

**Veterans Lane
339 Veterans Drive & 341 Veterans Lane
Zoning By-law Amendment Application &
Draft Plan of Subdivision Application**

On Behalf of Sean Mason Homes (Veteran's
Lane) Inc. & 877958 Ontario Inc.

**Public Meeting
December 10th, 2019**



339 VETERANS DRIVE

Frontage:

- 52.3m (174ft) along Montserrat St

Area:

- 0.15 ha (0.36 ac)
- Currently vacant of structures

341 VETERANS LANE

Frontage:

- 123.6m (405.5ft) along Veterans Lane

Area:

- 0.53 ha (1.29 ac)
- Currently contains a single-detached dwelling on-site



Application Context

1



↑ Commercial / High-Density Mixed Use ↓

2

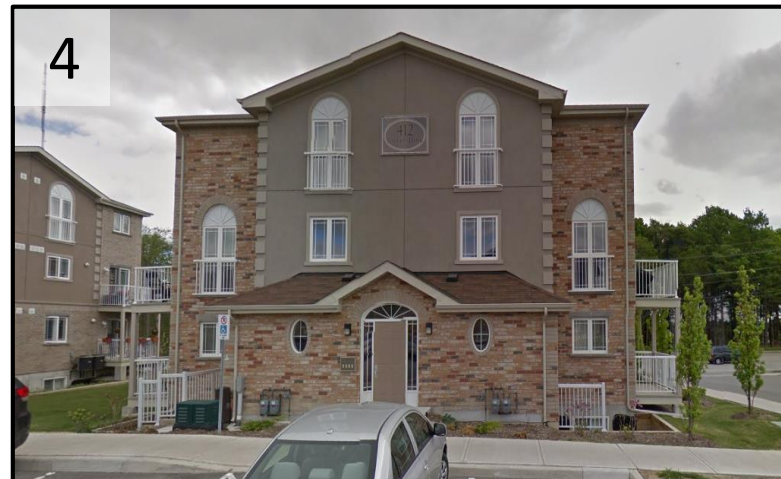


3



Medium Density Residential

4



Application Context

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LAND USE STATISTICS

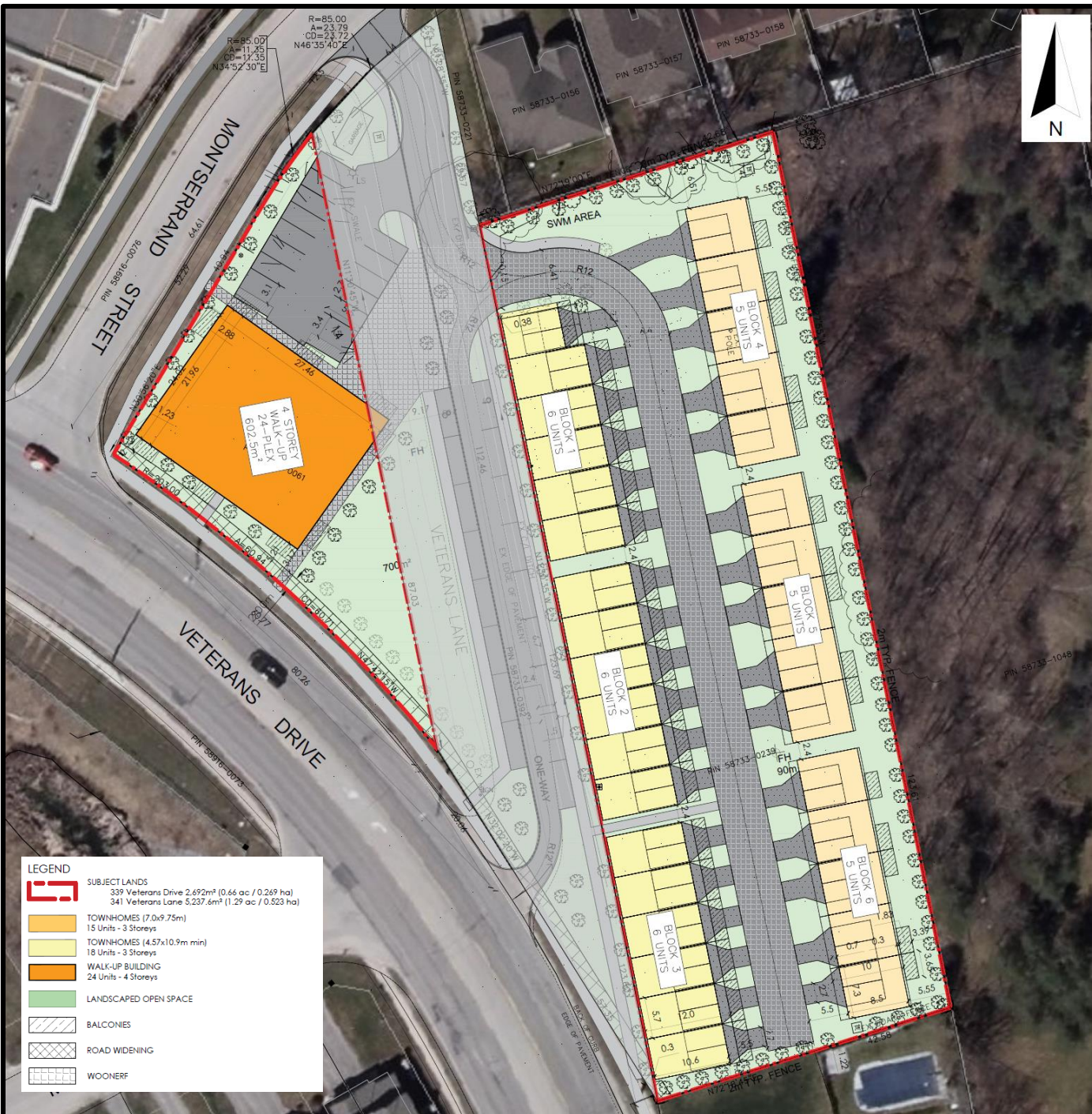
Land Use	Lot/Block No.	Area (ha.)
Residential	1-2	0.66
Road Widening	3-4	0.02
Total	4	0.68
Veteran's Lane*	1	±0.24

