



THE WOOLVERTON, VIEW LOOKING EAST FROM MOUNTAIN STREET

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

ISSUED FOR OFFICIAL PLAN AMENDMENT/  
ZONING BYLAW AMENDMENT  
25 MAY 2021

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NO.	DATE	DESCRIPTION/COMMENTS
1	2021-05-25	ISSUED FOR OPA/ZBA

## LEGEND

## NOTES



**THE WOOLVERTON**  
13 MOUNTAIN STREET & 19 ELM STREET

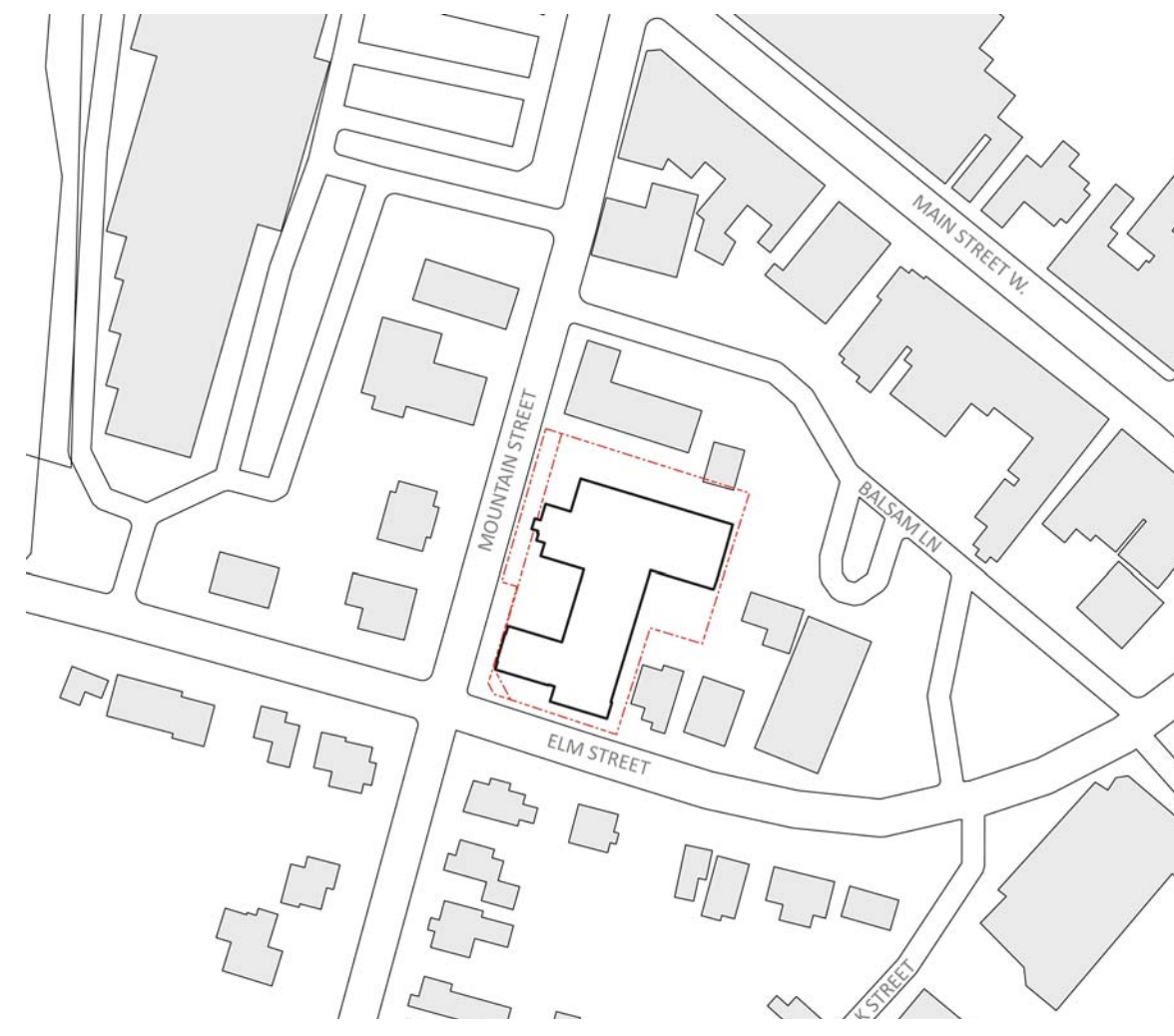
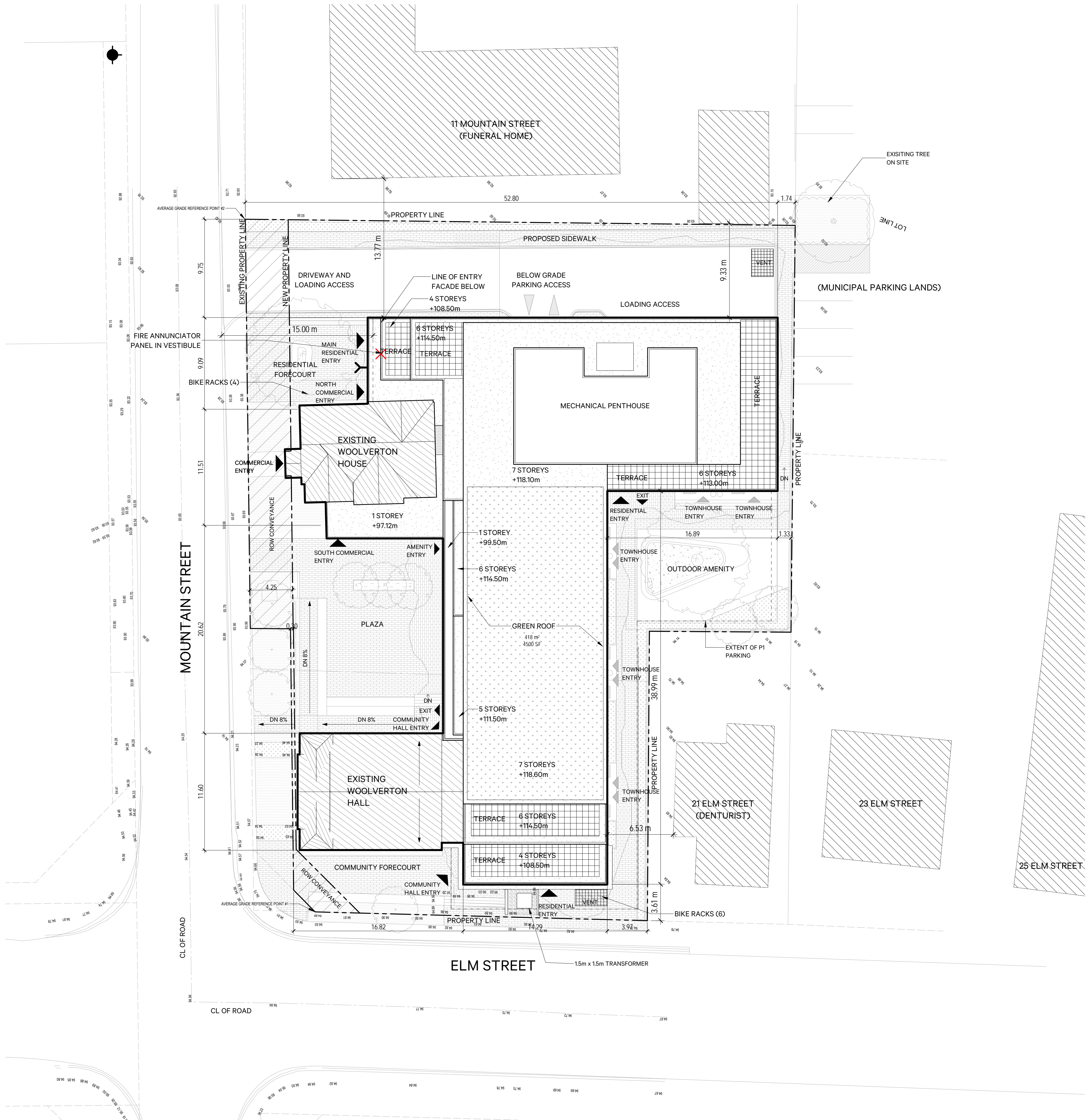
Valentine Coleman 1 Inc.  
Valentine Coleman 2 Inc.

## COVER

PROJECT	42051	DRAWN	LS
SCALE		CHECKED	AB
DATE	05/25/21	PLOTTED	5/25/2021 6:25:56 PM

# A000





**2 CONTEXT PLAN**

**PROJECT SUMMARY**

MUNICIPAL ADDRESS: 13 Mountain Street & 19 Elm Street

LOT AREA	Metric	Imperial
EXISTING SITE AREA	3,188 m <sup>2</sup>	34,318 sf
ROW CONVEYANCE	195 m <sup>2</sup>	2,101 sf
NEW SITE AREA	2,993 m <sup>2</sup>	32,217 sf

**ZONING**

DESIGNATION: DI - DOWNTOWN INTENSIFICATION

BUILDING AREA AT GRADE	1,541 m <sup>2</sup>	16,582 sf
LOT COVERAGE	51.5%	
FSI	2.33	
HEIGHT * (EXCLUDING MECHANICAL PENTHOUSE)	25.24 m	78.4 ft
NUMBER OF STOREYS	7	

**GROSS FLOOR AREA (GFA) <sup>b</sup>**

EXISTING WOOLVERTON HOUSE (Second Floor)	100 m <sup>2</sup>	1,080 sf
NEW RESIDENTIAL GFA <sup>b</sup>	6,431 m <sup>2</sup>	69,224 sf
TOTAL RESIDENTIAL GFA <sup>b</sup>	6,531 m <sup>2</sup>	70,304 sf
EXISTING WOOLVERTON HOUSE (Ground Floor)	118 m <sup>2</sup>	1,267 sf
NEW COMMERCIAL/RETAIL	69 m <sup>2</sup>	743 sf
TOTAL COMMERCIAL/RETAIL (NON-RES)	187 m <sup>2</sup>	2,010 sf
EXISTING WOOLVERTON HALL	154 m <sup>2</sup>	1,660 sf
NEW COMMUNITY HUB	121 m <sup>2</sup>	1,298 sf
TOTAL COMMUNITY HUB (NON-RES)	275 m <sup>2</sup>	2,958 sf
TOTAL NON-RESIDENTIAL	462 m <sup>2</sup>	4,968 sf
TOTAL GFA	6,993 m <sup>2</sup>	75,272 sf

**RESIDENTIAL UNITS**

1B (600-800 sq.ft.)	26	35%
2B & 2B Townhouse (800-1,000 sq.ft.)	41	55%
3B + 3B Townhouse (1,000-1,200 sq.ft.)	7	9%
TOTAL UNITS	74	

**AMENITY**

INDOOR RES. AMENITY SPACE	135 m <sup>2</sup>	1,452 sf
OUTDOOR RES. AMENITY SPACE	123 m <sup>2</sup>	1,321 sf

