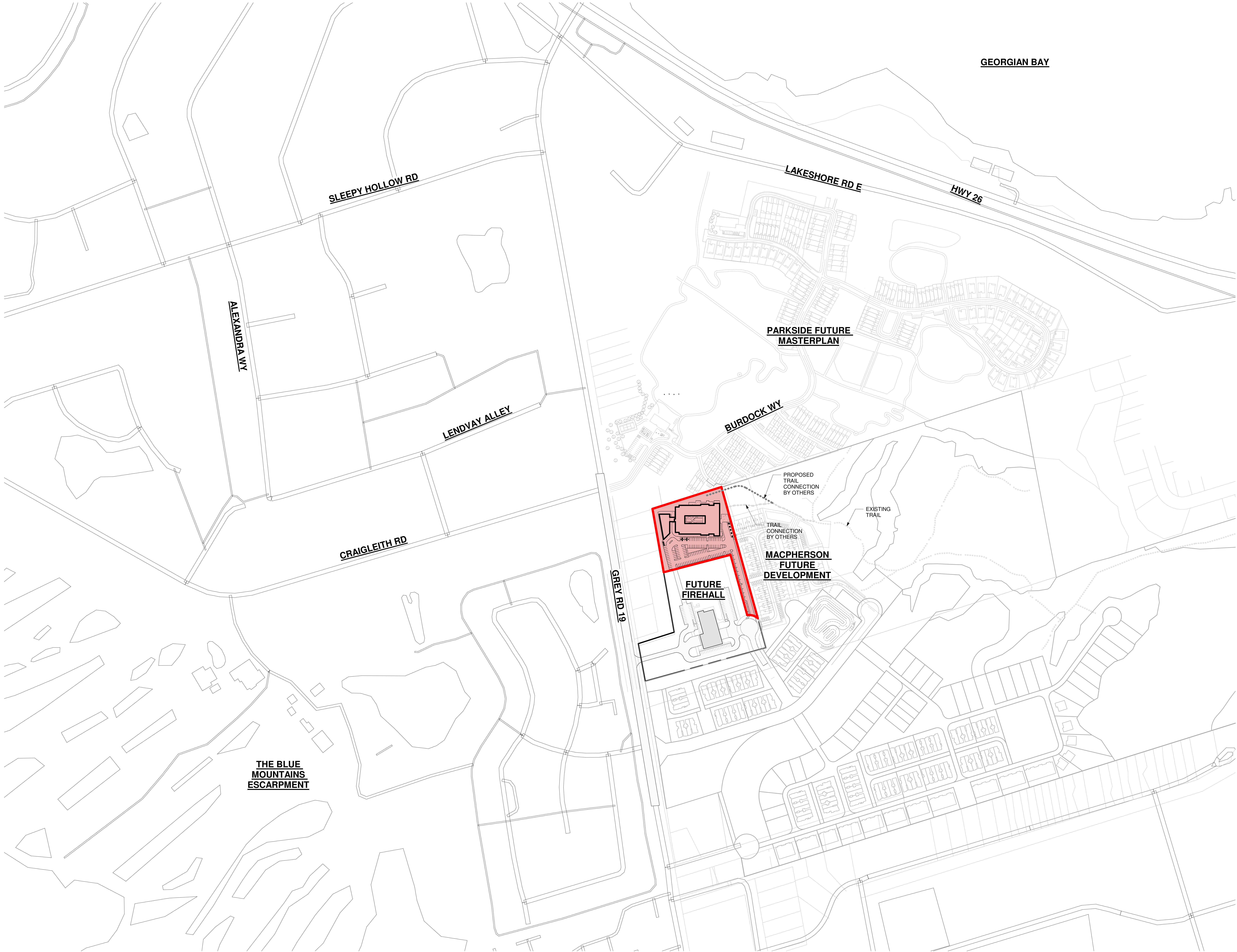




DRAWING LIST	
CIVIL	
C101	EXISTING CONDITIONS AND REMOVALS PLAN
C201	GRADING PLAN (1 OF 2)
C202	GRADING PLAN (2 OF 2)
C301	SERVICING PLAN (1 OF 2)
C302	SERVICING PLAN (2 OF 2)
C401	EROSION AND SEDIMENT CONTROL PLAN
C501	NOTES
C502	DETAILS
ARCHITECTURE	
A000	COVER PAGE
A001	CONTEXT PLAN
A002	PROJECT STATS & CRC MATRIX
A101	MASTER SITE PLAN
A102	SITE PLAN
A103	SITE PLAN DETAILS
A201	BUILDING ELEVATIONS
A305	3D VIEWS
A306	3D VIEWS
A307	3D VIEWS
A308	3D VIEWS
ELECTRICAL	
E501	ELECTRICAL LEGEND, DRAWING LIST, DETAILS AND SCHEDULES
E502	ELECTRICAL SITE PLAN
E503	SITE PHOTO METRICS
E504	ELECTRICAL LIGHTING CUTSHEETS

PEOPLECARE
BLUE MOUNTAIN LTC
796511 GREY COUNTY RD 19, THE BLUE MOUNTAINS, ON L9Y OS3

WalterFedy Project No.: 2026-0316-10
ISSUED FOR SPA SUBMISSION 2026-06-26



CLIENT LOGO

peopleCare

KEYPLAN

TRUE NORTH

PROJECT NORTH

No.

ISSUANCE

DATE

1

ISSUED FOR SPA SUBMISSION

2026-06-26

DISCLAIMER:
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PEOPLECARE

595 PARKSIDE DRIVE, SUITE 2, WATERLOO, ON N2L 0C7

PROJECT

BLUE MOUNTAIN LTC

796511 GREY COUNTY RD 19, THE BLUE MOUNTAINS, ON L3Y 0S3

TITLE

CONTEXT PLAN

WALTERFEDY

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PROJECT NO: 2026-0316-10

DRAWN BY: SB

CHECKED BY: AE

SHEET NO:

A001

PEOPLECARE BLUE MOUNTAIN LTC HOME	
-----------------------------------	--

SITE STATS

Lot Area (m ²)	14,216.6	(1.4ha / 3.5 acre)
Current Zone	Development (D)	
Target Zone	Institutional (I)	

	INSTITUTIONAL (I)	REQUIRED	PROVIDED	COMPLIANCE
Min. Lot Area	n/a	n/a	14,217m ²	n/a
Min. Lot Frontage	n/a	n/a	15.0m	n/a
Min. Lot Depth	n/a	n/a	217.9m	n/a
Max. Lot Coverage	n/a	n/a	24%	n/a
Min. Landscaped Open Space	n/a	n/a	42%	n/a
Min. Front Yard	7.5m	7.5m	133.8m	Compliant
Min. Exterior Side Yard	4.0m	4.0m	n/a	n/a
Min. Rear Yard	7.5m	7.5m	7.5m	Compliant
Min. Interior Side Yard	4.0m	4.0m	4.0m	Compliant
Min. Width of Planting Strip	1.8m , if there is an opaque wall or opaque fence having a height of 1.5m or more	1.8m	1.8m	Compliant
Max. Building Height	11.0m	11.0m	12.0m	Non-Compliant
Max. No. of Dwellings or Dwelling Units Per Lot	n/a	n/a	n/a	n/a
Parking	0.5 per bed	96	125	Compliant
Parking Dimensions	2.75m x 5.5m, 6.0m drive aisle	2.75m x 5.5m, 6.0m drive aisle	2.75m x 5.5m, 6.0m drive aisle	
Barrier-Free Parking (inclusive in total)	(13-100 require vehicles) 4% of total required spaces	4	4	Compliant
Barrier-Free Parking Dimensions	Type A: 3.4m x 5.8m, Type B: 2.4m x 5.8m	Type A: 3.4m x 5.8m, Type B: 2.4m x 5.8m	Type A: 3.4m x 5.5m, Type B: 2.4m x 5.5m	Non-Compliant
Visitor Parking	n/a	n/a	n/a	n/a
Loading Space (for non-residential uses)	2000-7000m ² = 1 space 7001-10000m ² = 2 spaces Every additional 2500m ² over 10000m ² = 1	3	2	Non-Compliant
Loading Space Dimensions	3.5m x 20.0m x 4.5m vertical clearance	3.5m x 20.0m	3.5m x 20.0m	Compliant
Bicycle Parking	Retail, service commercial, institutional = 2 + (1 per 1000m ² GFA)	13	13	Compliant

