

ARCHITECTURAL

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Architects:

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

Project No.: 2416
Scale: NTS
Date: May 16, 2025
Drawn by:

Drawing No.:

40.00



Issued

Issued for OPA/ZBA1 May 16, 2025

Description: _____ Date: _____

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MULTI-UNIT RESIDENTIAL
DEVELOPMENT

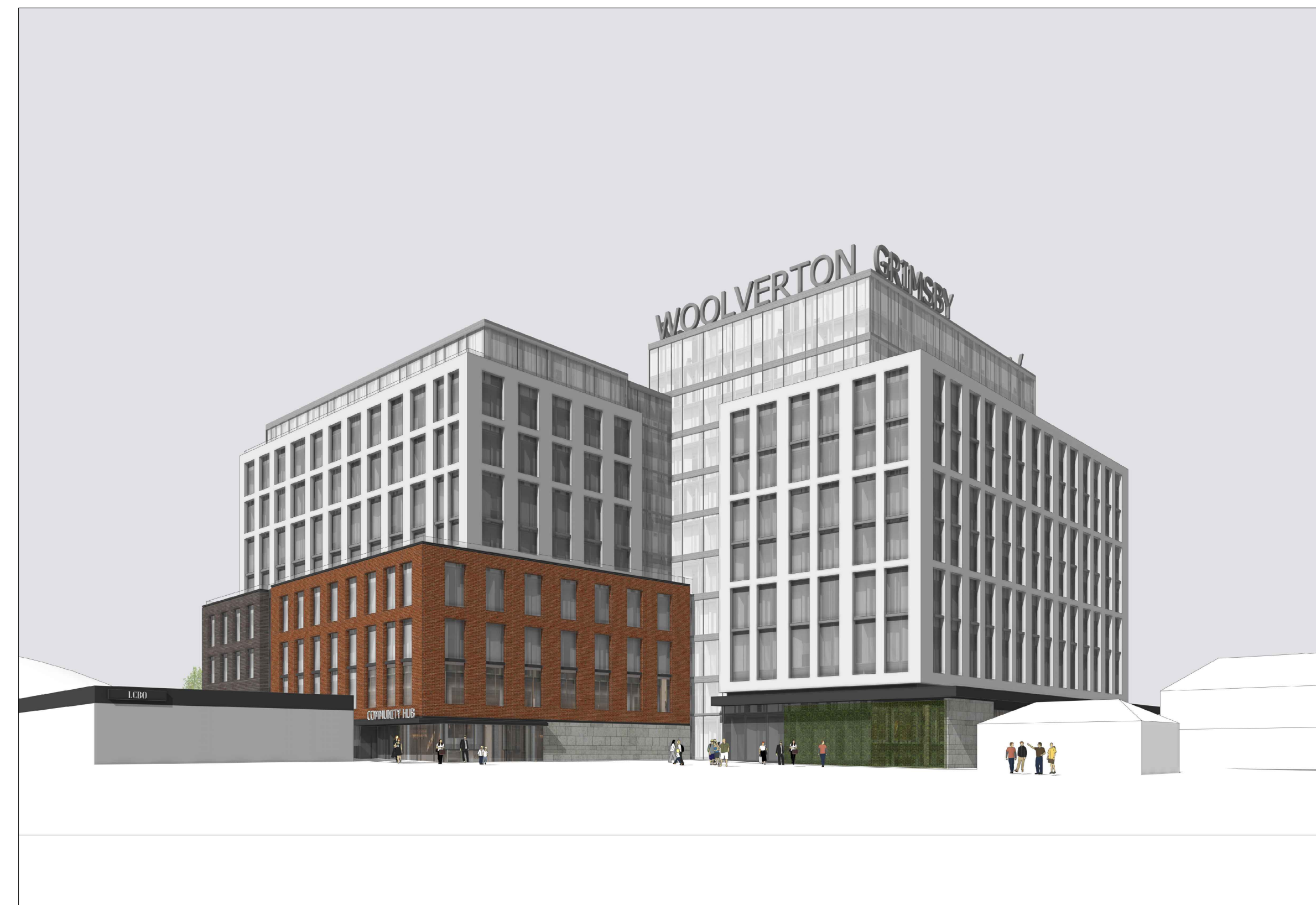
13 Mountain Street & 19 - 23 Elm Street
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AERIAL VIEWS

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PERSPECTIVE VIEWS

Project No.: 2416
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Drawn by:

Drawing No.:

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MULTI-UNIT RESIDENTIAL
DEVELOPMENT

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

RENDERING

Project No.: 2416
Scale: NTS
Date: May 16, 2025
Drawn by:

Drawing No.:

40.00C

PROPOSED MULTI-UNIT RESIDENTIAL DEVELOPMENT

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

| 01. SITE AREA | (m²) |
|---|---------|
| LOT AREA (existing) | 4,710.0 |
| LOT AREA (after road widening): | 4,513.5 |
| ROAD WIDENING AREA | 196.5 |
| MAXIMUM BUILDING FOOTPRINT (Including heritage) | 2,798.8 |
| LOT COVERAGE % | 62% |
| HERITAGE BUILDING (6% OF SITE AREA) | 273.7 |
| -EXISTING WOOLVERTON HOUSE COVERAGE | 117.5 |
| -EXISTINGWOOLVERTON HALL COVERAGE | 156.2 |

| 02. FLOOR AREA SUMMARY | (m²) |
|---|----------|
| TOTAL GCA (including Parking below grade) | 22,801.2 |
| TOTAL GCA (excluding Parking below grade) | 19,608.7 |
| NEW RESIDENTIAL GFA | 12,472.0 |
| NEW NON-RESIDENTIAL GFA (At Grade Commercial) | 279.1 |
| COMMUNITY HUB | 449.5 |
| TOTAL GFA | 13,200.6 |
| NUMBER OF STORIES | 8 |

| 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) | 2.92 |

| 04. RESIDENTIAL UNITS | PROPOSED |
|-----------------------|----------|
| TOTAL | 177 |

| 05. CAR PARKING | PROPOSED |
|--------------------|----------|
| STANDARD PARKING | 134 |
| SMALL CAR PARKING | 8 |
| ACCESSIBLE PARKING | 6 |
| CAR-SHARE | 2 |
| TOTAL | 150 |

| 06. BIKE PARKING | PROPOSED |
|------------------|----------|
| RESIDENTIAL | 54 |
| RETAIL | 2 |
| TOTAL | 56 |

| 07. ESTABLISHED GRADE | PROPOSED |
|-----------------------|----------|
| AS PER BY-LAW | 94.45 m |

| 08. BUILDING HEIGHT | PROPOSED |
|----------------------------------|----------|
| BUILDING HEIGHT | 29.85 m |
| BUILDING HEIGHT (including mech) | 34.00 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 8th floor.

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.