**PARKING AREAS (GCA)**

P1 (area not included in GFA)	31 spaces	1,210 m <sup>2</sup>	13,025 sf
P2 (area not included in GFA)	43 spaces	1,645 m <sup>2</sup>	17,706 sf
P3 (area not included in GFA)	26 spaces	961 m <sup>2</sup>	10,347 sf

**PARKING**

	By-Law Required <sup>c</sup>	Proposed <sup>d</sup>
RESIDENTIAL	93	74
RESIDENTIAL VISITOR	19	
COMMERCIAL/RETAIL	7	
COMMUNITY HUB	10	
ADDITIONAL PARKING AT MUNICIPAL LOT <sup>e</sup>	n/a	2
TIME OF DAY SHARED PARKING		26
TOTAL	128	102

**BICYCLE PARKING**

	By-Law Required	Proposed
RESIDENTIAL BIKE PARKING	23	74
NON-RES BIKE PARKING	2	10

**LOADING**

	By-Law Required	Proposed
LOADING SPACE (3.5 x 9.0m)	1	1

\* Height measured from average grade along Mountain Street to top of 7th Floor

<sup>b</sup> GFA assumes efficiency rate of 85% of GCA for Residential

<sup>c</sup> By-Law Required Parking 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

<sup>d</sup> Proposed Parking Rate: refer to Transportation Considerations Study

<sup>e</sup> 2 parking spaces on adjacent municipal lot owned by Valentine Coleman 1 and Valentine Coleman 2

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**LEGEND**

- ROW CONVEYANCE
- EXISTING BUILDING
- PRIMARY BUILDING ENTRANCE
- SECONDARY BUILDING ENTRANCE/EXIT
- PRIVATE RESIDENTIAL BUILDING ENTRANCE
- PARKING ENTRANCE
- FIRE DEPARTMENT CONNECTION
- 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**

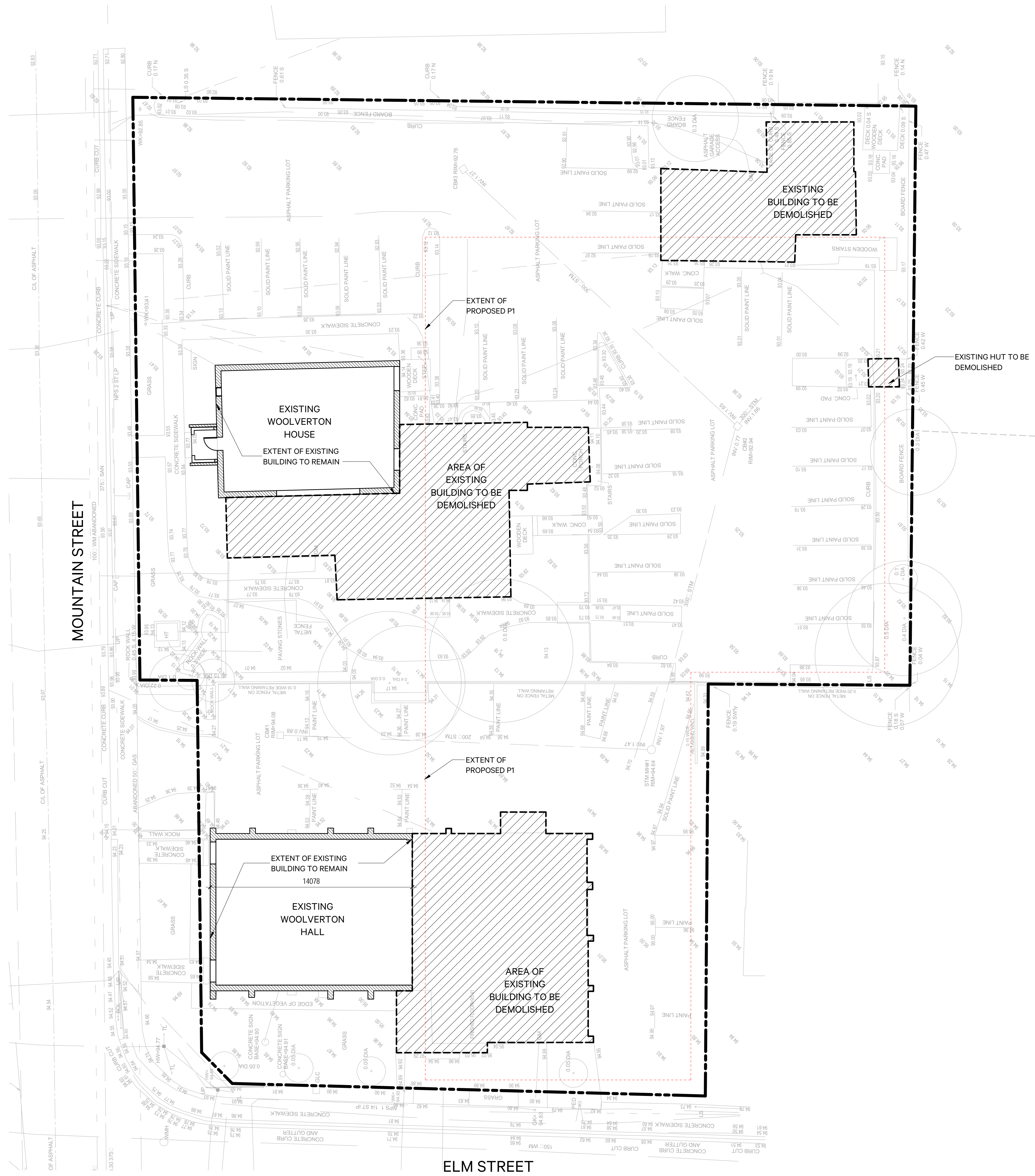
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DATE	05/28/21	PLOTTED	5/28/2021 11:47:16 AM

**A010**

**1 OVERALL SITE PLAN**  
A010 1:200

**3 PROJECT STATISTICS**

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**LEGEND**

**NOTES**



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**EXISTING SITE LAYOUT AND DEMOLITION PLAN**

PROJECT	42051	DRAWN	LS
SCALE	1:50	CHECKED	AB
DATE	05/25/21	PLOTTED	5/25/2021 6:26:15 PM

**LEGEND**

 ROW CONVEYANCE

 EXISTING BUILDING

**NOTES**

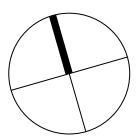
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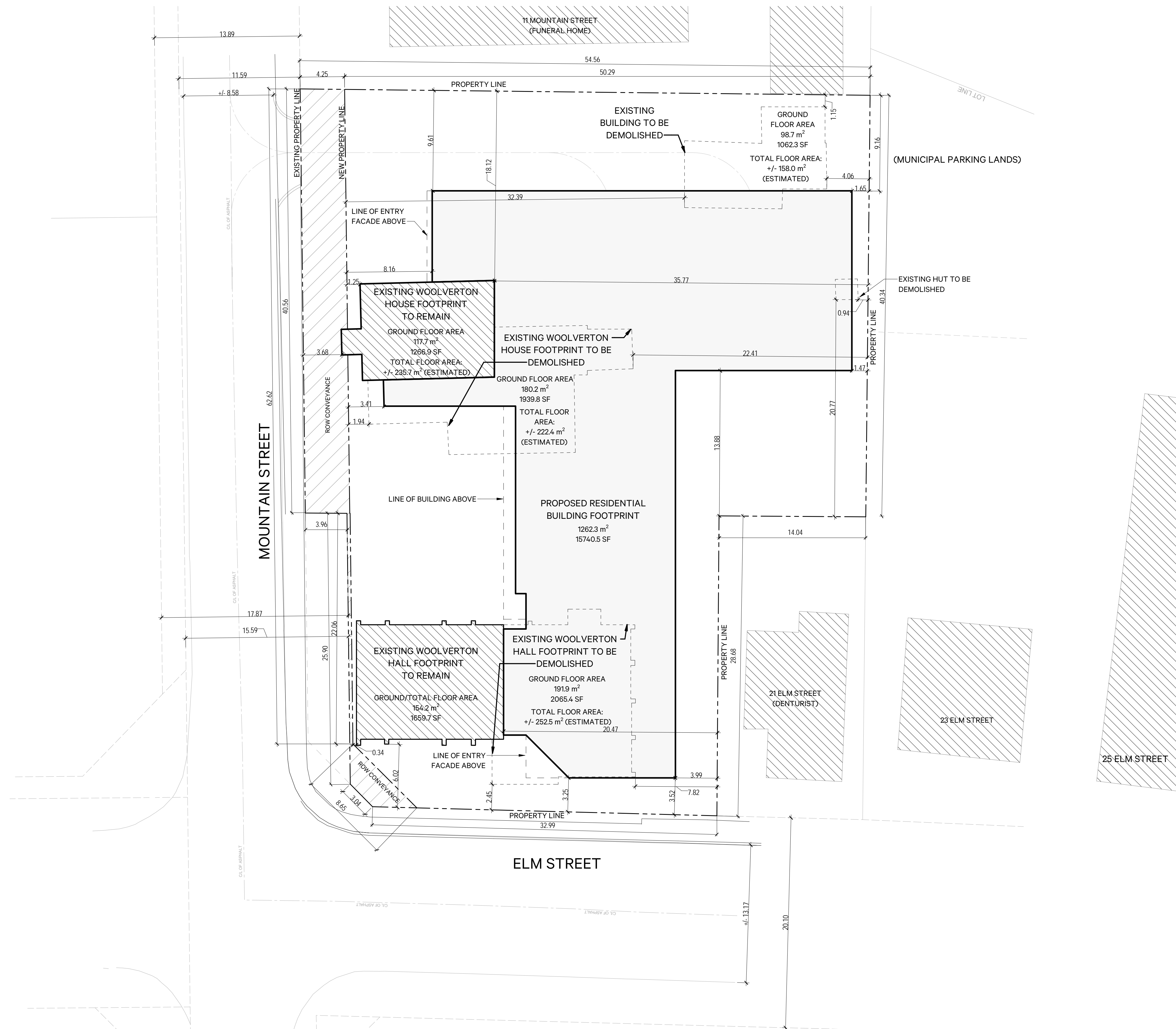
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ZONING PLAN



PROJECT 42051 DRAWN LS  
SCALE 1:200 CHECKED AB  
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**A012**



