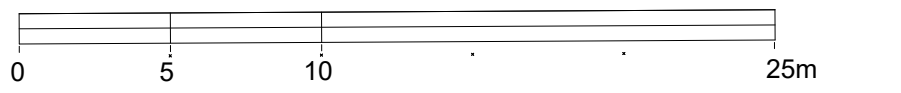


SITE PLAN VETERAN'S LANE

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



LEGEND

	SUBJECT LANDS 8,770.9m ²	DWELLING UNIT BREAKDOWN
		• TYPE A TOWNS = 16 UNITS
		• TYPE B TOWNS = 19 UNITS
		• TYPE C APARTMENT = 38 UNITS
		• TOTAL = 73 DWELLING UNITS

ZONING TABLE - RM2 (SP-598) (H-120)		
PROVISION	REQUIRED	PROVIDED
Lot Area (min.)	720m ²	8,770.9m ²
Lot Frontage (min.)	21m	68.71m
Front Yard (min.)	3.0m (Montserrat)	3.2m
Side Yard (min.)	1.8m (east)	7.5m
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 (Blk. 1,2,3) 14m - townhouse (Blk. 5 & 6) 22m - walk-up	11m - townhouses (Blk. 1,2,3) 14m - townhouse (Blk. 5 & 6) 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) Towns - 1.9 spaces per unit (67 spaces), inclusive of 13 surface spaces	38 u/g apartment spaces, 86 townhouse spaces & 15 surface (2 lay-by) Total provided - 139
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.)	45m ² / 1 bedroom + 10m ² per bedroom	45m ² / 1 bedroom + 10m ² 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)	12m ² /unit (876m ²)	1,300m ²
Landscape Buffer Areas (min.) (5.3.7)	2.0m along east 1.8m along south 1.5m along west 3m adjacent residential lots fronting Montserrat St	2.0m along east 1.8m along south 1.5m along west 3m adjacent residential lots fronting Montserrat St
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
Drive Aisle (5.2.5.2.e)	3.7m	3.7m
Drive Aisle (5.2.5.2.e)	6.4m wide internal private roadway	6.4m
Underground Parking Structure Setbacks	3m to Montserrat St and 1.5m to Veterans	3.2m to Montserrat St and 1.6m 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
2.	28 Apr 2021	Issued for 1st SP submission	VS
3.	12 Nov 2021	Issued for 2nd SP submission	VS
4.	5 JAN 2022	Add fire connection and gas meter	VS
5.	3 FEB 2022	Update with architects plan	VS
6.	6 SEPT. 2022	Update with engineers plan	AS

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