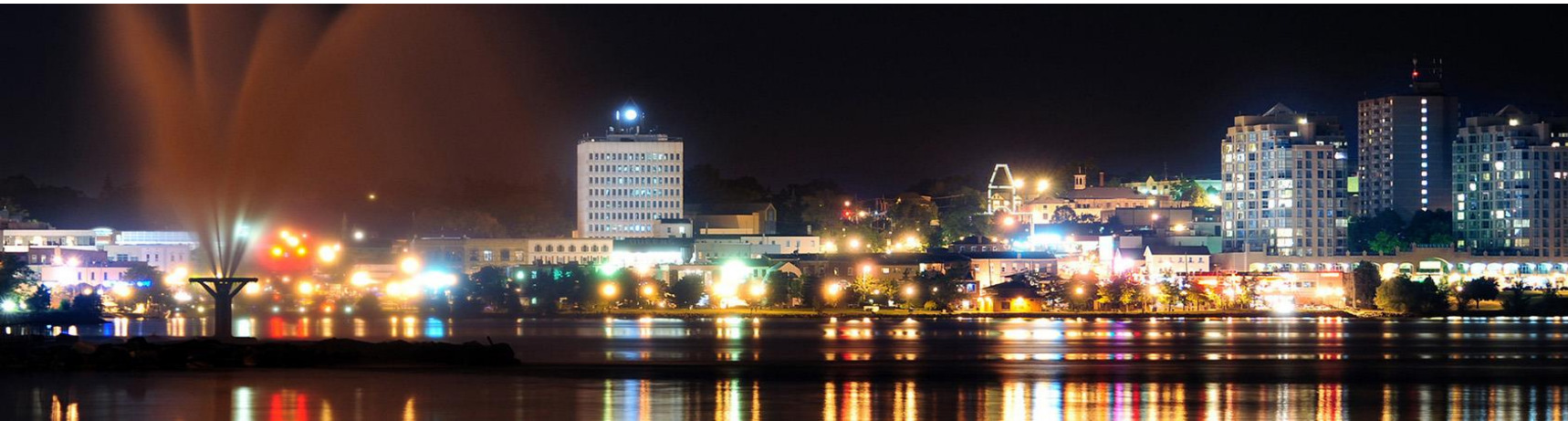




180 & 190 Ferndale Dr N

Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment Applications



Public Meeting
April 1st, 2019



SUBJECT SITE:

Frontage:

- 325m (1,066.3 ft) along Ferndale Dr. N
- 23m (75.5 ft) along Sproule Dr.

Area:

