

180 & 190 FERNDALE DR. N

APPLICATIONS FOR OFFICIAL PLAN & ZONING BYLAW AMENDMENT, & DRAFT PLAN OF SUBDIVISION

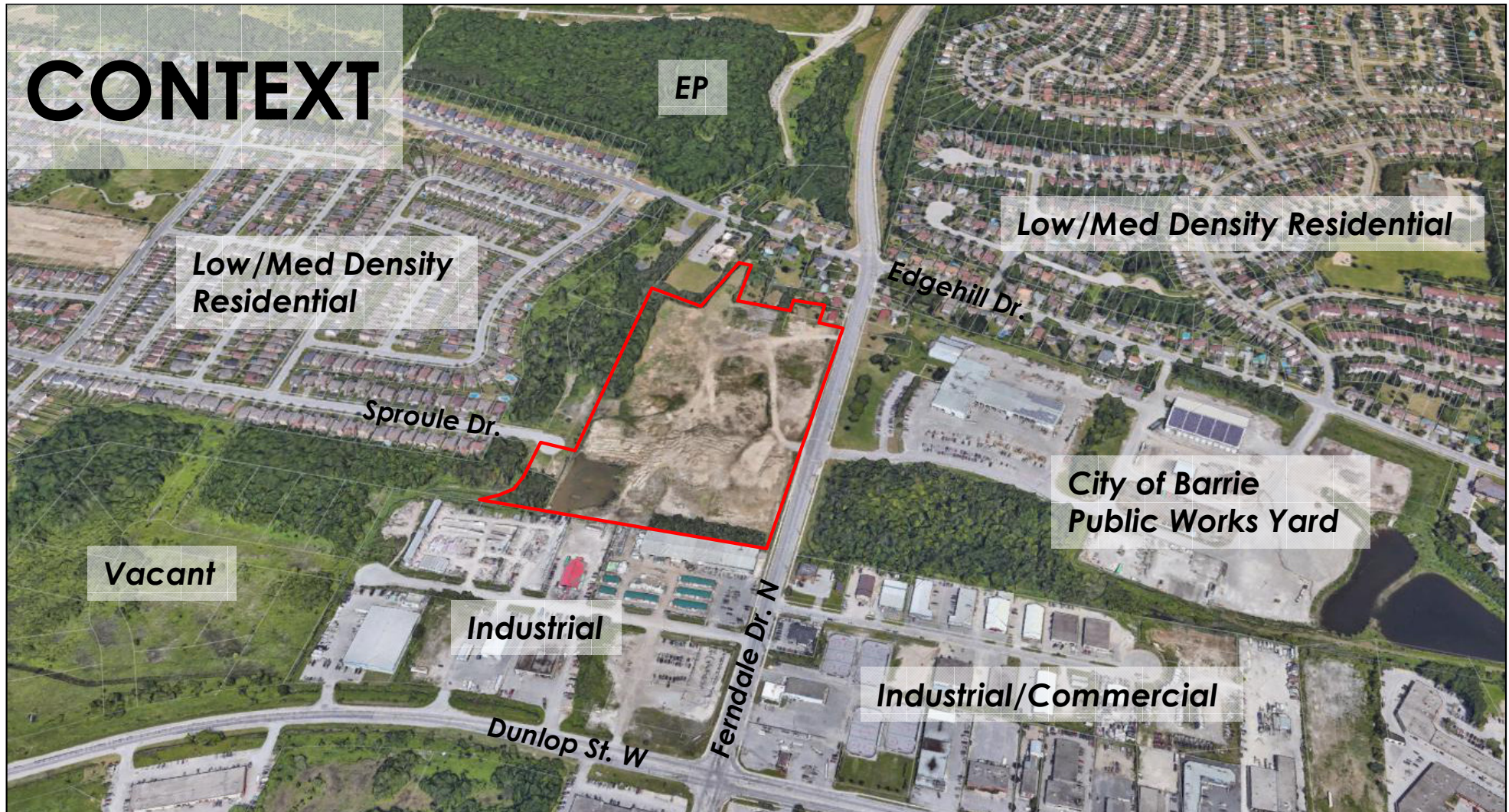
Feb. 5, 2019
Neighbourhood
Meeting



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CONTEXT



Site statistics:

