

MULTI-UNIT RESIDENTIAL DEVELOPMENT

13 Mountain Street & 19 - 23 Elm Street, Grimsby, ON L3M 3J7

DRAWING LIST

ARCHITECTURAL

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- A6.02 BUILDING SECTION A

Issued for ZBA2 Mar. 19, 2026
 Issued for OPA/ZBA1 May 16, 2025
 Description: Date:

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1 CONTEXT PLAN
 Scale 1:2000

ISSUED FOR ZBA2
 March 19, 2026

Architects:
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MULTI-UNIT RESIDENTIAL DEVELOPMENT
 13 Mountain Street & 19 - 23 Elm Street
 Grimsby, ON L3M 3J7

COVER
 Project No.: 2416
 Scale: NTS
 Date: Mar. 19, 2026
 Drawn by:

Drawing No.: **A0.00**

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1 STREET VIEW - PLAZA MOUNTAIN STREET



2 STREET VIEW - MAIN ENTRY MOUNTAIN STREET



3 STREET VIEW - COURTYARD ELM STREET



4 STREET VIEW - NE BALSAM LANE

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PERSPECTIVE VIEWS
Project No.: 2416
Scale: NTS
Date: Mar. 19, 2026
Drawn by:

Drawing No.: **A0.00B**

PROPOSED MULTI-UNIT RESIDENTIAL DEVELOPMENT

13 Mountain Street & 19-23 Elm Street, Grimsby, ON

01. SITE AREA	(m ²)
LOT AREA (existing)	4,710.0
LOT AREA (after road widening):	4,513.5
ROAD WIDENING AREA	196.5
MAXIMUM BUILDING FOOTPRINT (Including heritage)	2,777.3
LOT COVERAGE %	62%
HERITAGE BUILDING (6% OF SITE AREA)	273.7
-EXISTING WOOLVERTON HOUSE COVERAGE	117.5
-EXISTING WOOLVERTON HALL COVERAGE	156.2

02. FLOOR AREA SUMMARY	(m ²)
TOTAL GCA (including Parking below grade)	21,014.8
TOTAL GCA (excluding Parking below grade)	14,878.2
NEW RESIDENTIAL GFA	11,033.2
NEW NON-RESIDENTIAL GFA (At Grade Commercial)	279.1
TOTAL GFA	11,312.3
NUMBER OF STORIES	7
03. F.S.I	PROPOSED
FSI IS CALCULATED BASED ON THE TOTAL GROSS FLOOR AREA AS A PERCENTAGE OF THE LOT AREA (After road widening)	2.51

04. RESIDENTIAL UNITS	PROPOSED
TOTAL	150
05. CAR PARKING	PROPOSED
STANDARD PARKING	143
SMALL CAR PARKING	5
ACCESSIBLE PARKING	6
TOTAL	154
06. BIKE PARKING	PROPOSED
RESIDENTIAL	46
RETAIL	2
TOTAL	48

07. ESTABLISHED GRADE	PROPOSED
AS PER BY-LAW	94.45 m
08. BUILDING HEIGHT	PROPOSED
BUILDING HEIGHT	26.70 m
BUILDING HEIGHT (including mech)	31.00 m

BUILDING HEIGHT DETERMINED AS FOLLOWS:

Height measured from average finished grade of the front wall of the building along Mountain Street and Elm street to the top 7th floor parapet.

GROSS FLOOR AREA (Grimsby Zoning By-law No. 14-45,2019)

GFA calculation based on definition per grimsby zoning by-law No. 14-45, 2019. Residential GFA includes only interior residential unit area, measured between the exterior faces of exterior walls or from the centre line of a common or party wall, excluding any cellar, basement, parking lot or mechanical room. GFA excludes amenity spaces, corridors and vertical and horizontal circulation, above and below grade parking and all other common areas.