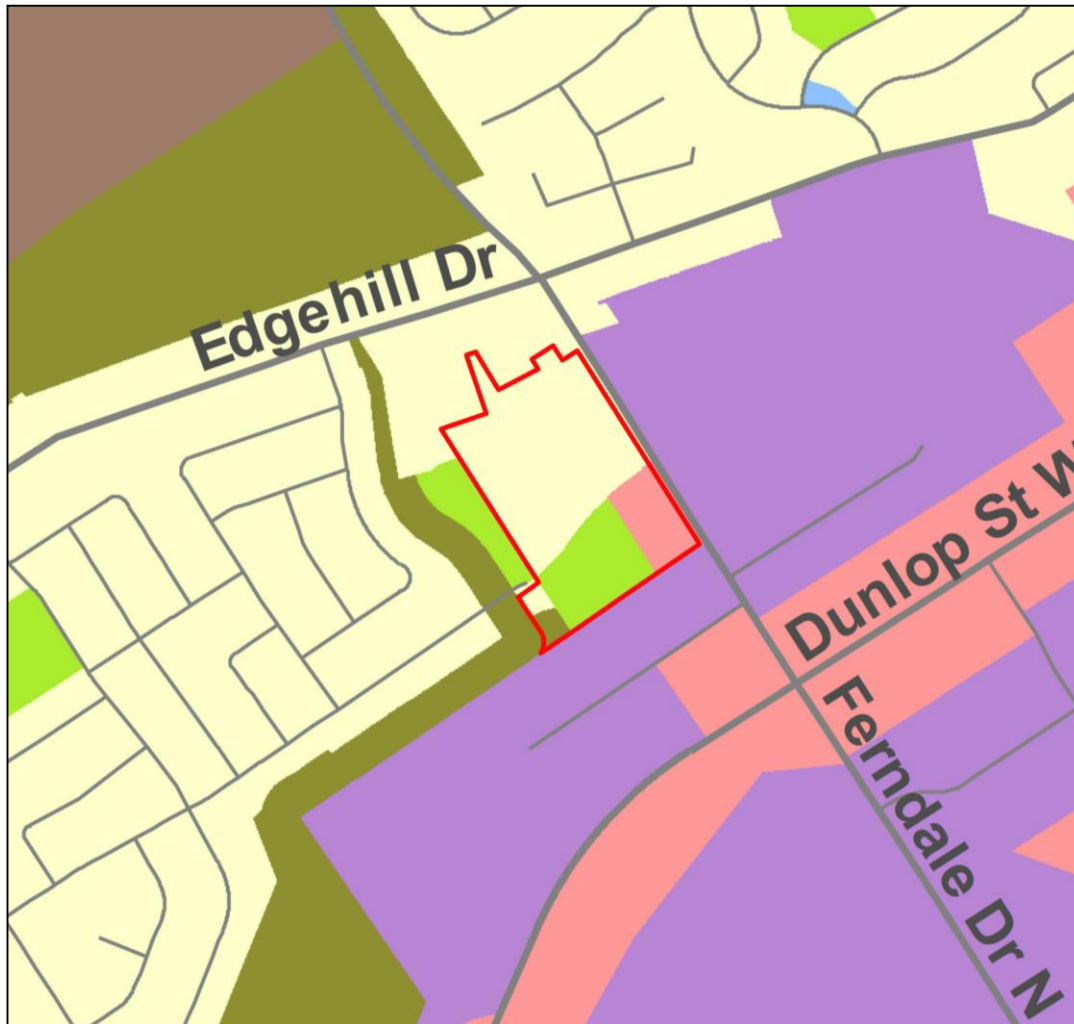
- 4.420ha (10.92 acres)

SURROUNDING AREA:

- 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.



Application Context



LAND USE DESIGNATION

- General Commercial
- General Industrial
- Environmental Protection
- Residential
- Waste Management Facility
- Open Space
- Educational Institutional

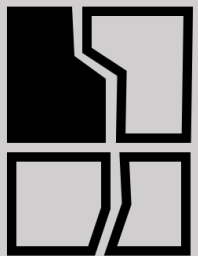


**Existing Land Use
Designation**

IPS
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CITY OF BARRIE ZONING BY-LAW

