

THE WOOLVERTON, VIEW LOOKING EAST FROM MOUNTAIN STREET

THE WOOLVERTON 13 MOUNTAIN STREET & 19 ELM STREET GRIMSBY, ONTARIO

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NO. DATE DESCRIPTION/COMMENTS

1 2021-05-25 ISSUED FOR OPA/ZBA

THAT PURPOSE BY THE DESIGNER.

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LEGEND

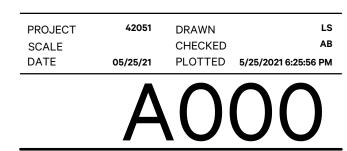
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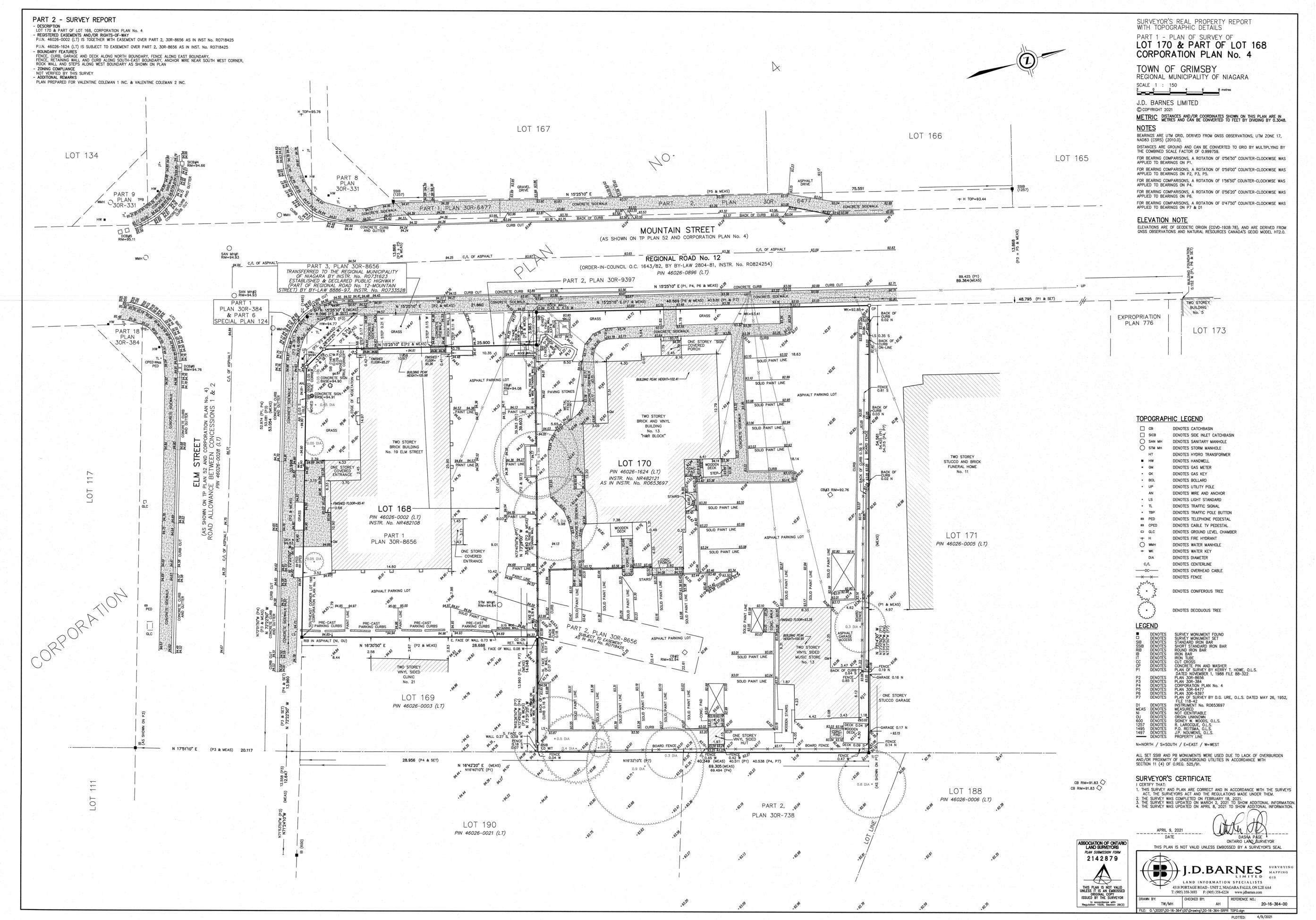


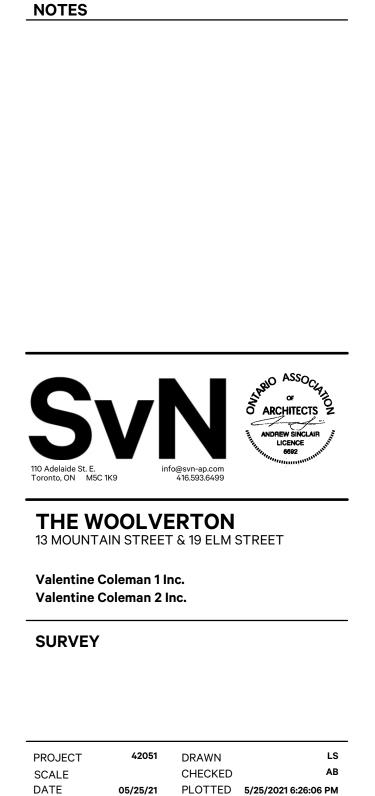
THE WOOLVERTON 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc. Valentine Coleman 2 Inc.

COVER







	_	_	_	_	

DATE

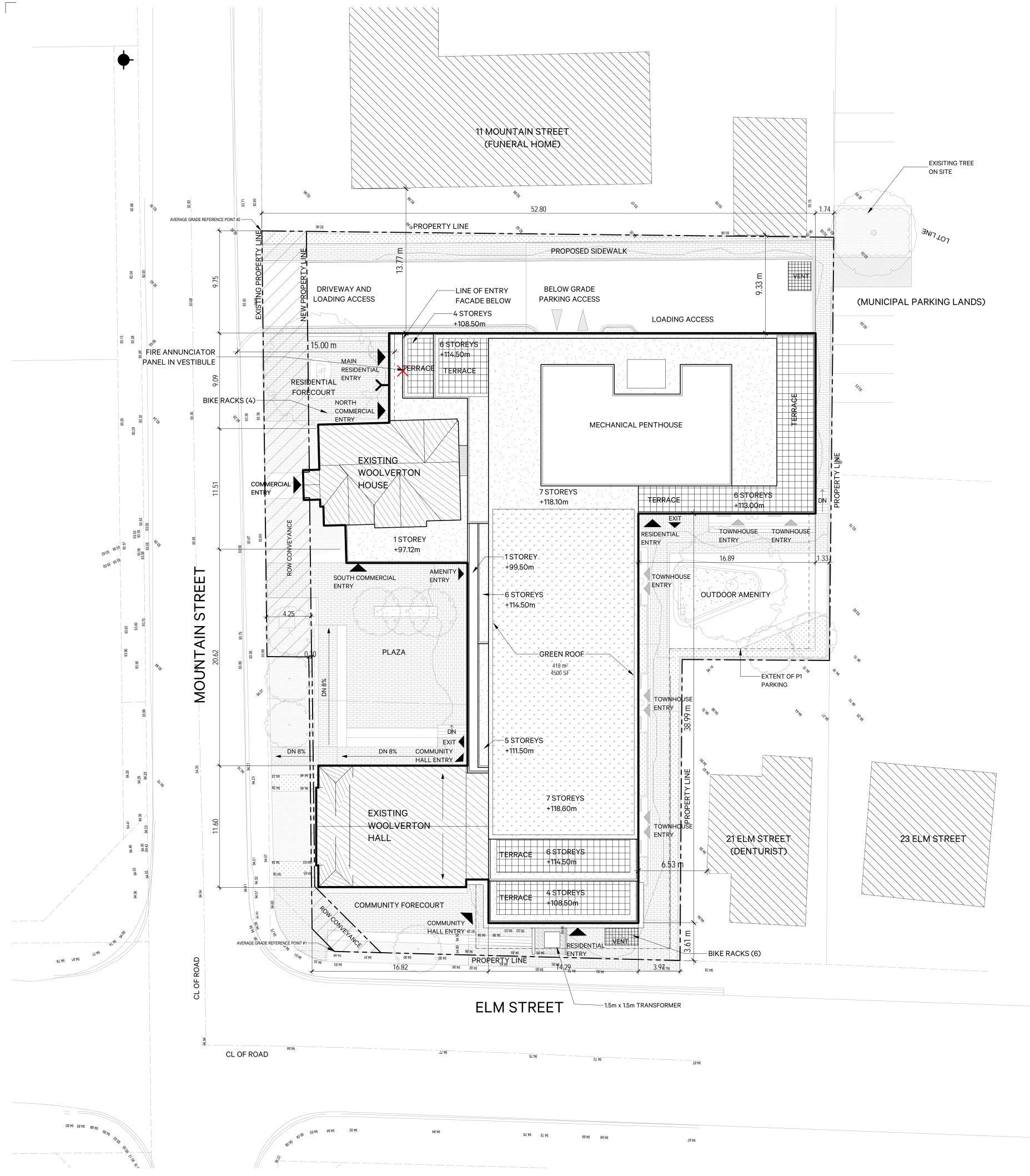
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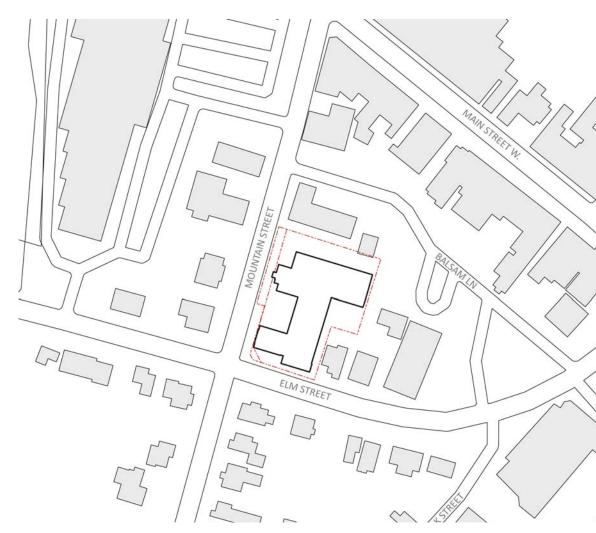
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2 CONTEXT PLAN

A010

PROJECT SUMMARY MUNICIPAL ADDRESS LOT AREA EXISTING SITE AREA ROW CONVEYANCE NEW SITE AREA

ZONING DESIGNATION **BUILDING AREA AT GRAD** LOT COVERAGE FSI

HEIGHT a (EXCLUDING MI NUMBER OF STOREYS

GROSS FLOOR AREA (GF EXISTING WOOLVERTON NEW RESIDENTIAL GFA b TOTAL RESIDENTIAL GFA

EXISTING WOOLVERTON NEW COMMERCIAL/RETA TOTAL COMMERCIAL/RET

EXISTING WOOLVERTON NEW COMMUNITY HUB TOTAL COMMUNITY HUB (

TOTAL NON-RESIDENTIAL TOTAL GFA

RESIDENTIAL UNITS 1B (600-800 sq.ft.) 2B & 2B Townhouse (800-1 3B + 3B Townhouse (1,000-

TOTAL UNITS AMENITY

INDOOR RES. AMENITY S OUTDOOR RES. AMENITY

PARKING AREAS (GCA) P1 (area not included in GF/ P2 (area not included in GF/ P3 (area not included in GF/

PARKING

25 ELM STREET

RESIDENTIAL RESIDENTIAL VISITOR COMMERCIAL/RETAIL COMMUNITY HUB ADDITIONAL PARKING AT TIME OF DAY SHARED PA TOTAL

BICYCLE PARKING RESIDENTIAL BIKE PARKI NON-RES BIKE PARKING

LOADING LOADING SPACE (3.5 x 9.0

^a Height measured from average

^b GFA assumes efficiency rate of

^c By-Law Required Parking Ra

^d Proposed Parking Rate:

e 2 parking spaces on adjacent municipal lot owned by Valentine Coleman 1 and Valentine Coleman 2



1 OVERALL SITE PLAN A010 1 : 200

		13 Mountain Street &	
		Metric	Imperial
		3,188 m²	34,318 sf
		195 m²	2,101 sf
		2,993 m²	32,217 sf
	DI	- DOWNTOWN INTE	NSIFICATION
DE		1,541 m²	16,582 sf
		51.5%	
		2.33	
IECHANICAL PEN	THOUSE)	25.24 m	78.4 ft
		7	
FA) ^b			
N HOUSE (Second	Floor)	100 m²	1,080 sf
b		6,431 m²	69,224 sf
A b		6,531 m²	70,304 sf
N HOUSE (Ground	Floor)	118 m²	1,267 sf
AIL		69 m²	743 sf
TAIL (NON-RES)		187 m ²	2,010 sf
		107 111-	2,010 81
N HALL		154 m²	1,660 sf
		121 m²	1,298 sf
3 (NON-RES)		275 m²	2,958 sf
AL		462 m²	4,968 sf
		6,993 m ²	75,272 sf
		0,000 11	10,212 31
		26	35%
1,000 sq.ft.)		41	55%
0-1,200 sq.ft.)		7	9%
5-1,200 54.11.)		74	370
		74	
SPACE		135 m²	1,452 sf
Y SPACE		123 m²	1,321 sf
		120111	,,027 0
FA)	31 spaces	1,210 m²	13,025 sf
FA)	43 spaces	1,645 m²	17,706 sf
FA)	26 spaces	961 m²	10,347 sf
,			
		By-Law Required c	Proposed ^d
		93	74
		19	
		7	
		10	
T MUNICIPAL LOT	e	n/a	2
ARKING			26
		128	102
		By-Law Required	Proposed
KING		23	74
6		2	10
		By-Law Required	Proposed
.0m)		1	1
,		•	
age grade along Mou	Intain Street to tor	of 7th Floor	
-ge grade along wou			
e of 85% of GCA for I	Residential		
Rate:	residential: 1.2	5 per unit	
	visitor: 0.25 per		

Rate:	residential: 1.25 per unit
	visitor: 0.25 per unit
	Commercial Retail: 1 per 28 sq.m. GFA
	Community Hub: 1 per 30 sq.m. GFA
	refer to Transportation Considerations Study

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PRIO	R TO COMMENCEMEN	FOF THE WORK THE CONTRACTOR SHALL VERIFY
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OMIS	SIONS; ASCERTAIN AN	Y DISCREPANCIES BETWEEN THIS DRAWING AND TH
FULL	CONTRACT DOCUME	NTS; AND BRING THESE ITEMS TO THE ATTENTION O
THE	OWNERS FOR CLARIFIC	CATION.
NO	D. DATE	DESCRIPTION/COMMENT

LEGEN	D
	ROW CONVEYANCE
	EXISTING BUILDING
	PRIMARY BUILDING ENTRANCE
	SECONDARY BUILDING ENTRANCE/EXIT
\bigtriangleup	PRIVATE RESIDENTIAL BUILDING ENTRANCE
	PARKING ENTRANCE
Y	FIRE DEPARTMENT CONNECTION
X	FIRE ANNUNCIATOR PANEL
	FIRE HYDRANT LOCATION

NOTES

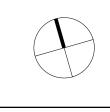
93.875 m - AVERAGE GRADE BASED ON EXISTING GRADE ELEVATIONS AT NORTH-WEST AND SOUTH-WEST CORNERS OF THE PROPERTY (SEE SITE PLAN)



THE WOOLVERTON 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc. Valentine Coleman 2 Inc.