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-  PRIVATE RESIDENTIAL BUILDING ENTRANCE
-  PARKING ENTRANCE

NOTES



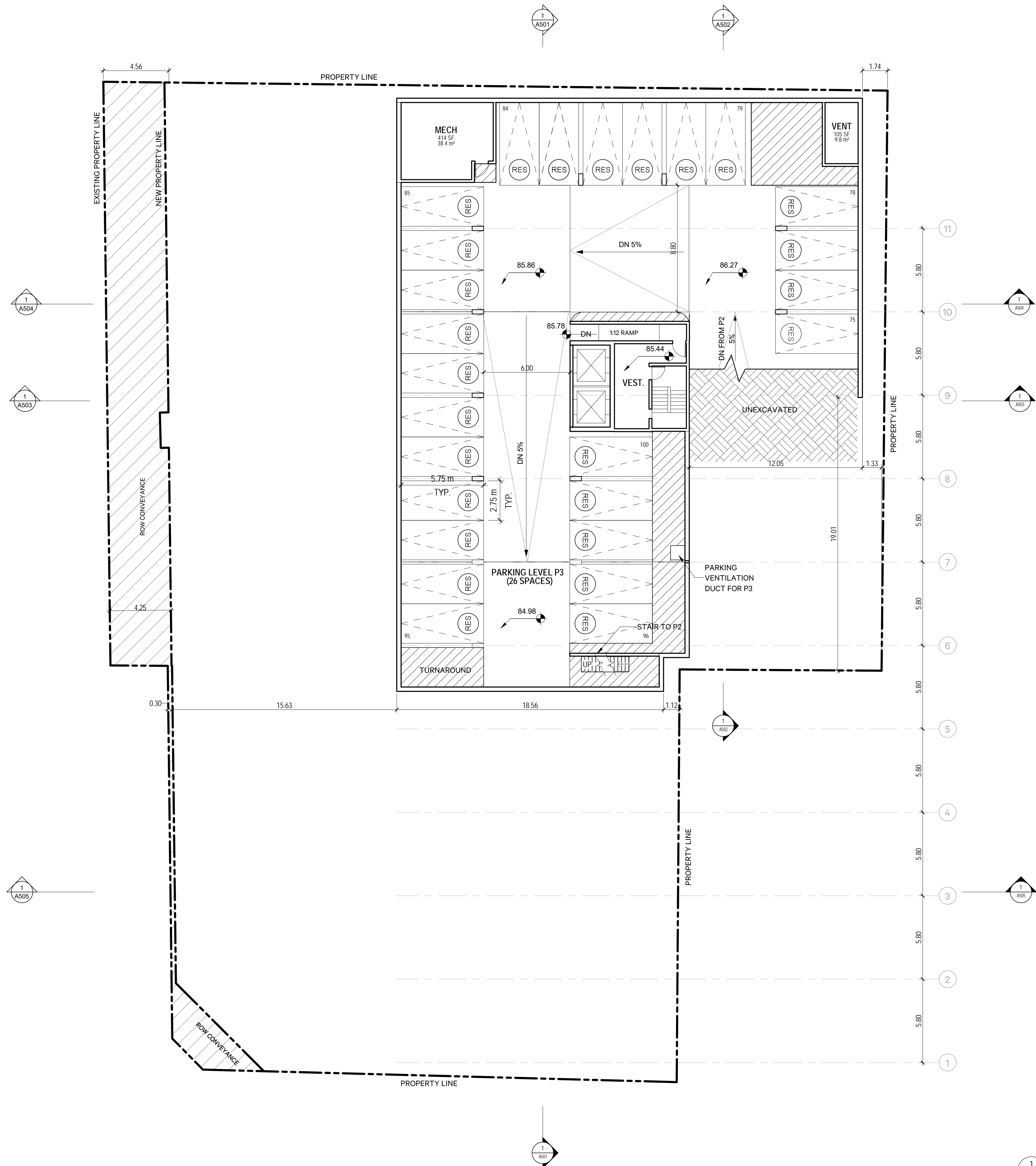
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PLAN - PARKING LEVEL P3

PROJECT 42001 DRAWN LS  
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DATE 05/25/21 PLOTTED 5/25/2021 6:26:15 PM

**A100**



1 P3  
A100 1:150

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-  PRIVATE RESIDENTIAL BUILDING ENTRANCE
-  PARKING ENTRANCE

NOTES



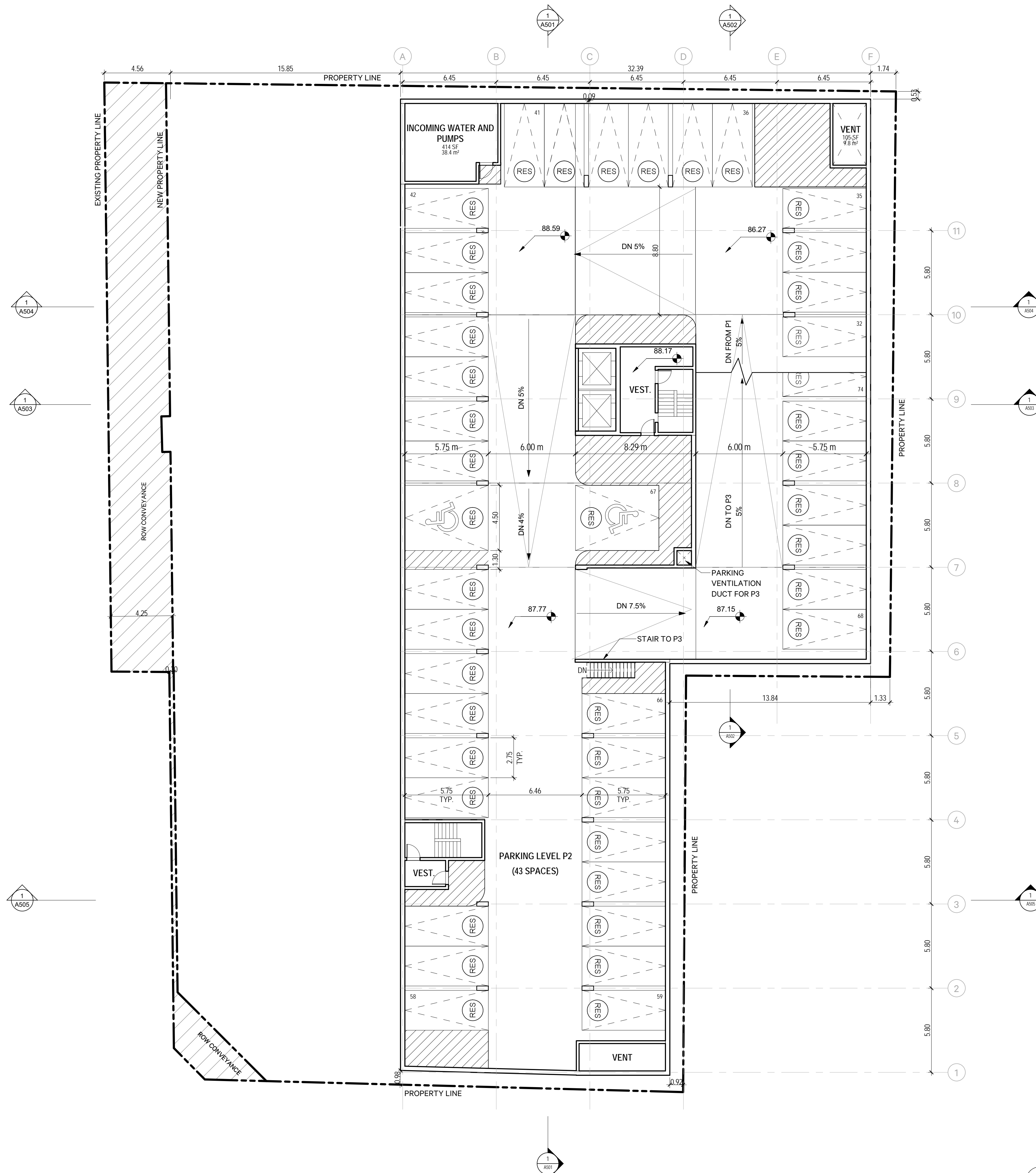
**THE WOOLVERTON**  
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PLAN - PARKING LEVEL P2

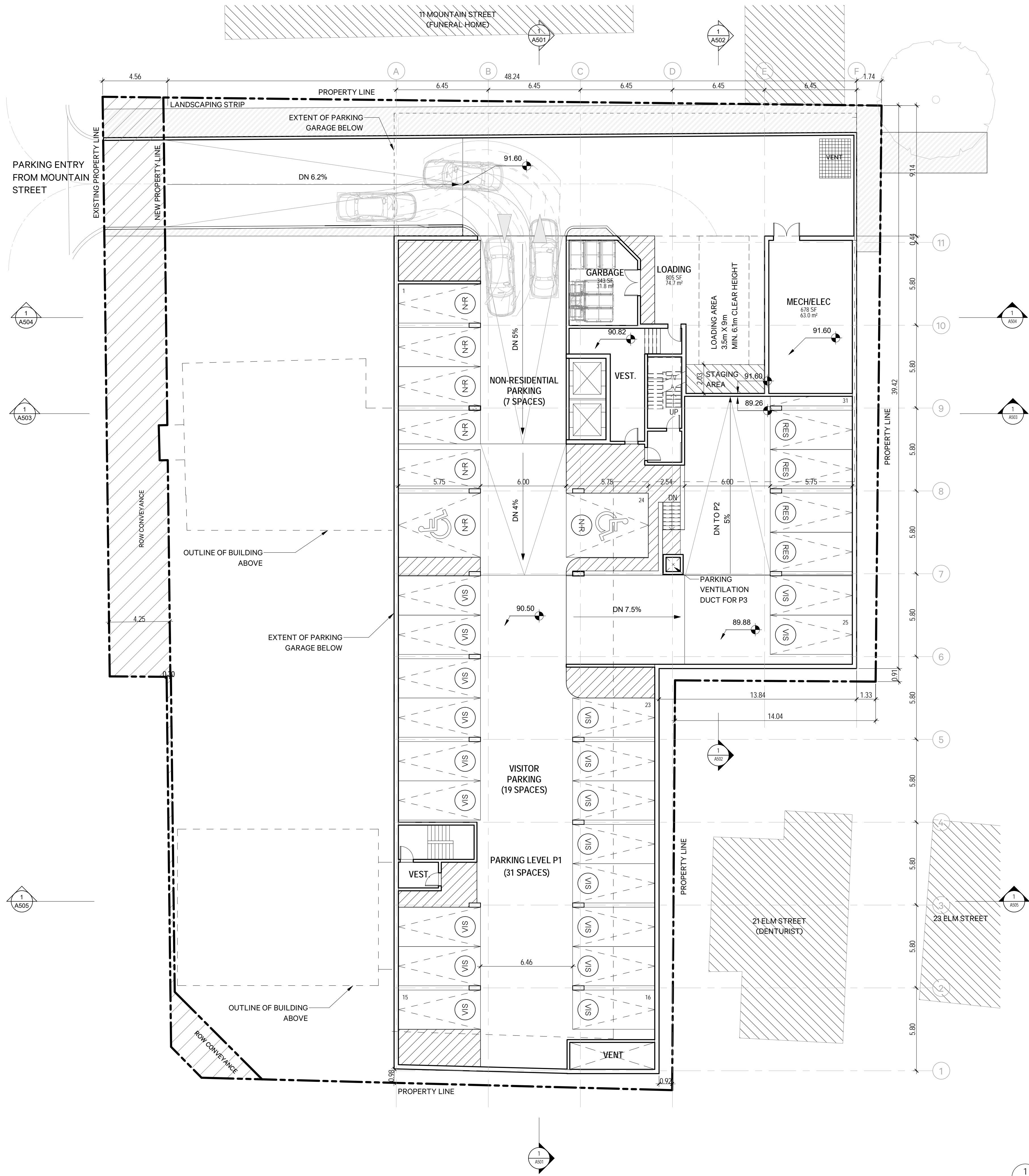
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**A101**