AREA STATISTICS

| LEVEL | TOTAL GCA | | RESIDENTIAL AREA | | COMMERCIAL/ RETAIL | | COMMUNITY HUB | | LOCKERS | | VEHICLE PARKING | | INDOOR AMENITY | | OUTDOOR AMENITY | | GFA EXCLUSION | | TOTAL GFA | |
|--------------------|-----------|-----------|------------------|-----------|--------------------|---------|---------------|---------|---------|---------|-----------------|----------|----------------|---------|-----------------|---------|---------------|----------|-----------|-----------|
| | m² | sf | m² | sf | m² | sf | m² | sf | m² | sf | m² | sf | m² | sf | m² | sf | m² | sf | m² | sf |
| P1 | 3,192.5 | 34,363.8 | 0.0 | 0.0 | 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 | 250.5 | 2,696.0 | 0.0 | 0.0 | 1,409.7 | 15,174.2 | 173.4 | 1,866.2 | 0.0 | 0.0 | 2,191.0 | 23,584.2 | 529.6 | 5,700.5 |
| INTERMEDIATE FLOOR | 1,662.5 | 17,894.9 | 0.0 | 0.0 | 0.0 | 0.0 | 199.1 | 2,142.8 | 0.0 | 0.0 | 1,333.8 | 14,356.8 | 0.0 | 0.0 | 190.0 | 2,045.1 | 1,463.4 | 15,752.1 | 199.1 | 2,142.8 |
| FLOOR 2 | 2,557.8 | 27,531.4 | 2,168.8 | 23,344.8 | 0.0 | 0.0 | 0.0 | 0.0 | 113.6 | 1,222.3 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 389.0 | 4,186.6 | 2,168.8 | 23,344.8 |
| FLOOR 3 | 2,423.2 | 26,082.8 | 2,133.6 | 22,965.9 | 0.0 | 0.0 | 0.0 | 0.0 | 37.5 | 403.8 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 289.6 | 3,116.9 | 2,133.6 | 22,965.9 |
| FLOOR 4 | 2,035.5 | 21,910.4 | 1,744.3 | 18,775.4 | 0.0 | 0.0 | 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 | 1,744.3 | 18,775.4 |
| FLOOR 5 | 2,035.5 | 21,910.4 | 1,744.3 | 18,775.4 | 0.0 | 0.0 | 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 | 1,744.3 | 18,775.4 |
| FLOOR 6 | 2,035.5 | 21,910.4 | 1,744.3 | 18,775.4 | 0.0 | 0.0 | 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 | 1,744.3 | 18,775.4 |
| FLOOR 7 | 2,035.5 | 21,910.4 | 1,744.3 | 18,775.4 | 0.0 | 0.0 | 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 | 1,744.3 | 18,775.4 |
| FLOOR 8 | 1,468.5 | 15,806.7 | 1,192.4 | 12,834.9 | 0.0 | 0.0 | 0.0 | 0.0 | 37.5 | 403.8 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 276.1 | 2,971.8 | 1,192.4 | 12,834.9 |
| 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 | 0.0 | 0.0 | 634.0 | 6,824.5 | 0.0 | 0.0 |
| TOTAL | 22,801.2 | 238,605.6 | 12,472.0 | 134,247.1 | 279.1 | 3,004.4 | 449.5 | 4,838.8 | 338.6 | 3,644.9 | 5,473.1 | 58,912.2 | 173.4 | 1,866.2 | 190.0 | 2,045.1 | 6,408.1 | 62,151.6 | 13,200.6 | 142,090.3 |

ABOVE GROUND GCA 19,608.7 211,066.4

VEHICULAR PARKING

| REQUIRED VEHICULAR PARKING - Site Specific ZBL (OLT-24-001) | | | |
|---|-----------|----------------------|------------------|
| USE | UNITS/GFA | MINIMUM PARKING RATE | MINIMUM REQUIRED |
| RESIDENTIAL DWEILLING UNIT | 177 units | 1.00 | 177 |
| RESIDENTIAL SUB-TOTAL | | | 177 |
| NON-RESIDENTIAL | | | |
| -RESIDENTIAL VISITOR | 177 units | 0.25 | 45 |
| -RETAIL USE | 279 sqm | 1/28sqm | 10 |
| NON-RESIDENTIAL SUB-TOTAL | | | 55 |
| TOTAL PARKING REQUIREMENT | | | 232 |

| | | |
|--------------------------------|-------------------------|---|
| ACCESSIBLE PARKING REQUIREMENT | 2 SPACES + 2% of supply | 7 |
|--------------------------------|-------------------------|---|

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

| PROPOSED VEHICULAR PARKING | | | | | | | | | | | | | | |
|----------------------------|--------------------|------------|-----------|-----------|-------|---------------------|------------|-----------|-------|----------------------|------------|-----------|-----------|-------|
| LEVEL | COMMERCIAL PARKING | | | | | RESIDENTIAL PARKING | | | | TOTAL PARKING SUPPLY | | | | |
| | STANDARD | ACCESSIBLE | SMALL CAR | CAR-SHARE | TOTAL | STANDARD | ACCESSIBLE | SMALL CAR | TOTAL | STANDARD | ACCESSIBLE | SMALL CAR | CAR-SHARE | TOTAL |
| P1 | 25 | 2 | 0 | 2 | 29 | 42 | 0 | 1 | 43 | 67 | 2 | 1 | 2 | 72 |
| GROUND | 0 | 0 | 0 | 0 | 0 | 35 | 2 | 3 | 40 | 35 | 2 | 3 | 0 | 40 |
| INTERMEDIATE | 0 | 0 | 0 | 0 | 0 | 32 | 2 | 4 | 38 | 32 | 2 | 4 | 0 | 38 |
| TOTAL | 25 | 2 | 0 | 2 | 29 | 109 | 4 | 8 | 121 | 134 | 6 | 8 | 2 | 150 |

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

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BICYCLE PARKING

| BICYCLE PARKING STATISTICS | | | | |
|--------------------------------|--------------|--------------|-----------------|-----------------|
| REQUIREMENT (BY-LAW No. 14-45) | | | | SPACES PROPOSED |
| USE | UNITS/SPACES | BIKE RATE | SPACES REQUIRED | |
| RESIDENTIAL | 177 units | 0.3 | 54 | 54 |
| RETAIL | 10 spaces | 7% of supply | 1 | 2 |
| TOTAL BICYCLE PARKING | | | 55 | 56 |

LOADING AND WASTE

| PROPOSED LOADING AND WASTE | |
|----------------------------|-----------------------------|
| UNITS COUNT | 177 |
| LOADING SPACE REQUIREMENT | Loading Space (3.5 x 9.0 m) |
| STAGING AREA | 17.8 m² |
| WASTE STORAGE ROOM | 65.64 m² |

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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
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Drawing No.:

A0.01



NOTE:
SITE INFORMATION TAKEN FROM SURVEY, SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC DETAILS PART 1 - PLAN OF SURVEY OF LOT 168, 170 AND PART
OF LOT 167 & 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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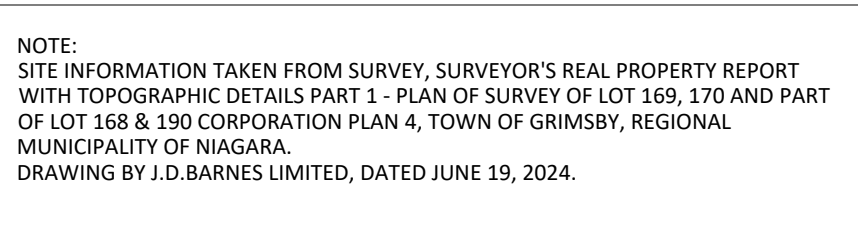
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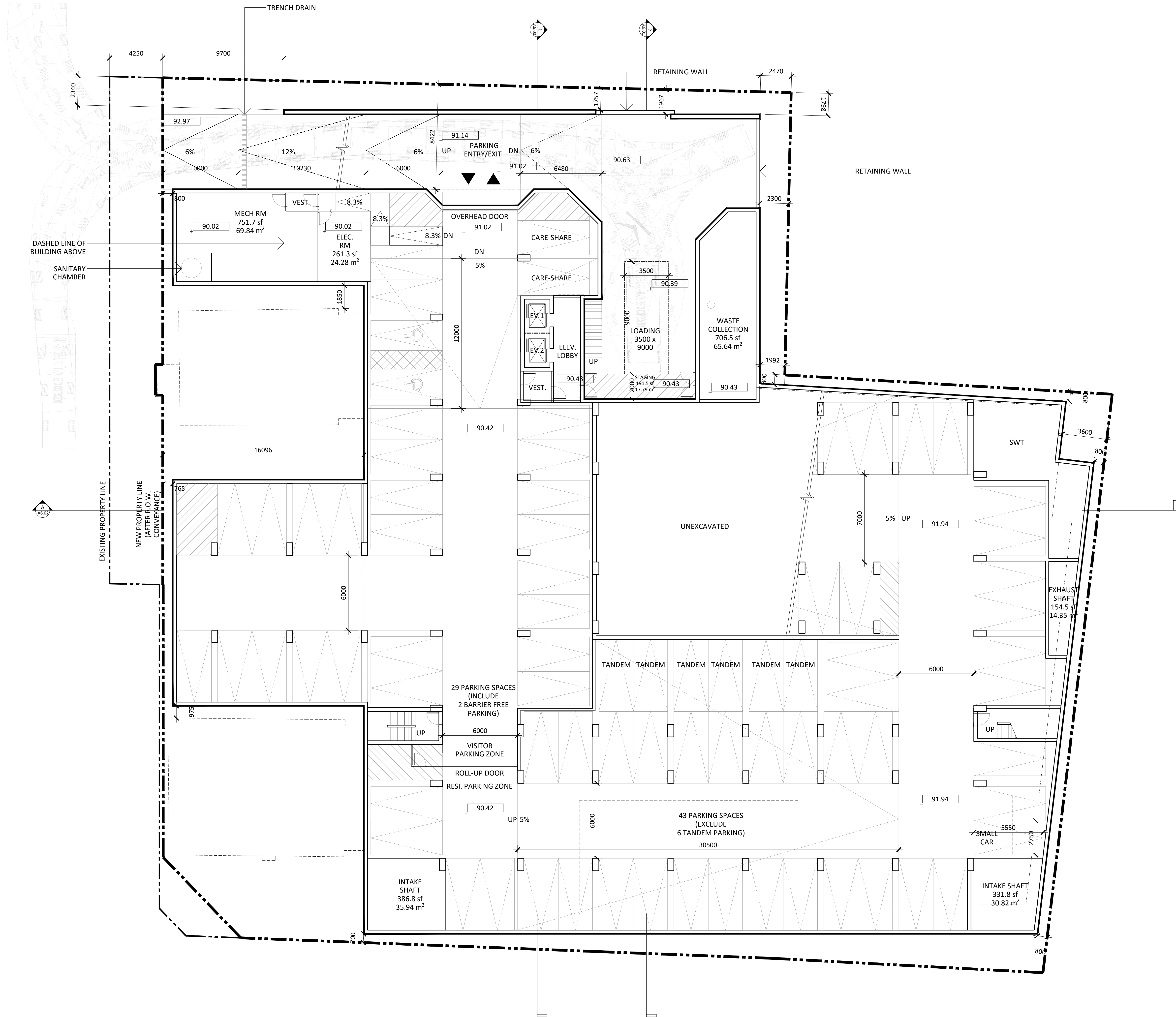
SITE PLAN

Project No.: 2416
Scale: 1:200
Date: May 16, 2025
Drawn by: JCI

Drawing No.:

A1.01





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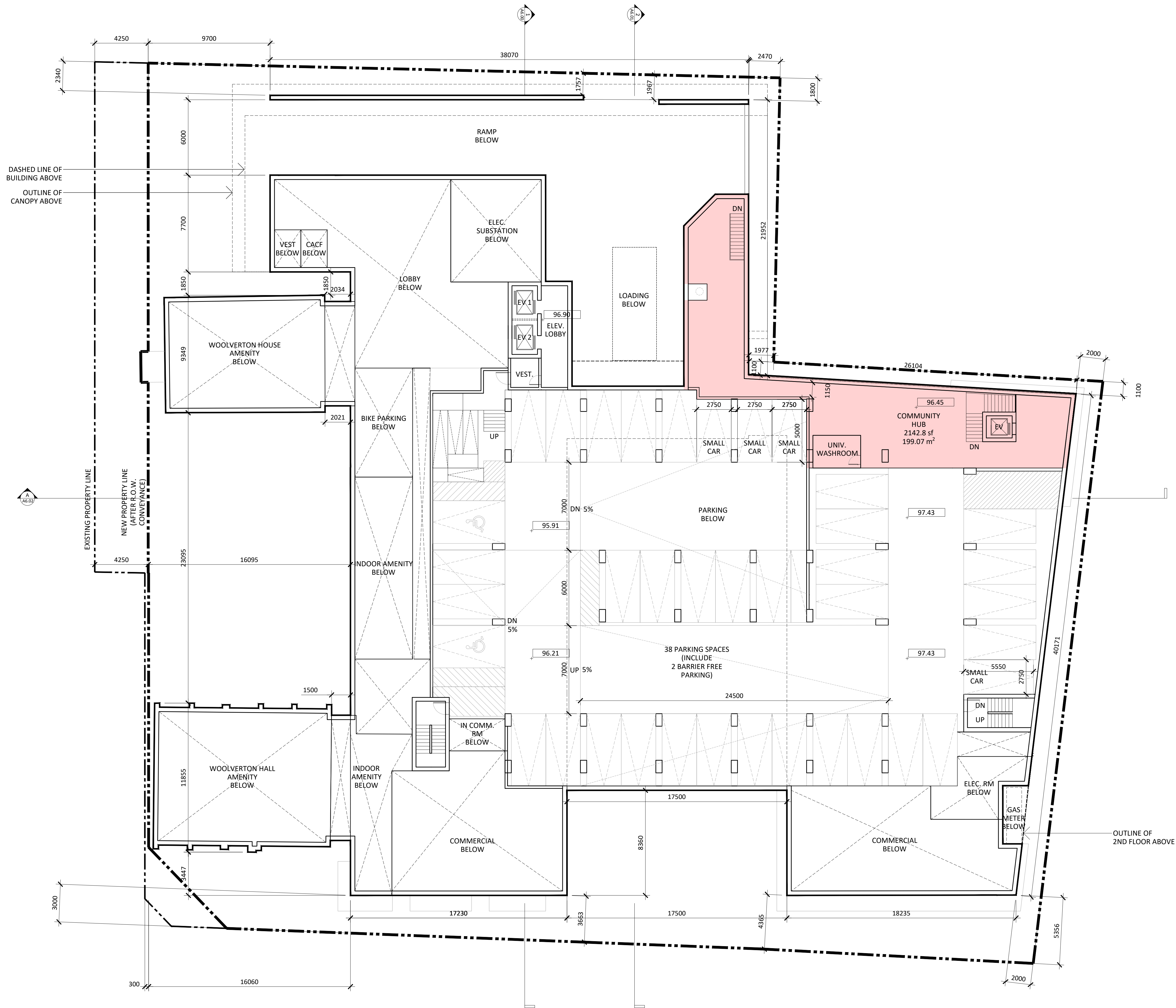
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P1 FLOOR PLAN
Project No.: 2416
Scale: 1:150
Date: May 16, 2025
Drawn by: JCI