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AREA STATISTICS

LEVEL	TOTAL GCA		RESIDENTIAL AREA		COMMERCIAL/ RETAIL		LOCKERS		VEHICLE PARKING		INDOOR AMENITY		OUTDOOR AMENITY		GFA EXCLUSION		TOTAL GFA	
	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	sf
P1	3,192.5	34,363.8	0.0	0.0	0.0	0.0	0.0	0.0	2,729.6	29,381.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
GROUND FLOOR	2,720.6	29,284.6	0.0	0.0	279.1	3,004.4	0.0	0.0	1,454.2	15,653.1	373.7	4,022.9	0.0	0.0	2,441.5	26,280.2	279.1	3,004.4
INTERMEDIATE FLOOR	1,591.0	17,125.3	0.0	0.0	0.0	0.0	0.0	0.0	1,489.9	16,037.6	0.0	0.0	190.0	2,045.1	1,591.0	17,125.3	0.0	0.0
FLOOR 2	2,404.7	25,883.4	2,015.7	21,696.9	0.0	0.0	113.6	1,222.3	0.0	0.0	0.0	0.0	0.0	0.0	388.9	4,186.5	2,015.7	21,696.9
FLOOR 3	2,404.5	25,881.9	2,115.0	22,765.2	0.0	0.0	37.5	403.8	0.0	0.0	0.0	0.0	0.0	0.0	289.6	3,116.7	2,115.0	22,765.2
FLOOR 4	2,016.9	21,709.5	1,725.6	18,574.5	0.0	0.0	37.5	403.8	0.0	0.0	0.0	0.0	0.0	0.0	291.3	3,135.0	1,725.6	18,574.5
FLOOR 5	2,016.9	21,709.5	1,725.6	18,574.5	0.0	0.0	37.5	403.8	0.0	0.0	0.0	0.0	0.0	0.0	291.3	3,135.0	1,725.6	18,574.5
FLOOR 6	2,016.9	21,709.5	1,725.6	18,574.5	0.0	0.0	37.5	403.8	0.0	0.0	0.0	0.0	0.0	0.0	291.3	3,135.0	1,725.6	18,574.5
FLOOR 7	2,016.9	21,709.5	1,725.6	18,574.5	0.0	0.0	37.5	403.8	0.0	0.0	0.0	0.0	0.0	0.0	291.3	3,135.0	1,725.6	18,574.5
MPH	634.0	6,824.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	634.0	6,824.5	0.0	0.0
TOTAL	21,014.8	219,377.1	11,033.2	118,760.3	279.1	3,004.4	301.1	3,241.1	5,673.8	61,071.8	373.7	4,022.9	190.0	2,045.1	6,510.0	63,248.6	11,312.3	121,764.7

ABOVE GROUND GCA **14,878.2** **160,147.2**
 EXCLUDING PARKING

VEHICULAR PARKING

REQUIRED VEHICULAR PARKING - Site Specific ZBL (OLT-24-001)			
USE	UNITS/GFA	MINIMUM PARKING RATE	MINIMUM REQUIRED
RESIDENTIAL DWELLING UNIT	150 units	1.00	150
RESIDENTIAL SUB-TOTAL			150
NON-RESIDENTIAL			
-RESIDENTIAL VISITOR	150 units	0.25	38
-RETAIL USE	279 sqm	1/28sqm	10
NON-RESIDENTIAL SUB-TOTAL			48
TOTAL PARKING REQUIREMENT			198
ACCESSIBLE PARKING REQUIREMENT			
		1 SPACES + 3% of supply	6

Note: Vehicular parking calculations resulting in a fraction have been rounded up to the nearest whole number in accordance with the requirements outlined in Section 5.2 of the Town of Grimsby Zone By-law 14-45

PROPOSED VEHICULAR PARKING												
LEVEL	COMMERCIAL/VISITOR PARKING				RESIDENTIAL PARKING				TOTAL PARKING SUPPLY			
	STANDARD	ACCESSIBLE	SMALL CAR	TOTAL	STANDARD	ACCESSIBLE	SMALL CAR	TOTAL	STANDARD	ACCESSIBLE	SMALL CAR	TOTAL
P1	5	2	0	7	64	0	1	65	69	2	1	72
GROUND	0	0	0	0	35	2	3	40	35	2	3	40
INTERMEDIATE	0	0	0	0	39	2	1	42	39	2	1	42
TOTAL	5	2	0	7	138	4	5	147	143	6	5	154

* Tandem parking spaces are not included in parking space calculations noted above. 6 Tandem parking spaces provided.

Note: 23 parking spaces are proposed off-site (including 20 spaces to be accommodated cash-in-lieu and 3 spaces accommodated through previously approved parking exceptions and parking certificates)

BICYCLE PARKING

BICYCLE PARKING STATISTICS				
REQUIREMENT (BY-LAW No. 14-45)				SPACES PROPOSED
USE	UNITS/SPACES	BIKE RATE	SPACES REQUIRED	
RESIDENTIAL	150 units	0.3	45	46
RETAIL	10 spaces	7% of supply	1	2
TOTAL BICYCLE PARKING			46	48

LOADING AND WASTE

PROPOSED LOADING AND WASTE	
UNITS COUNT	150
LOADING SPACE REQUIREMENT	Loading Space (3.5 x 9.0 m)
STAGING AREA	17.8 m ²
WASTE STORAGE ROOM	65.64 m ²

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MULTI-UNIT RESIDENTIAL DEVELOPMENT

13 Mountain Street & 19 - 23 Elm Street
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PROJECT STATISTICS

Project No.: 2416
 Scale: NTS
 Date: Mar. 19, 2026
 Drawn by:

Drawing No.:

A0.01



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NOTE:
 SITE INFORMATION TAKEN FROM SURVEY, SURVEYOR'S REAL PROPERTY REPORT
 WITH TOPOGRAPHIC DETAILS PART 1 - PLAN OF SURVEY OF LOT 169, 170 AND PART
 OF LOT 168 & 190 CORPORATION PLAN 4, TOWN OF GRIMSBY, REGIONAL
 MUNICIPALITY OF NIAGARA.
 DRAWING BY J.D. BARNES LIMITED, DATED JUNE 19, 2024.

