

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

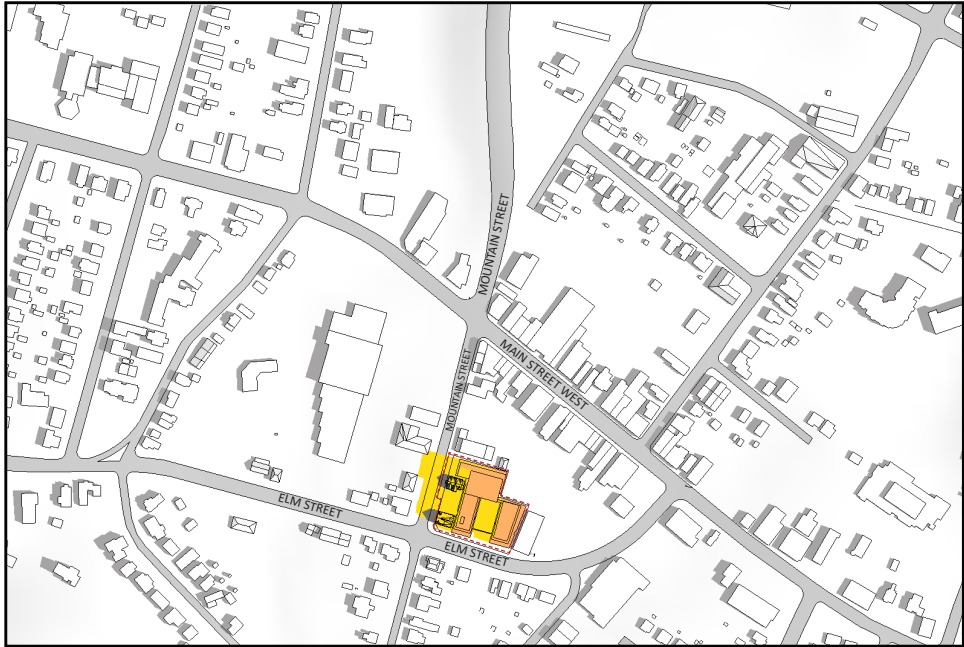
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SUN SHADOW STUDY

