



# SITE PLAN

## RESIDENCES AT CENTRAL PARK

PART OF LOT 4, CONCESSION 13  
 GEOGRAPHIC TOWNSHIP OF INNISFIL  
 CITY OF BARRIE  
 COUNTY OF SIMCOE  
 2015



- TOTAL SITE AREA (268 UNITS)  
3.52 ha (8.69 ac.)  
\*3.32 ha (8.20 ac.) after parkland dedication
- GARDEN FLATS (120 UNITS)  
3,600 m<sup>2</sup> (38,750 ft<sup>2</sup>)
- TOWER SUITES (112 UNITS)  
1,573.2 m<sup>2</sup> (16,933 ft<sup>2</sup>)
- STACKED TOWNHOUSES (36 UNITS)  
2,411.0 m<sup>2</sup> (25,951 ft<sup>2</sup>)
- ROADS (PARKING INCL.)  
6,281.0 m<sup>2</sup> (67,608 ft<sup>2</sup>)
- AMENITY SPACE  
0.83 ha (2.05 ac.)  
\*not including proposed municipal parkland
- LANDSCAPED OPEN SPACE  
1.77 ha (4.37 ac.)
- POND  
0.16 ha (0.40 ac.)
- LANDS TO BE DEDICATED TO THE CITY OF BARRIE  
0.20 ha (0.49 ac.)
- 5.0 m 'LIMITS OF DISTURBANCE' AREA

### ZONING TABLE - RA1-3

PROVISION	REQUIRED	PROVIDED
LOT AREA (min.)	1,100 m <sup>2</sup>	33,200 m <sup>2</sup>
LOT FRONTAGE (min.)	24.0 m	150.8 m
FRONT YARD SETBACK (min.)	7.0 m	7.0 m
EAST SIDE YARD SETBACK (min.)	5.0 m	20.4 m
WEST SIDE YARD SETBACK (min.)	5.0 m	13.07 m
REAR YARD SETBACK (min.)	7.0 m	17.0 m
LANDSCAPED OPEN SPACE (min. % of lot area)	35%	46.5%
DWELLING UNIT FLOOR AREA (min.)	35m <sup>2</sup> /dwelling unit + 10m <sup>2</sup> /bdm	≥ 35m <sup>2</sup> /dwelling unit + 10m <sup>2</sup> /bdm
LOT COVERAGE (max. % of lot area)	35%	23%
GROSS FLOOR AREA (max % of lot area)	100%	< 100 %
PARKING	402 SPACES (1.5 SPACES/UNIT incl. 12 BF)	406 SPACES(175 AG + 231 UG) (10 BF AG + 2 UG)
AMENITY AREA	12m <sup>2</sup> / UNIT (432 m <sup>2</sup> )	8552.2 m <sup>2</sup>



**INNOVATIVE PLANNING SOLUTIONS**  
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PROJECT: 13-447 HEDBERN - ARDAGH DATE: NOV. 16, 2015  
 FILE: 13-447 REVISED SITE PLAN.dwg DRAWN BY: J.S.