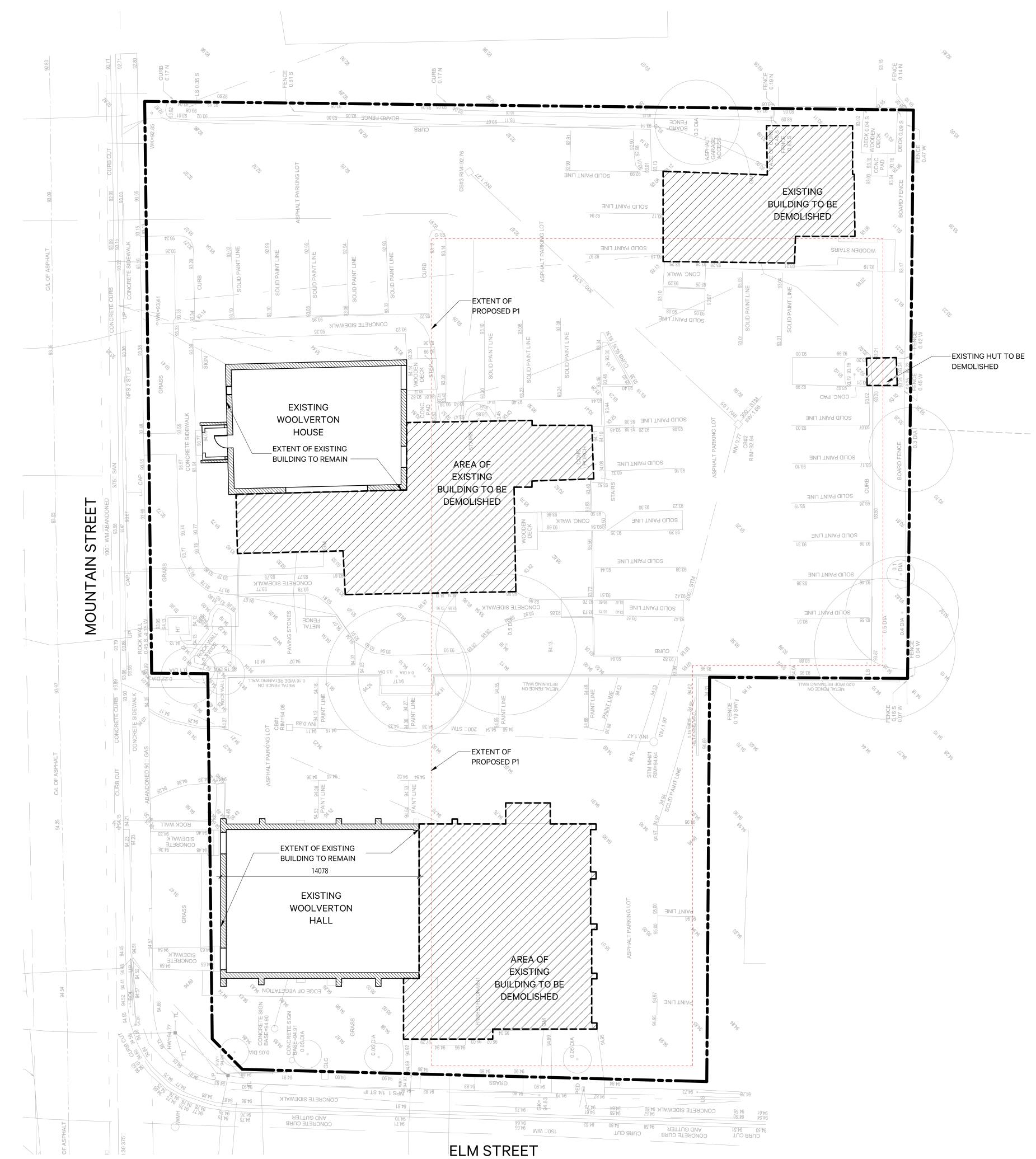
SITE PLAN + STATISTICS



PROJECT SCALE DATE

42051 DRAWN 1:200 CHECKED 05/25/21 PLOTTED 5/28/2021 11:47:16 AM

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NOTES

LEGEND

110 Adelaide St. E. Toronto, ON M5C 1K9 info@svn-ap.com 416.593.6499

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Valentine Coleman 1 Inc. Valentine Coleman 2 Inc.

EXISTING SITE LAYOUT AND DEMOLITION PLAN

PROJECT SCALE DATE

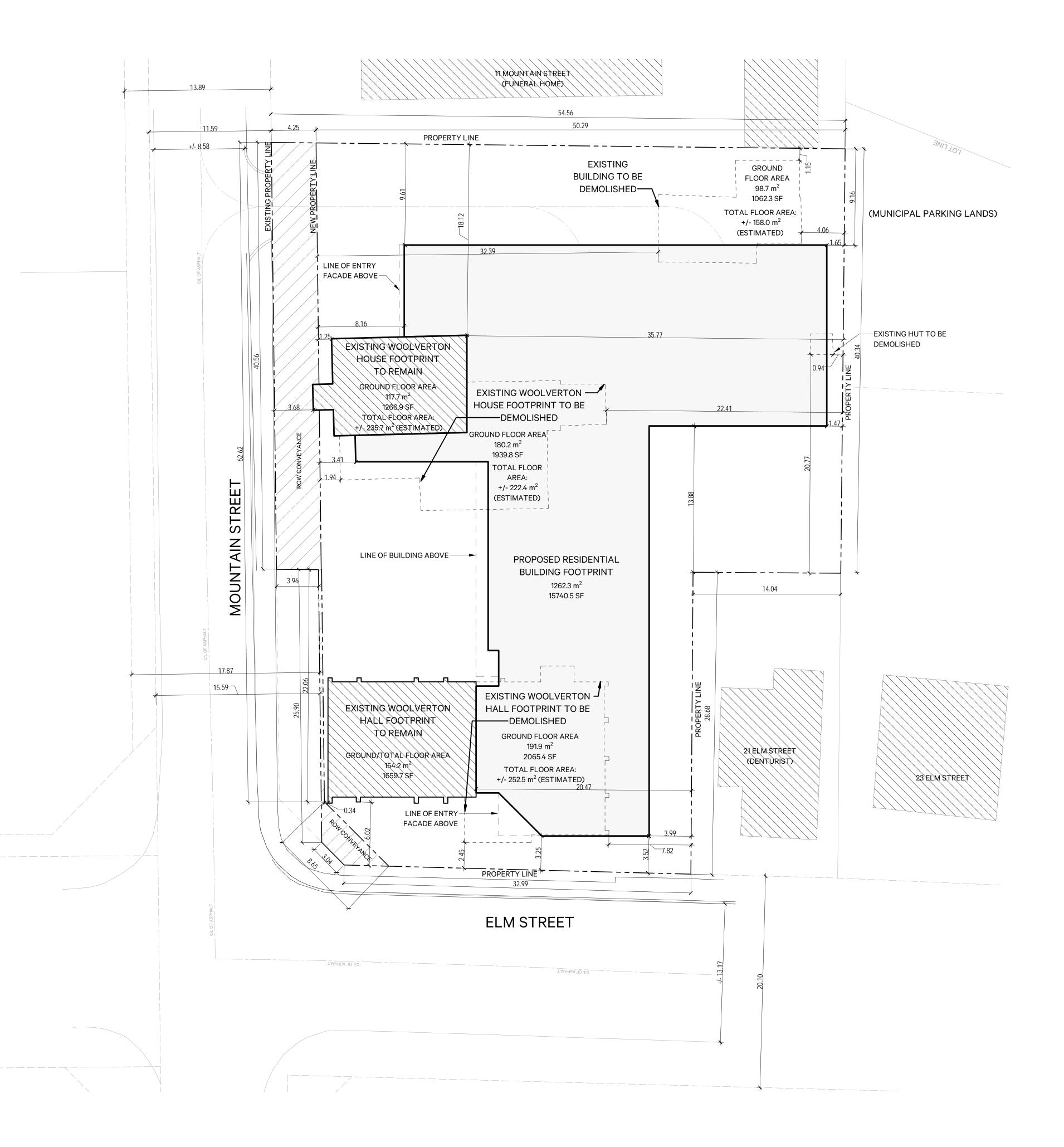
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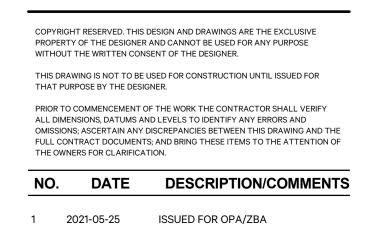
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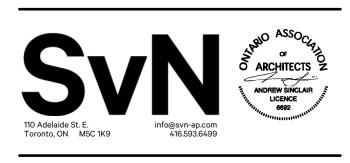
ROW CONVEYANCE

EXISTING BUILDING



NOTES

2 parking spaces on adjacent municipal lot owned by Valentine Coleman 1 and Valentine Coleman 2



THE WOOLVERTON 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc. Valentine Coleman 2 Inc.

ZONING PLAN

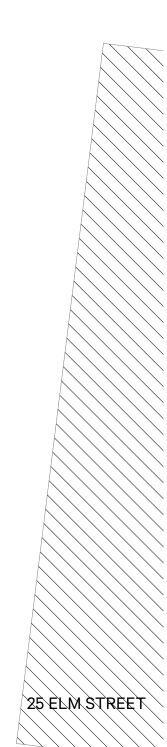


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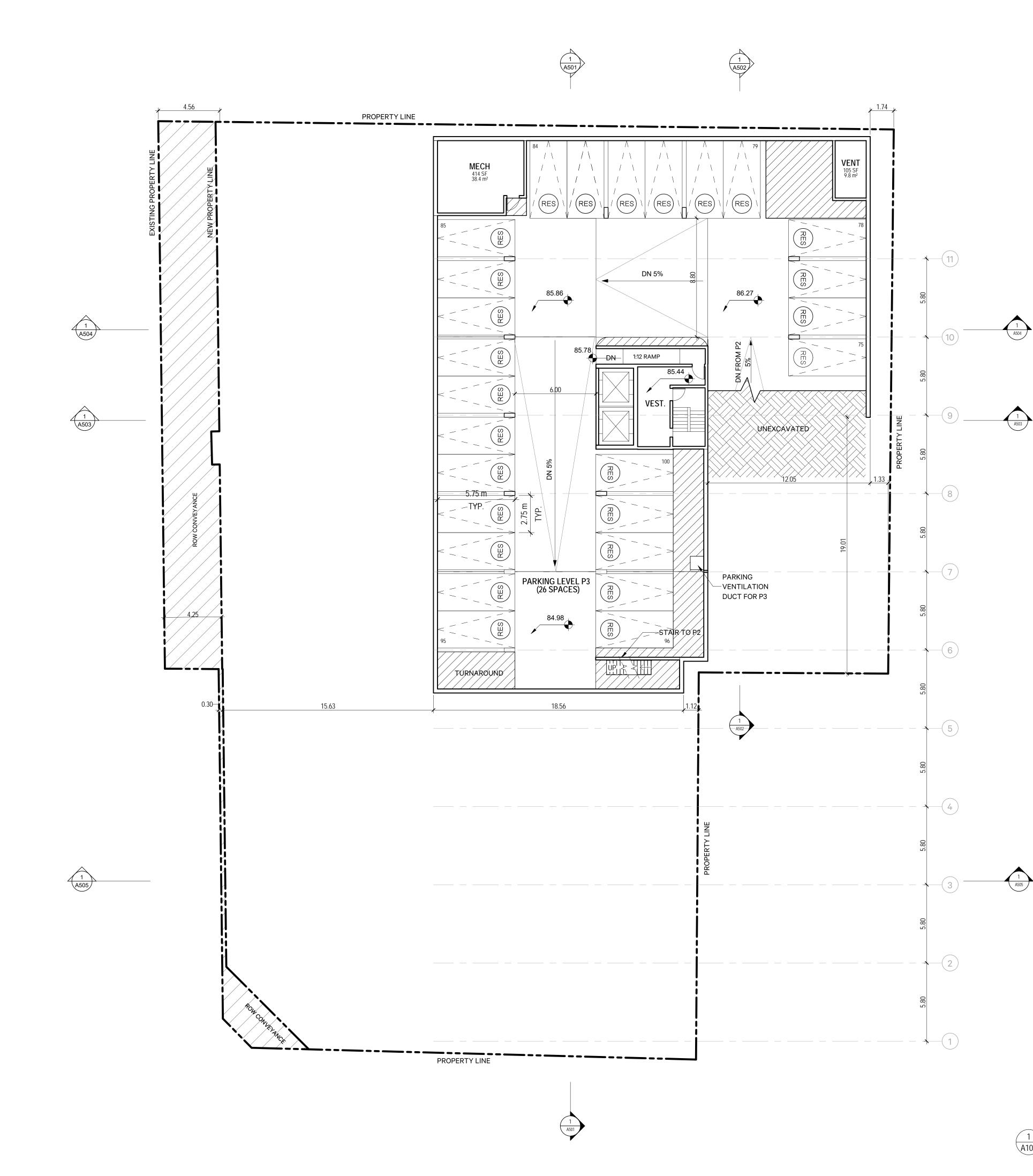
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	ROW CONVEYANCE
	EXISTING BUILDING
	PRIMARY BUILDING ENTRANCE
	SECONDARY BUILDING ENTRANCE/EXIT
	PRIVATE RESIDENTIAL BUILDING ENTRANCE
	PARKING ENTRANCE

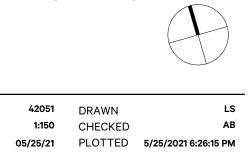
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THE WOOLVERTON 13 MOUNTAIN STREET & 19 ELM STREET

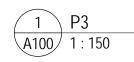
Valentine Coleman 1 Inc. Valentine Coleman 2 Inc.

