

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 & OBC MATRIX
A101	MASTER SITE PLAN
A102	SITE PLAN
A103	SITE PLAN DETAILS
A301	BUILDING ELEVATIONS
A305	3D VIEWS
A306	3D VIEWS
A307	3D VIEWS
A308	3D VIEWS

ELECTRICAL

ES01	ELECTRICAL LEGEND, DRAWING LIST, DETAILS AND SCHEDULES
ES02	ELECTRICAL SITE PLAN
ES03	SITE PHOTOMETRICS
ES04	ELECTRICAL LIGHTING CUTSHEETS

PEOPLECARE

BLUE MOUNTAIN LTC

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

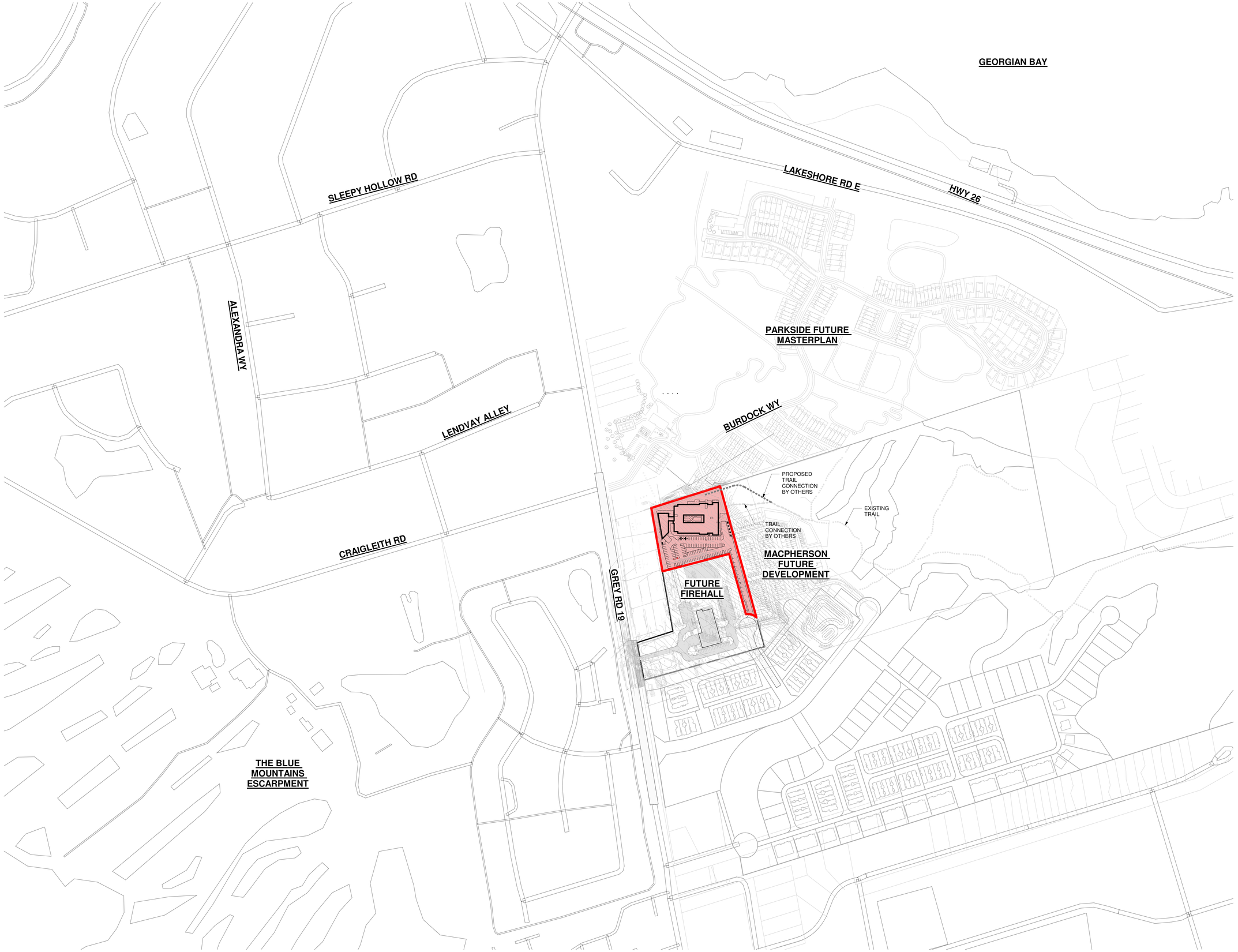
WalterFedy Project No.: 2026-0316-10

ISSUED FOR SPA RE-SUBMISSION 2026-09-25

peopleCare

WALTERFEDY

675 Queen Street South, Suite 111
Kitchener, Ontario, Canada N2M 1A1
T 519.576.2150 F 519.576.5499 walterfedy.com



1 / A001 CONTEXT PLAN
Scale: 1 : 2000

CLIENT LOGO

peopleCare

KEYPLAN



TRUE NORTH

PROJECT NORTH

No.	ISSUANCE	DATE
1	ISSUED FOR SPA SUBMISSION	2026-06-26
2	ISSUED FOR 50% DD	2026-08-21
3	ISSUED FOR 100% DD_QA	2026-08-31
4	ISSUED FOR SPA RE-SUBMISSION	2026-09-25