1 P2  
A101 1:150

NO.	DATE	DESCRIPTION/COMMENTS
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**LEGEND**

- ROW CONVEYANCE
- EXISTING BUILDING
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- PRIVATE RESIDENTIAL BUILDING ENTRANCE
- PARKING ENTRANCE

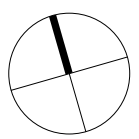
**NOTES**



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PLAN - PARKING LEVEL P1



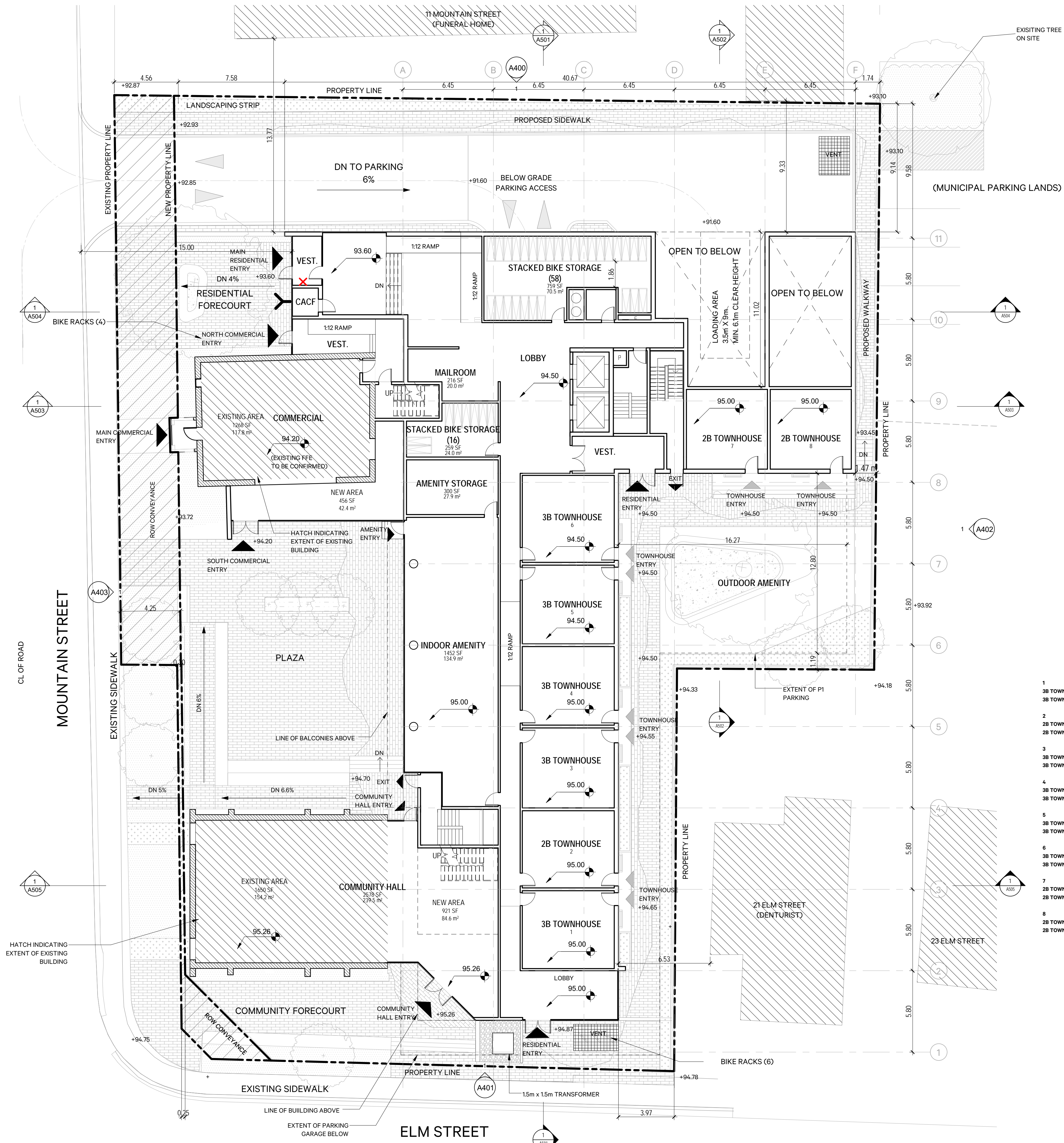
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**A102**

1 P1  
A102 1:150



NO.	DATE	DESCRIPTION/COMMENTS
1	2021-05-25	ISSUED FOR OPA/2BA



TOWNHOUSE UNIT AREAS

UNIT TYPE	FLOOR	AREA	
		METRIC	IMPERIAL
1	3B TOWNHOUSE FLOOR 01	40 m <sup>2</sup>	427 SF
	3B TOWNHOUSE FLOOR 02	80 m <sup>2</sup>	856 SF
2	2B TOWNHOUSE FLOOR 01	39 m <sup>2</sup>	425 SF
	2B TOWNHOUSE FLOOR 02	49 m <sup>2</sup>	531 SF
3	3B TOWNHOUSE FLOOR 01	41 m <sup>2</sup>	440 SF
	3B TOWNHOUSE FLOOR 02	77 m <sup>2</sup>	830 SF
4	3B TOWNHOUSE FLOOR 01	40 m <sup>2</sup>	425 SF
	3B TOWNHOUSE FLOOR 02	77 m <sup>2</sup>	830 SF
5	3B TOWNHOUSE FLOOR 01	40 m <sup>2</sup>	432 SF
	3B TOWNHOUSE FLOOR 02	77 m <sup>2</sup>	830 SF
6	3B TOWNHOUSE FLOOR 01	45 m <sup>2</sup>	480 SF
	3B TOWNHOUSE FLOOR 02	77 m <sup>2</sup>	830 SF
7	2B TOWNHOUSE FLOOR 01	36 m <sup>2</sup>	389 SF
	2B TOWNHOUSE FLOOR 02	54 m <sup>2</sup>	584 SF
8	2B TOWNHOUSE FLOOR 01	37 m <sup>2</sup>	402 SF
	2B TOWNHOUSE FLOOR 02	40 m <sup>2</sup>	429 SF

LEGEND

- ROW CONVEYANCE
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NOTES

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



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13 MOUNTAIN STREET & 19 ELM STREET

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Valentine Coleman 2 Inc.

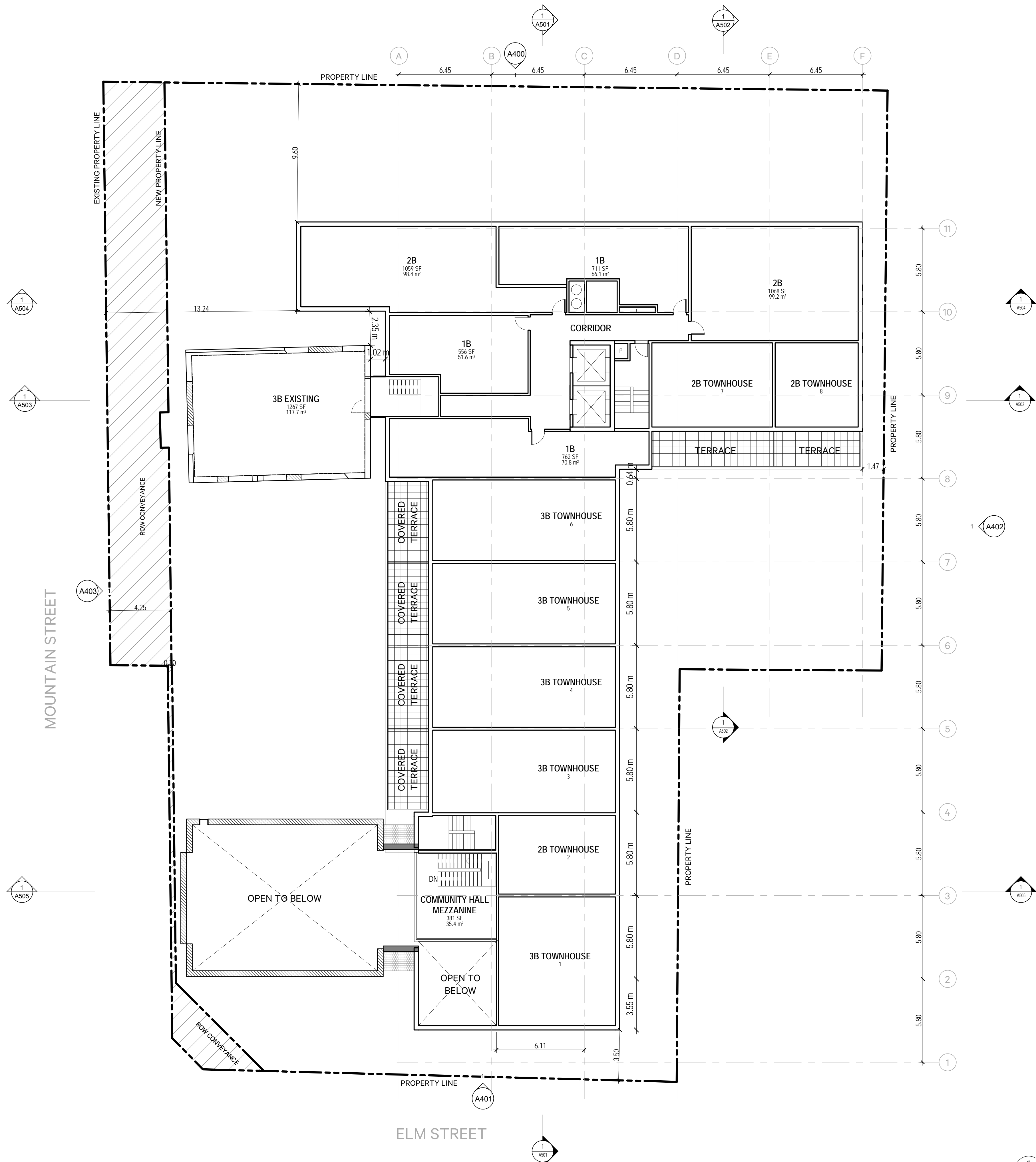
PLAN - LEVEL 1

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DATE	05/25/21	PLOTTED	5/25/2021 6:29:59 PM