April 25th, 2025

STUDIO**JCI**

Proposed Building Shadows

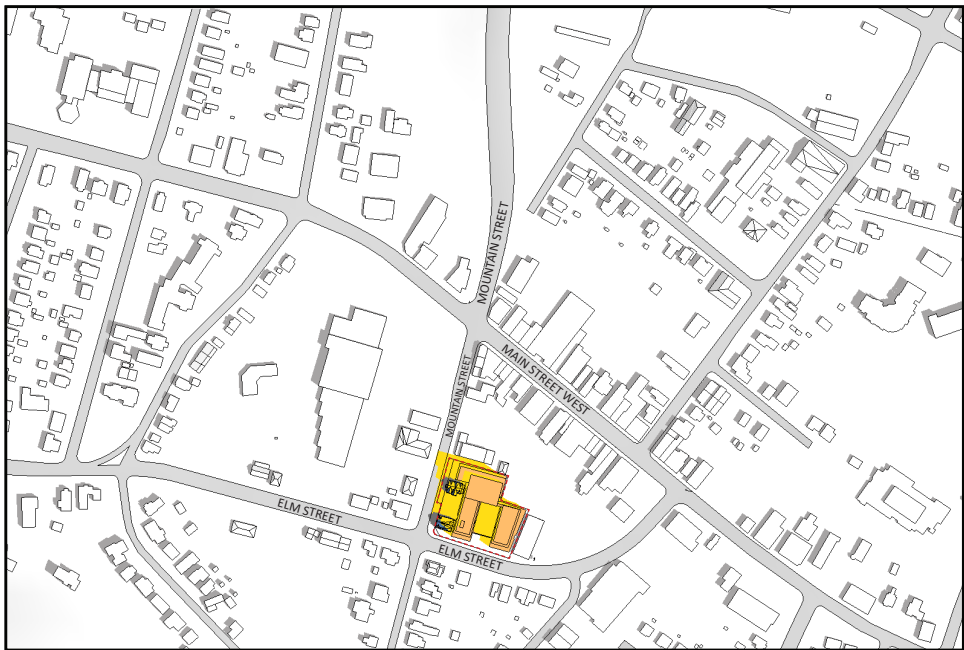


April 21, 10:00 AM

Proposed Building Shadows + As of Right Shadows




April 21, 10:00 AM





April 21, 11:00 AM





April 21, 11:00 AM


 Subject Site


 Proposed Massing


 Shadow of Proposed Massing


 Existing Building


 Shadow of Existing Building


 Street

 As-Of-Right

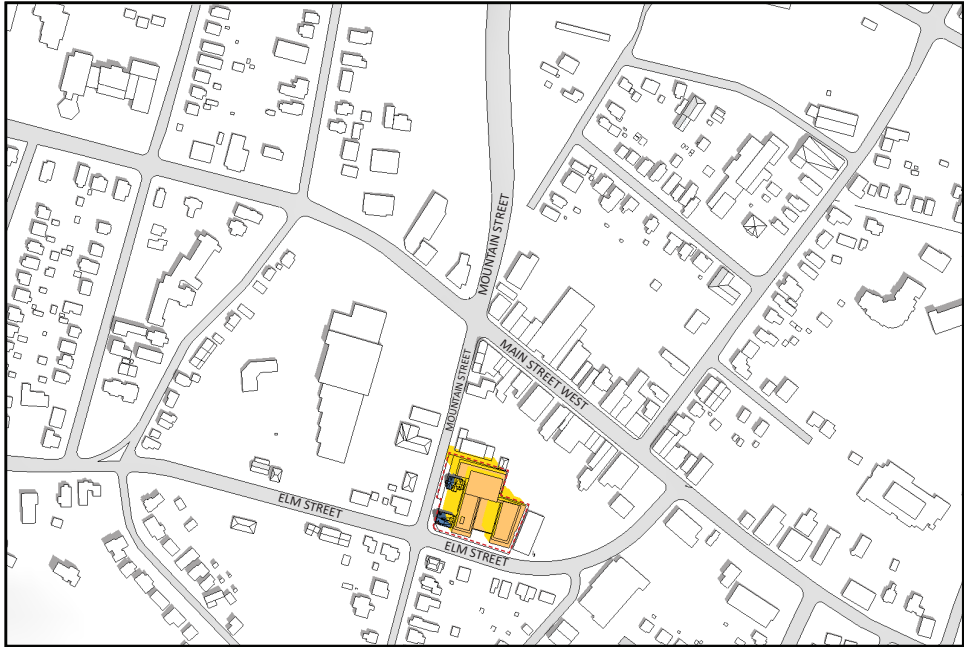
 As-Of-Right Massing

 Shadow of As-Of-Right Massing

 Heritage Building

 Shadow of Heritage Building

Proposed Building Shadows

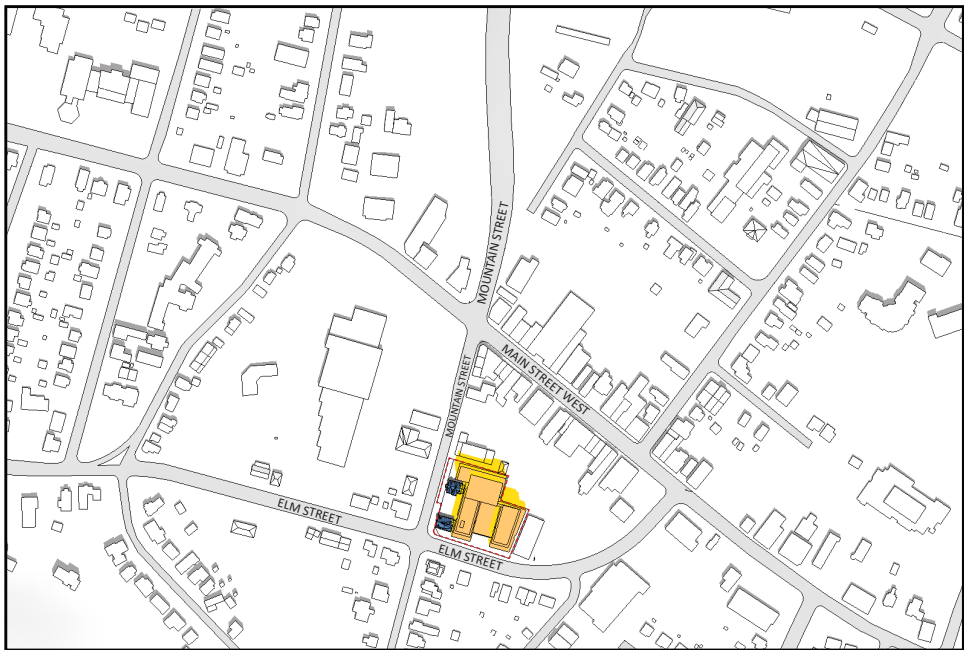


April 21, 12:00 PM

Proposed Building Shadows + As of Right Shadows



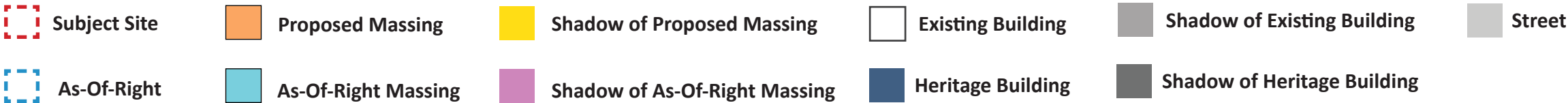
April 21, 12:00 PM



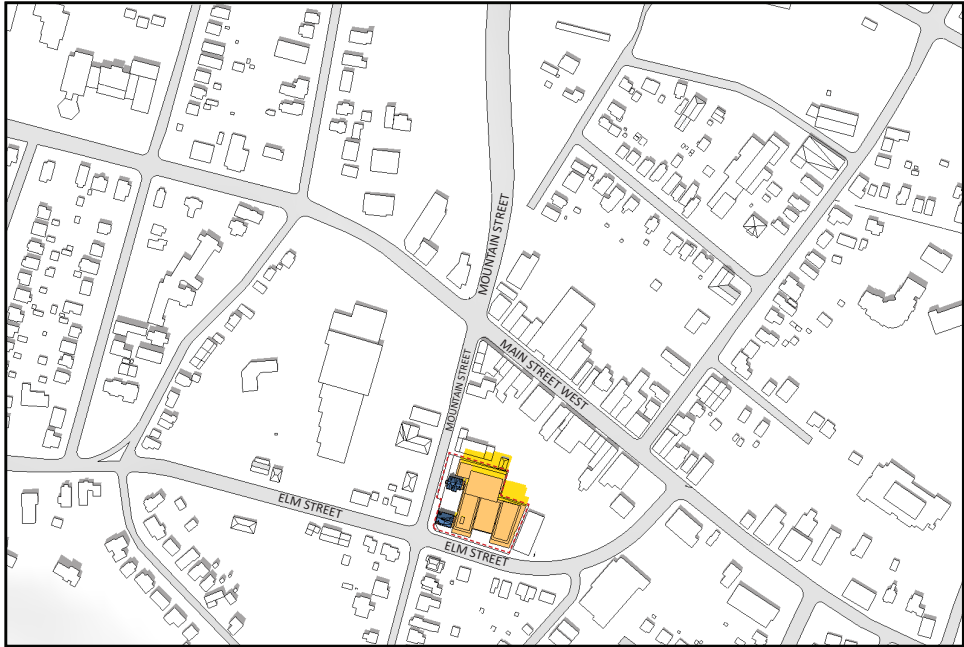
April 21, 1:00 PM



April 21, 1:00 PM

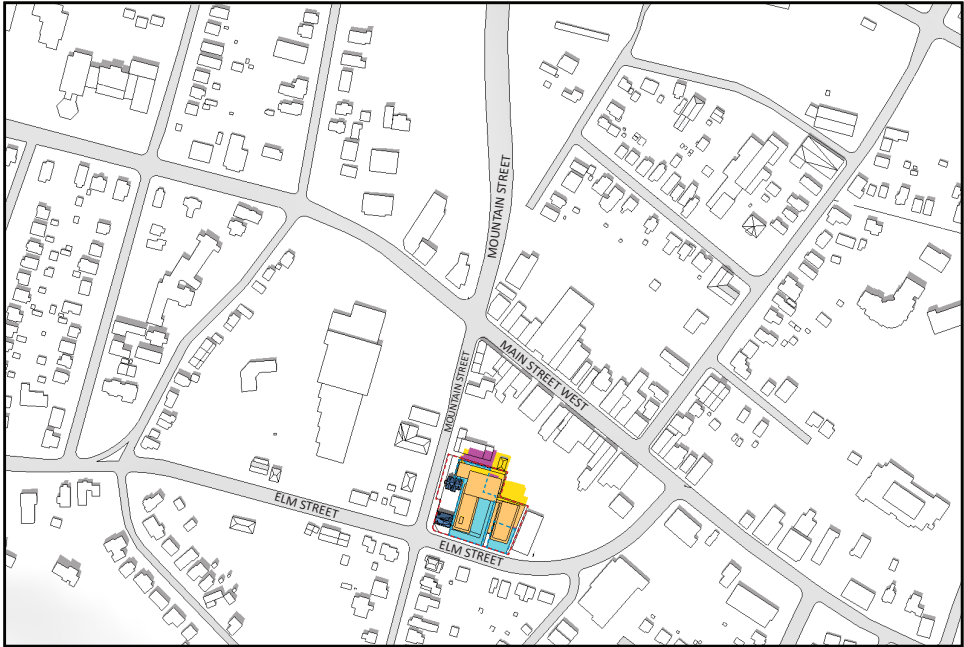


Proposed Building Shadows

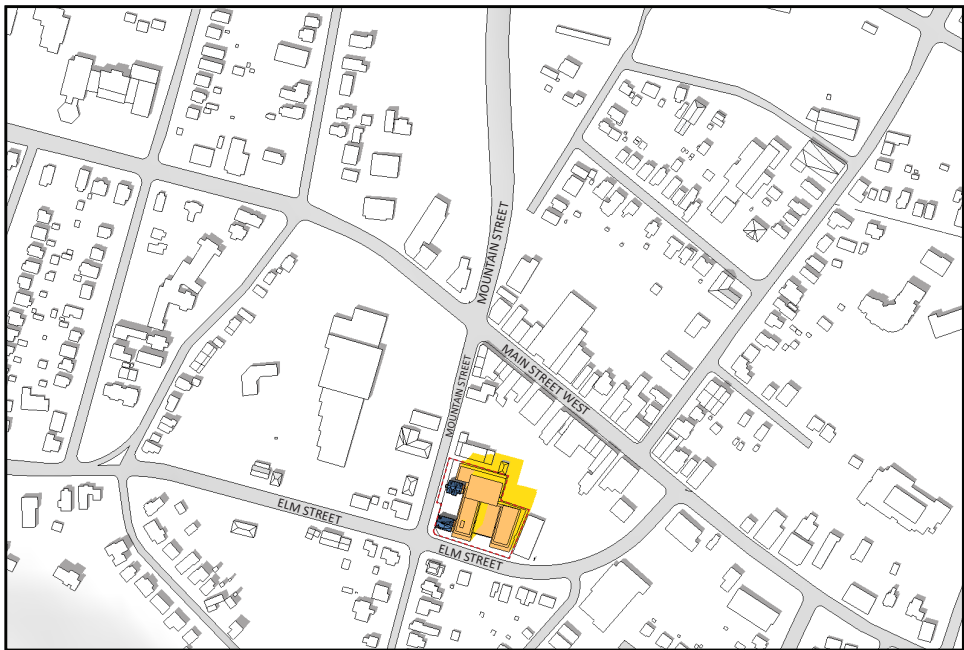


April 21, 2:00 PM

Proposed Building Shadows + As of Right Shadows




April 21, 2:00 PM





April 21, 3:00 PM





April 21, 3:00 PM