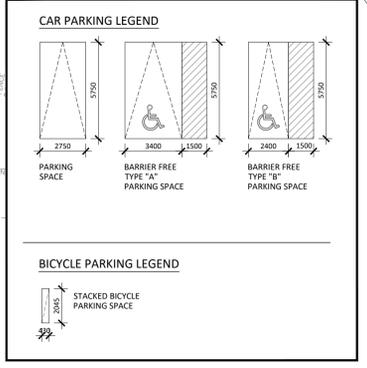
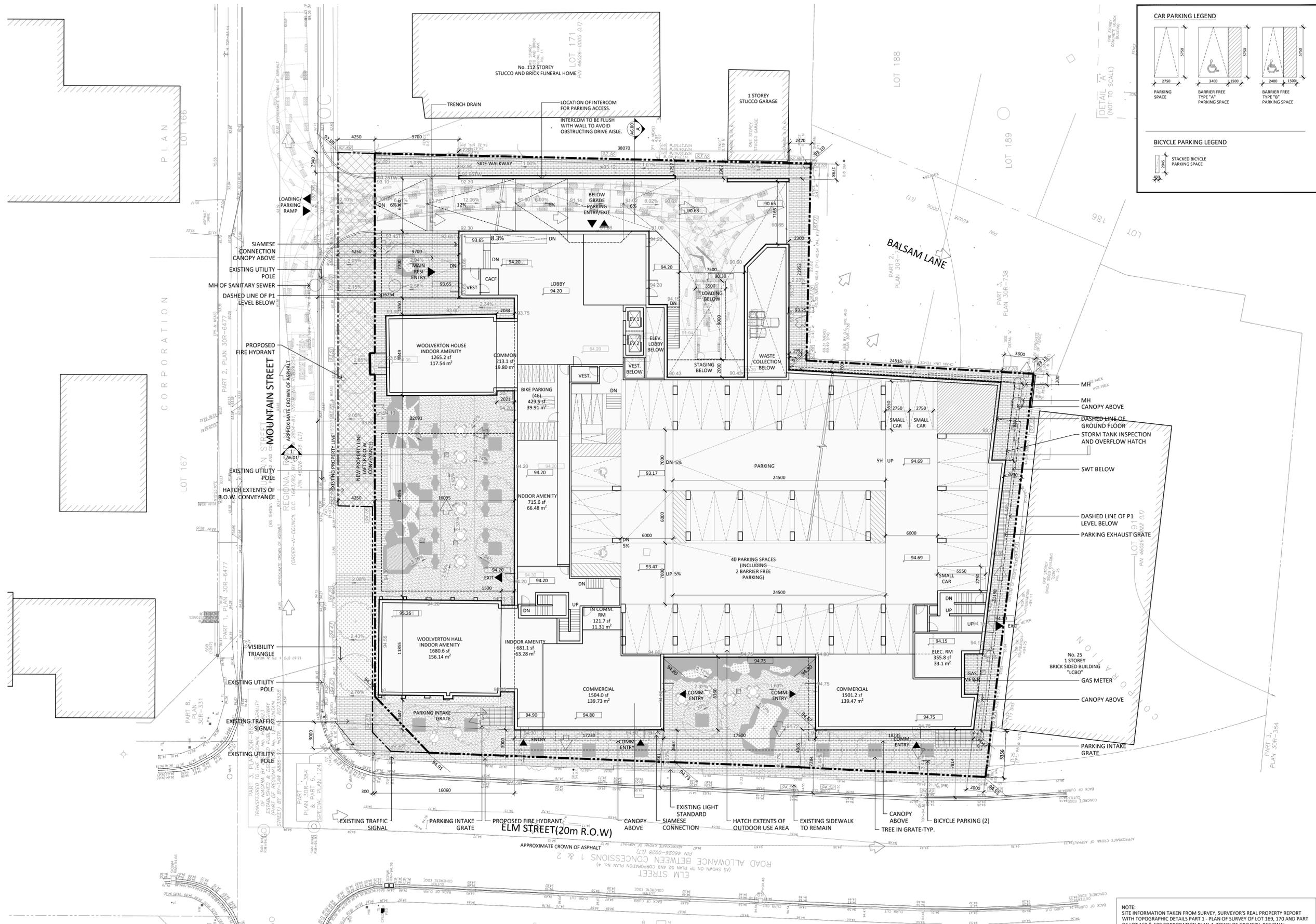
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SITE PLAN
 Project No.: 2416
 Scale: 1:200
 Date: Mar. 19, 2026
 Drawn by: JCI