DISCLAIMER:

NOT FOR CONSTRUCTION

CLIENT

PEOPLECARE

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

CONTEXT PLAN

WALTERFEDY

TORONTO | CALGARY | EDMONTON | **KITCHENER** | HAMILTON

800.685.1378 **walterfedy.com**

SEAL

REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY, A PART OF WF GROUP, IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY, A PART OF WF GROUP.
- DO NOT SCALE THIS DRAWING -
COPYRIGHT © 2024 WalterFedy, A Part of WF Group Inc.

SCALE :	AS NOTED
DATE :	2026-04-27
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	3,471	37,360	0	0	3,471	37,360	40	12	52	40	24	64
Basement	1,414	15,224	0	0	1,414	15,224	0	0	0	0	0	0
TOTAL	**10,724**	**115,437**	**0**	**0**	**10,724**	**115,437**	**116**	**38**	**154**	**116**	**76**	**192**
							75%	**25%**	**100%**	**60.4%**	**40%**	**100%**
	55.86	*sqm/bed*										

TOWN OF THE BLUE MOUNTAINS ZONING-BY-LAW (2018-65)

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

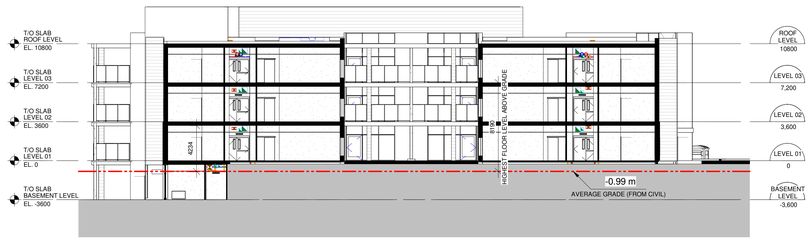
PARKING					
TYPE	*UNITS/ SQM*	*PARKING*		*PARKING (B.F.) ,inclusive in total*	
		Required	*Provided*	*Required*	*Provided*
Residential	0.5/ bed	96	125	4	4
Res. Visitor	n/a	0	0	0	0
TOTAL		**96**	**125**	**4**	**4**

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: 2025 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	796511 GREY COUNTY RD 19, THE BLUE MOUNTAINS, ON L9Y 0S3			
	Date	26-Jun-26	Seal & 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.
		LONG-TERM CARE			
3.02	MAJOR OCCUPANCY CLASSIFICATION	OCCUPANCY	USE		3.1.2.
		B2	Care and Treatment Occupancies		
3.03	SUPERIMPOSED MAJOR OCCUPANCIES	-	[If Yes, provide explanation below; add lines as necessary]		3.2.2.7.
3.04	BUILDING AREA (m^2)	DESCRIPTION	EXISTING	NEW	TOTAL [A] 1.4.1.2.
		New Construction - Long Term Care Home	0.00	3471.00	3,471.0
		TOTAL	-	3,471.0	3,471.0
3.05	GROSS AREA (m^2)	DESCRIPTION	EXISTING	NEW	TOTAL [A] 1.4.1.2.
		New Construction - Long Term Care Home	0.00	10724.00	10,724.0
		TOTAL	-	10,724.0	10,724.0
3.06	MEZZANINE AREA (m^2)	DESCRIPTION	MEZZ TYPE	EXISTING / NEW	TOTAL 3.2.1.1.
3.07	BUILDING HEIGHT	3 STOREYS ABOVE GRADE		12.00 (m) ABOVE GRADE	[A] 1.4.1.2. &
		1 STOREYS BELOW GRADE			3.2.1.1.
3.08	HIGH BUILDING	No			3.2.6.
3.09	NUMBER OF STREETS/ FIREFIGHTER ACCESS	1 STREET(S)			3.2.2.10. & 3.2.5.
3.10	BUILDING CLASSIFICATION	3.2.2.39.	Group B, Division 2, up to 3 Storeys, Sprinklered		3.2.2.20-83.
3.11	SPRINKLER SYSTEM	Required	PROVIDED:	Entire Building	3.2.1.5. &
		DESCRIBE			3.2.2.17., 3.2.2.18., 3.2.4.8. to 3.2.4.10. and 3.2.5.13.
3.12	STANDPIPE SYSTEM	Not Required			3.2.5.8
3.13	FIRE ALARM SYSTEM	Required		TYPE PROVIDED Two Stage	3.2.4.
3.14	WATER SERVICE/ SUPPLY IS ADEQUATE	Yes			3.2.5.7.
3.15	CONSTRUCTION TYPE	BASED ON	3.2.2.39.		3.2.2.2.20.-83.
		RESTRICTIONS	Noncombustible Required		
		ACTUAL	Noncombustible	HEAVY TIMBER CONSTRUCTION NO	3.2.1.4.
3.16	IMPORTANCE CATEGORY	Normal	-		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 4.1.8.18. items 6 to 22:		Required	4.1.8.18.(2)
		REASON FOR REQUIREMENT NEITHER SC1 NOR SC2.			