**Subject Site**


**Proposed Massing**


**Shadow of Proposed Massing**


**Existing Building**


**Shadow of Existing Building**


**Street**

**As-Of-Right**

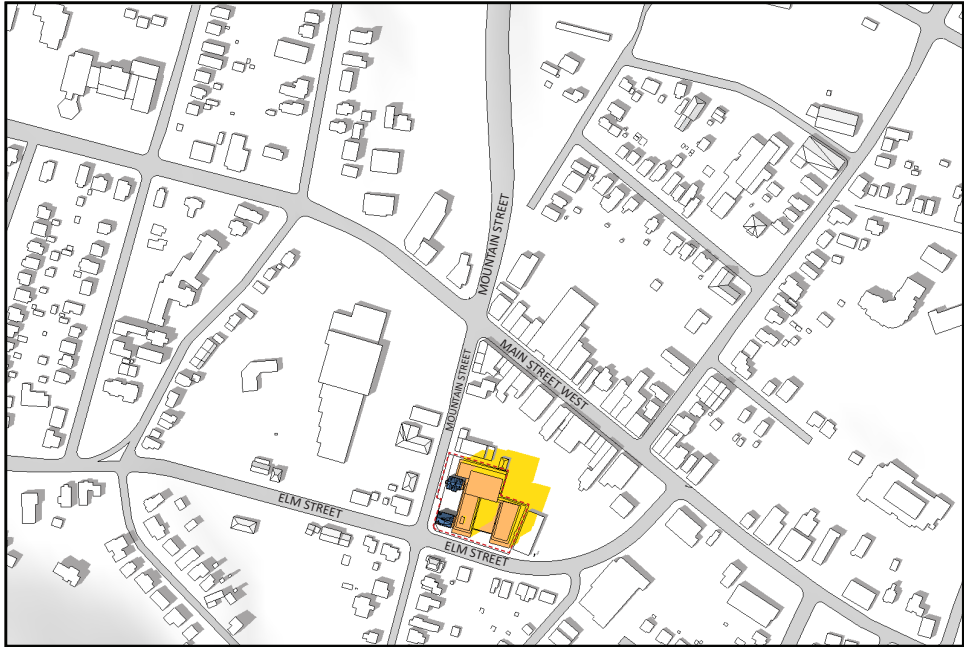
**As-Of-Right Massing**

**Shadow of As-Of-Right Massing**

**Heritage Building**

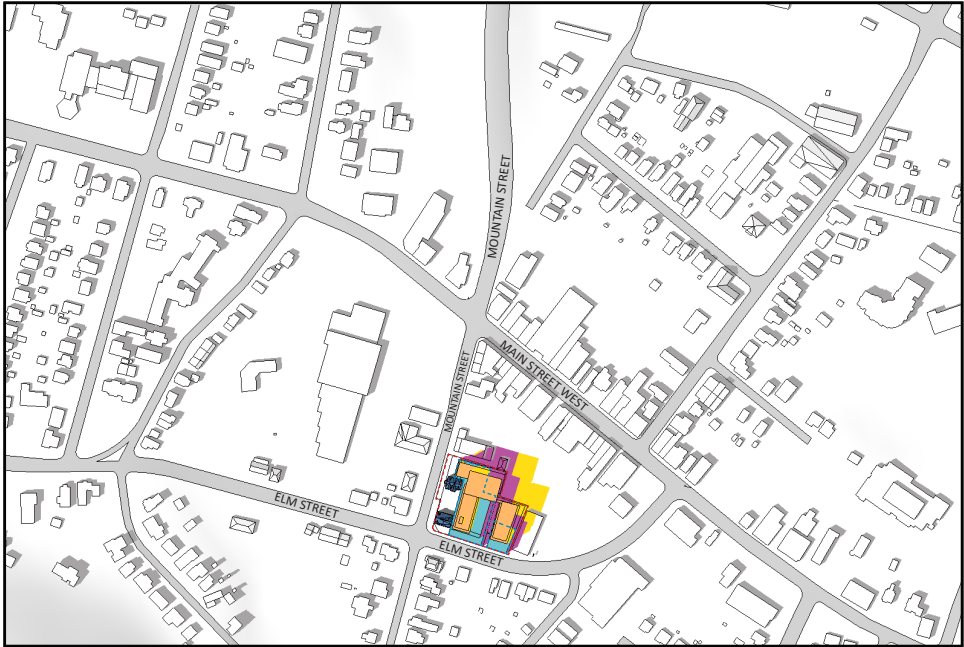
**Shadow of Heritage Building**

Proposed Building Shadows

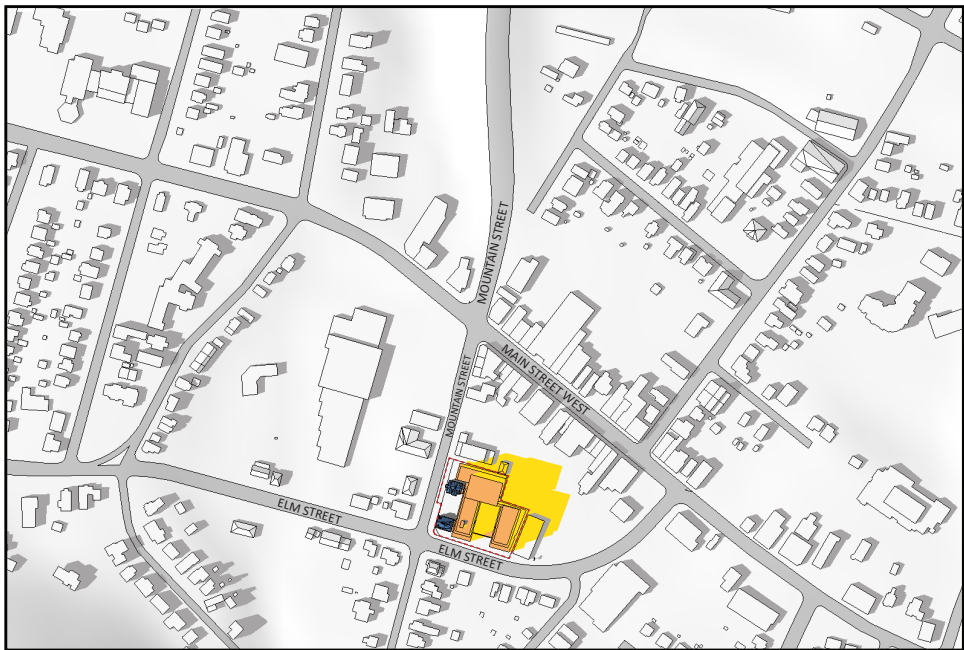


April 21, 4:00 PM

Proposed Building Shadows + As of Right Shadows




April 21, 4:00 PM





April 21, 5:00 PM





April 21, 5:00 PM


 Subject Site


 Proposed Massing


 Shadow of Proposed Massing


 Existing Building


 Shadow of Existing Building


 Street

 As-Of-Right

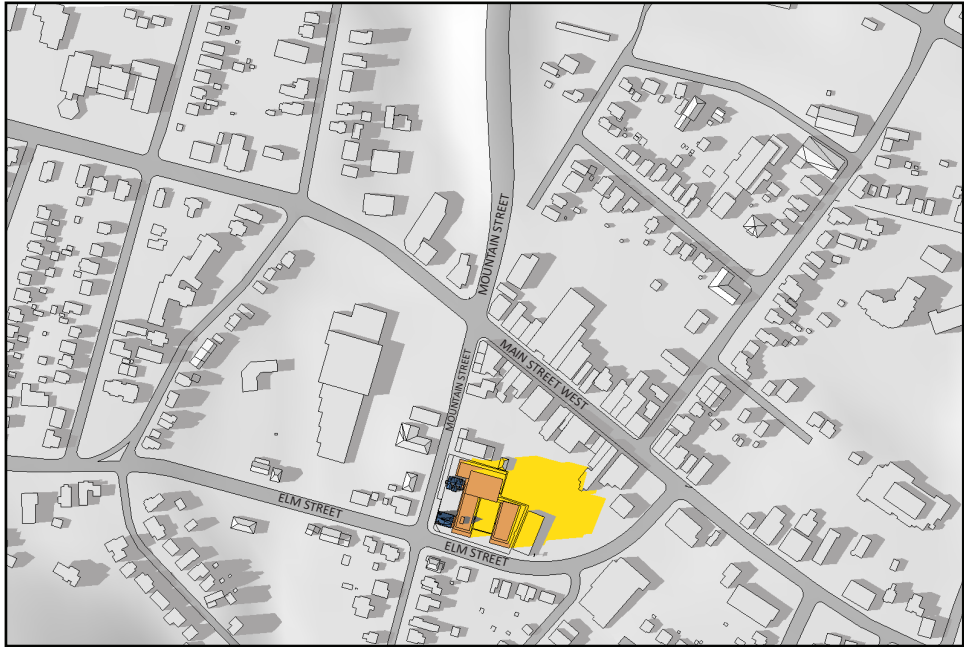
 As-Of-Right Massing

 Shadow of As-Of-Right Massing

 Heritage Building

 Shadow of Heritage Building

Proposed Building Shadows



April 21, 6:00 PM

Proposed Building Shadows + As of Right Shadows

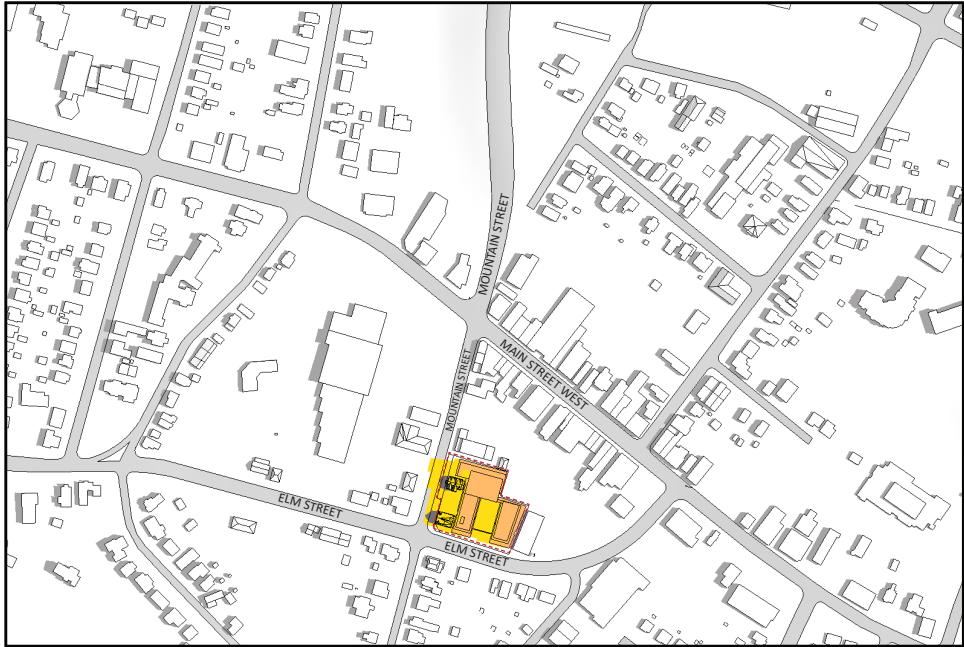


April 21, 6:00 PM

- Subject Site
- Proposed Massing
- Shadow of Proposed Massing
- Existing Building
- Shadow of Existing Building
- Street
- As-Of-Right
- As-Of-Right Massing
- Shadow of As-Of-Right Massing
- Heritage Building
- Shadow of Heritage Building