- Frontage (Ferndale Dr. N) approx. 325 m
- Frontage (Sproule Dr.) approx. 23 m
- Area approx. 7.9 ha (19.7 ac)

- Nearby uses include industrial, residential, and environmental protection lands
- Edgehill & Sproule are minor collector roads
- Dunlop St. W & Ferndale Dr. N are arterial roads
- Public Transit along Edgehill and Dunlop.

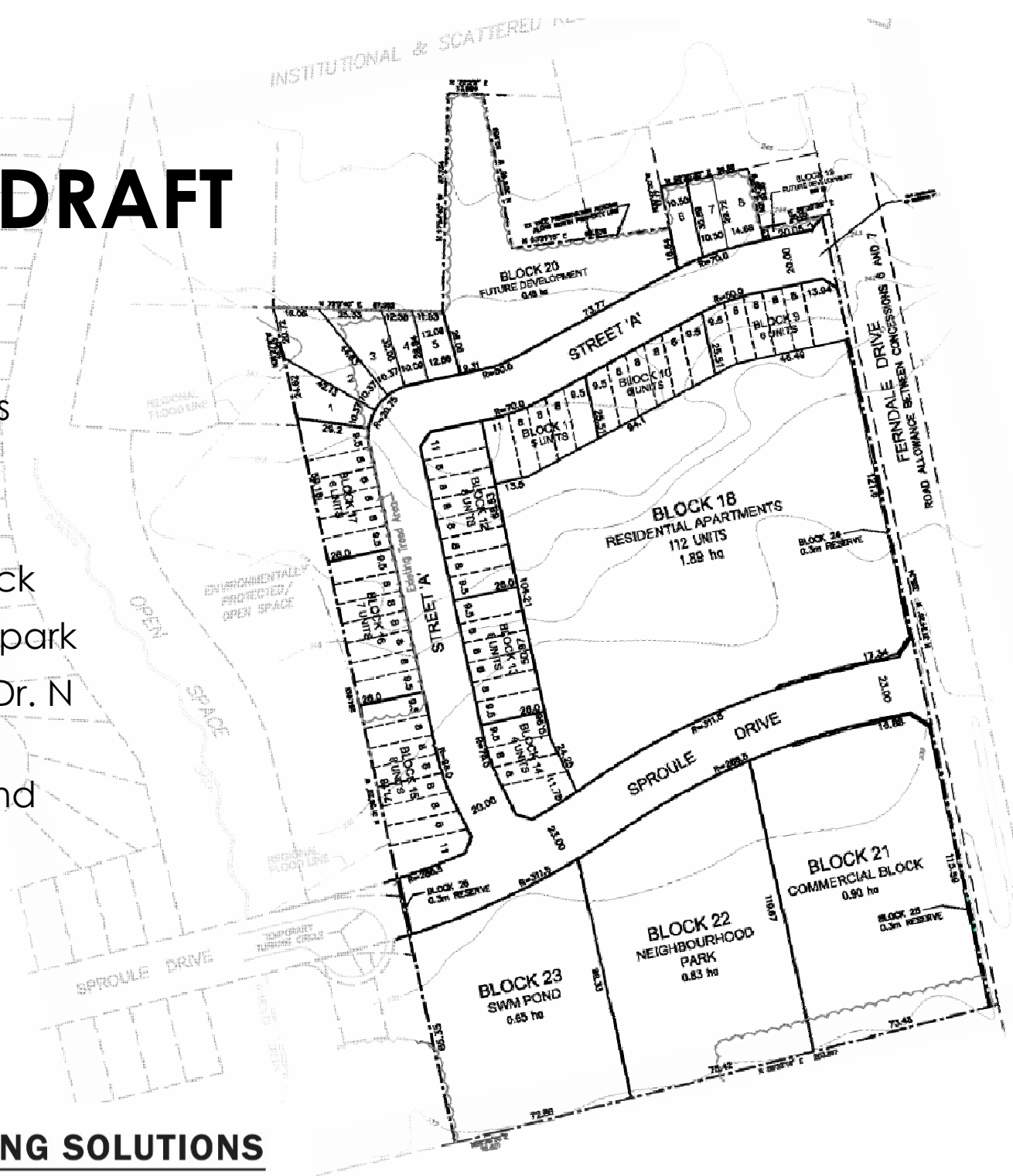


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CURRENTLY APPROVED DRAFT PLAN

- 8 Single-detached units
- 56 Townhouse units
- 112 Apartment units
