

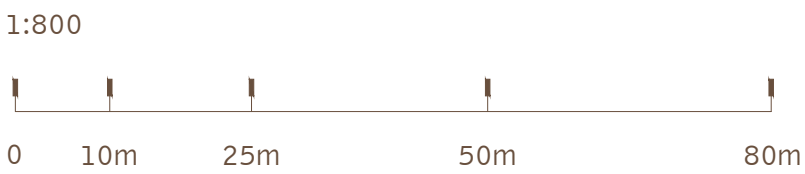
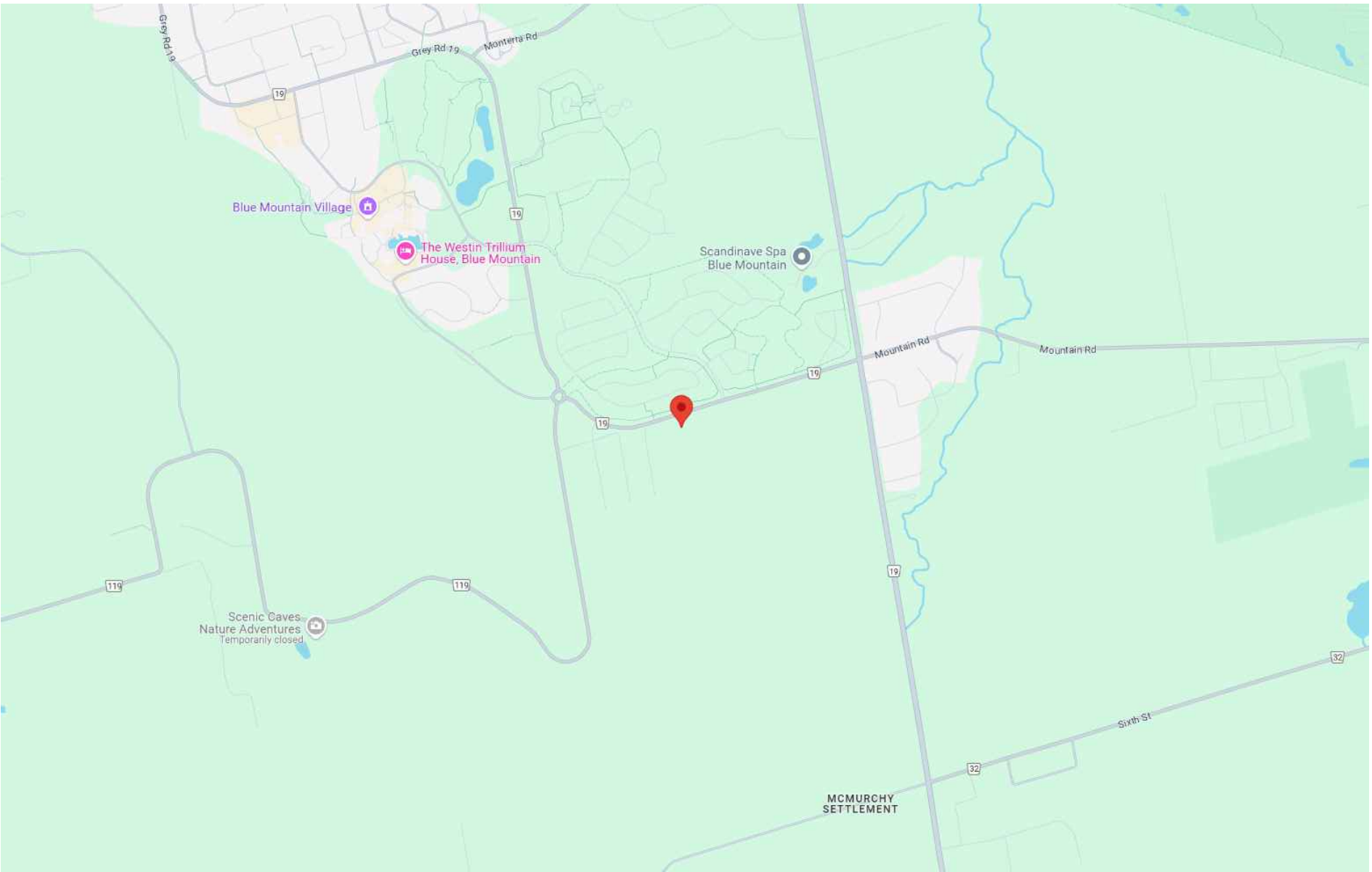


