



SETBACKS:
FRONT YARD (SOUTH, BALM BEACH ROAD): REQUIRED: 7.5M (18M PROVIDED)
REAR YARD (NORTH, SUNDOWNER ROAD): REQUIRED: 3.3M (29.5M PROVIDED)
EXTERIOR SIDE (WEST, SUNDOWNER ROAD): REQUIRED: 4.5M (4.5M PROVIDED)
INTERIOR SIDE (EAST, HC ZONE): REQUIRED: 0.0M (14.06M PROVIDED)

FSI CALCULATION
TOTAL GFA / TOTAL LOT AREA
13182.66 SM / 30919 SM
FSI = 0.43

SNOW STORAGE:
TOTAL SITE / PROPOSED STORAGE
517 SM / 30919 SM
= 1.67%

PARKING REQUIREMENTS AS PER MIDLAND ZONING BYLAW SECTION 4.1.5:

COMMERCIAL: 5 PER 90SM GFA
= (2725 / 90) x 5 = **152 SPACES**

RESIDENTIAL: 1.5 PER DWELLING UNIT OF WHICH 25% SHALL BE FOR VISITORS
= (68 UNITS) x 1.5 = **102 SPACES**

OFFICE: 1 PER 30SM GFA
= (3715.74 / 30) x 1 = **124 SPACES**

MEDICAL: 5 PER PRACTITIONER
= (5 x 10) = **50 SPACES**

CHILD CARE CENTER: 1.5 PER CLASSROOM
= (5 x 1.5) = **8 SPACES**

TYPICAL = 436

LOADING = 1 SPACE FOR 501SM-2000SM OF NON-RESIDENTIAL SPACE
= 1 SPACE PER BUILDING (4 TOTAL)

ACCESSIBLE (5 SPACES FOR 401-500 TOTAL) = 5 SPACES

PARKING SCHEDULE			
Location	TYPE	DIMENSIONS	COUNT
NORTH BLOCK			
SURFACE	TYPICAL PARKING	2.8M x 6M	192
SURFACE	LOADING	4M x 21M	2
SURFACE	ACCESSIBLE	7.3M x 4.6M	4
SOUTH BLOCK			
SURFACE	TYPICAL PARKING	2.8M x 6M	195
SURFACE	LOADING	4M x 21M	1
SURFACE	ACCESSIBLE	7.3M x 4.6M	4

PARKING SCHEDULE - OVERALL			
Location	TYPE	DIMENSIONS	COUNT
SURFACE	ACCESSIBLE	7.3M x 4.6M	8
SURFACE	LOADING	4M x 21M	3
SURFACE	TYPICAL PARKING	2.8M x 6M	387

LOT COVERAGE			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
EXISTING BUILDINGS	2786.1 m ²	29989 ft ²	48.8%
PROPOSED BUILDINGS	2919.0 m ²	31420 ft ²	51.2%
	5705.1 m ²	61409 ft ²	100.0%
OVERALL SITE	30919 m ²	332813 ft ²	100.0%
LOT COVERAGE = BUILDING FOOTPRINT/OVERALL SITE			
= 5705.1 / 30919			
= 18.45%			

SITE STATISTICS (EXISTING AND PROPOSED)			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
HARD LANDSCAPE			
ASPHALT	15163.5 m ²	163219 ft ²	49.0%
EXISTING BUILDING	2786.1 m ²	29989 ft ²	9.0%
RETAIL BUILDING	2919.0 m ²	31420 ft ²	9.4%
SIDEWALK	3764.1 m ²	40516 ft ²	12.2%
	24632.6 m ²	265144 ft ²	79.6%
SOFT LANDSCAPE			
LANDSCAPING	6304.3 m ²	67858 ft ²	20.4%
	6304.3 m ²	67858 ft ²	20.4%
	30936.9 m ²	333002 ft ²	100.0%
OVERALL SITE	30919 m ²	332813 ft ²	100.0%