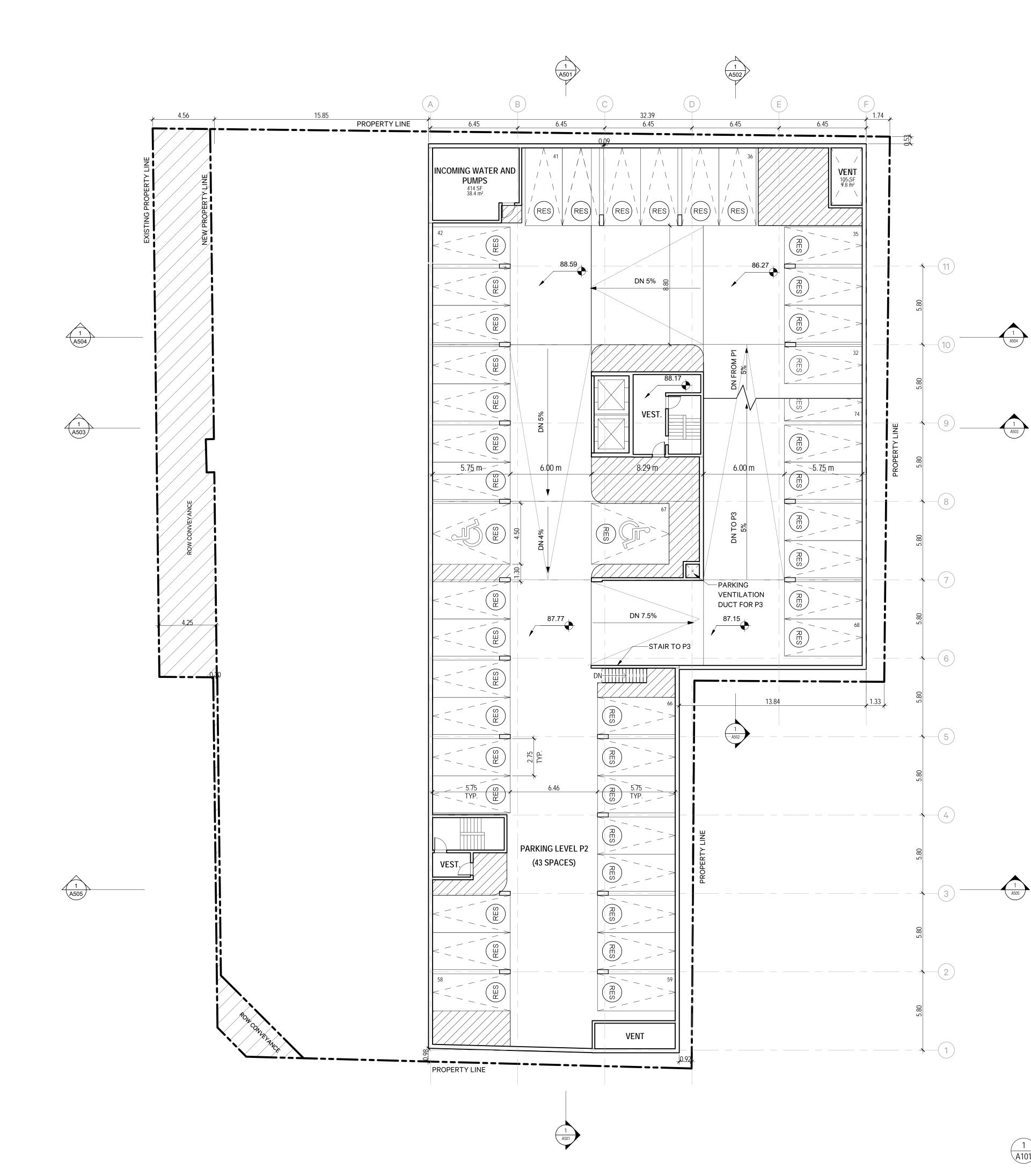
PLAN - PARKING LEVEL P3



PROJECT SCALE DATE

A100





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LEGEND ROW CONVEYANCE EXISTING BUILDING PRIMARY BUILDING ENTRANCE SECONDARY BUILDING ENTRANCE/EXIT PRIVATE RESIDENTIAL BUILDING ENTRANCE PARKING ENTRANCE

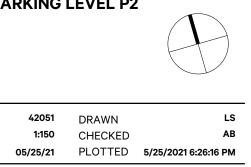
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THE WOOLVERTON 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc. Valentine Coleman 2 Inc.

PLAN - PARKING LEVEL P2



PROJECT SCALE DATE



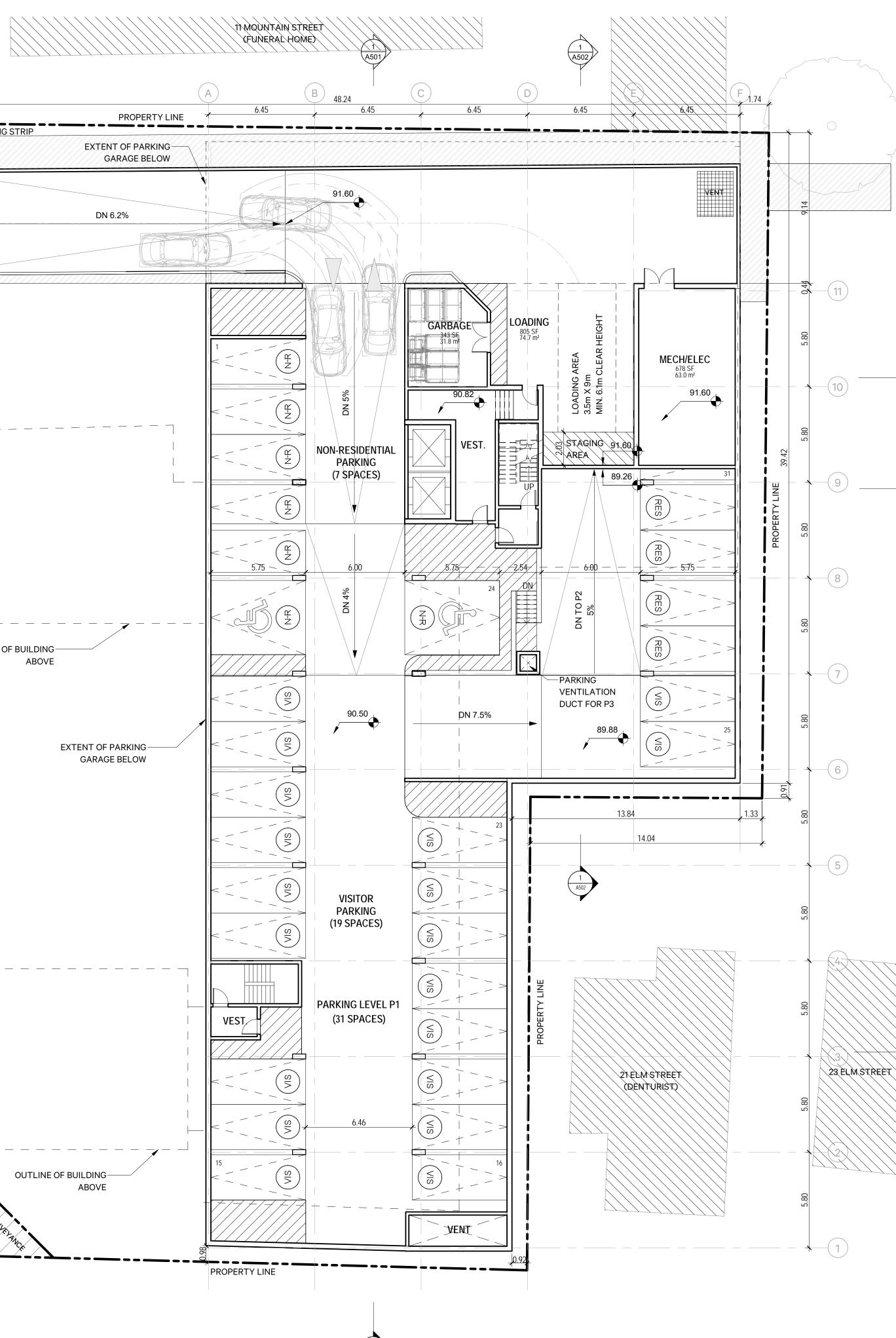
A101



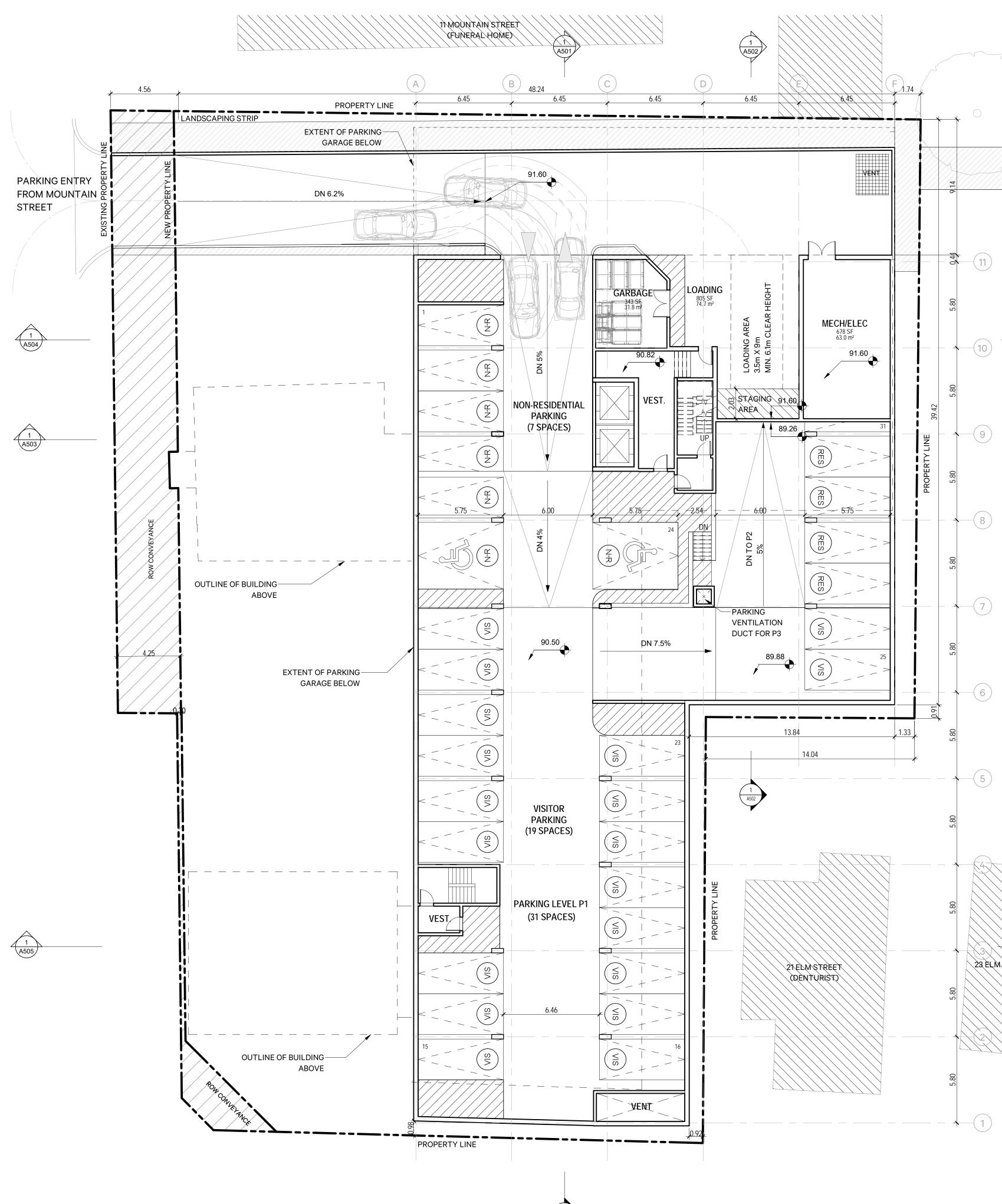




1 P2 A101 1 : 150



A501



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LEGEND ROW CONVEYANCE EXISTING BUILDING PRIMARY BUILDING ENTRANCE SECONDARY BUILDING ENTRANCE/EXIT PRIVATE RESIDENTIAL BUILDING ENTRANCE PARKING ENTRANCE

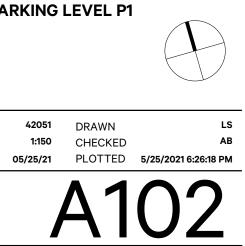
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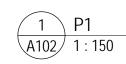
THE WOOLVERTON 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc. Valentine Coleman 2 Inc.

PLAN - PARKING LEVEL P1

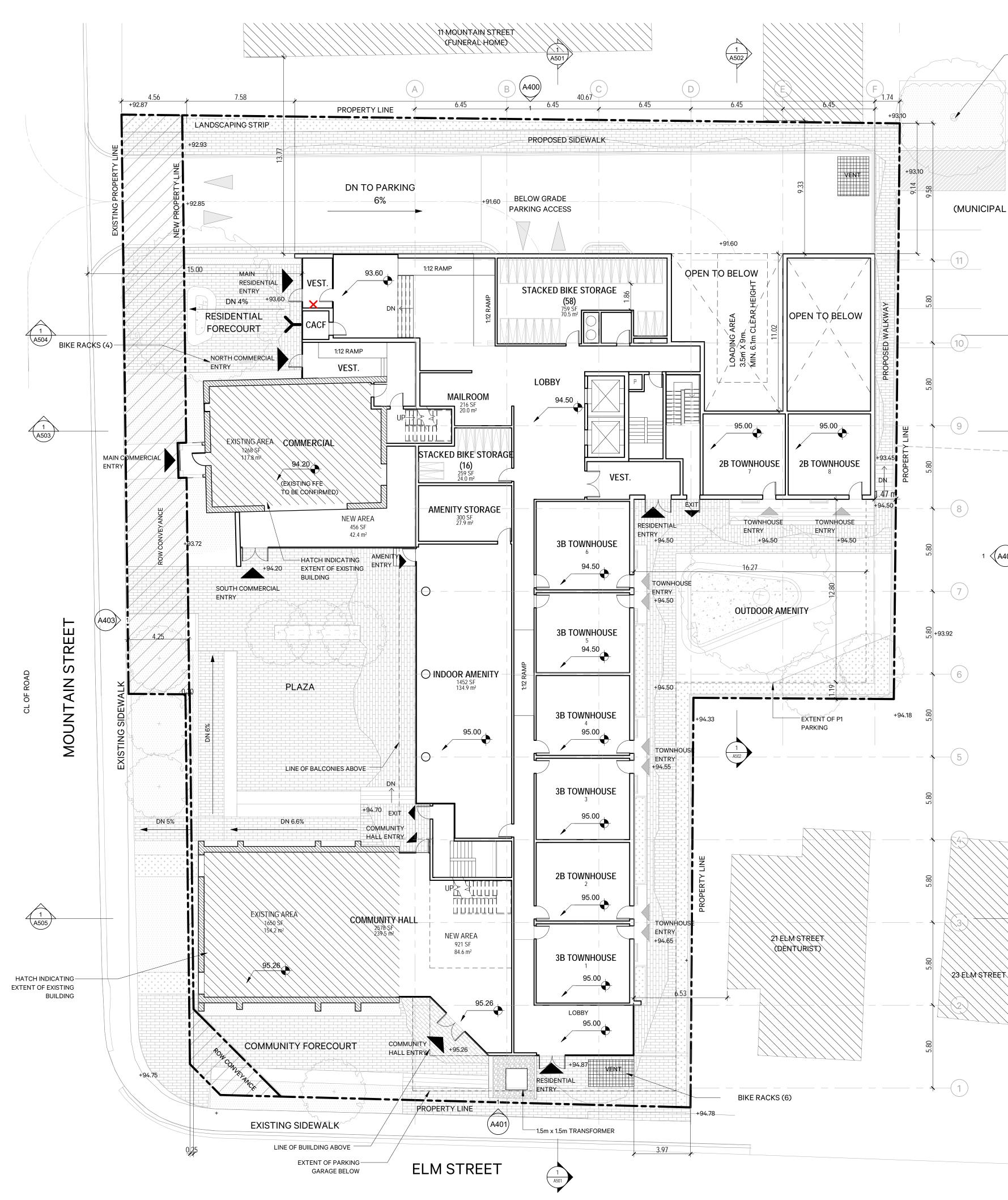


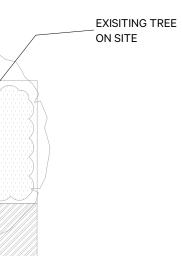
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1 A504

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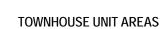




(MUNICIPAL PARKING LANDS)

1 A504

1 (A402)



		A	REA
UNIT TYPE	FLOOR	METRIC	IMPERIAL
1			
I 3B TOWNHOUSE	FLOOR 01	40 m ²	427 SF
3B TOWNHOUSE	FLOOR 02	40 m² 80 m²	427 SF 856 SF
3B TOWNHOUSE	FLOOR 02	119 m²	1283 SF
2		119 111-	1203 55
2 2B TOWNHOUSE	FLOOR 01	39 m²	425 SF
2B TOWNHOUSE	FLOOR 02	49 m ²	531 SF
2B TOWNTOOSE	T LOOK 02	45 m ²	956 SF
3		03 11	930 SF
3B TOWNHOUSE	FLOOR 01	41 m²	440 SF
3B TOWNHOUSE	FLOOR 02	77 m²	830 SF
		118 m²	1270 SF
4			
3B TOWNHOUSE	FLOOR 01	40 m ²	432 SF
3B TOWNHOUSE	FLOOR 02	77 m²	830 SF
		117 m²	1263 SF
5			
3B TOWNHOUSE	FLOOR 01	40 m ²	432 SF
3B TOWNHOUSE	FLOOR 02	77 m²	830 SF
		117 m²	1263 SF
6			
3B TOWNHOUSE	FLOOR 01	45 m²	480 SF
3B TOWNHOUSE	FLOOR 02	77 m²	830 SF
		122 m²	1311 SF
7			
2B TOWNHOUSE	FLOOR 01	36 m²	389 SF
2B TOWNHOUSE	FLOOR 02	54 m²	584 SF
		90 m ²	973 SF
8			
2B TOWNHOUSE	FLOOR 01	37 m²	402 SF
2B TOWNHOUSE	FLOOR 02	40 m ²	425 SF
		77 m²	828 SF



LEGEND ROW CONVEYANCE EXISTING BUILDING PRIMARY BUILDING ENTRANCE SECONDARY BUILDING ENTRANCE/EXIT PRIVATE RESIDENTIAL BUILDING ENTRANCE PARKING ENTRANCE FIRE DEPARTMENT CONNECTION FIRE ANNUNCIATOR PANEL

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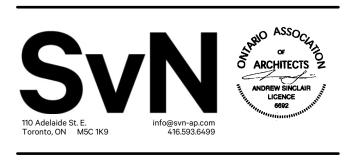
THAT PURPOSE BY THE DESIGNER.