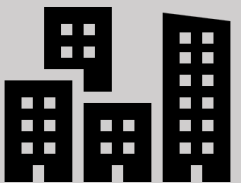
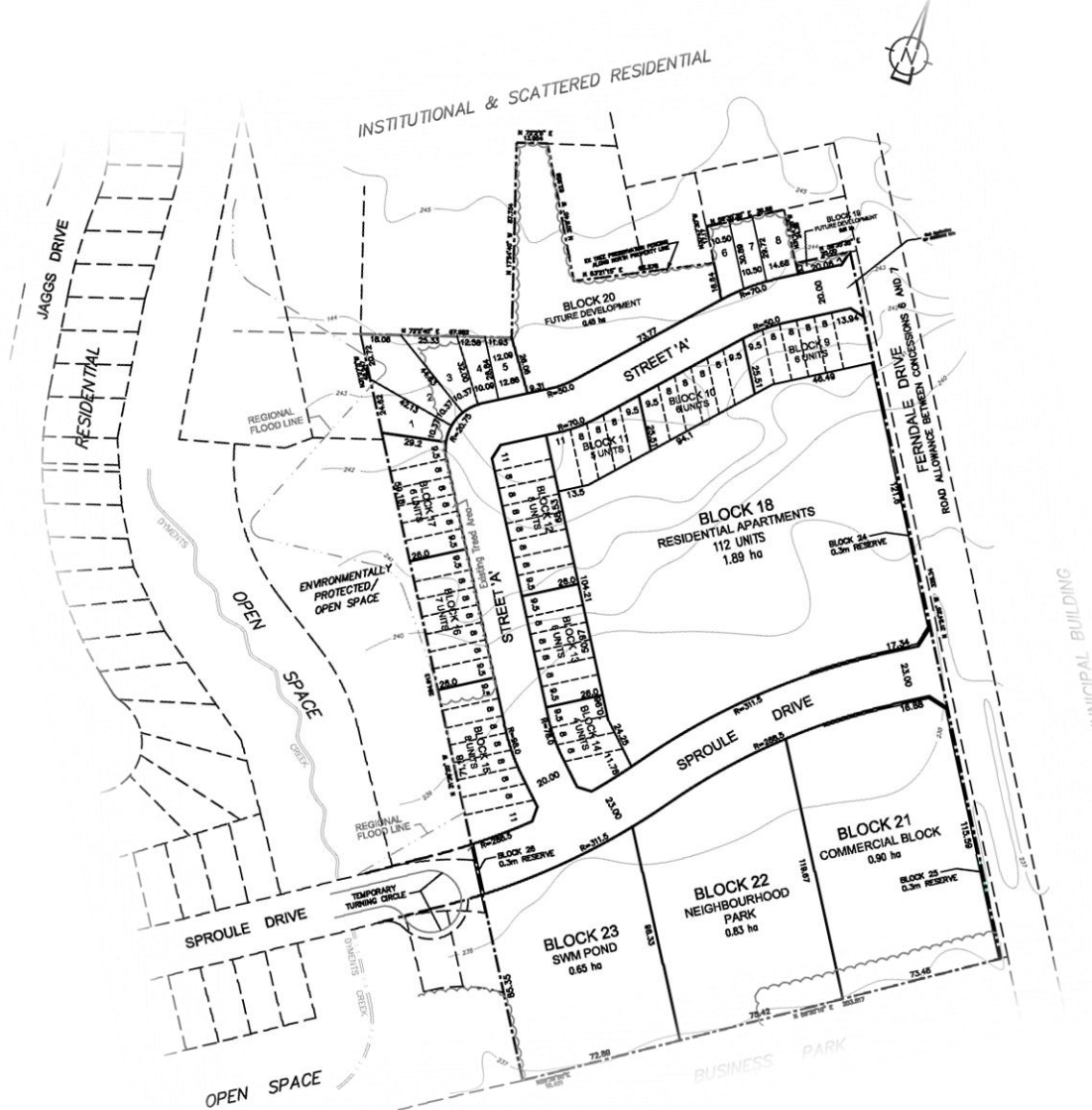


Existing Zoning

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LAND USE STATISTICS

- 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



Currently Approved Draft Plan of Subdivision

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LAND USE STATISTICS

- 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
- Sproule Dr. connection
- 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

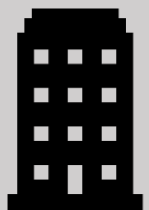


Proposed Draft Plan of Subdivision



CONCEPTUAL DEVELOPMENT DETAILS:

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



Conceptual Development Proposal



CONCEPTUAL DEVELOPMENT DETAILS:

- 1.00 ha neighbourhood park
- 3.68 ha of residential lands, intended as a private condominium and developed through Site Plan Control
- 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)**



North of Sproule

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CONCEPTUAL DEVELOPMENT DETAILS:

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



South of Sproule

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Official Plan Amendment

- Amend Schedule A of the Official Plan to re-designate lands:
 - From Residential to Open Space
 - From Open Space to General Commercial
 - From Environmental Protection to Open Space
- Amend Edgehill Drive Secondary Plan (OPA No. 16, May 1987) to re-designate lands:
 - From Residential Low and Medium Density to Residential High Density
 - From Park to Park (SWM)
 - From Environmental Protection to Park (SWM)
 - From Park and Park (SWM) to General Commercial
- Implement High Density Residential Policies