- 0.9 ha commercial block
- 0.83 ha neighborhood park
- Sproule Dr. – Ferndale Dr. N connection
- 0.65 ha stormwater pond



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PROPOSED DRAFT PLAN

- 3.68 ha residential block (300 apartment units)
- 2.03 ha commercial block
- 0.6 ha stormwater pond
- 1.0 ha neighborhood park
- Road Widening along Ferndale Dr N
- Sproule Dr. – Ferndale Dr. N connection



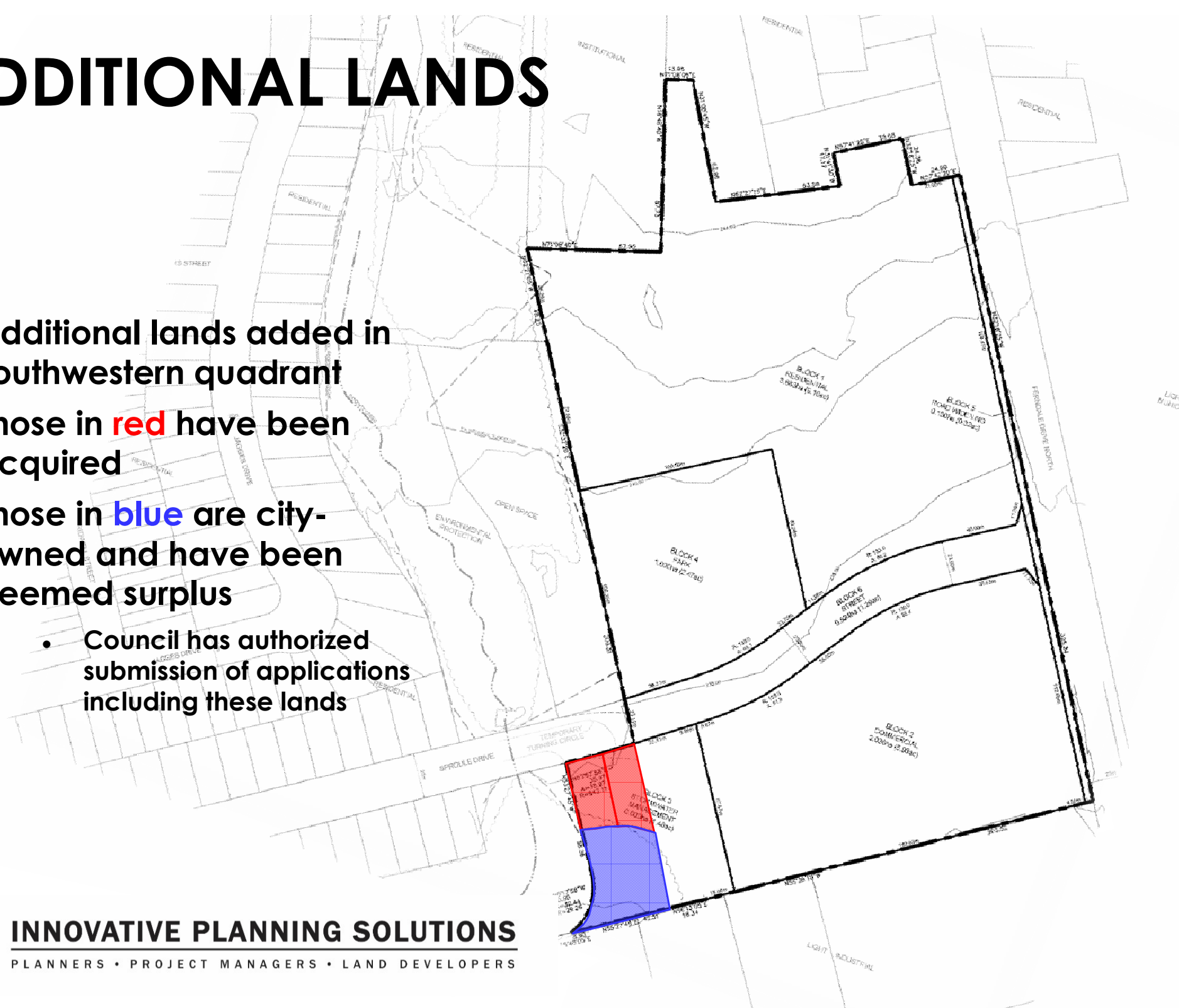
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ADDITIONAL LANDS