THE OWNERS FOR CLARIFICATION.

FIRE HYDRANT LOCATION

NOTES

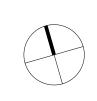
2 parking spaces on adjacent municipal lot owned by Valentine Coleman 1 and Valentine Coleman 2



THE WOOLVERTON 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc. Valentine Coleman 2 Inc.

PLAN - LEVEL 1



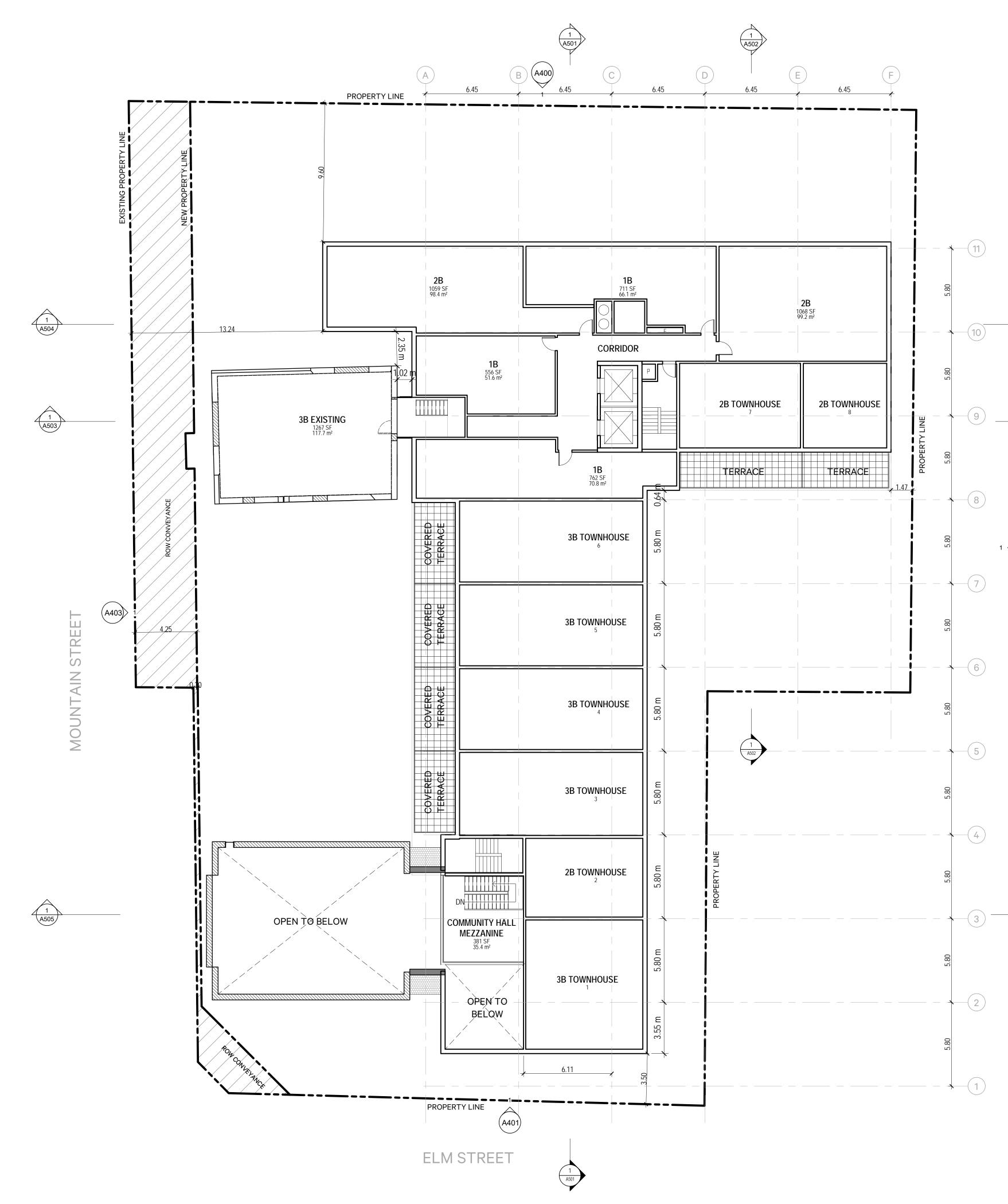
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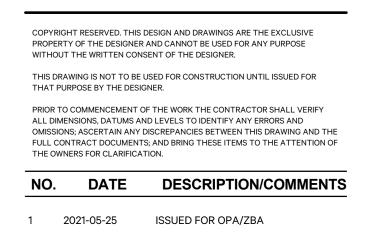
42051 DRAWN 1:150 CHECKED

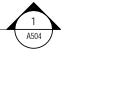


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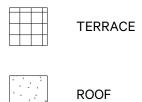






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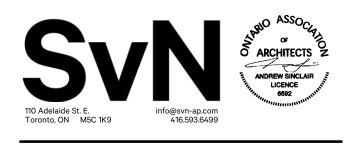
GREEN ROOF

1 (A402)

TOWNHOUSE UNIT AREAS

		A	REA
UNIT TYPE	FLOOR	METRIC	IMPERIAL
1			
3B TOWNHOUSE	FLOOR 01	40 m²	427 SF
3B TOWNHOUSE	FLOOR 02	80 m²	856 SF
		119 m²	1283 SF
2			
2B TOWNHOUSE	FLOOR 01	39 m²	425 SF
2B TOWNHOUSE	FLOOR 02	49 m²	531 SF
		89 m²	956 SF
3			
3B TOWNHOUSE	FLOOR 01	41 m²	440 SF
3B TOWNHOUSE	FLOOR 02	77 m²	830 SF
		118 m²	1270 SF
4			
3B TOWNHOUSE	FLOOR 01	40 m²	432 SF
3B TOWNHOUSE	FLOOR 02	77 m²	830 SF
		117 m²	1263 SF
5			
3B TOWNHOUSE	FLOOR 01	40 m²	432 SF
3B TOWNHOUSE	FLOOR 02	77 m²	830 SF
		117 m²	1263 SF
6			
3B TOWNHOUSE	FLOOR 01	45 m²	480 SF
3B TOWNHOUSE	FLOOR 02	77 m²	830 SF
		122 m²	1311 SF
7			
2B TOWNHOUSE	FLOOR 01	36 m²	389 SF
2B TOWNHOUSE	FLOOR 02	54 m²	584 SF
		90 m²	973 SF
8			
2B TOWNHOUSE	FLOOR 01	37 m²	402 SF
2B TOWNHOUSE	FLOOR 02	40 m ²	425 SF
		77 m²	828 SF

NOTES			



THE WOOLVERTON 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc. Valentine Coleman 2 Inc.

PLAN - LEVEL 2



PROJECT SCALE DATE

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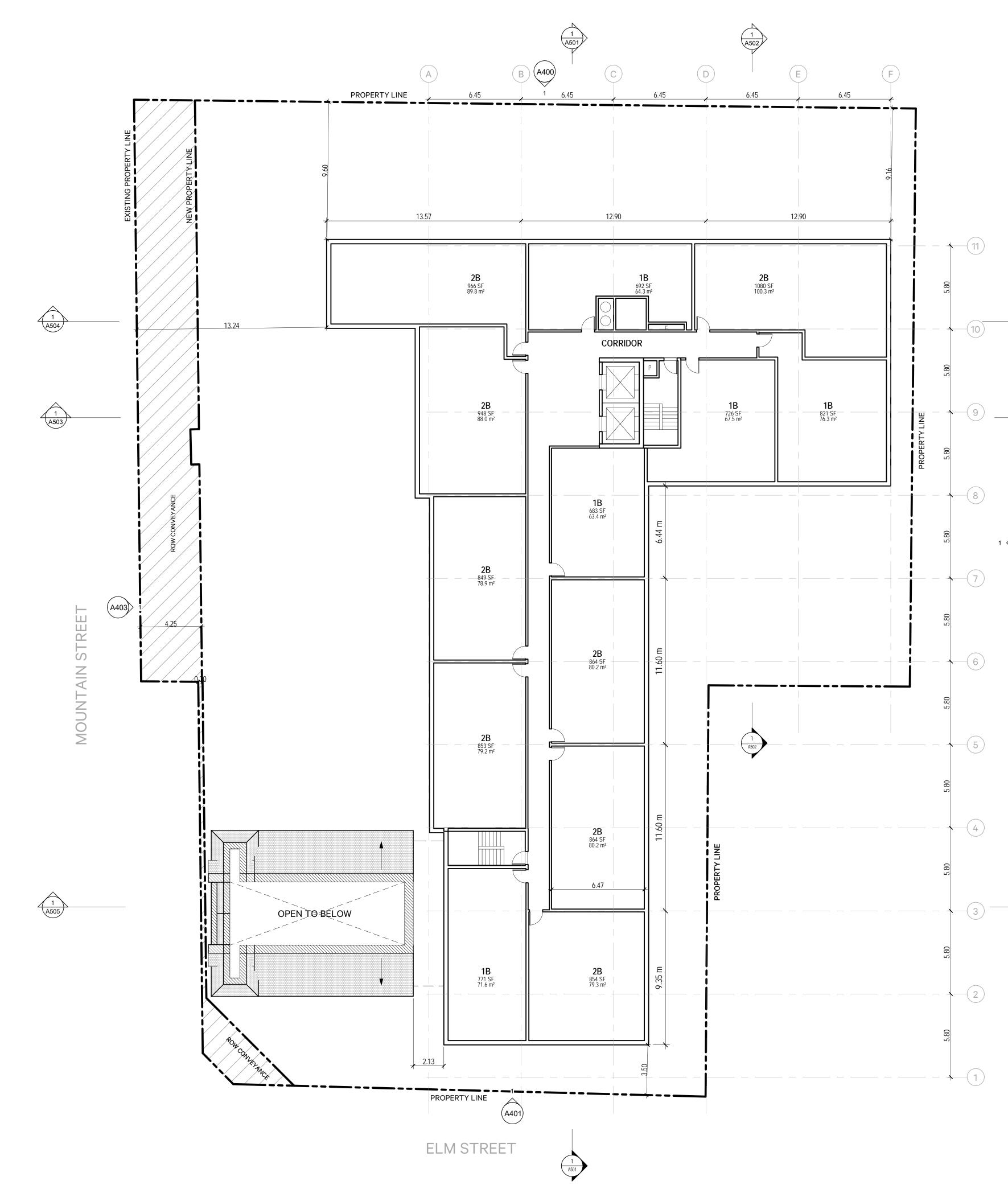
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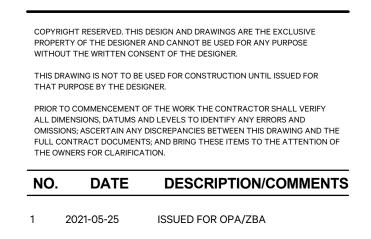
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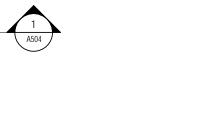
A201



1 A505







1 (A402)

1 A505

1 FLOOR 03 A202 1 : 150

LEGEND

TERRACE

ROOF

GREEN ROOF

NOTES

TO Adelaide St. E. Toronto, ON M5C 1K9 IND Adelaide St. E. Toronto, ON M5C 1K

THE WOOLVERTON 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc. Valentine Coleman 2 Inc.

PLAN - LEVEL 3

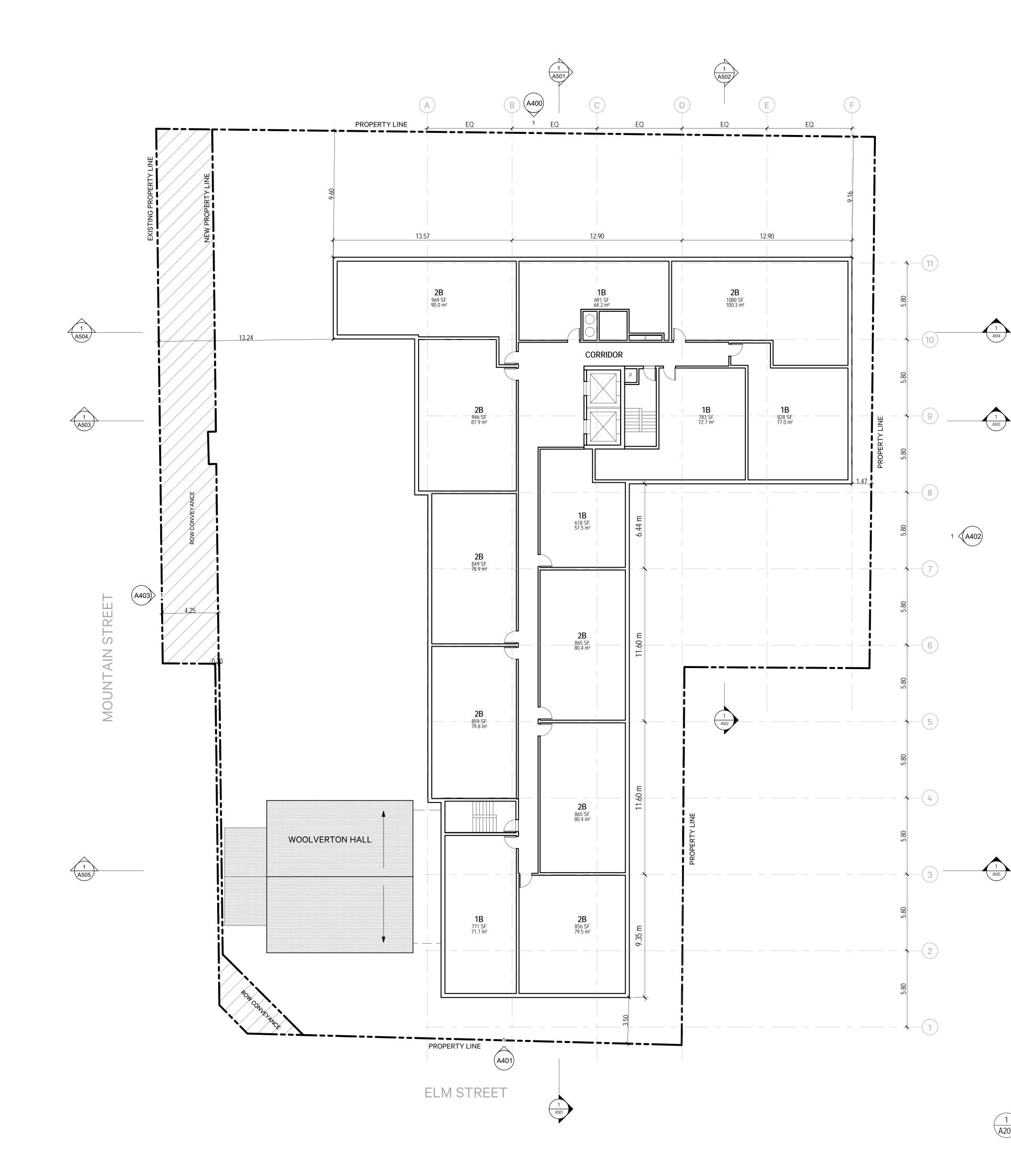
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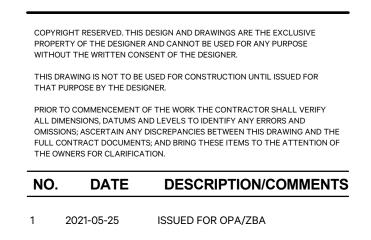
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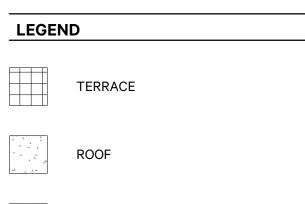
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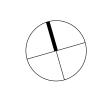
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THE WOOLVERTON 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc. Valentine Coleman 2 Inc.

