



# **440 VETERANS DRIVE & 104 WHITE CRESCENT ZONING BY-LAW AMENDMENT APPLICATION**



**Public Meeting  
April 15<sup>th</sup>, 2019**



# CONTEXT



## SUBJECT SITE:

### Frontage:

- **Veterans Dr.** approx. 42 m
- **White Cr.** approx. 8.5 m

### Area:

- approx. 0.2 ha (0.5 ac)

## SURROUNDING AREA:

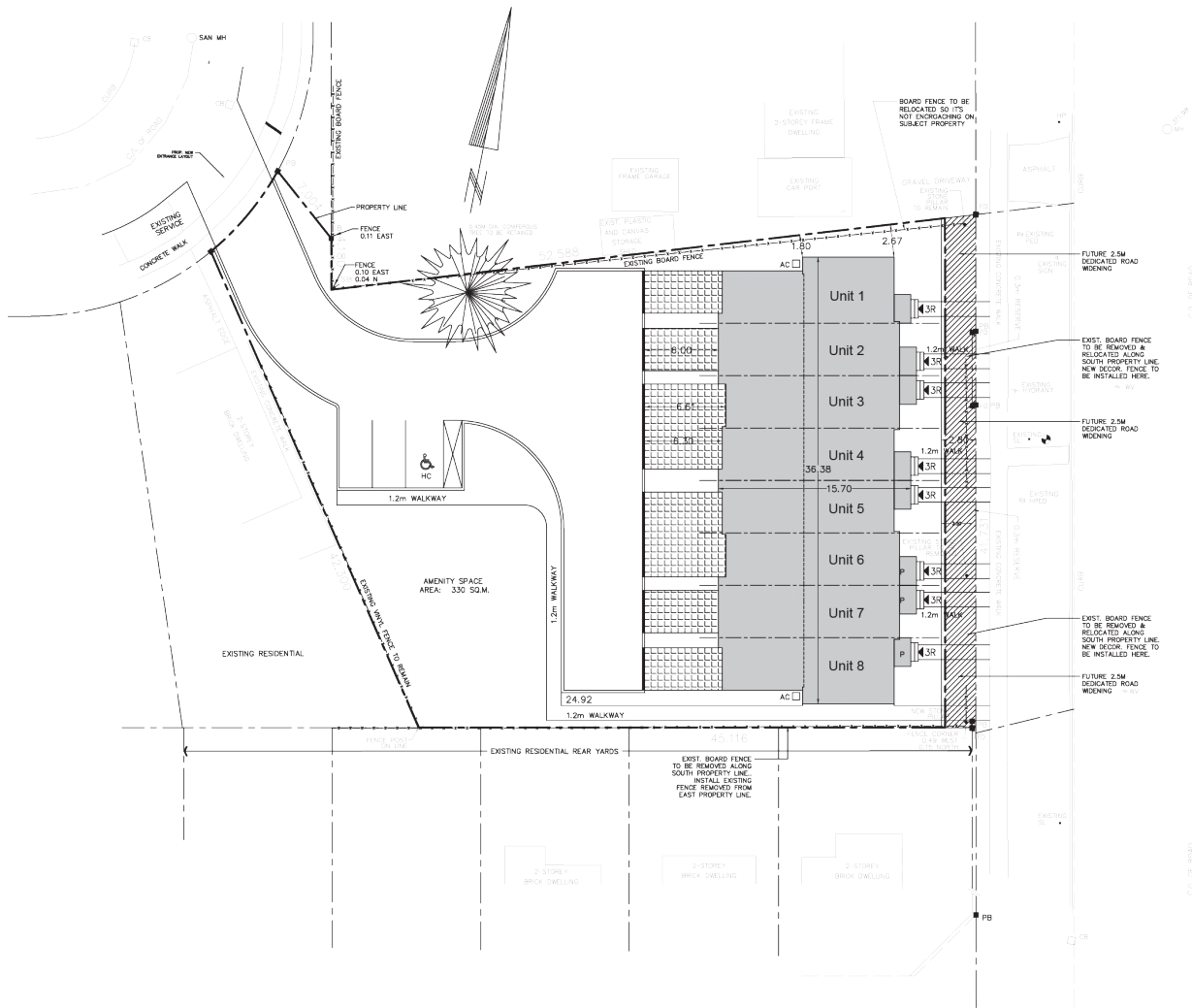
- Nearby uses include residential, open space, and commercial lands
- Veterans Dr. is an arterial road
- Site serviced by public transit



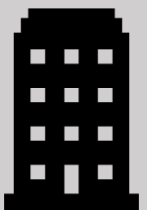
# Application Context







- Eight residential townhouse units
  - Density of 40 UPH
- 19 parking spaces (2.3/unit)
  - 6 garage spaces in tandem
- 330 m<sup>2</sup> consolidated amenity area (41.25m<sup>2</sup>/unit)
- Vehicular access from White Cr.; pedestrian from Veterans Dr
- Municipal curbside (Veterans) garbage collection
- 2.8 m road widening / municipal reserve