Proposed Building Shadows



June 21, 10:00 AM

Proposed Building Shadows + As of Right Shadows




June 21, 10:00 AM





June 21, 11:00 AM





June 21, 11:00 AM


 Subject Site


 Proposed Massing


 Shadow of Proposed Massing


 Existing Building


 Shadow of Existing Building


 Street

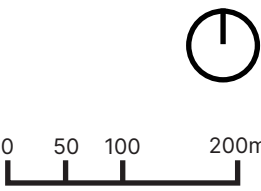
 As-Of-Right

 As-Of-Right Massing

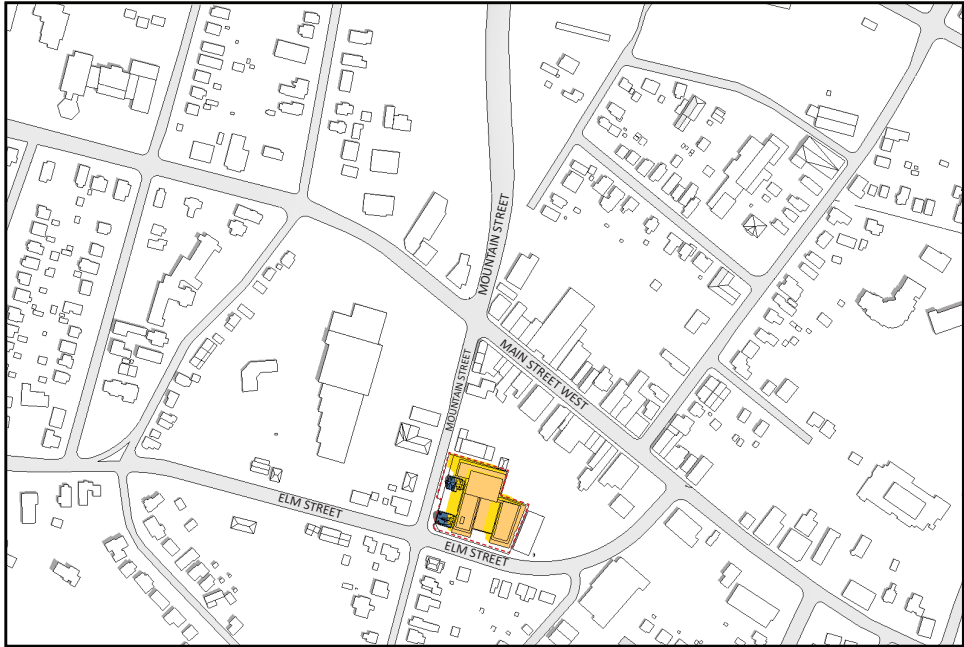
 Shadow of As-Of-Right Massing

 Heritage Building

 Shadow of Heritage Building

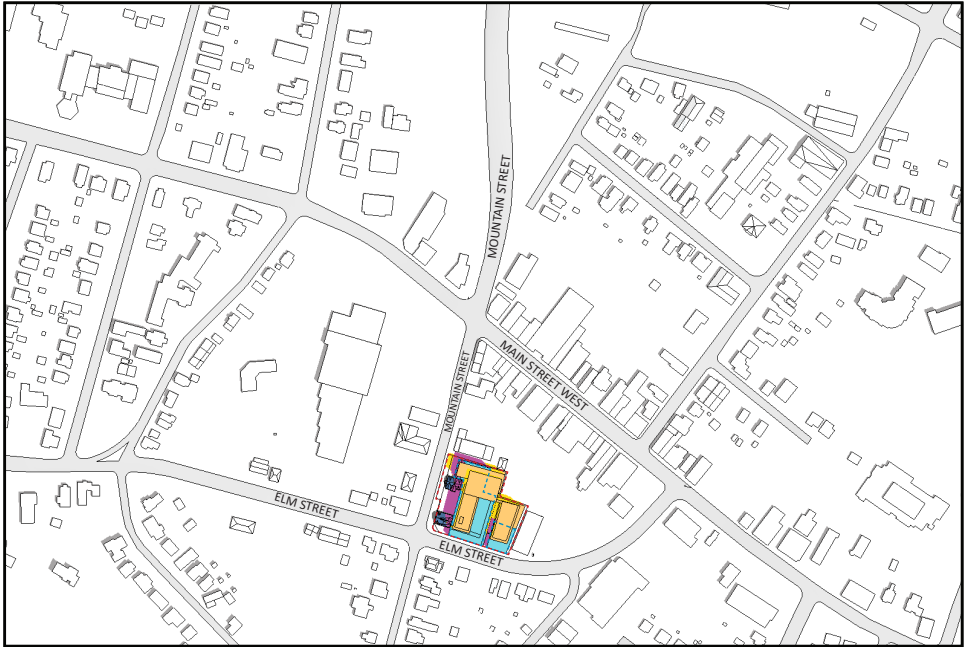


Proposed Building Shadows

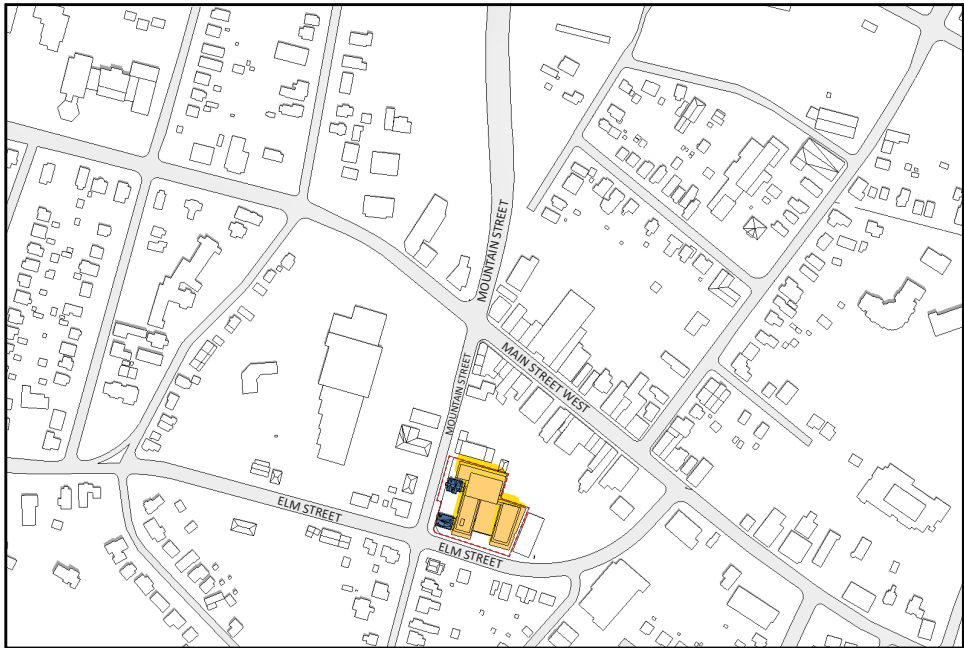


June 21, 12:00 PM

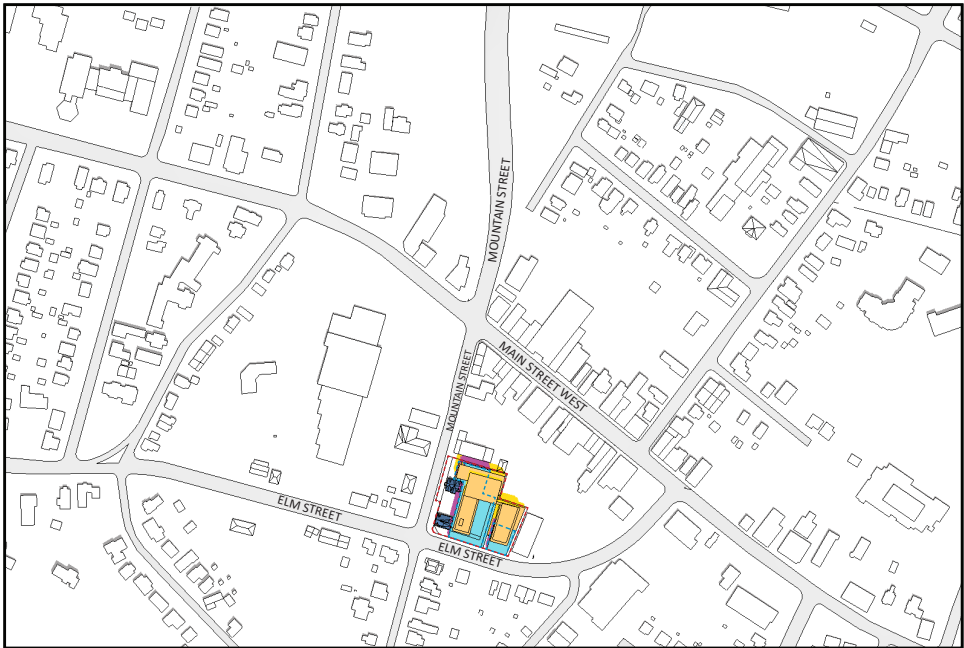
Proposed Building Shadows + As of Right Shadows