BUILDING STATS

LEVEL	GROSS FLOOR AREA (GFA)		EXCLUSIONS		FLOOR AREA		ROOM MIX			BED MIX		
	SQM	SQFT	SQM	SQFT	SQM	SQFT	PRIVATE	STANDARD	TOTAL ROOMS	PRIVATE	STANDARD	TOTAL BEDS
3	2,920	31,426	0	0	2,920	31,426	38	13	51	38	26	64
2	2,920	31,426	0	0	2,920	31,426	38	13	51	38	26	64
1	3,469	37,342	0	0	3,469	37,342	40	12	52	40	24	64
Basement	1,400	15,068	0	0	1,400	15,068	0	0	0	0	0	0
TOTAL	10,708	115,263	0	0	10,708	115,263	116	38	154	116	76	192
55.77 sqm/bed							75%	25%	100%	60.4%	40%	100%

Gross Floor Area (GFA): Aggregate of the areas of each floor of a building or structure above or below established grade, measured between the exterior faces of the exterior walls of the building or structure, or where there are common walls between uses or buildings or structures; measured to the centre-line of a common wall, excluding the sum of the areas of each floor used, or designed or intended for the parking of motor vehicles, unless the parking of motor vehicles is the main use of the building or structure.

Ground Floor Area: Area of a lot occupied by a building or structure measured at the exterior walls, excluding in the case of a dwelling any private garage, breezeway porch, or veranda.

Half Storey: Portion of a building located wholly or partly within a sloping roof having a floor area of not more than 2/4 of the GFA of the storey below.

Encroachment into Required Yards - Retaining walls having a height of less than 1m is permitted to project into required yard (must be setback a min. 0.3m from a lot line)

PARKING					
TYPE	UNITS/SQM	PARKING		PARKING (B.F.), inclusive in total	
		Required	Provided	Required	Provided
Residential	0.5/ bed	96	125	4	4
Res. Visitor	n/a	0	0	0	0
TOTAL		96	125	4	4

BICYCLE PARKING			
TYPE	UNITS/SQM	BICYCLE PARKING	
		Required	Provided
Bicycle parking	2+(1/1000m ² GFA)	13	13
TOTAL		13	13

2024 ONTARIO BUILDING CODE DATA MATRIX

Issued: 2023-01-01

PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY

OBC REFERENCE⁽¹⁾

Name of Practice	WF GROUP INC.						
Address 1	675 QUEEN STREET, SUITE 111						
Address 2	KITCHENER, ON N2M 1A1						
Contact	BEN GREGORY						
Name of Project	BLUE MOUNTAIN LONG-TERM CARE						
Location/Address	706511 GREY COUNTY RD 19, THE BLUE MOUNTAINS, ON L0Y 0G3						
Date	20-Jun-20					Self & Signature	
3.00 BUILDING CODE VERSION	O Reg. 163/24		LAST CODE AMENDMENT O Reg. 447/24				
3.01 PROJECT TYPE	New Construction					[A] 1.3.3.2.	
3.02 MAJOR OCCUPANCY CLASSIFICATION	LONG-TERM CARE						
	OCCUPANCY	USE			3.1.2.		
	B2	Care and Treatment Occupancies					
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					
3.03 SUPERIMPOSED MAJOR OCCUPANCIES	-					[I Yes, provide explanation below; add lines as necessary]	3.2.2.7.
3.04 BUILDING AREA (m²)	DESCRIPTION	EXISTING	NEW	TOTAL		[A] 1.4.1.2.	
	3469	0.00	3469.00	3,469.0			
				-			
				-			
				-			
				-			
				-			
	TOTAL	-	3,469.0	3,469.0			
3.05 GROSS AREA (m²)	DESCRIPTION	EXISTING	NEW	TOTAL		[A] 1.4.1.2.	
	10708	0.00	10708.00	10,708.0			
				-			
				-			
				-			
				-			
				-			
	TOTAL	-	10,708.0	10,708.0			
3.06 MEZZANINE AREA (m²)	DESCRIPTION	MEZZ TYPE:	EXISTING	NEW	TOTAL		3.2.1.1.
		Select applicable			-		
		Select applicable			-		
		Select applicable			-		
		Select applicable			-		
					-		
					-		
	TOTAL	-	-	-	-		
3.07 BUILDING HEIGHT	3 1	STOREYS ABOVE GRADE STOREYS BELOW GRADE	12.00 (m) ABOVE GRADE		[A] 1.4.1.2. & 3.2.1.1.		
3.08 HIGH BUILDING	No					3.2.6.	
3.09 NUMBER OF STREETS/ FIRE FIGHTER ACCESS	1	STREET(S)					3.2.2.10. & 3.2.5.
3.10 BUILDING CLASSIFICATION (BASED ON CONSTRUCTION RELATIVE TO OCCUPANCY)	3.2.2.38.	Group B, Division 2, Any Height, Any Area, Sprinklered				3.2.2.20-63.	
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					
3.11 SPRINKLER SYSTEM	Required	PROVIDED:	Entire Building			3.2.1.5. & 3.2.2.17, 3.2.2.18., 3.2.2.4.8. to 3.2.4.10. and 3.2.5.13.	
	DESCRIBE						
3.12 STANDPIPE SYSTEM	Not Required					3.2.9.	
3.13 FIRE ALARM SYSTEM	Required	TYPE PROVIDED -				3.2.4.	
3.14 WATER SERVICE/ SUPPLY IS ADEQUATE	Yes					3.2.5.7.	
3.15 CONSTRUCTION TYPE	BASED ON	3.2.2.38.				3.2.2.22-63.	
	RESTRICTIONS	-					
	ACTUAL	-	HEAVY TIMBER CONSTRUCTION			NO	3.2.1.4
	3.16 IMPORTANCE CATEGORY	Low					4.1.2.1.(3), T4.1.2.1.B
3.17 SEISMIC CATEGORY	SEISMIC CATEGORY -					4.1.8.4.(1)	
	SITE CLASS	-				T4.1.8.5.-B	
	SEISMIC DESIGN REQUIRED FOR Table 4.1.8.1B, Items 6 to 22:	Required				4.1.8.1B.(2)	
	REASON FOR REQUIREMENT NEITHER SC1 NOR SC2.						

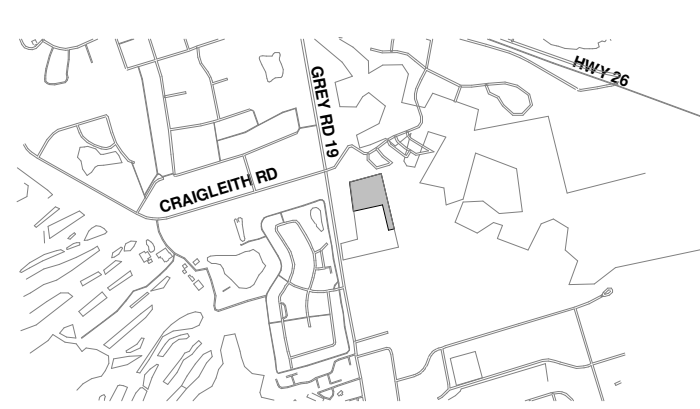
1. ALL REFERENCES ARE TO DIVISION B OF THE OBC UNLESS PRECEDED BY (A) FOR DIVISION A AND (C) FOR DIVISION C

Ontario Building Code Data Matrix, Part 3
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CLIENT LOGS



DEYPLAN



no.	ISSUANCE	DATE
1	ISSUED FOR SPA SUBMISSION	2026-06-26

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1 MASTER SITE PLAN
Scale: 1 : 400

CLIENT LOGO

peopleCare

KEYPLAN

TRUE NORTH

PROJECT NORTH

No.