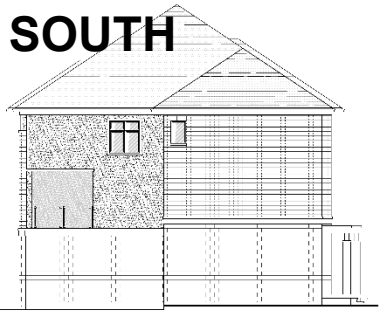


# Concept Plan

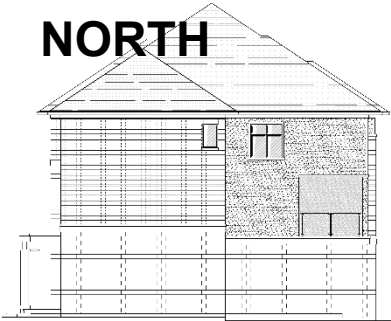
**EAST (VETERANS DR.)**



**SOUTH**



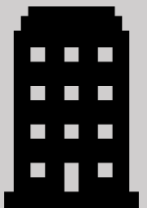
**NORTH**



**WEST (INTERNAL)**



- 3 storeys with 2 and 3 bedroom units
- Range in size from 1,500 – 1,800 square feet
- Garage located and accessed internally (screened from view)
- Individual private amenity areas (second storey screened balcony)
- High quality building design and materials envisioned and further detailed through Site Plan.



## Concept Elevations

Provision	Required	Provided
Lot Area (min.)	720m <sup>2</sup>	2,001.4m <sup>2</sup>
Lot Frontage (min.)	21.0m	41.7m
<b>Setbacks</b>		
Front Yard (min.)	7.0m	3.4m
Front Porch (min.)	3.0m	2.0m
Rear Yard (min.)	7.0m	24.92m
Int. Side Yard (min.)	1.8m	1.8m
Landscaped open space (min.)	35%	36.9%
Outdoor amenity area (min.)	96m <sup>2</sup>	330m <sup>2</sup> (+14m <sup>2</sup> individual amenity per unit)
Dwelling unit floor area (min.)	2 Bed ..... 55m <sup>2</sup> 3 Bed ..... 65m <sup>2</sup>	2 Bed ..... approx. 135m <sup>2</sup> 3 Bed ..... approx. 165m <sup>2</sup>
Lot Coverage (max.)	35%	26.9%
Gross Floor Area (max.)	60%	58.9%
Height (max.)	10.0m	12.0m, 3 storeys
Parking (min.)	12	11 (+8 in tandem)
Tandem Parking	Not permitted	Permitted
Density (max.)	40 UPH	40 UPH

- **Proposed rezoning from R4 and RM2-TH to RM2 – SP.**

#### **Special Provisions**

- **Front yard & porch**
- **Maximum Building height**
- **Tandem (driveway-garage) parking**



# Zoning Application

- Planning Justification Report
- Urban Design Brief
- Functional Servicing Report / Stormwater Management Report
- Tree Inventory, Assessment and Preservation Plan
- Archaeological Assessment
- Environmental Noise Feasibility Study



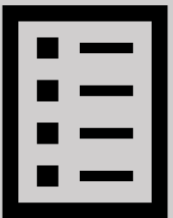
## Supporting Studies

- Held March 12<sup>th</sup>, 2019 at the Holly Rec Centre
- Approximately 10 residents in attendance
- **Main comments and concerns noted:**
  - Grading and drainage – assurances that grading will not increase amount of drainage on adjacent lands;
  - Introduction of 8 Townhomes to area;
  - Garbage collection and emergency access;
  - Concerns regarding traffic, noise and light pollution;
  - Prefer amenity area for passive recreation.