**A200**

1 FLOOR 01  
A200 1:150

NO.	DATE	DESCRIPTION/COMMENTS
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TOWNHOUSE UNIT AREAS

UNIT TYPE	FLOOR	AREA	
		METRIC	IMPERIAL
1	FLOOR 01	40 m <sup>2</sup>	427 SF
	FLOOR 02	80 m <sup>2</sup>	856 SF
2	FLOOR 01	39 m <sup>2</sup>	425 SF
	FLOOR 02	49 m <sup>2</sup>	531 SF
3	FLOOR 01	41 m <sup>2</sup>	440 SF
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6	FLOOR 01	45 m <sup>2</sup>	480 SF
	FLOOR 02	77 m <sup>2</sup>	830 SF
7	FLOOR 01	36 m <sup>2</sup>	389 SF
	FLOOR 02	54 m <sup>2</sup>	584 SF
8	FLOOR 01	37 m <sup>2</sup>	397 SF
	FLOOR 02	40 m <sup>2</sup>	429 SF

LEGEND

- TERRACE
- ROOF
- GREEN ROOF

NOTES



**THE WOOLVERTON**  
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.  
Valentine Coleman 2 Inc.

PLAN - LEVEL 2

PROJECT	42001	DRAWN	LS
SCALE	1:150	CHECKED	AB
DATE	05/25/21	PLOTTED	5/25/2021 6:28:22 PM

**A201**

1 FLOOR 02  
A201 1:150

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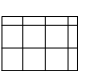

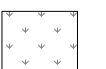
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LEGEND

-  TERRACE
-  ROOF
-  GREEN ROOF

NOTES



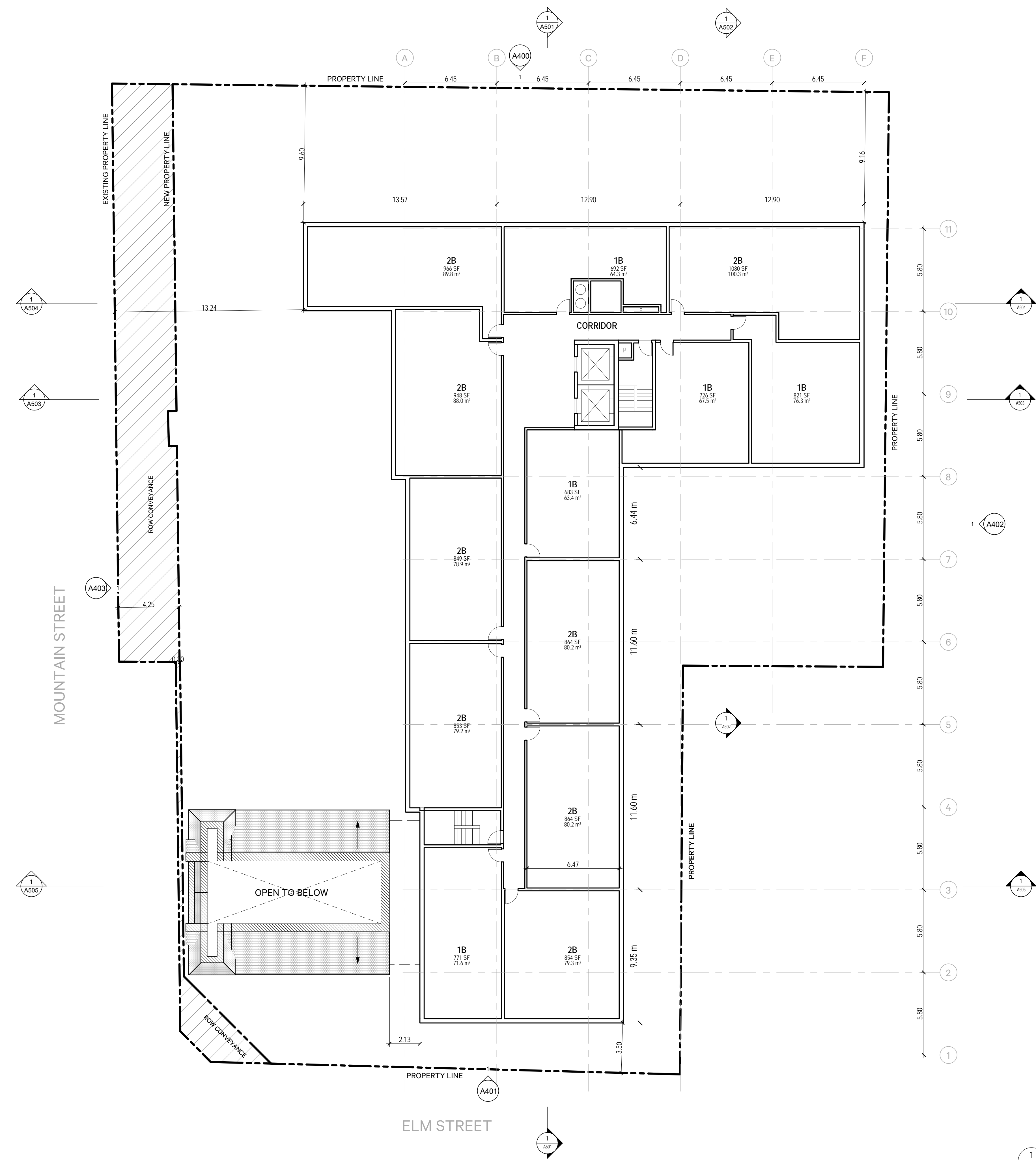
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Valentine Coleman 1 Inc.  
Valentine Coleman 2 Inc.

PLAN - LEVEL 3

PROJECT 42001 DRAWN LS  
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**A202**



1 FLOOR 03  
A202 1:150

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


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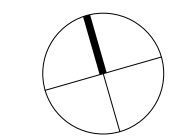
NOTES



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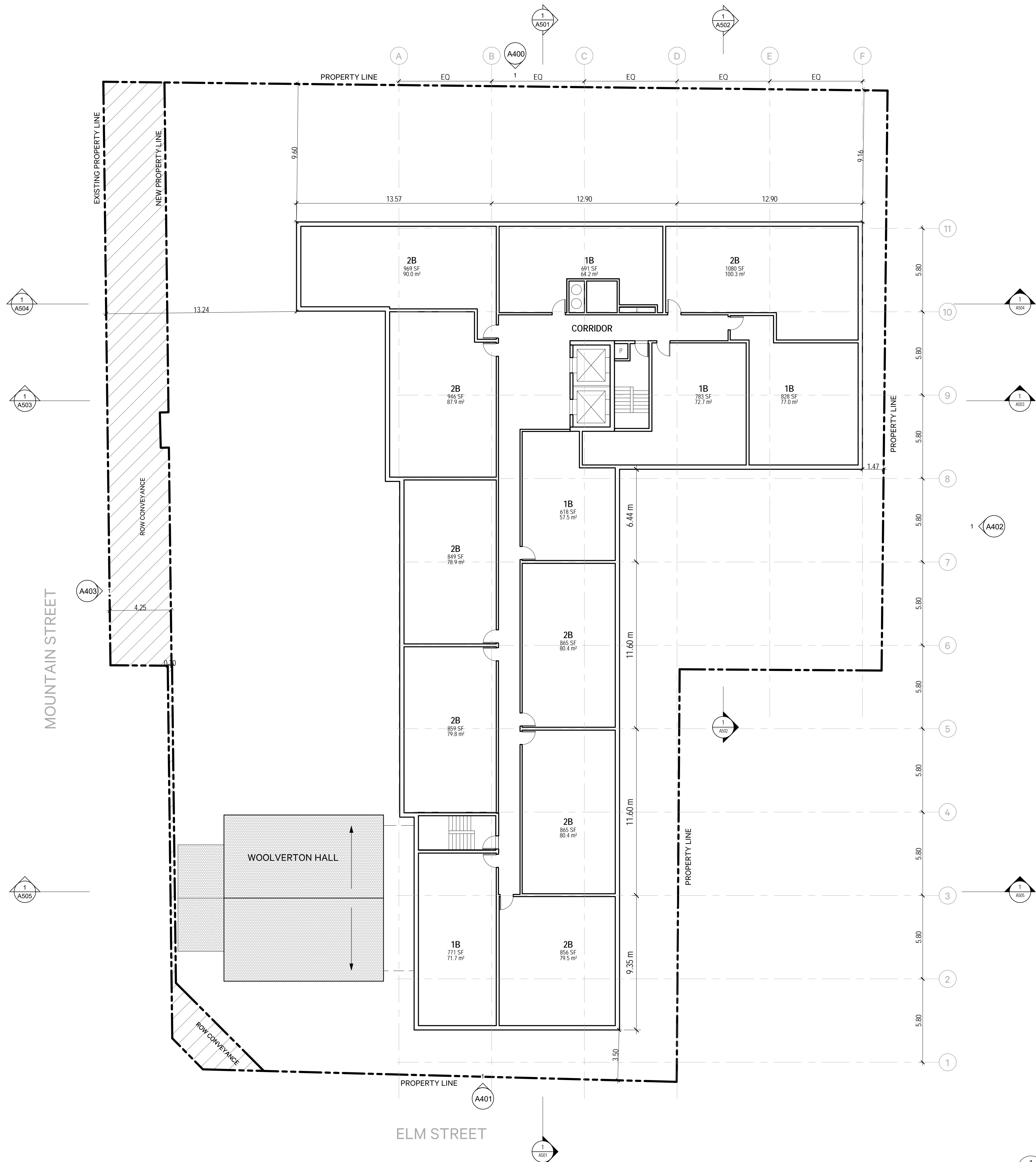
Valentine Coleman 1 Inc.  
Valentine Coleman 2 Inc.

