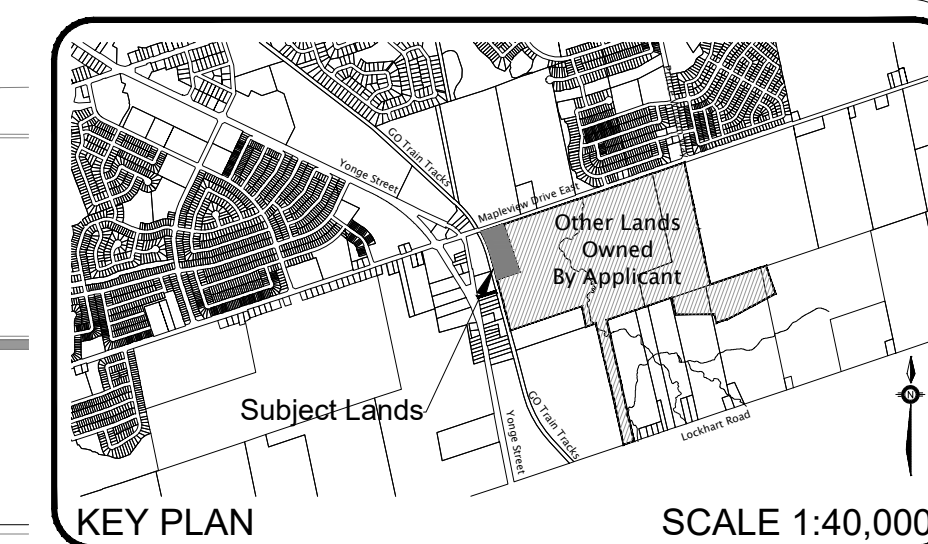


(PROPOSED BLOCK 597 & RESIDENTIAL LOTS ON HEWITT'S GATE DRAFT PLAN OF SUBDIVISION)

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, 2022

**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	PROPOSED
Total Holdings	RM3	RM3
Site Plan Area	3.15 ha.	3.15 ha.
Lot Frontage	24.0 m	123.2 m
Front Yard	3.0 m	15.6 m
Interior Side Yard	5.0 m	30.0 m
Exterior Side Yard	2.0 m	7.3 m
Rear Yard	5.0 m	6.6 m
Lot Coverage	max 50 % (1.57 ha.)	20 % (0.64 ha.)
Accessory Structures	max 10 % (0.31 ha.)	0.00 % (0.00 ha.)
Landscape Open Space	min 25 % (0.79 ha.)	53 % (1.68 ha.)
Parking Coverage	max 40 % (1.26 ha.)	26 % (0.83 ha.)
Gross Floor Area	max 200 % (6.30 ha.)	110 % (3.43 ha.)

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

**Parking Calculations**

Required Parking (346 x 1.2)	416 Spaces	416 Spaces
<b>*Parking Breakdown</b>		
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

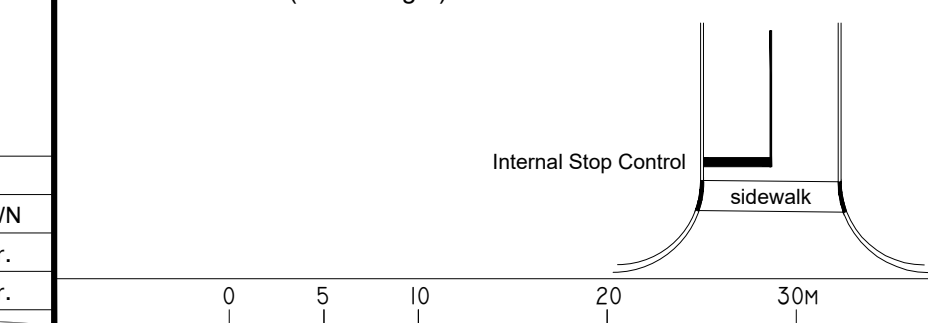
General Amenity Area (10m<sup>2</sup>/unit) 3,460 m<sup>2</sup> \*\*4,634.12 m<sup>2</sup>