- Additional lands added in southwestern quadrant
- Those in **red** have been acquired
- Those in **blue** are city-owned and have been deemed surplus
 - Council has authorized submission of applications including these lands



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CONCEPT PLAN

- Sproule Dr. – Ferndale Dr. N connection, including pedestrian sidewalk
- 1.00 ha neighbourhood park
- Residential, commercial, and parkland uses



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NORTH OF SPROULE

- 1.00 ha neighbourhood park
- 3.68 ha of residential lands, intended as a private condominium development.
- Five (5), 5-storey apartment buildings-60 units each
 - 300 total units
- 1 & 2 bedrooms (potential for 3)
- Private garbage collection
- Private communal amenity space
- 456 residential parking spaces
 - ratio of 1.52 per unit
- Density 81.5 UPH
- **Proposed rezoning to Apartment Dwelling First Density-2 (RA1-2), and Open Space (OS)**



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SOUTH OF SPROULE

- 2.03 ha commercial block, to be developed through Site Plan control
- Approx. 62,796 ft² of commercial space
- Potential for mixed use (residential above)
- 212 parking spaces
- 0.6 ha stormwater pond
- **Proposed rezoning to Convenience Commercial (C5) (SP-514)* and Open Space (OS-SWM)**

* Existing special provision zone to be reconfigured. Includes a grocery store as a permitted use



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APPLICATIONS

- Official Plan Amendment
 - Reconfiguring existing designations:
 - Residential
 - Open Space (park and SWM)
 - General Commercial
- Zoning By-law Amendment
 - RA1-2
 - C5-SP514
 - OS & OS-SWM
- Draft Plan of Subdivision
 - Create 6 Blocks



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SUPPORTING STUDIES

- Planning Justification Report
- Functional Servicing Report
- Traffic Impact Study
- Environmental Assessment
- Tree Inventory, Assessment and Preservation Plan



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CONCLUSION

- The proposed applications would facilitate the development of:
 - 300 residential apartment units;
 - 2.03 hectares of commercial lands;
 - a 1.0 ha community park; and
 - Stormwater Management Pond;
- The subject lands are the appropriate location for the proposed density and diversity of uses.
- Development will complete the Sproule Drive – Ferndale Drive N connection identified as a minor collector in Schedule D of the Official Plan.
- Development is consistent with Provincial Policy Statement, Growth Plan and City of Barrie's Official Plan as portrayed in the completed Planning Justification Report.



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THANK YOU