PLAN - LEVEL 4



PROJECT 42001 DRAWN LS  
SCALE 1:50 CHECKED AB  
DATE 05/28/21 PLOTTED 5/28/2021 6:28:24 PM

**A203**



1 FLOOR 04  
A203 1:150

NO.	DATE	DESCRIPTION/COMMENTS
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1	2021-05-25	ISSUED FOR OPA/ZBA
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**LEGEND**

	TERRACE
	ROOF
	GREEN ROOF

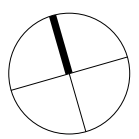
**NOTES**



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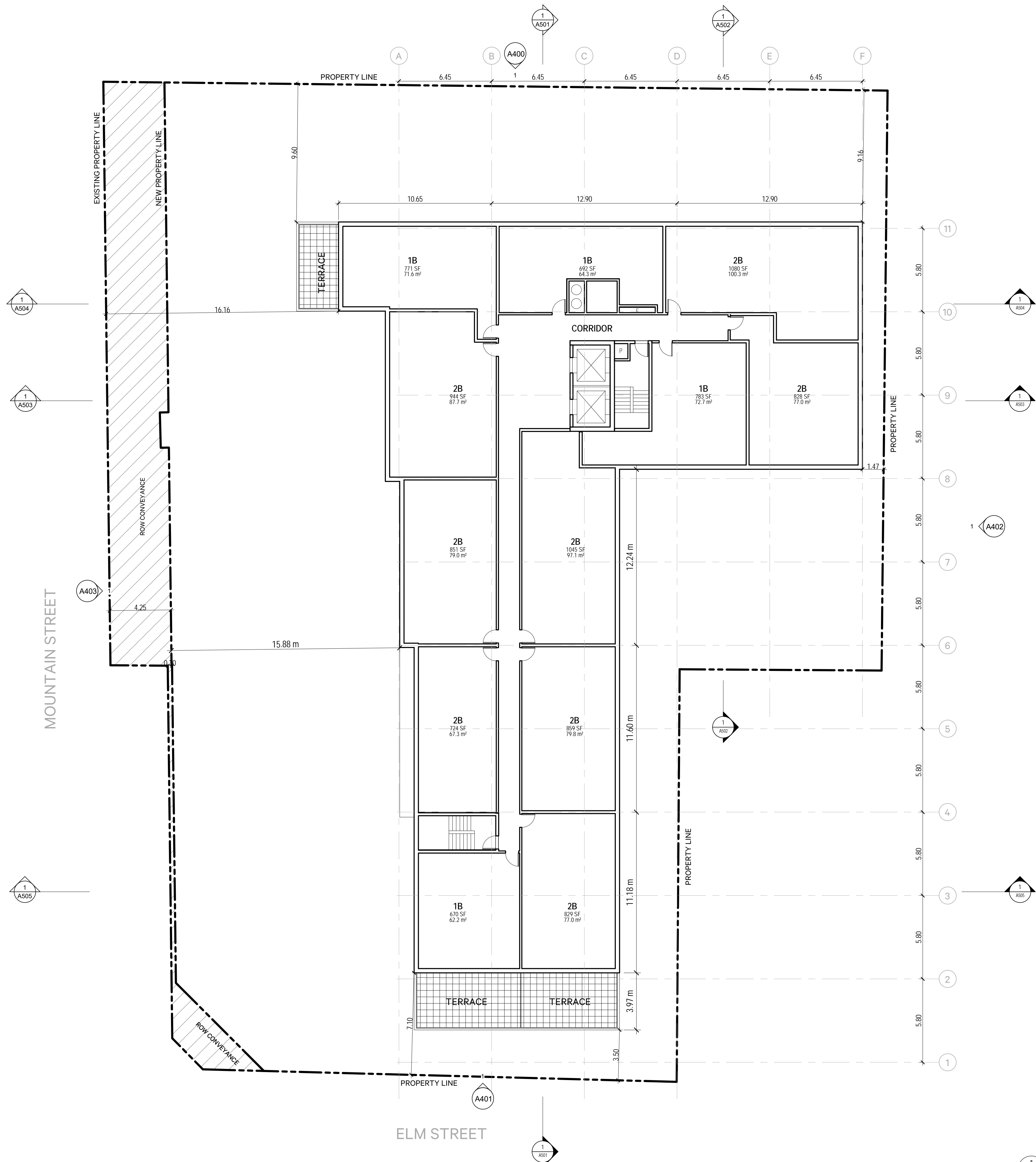
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PLAN - LEVEL 5



PROJECT	42001	DRAWN	LS
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**A204**



1 FLOOR 05  
A204 1:150

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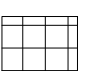

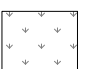
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1 2021-05-25 ISSUED FOR OPA/ZBA

LEGEND

-  TERRACE
-  ROOF
-  GREEN ROOF

NOTES



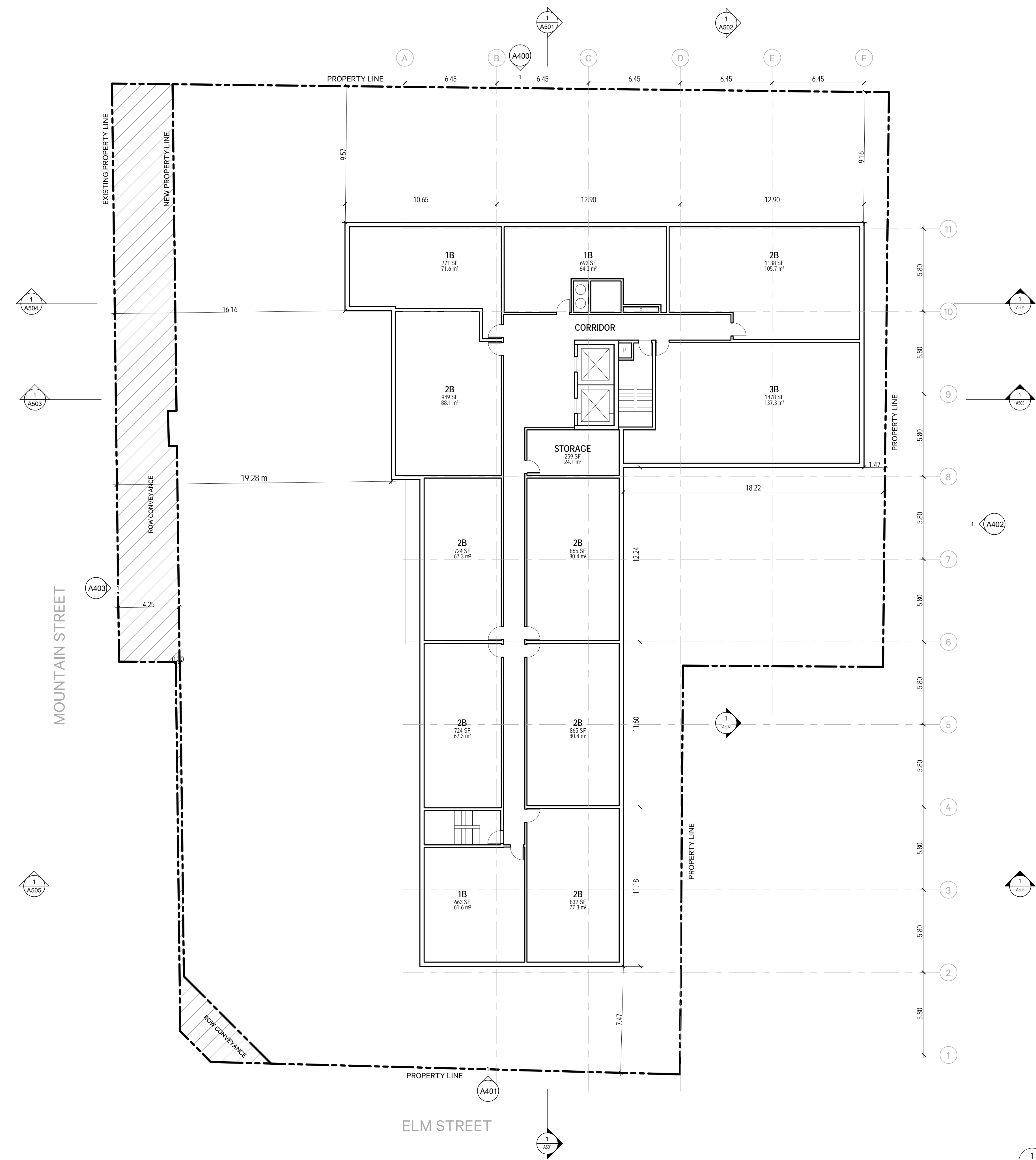
**THE WOOLVERTON**  
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.  
Valentine Coleman 2 Inc.

PLAN - LEVEL 6

PROJECT 42051 DRAWN LS  
SCALE 1:50 CHECKED AB  
DATE 05/25/21 PLOTTED 5/25/2021 6:28:26 PM

**A205**



1 FLOOR 06  
A205 1:150

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


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NO. DATE DESCRIPTION/COMMENTS

1 2021-05-25 ISSUED FOR OPA/ZBA

LEGEND

-  TERRACE
-  ROOF
-  GREEN ROOF

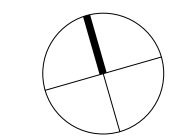
NOTES



**THE WOOLVERTON**  
13 MOUNTAIN STREET & 19 ELM STREET

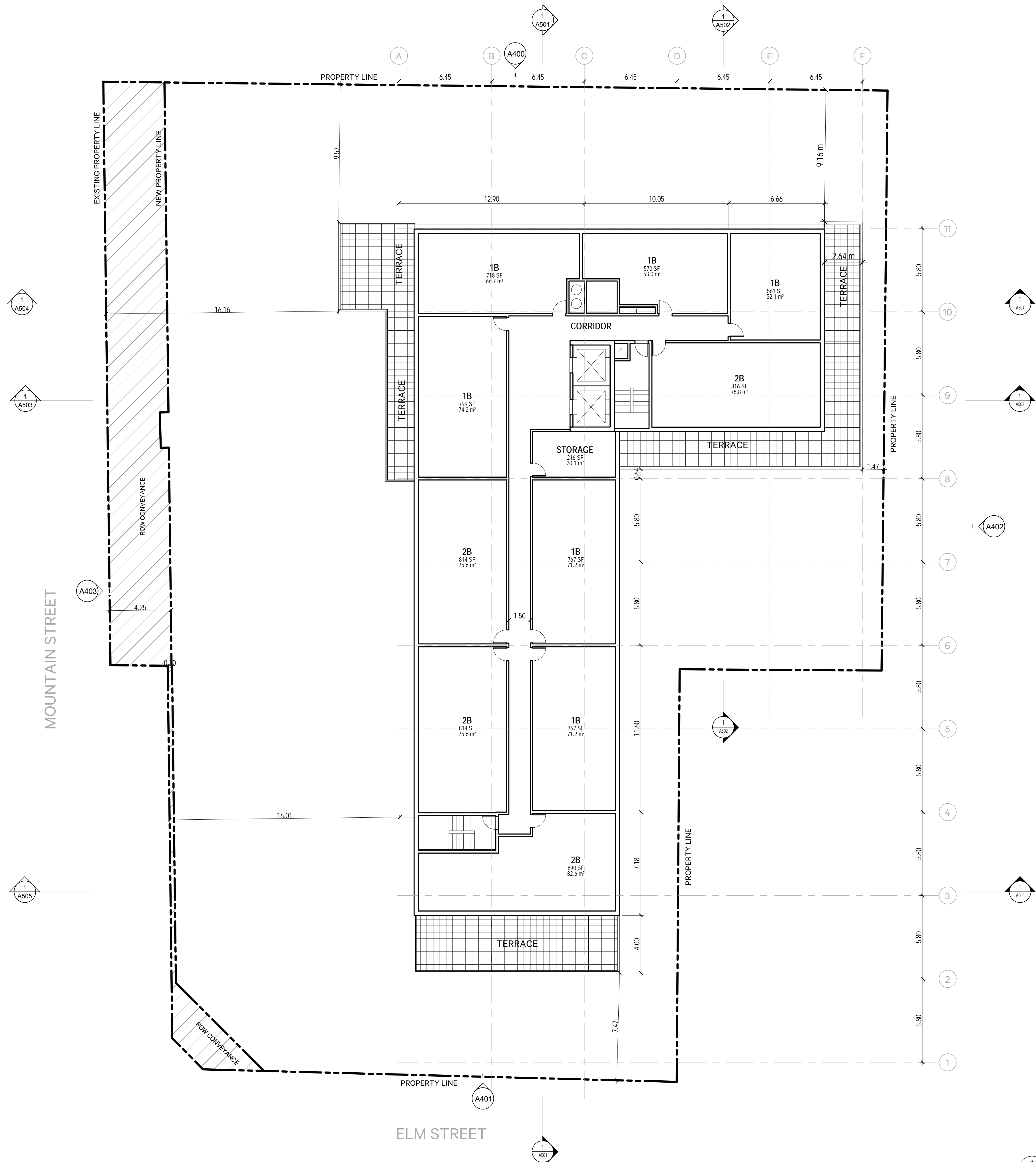
Valentine Coleman 1 Inc.  
Valentine Coleman 2 Inc.