PLAN - LEVEL 4



PROJECT SCALE DATE

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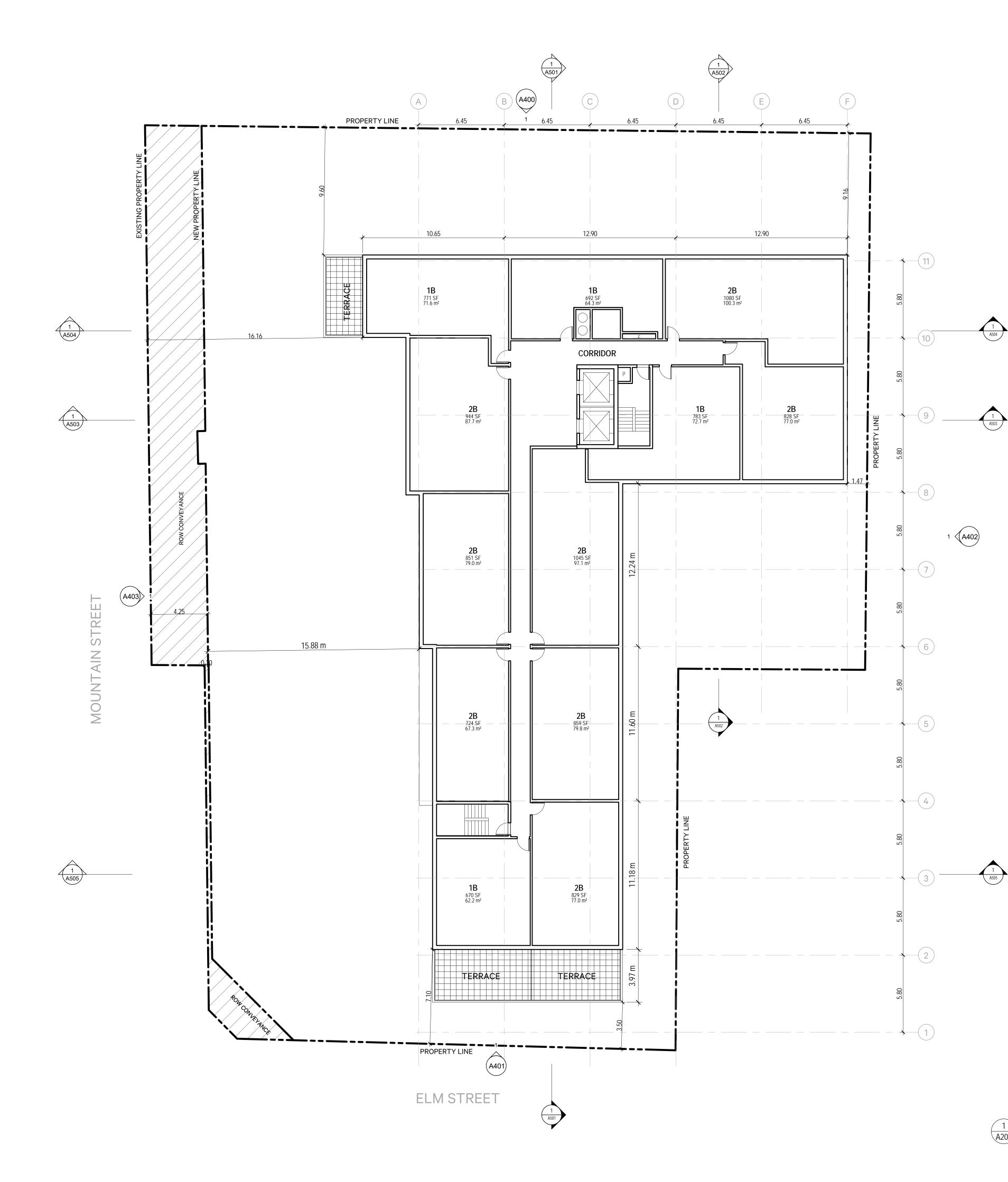


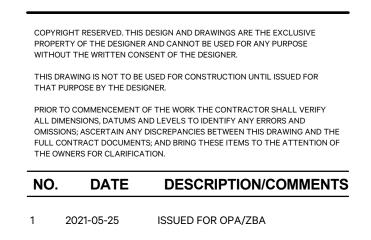




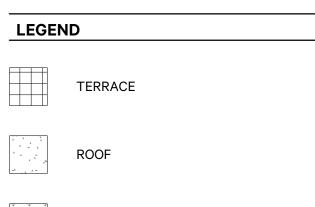












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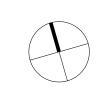
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THE WOOLVERTON 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc. Valentine Coleman 2 Inc.

PLAN - LEVEL 5



PROJECT SCALE DATE

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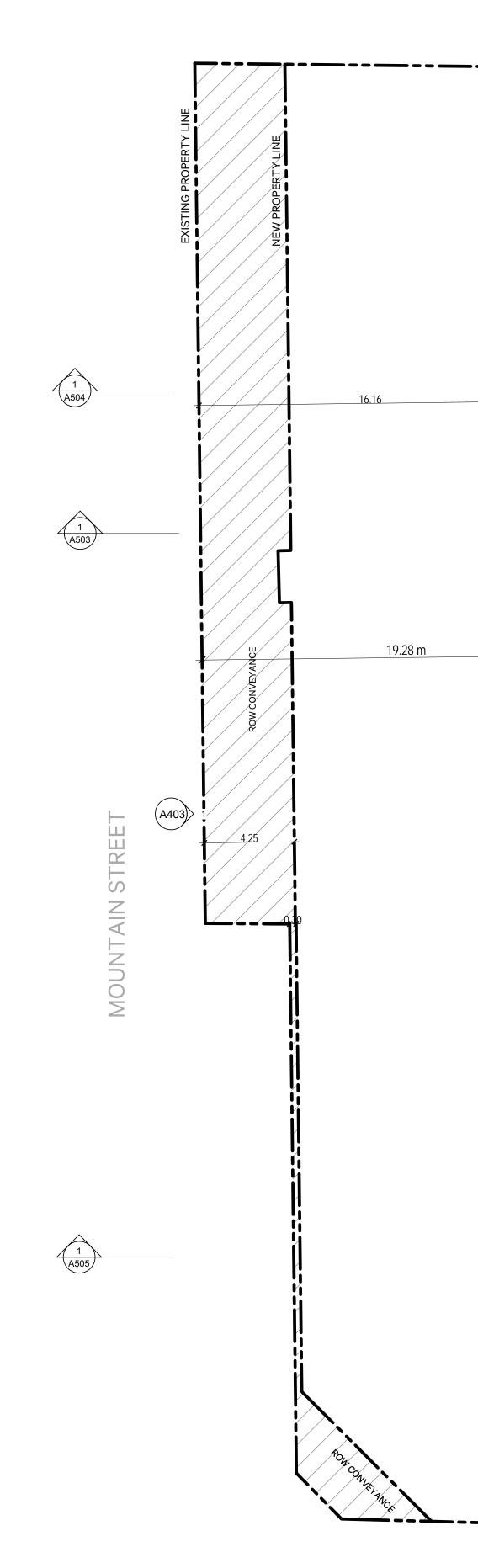
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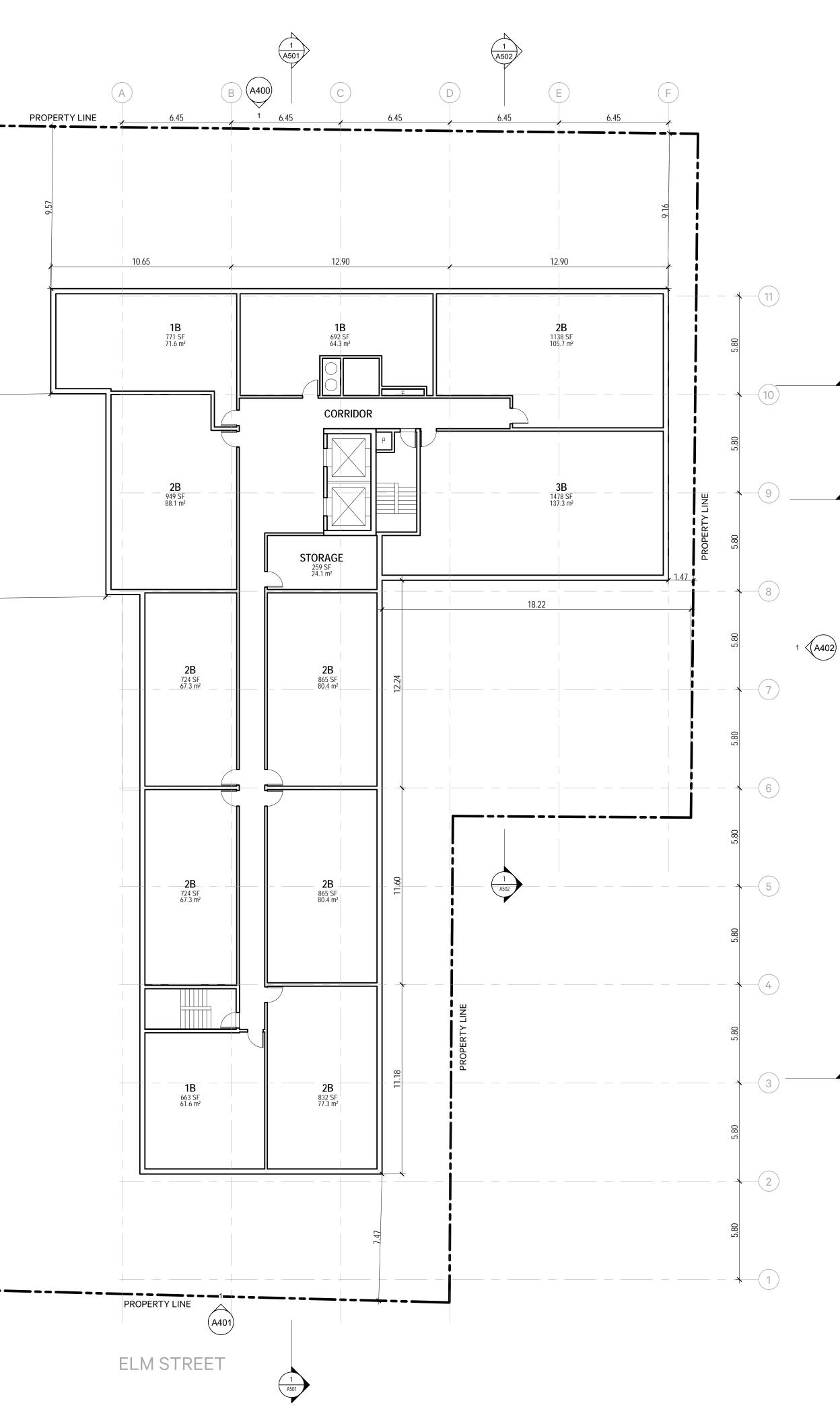
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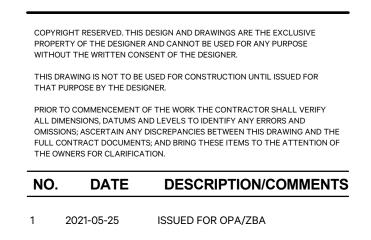




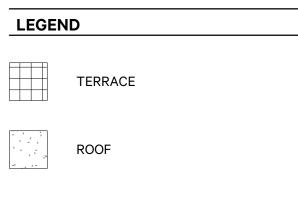












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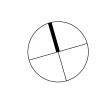
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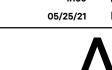
THE WOOLVERTON 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc. Valentine Coleman 2 Inc.

PLAN - LEVEL 6



PROJECT SCALE DATE





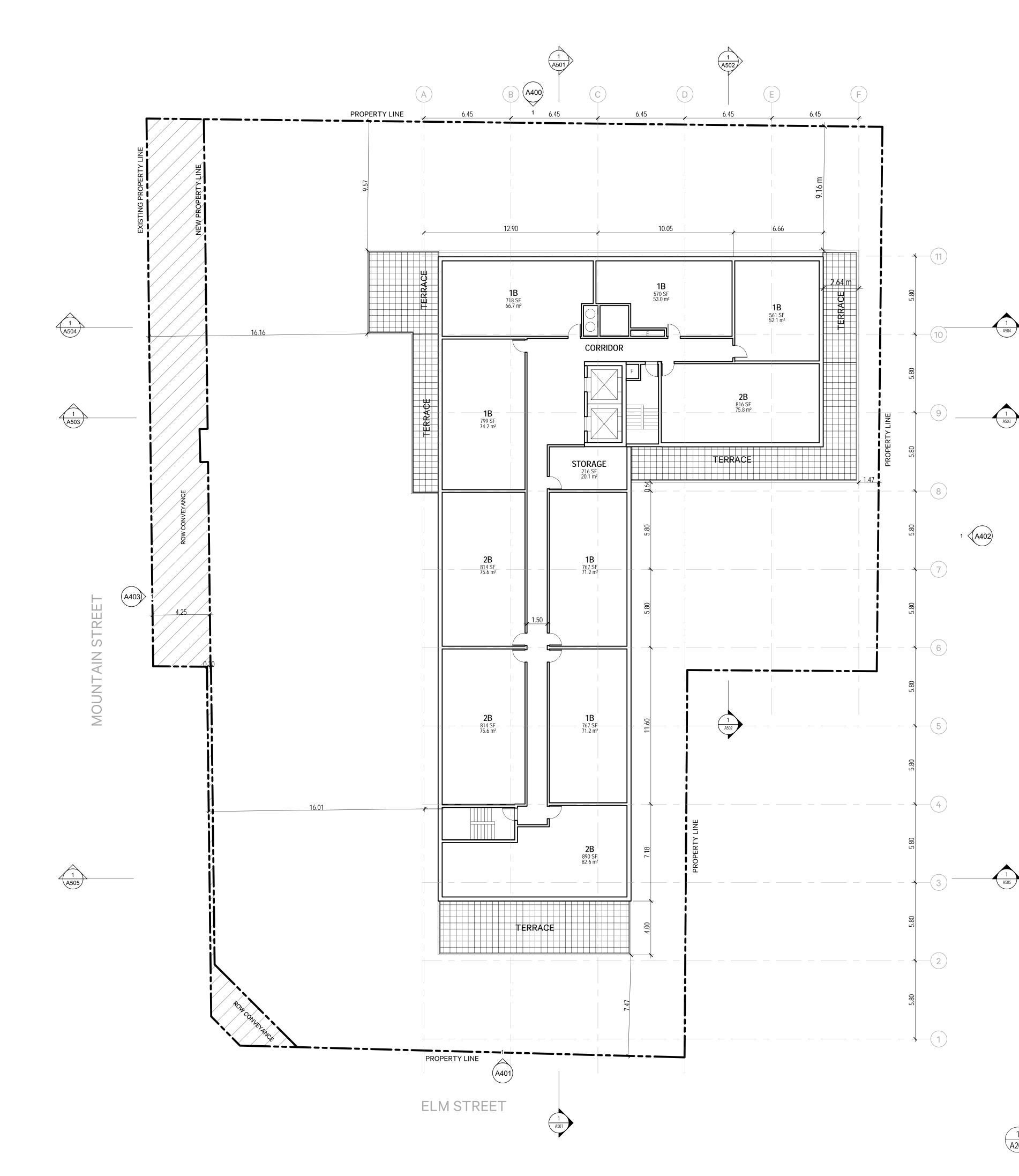


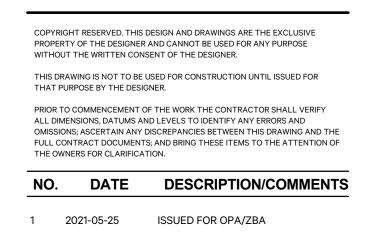


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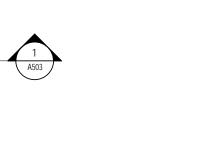
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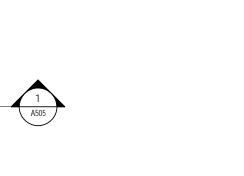






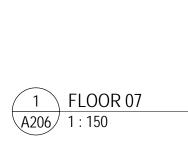




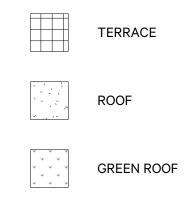








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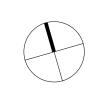
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THE WOOLVERTON 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc. Valentine Coleman 2 Inc.