EXISTING GFA BY OCCUPANCY (BUILDING A, B AND E)			
OCCUPANCY	AREA (SM)	AREA (SF)	%
BUILDING A (OFFICE)	2767.72 m ²	29792 ft ²	54.4%
BUILDING B (MEDICAL)	918.32 m ²	9885 ft ²	18.0%
BUILDING B (OFFICE)	918.32 m ²	9885 ft ²	18.0%
BUILDING E (CHILD CARE)	483.87 m ²	5208 ft ²	9.5%
	5088.24 m ²	54769 ft ²	100.0%

PROPOSED GFA BY OCCUPANCY (BUILDING C AND D)			
Occupancy	Area	Area (SF)	%
RESIDENTIAL BUILDING	5601 m ²	60288 ft ²	67%
RETAIL BUILDING	2725 m ²	29337 ft ²	33%
Grand total: 121	8326 m ²	89625 ft ²	100%

RESIDENTIAL UNIT MATRIX - BUILDING C			
Name	Count	Area	COUNT %
1BR	20	1365 m ²	63%
2BR	12	1186 m ²	38%
Grand total: 32	2551 m ²		

RESIDENTIAL UNIT MATRIX - BUILDING D			
Name	Count	Area	COUNT %
1BR	24	1486 m ²	67%
2BR	12	1113 m ²	33%
Grand total: 36	2599 m ²		

ROOM SCHEDULE - BUILDING C		
Name	Count	Area
T/O GROUND FLOOR		
CRU	10	1194 m ²
ELEC	1	1 m ²
ELEV.	1	4 m ²
LOBBY	1	39 m ²
MECH	2	20 m ²
STAIRS	2	35 m ²
T/O GROUND FLOOR: 17		1293 m ²
T/O SECOND FLOOR		
1BR	10	627 m ²
2BR	6	546 m ²
CORRIDOR	1	80 m ²
ELEC	1	1 m ²
ELEV.	1	4 m ²
MECH	1	2 m ²
STAIRS	2	19 m ²
T/O SECOND FLOOR: 22		1279 m ²
T/O THIRD FLOOR		
1BR	10	627 m ²
2BR	6	546 m ²
CORRIDOR	1	80 m ²
ELEC	1	1 m ²
ELEV.	1	4 m ²
MECH	1	2 m ²
STAIRS	2	19 m ²
T/O THIRD FLOOR: 22		1279 m ²
Grand total: 61		3851 m ²

ROOM SCHEDULE - BUILDING D		
Name	Count	Area
T/O GROUND FLOOR		
CRU	11	1333 m ²
ELEC	1	1 m ²
ELEV.	1	4 m ²
LOBBY	1	39 m ²
MECH	2	20 m ²
STAIRS	2	35 m ²
T/O GROUND FLOOR: 18		1432 m ²
T/O SECOND FLOOR		
1BR	12	743 m ²
2BR	6	556 m ²
CORRIDOR	1	89 m ²
ELEC	1	1 m ²
ELEV.	1	4 m ²
MECH	1	2 m ²
STAIRS	2	19 m ²
T/O SECOND FLOOR: 24		1414 m ²
T/O THIRD FLOOR		
1BR	12	743 m ²
2BR	6	556 m ²
CORRIDOR	1	89 m ²
ELEC	1	1 m ²
ELEV.	1	4 m ²
MECH	1	2 m ²
STAIRS	2	19 m ²
T/O THIRD FLOOR: 24		1414 m ²
Grand total: 66		4261 m ²

GFA BY FLOOR - BUILDING C	
Level	Area
T/O GROUND FLOOR	1293 m ²
T/O SECOND FLOOR	1386 m ²
T/O THIRD FLOOR	1386 m ²
Grand total: 55	4065 m ²

GFA BY FLOOR - BUILDING D	
Level	Area
T/O GROUND FLOOR	1432 m ²
T/O SECOND FLOOR	1414 m ²
T/O THIRD FLOOR	1414 m ²
Grand total: 66	4261 m ²