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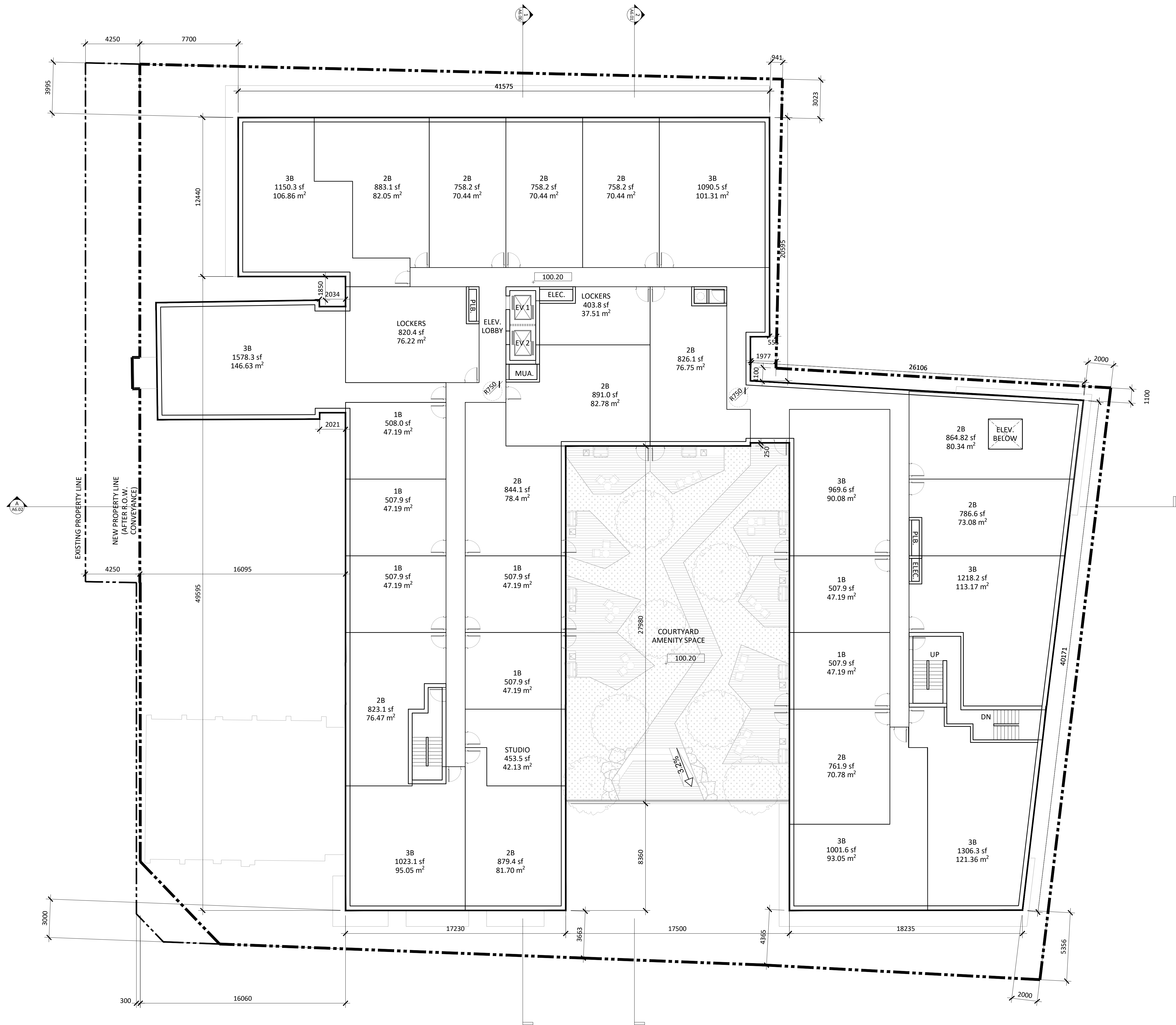
13 Mountain Street & 19 - 23 Elm Street
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INTERMEDIATE FLOOR PLAN

Project No.: 2416
Scale: 1:150
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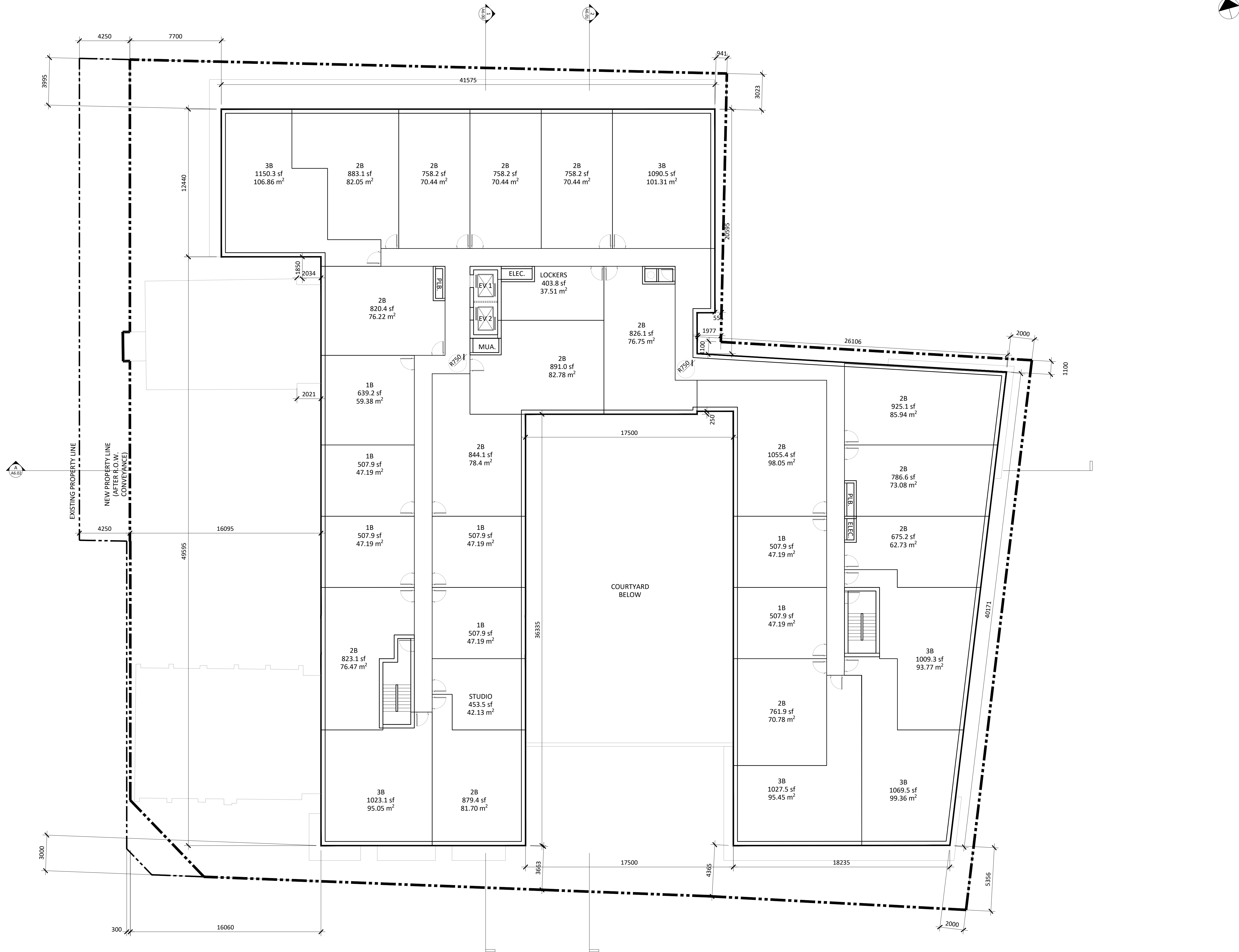
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2ND FLOOR PLAN