** Veteran's Lane ROW is not currently part of the Draft Plan.*



Proposed Draft Plan Of Subdivision

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DEVELOPMENT DETAILS:

Fifty-seven (57) residential units

339 Veterans Drive

- 4-storey walk-up apartment, 24-plex;
- 0.9 parking spaces per unit, with 2 barrier-free parking spaces;
- 2m road widening along Veterans Drive;
- Large open space;
- Units size range from 754 – 941ft²

341 Veterans Lane

- Thirty-three (33), three-storey, block/cluster townhomes;
- Two (2) parking spaces per unit, minimum;
- Stormwater Management area;
- Private unconsolidated amenity area provided
- Units size range from 1,600 – 1,815ft²
- New condo road, Woonerf

**Conceptual
Development
Proposal**

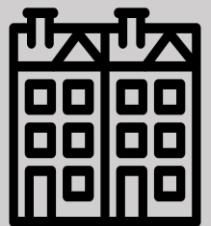
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- A Dutch term for “living street”;
- Traditionally ‘curbless’ or ‘rolled curb’;
- Shared streetscape allows for a flexible use;
- ‘Brussels block’ interlock;



- Considerable landscaping throughout to promote a diversity of use in the street;
- Energy efficient home and site design;
- Low Impact Development (LID) Infrastructure
- Increased parking;

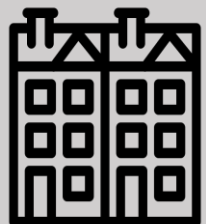


The Woonerf & Design



- Net Zero Ready
- Energystar Townhouses

- Energystar Multi-unit Residential Building (MURB) Pilot Program for Apartment



Architectural Massing

Townhomes & Walk-up Apartment Building

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MU2(SP-XX) Zoning Matrix – 339 Veteran's Drive & 341 Veterans Lane

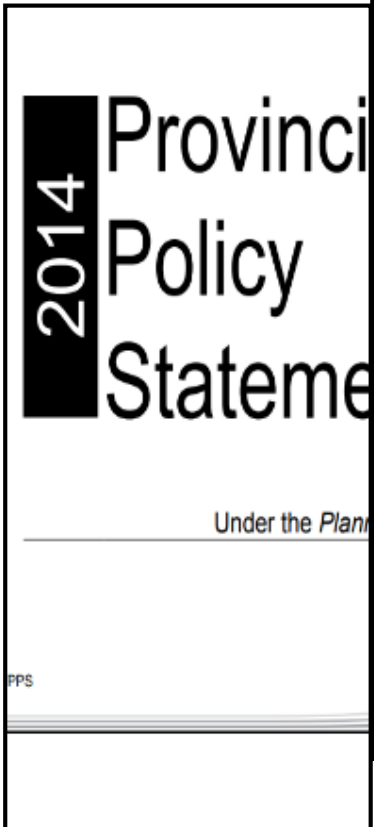
The Special Provisions (SP) related to the proposed concept include:

- Reduction to the minimum required front setback to 0.0m (west side, townhouses at 341 Veterans Lane only);
- Reduction to the minimum side yard setback, abutting a street, to 2.0m;
- Increase to the maximum side yard setback to 6.5m;
- Reduction to rear yard abutting a Residential Zone, to 5.0m;
- Reduction to the minimum required street level floor height, to 3.0m;
- Reduction to the minimum required landscape buffer areas, to 1.2m;
- Reduction to the minimum required size of parking space, to 5.5m; and
- Reduction to the minimum required exterior side and front yard setbacks associated with accessory structures, specifically decks, to 0.0m.

Zoning By-law Provisions

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- Intensification is encouraged where the merits of the site are suited;
- Proximity and similarities to Essa Road, street interface, traffic volumes, built form, pedestrian connections
- The characteristics of the site support the densities, mid-rise buildings and uses proposed;
- High-quality and energy efficient urban design will steer the detailed design of the site.

Submitted Reports:

- Planning Justification Report
- Urban Design Report
- Functional Servicing Report and Stormwater Management Report
- Arborist Report, complete with a Tree Preservation Plan/Inventory



Thank You

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