June 21, 12:00 PM





June 21, 1:00 PM





June 21, 1:00 PM


**Subject Site**


**Proposed Massing**


**Shadow of Proposed Massing**


**Existing Building**


**Shadow of Existing Building**


**Street**

**As-Of-Right**

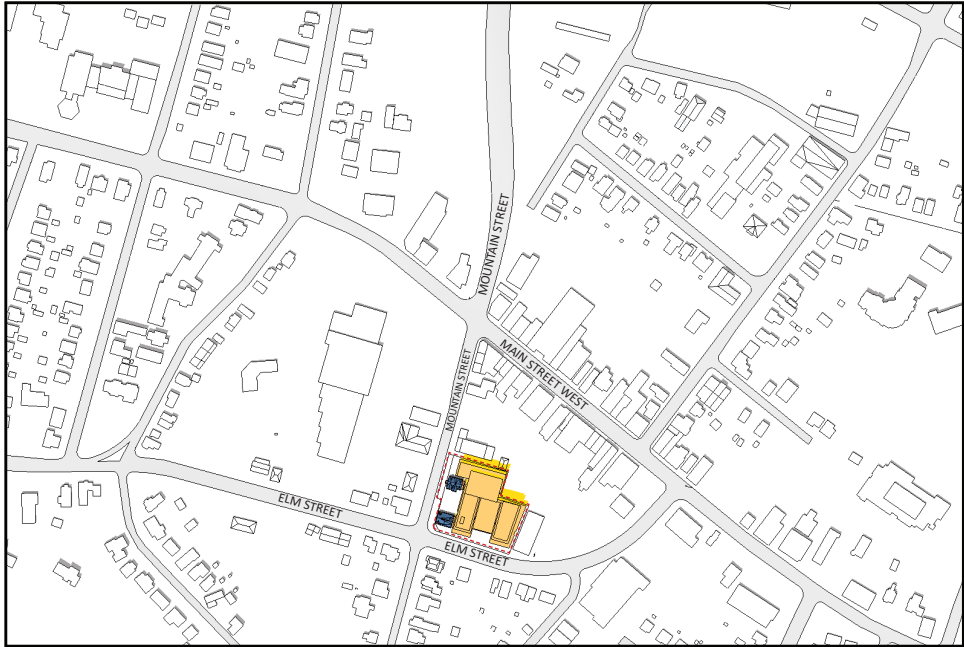
**As-Of-Right Massing**

**Shadow of As-Of-Right Massing**

**Heritage Building**

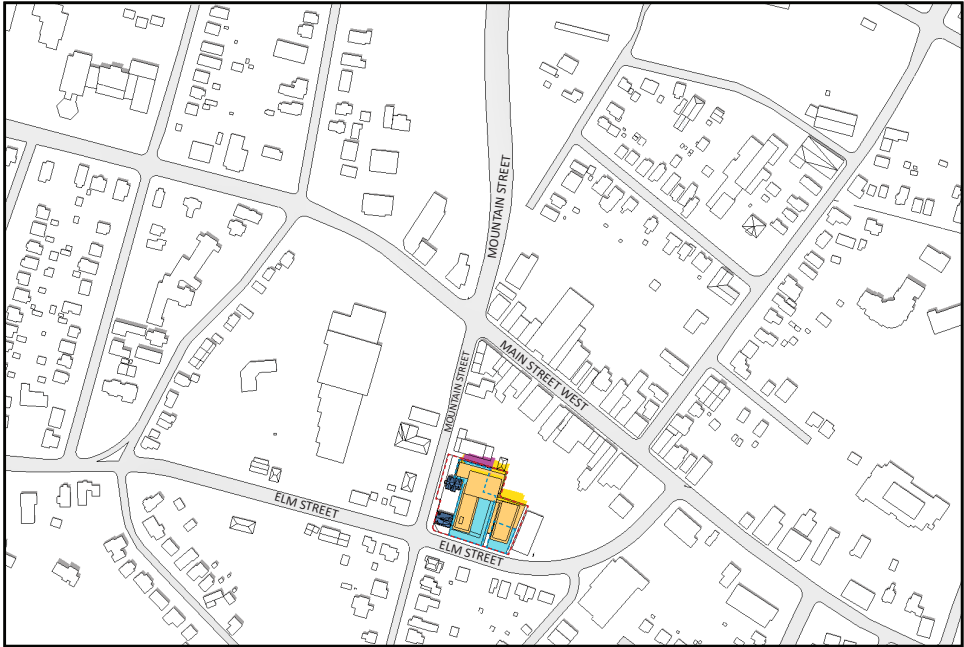
**Shadow of Heritage Building**

Proposed Building Shadows

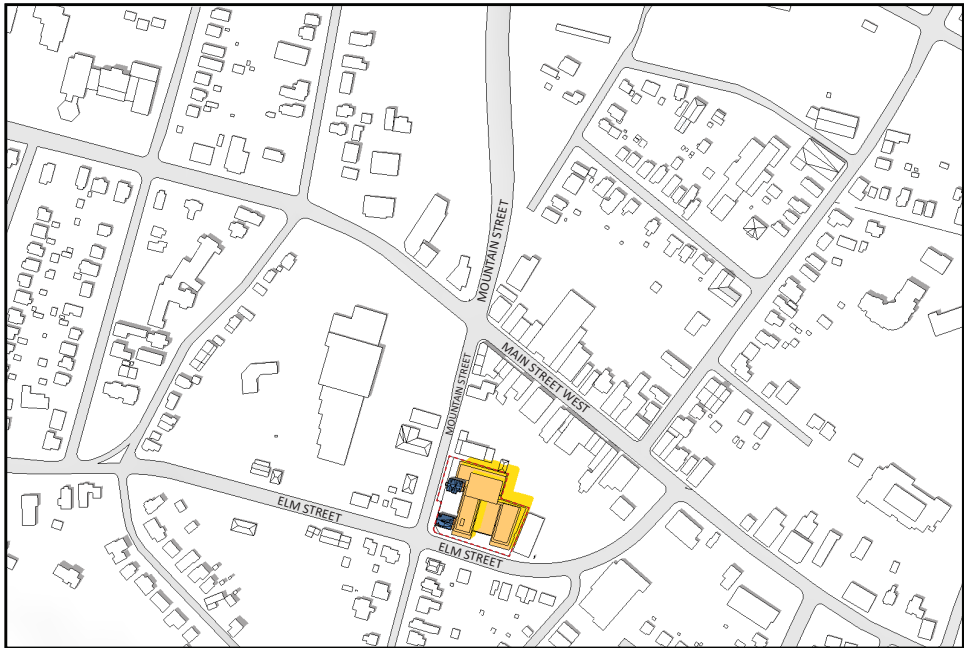


June 21, 2:00 PM

Proposed Building Shadows + As of Right Shadows




June 21, 2:00 PM





June 21, 3:00 PM





June 21, 3:00 PM


**Subject Site**


**Proposed Massing**


**Shadow of Proposed Massing**


**Existing Building**


**Shadow of Existing Building**


**Street**

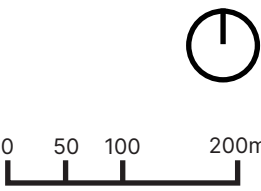
**As-Of-Right**

**As-Of-Right Massing**

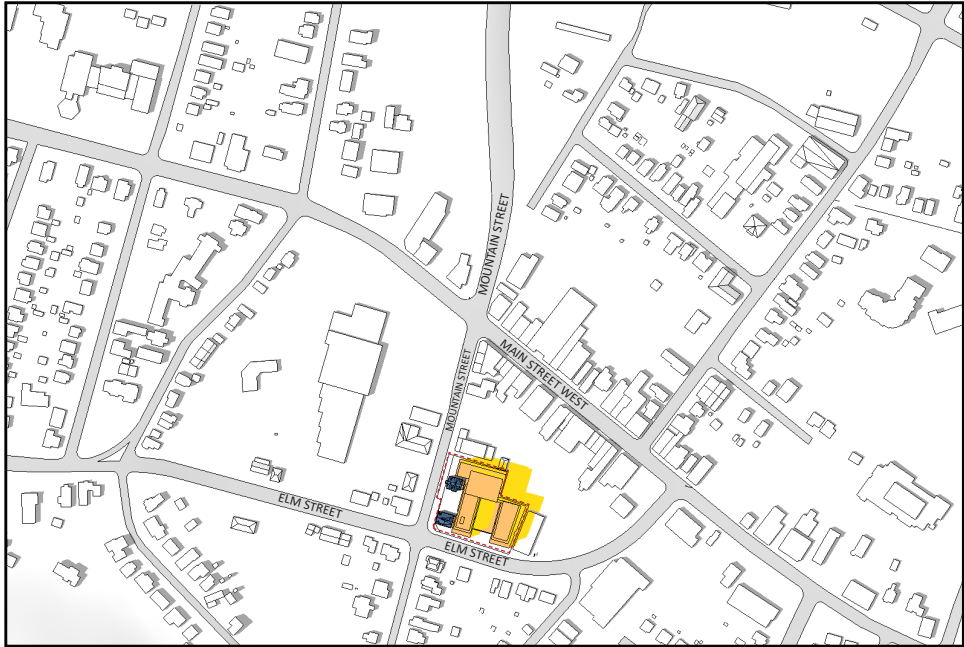
**Shadow of As-Of-Right Massing**

**Heritage Building**

**Shadow of Heritage Building**



Proposed Building Shadows

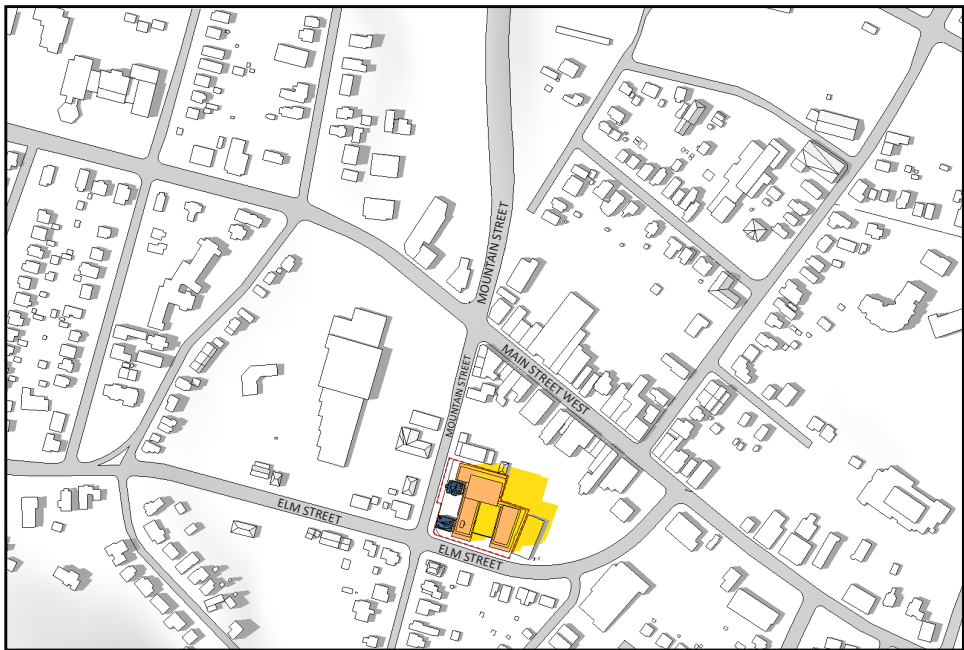


June 21, 4:00 PM

Proposed Building Shadows + As of Right Shadows




June 21, 4:00 PM





June 21, 5:00 PM





June 21, 5:00 PM


 Subject Site


 Proposed Massing


 Shadow of Proposed Massing


 Existing Building


 Shadow of Existing Building


 Street

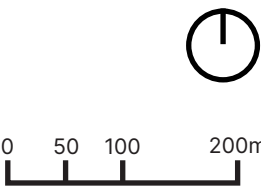
 As-Of-Right

 As-Of-Right Massing

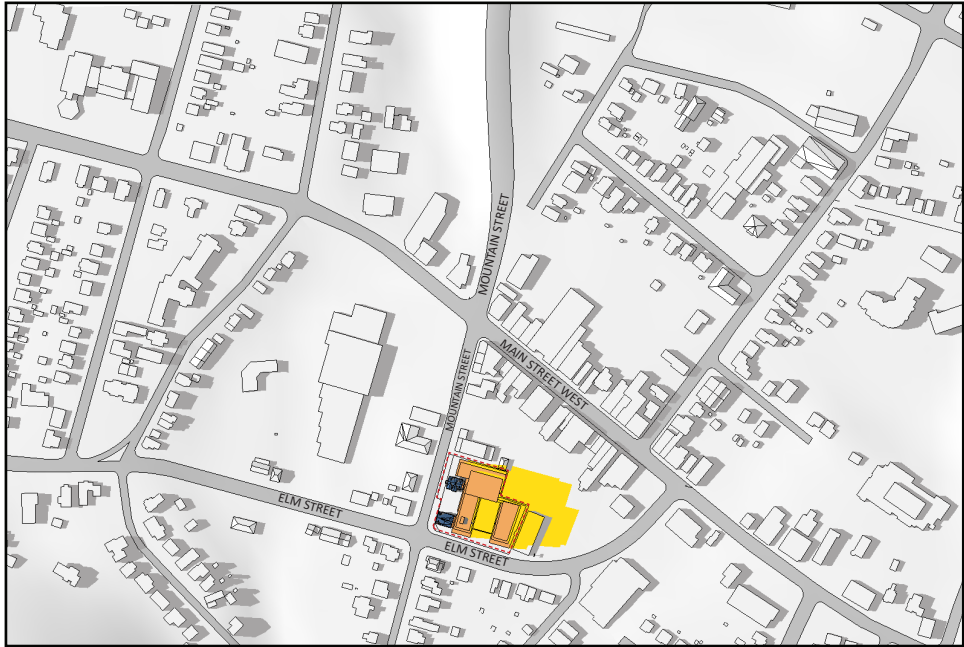
 Shadow of As-Of-Right Massing

 Heritage Building

 Shadow of Heritage Building



Proposed Building Shadows





June 21, 6:00 PM


Proposed Building Shadows + As of Right Shadows





June 21, 6:00 PM


**Subject Site**


**Proposed Massing**


**Shadow of Proposed Massing**


**Existing Building**


**Shadow of Existing Building**


**Street**

**As-Of-Right**

**As-Of-Right Massing**

**Shadow of As-Of-Right Massing**

**Heritage Building**

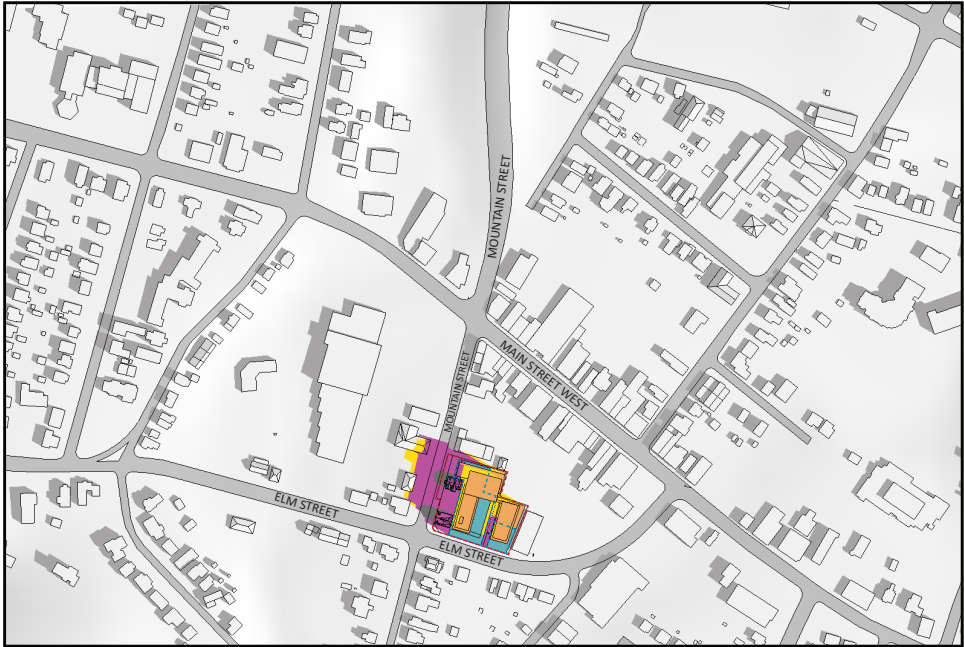