OBC DEFINITIONS:

FIRST STOREY MEANS THE *STOREY* THAT HAS ITS FLOOR CLOSEST TO *GRADE* AND ITS CEILING MORE THAN 1.8 M ABOVE GRADE.

GRADE MEANS THE AVERAGE LEVEL OF PROPOSED OR FINISHED GROUND ADJOINING A *BUILDING* AT ALL EXTERIOR WALLS.

3.2.6.1 (1)(b) AND 3.2.6.1(1)(c)

(b) CONTAINING A GROUP B MAJOR OCCUPANCY IN WHICH THE FLOOR LEVEL OF THE HIGHEST STOREY OF THAT MAJOR OCCUPANCY IS MORE THAN 18 m ABOVE GRADE,

(c) CONTAINING A FLOOR AREA OR PART OF FLOOR AREA LOCATED ABOVE THE THIRD STOREY DESIGNED OR INTENDED AS A GROUP B DIVISION 2 OR 3 OCCUPANCY.

BASED ON DEFINITIONS AND LEVELS IN RELATION TO AVERAGE GRADE, THIS 3 STOREY GROUP B DIVISION 2 BUILDING IS NOT A HIGH BUILDING.

1 / A002 HIGH BUILDING ANALYSIS
Scale: 1 : 200

CLIENT LOGO

peopleCare

KEYPLAN



No.	ISSUANCE	DATE
1	ISSUED FOR SPA SUBMISSION	2026-06-26
2	ISSUED FOR MLTC PRELIMINARY REVIEW #1	2026-08-21
3	ISSUED FOR 50% DD	2026-08-21
4	ISSUED FOR 100% DD_QA	2026-08-31
5	ISSUED FOR SPA RE-SUBMISSION	2026-09-25

DISCLAIMER:

NOT FOR CONSTRUCTION

CLIENT
PEOPLECARE
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
PROJECT STATS & OBC MATRIX

WALTERFEDY
TORONTO | CALGARY | EDMONTON | **KITCHENER** | HAMILTON
800.685.1378 **walterfedy.com**

SEAL

REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY, A PART OF WF GROUP, IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY, A PART OF WF GROUP. - DO NOT SCALE THIS DRAWING -
COPYRIGHT © 2024 WalterFedy, A Part of WF Group Inc.

SCALE :	AS NOTED
DATE :	2026-04-27
PROJECT NO :	2026-0316-10
DRAWN BY :	SB
CHECKED BY :	AE

SHEET NO :
A002



1 A101 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
2	ISSUED FOR MLTC PRELIMINARY REVIEW #1	2026-08-21
3	ISSUED FOR 50% DD	2026-08-21
4	ISSUED FOR 100% DD_QA	2026-08-31
5	ISSUED FOR SPA RE-SUBMISSION	2026-09-25

DISCLAIMER:

NOT FOR CONSTRUCTION

CLIENT

PEOPLECARE

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

MASTER SITE PLAN

WALTERFEDY

TORONTO | CALGARY | EDMONTON | **KITCHENER** | HAMILTON

800.685.1378 **walterfedy.com**

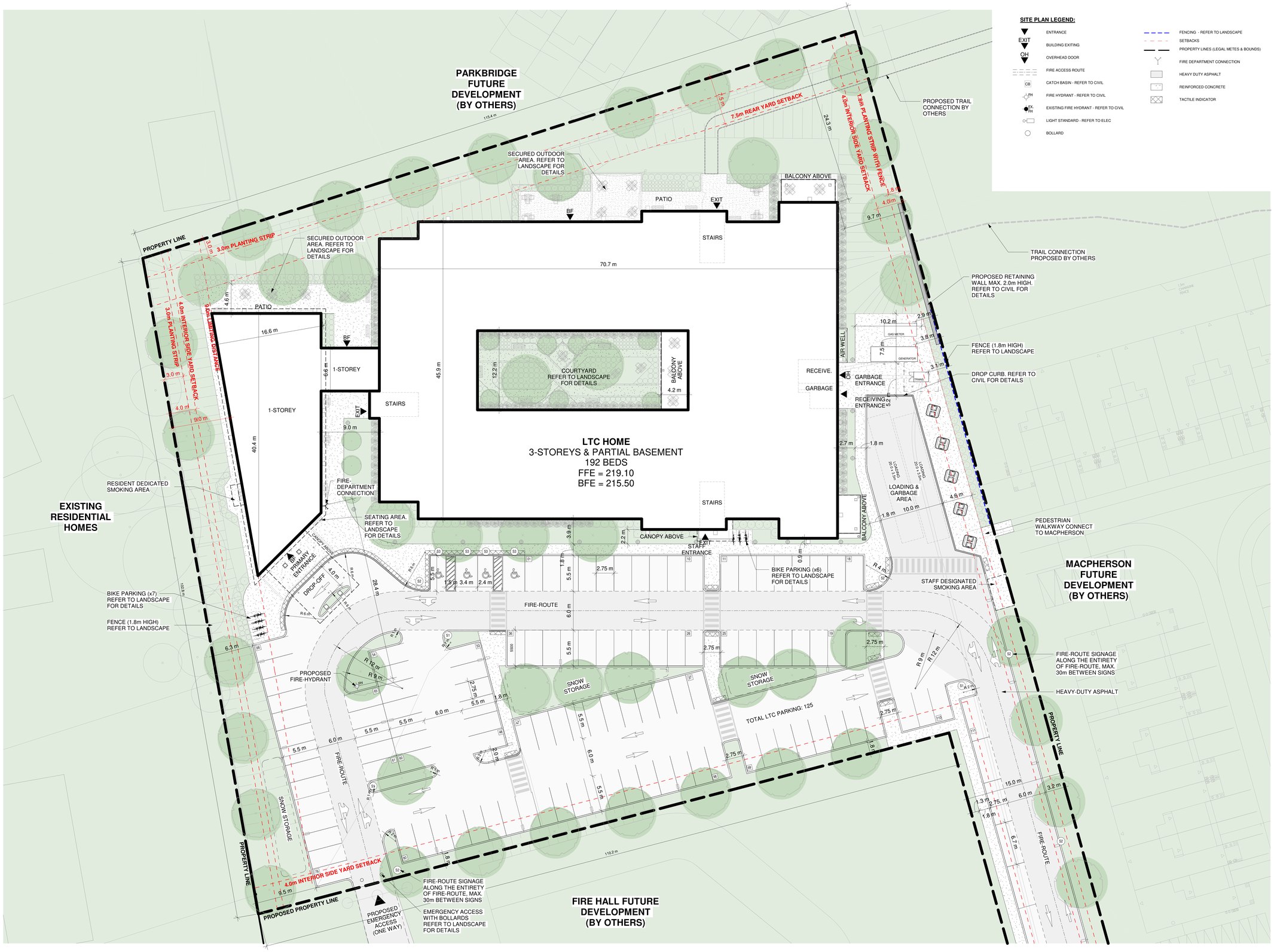
SEAL

REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY IS PROHIBITED. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY, A PART OF WF GROUP.
- DO NOT SCALE THIS DRAWING -
COPYRIGHT © 2024 WalterFedy, A Part of WF Group Inc.

SCALE :	AS NOTED
DATE :	2026-04-27
PROJECT NO :	2026-031E-10
DRAWN BY :	SB
CHECKED BY :	AE

SHEET NO :

A101



SITE PLAN LEGEND:

- ENTRANCE
- EXIT — BUILDING EXITING
- OH — OVERHEAD DOOR
- FIRE ACCESS ROUTE
- CB — CATCH BASIN - REFER TO CIVIL
- FH — FIRE HYDRANT - REFER TO CIVIL
- EX FH — EXISTING FIRE HYDRANT - REFER TO CIVIL
- LIGHT STANDARD - REFER TO ELEC
- BOLLARD
- FENCING - REFER TO LANDSCAPE
- SETBACKS
- PROPERTY LINES (LEGAL METES & BOUNDS)
- FIRE DEPARTMENT CONNECTION
- HEAVY DUTY ASPHALT
- REINFORCED CONCRETE
- TACTILE INDICATOR

1 / A102 SITE PLAN
Scale: 1 : 200

CLIENT LOGO

peopleCare

KEYPLAN



TRUE NORTH | PROJECT NORTH

No.	ISSUANCE	DATE
1	ISSUED FOR ZBA SUBMISSION	2026-05-19
2	ISSUED FOR SPA SUBMISSION	2026-06-26
3	ISSUED FOR MLTC PRELIMINARY REVIEW #1	2026-08-21
4	ISSUED FOR 50% DD	2026-08-21
5	ISSUED FOR 100% DD_QA	2026-08-31
6	ISSUED FOR SPA RE-SUBMISSION	2026-09-25

DISCLAIMER:

NOT FOR CONSTRUCTION

CLIENT
PEOPLECARE
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
SITE PLAN

