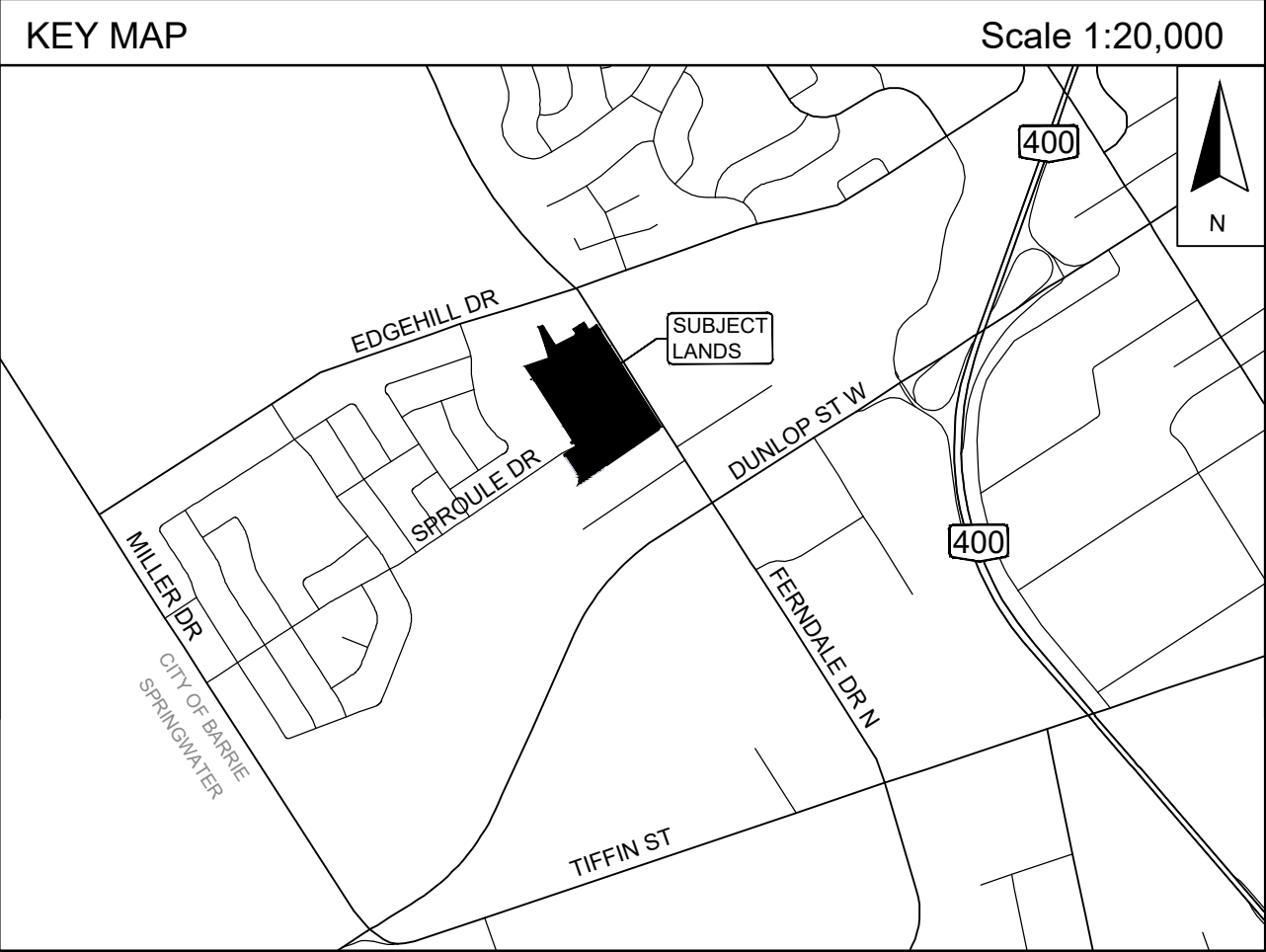




LEGEND

- SUBJECT LANDS
Area: ±7.973ha (19.70ac)
- RESIDENTIAL APARTMENT BUILDINGS
60 Units / Building
- COMMERCIAL RETAIL UNITS
- NEIGHBOURHOOD PARK
- LANDSCAPED OPEN SPACE
- SWM BLOCK

ZONING TABLE				
	APARTMENT RESIDENTIAL (RA1-2 ZONE)		GENERAL COMMERCIAL (C5-SP 514 ZONE)	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
Lot Area	1,100m²	36,831.95m²	450m²	20,356.91m²
Lot Frontage	24m	118.3m	15.0m	122.9m
Setbacks				
Front Yard	7.0m	7.0m	6.0m	6.0m
Side Yard	5.0m	6.0m	3.0m	6.9m
Ex. Side Yard	3.0m	7.0m	5.0m	5.0m
Rear Yard	7.0m	7.0m	7.0m	7.3m
Landscaped Open Space	35%	38.5%	n/a	-
Dwelling Unit Floor Area	35m²	35m²	n/a	-
Lot Coverage	35%	14.7%	50%	28.7%
GFA % of Lot	100%	73.3%	n/a	-
Height	15m	15m	14m	<14m
Parking	450 (incl. 15 barrier free)	456	195	212

CONCEPT PLAN
300 Units

FERNDALE DRIVE NORTH & SPROULE DRIVE
PART OF LOT 23, CONCESSION 7
IN THE
CITY OF BARRIE, ON

0 25 50 75m

IPS INNOVATIVE PLANNING SOLUTIONS
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Source: Concept plan prepared by McKnight Charron Limited Architects, October 2018.

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Scale:	1:600	Reviewed By:	GB