**Shadow of Heritage Building**

Proposed Building Shadows

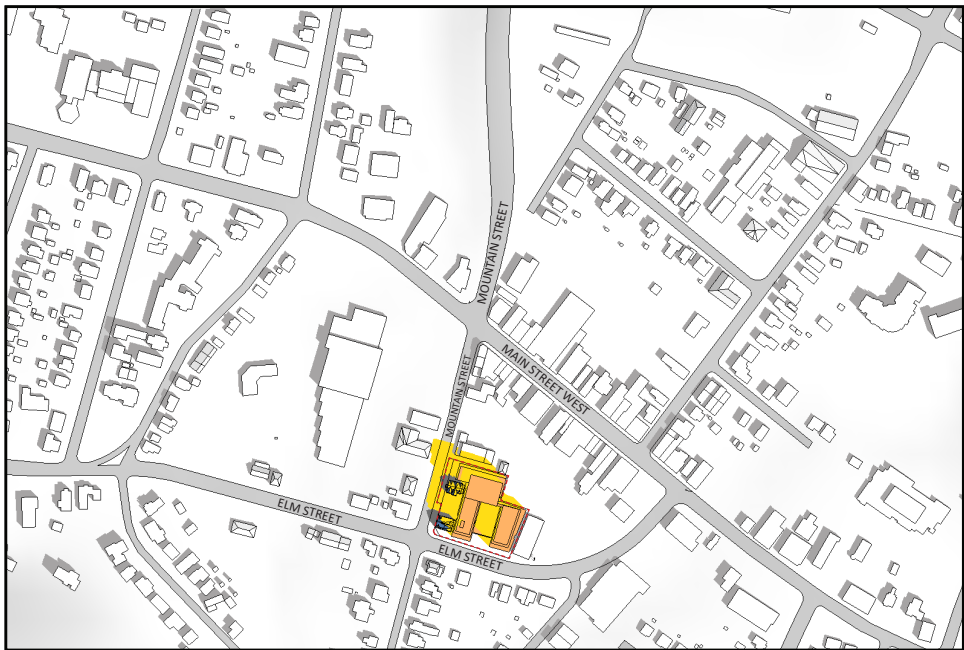


September/ March 21, 10:00 AM

Proposed Building Shadows + As of Right Shadows




September/ March 21, 10:00 AM





September/ March 21, 11:00 AM





September/ March 21, 11:00 AM


 Subject Site


 Proposed Massing


 Shadow of Proposed Massing


 Existing Building


 Shadow of Existing Building


 Street

 As-Of-Right

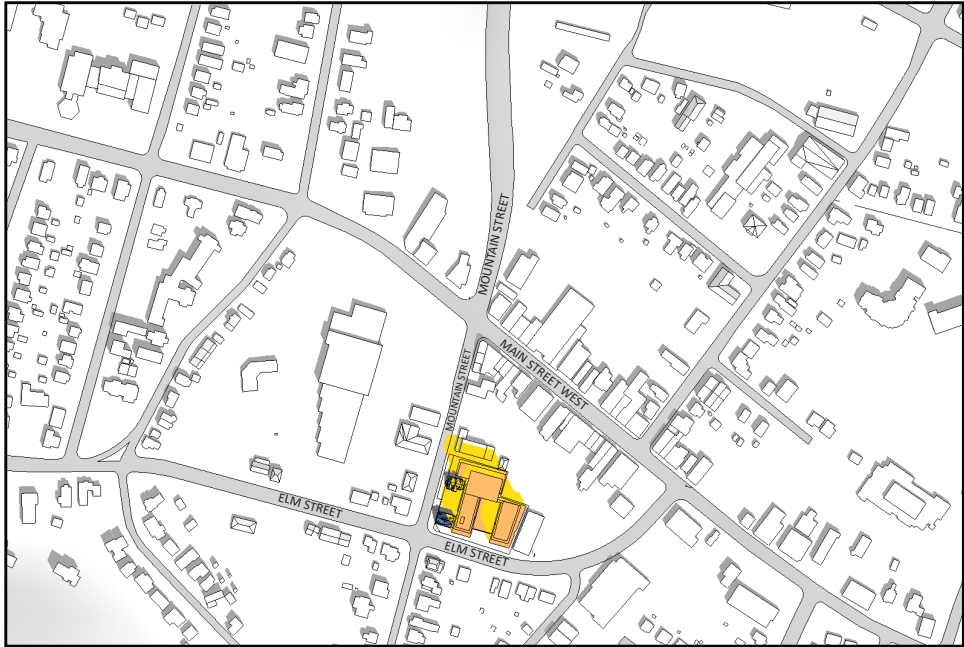
 As-Of-Right Massing

 Shadow of As-Of-Right Massing

 Heritage Building

 Shadow of Heritage Building

Proposed Building Shadows

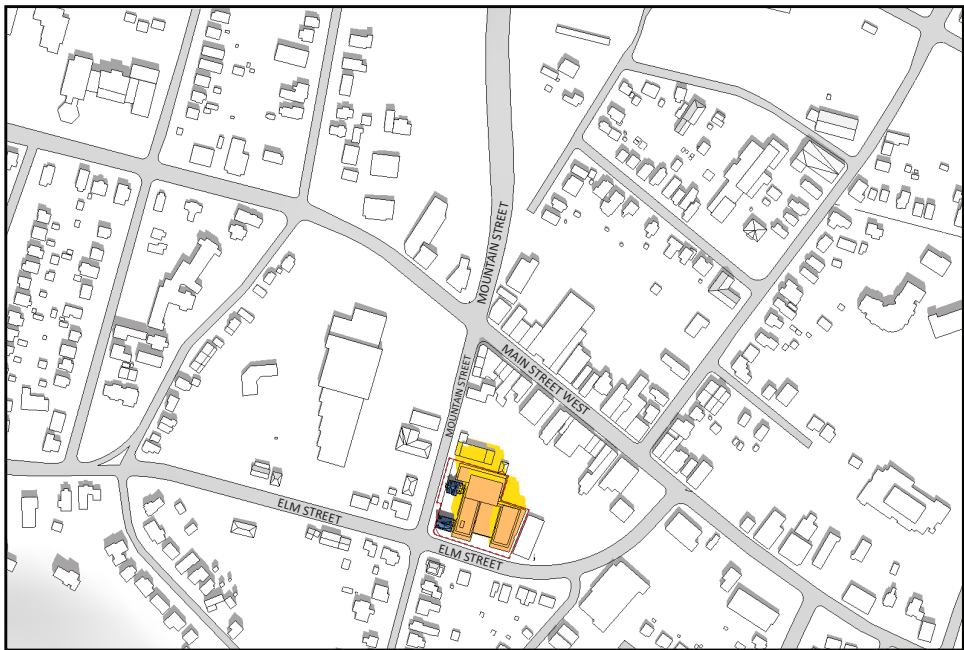


September/ March 21, 12:00 PM

Proposed Building Shadows + As of Right Shadows



September/ March 21, 12:00 PM



September/ March 21, 1:00 PM



September/ March 21, 1:00 PM

Subject Site

As-Of-Right

Proposed Massing

As-Of-Right Massing

Shadow of Proposed Massing

Shadow of As-Of-Right Massing

Existing Building

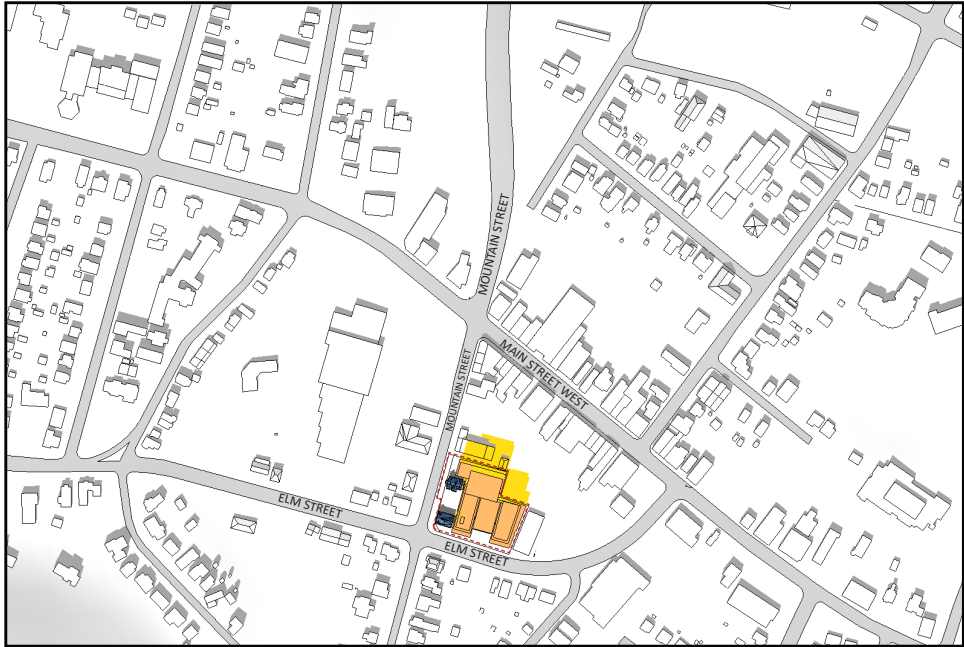
Heritage Building

Shadow of Existing Building

Shadow of Heritage Building

Street

Proposed Building Shadows

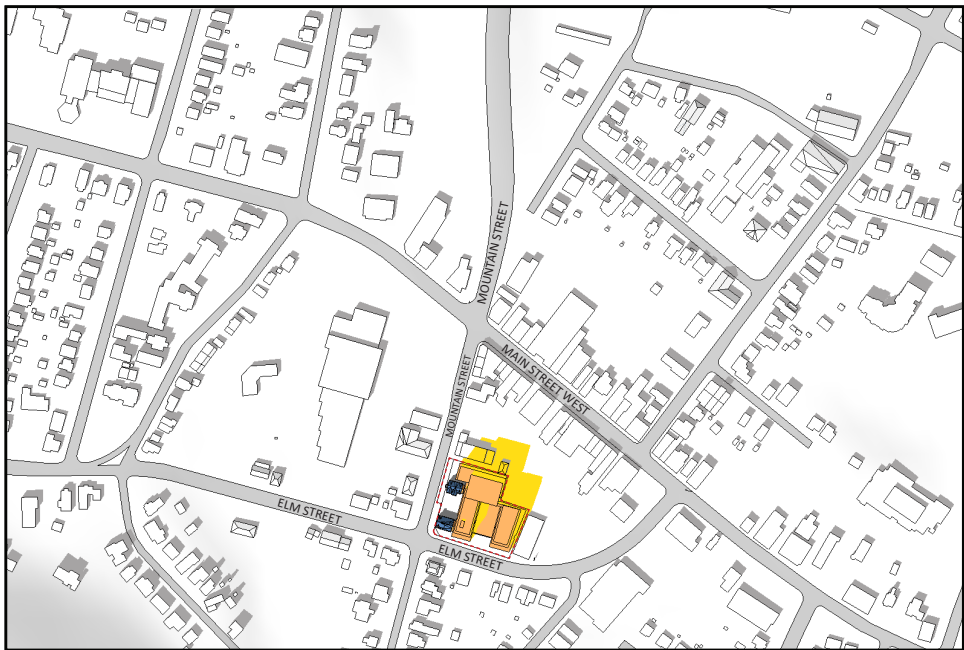


September/ March 21, 2:00 PM

Proposed Building Shadows + As of Right Shadows




September/ March 21, 2:00 PM





September/ March 21, 3:00 PM





September/ March 21, 3:00 PM


**Subject Site**


**Proposed Massing**


**Shadow of Proposed Massing**


**Existing Building**


**Shadow of Existing Building**


**Street**

**As-Of-Right**

**As-Of-Right Massing**

**Shadow of As-Of-Right Massing**

**Heritage Building**

**Shadow of Heritage Building**

Proposed Building Shadows



September/ March 21, 4:00 PM

Proposed Building Shadows + As of Right Shadows



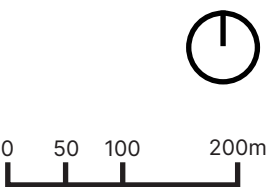
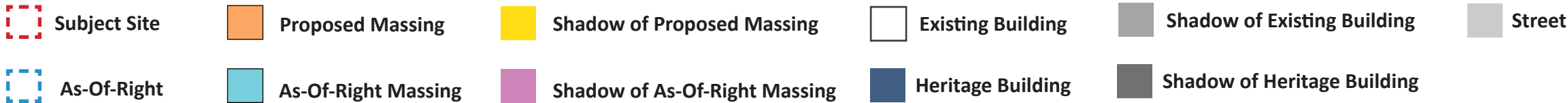
September/ March 21, 4:00 PM