Drawing No.: **A1.00**

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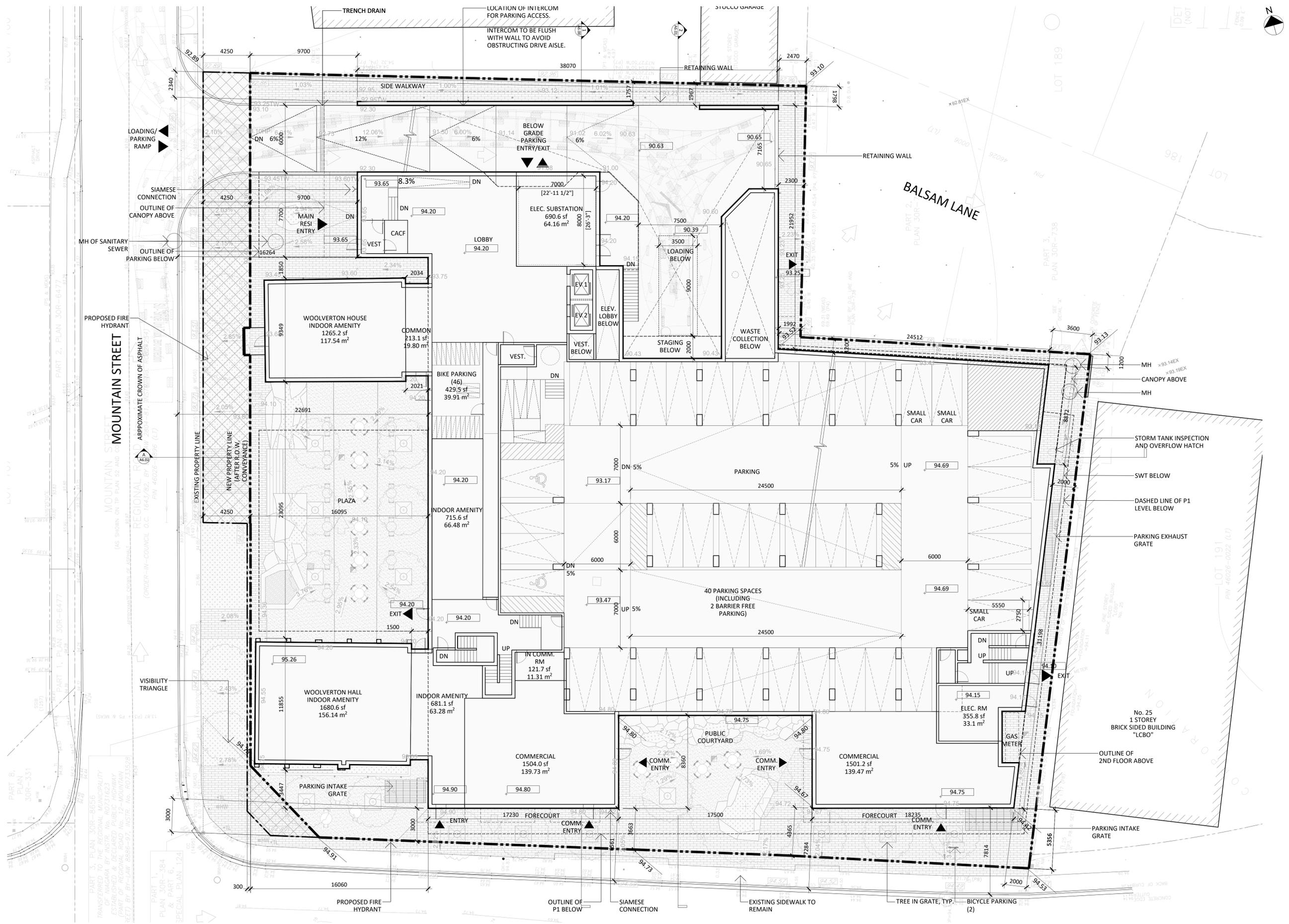
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GROUND FLOOR SITE PLAN
Project No.: 2416
Scale: 1:200
Date: Mar. 19, 2026
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GROUND FLOOR PLAN
Project No.: 2416
Scale: 1:150
Date: Mar. 19, 2026
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Drawing No.: **A3.00**