Project No.: 2416
Scale: 1:150
Date: May 16, 2025
Drawn by: JCI

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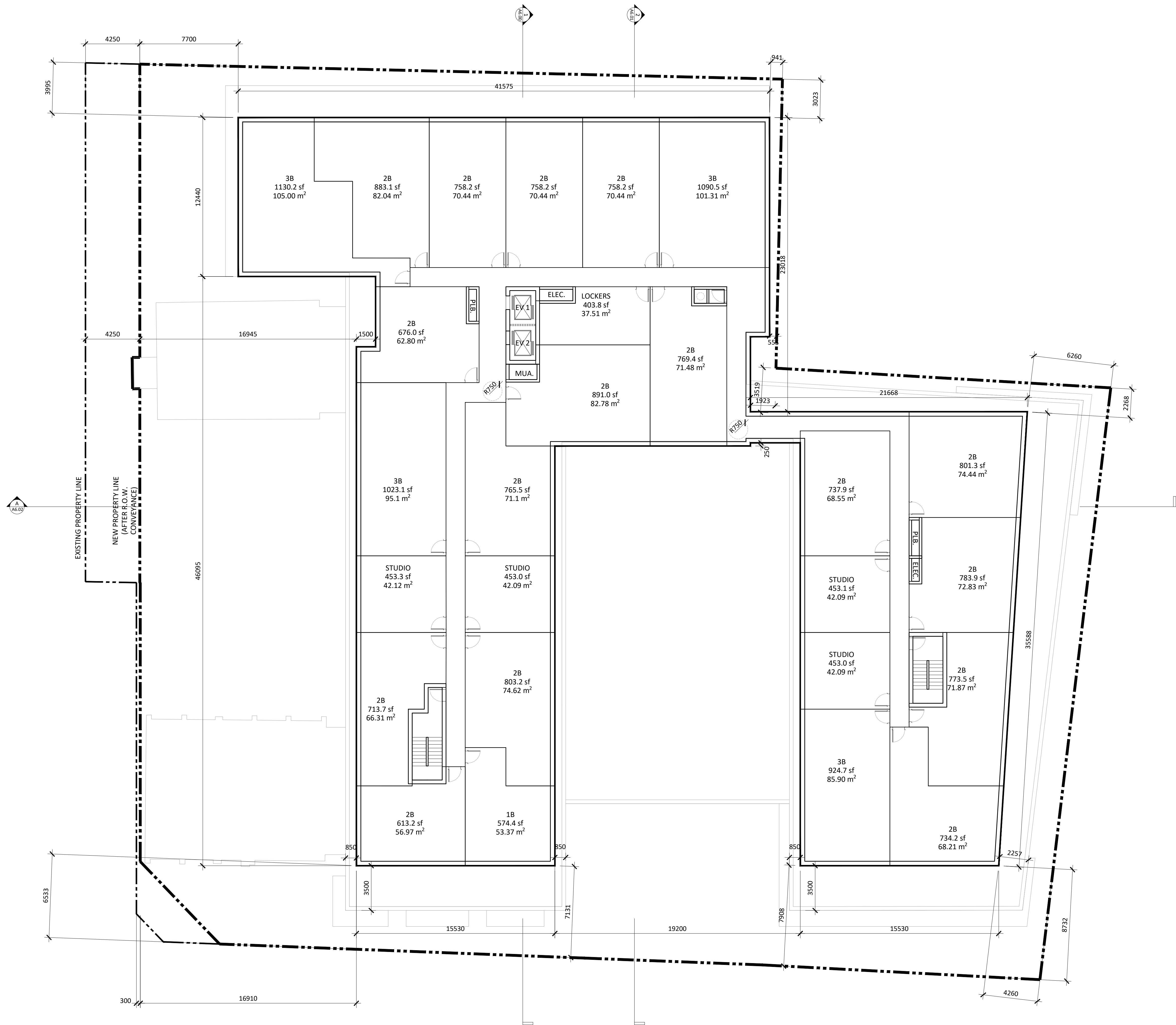
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Architects:

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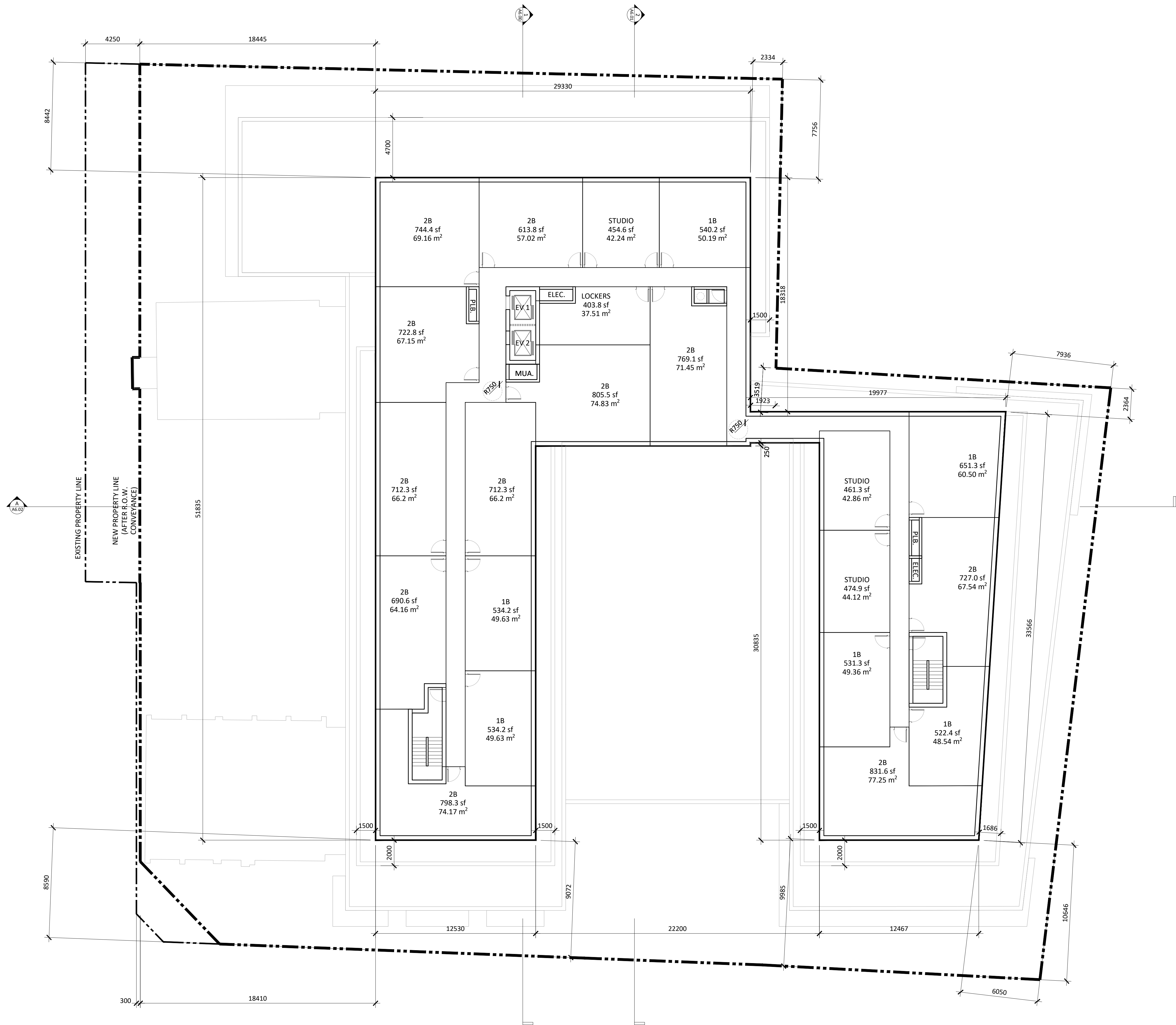
13 Mountain Street & 19 - 23 Elm Street
Grimsby, ON L3M 3J7