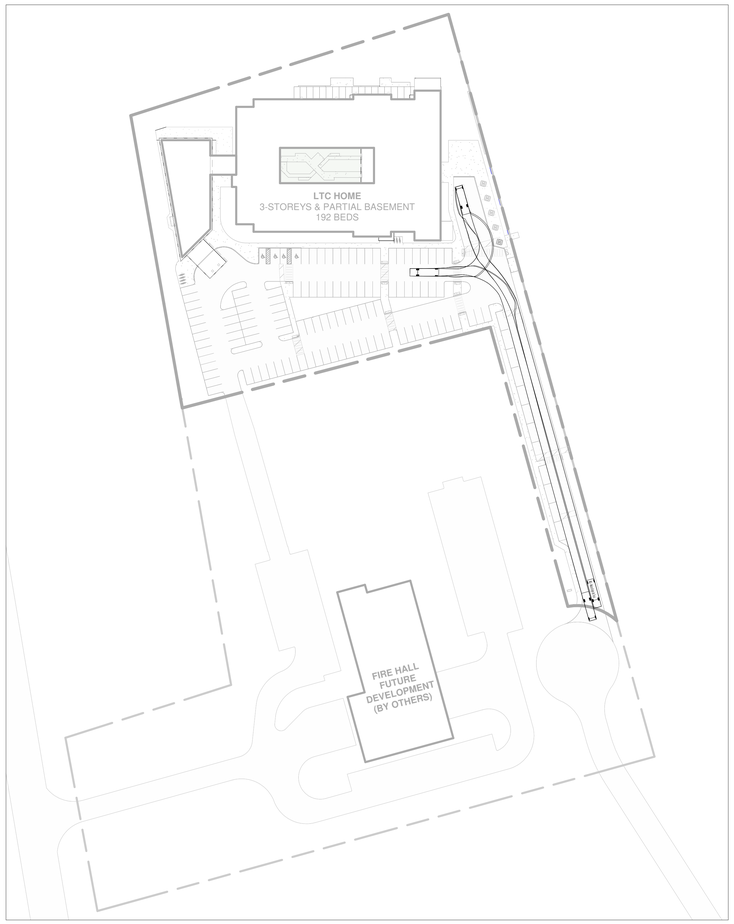
WALTERFEDY
TORONTO | CALGARY | EDMONTON | KITCHENER | HAMILTON
800.685.1378 walterfedy.com

SEAL

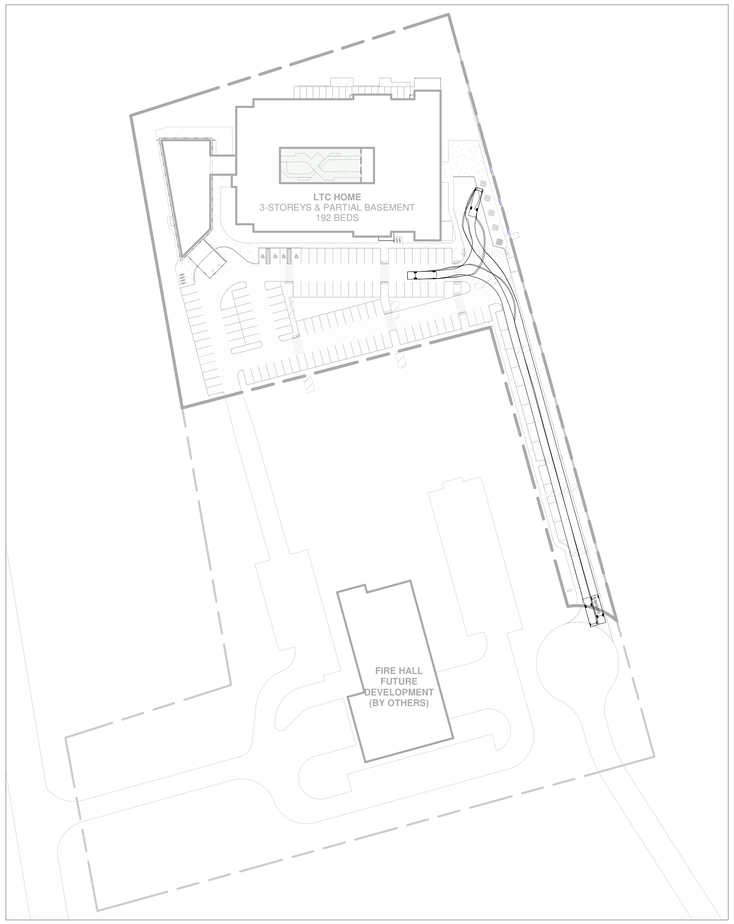
REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY, A PART OF WF GROUP, IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY, A PART OF WF GROUP. DO NOT SCALE THIS DRAWING.
COPYRIGHT © 2024 WalterFedy, A Part of WF Group Inc.

