

**Zone Matrix**  
By-law 2014-44

**Residential Apartment Building - 67 Colborne St & Roll No.435202020111100**

	Required - Downtown Shoulder 2 (DS2)	Proposed (DS2-X Zone) 67 Colborne	Proposed (DS2-Y Zone) Roll No. 435202020111100
Permitted Uses	Accessory Dwelling Units Commercial Parking Lot	Apartment Building as a stand alone use	- Parking Lot as a stand alone use - Accessory Structure permitted without primary building (bicycle storage structure)
Lot Area (min)	200m <sup>2</sup>	±659.9m <sup>2</sup>	±1,161 m <sup>2</sup>
		±2,076.6 m <sup>2</sup> (total consolidated lands, post widening)	
Lot Frontage (min)	10m	±25.1m (Colborne)	n/a
Lot Coverage (max)	40%	±80% (post widening)	±2.4%
		26.5% (total consolidated lands, post widening)	
Front Yard (min)	2.5m	±2.5m	n/a
Front Yard (max)	6.0m		
Side Yard (min) East	1.5m	±1.4m	±1.5m
Side Yard (min) West	1.5m	±1.2m	±20.5m
Rear Yard (min)	7.5m	±0.2m	±25.7m
Building Height (min)	6.0m		±3.0m
Building Height (max)	11.0m	±21.1m (to ridge of sloped roof)	
Landscaped Open Space (min)	10%	±12.1%	±22.6%
Landscaped Buffer Area (min)			
- Abutting residential	2.0m (with screening)	n/a	0.7m (with screening)
- Abutting any other use	1.0m	±0.2m	0.5m
- Abutting Street	1.5m	±2.5m	n/a
Sight Triangle (min)	3m x 3m	3m x 3m	n/a
Snow Storage (min)	2%	Provided on Roll No. 435202020111100	5% (±52.8m <sup>2</sup> )
Parking Spaces 2.7m x 6.0m (min)	28	Parking is being provided on adjacent lot, Roll No.	30 spaces;
- Residential	24 (0.75 / unit incl. 6 visitor)		26 residential spaces (including 6 visitor)
- Commercial	4 (1 / 30m <sup>2</sup> )		and 4 commercial spaces
Barrier Free Parking (min)	2	n/a	2; 1 Type A & 1 Type B
Bicycle Parking (min)	4	On Adjacent Site	20
Parking Aisle Width (min)	6.0m	n/a	6.0m
Driveway Width (min)	7.2m	7.2m	n/a

**Amenity Area - 76 Victoria St**

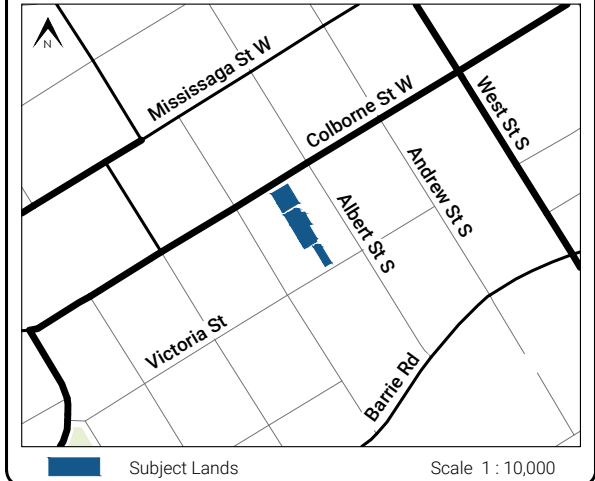
	Required - (HC2 Zone)	Proposed (HC2-X Zone) 76 Victoria
Permitted Uses	Park – stand alone amenity area	Park – stand alone amenity area
Lot Area (min)	3,700m <sup>2</sup>	±254.8m <sup>2</sup>
Lot Frontage (min)	45m	±9.4m
Landscaped Open Space (min)	15%	±100%



**CONCEPT PLAN**

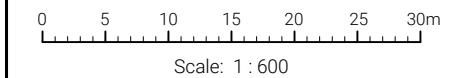
**67 COLBORNE ST W & 76 VICTORIA ST**

Part of Lot 9, Concession 4 Southern Division  
City of Orillia



**LEGEND**

- Subject Lands  
Total Area: ±2,177.8m<sup>2</sup>  
±2,076.6m<sup>2</sup> (post widening)
- Apartment Building  
Units: 31  
Storeys: 6
- Ground Floor Commercial  
Area: ±117.8m<sup>2</sup>
- Ground Floor Residential  
Area: ±151.5m<sup>2</sup>
- Accessory Structure (Bicycle Parking)  
Area: ±28.0m<sup>2</sup>
- Road Widening



Note: This drawing is for discussion purposes only.

Source: Site Plan, Chris A. Montgomery Architect, June 7, 2023.  
Plan of Survey, Dearden and Stanton Ltd, 2023.  
County of Simcoe interactive map.

Drawn By: A.M. Date: July 30, 2024 File No: 940



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