PLAN - LEVEL 7



PROJECT 42001 DRAWN LS  
SCALE 1:150 CHECKED AB  
DATE 05/28/21 PLOTTED 5/28/2021 6:28:26 PM

**A206**



1 FLOOR 07  
A206 1:150

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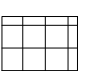

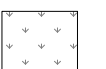
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NO. DATE DESCRIPTION/COMMENTS

1 2021-05-25 ISSUED FOR OPA/ZBA

LEGEND

-  TERRACE
-  ROOF
-  GREEN ROOF

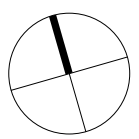
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**THE WOOLVERTON**  
13 MOUNTAIN STREET & 19 ELM STREET

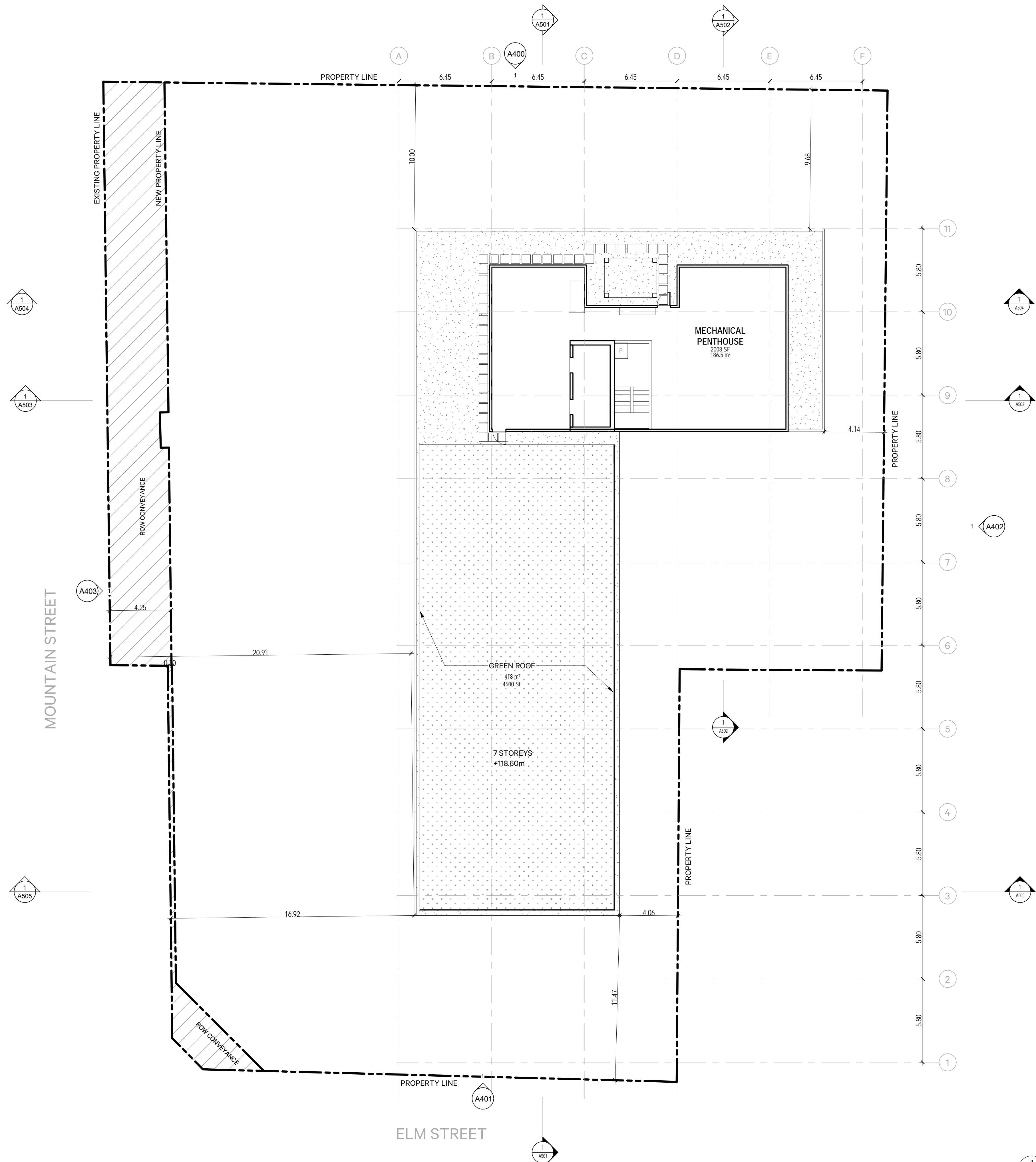
Valentine Coleman 1 Inc.  
Valentine Coleman 2 Inc.

PLAN - ROOF



PROJECT 42001 DRAWN LS  
SCALE 1:150 CHECKED AB  
DATE 05/28/21 PLOTTED 5/28/2021 6:28:27 PM

**A207**



1 ROOF  
A207 1:150



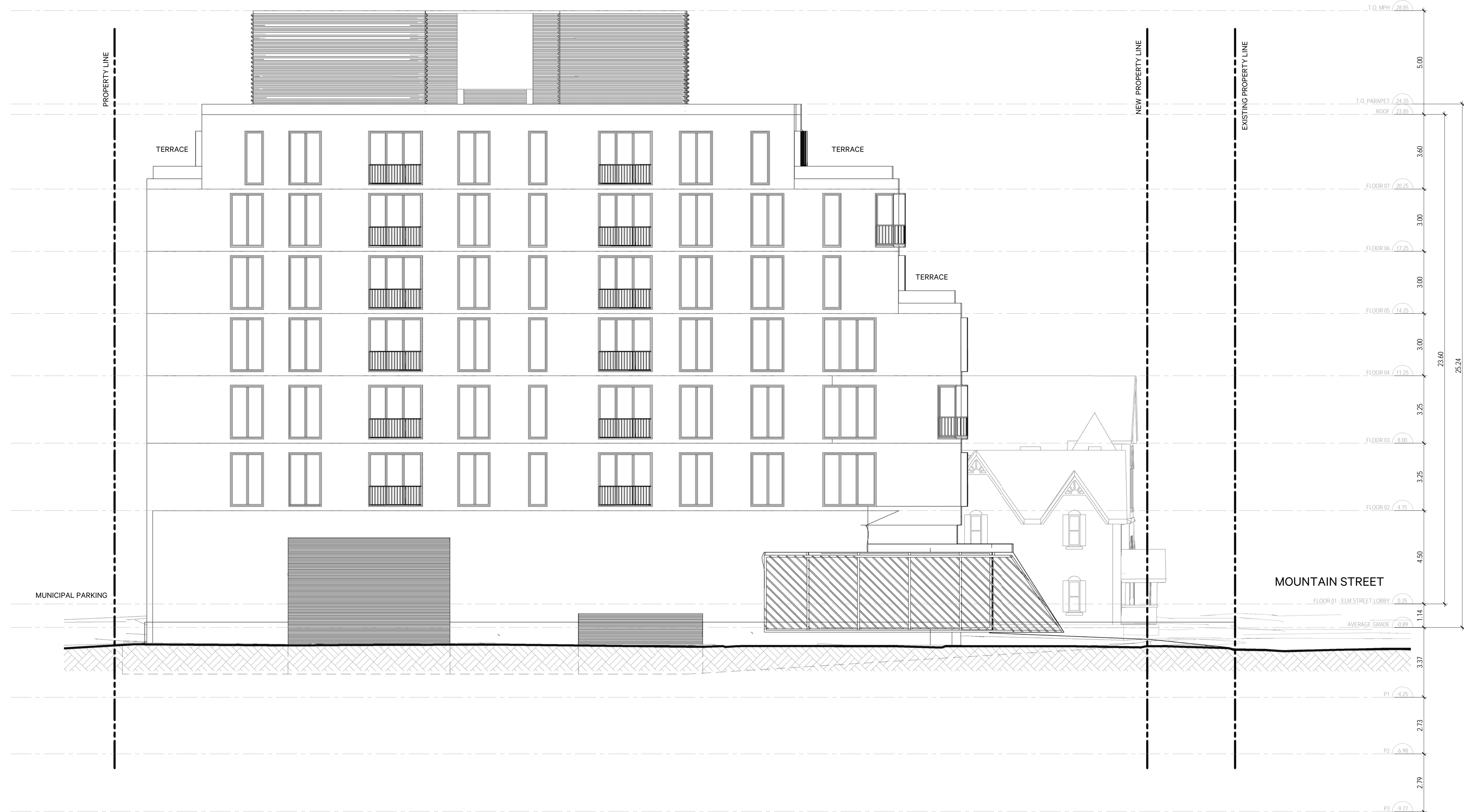
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**NO. DATE DESCRIPTION/COMMENTS**

1 2021-05-25 ISSUED FOR OPA/ZBA



**LEGEND**

**NOTES**



**THE WOOLVERTON**  
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.  
Valentine Coleman 2 Inc.

**ELEVATION - NORTH**

1 NORTH ELEVATION  
A400 1:100

PROJECT 42051 DRAWN LS  
SCALE 1:100 CHECKED AB  
DATE 05/25/21 PLOTTED 5/25/2021 6:07:41 PM

**A400**

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**NO. DATE DESCRIPTION/COMMENTS**