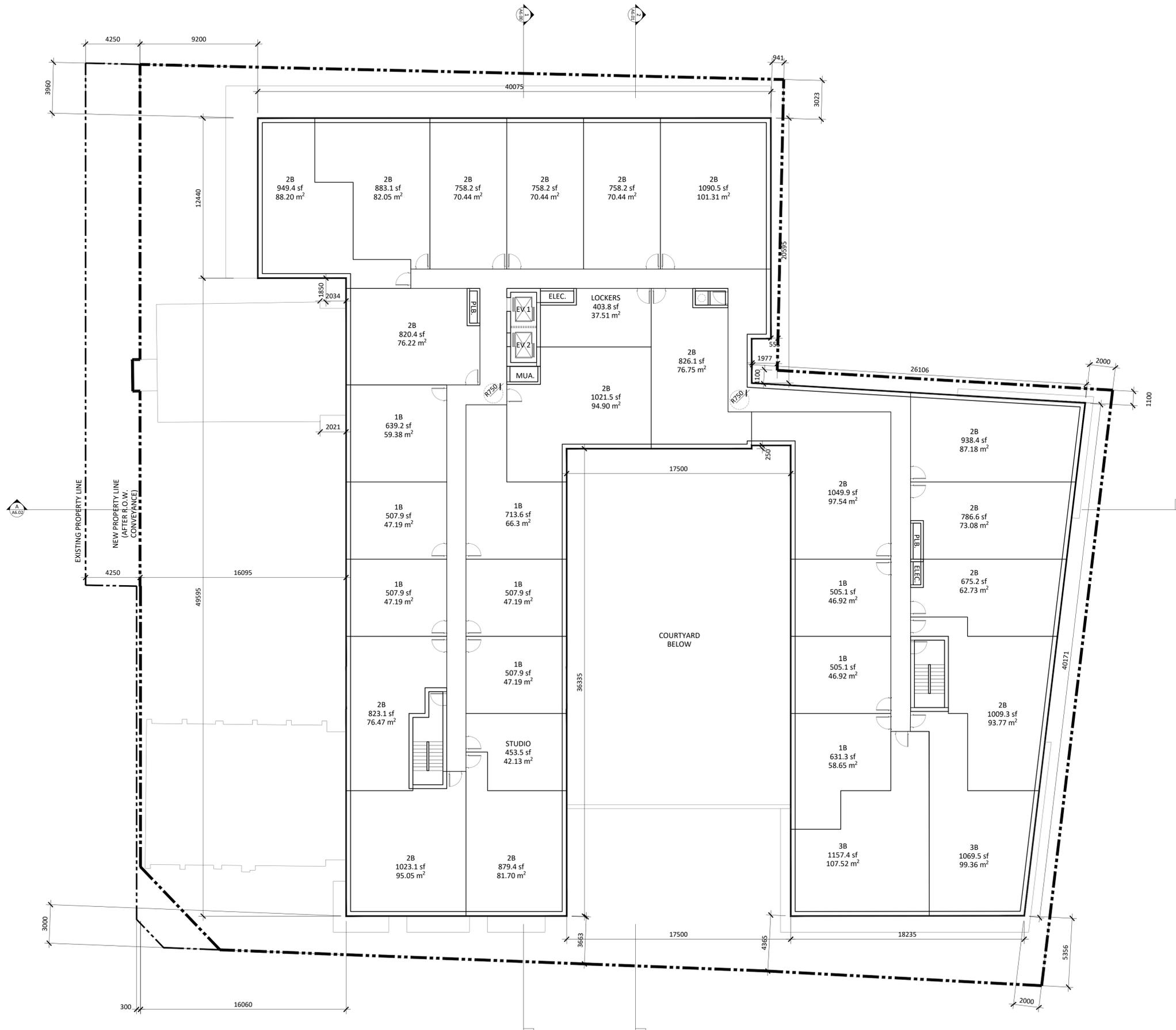


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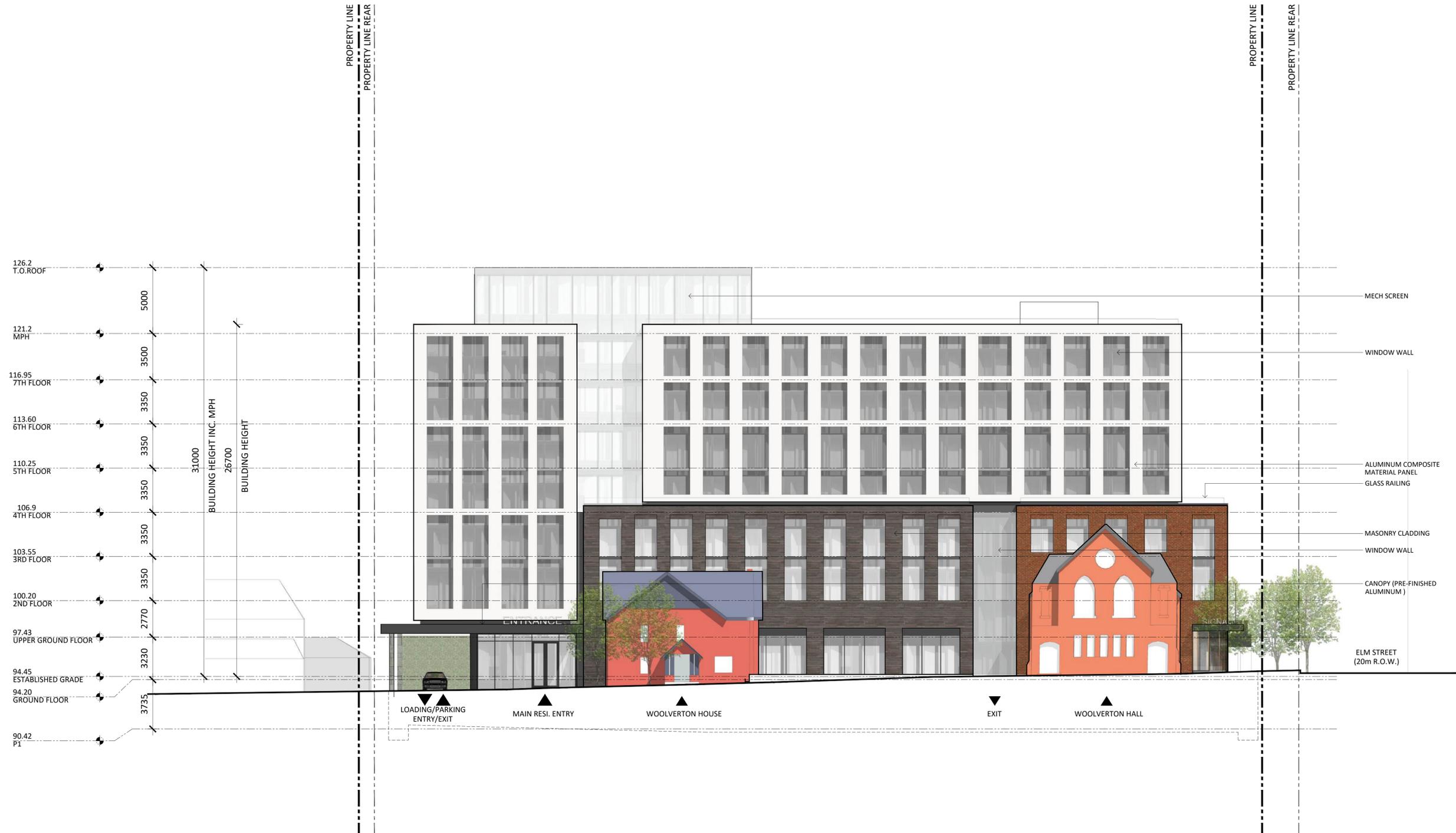
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3RD FLOOR PLAN
Project No.: 2416
Scale: 1:150
Date: Mar. 19, 2026
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Drawing No.: **A3.03**