SCALE :	AS NOTED
DATE :	2026-04-27
PROJECT NO :	2026-0316-10
DRAWN BY :	SB
CHECKED BY :	AE

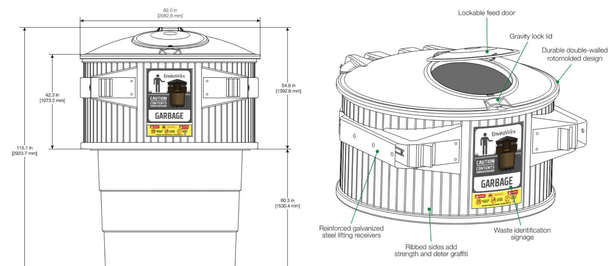
SHEET NO :
A102



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

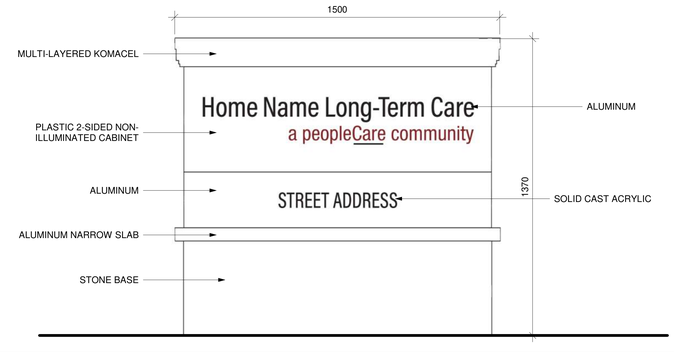


2 A103 SITE PLAN - GARBAGE TRUCK TURNING
Scale: 1 : 750



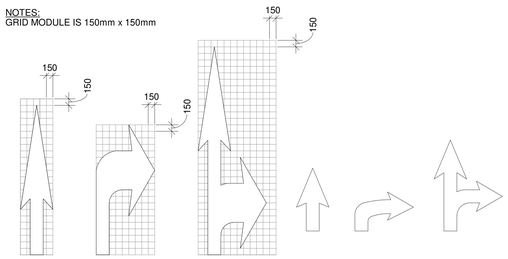
REFER TO LANDSCAPE DRAWINGS FOR INSTALLATION DETAILS

7 A103 UNDERGROUND BIN
Scale: 1 : 25



6 A103 EXTERIOR GROUND SIGN
Scale: 1 : 10

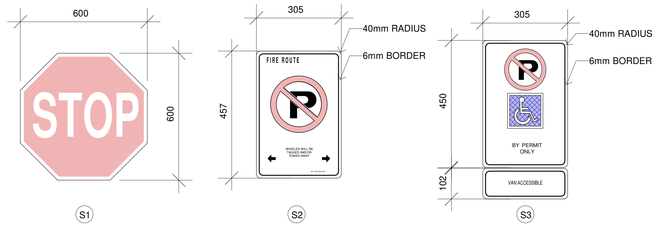
NOTES:
GRID MODULE IS 150mm x 150mm



AS PLACED ON PAVEMENT

AS SEEN BY MOTORIST

3 A103 LINE PAINTING
Scale: 1 : 50



Ra-1

MAX. 30m BETWEEN SIGNS

FIRE ROUTE SIGNAGE
INDICATE APPROPRIATE
LOCAL BY-LAW NUMBER

Rb-93 with TSC-403

FIRE ROUTE SIGNAGE ALONG ENTIRETY OF FIRE-ROUTE - INDICATE APPROPRIATE LOCAL BY-LAW NUMBER

FINISHED SIGNS AND SYMBOLS SHALL BE APPLIED TO 1.63mm UTILITY GRADE ALUMINUM WITH BRIGHT WHITE MILL BAKED FINISH ON BOTH SIDES. ALL INKS SHALL BE GLOSSY

ALL LETTERING AND COLOURS TO MEET M.T.O. STANDARDS

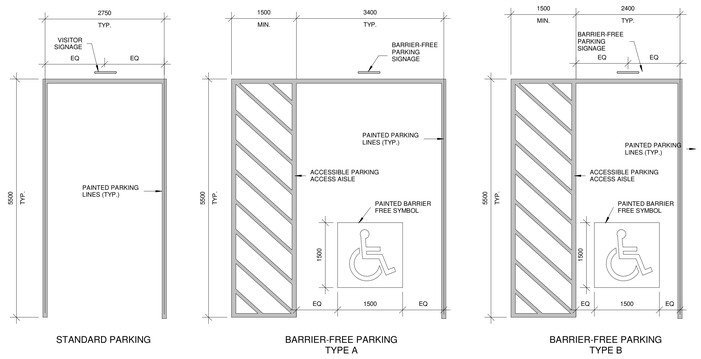
ALL SIGNAGE TO ONTARIO TRAFFIC MANUAL / MUNICIPAL STANDARDS AND DETAILS. MUST BE VERIFIED AND APPROVED PRIOR TO INSTALLATION

NOTE: ALL SIGNAGE TO MUNICIPAL STANDARDS AND DETAILS

REFER TO SITE PLAN FOR NUMBERS AND LOCATIONS OF SIGNS REQUIRED

NOTE: FINAL POSITIONING OF SIGNS TO BE DETERMINED ON SITE

4 A103 SITE TRAFFIC SIGNAGE
Scale: 1 : 25



STANDARD PARKING

BARRIER-FREE PARKING TYPE A

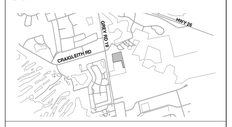
BARRIER-FREE PARKING TYPE B

5 A103 VEHICULAR PARKING DIMENSIONS
Scale: 1 : 50

CLIENT LOGO

peopleCare

KEYPLAN



TRUE NORTH

PROJECT NORTH

No.	ISSUANCE	DATE
1	ISSUED FOR SPA SUBMISSION	2026-06-26
2	ISSUED FOR 50% DD	2026-08-21
3	ISSUED FOR 100% DD_QA	2026-08-31
4	ISSUED FOR SPA RE-SUBMISSION	2026-09-25