4TH-7TH FLOOR PLAN

Project No.: 2416
Scale: 1:150
Date: May 16, 2025
Drawn by: JCI

Drawing No.:

A3.04



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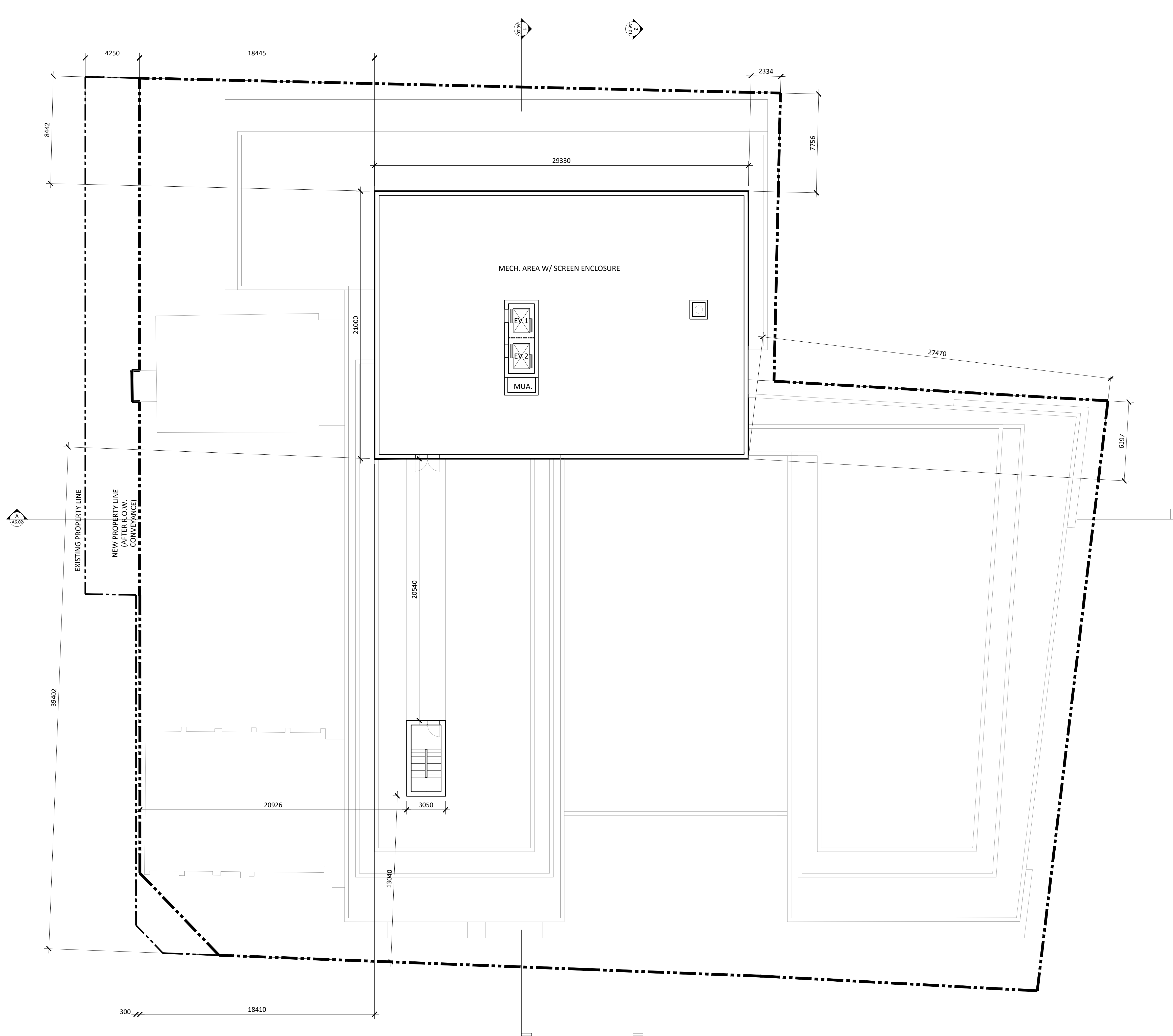
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8TH FLOOR PLAN