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WEST ELEVATION

Project No.: 2416
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Drawing No.: **A5.01**

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NORTH ELEVATION
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Drawing No.: **A5.02**

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EAST ELEVATION

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Drawing No.:

A5.03



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**STREETSCAPE ELEVATION
 ELM STREET**

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Drawing No.:

A5.05



Issued

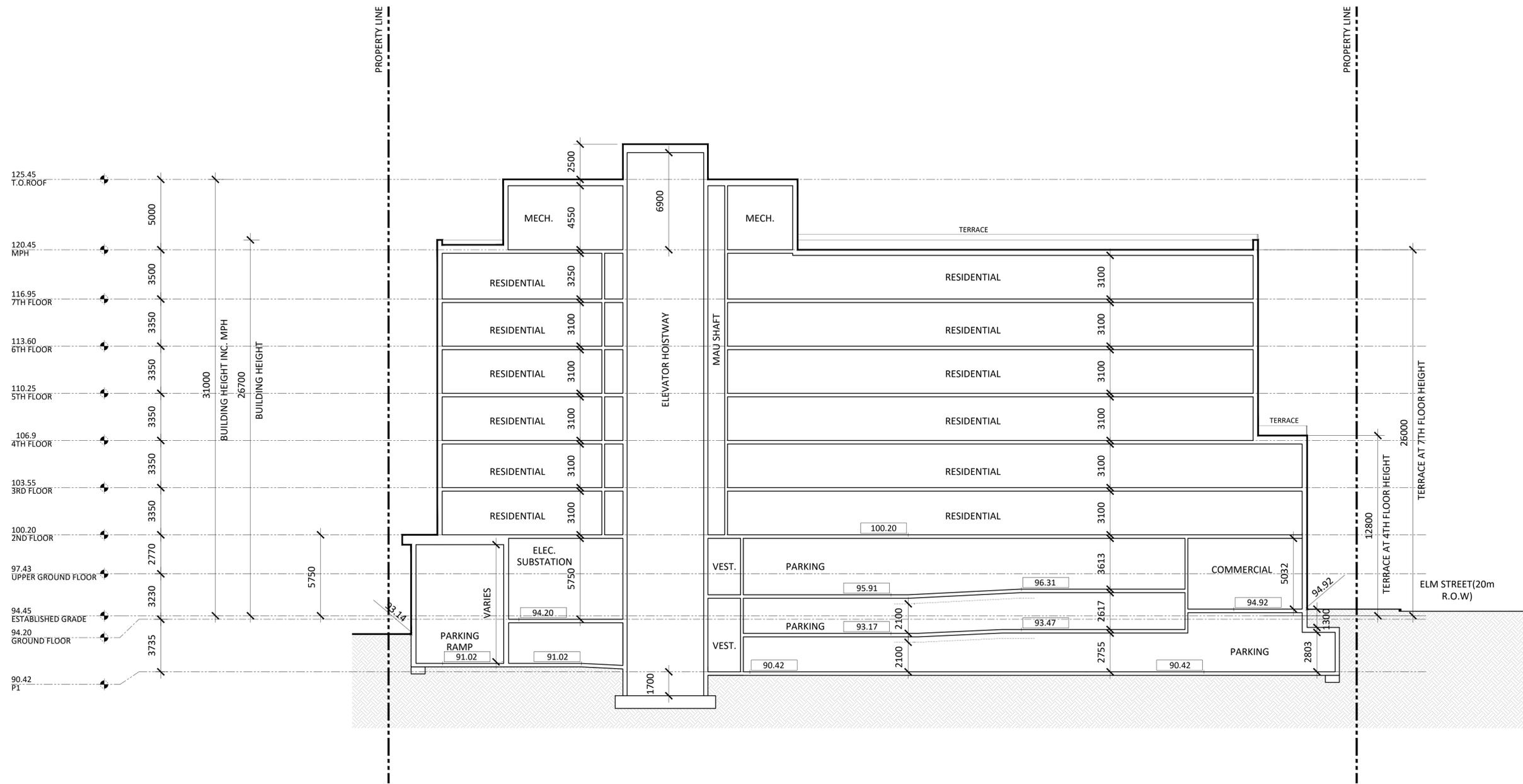
Issued for ZBA2 Mar. 19, 2026

Issued for OPA/ZBA1 May 16, 2025

Description: Date:

General Notes:

1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.
4. Specifications must be read and interpreted with all the construction documents in combination. Drawings, schedules, and any other graphic representation supplement the written word. In the event of conflict between drawings and specifications, the specifications take precedence over the drawings.