DISCLAIMER:

NOT FOR CONSTRUCTION

CLIENT
PEOPLECARE
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
SITE PLAN DETAILS

WALTERFEDY
TORONTO | CALGARY | EDMONTON | KITCHENER | HAMILTON
800.685.1378 walterfedy.com

SEAL

REPRODUCTION OR DISTRIBUTION FOR PURPOSES (OTHER THAN AUTHORIZED BY WALTERFEDY, A PART OF WF GROUP, IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY, A PART OF WF GROUP. - DO NOT SCALE THIS DRAWING -
COPYRIGHT © 2024 WalterFedy, A Part of WF Group Inc.

SCALE :	AS NOTED
DATE :	2026-04-27
PROJECT NO :	2026-0316-10
DRAWN BY :	SB
CHECKED BY :	AE

SHEET NO :
A103



1 A301 NORTH ELEVATION
Scale: 1 : 150



2 A301 SOUTH ELEVATION
Scale: 1 : 150



3 A301 EAST ELEVATION
Scale: 1 : 150



4 A301 WEST ELEVATION
Scale: 1 : 150

FACADE MATERIAL LEGEND:

- ST-1 STONE
- WD-1 WOOD EFFECT CLADDING TYPE 1
- WD-2 WOOD EFFECT CLADDING TYPE 2
- WD-3 WOOD EFFECT CLADDING TYPE 3
- VG-1 CLEAR VISION GLAZING TYPE 1
- VG-2 CLEAR VISION GLAZING TYPE 2
- SG-1 SPANDREL GLASS
- MT-1 METAL CLADDING

CLIENT LOGO

peopleCare

KEYPLAN



No.	ISSUANCE	DATE
1	ISSUED FOR SPA SUBMISSION	2026-06-26
2	ISSUED FOR MLTC PRELIMINARY REVIEW #1	2026-08-21
3	ISSUED FOR 50% DD	2026-08-21
4	ISSUED FOR 100% DD_QA	2026-08-31
5	ISSUED FOR SPA RE-SUBMISSION	2026-09-25

DISCLAIMER:

NOT FOR CONSTRUCTION

CLIENT
PEOPLECARE
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
BUILDING ELEVATIONS

WALTERFEDY
TORONTO | CALGARY | EDMONTON | KITCHENER | HAMILTON
800.685.1378 walterfedy.com

SEAL

REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY IS PROHIBITED. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY, A PART OF WF GROUP.
- DO NOT SCALE THIS DRAWING -
COPYRIGHT © 2024 WalterFedy, A Part of WF Group Inc.

SCALE :	AS NOTED
DATE :	2026-04-27
PROJECT NO :	2026-031E-10
DRAWN BY :	SB
CHECKED BY :	AE

SHEET NO :
A301



VIEW LOOKING AT DROP-OFF & SOUTH ELEVATION



VIEW LOOKING SOUTH EAST

CLIENT LOGO

peopleCare

KEYPLAN



No.	ISSUANCE	DATE
1	ISSUED FOR SPA SUBMISSION	2026-06-26
2	ISSUED FOR MLTC PRELIMINARY REVIEW #1	2026-08-21
3	ISSUED FOR 50% DD	2026-08-21
4	ISSUED FOR SPA RE-SUBMISSION	2026-09-25

DISCLAIMER:

NOT FOR CONSTRUCTION

CLIENT

PEOPLECARE

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

TORONTO | CALGARY | EDMONTON | **KITCHENER** | HAMILTON

800.685.1378 **walterfedy.com**

SEAL

REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY, A PART OF WF GROUP, IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY, A PART OF WF GROUP. - DO NOT SCALE THIS DRAWING -

COPYRIGHT © 2024 WalterFedy, A Part of WF Group Inc.

SCALE :	AS NOTED
DATE :	2026-04-27
PROJECT NO :	2026-0316-10
DRAWN BY :	SB
CHECKED BY :	AE

SHEET NO :

A305



PEDESTRIAN VIEW LOOKING AT DROP-OFF & SOUTH ELEVATION



PEDESTRIAN VIEW LOOKING AT DROP-OFF



PEDESTRIAN VIEW LOOKING AT DROP-OFF

CLIENT LOGO

peopleCare

KEYPLAN



No.	ISSUANCE	DATE
1	ISSUED FOR SPA SUBMISSION	2026-06-26
2	ISSUED FOR MLTC PRELIMINARY REVIEW #1	2026-08-21
3	ISSUED FOR 50% DD	2026-08-21
4	ISSUED FOR SPA RE-SUBMISSION	2026-09-25

DISCLAIMER:

NOT FOR CONSTRUCTION

CLIENT

PEOPLECARE

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

TORONTO | CALGARY | EDMONTON | **KITCHENER** | HAMILTON

800.685.1378 **walterfedy.com**

SEAL

REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY, A PART OF WF GROUP, IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY, A PART OF WF GROUP. - DO NOT SCALE THIS DRAWING -

COPYRIGHT © 2024 WalterFedy, A Part of WF Group Inc.