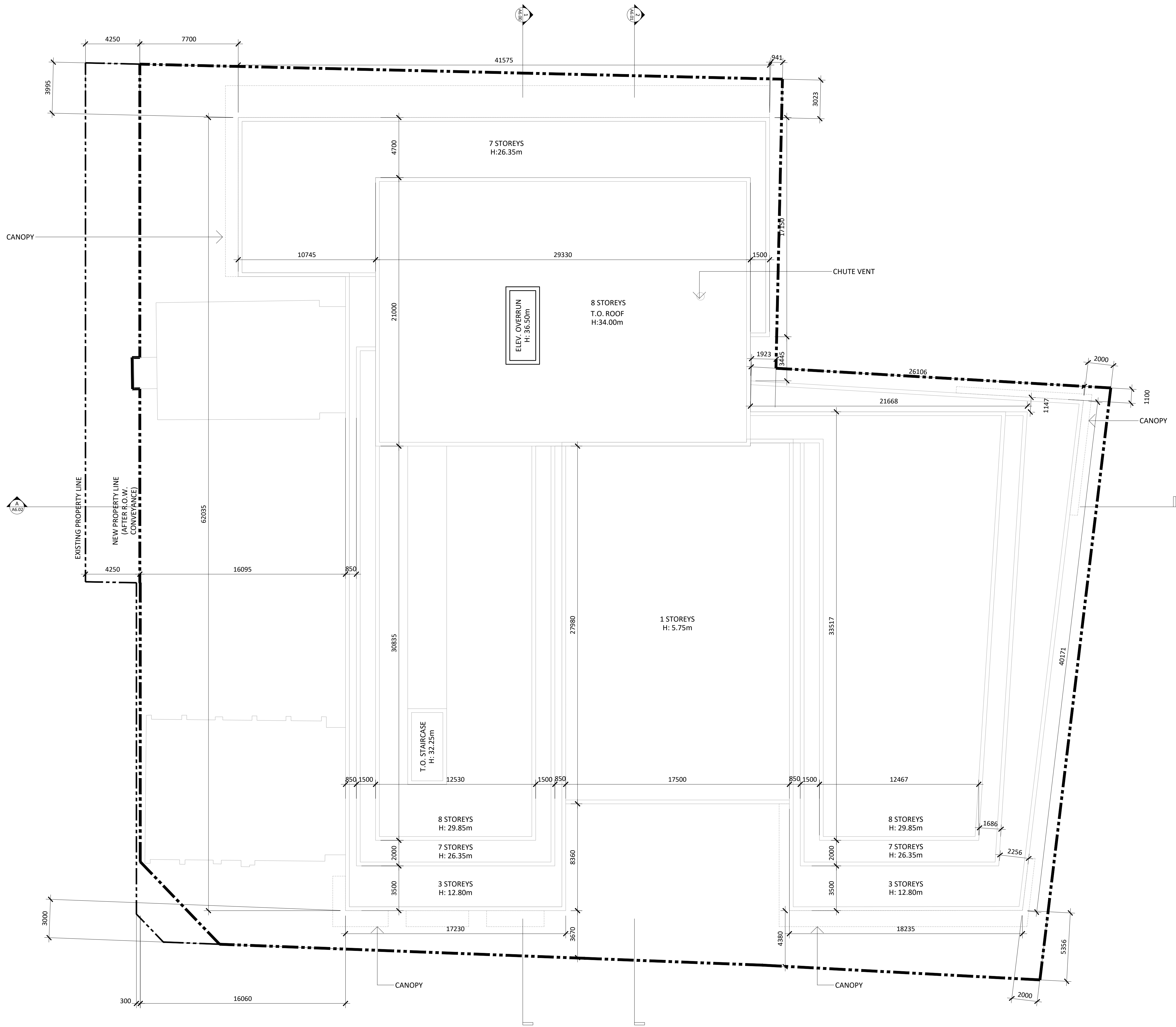
Project No.: 2416
Scale: 1:150
Date: May 16, 2025
Drawn by: JCI

Drawing No.:

A3.05



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13 Mountain Street & 19 - 23 Elm Street
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ROOF FLOOR PLAN

Project No.: 2416
Scale: 1:150
Date: May 16, 2025
Drawn by: JCI

Drawing No.:

A3.07



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Mountain Street & 19 - 23 Elm Street
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Project No.: 2416
Scale: 1:150
Date: May 16, 2025
Drawn by: JCI

A5.02

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EAST ELEVATION

Drawing No.:



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STREETSCAPE ELEVATION
LM STREET

Drawing No.:

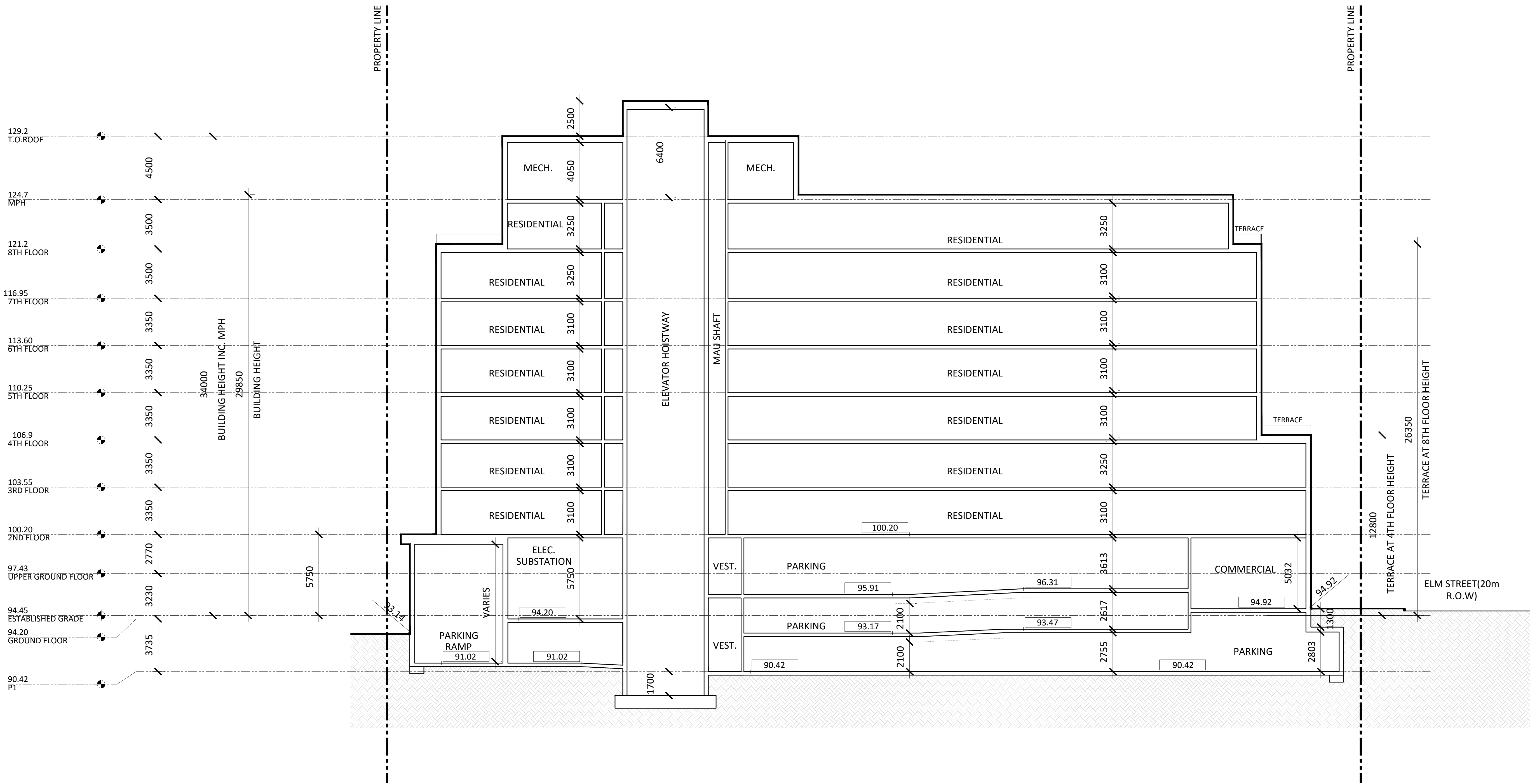




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SECTION 1

Project No.: 2416
Scale: 1:150
Date: May 16, 2025
Drawn by: JCI

Drawing No.:

A6.00



Issued

Issued for OPA/ZBA1 May 16, 2025
Description: Date:

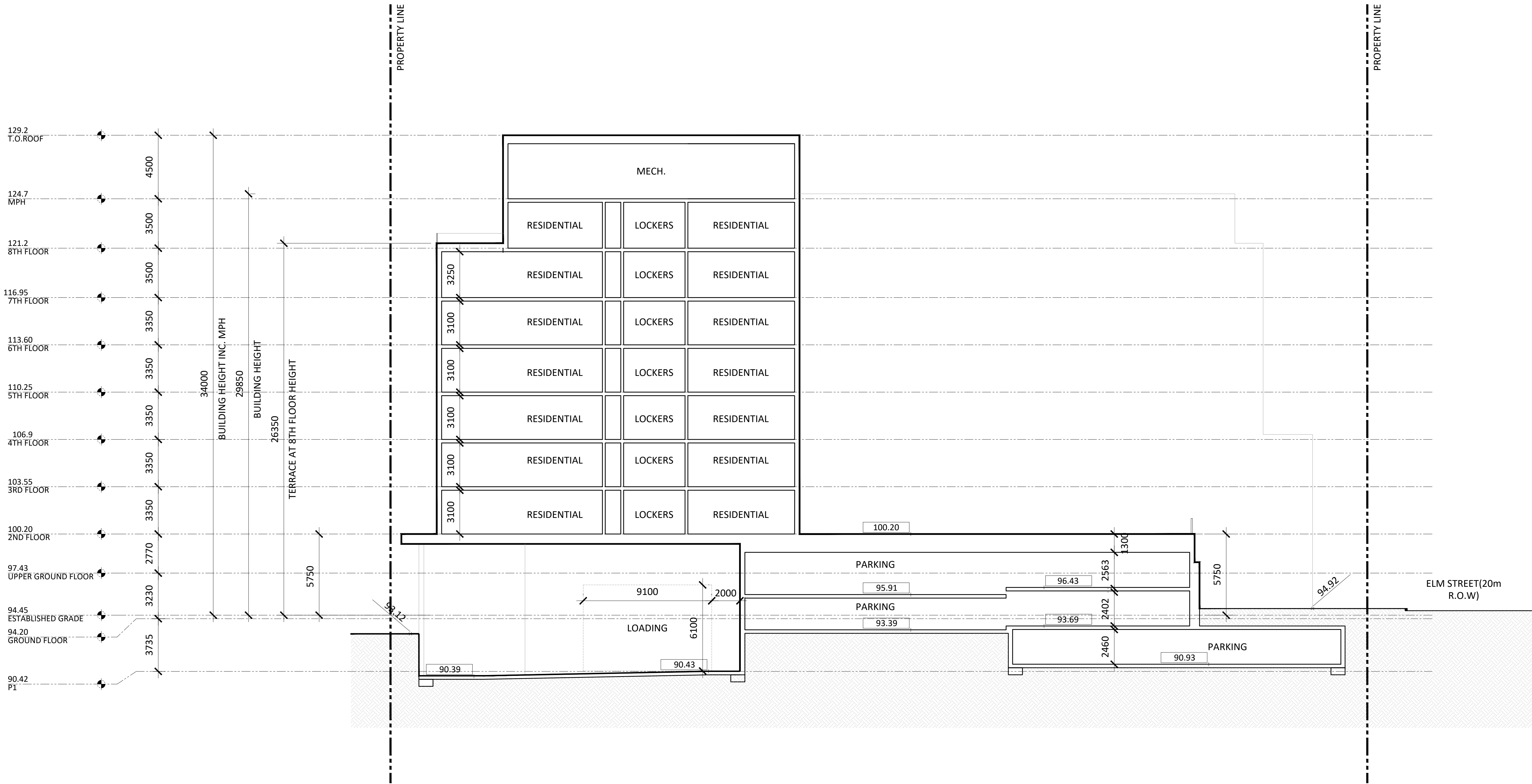
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SECTION 2

Project No.: 2416
Scale: 1:150
Date: May 16, 2025
Drawn by: JCI

Drawing No.:

A6.01



Issued

Issued for OPA/ZBA1 May 16, 2025
Description: Date:

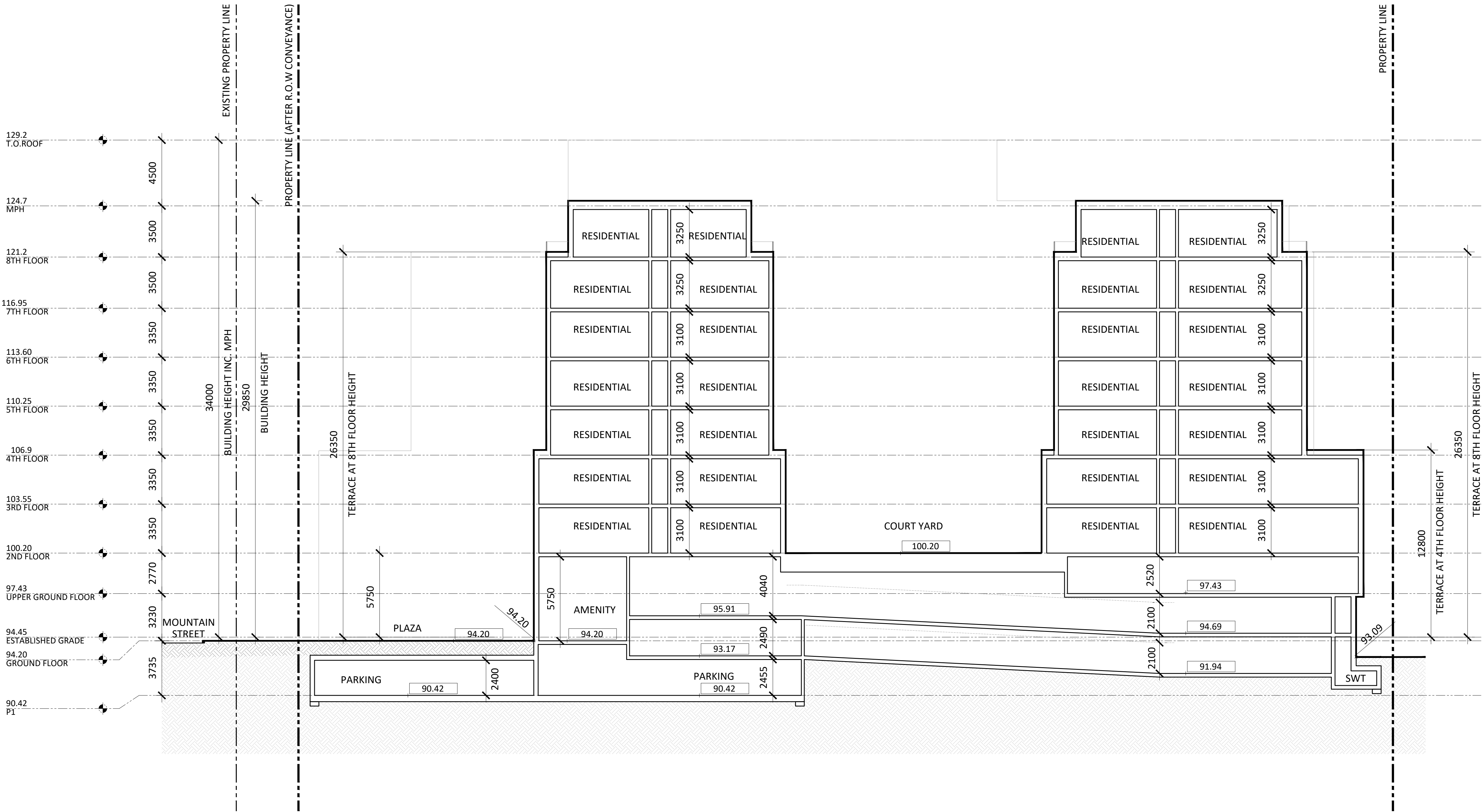
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SECTION A

Project No.: 2416
Scale: 1:150
Date: May 16, 2025
Drawn by: JCI

Drawing No.:

A6.02