ISSUANCE

DATE

1

ISSUED FOR SPA SUBMISSION

2026-06-26

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PEOPLECARE

596 PARKSIDE DRIVE, SUITE 2, WATERLOO, ON N2L 0C7

PROJECT

BLUE MOUNTAIN LTC

796511 GREY COUNTY RD 19, THE BLUE MOUNTAINS, ON L3Y 0S3

TITLE

MASTER SITE PLAN

WALTERFEDY

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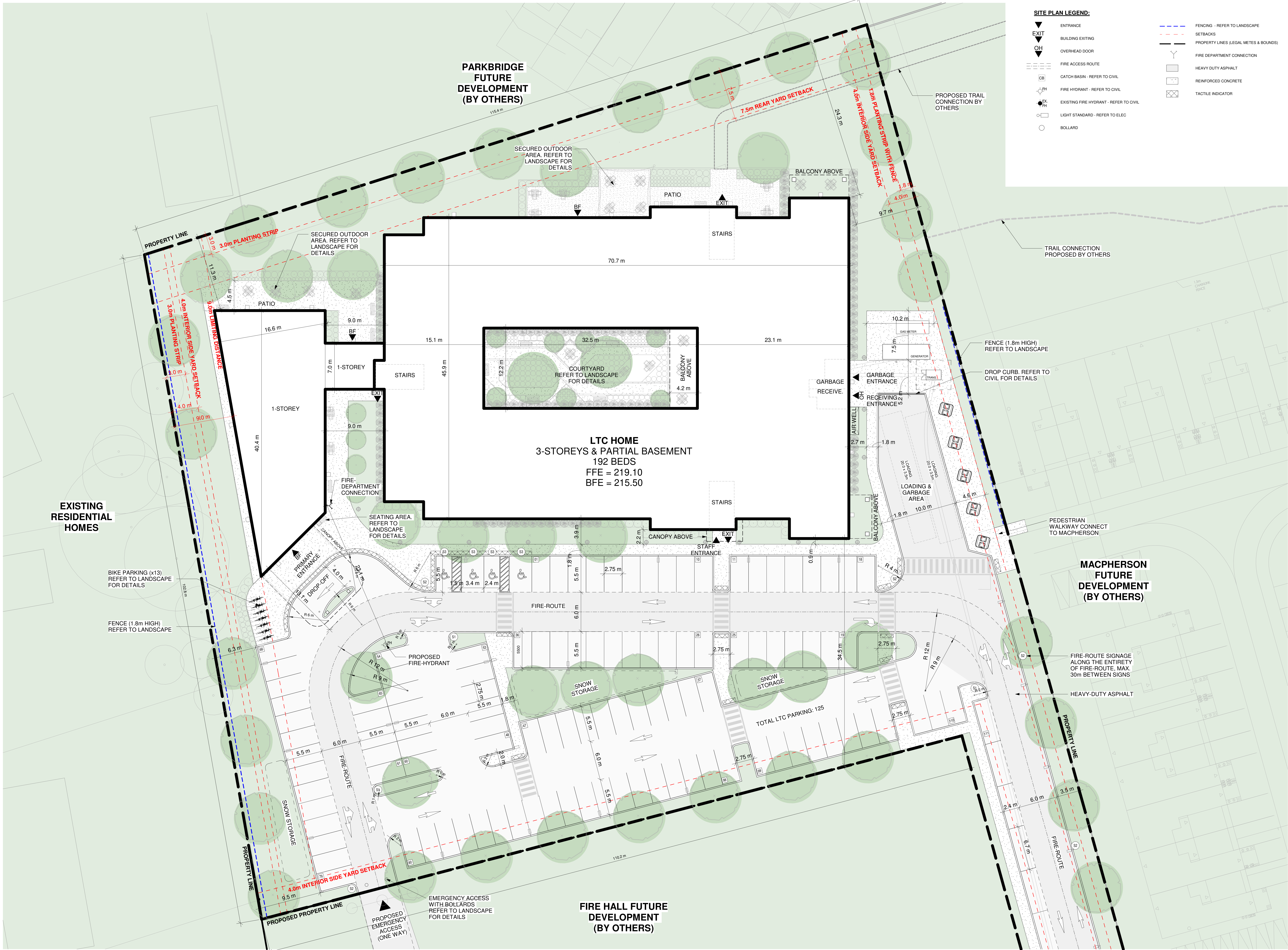
PROJECT NO: 2026-0316-10

DRAWN BY: SB

CHECKED BY: AE

SHEET NO:

A101



1 SITE PLAN
Scale: 1 : 200

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KEYPLAN

TRUE NORTH PROJECT NORTH

No.	ISSUANCE	DATE
1	ISSUED FOR ZBA SUBMISSION	2026-05-19
2	ISSUED FOR SPA SUBMISSION	2026-06-26

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PEOPLECARE

596 PARKSIDE DRIVE, SUITE 2, WATERLOO, ON N2L 0C7

PROJECT
BLUE MOUNTAIN LTC

796511 GREY COUNTY RD 19, THE BLUE MOUNTAINS, ON L3Y 0S3

TITLE
SITE PLAN

WALTERFEDY

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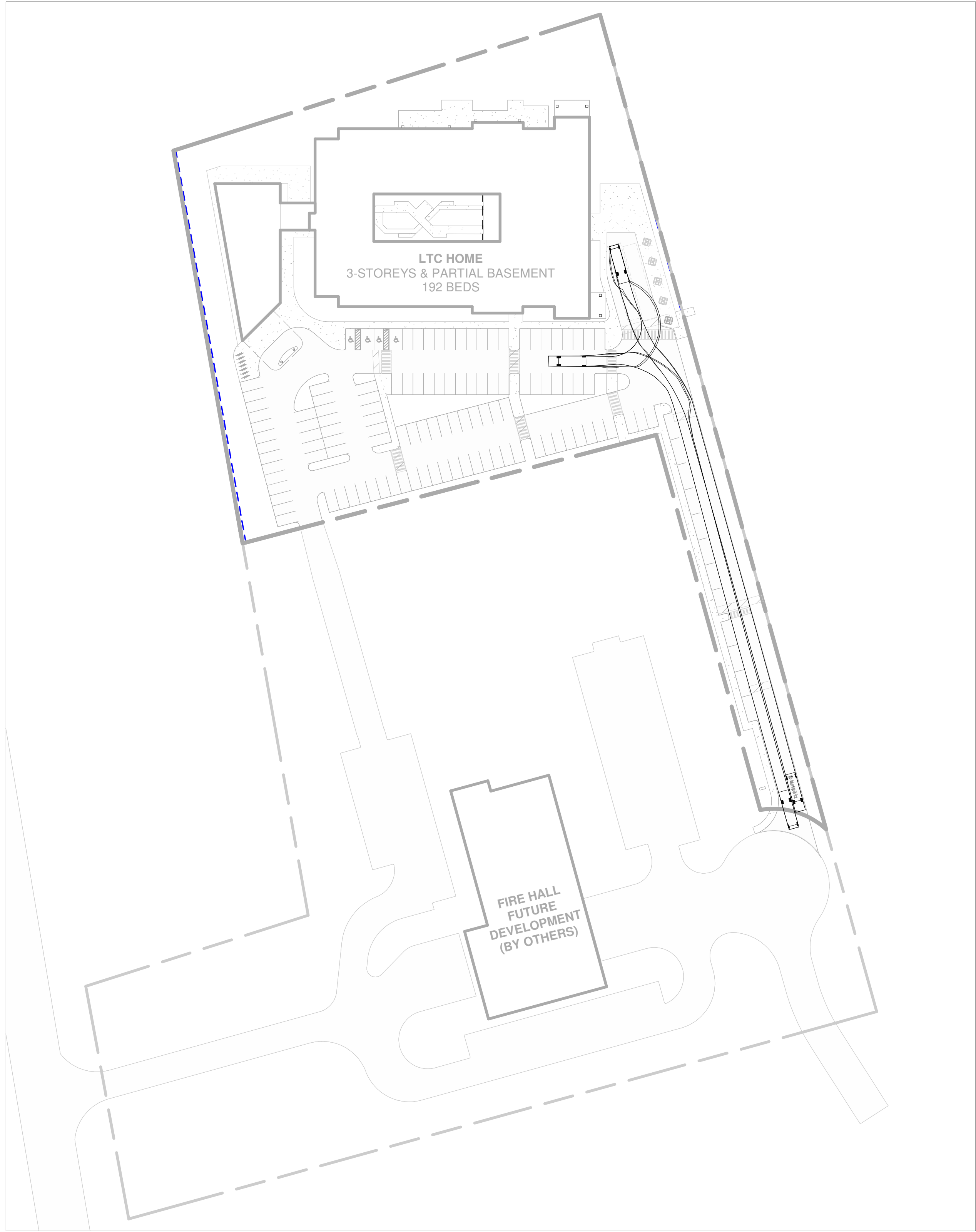
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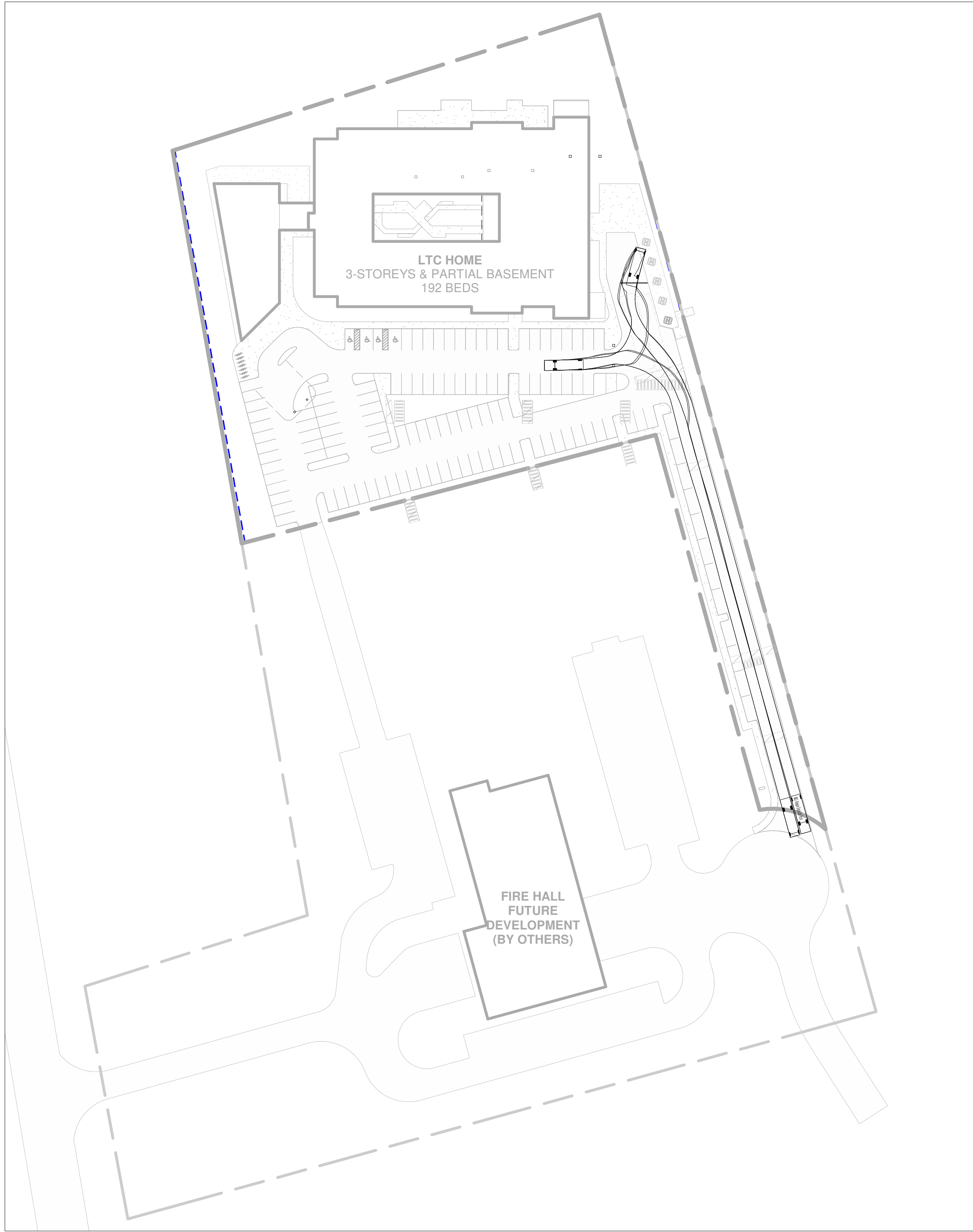
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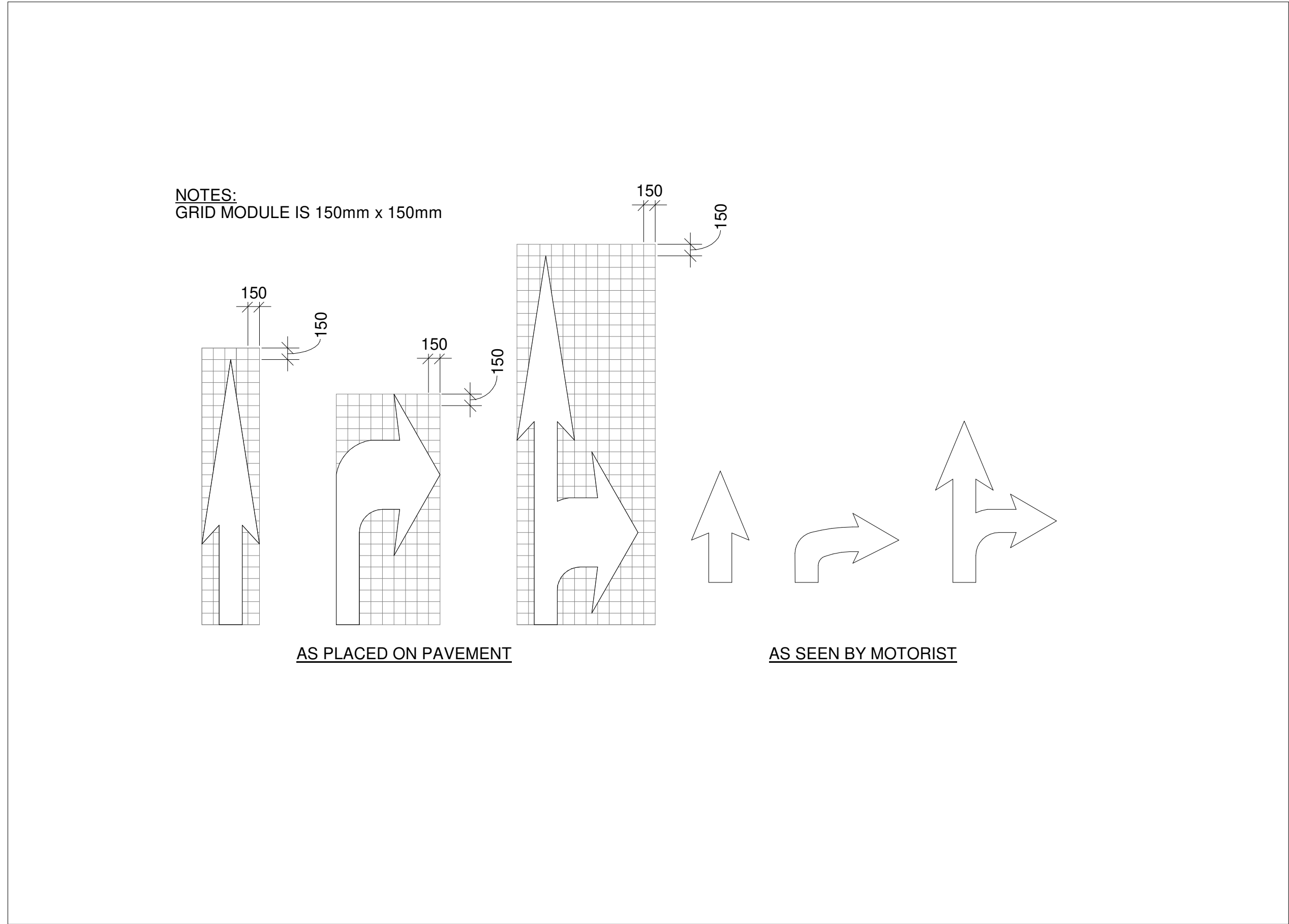
A102