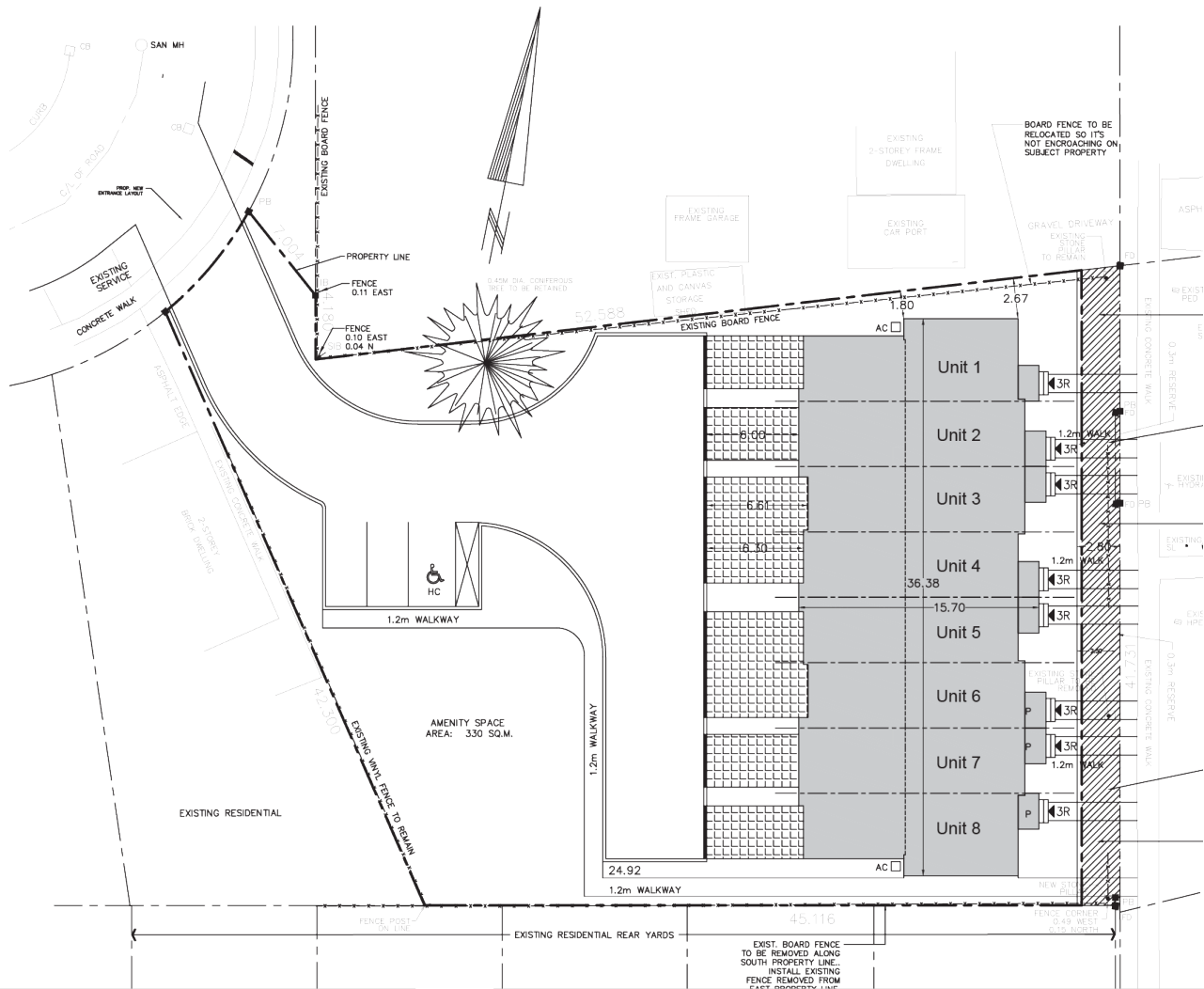




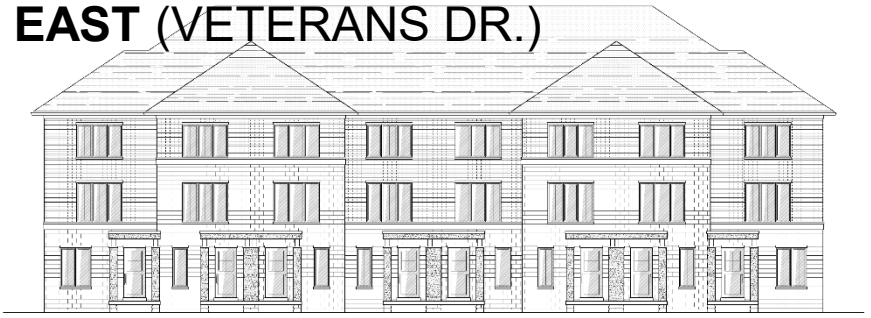
- The proposed ZBA will facilitate the development concept, including:
  - Eight (8) residential townhouse units (Density of 40 UPH);
  - 19 parking spaces (2.3/unit)
  - 330 m<sup>2</sup> amenity area (41.25m<sup>2</sup>/unit);
  - One vehicular access point from local road.
- The lands are an appropriate location for the proposed density and use and will round out development on these long standing vacant lands.
- The application and associated development is consistent with Provincial Policy Statement, Growth Plan and City of Barrie Official Plan.



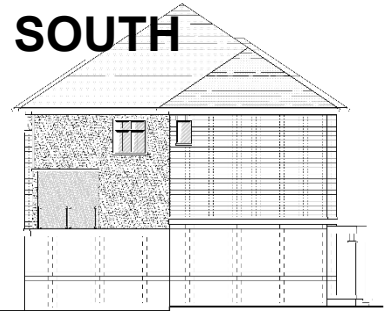
## Conclusion



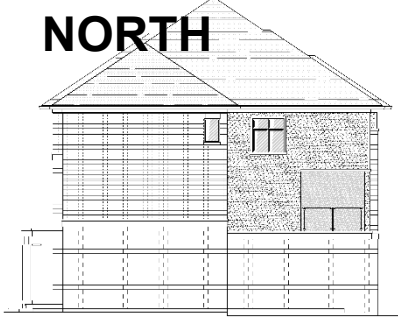
**EAST (VETERANS DR.)**



**SOUTH**



**NORTH**



**WEST**



**Thank You.**

**IPS**  
CONSULTING