



# ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION APPLICATIONS

314 Main Street East

## **PUBLIC OPEN HOUSE**

### **TOWN OF GRIMSBY**

File Number: 26Z-16-1901 & 26T-16-1901

April 23, 2019



# AERIAL CONTEXT

File No. 26Z-16-1901 & 26T-16-1901

**SUBJECT LANDS**  
**NIAGARA ESCARPMENT**

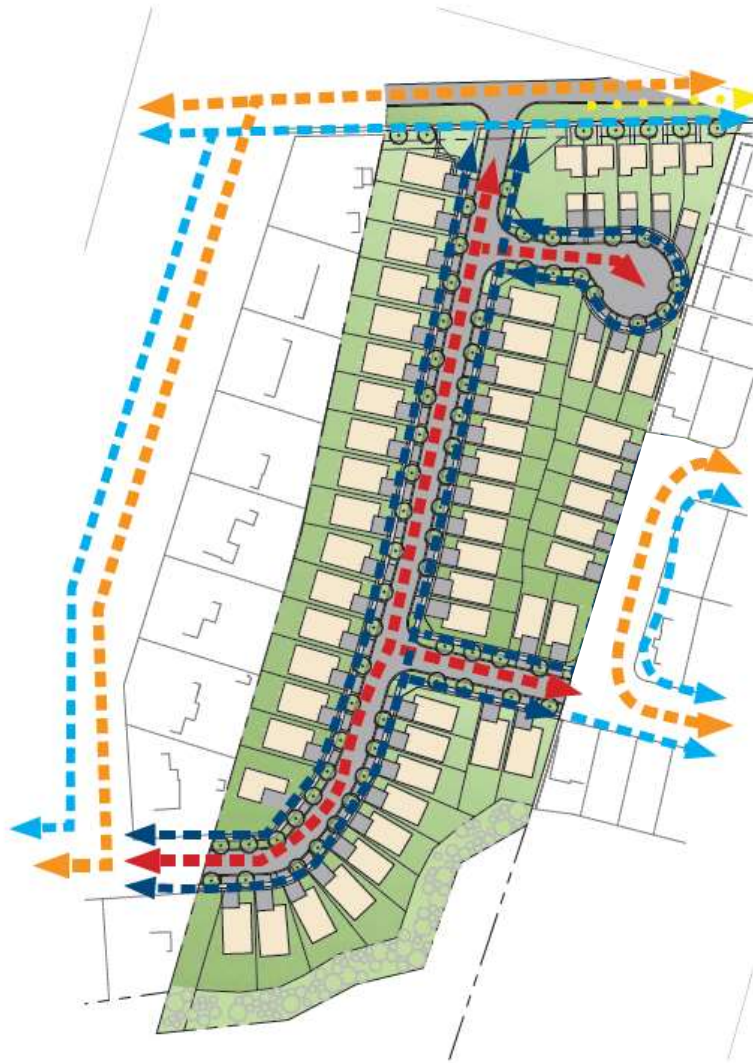


### LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UP/NHA)
DETACHED - 13.7m (45')	1-17	0.73	1.81	17	23.3
DETACHED - 12.2m (40')	18-22, 28-30, 36, 46-47	0.53	1.31	12	22.6
DETACHED - 11.0m (36')	23-27, 31-35, 37-44, 48-50	0.73	1.81	21	28.8
DETACHED (REAR LANE) - 11.6m (38')	51-55	0.23	0.57	5	21.7
7.5m NHS BUFFER	56	0.11	0.27		
3m ACOUSTIC BUFFER	57	0.01	0.02		
0.3m RESERVE	58				
20.0m ROW (433m)		0.90	2.22		
<b>TOTAL</b>	<b>58</b>	<b>3.24</b>	<b>8.01</b>	<b>55</b>	<b>24.8</b>

# PROPOSED DEVELOPMENT / DRAFT PLAN OF SUBDIVISION

File No. 26Z-16-1901 & 26T-16-1901



-  Existing Pedestrian Circulation
-  Proposed Pedestrian Circulation
-  Existing Vehicular Circulation
-  Proposed Vehicular Circulation
-  Existing Bike Lane

# CIRCULATION AND DESIGN

File No. 26Z-16-1901 & 26T-16-1901

Five Lots Facing Main Street  
with Driveways and  
Detached Garages at Rear

Side Facade of Lot 1 to  
address Main Street with  
upgraded materials

1.5m wide concrete  
municipal sidewalks link with  
adjacent neighbourhoods

Large Canopy  
Deciduous Street Trees  
-Spaced approx. 10.0m O.C.

Terrace Drive

0.4 acre Buffer protects  
natural feature from lots



# LANDSCAPE PLAN

File No. 26Z-16-1901 & 26T-16-1901



## MAIN STREET ELEVATIONS

File No. 26Z-16-1901 & 26T-16-1901

Proposed deciduous street trees

Grass boulevard to remain, maintains separation between vehicles and pedestrians

Existing bike lane to remain

Existing sidewalk to remain

Front walkways connecting to existing municipal sidewalk

Units facing Main Street with detached garages and driveways at rear



Upgraded side facade to appear as a front facade (example at nearby 1 Arrowhead Lane)





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# DRAFT PLAN OF SUBDIVISION

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THANK YOU