

GRANDVIEW HUNTSVILLE

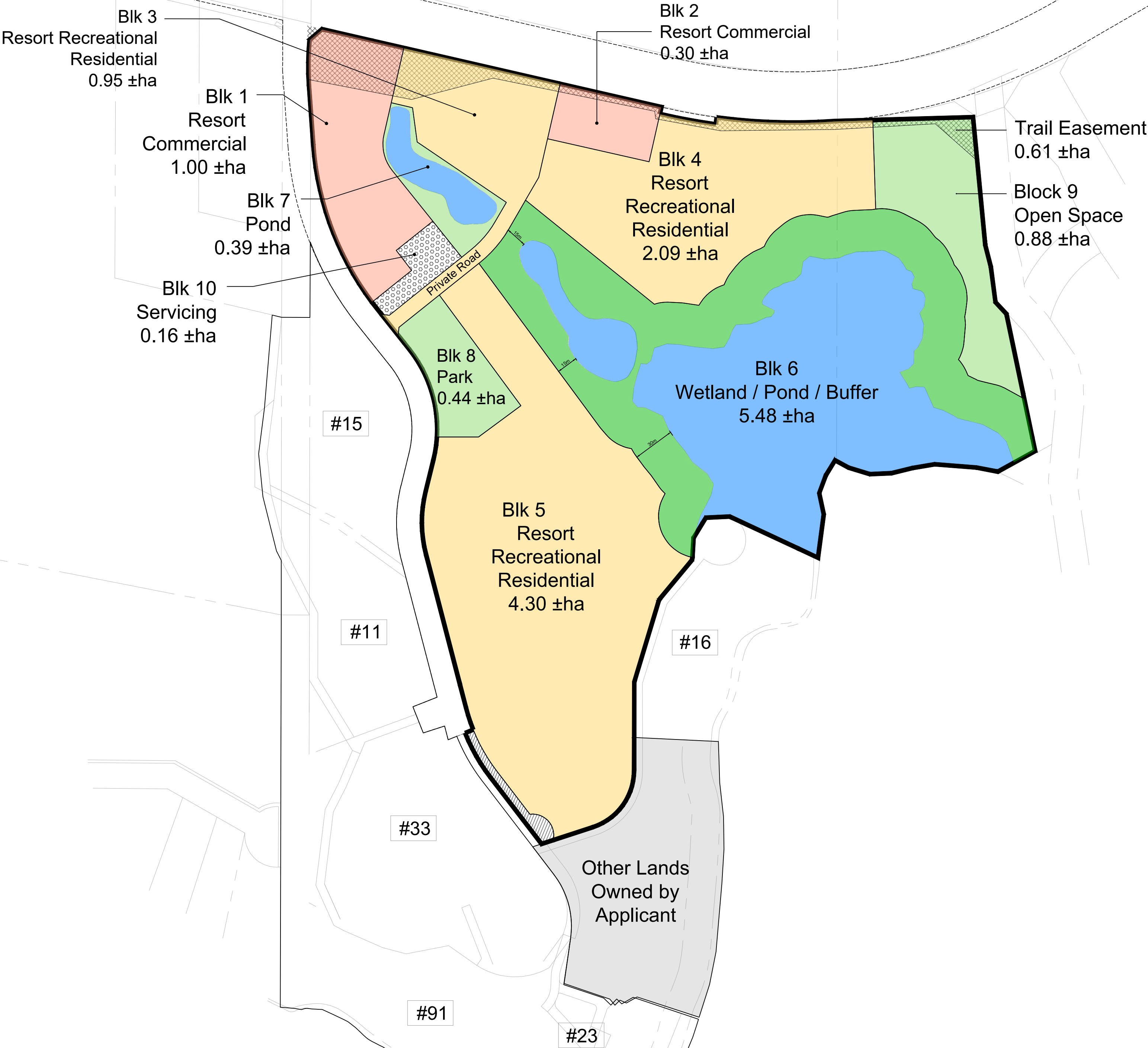
The Planning Partnership | December 11, 2024

GROSS SITE AREA		16.07 ±ha
Block 1	Resort Commercial	1.00 ±ha
Block 2	Resort Commercial	0.30 ±ha
Block 3	Resort Recreational Residential	0.95 ±ha
Block 4	Resort Recreational Residential	2.09 ±ha
Block 5	Resort Recreational Residential	4.30 ±ha
Block 6	Wetland / SWM Pond / Buffer	5.48 ±ha
Block 7	SWM Pond	0.39 ±ha
Block 8	Public Park	0.44 ±ha
Block 9	Open Space	0.88 ±ha
Block 10	Servicing Block	0.16 ±ha
Grandview Drive		0.07 ±ha
OTHER LANDS OWNED BY APPLICANT		1.74 ±ha

EXISTING DEVELOPMENT AREA		9.65 ±ha
#15 Muskoka Condominium Corporation #15		
#11 Muskoka Condominium Corporation #11		
#33 Muskoka Condominium Corporation #33		
#16 Muskoka Condominium Corporation #16		
#23 Muskoka Condominium Corporation #23		
#91 Muskoka Condominium Corporation #91		
TOTAL LAND AREA		27.46 ±ha

LEGEND	
	Subject Property
	Block Boundary
	Trail Easement
	Servicing Block
	Grandview Drive
	Existing Wetland / Pond
	Wetland (30m) / SWM Pond (15m) Buffer
	Proposed Public Parkland / Open Space
	Resort Commercial
	Resort Recreational Residential

MAP 1 Development Blocks



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TOTAL LAND AREA	
Existing Development Area	9.65 ±ha
Proposed Development Area	16.07 ±ha
Other Lands Owned by Applicant	1.74 ±ha
Total Land Area	27.46 ±ha




PROPOSED LAND USES	
Resort Commercial	1.30 ±ha
Resort Recreational Residential	7.34 ±ha
Wetland / SWM Pond / Buffer	5.87 ±ha
Public Park / Open Space	1.32 ±ha
Servicing Block	0.16 ±ha
Roads	0.07 ±ha
Gross Site Area	16.07 ±ha

LANDSCAPED AREA	6.33 ±ha
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UNITS	
Existing Condominium Units	189 Units
Proposed Units	108 Units
Proposed Commercial GFA	1,670 sm
Proposed Net Residential Density	12 uph

TOTAL UNITS	297 Units
TOTAL DENSITY	10.8 uph

LEGEND

-  Gross Site Area
-  Proposed Block Boundary
-  Existing Development Boundary

MAP 2 Concept Plan