PLAN - LEVEL 7



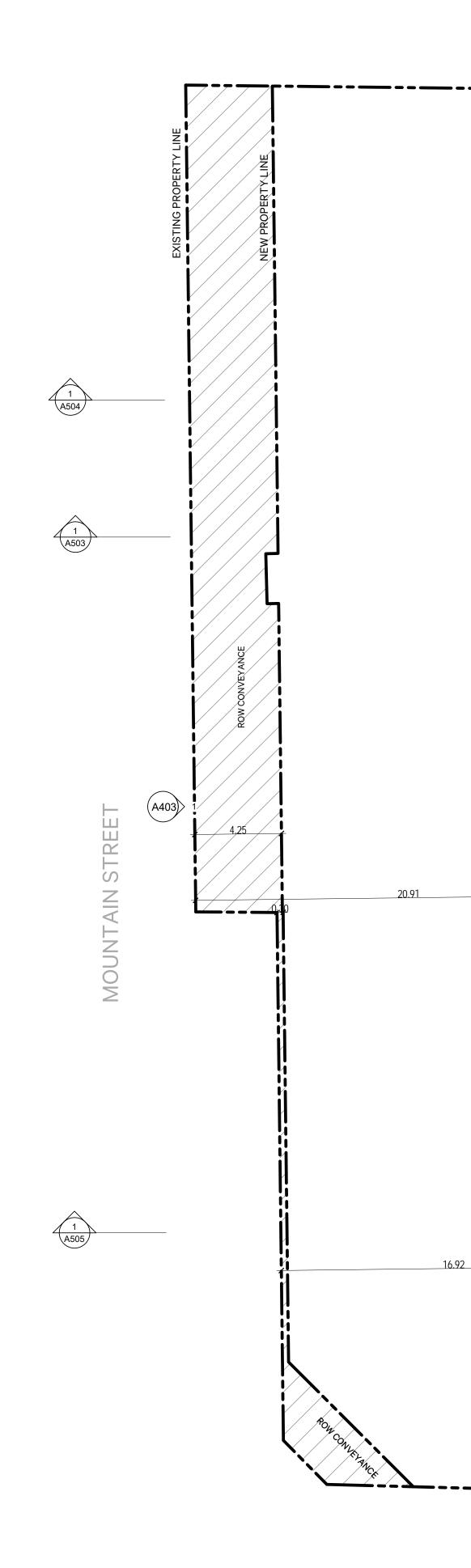
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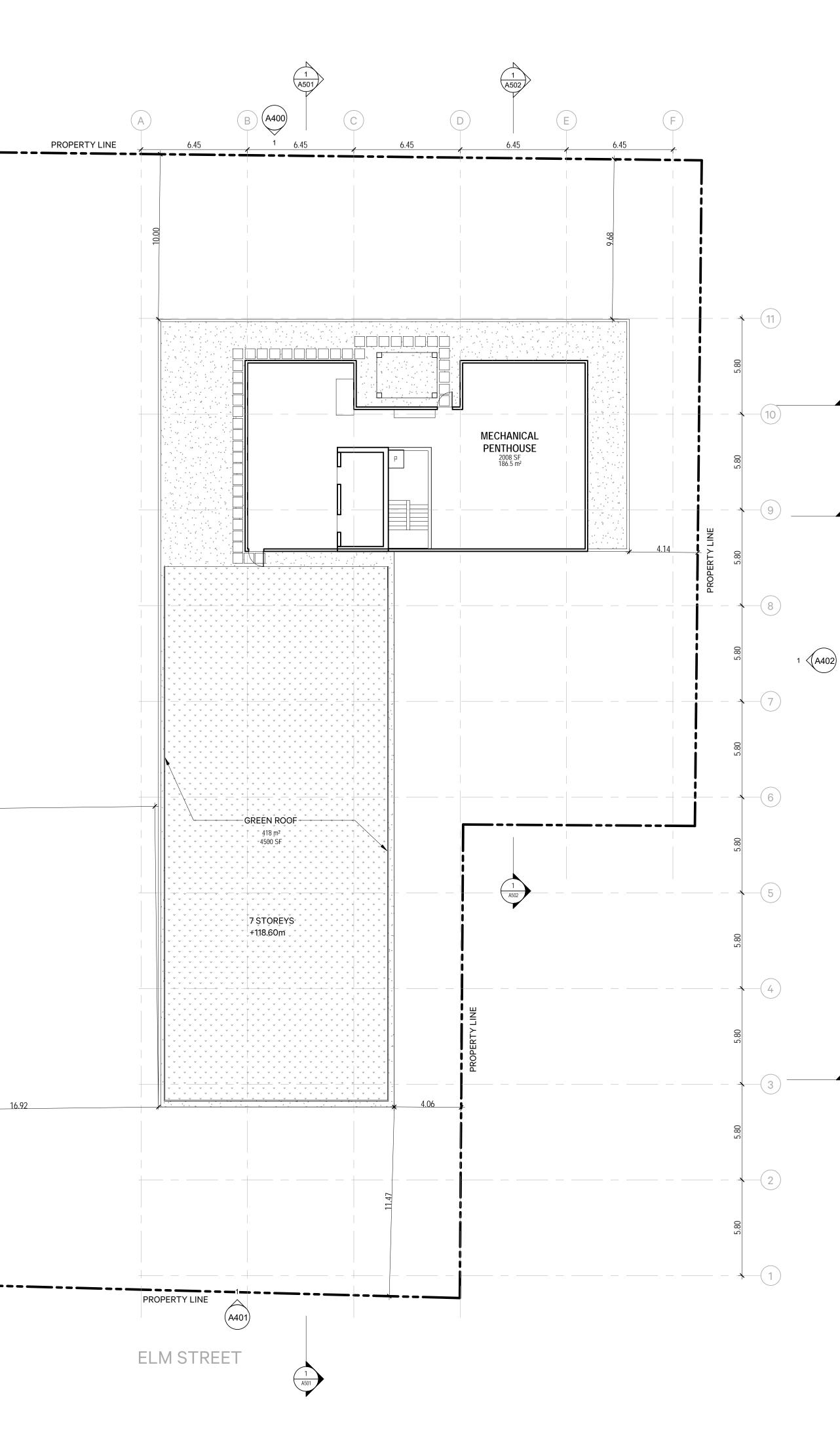
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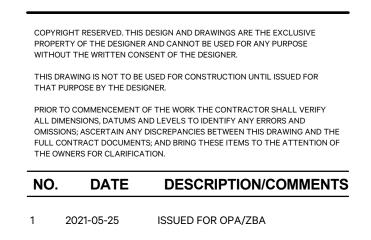
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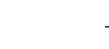
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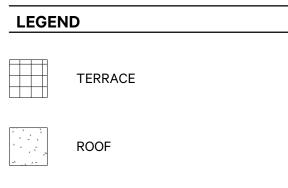
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THE WOOLVERTON 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc. Valentine Coleman 2 Inc.

PLAN - ROOF

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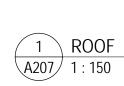






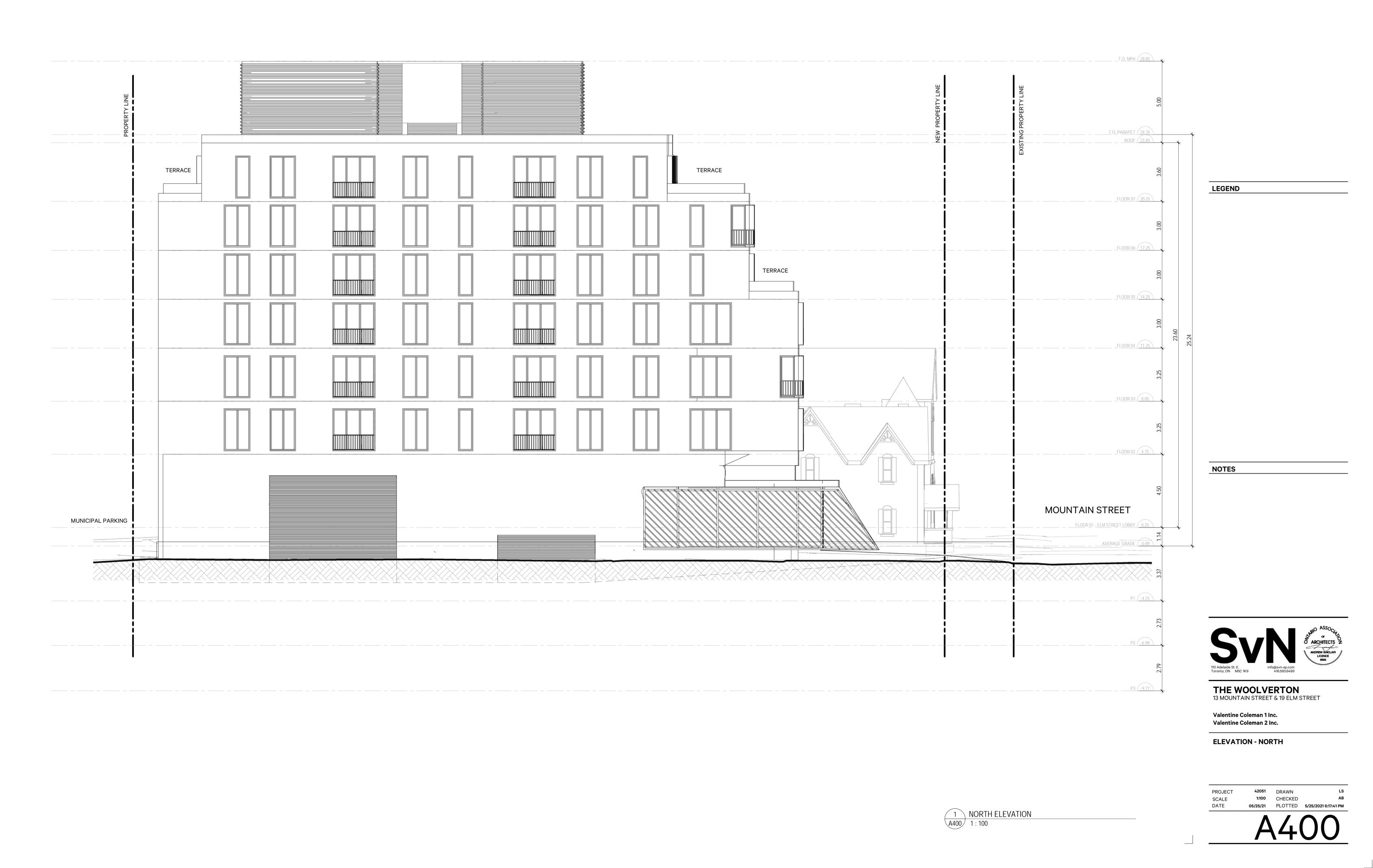








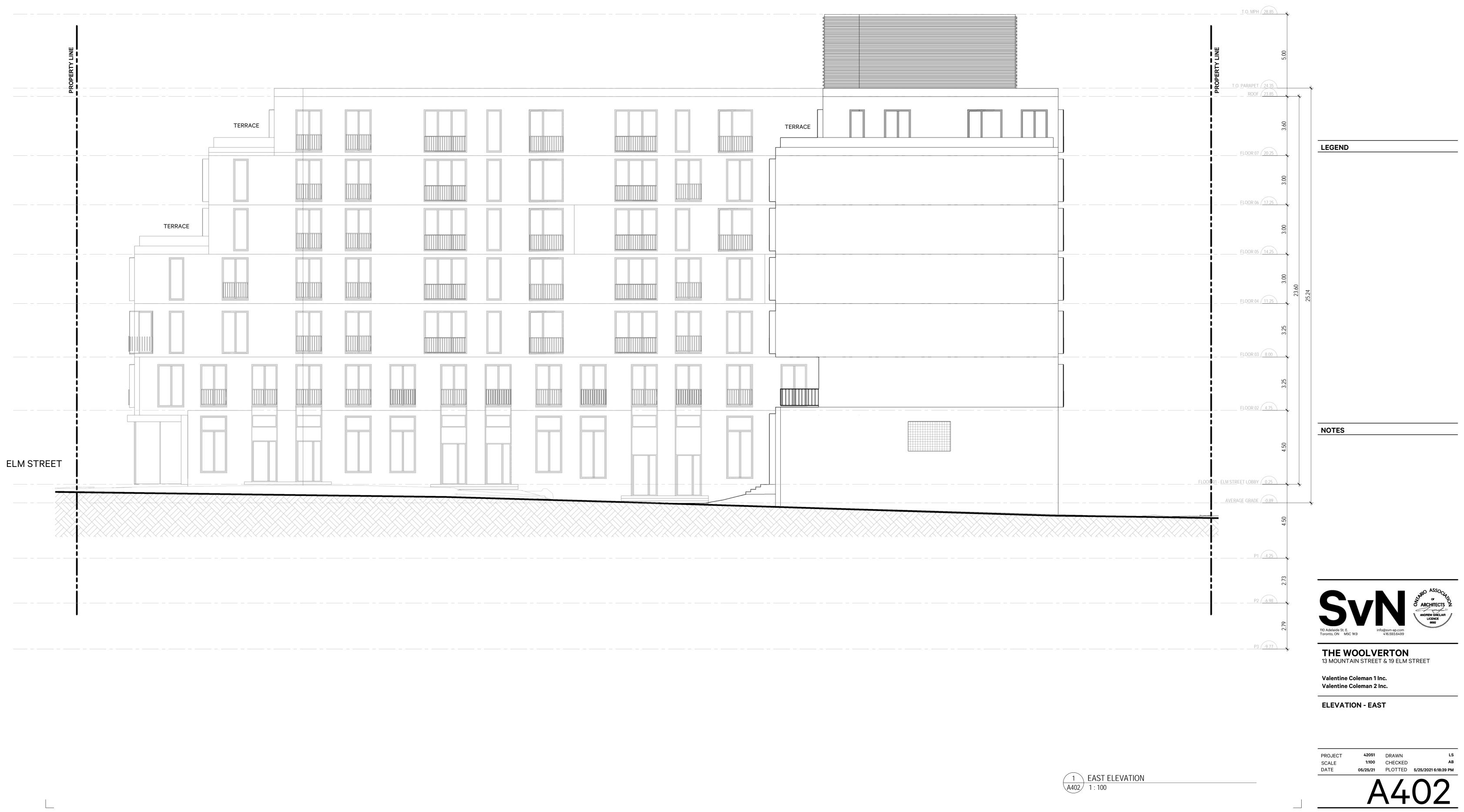
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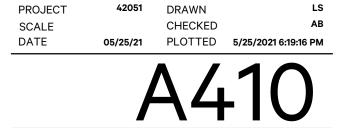


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STREETSCAPE ELEVATION - MOUNTAIN STREET

Valentine Coleman 1 Inc. Valentine Coleman 2 Inc.