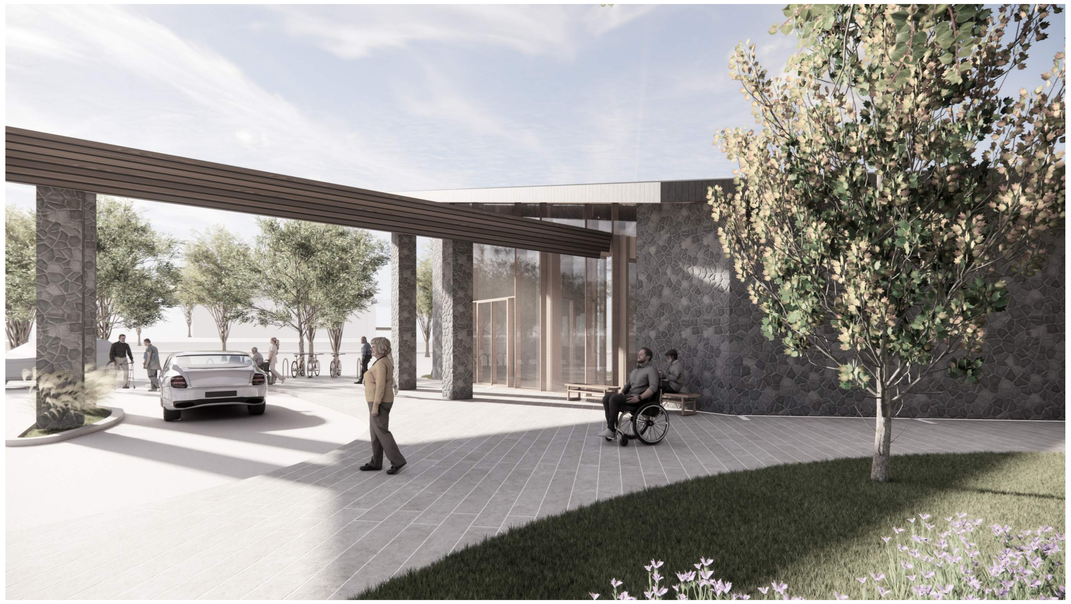
SCALE :	AS NOTED
DATE :	2026-04-27
PROJECT NO :	2026-0316-10
DRAWN BY :	SB
CHECKED BY :	AE

SHEET NO :

A306



VIEW LOOKING AT DROP-OFF & SOUTH ELEVATION



VIEW LOOKING AT DROP-OFF



VIEW LOOKING AT DROP-OFF

CLIENT LOGO

peopleCare

KEYPLAN



No.	ISSUANCE	DATE
1	ISSUED FOR SPA SUBMISSION	2026-06-26
2	ISSUED FOR MLTC PRELIMINARY REVIEW #1	2026-08-21
3	ISSUED FOR 50% DD	2026-08-21
4	ISSUED FOR SPA RE-SUBMISSION	2026-09-25

DISCLAIMER:

NOT FOR CONSTRUCTION

CLIENT

PEOPLECARE

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

TORONTO | CALGARY | EDMONTON | **KITCHENER** | HAMILTON

800.685.1378 **walterfedy.com**

SEAL

REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY, A PART OF WF GROUP, IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY, A PART OF WF GROUP. - DO NOT SCALE THIS DRAWING -

COPYRIGHT © 2024 WalterFedy, A Part of WF Group Inc.

SCALE :	AS NOTED
DATE :	2026-04-27
PROJECT NO :	2026-0316-10
DRAWN BY :	SB
CHECKED BY :	AE

SHEET NO :

A307



AERIAL VIEW LOOKING AT MAIN ENTRANCE



PEDESTRIAN VIEW LOOKING AT DROP-OFF



PEDESTRIAN VIEW LOOKING AT DROP-OFF

CLIENT LOGO

peopleCare

KEYPLAN



No.	ISSUANCE	DATE
1	ISSUED FOR SPA SUBMISSION	2026-06-26
2	ISSUED FOR MLTC PRELIMINARY REVIEW #1	2026-08-21
3	ISSUED FOR 50% DD	2026-08-21
4	ISSUED FOR SPA RE-SUBMISSION	2026-09-25

DISCLAIMER:

NOT FOR CONSTRUCTION

CLIENT

PEOPLECARE

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

TORONTO | CALGARY | EDMONTON | **KITCHENER** | HAMILTON

800.685.1378 **walterfedy.com**

SEAL

REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY, A PART OF WF GROUP, IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY, A PART OF WF GROUP. DO NOT SCALE THIS DRAWING.

COPYRIGHT © 2024 WalterFedy, A Part of WF Group Inc.

SCALE :	AS NOTED
DATE :	2026-04-27
PROJECT NO :	2026-0316-10
DRAWN BY :	SB
CHECKED BY :	AE

SHEET NO :

A308