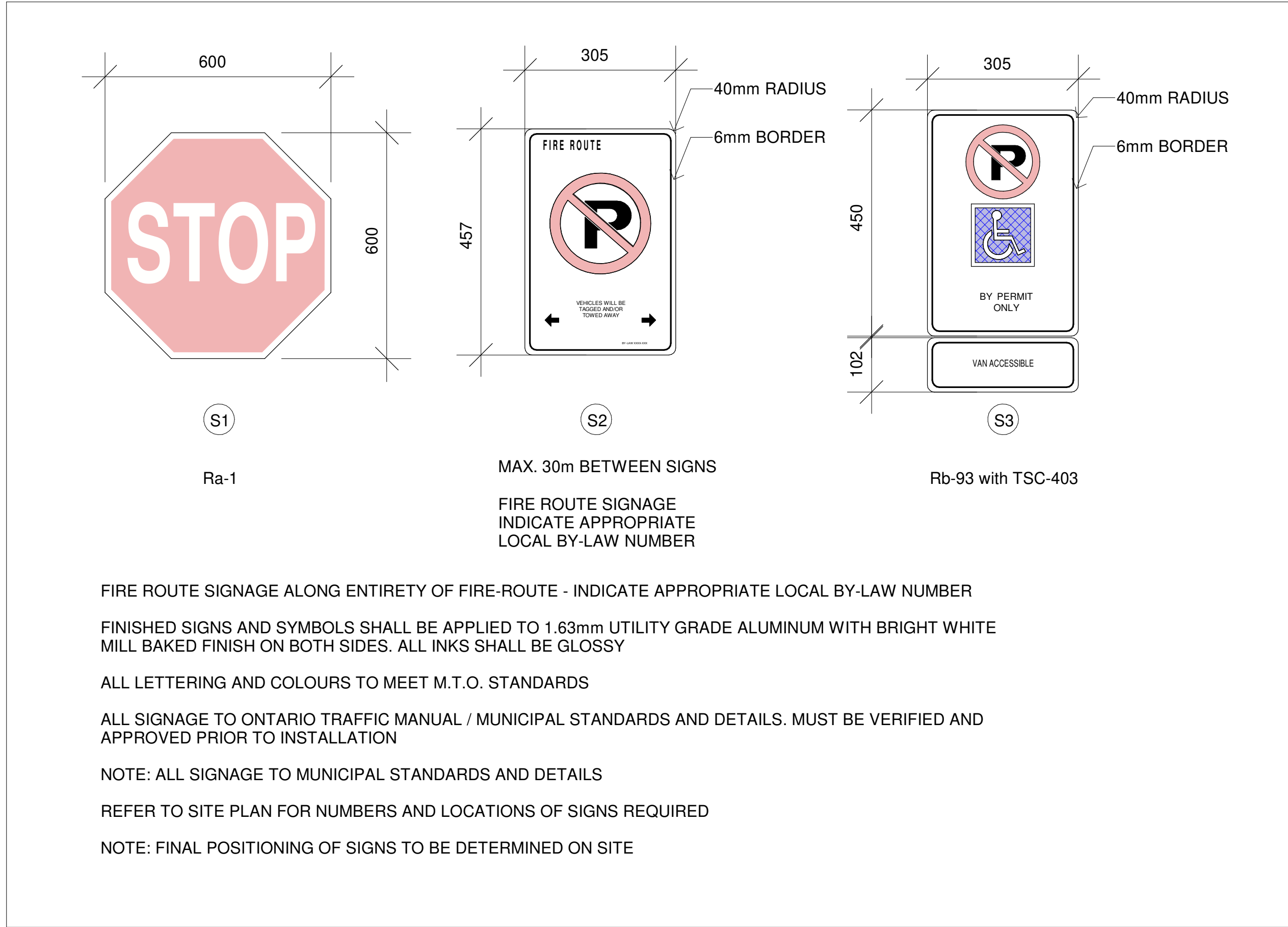
1 SITE PLAN - LOADING TRUCK TURNING
A103 Scale: 1 : 750



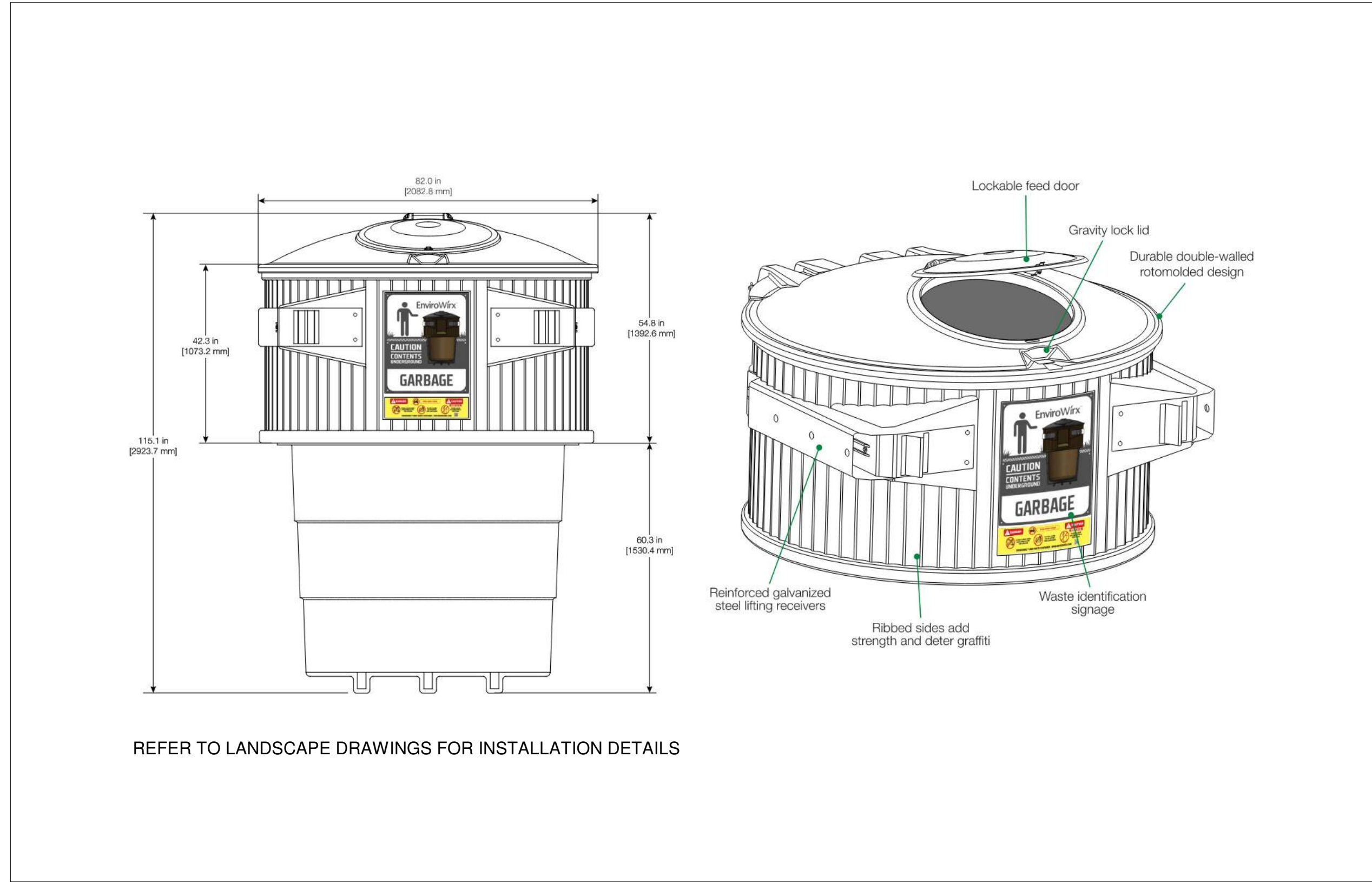
2 SITE PLAN - GARBAGE TRUCK TURNING
A103 Scale: 1 : 750