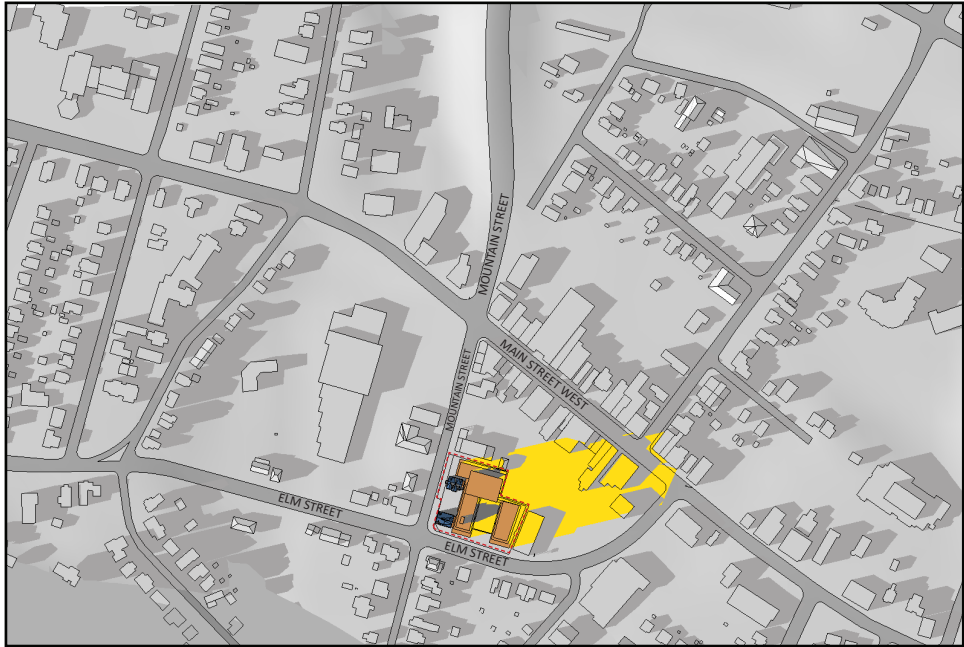
September/ March 21, 5:00 PM



September/ March 21, 5:00 PM



Proposed Building Shadows

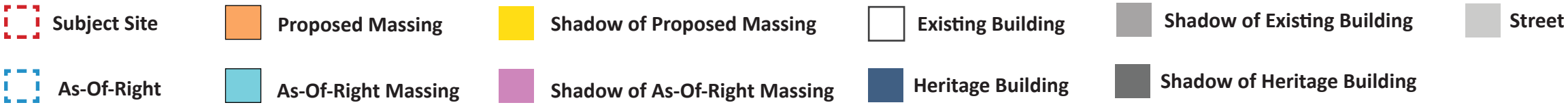


September/ March 21, 6:00 PM

Proposed Building Shadows + As of Right Shadows



September/ March 21, 6:00 PM



Proposed Building Shadows

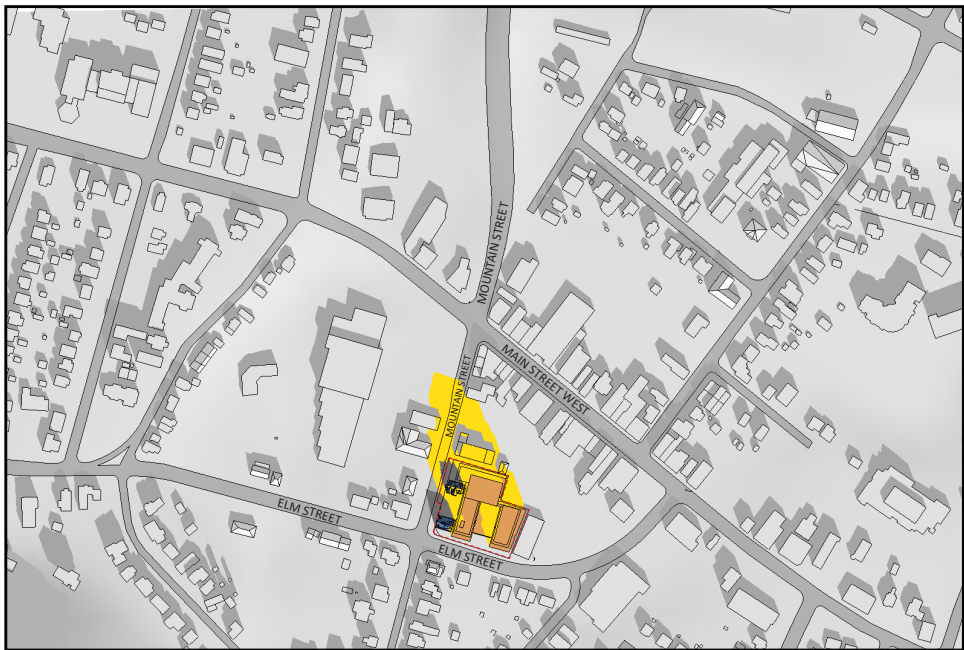


December 21, 10:00 AM

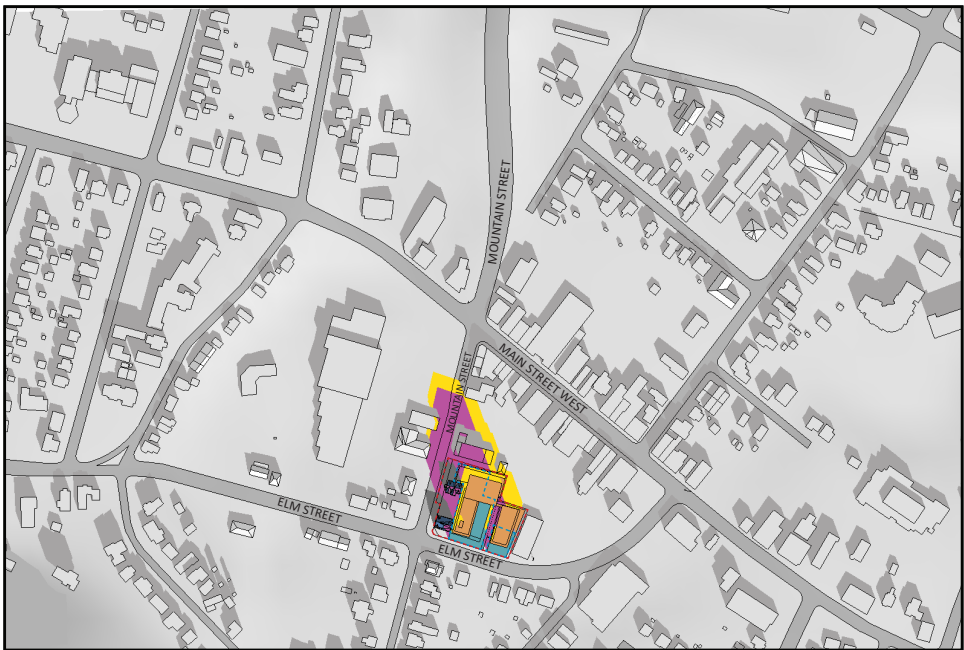
Proposed Building Shadows + As of Right Shadows



December 21, 10:00 AM



December 21, 11:00 AM



December 21, 11:00 AM

Subject Site

As-Of-Right

Proposed Massing

As-Of-Right Massing

Shadow of Proposed Massing

Shadow of As-Of-Right Massing

Existing Building

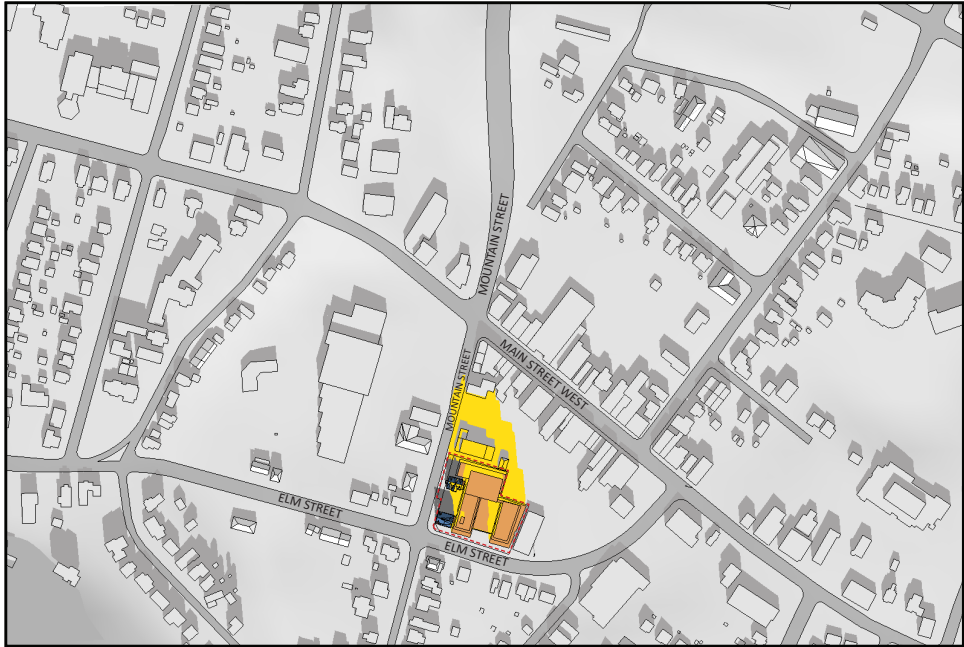
Heritage Building

Shadow of Existing Building

Shadow of Heritage Building

Street

Proposed Building Shadows



December 21, 12:00 PM

Proposed Building Shadows + As of Right Shadows



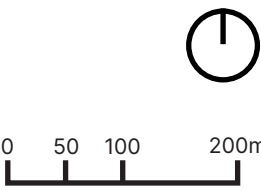
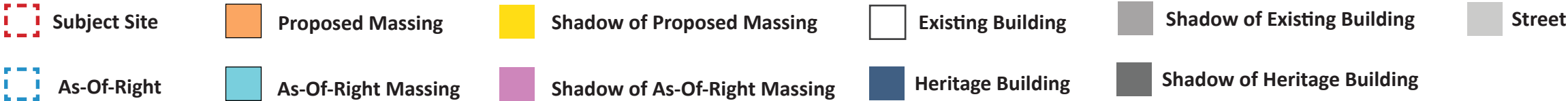
December 21, 12:00 PM



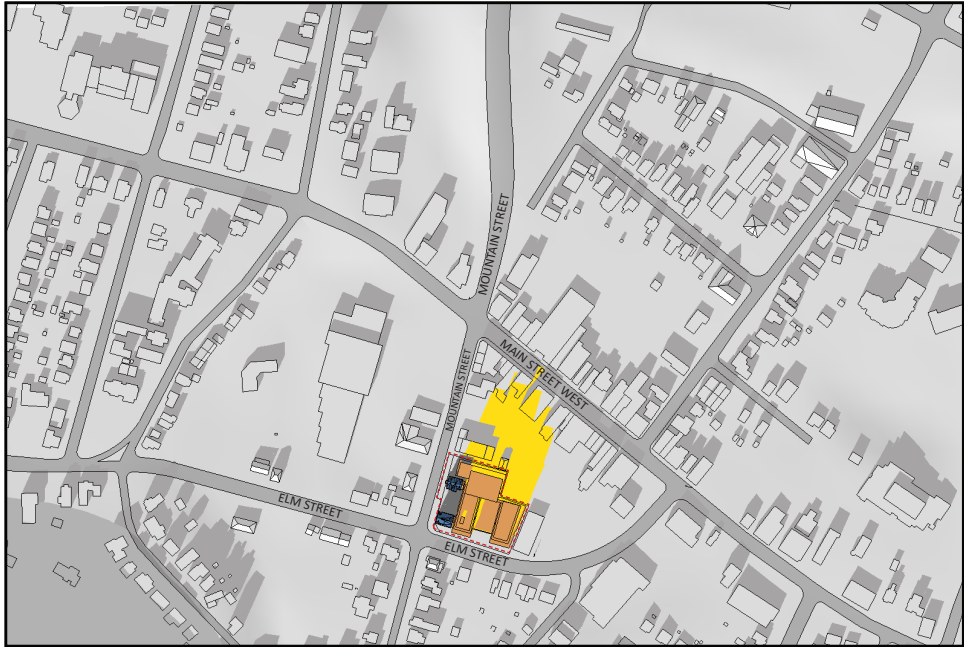
December 21, 1:00 PM



December 21, 1:00 PM



Proposed Building Shadows



December 21, 2:00 PM

Proposed Building Shadows + As of Right Shadows



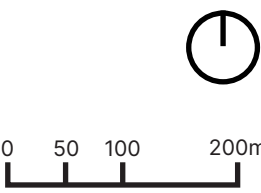
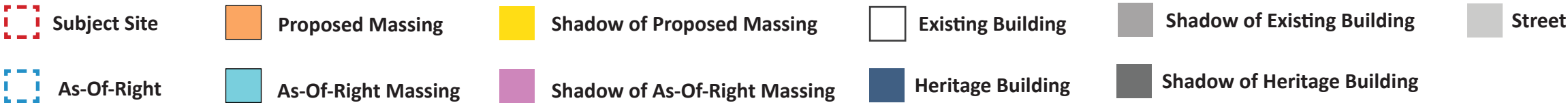
December 21, 2:00 PM



