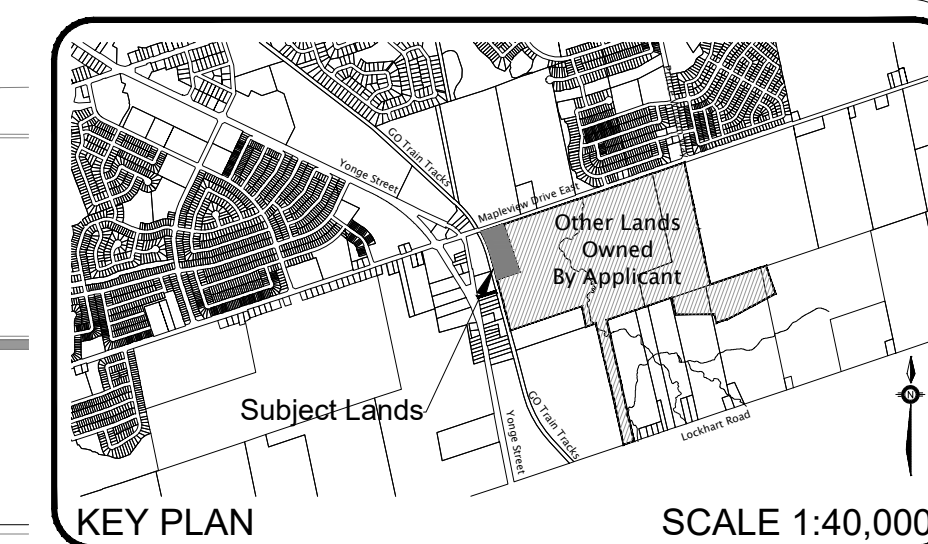


(PROPOSED BLOCK 597 & RESIDENTIAL LOTS ON HEWITT'S GATE DRAFT PLAN OF SUBDIVISION)

PROPOSED KNEESHAW DRIVE  
FUTURE MAJOR COLLECTOR



**Elements Condominium Plan**  
(Proposed Block 598 on Hewitt's Gate Draft Plan)  
Part of Lot 16, Concession 12  
City of Barrie, County of Simcoe, 2021

**SITE PLAN STATISTICS**

Site Plan Area	3.15 ha.
Unit Count:	
1 @ 94 Unit Apartment (6 Storey 'A')	94 Units
1 @ 156 Unit Apartment (6 Storey 'B')	156 Units
1 @ 96 Unit Apartment (6 Storey 'C')	96 Units
<b>Total</b>	<b>346 Units (110 uph)</b>

	REQUIRED RM3	PROPOSED RM3
Total Holdings	24.0 m	123.2 m
Site Plan Area	3.0 m	15.6 m
Frontage	5.0 m	30.0 m
Front Yard	2.0 m	7.3 m
Interior Side Yard	5.0 m	6.6 m
Exterior Side Yard	max 50 % (1.57 ha)	20 % (0.64 ha)
Rear Yard	max 10 % (0.31 ha)	0.00 % (0.00 ha)
Lot Coverage	min 25 % (0.79 ha)	53 % (1.68 ha)
Landscape Structures	max 40 % (1.26 ha)	26 % (0.83 ha)
Accessories Open Space	max 200 % (6.30 ha)	110 % (3.43 ha)
Parking Coverage		
Gross Floor Area		

Building	GFA	Height in Stories	Units
Building A	9,468.24 m <sup>2</sup>	6	94
Building B	15,398.28 m <sup>2</sup>	6	156
Building C	9,468.24 m <sup>2</sup>	6	96

Parking Calculations	Required Parking (346 x 1.2)	416 Spaces	*416 Spaces
Typical Surface Parking Spaces	234 Spaces		
Surface Barrier Free Parking Spaces	8 Spaces		
Typical Underground Parking Spaces	168 Spaces		
Underground Barrier Free Parking Spaces	6 Spaces		
<b>Total</b>	<b>416 Spaces*</b>		
Tandem Parking Spaces	6 Spaces		
<b>Total Including Tandem Spaces</b>	<b>422 Spaces</b>		