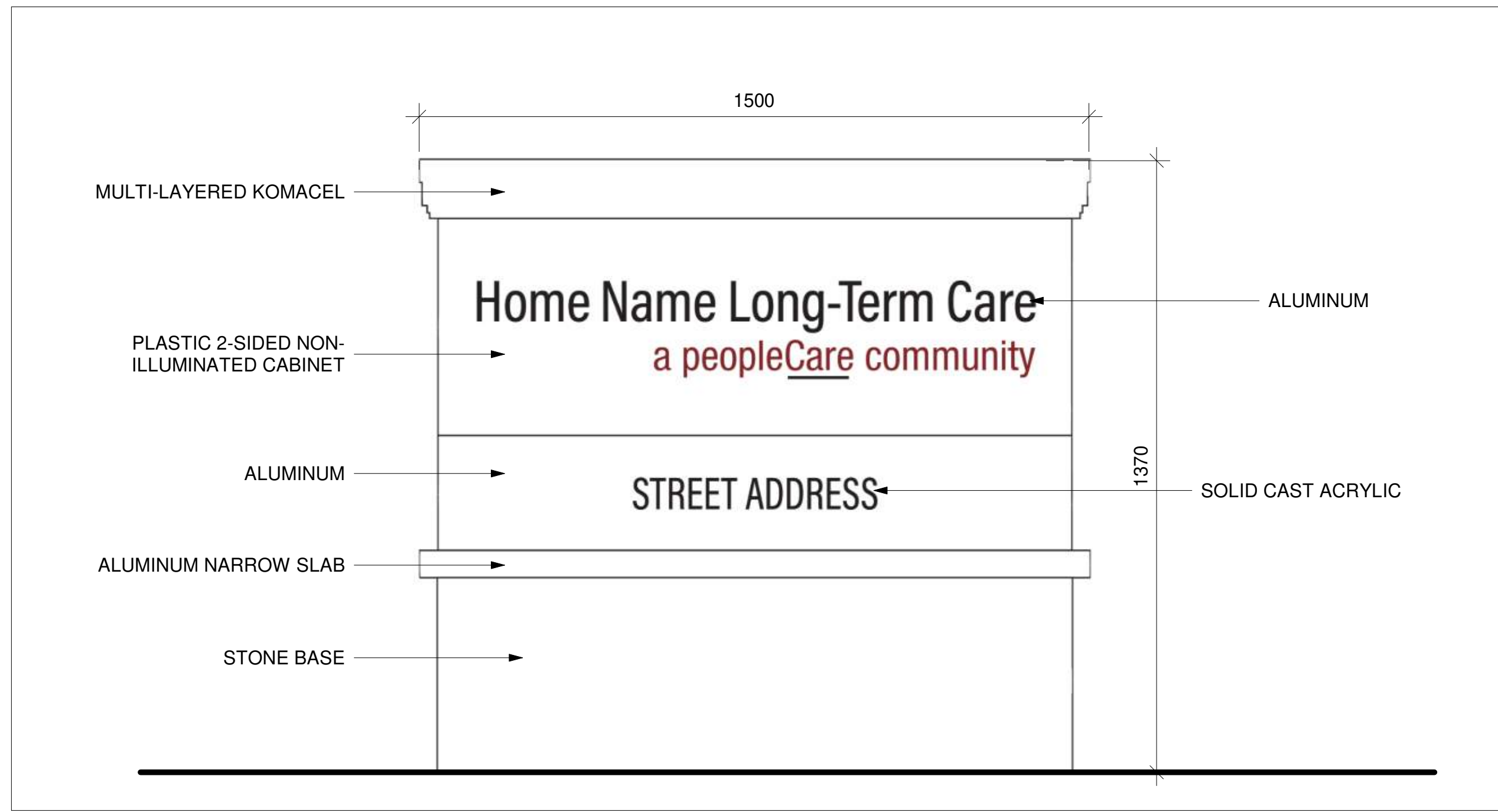
3 LINE PAINTING
A103 Scale: 1 : 50



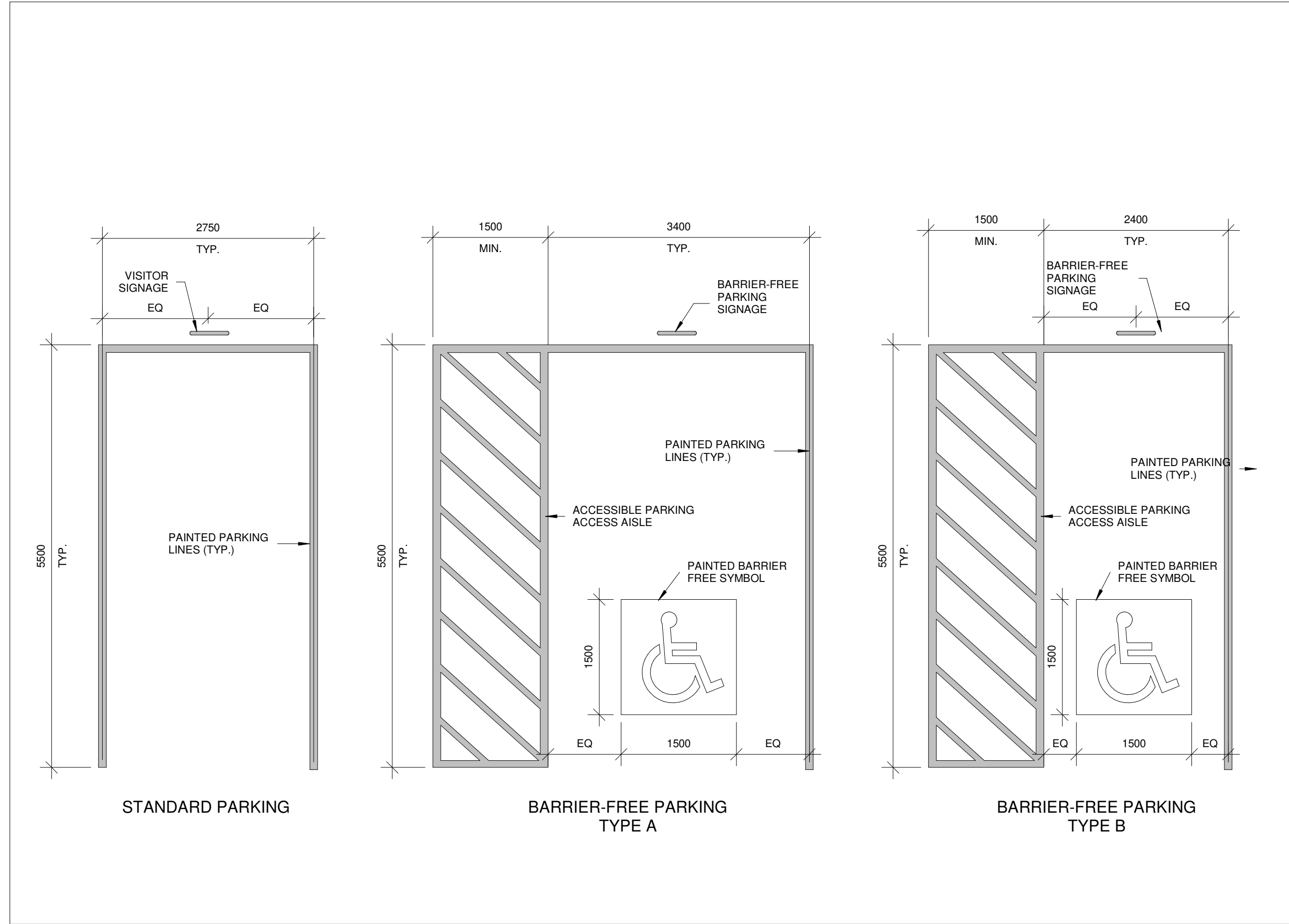
4 SITE TRAFFIC SIGNAGE
A103 Scale: 1 : 25