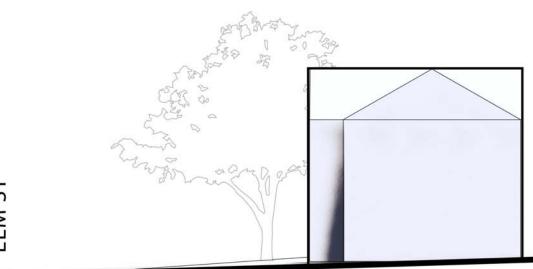






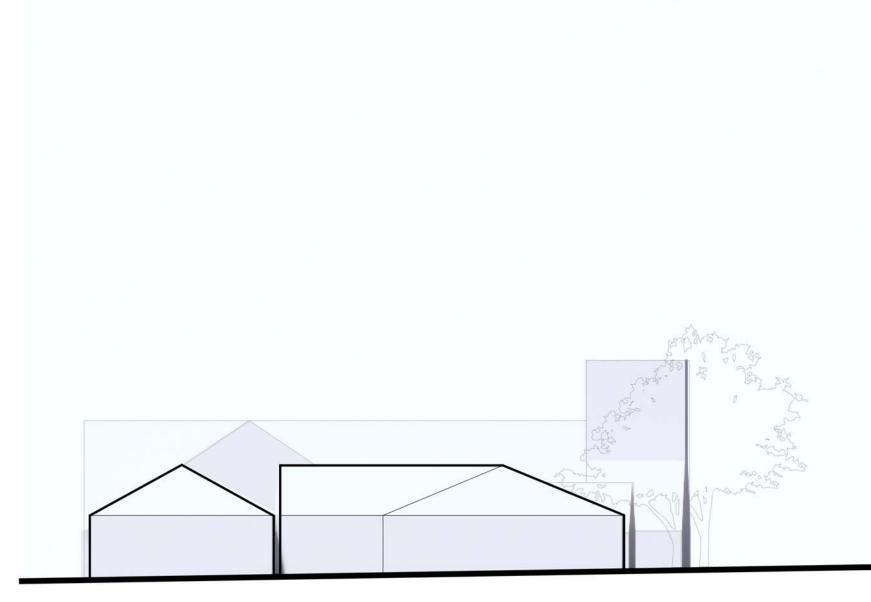


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ELM STREET ELEVATION



Valentine Coleman 1 Inc. Valentine Coleman 2 Inc.

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STREETSCAPE ELEVATION - ELM STREET

THE WOOLVERTON 13 MOUNTAIN STREET & 19 ELM STREET





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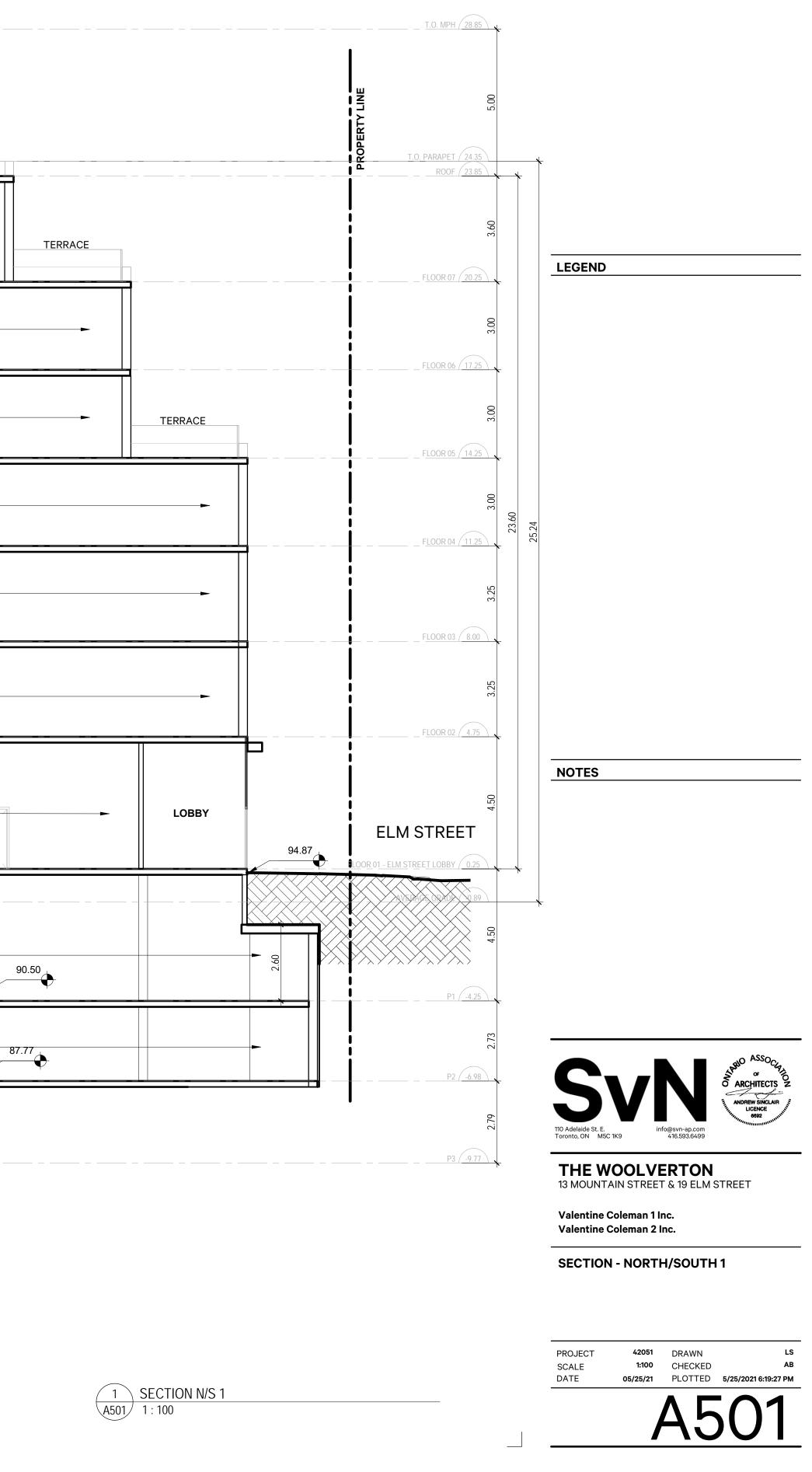
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		CORRIDOR	- ELEVATOR LOBBY	_
	STORAGE	CORRIDOR	• ELEVATOR LOBBY 94.50	
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301 301 301 301 301 301 301 301 301 301	88.59		DN 5%	
5.73 m	85.86		PARKING	DN 5%

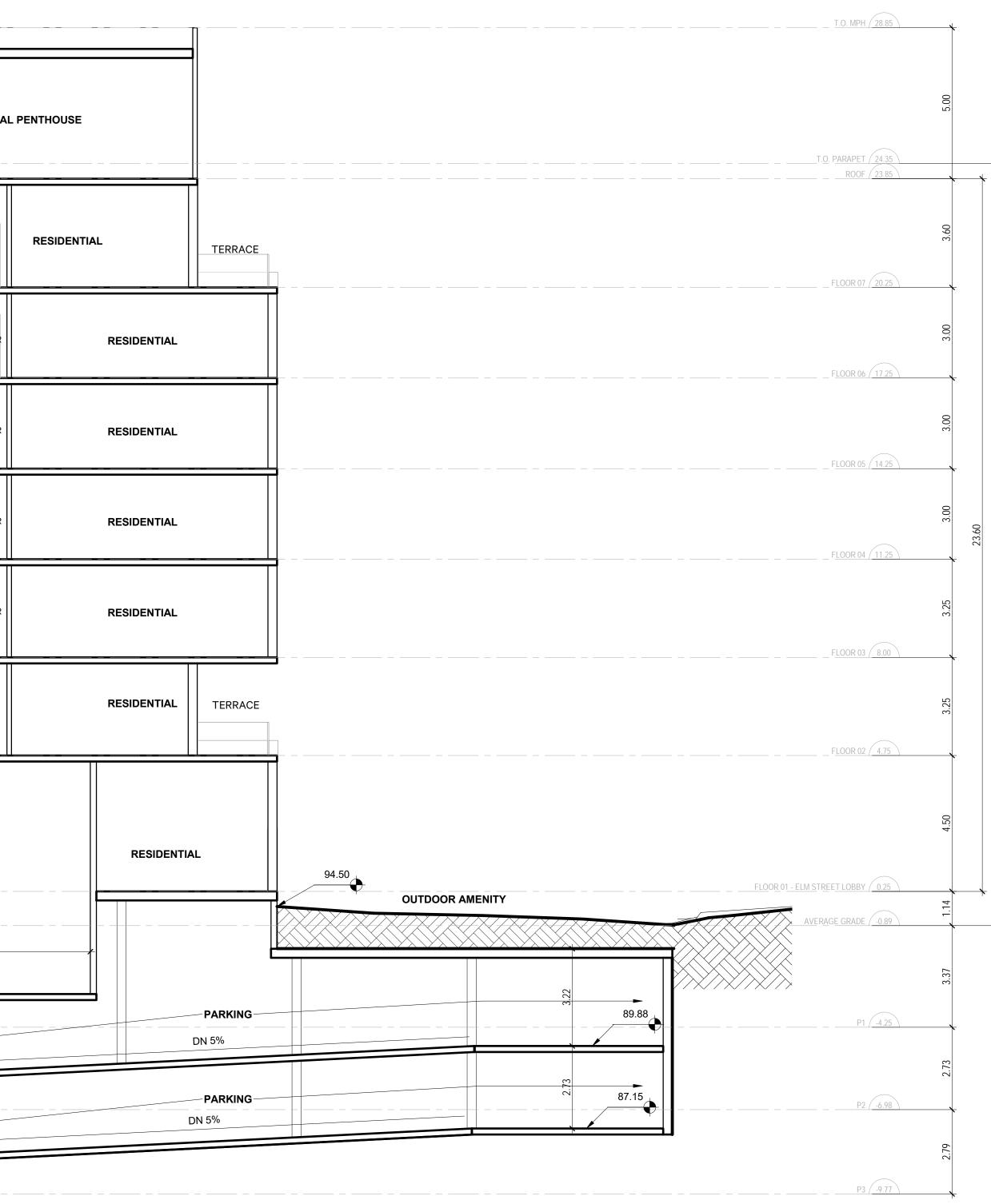
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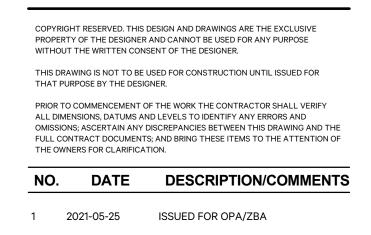
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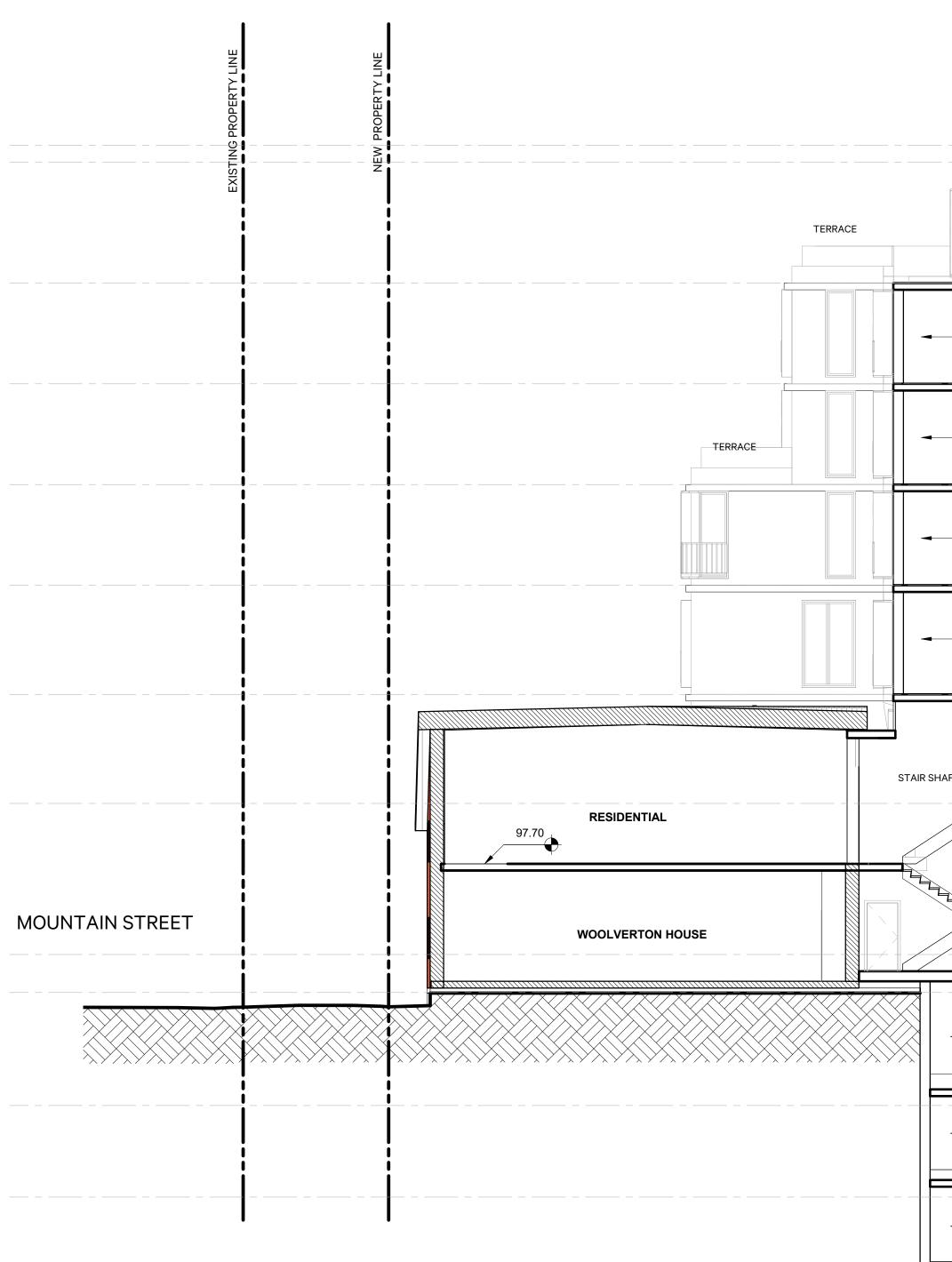
THE WOOLVERTON 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc. Valentine Coleman 2 Inc.