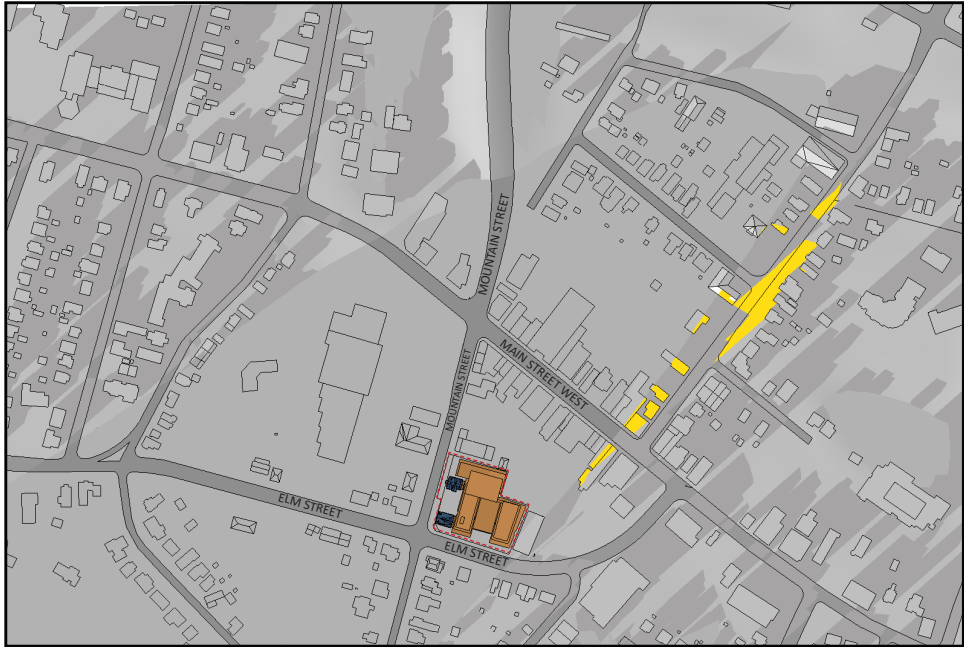
December 21, 3:00 PM



December 21, 3:00 PM

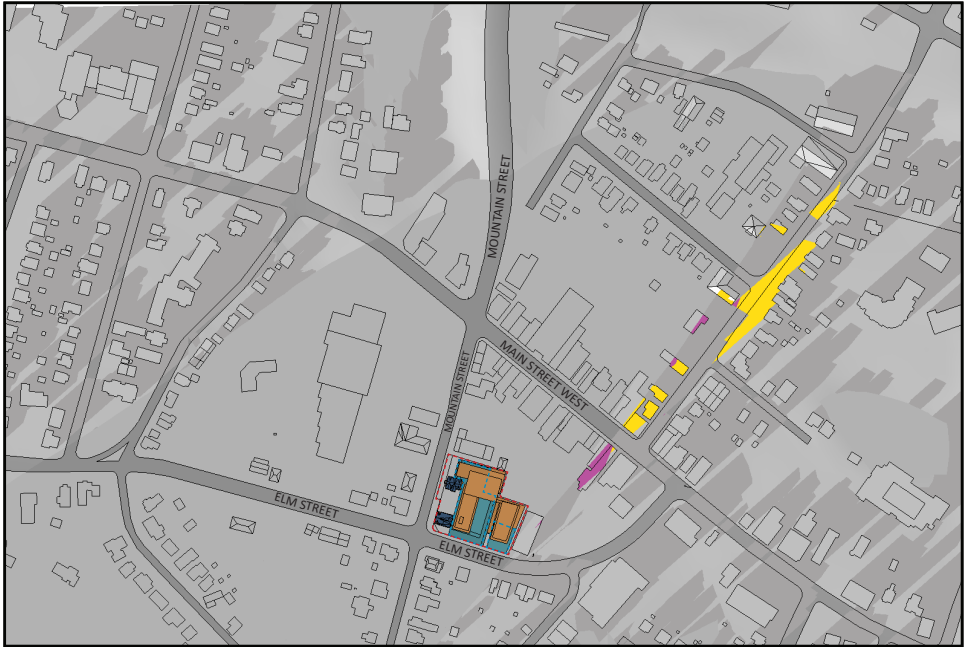


Proposed Building Shadows

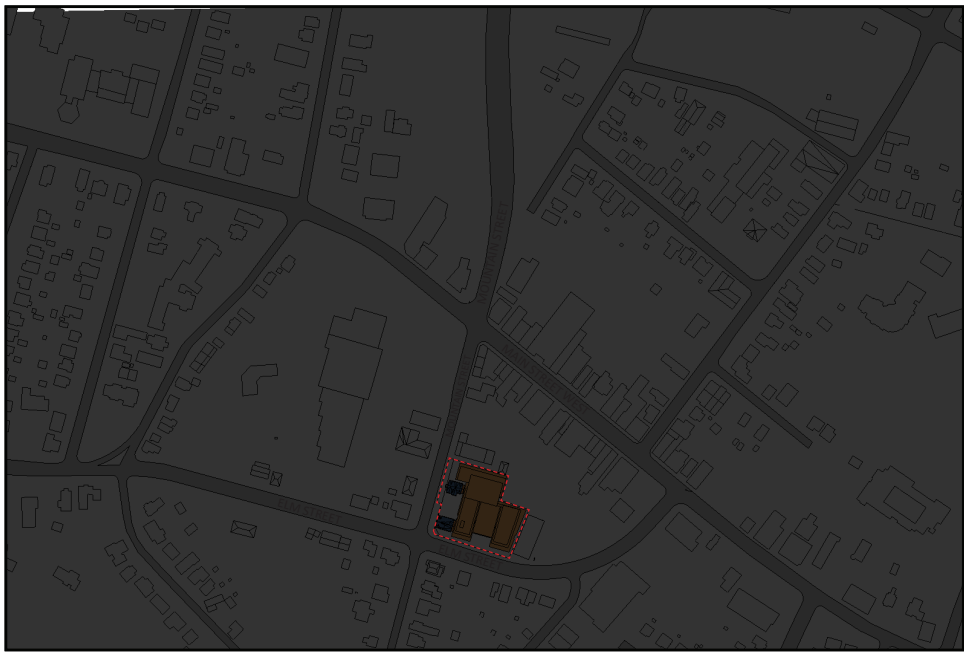


December 21, 4:00 PM

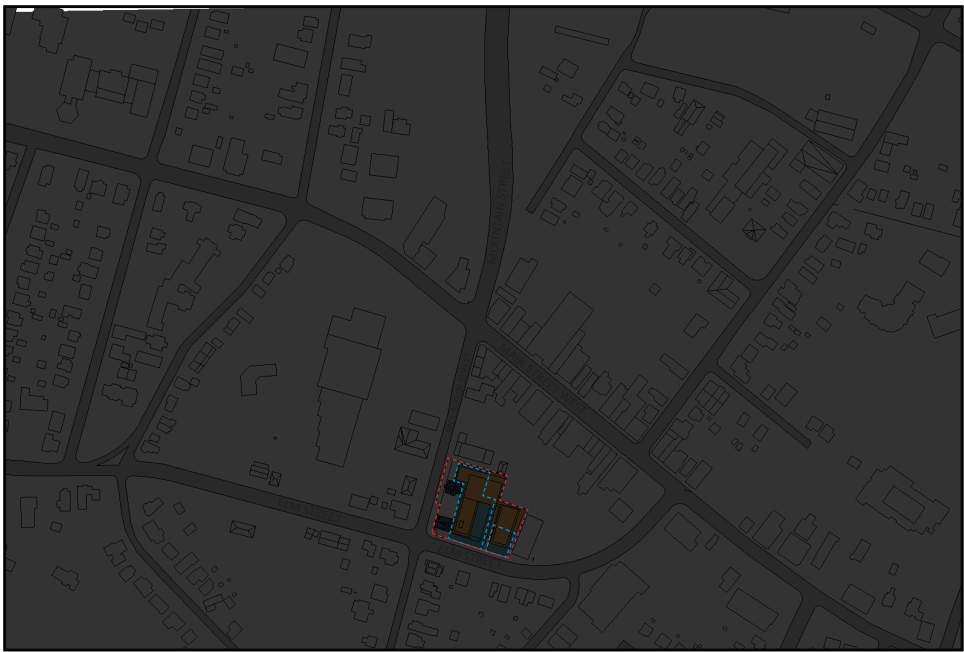
Proposed Building Shadows + As of Right Shadows




December 21, 4:00 PM





December 21, 5:00 PM





December 21, 5:00 PM



-  Subject Site


 Proposed Massing


 Shadow of Proposed Massing


 Existing Building


 Shadow of Existing Building

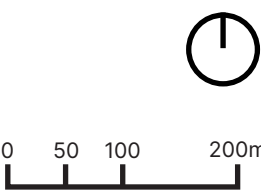
 Street
-  As-Of-Right

 As-Of-Right Massing

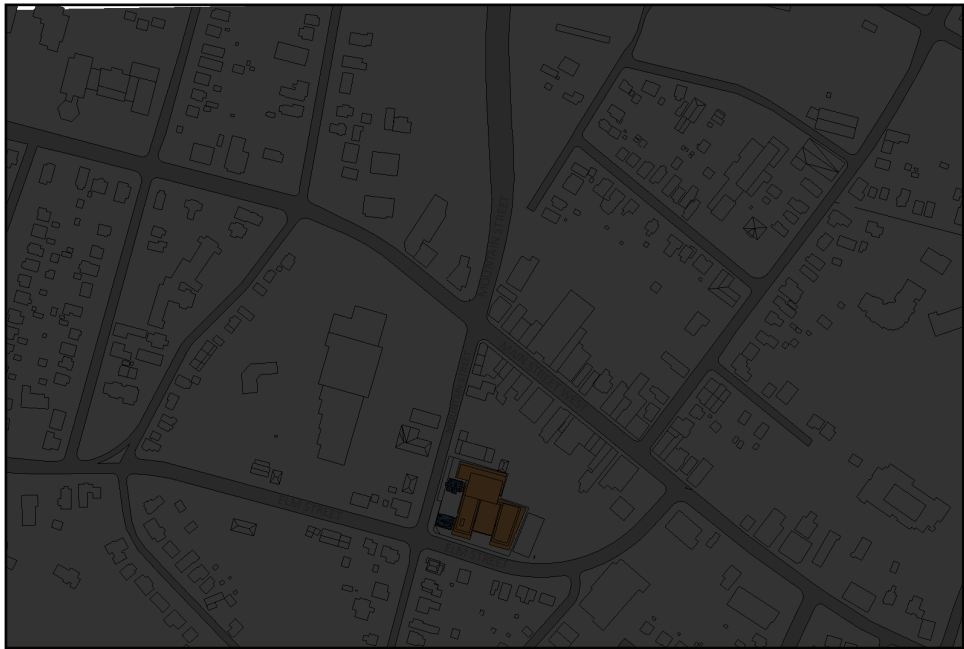
 Shadow of As-Of-Right Massing

 Heritage Building

 Shadow of Heritage Building

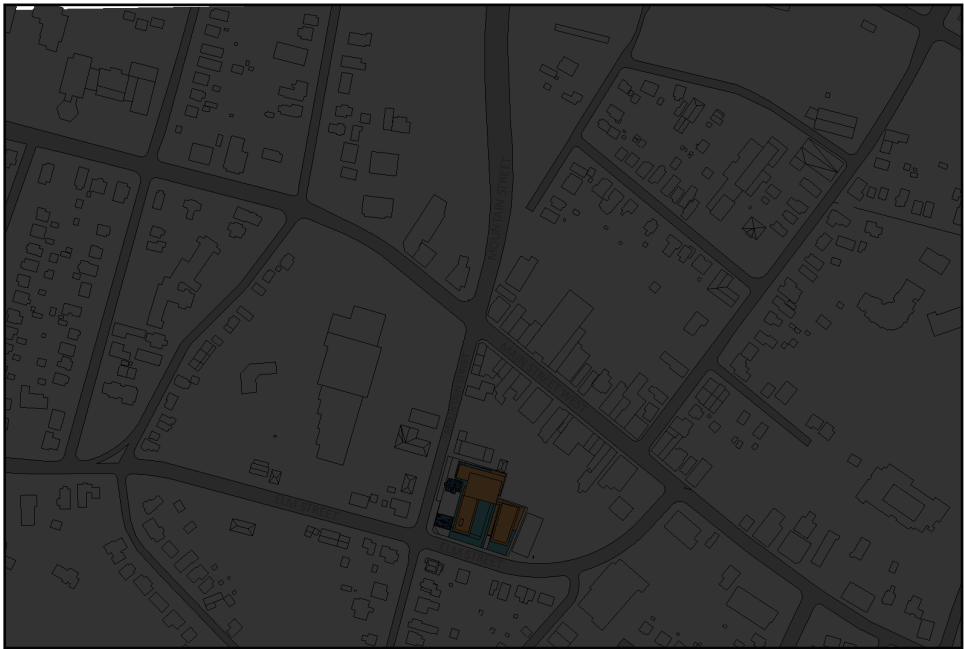


Proposed Building Shadows



December 21, 6:00 PM

Proposed Building Shadows + As of Right Shadows



December 21, 6:00 PM