Zoning By-law Amendment

- Amend Schedule A to re-zone lands as:
 - RA1-2 (Residential Block)
 - C5-SP__ (Commercial Block)
 - SP proposes a grocery store and a drive through facility as permitted uses
 - OS (Park Block)
 - OS-SWM (Stormwater Management Block)

Draft Plan of Subdivision

- Create 6 Blocks
- Residential, Commercial, Park, SWM, Sproule Drive Extension & Road Widening

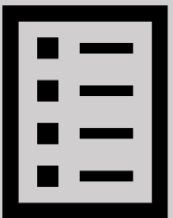
- Held February 5th, 2019
- Approximately 50 residents in attendance
- Main Comments and Issues noted:
 - Traffic and Access (traffic calming, commercial vehicles, on street parking restrictions, bike lanes)
 - Height & Density (5 storeys too high, too much high density in Ward 5)
 - Design (underground parking, CPTED principles, seniors housing)
 - Off Site Impacts (schools, infrastructure in area, noise impact on existing residential)



**Neighbourhood
Meeting**

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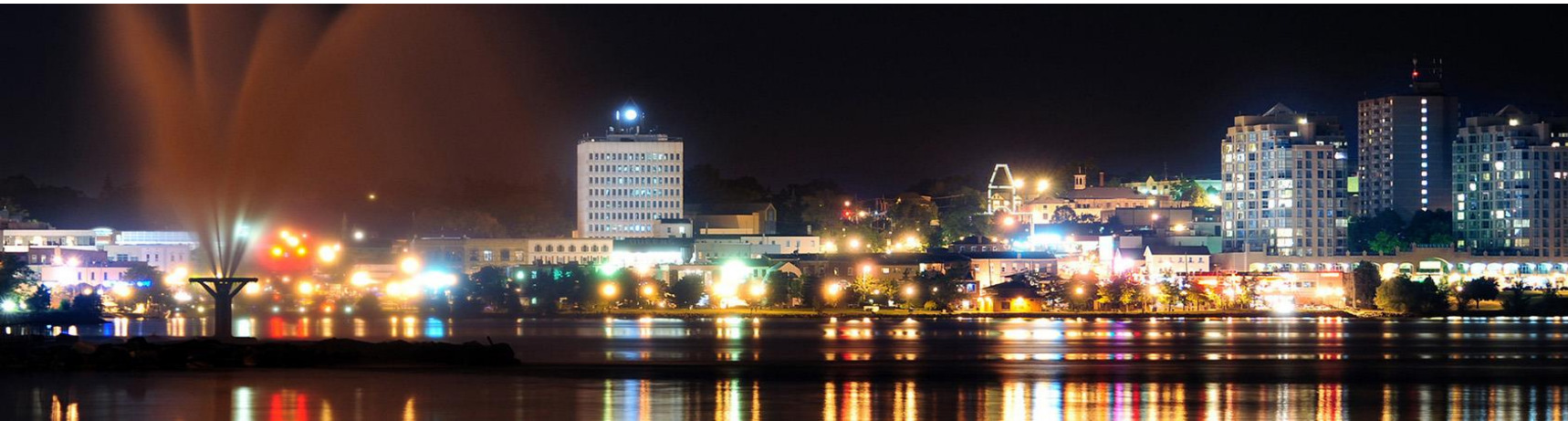
- The proposed applications would facilitate the development of:
 - 300 residential apartment units, 2.03 hectares of commercial lands, a 1.0 ha community park, Stormwater Management Pond and completion of Sproule Dr
- The subject lands are the appropriate location for the proposed density and diversity of uses.
- Further development applications are required, including Site Plan Control which will address detailed design considerations.
- Development will complete the Sproule Drive connection identified as a minor collector in Schedule D of the Official Plan.
- Development is consistent with all levels of Provincial and Municipal Planning Policies.



Conclusion



THANK YOU



Public Meeting
April 1st, 2019