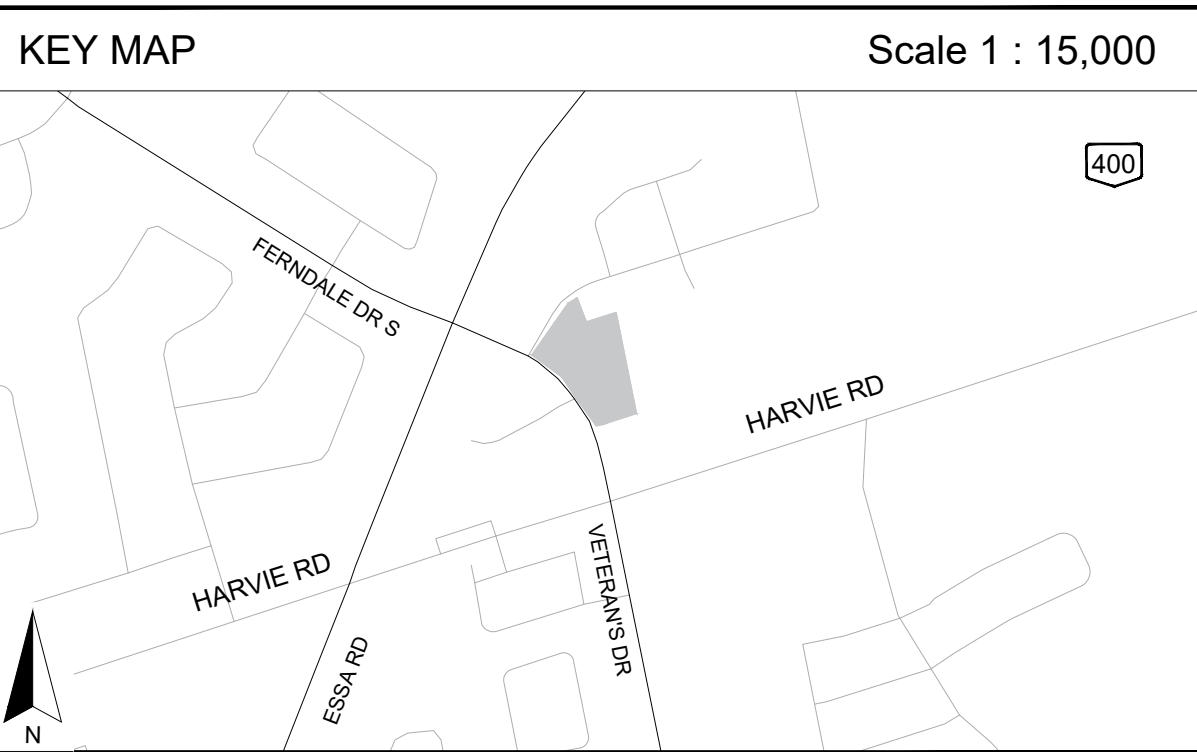
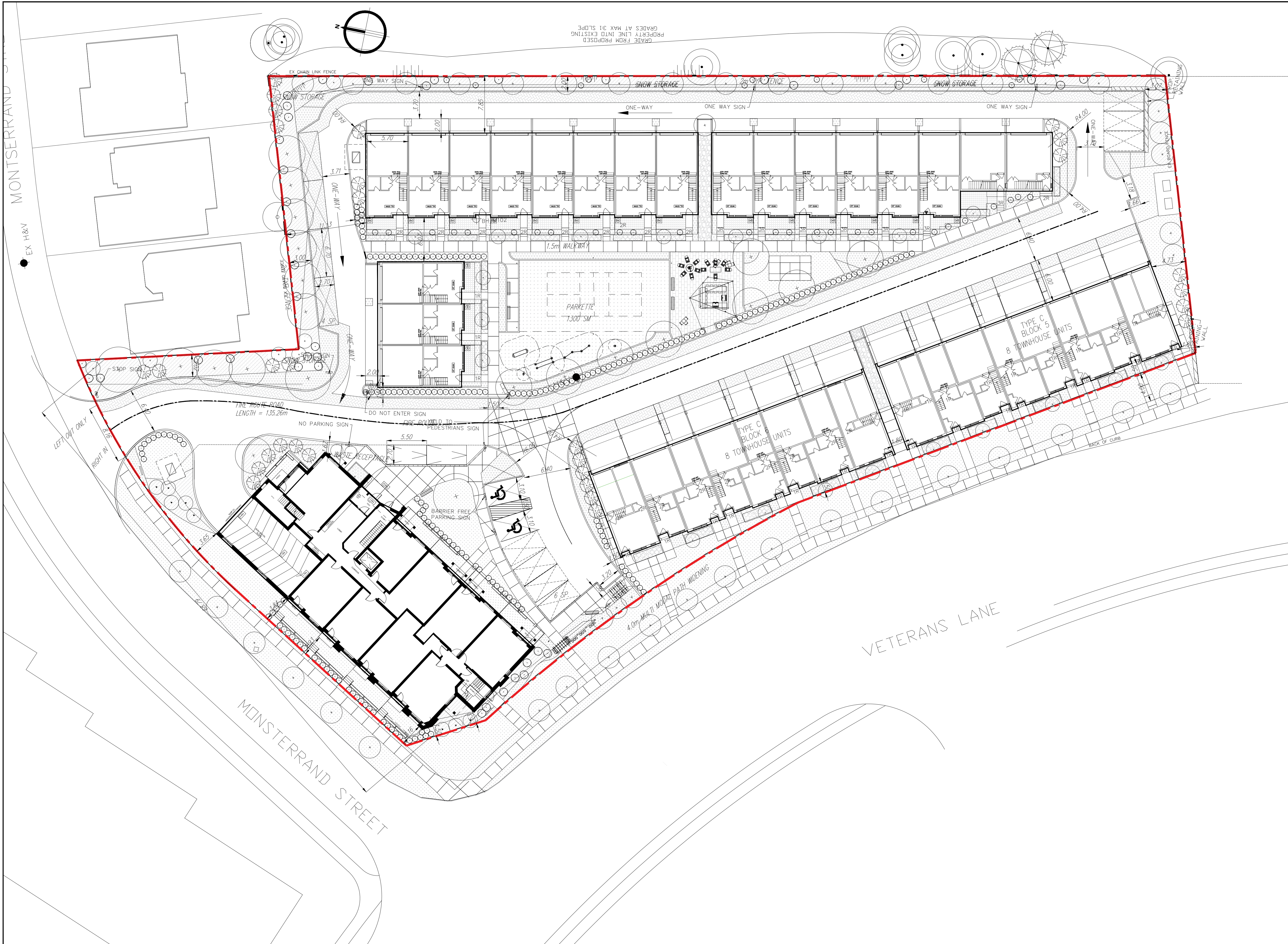
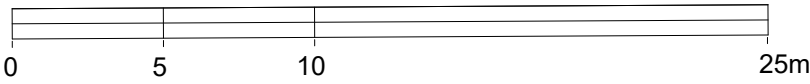