**\*\*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>

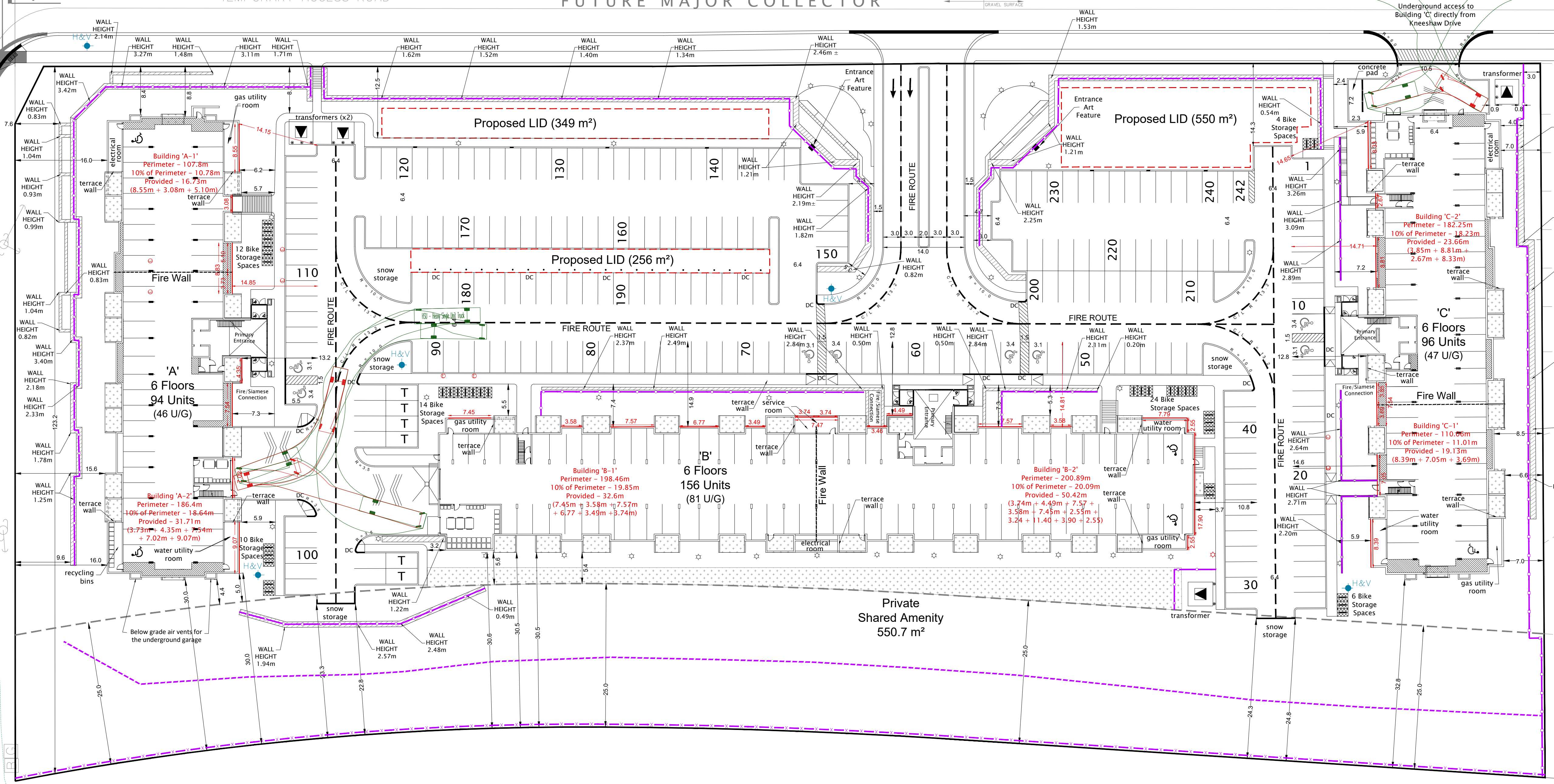
Combined General Amenity Area Total 4,634.12 m<sup>2</sup>

- Fire Route
- Retaining Walls
- Light Standard (nts)
- EV Charger Station (nts)
- Hydro Transformer (nts)
- Hydrant
- Bollards along LID (BSD-1217)
- Bollards located at Transformers (see electrical plans)
- Acoustic Fencing (BSD-1200)
- Board on Board Fence (BSD-1205)
- Chain Link Fence (2.43m Height) (Adjustment to BSD-1211)
- Ornamental Fence (1.5m Height)



SCALE 1 : 400 (A1)  
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-15a.dwg



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

**SCHEDULE OF REVISIONS**

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.
FEB. 22, 2022	UPDATE RETAINING WALLS - FENCING CONFIRMED	m.c.r.
FEB. 23, 2022	UPDATE TO ONE RAMP - ENG	m.c.r.
FEB. 24, 2022	NEW BDG 'A' FOOTPRINT/SHIFT OF ONE EV CHARGER LOCATION - ELECTRICAL	m.c.r.

PRATT HANSEN GROUP - BISTRO 6 WEST  
CITY OF BARRIE

G:\Planning Drawings\PRA-19078-BE-West\Submitted\Feb 24, 2022 PRA-19078-HD-W-SP-15a.dwg Layout/ECP Plotted Feb 24, 2022 @ 3:30pm by mcrichards The Jones Consulting Group Ltd.