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SECTION 1

Project No.: 2416
Scale: 1:150
Date: Mar. 19, 2026
Drawn by: JCI

Drawing No.: **A6.00**

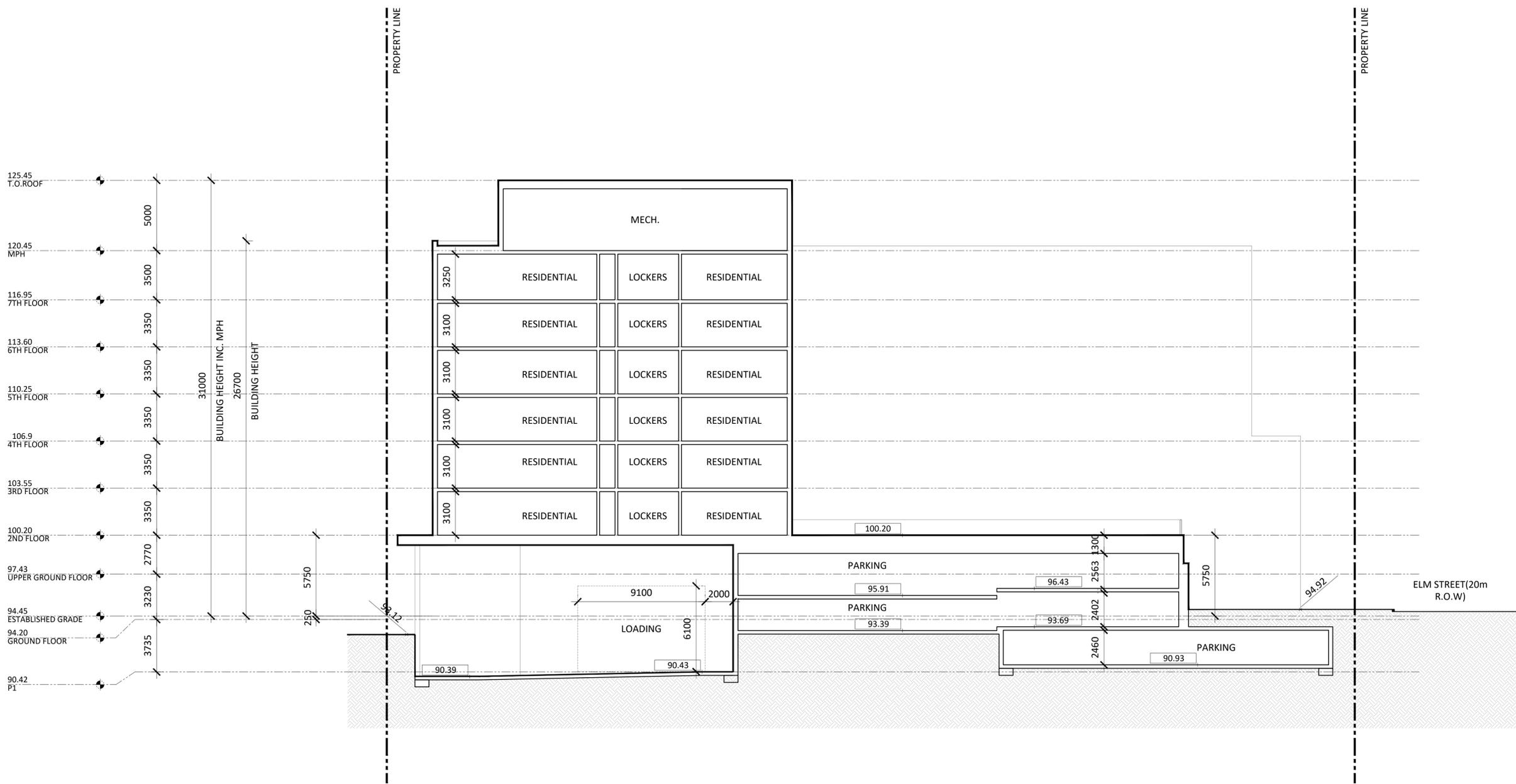


Issued

Issued for ZBA2 Mar. 19, 2026
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SECTION 2
 Project No.: 2416
 Scale: 1:150