PROJECT SCALE DATE

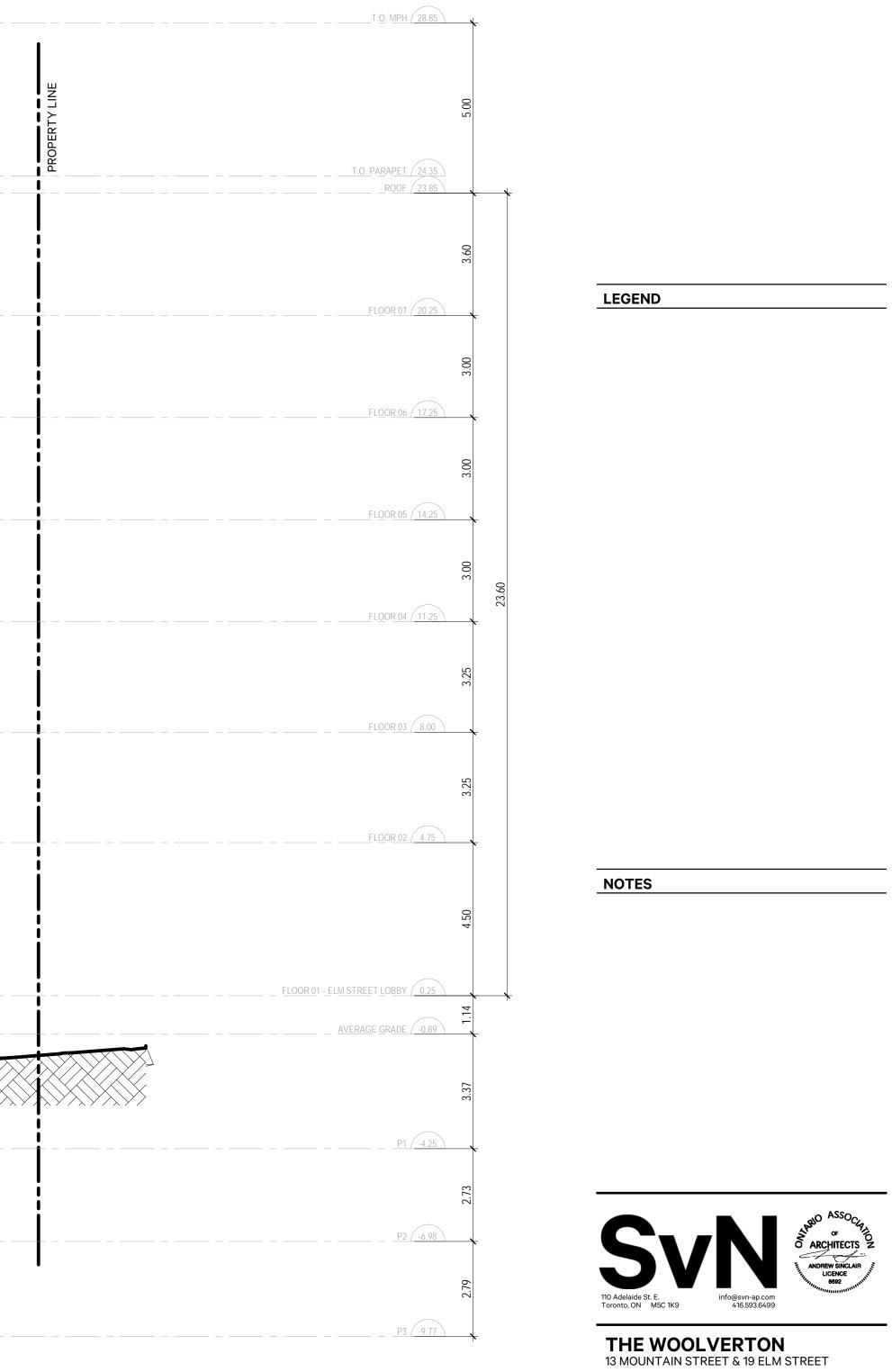
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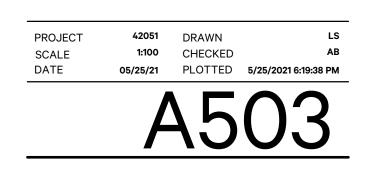
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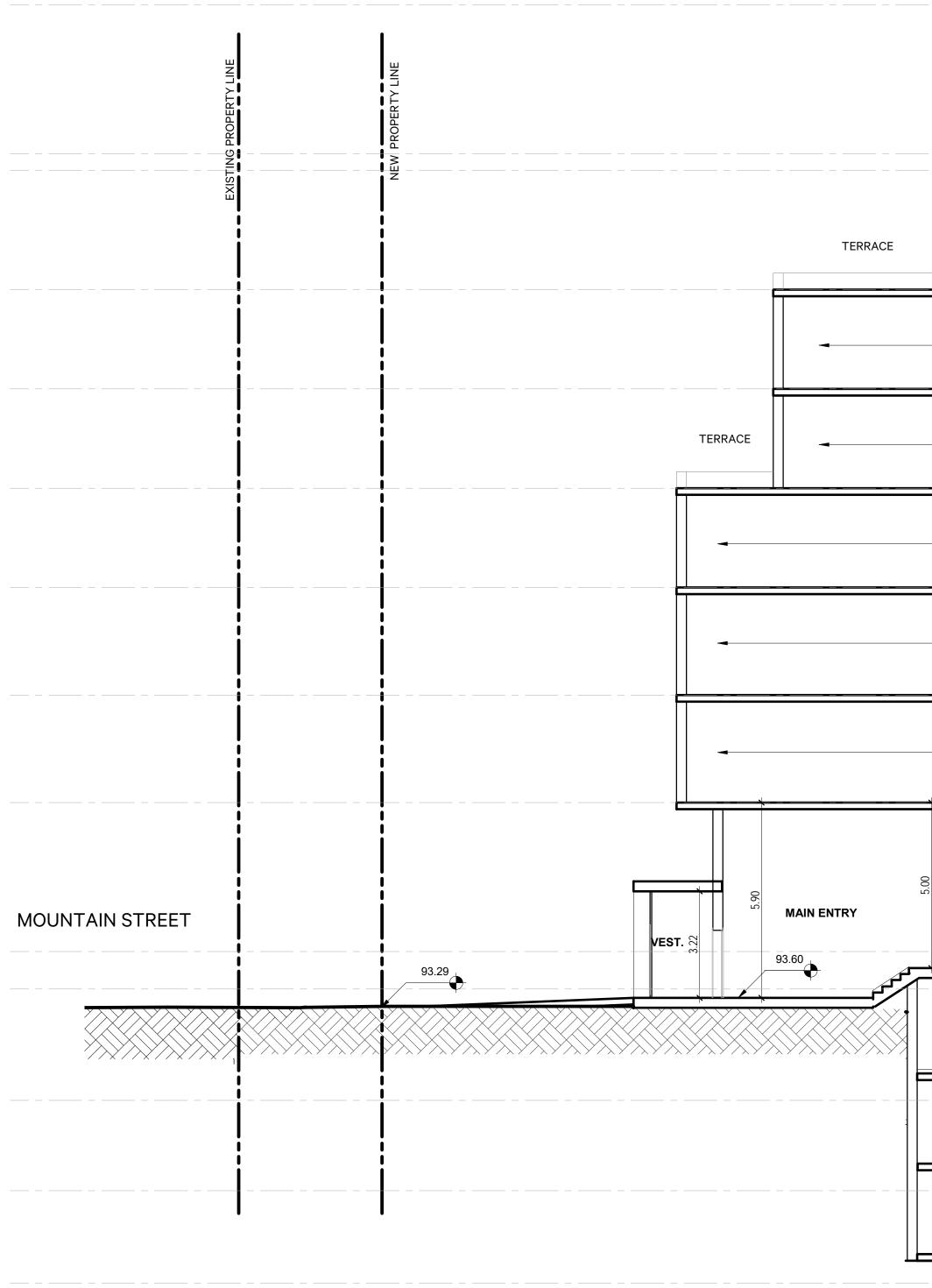


Valentine Coleman 1 Inc. Valentine Coleman 2 Inc.

SECTION - EAST/WEST WOOLVERTON

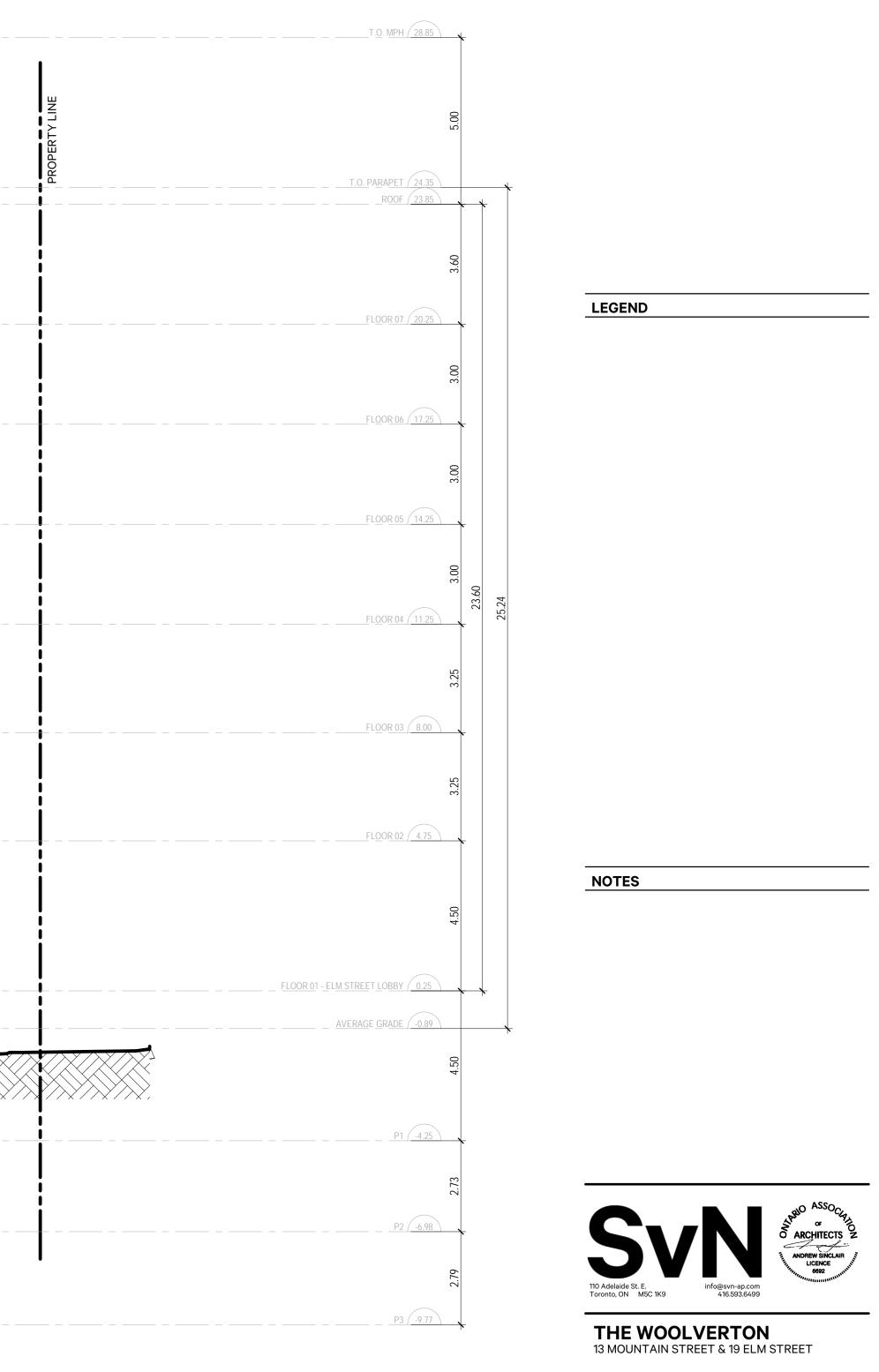






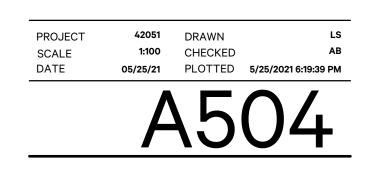
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RESIDENTIAL			GARBAGE			
94.50	BIKE STORAGE		GARBAGE	BIKE STORAGE	LOADING AREA 06.2	
91.32	PARKING ENTRANCE		GARBAGE			
			DN	5%	PARKING 89.01	
85.86 85.86				DN 5%	PARKING 86.27	

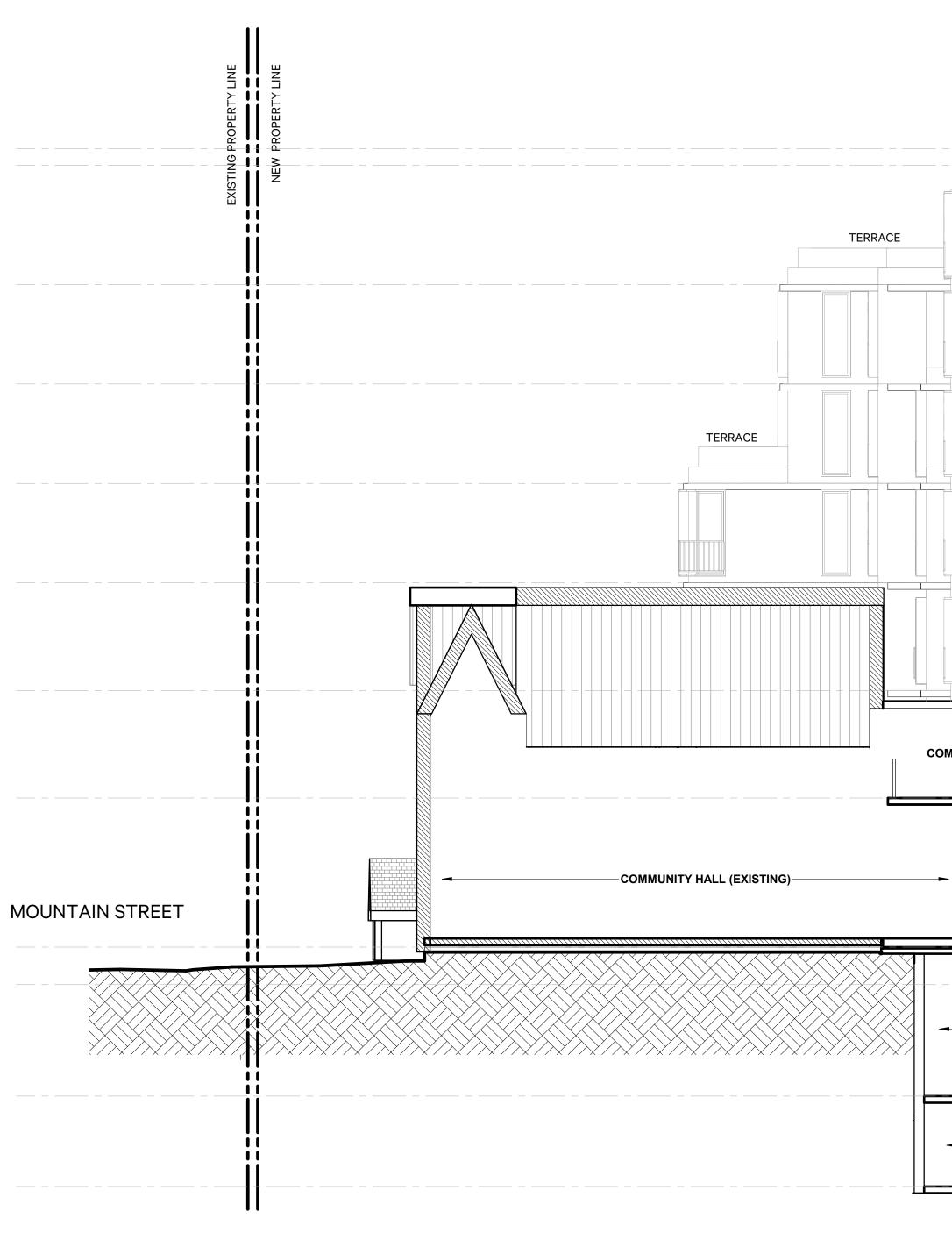
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Valentine Coleman 1 Inc. Valentine Coleman 2 Inc.

SECTION - EAST/WEST MAIN ENTRY





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		RESIDE	ITIAL				TER	RACE
	RESIDENTIAL		RESIDENTIAL					
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