SELLABLE VS. NON SELLABLE - BUILDING C	
Level	Area
SELLABLE	
T/O GROUND FLOOR	1194 m ²
T/O SECOND FLOOR	1275 m ²
T/O THIRD FLOOR	1275 m ²
SELLABLE: 42	3745 m ²
NON SELLABLE	
T/O GROUND FLOOR	99 m ²
T/O SECOND FLOOR	111 m ²
T/O THIRD FLOOR	111 m ²
NON SELLABLE: 13	321 m ²
Grand total: 55	4065 m ²

SELLABLE VS. NON SELLABLE - BUILDING D	
Level	Area
SELLABLE	
T/O GROUND FLOOR	1333 m ²
T/O SECOND FLOOR	1300 m ²
T/O THIRD FLOOR	1300 m ²
SELLABLE: 47	3932 m ²
NON SELLABLE	
T/O GROUND FLOOR	99 m ²
T/O SECOND FLOOR	115 m ²
T/O THIRD FLOOR	115 m ²
NON SELLABLE: 19	329 m ²
Grand total: 66	4261 m ²

UNIT MATRIX - BUILDING C		
Name	Count	Area
T/O GROUND FLOOR		
CRU	10	1194 m ²
T/O GROUND FLOOR: 10		1194 m ²
T/O SECOND FLOOR		
1BR	10	683 m ²
2BR	6	593 m ²
T/O SECOND FLOOR: 16		1275 m ²
T/O THIRD FLOOR		
1BR	10	683 m ²
2BR	6	593 m ²
T/O THIRD FLOOR: 16		1275 m ²
Grand total: 42		3745 m ²

UNIT MATRIX - BUILDING D		
Name	Count	Area
T/O GROUND FLOOR		
CRU	11	1333 m ²
T/O GROUND FLOOR: 11		1333 m ²
T/O SECOND FLOOR		
1BR	12	743 m ²
2BR	6	556 m ²
T/O SECOND FLOOR: 18		1300 m ²
T/O THIRD FLOOR		
1BR	12	743 m ²
2BR	6	556 m ²
T/O THIRD FLOOR: 18		1300 m ²
Grand total: 47		3932 m ²



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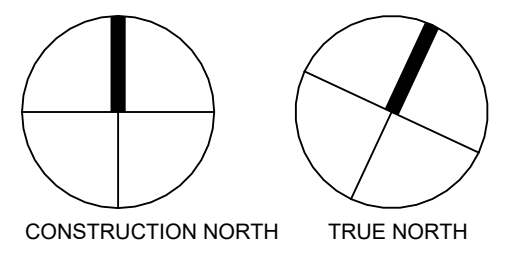
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SEAL



BALM BEACH COMMERCIAL AND RESIDENTIAL

710 BALM BEACH ROAD
EAST
MIDLAND, ONTARIO

SHEET NAME

SITE PLAN

START DATE
OCTOBER 2022

DRAWN BY
HK

CHECKED BY
SM

SCALE
1 : 500

PROJECT NO.
122055

DRAWING

A001



NORTH-EAST AERIAL VIEW



NORTH-WEST AERIAL VIEW



SOUTH-WEST AERIAL VIEW



BUILDING C - EASTERN (FRONT) ELEVATION

BALM BEACH
COMMERCIAL AND
RESIDENTIAL

710 BALM BEACH ROAD
EAST
MIDLAND, ONTARIO

SHEET NAME

RENDERINGS I

START DATE	OCTOBER 2022
DRAWN BY	HK
CHECKED BY	SM
SCALE	
PROJECT NO.	122055
DRAWING	

A551



NORTH-WEST GROUND VIEW TOWARDS BUILDING C



NORTH-EAST GROUND VIEW TOWARDS BUILDING D REAR



SOUTH-EAST GROUND VIEW TOWARDS BUILDING C FRONT



NORTH-EAST GROUND VIEW TOWARDS BUILDING C AND D ENTRANCES

NO.	ISSUED	DATE
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SEAL

BALM BEACH
COMMERCIAL AND
RESIDENTIAL

710 BALM BEACH ROAD
EAST
MIDLAND, ONTARIO

SHEET NAME

RENDERINGS II

START DATE	OCTOBER 2022
DRAWN BY	HK
CHECKED BY	SM
SCALE	
PROJECT NO.	122055
DRAWING	

A552

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