SITE PLAN
VETERAN'S LANE

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



LEGEND		DWELLING UNIT BREAKDOWN
SUBJECT LANDS 8,770.9m²		• TYPE A TOWNS = 19 UNITS
		• TYPE C TOWNS = 16 UNITS
		• TYPE D APARTMENT = 38 UNITS
		• TOTAL = 73 DWELLING UNITS

ZONING TABLE - RM2 (SP-598) (H-120)		
PROVISION	REQUIRED	PROVIDED
Lot Area (min.)	720m²	8,770.9m²
Lot Frontage (min.)	21m	68.71m
Front Yard (min.)	3.0m (Montserrand)	3.14m
Side Yard (min.)	1.8m (east)	7.8m
Side Yard Street / Exterior Side Yard (min.)	1.5m (Veterans)	1.5m
Rear Yard (min.)	1.8m (south lot line)	1.8m
Lot Coverage (max.)	40%	40%
Building Height (max.)	11m - townhouses (Block 1,2,3)	11m - townhouses (Block 1,2,3)
	14m - townhouse (Block 5 & 6)	14m - townhouse (Block 5 & 6)
	22m - walk-up	22m - walk-up
Height Requirement (5.3.2.a)	Five storey walk-up	Five storey walk-up
Parking (min.) (4.6.1)	Apartment - 1 space per unit w/in u/g structure (38)	38 u/g apartment spaces, 90 townhouse spaces & 15 surface (2 lay-by) Total provided - 140
	Towns - 1.9 spaces per unit (67 spaces), inclusive of 13 surface spaces	
Tandem	Permitted for Blocks 5 and 6	Provided in Blocks 5 and 6
Barrier Free Parking (min.) (4.6.4)	4 BF; 2 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.)	45m² / 1 bedroom + 10m² per bedroom	45m² / 1 bedroom + 10m² per bedroom
Gross Floor Area (max)	125%	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)	12m²/unit (876m²)	1,300m²
Landscape Buffer Areas (min.) (5.3.7)	2.0m along east	2.0m along east
	1.8m along south	1.8m along south
	1.5m along west	1.5m along west
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)	84 uph	84 uph
Driveway Length (min. & max.) (5.2.5.2d)	2.0m (Block 1,2,3)	2.0m (Block 1,2,3)
Drive Aisle (5.2.5.2.e)	3.7m	3.7m
Underground Parking Structure Setbacks	3m to Montserrand St and 1.5m to Veterans	3m to Montserrand St and 1.5m to Veterans
Setback between all buildings and internal private roadways	1.5m	1.5m

SITE PLAN

"VETERAN'S LANE" - CITY OF BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By
1.	5 Jan 2021	Updated apartment bldg footprint & matrix	VS
2.	28 Apr 2021	Issued for 1st SP submission	VS

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Date:	December 22, 2020	Drawn By:	VS
File:	Veteran's Lane	Reviewed By:	DV