

13 Mountain Street & 19 Elm Street, Grimsby
Zoning Matrix

| # | Item | Bylaw 14-45 Section | Zoning Requirement | Proposal |
|----|---------------------------------|---------------------|--|---|
| 1. | Vehicular Parking | 5.1 | <p>93</p> <ul style="list-style-type: none"> • Residential dwelling units in an apartment building: 1.25 spaces per dwelling unit, plus 0.25 visitor parking spaces per dwelling unit; • Retail Stores: 1 space per 28 square metres of gross retail floor area; and • All commercial uses not individually specified: 1 space per 30 square metres of gross floor area. • Site Specific Exception 115- two parking spaces less than the standard bylaw requirement should be provided where a road widening has been dedication | <p>74</p> <ul style="list-style-type: none"> • Minimum resident parking space requirement: 1.0 spaces per dwelling unit. • Minimum visitor parking space requirement: 0.15 spaces per dwelling unit. • Minimum non-resident parking space requirement: 1.0 spaces per 30 square metres of Community Hub GFA and 1.0 spaces per 28 square metres of Retail Use GFA. • Visitor and non-resident parking spaces may be provided in a common area and available on a non-exclusive basis. • Exception 115 with respect to a parking reduction where a road widening has been dedicated continues to apply. |
| 2. | Residential Bicycle Parking | 5.18 | <p>23</p> <ul style="list-style-type: none"> • For apartment buildings in any zone, bicycle parking is to be provided at a ratio of 0.3 spaces per unit. | <p>74</p> <ul style="list-style-type: none"> • 1 bicycle parking space per unit |
| 3. | Non-residential Bicycle Parking | 5.18 | <p>2</p> <ul style="list-style-type: none"> • 7% of the motor vehicle parking spaces required for non-residential uses. | <p>10</p> <ul style="list-style-type: none"> • 10 at grade bicycle parking spaces for the non-residential uses |
| 4. | Loading | 5.15 | 1 | 1 |
| 5. | Height in storeys | 8.3.1 | 4 | 7 |
| 6. | Height in meters | 8.3.1 | 15m | 26m |
| 7. | Lot coverage | 8.3.1 | 40% | 55% |
| 8. | Front yard setback | 8.3.1 | 0-6m | The front lot line shall be deemed to be the lot line |

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| | | | | abutting Elm Street. |
| 9. | Exterior side yard setback | 8.3.1 | 0-6m | Varies – see A012 in the architectural package prepared by SvN Architects, dated May 25, 2021. |
| 10. | Interior side yard setback | 8.3.1 | 2-4m | 1.3 m |
| 11. | Rear yard setback | 8.3.1 | 7.5m | Varies – see A012 in the architectural package prepared by SvN Architects, dated May 25, 2021. |
| 12. | Above the second storey, the front wall of a building shall be set back 1 metre, towards the interior of the building, measured from the outer edge of the exterior wall of the storey directly below it. | 8.3.2.2 | 1m | 8.3.2.2 shall not apply |
| 13. | Where any new development abuts an existing residential use, no portion of the building shall extend beyond the area of an angular plane measured at 45 degrees from 7.5 metres above the abutting lot line. | 8.3.2.3 | - | 8.3.2.3 shall not apply |
| 14. | A primary entrance door open to the public shall be incorporated into the front wall of all buildings facing the front lot line. | 8.3.2.4 (b) | | 8.3.2.4 (b) shall not apply |
| 15. | For new buildings 4,000 sq. metres, and larger within the DMS and DI zones, at least 40% of the surface area of each wall facing and located within 30 metres of front lot line shall be comprised of | 8.3.2.4 (d) | - | 8.3.2.4 (d) shall not apply |

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| | openings. This provision only applies to that proportion of the wall that is within 3.0 metres of finished grade. | | | |
| 16. | Within the DI zone, the front wall of a building shall occupy a minimum of 50% of the distance of the front lot line and 40% of the distance of the exterior lot line and shall be set back no further than 3 metres from the street line. The minimum requirement shall be deemed to be met when it is shown on an approved site plan for new buildings. | 8.3.2.4 (f) | - | 8.3.2.4 (f) shall not apply |