7 UNDERGROUND BIN
A103 Scale: 1 : 25



6 EXTERIOR GROUND SIGN
A103 Scale: 1 : 10



5 VEHICULAR PARKING DIMENSIONS
A103 Scale: 1 : 50

CLIENT LOGO

KEYPLAN

TRUE NORTH

PROJECT NORTH

No.

ISSUANCE

DATE

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PEOPLECARE

596 PARKSIDE DRIVE, SUITE 2, WATERLOO, ON N2L 0C7

PROJECT

BLUE MOUNTAIN LTC

796511 GREY COUNTY RD 19, THE BLUE MOUNTAINS, ON L3Y 0S3

TITLE

SITE PLAN DETAILS

WALTERFEDY

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2026.06.26

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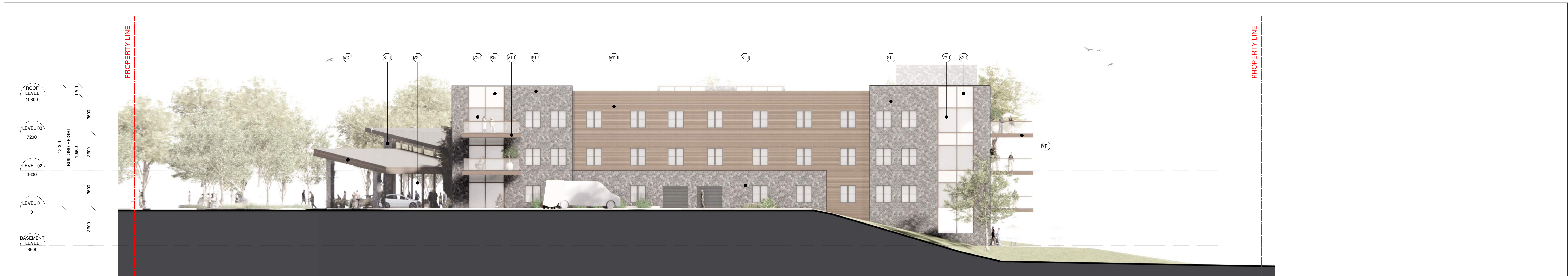
A103



1 NORTH ELEVATION
A301 Scale: 1 : 150



2 SOUTH ELEVATION
A301 Scale: 1 : 150



3 EAST ELEVATION
A301 Scale: 1 : 150



4 WEST ELEVATION
A301 Scale: 1 : 150

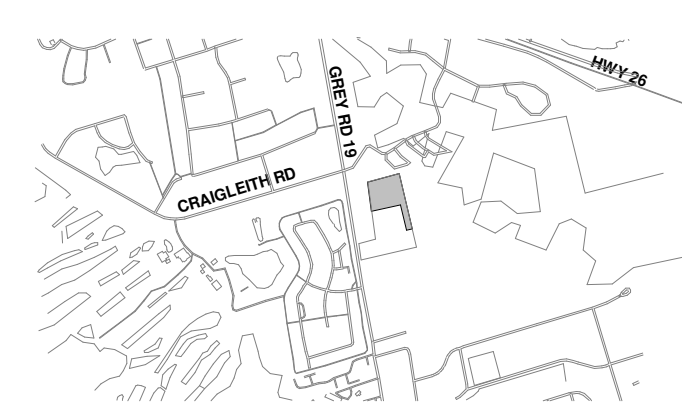
FACADE MATERIAL LEGEND:

- ST-1 STONE
- WD-1 WOOD EFFECT CLADDING TYPE 1
- WD-2 WOOD EFFECT CLADDING TYPE 2
- VG-1 CLEAR VISION GLAZING
- SG-1 SPANDREL GLASS
- MT-1 METAL CLADDING

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KEYPLAN



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595 PARKSIDE DRIVE, SUITE 2, WATERLOO, ON N2L 0C7

PROJECT

BLUE MOUNTAIN LTC

796511 GREY COUNTY RD 19, THE BLUE MOUNTAINS, ON L3Y 0S3

TITLE

BUILDING ELEVATIONS

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VIEW LOOKING AT DROP-OFF & SOUTH ELEVATION



VIEW LOOKING SOUTH EAST

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KEY PLAN

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PEOPLECARE

596 PARKSIDE DRIVE, SUITE 2, WATERLOO, ON N2L 0C7

PROJECT

BLUE MOUNTAIN LTC

796511 GREY COUNTY RD 19, THE BLUE MOUNTAINS, ON L8Y 0S3

TITLE

3D VIEWS

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DATE: 2026-04-27	
PROJECT NO: 2026-0316-10	
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PEDESTRIAN VIEW LOOKING AT DROP-OFF & SOUTH ELEVATION



PEDESTRIAN VIEW LOOKING AT DROP-OFF



PEDESTRIAN VIEW LOOKING AT DROP-OFF

CLIENT LOGO

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KEYPLAN

No.