This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design:
ASSUMED OFF-SITE

Boundary Source:
CIVIL CAD FILE

Site Statistics		
GREY ROAD 19		
EXISTING ZONING CATEGORY	D	
PROPOSED ZONING CATEGORY	Development	
	R2 / R3	
Residential		
(As per By-law/No. 2018-65)		
GROSS SITE AREA	24.58 ac	99,465.06m ²
BUILDING AREA	100,000 SF	9,290.30 m ²
BUILDING - A	12,500 SF	1,161.29 m ²
BUILDING - B	12,500 SF	1,161.29 m ²
BUILDING - C	12,500 SF	1,161.29 m ²
BUILDING - D	12,500 SF	1,161.29 m ²
BUILDING - E	12,500 SF	1,161.29 m ²
BUILDING - F	12,500 SF	1,161.29 m ²
BUILDING - G	12,500 SF	1,161.29 m ²
BUILDING - H	12,500 SF	1,161.29 m ²
RESIDENTIAL GROSS FLOOR AREA	418,750 SF	38,903.15 m ²
BUILDING - A	31,250 SF	2,903.22 m ²
BUILDING - B	37,500 SF	3,483.86 m ²
BUILDING - C	37,500 SF	3,483.86 m ²
BUILDING - D	62,500 SF	5,806.44 m ²
BUILDING - E	62,500 SF	5,806.44 m ²
BUILDING - F	62,500 SF	5,806.44 m ²
BUILDING - G	62,500 SF	5,806.44 m ²
BUILDING - H	62,500 SF	5,806.44 m ²
RESIDENTIAL UNIT COUNT		
BUILDING - A	45 Units	
BUILDING - B	54 Units	
BUILDING - C	54 Units	
BUILDING - D	90 Units	
BUILDING - E	90 Units	
BUILDING - F	90 Units	
BUILDING - G	90 Units	
BUILDING - H	90 Units	
TOTAL UNIT COUNT	603 Units	
Zoning Requirements	Proposed	Required
Min. Lot Area (Existing)	99,465.06m ²	600.00 m ²
Min. Lot Frontage (m)	300.97 m	20.00 m
Max. Lot Coverage	9.34%	-
Total Building Area	9,290.30m ²	-
F.S.I.	0.39	-
Total Gross Floor Area	38,903.15m ²	-
Maximum Building Height (Max) (m)	18.00 m	11.00 m
Min. Front Yard Building Setback (m)	7.50 m	7.50 m
Min. Rear Yard Building Setback (m)	7.50 m	7.50 m
Min. Int. Side Yard Building Set back (m)	2.40 m	2.40 m
Min. Int. Side Yard Building Set back (m)	2.40 m	2.40 m
Min. Landscape Area (% of Total Lot Area)	66.08%	-
Min. Landscape Area (SM)	65,729.73m ²	-
Parking Calculations		
Residential		
1 Bedroom Unit	@1.25 parking spaces per dwelling unit	
2 Bedroom Unit	@1.75 parking spaces per dwelling unit	
3 Bedroom Unit	@2.25 parking spaces per dwelling unit	
Visitor	@0.25 parking spaces per dwelling unit	
Accessible Parking - For 201-1000 Required Spaces	2 spaces + 2% of required spaces	
	Proposed	Required
Proposed Parking Spaces (Including Accessible Parking Spaces)	712	1096
Total no. of Accessible Parking Spaces	24	24
Avg. Parking spaces/unit count	1.18	1.82
Parking Stall Dimensions	STANDARD: 2.75m X 5.5m w/ 5.8m wide Two-way Aisle; ACCESSIBLE: Type-A 3.4m X 5.8m Type-B 2.4 X 5.8m w/ 1.9m access aisle	



scheme: 03

Conceptual Site Plan

Rental Housing Project at Grey Road 19
The Blue Mountains, ON, CAN

WARE MALCOMB

TOR25-0039-00
2025.06.06

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