



**LEGEND**

- SUBJECT LANDS  
Area: ±7.973ha (19.70ac)
- RESIDENTIAL APARTMENT BUILDINGS
- GROCERY STORE  
Area: 3,739.7m<sup>2</sup> (40,254.23ft<sup>2</sup>)
- COMMERCIAL RETAIL UNITS  
Area: 2,107.1m<sup>2</sup> (22,680.6ft<sup>2</sup>)
- NEIGHBOURHOOD PARK
- LANDSCAPED OPEN SPACE
- SWM BLOCK

**ZONING TABLE**

	APARTMENT RESIDENTIAL (RA1-2 ZONE)		GENERAL COMMERCIAL (C4 ZONE)	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
Lot Area	1,100m <sup>2</sup>	3,6830.0m <sup>2</sup>	450m <sup>2</sup>	20,356.9m <sup>2</sup>
Lot Frontage	24m	118.3m	15.0m	122.9m
Setbacks				
Front Yard	7.0m	7.0m	6.0m	6.0m
Side Yard	5.0m	7.0m	3.0m	6.0m
Ex. Side Yard	3.0m	7.0m	5.0m	5.0m
Rear Yard	7.0m	7.0m	7.0m	7.0m
Landscaped Open Space	35%	43.5%	N/A	-
Dwelling Unit Floor Area	35m <sup>2</sup>	>35m <sup>2</sup>	35m <sup>2</sup>	>35m <sup>2</sup>
Lot Coverage	35%	14.7%	50%	28% (5703.55m <sup>2</sup> )
GFA % of Lot	100%	73.3%	N/A	-
Height	15m	18m	14.0m	<14.0m
Units	N/A	336	N/A	24
Parking	504	505	211	232

No.	REVISION	DATE

ALL DIMENSIONS TO BE CHECKED & VERIFIED ON SITE. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. LATEST APPROVED STAMPED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

**MCLARCHITECTS**  
MCKNIGHT CHARRON LIMITED

48 ALLIANCE BLVD, UNIT 110  
BARRIE, ONTARIO L4M 5K3  
WWW.MCLARCHITECTS.CA

T 705 722 6739  
F 705 726 5418

**CONCEPTUAL SITE PLAN**

FERNDALE DRIVE NORTH RESIDENTIAL AND COMMERCIAL PROJECT

FERNDALE DRIVE NORTH & SPROULE DRIVE  
BARRIE, ONTARIO

PREVIN COURT HOMES

DATE:	NOV. 19, 2019	JOB NO.	SHEET NO.
DRAWN BY:	SCH, RB	XX-XXX	A1.00
SCALE:	1:600		