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DATE

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2026-06-26

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PEOPLECARE

PROJECT

595 PARKSIDE DRIVE, SUITE 2, WATERLOO, ON N2L 0C7

PROJECT

BLUE MOUNTAIN LTC

796511 GREY COUNTY RD 19, THE BLUE MOUNTAINS, ON L9Y 0S3

TITLE

3D VIEWS

WALTERFEDY

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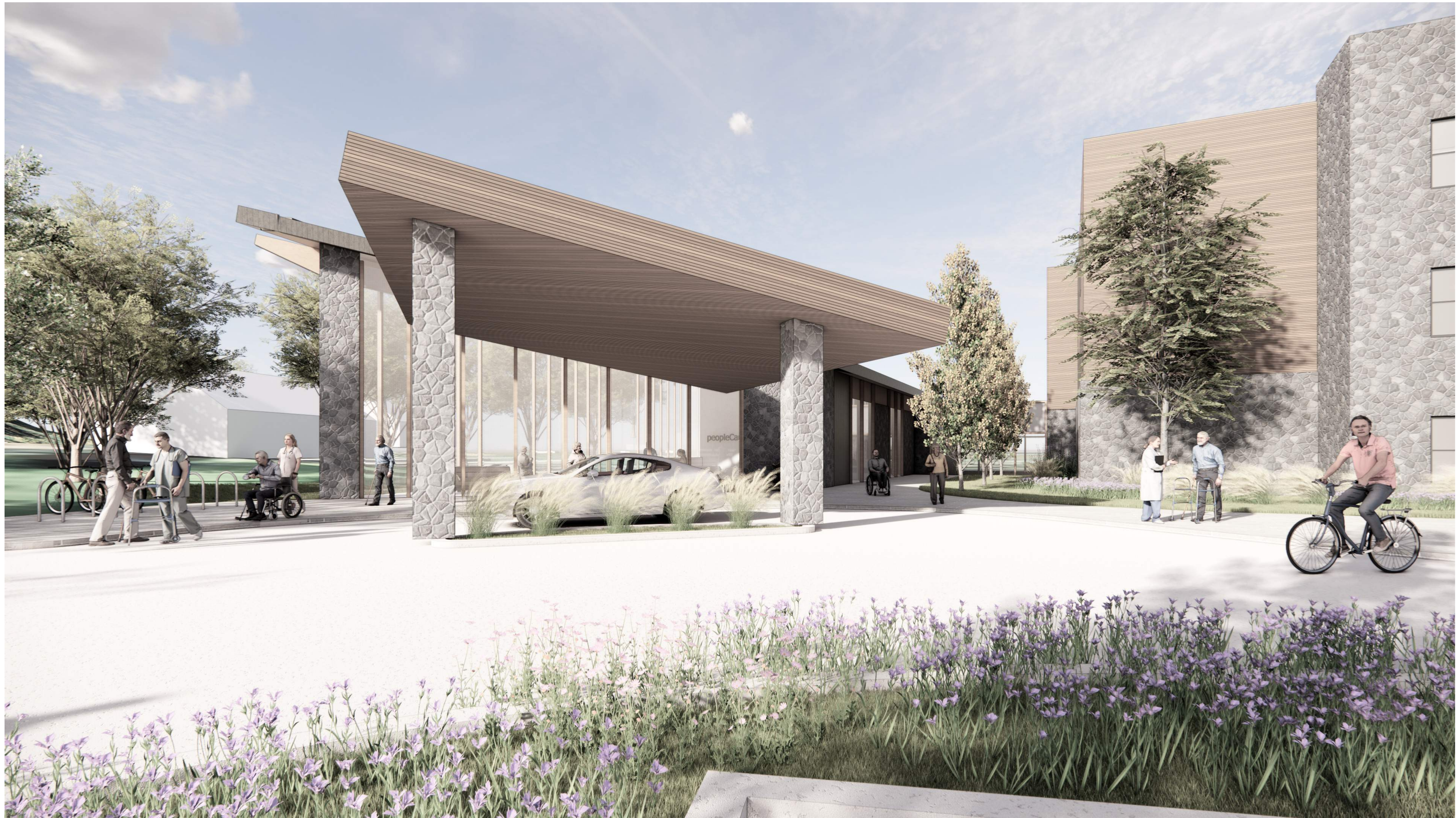
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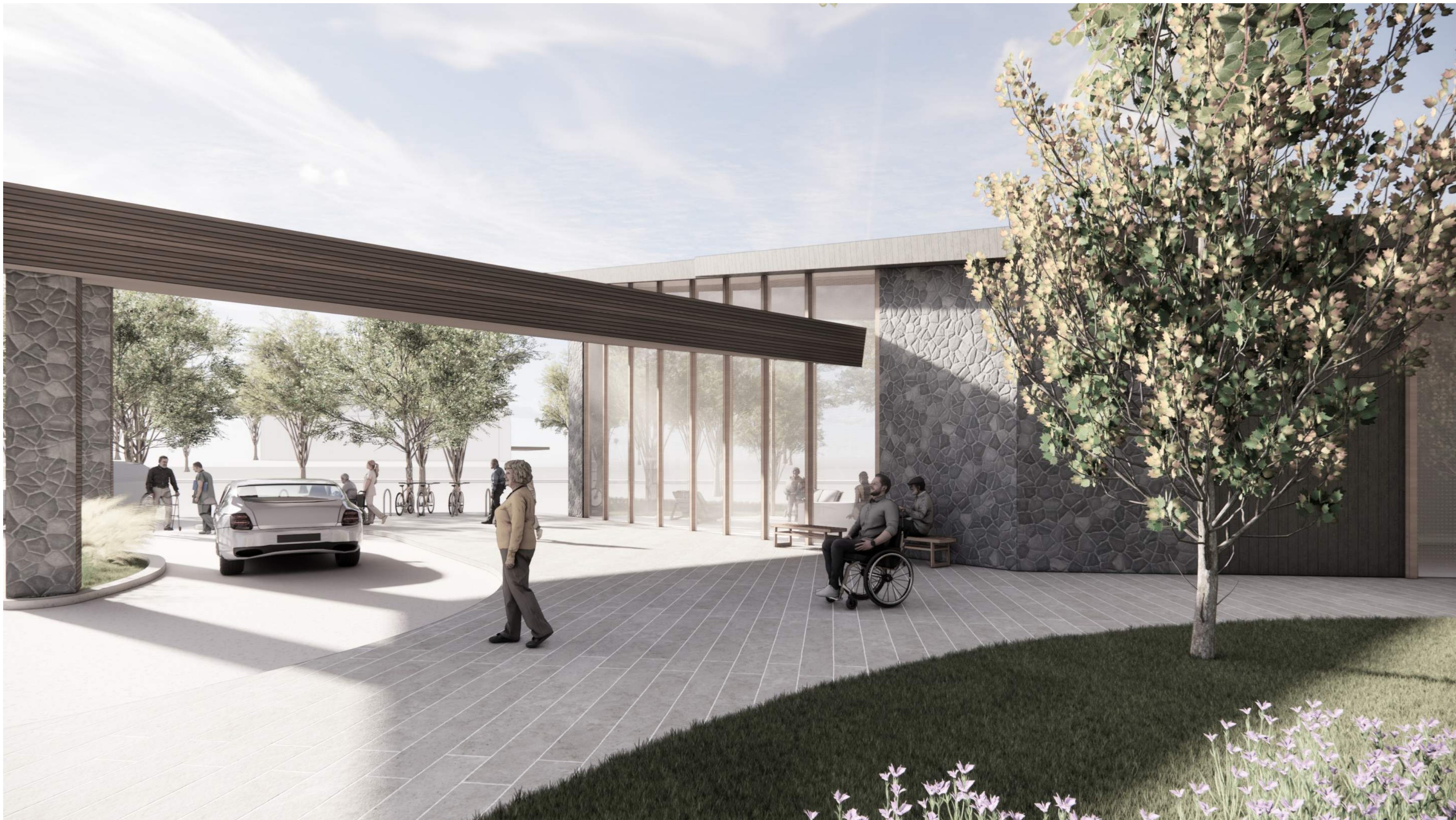
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SHEET NO:

A306



VIEW LOOKING AT DROP-OFF & SOUTH ELEVATION



VIEW LOOKING AT DROP-OFF



VIEW LOOKING AT DROP-OFF

CLIENT LOGO

peopleCare

KEY PLAN

No.	ISSUANCE	DATE
1	ISSUED FOR SPA SUBMISSION	2026-06-26

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PEOPLECARE

595 PARKSIDE DRIVE, SUITE 2, WATERLOO, ON N2L 0C7

PROJECT

BLUE MOUNTAIN LTC

796511 GREY COUNTY RD 19, THE BLUE MOUNTAINS, ON L3Y 0S3

TITLE

3D VIEWS

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2026.06.26

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PROJECT NO: 2026-0316-10

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SHEET NO: A307



AERIAL VIEW LOOKING AT MAIN ENTRANCE



PEDESTRIAN VIEW LOOKING AT DROP-OFF



PEDESTRIAN VIEW LOOKING AT DROP-OFF

CLIENT LOGO

peopleCare

KEY PLAN

No.

ISSUANCE

DATE

1

ISSUED FOR SPA SUBMISSION

2026-06-26

DISCLAIMER:

NOT FOR CONSTRUCTION

CLIENT

PEOPLECARE

596 PARKSIDE DRIVE, SUITE 2, WATERLOO, ON N2L 0C7

PROJECT

BLUE MOUNTAIN LTC

796511 GREY COUNTY RD 19, THE BLUE MOUNTAINS, ON L3Y 0S3

TITLE

3D VIEWS

WALTERFEDY

TORONTO | CALGARY | EDMONTON | KITCHENER | HAMILTON

800.665.1378 walterfedy.com

SEAL

2026.06.26

ONARIO ASSOCIATION OF ARCHITECTS

BENJAMIN D. GREGORY

8312

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SCALE:

AS NOTED

DATE:

2026-04-27

PROJECT NO.:

2026-0316-10

DRAWN BY:

SB

CHECKED BY:

AE

SHEET NO.:

A308