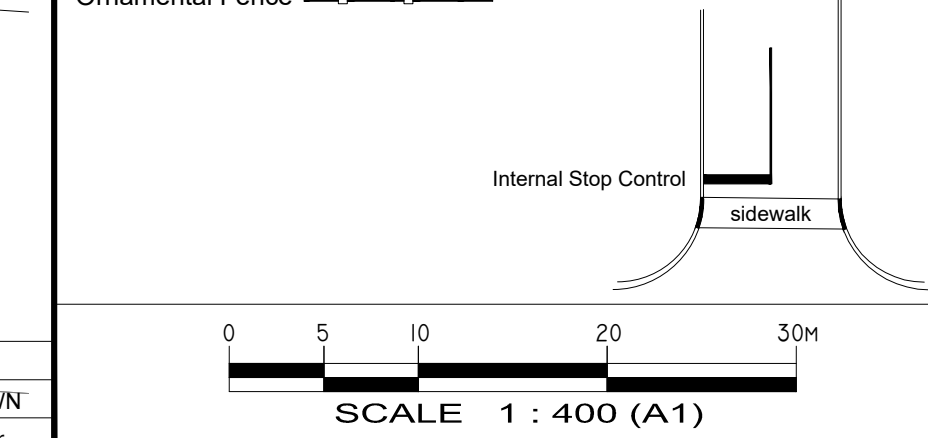
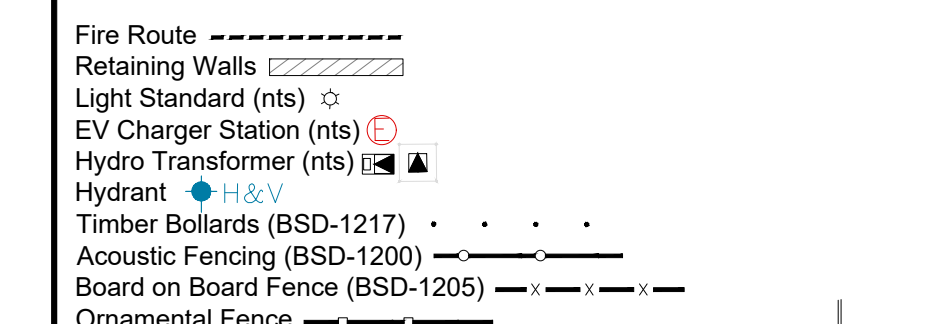
Barrier Free spaces calculated at 1 + (416 x 3%) = 14 required (3.4 + 1.5 + 3.1 + 1.5 per barrier free space/shared aisle)

Bicycle Rack Storage (2 x 346) 70 Required 70 Provided

General Amenity Area (10m<sup>2</sup>/unit) 3,460 m<sup>2</sup> \*\*4,634.12 m<sup>2</sup>