 Date: Mar. 19, 2026
 Drawn by: JCI

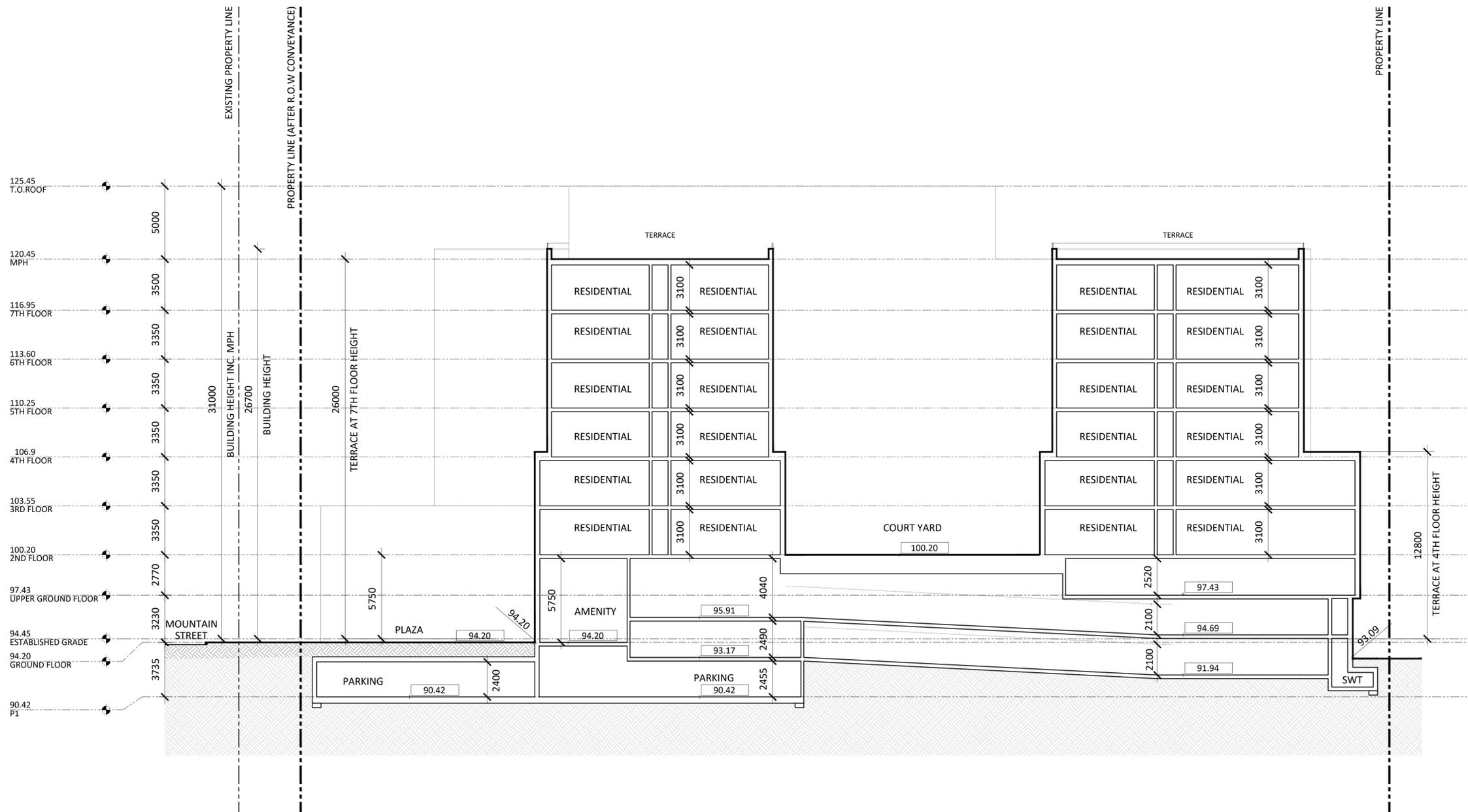
Drawing No.: **A6.01**



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 Description: Date:

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SECTION A
 Project No.: 2416
 Scale: 1:150
 Date: Mar. 19, 2026
 Drawn by: JCI

Drawing No.: **A6.02**