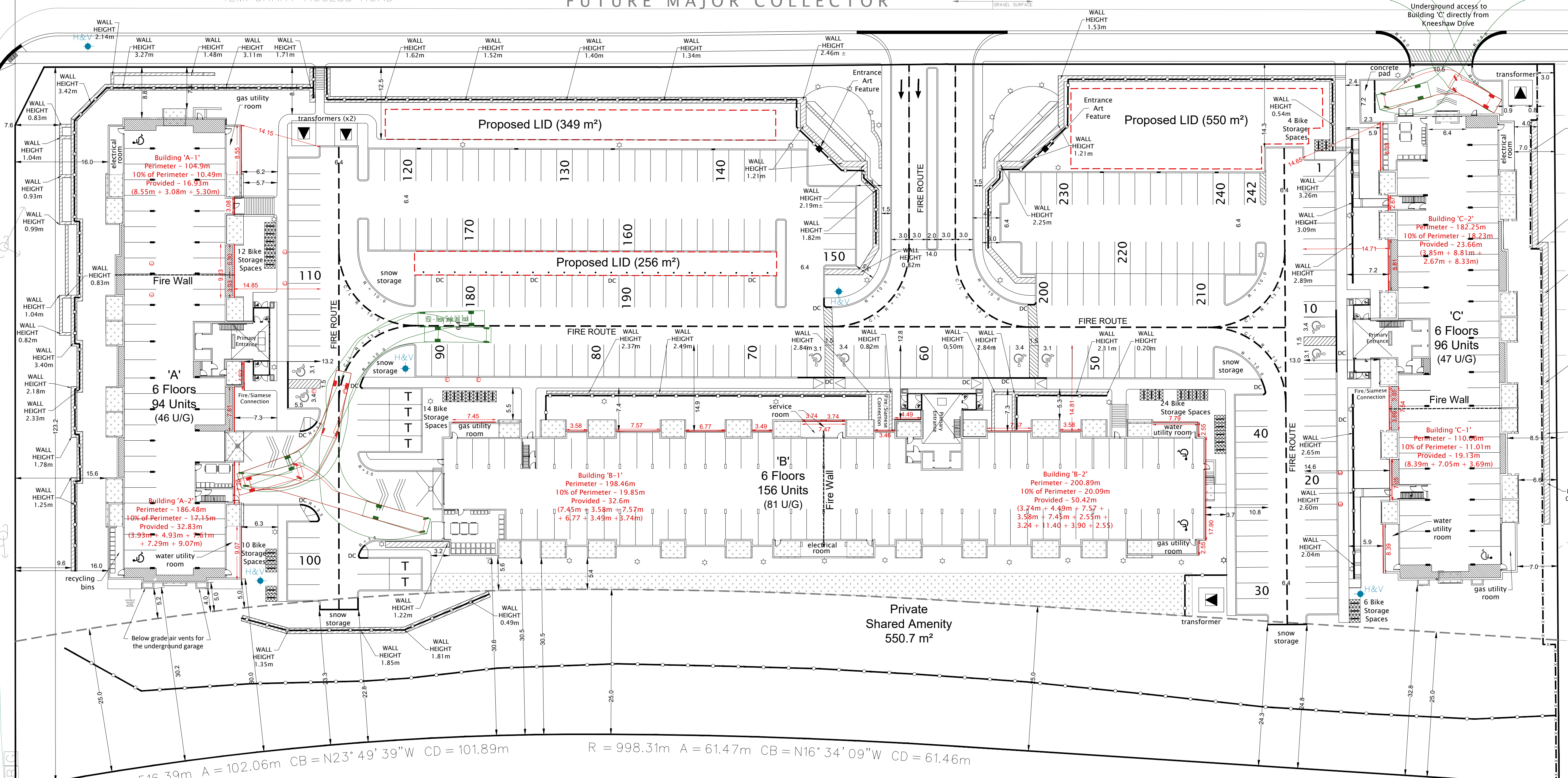
\*\*Amenity Area Breakdown

Shared Surface Amenity Area	550.7 m <sup>2</sup>
Private Balcony Area:	
- Building A	1,141.20 m <sup>2</sup>
- Building B	1,865.40 m <sup>2</sup>
- Building C	1,076.82 m <sup>2</sup>
- Private Balcony Area Total	4,083.42 m <sup>2</sup>
<b>Combined General Amenity Area Total</b>	<b>4,634.12 m<sup>2</sup></b>



PRATT HANSEN GROUP - BISTRO 6 WEST  
ELEMENTS CONDOMINIUM PLAN

Date Issued:	APRIL 30, 2020
Checked By:	RD
Project No.:	PRA-19078
Drawn By:	m.c.r.
Drawing Name:	PRA-19078-HD-W-SP-14a.dwg



R = 516.39m A = 102.06m CB = N23° 49' 39" W CD = 101.89m R = 998.31m A = 61.47m CB = N16° 34' 09" W CD = 61.46m

EXISTING GO TRAIN RAILWAY

EXISTING CEMETARY

NOTE  
RED TRUCK TURNING LINERWORK INDICATES REVERSE MOTION  
GREEN TRUCK TURNING LINERWORK INDICATES FORWARD MOTION

DATE	DESCRIPTION	DRAWN
FEB. 12, 2021	SITE PLAN SUBMISSION	m.c.r.
FEB. 16, 2021	WIDEN BUILDING 'C' RAMP TO 6.4m / SITE PLAN SUBMISSION	m.c.r.
APRIL 16, 2021	CHANGES AS PER CITY COMMENTS	m.c.r.
APRIL 20, 2021	CHANGES TO BDG 'C' RAMP DESIGN	m.c.r.
APRIL 21, 2021	CHANGES TO BDG 'C' RAMP DESIGN	m.c.r.
APRIL 29, 2021	UPDATE PLAN WITH NEW ARCH BUILDING FOOTPRINTS	m.c.r.
MAY 10, 2021	CHANGES TO BDG 'C' RAMP AREA	m.c.r.
MAY 13, 2021	CHANGES AS PER ENG COMMENTS	m.c.r.
MAY 14, 2021	CHANGES AS PER ENG COMMENTS	m.c.r.
JULY 6, 2021	NEW BDG 'A' ARCH FOOTPRINT	m.c.r.
AUG. 16, 2021	NEW BDG 'B' ARCH FOOTPRINT/UPDATE ENG DETAILS/SITE PLAN SUBMISSION	m.c.r.
AUG. 17, 2021	ADDITIONAL ENG DETAILS ADDED	m.c.r.
AUG. 20, 2021	ADD DIMENSIONING TO SP	m.c.r.
SEPT. 2, 2021	NEW TRANSFORMER LOCATIONS FROM ENG. x2	m.c.r.
NOV. 17, 2021	NEW BDG 'C' ARCH FOOTPRINT/UPDATE DETAILS	m.c.r.
NOV. 19, 2021	NEW BDG 'C' ARCH FOOTPRINT/UPDATE DETAILS	m.c.r.
DEC. 3, 2021	UPDATE ENG DETAILS/SITE PLAN SUBMISSION	m.c.r.
DEC. 17, 2021	UPDATE ENG DETAILS/SITE PLAN SUBMISSION	m.c.r.
DEC. 20, 2021	MINOR REVISION - ENG CHANGES	m.c.r.

PRATT HANSEN GROUP - BISTRO 6 WEST  
CITY OF BARRIE

G:\Planning Drawings\19078-BE-West\Submitted\Dec 2021\19078-HD-W-SP-14a.dwg Layout:PCP Plotted Dec 20, 2021 @ 2:51pm by mcrichards The Jones Consulting Group Ltd.