1 2021-05-25 ISSUED FOR OPA/ZBA



**LEGEND**

**NOTES**



**THE WOOLVERTON**  
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.  
Valentine Coleman 2 Inc.

**ELEVATION - SOUTH**

PROJECT	42051	DRAWN	LS
SCALE	1:100	CHECKED	AB
DATE	05/25/21	PLOTTED	5/25/2021 6:18:10 PM

1 SOUTH ELEVATION  
A401 1:100

**A401**

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NO.	DATE	DESCRIPTION/COMMENTS
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1	2021-05-25	ISSUED FOR OPA/ZBA
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**LEGEND**

**NOTES**



**THE WOOLVERTON**  
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.  
Valentine Coleman 2 Inc.

**ELEVATION - EAST**

PROJECT	42051	DRAWN	LS
SCALE	1:100	CHECKED	AB
DATE	05/25/21	PLOTTED	5/25/2021 6:18:39 PM

1 EAST ELEVATION  
A402 1:100

**A402**

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NO.	DATE	DESCRIPTION/COMMENTS
1	2021-05-25	ISSUED FOR OPA/ZBA



**LEGEND**

**NOTES**



**THE WOOLVERTON**  
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.  
Valentine Coleman 2 Inc.

ELEVATION - WEST

1 WEST ELEVATION  
A403 1:100

PROJECT	42051	DRAWN	LS
SCALE	1:100	CHECKED	AB
DATE	05/28/21	PLOTTED	5/28/2021 6:19:06 PM

**A403**

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NO.	DATE	DESCRIPTION/COMMENTS
1	2021-05-25	ISSUED FOR OPA/ZBA

**LEGEND**

**NOTES**



MOUNTAIN ST ELEVATION

PROPERTY LINE

PROPERTY LINE

ELM ST



**THE WOOLVERTON**  
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.  
Valentine Coleman 2 Inc.

**STREETSCAPE ELEVATION - MOUNTAIN STREET**

PROJECT	42051	DRAWN	LS
SCALE		CHECKED	AB
DATE	05/25/21	PLOTTED	5/25/2021 6:19:16 PM

1  
A410 STREETSCAPE ELEVATION - MOUNTAIN STREET

**A410**

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NO.	DATE	DESCRIPTION/COMMENTS
1	2021-05-25	ISSUED FOR OPA/ZBA

**LEGEND**

**NOTES**



ELM STREET ELEVATION



**THE WOOLVERTON**  
 13 MOUNTAIN STREET & 19 ELM STREET

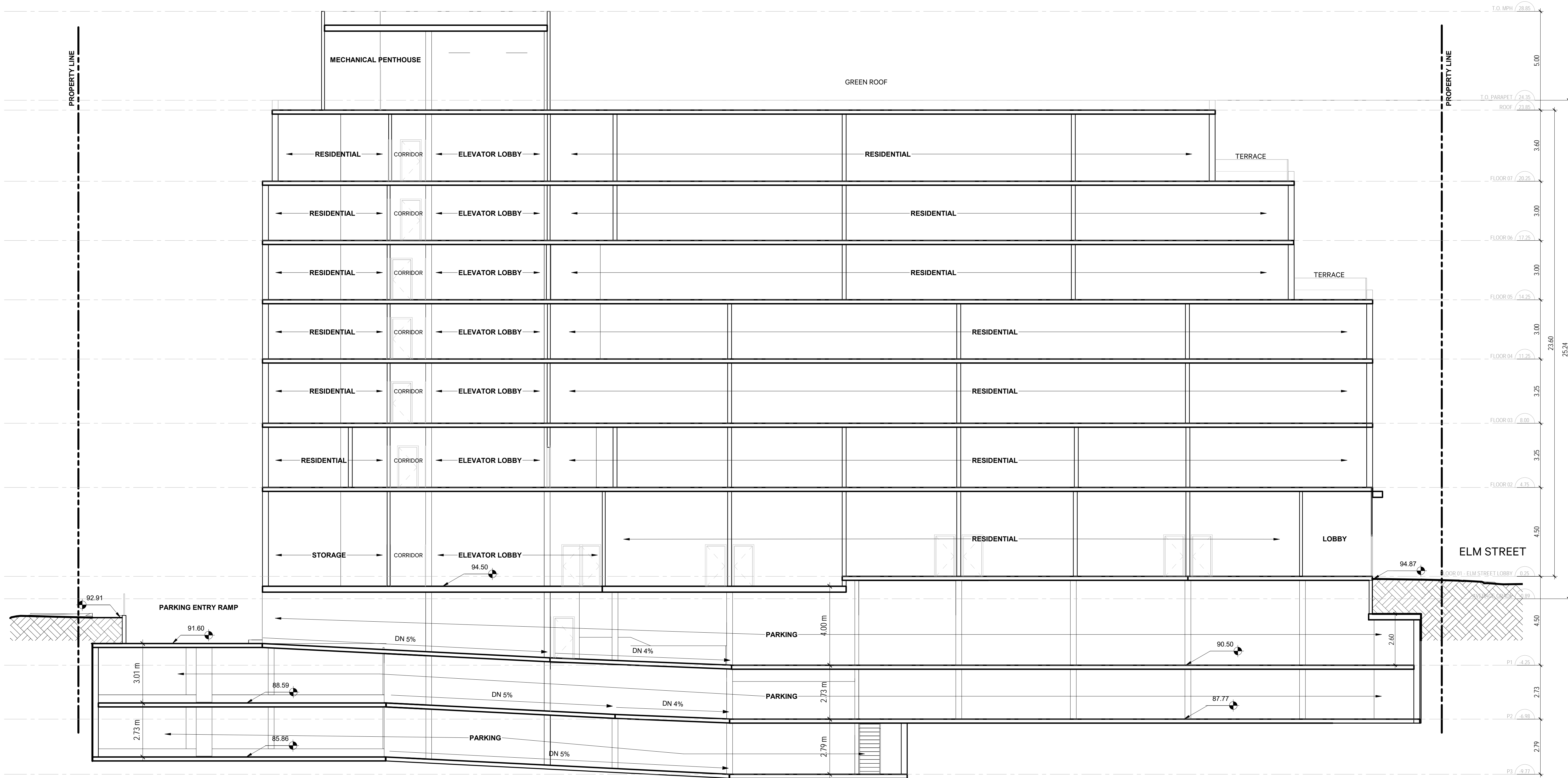
Valentine Coleman 1 Inc.  
 Valentine Coleman 2 Inc.

**STREETSCAPE ELEVATION - ELM STREET**

PROJECT	42051	DRAWN	LS
SCALE		CHECKED	AB
DATE	05/25/21	PLOTTED	5/25/2021 6:19:26 PM

1  
 A411 STREETSCAPE ELEVATION - ELM STREET

**A411**



**LEGEND**

**NOTES**



**THE WOOLVERTON**  
 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.  
 Valentine Coleman 2 Inc.

SECTION - NORTH/SOUTH 1

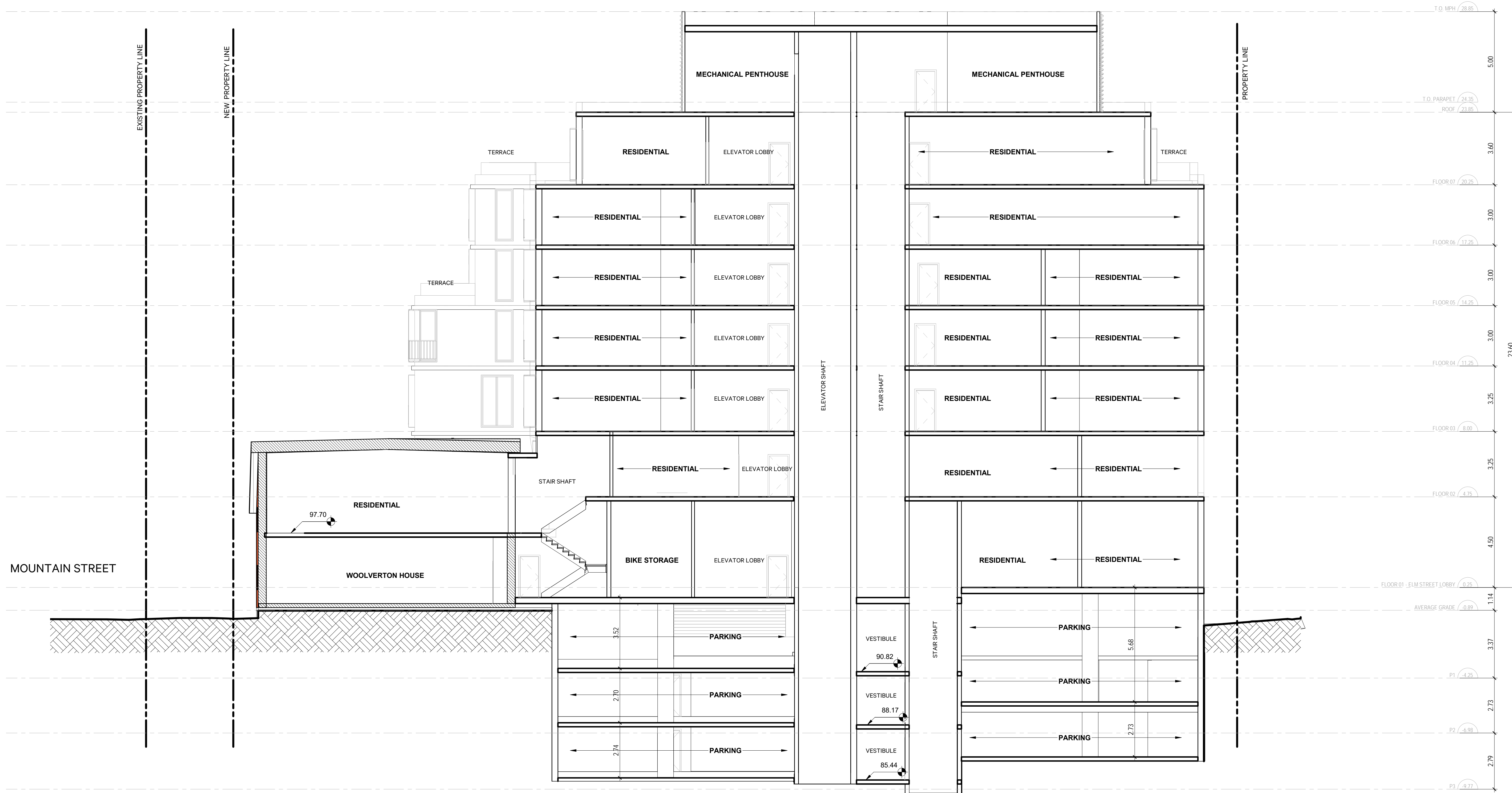
1 SECTION N/S 1  
 A501 1:100

PROJECT	42051	DRAWN	LS
SCALE	1:100	CHECKED	AB
DATE	05/25/21	PLOTTED	5/25/2021 6:19:27 PM

**A501**







**LEGEND**

**NOTES**



**THE WOOLVERTON**  
13 MOUNTAIN STREET & 19 ELM STREET

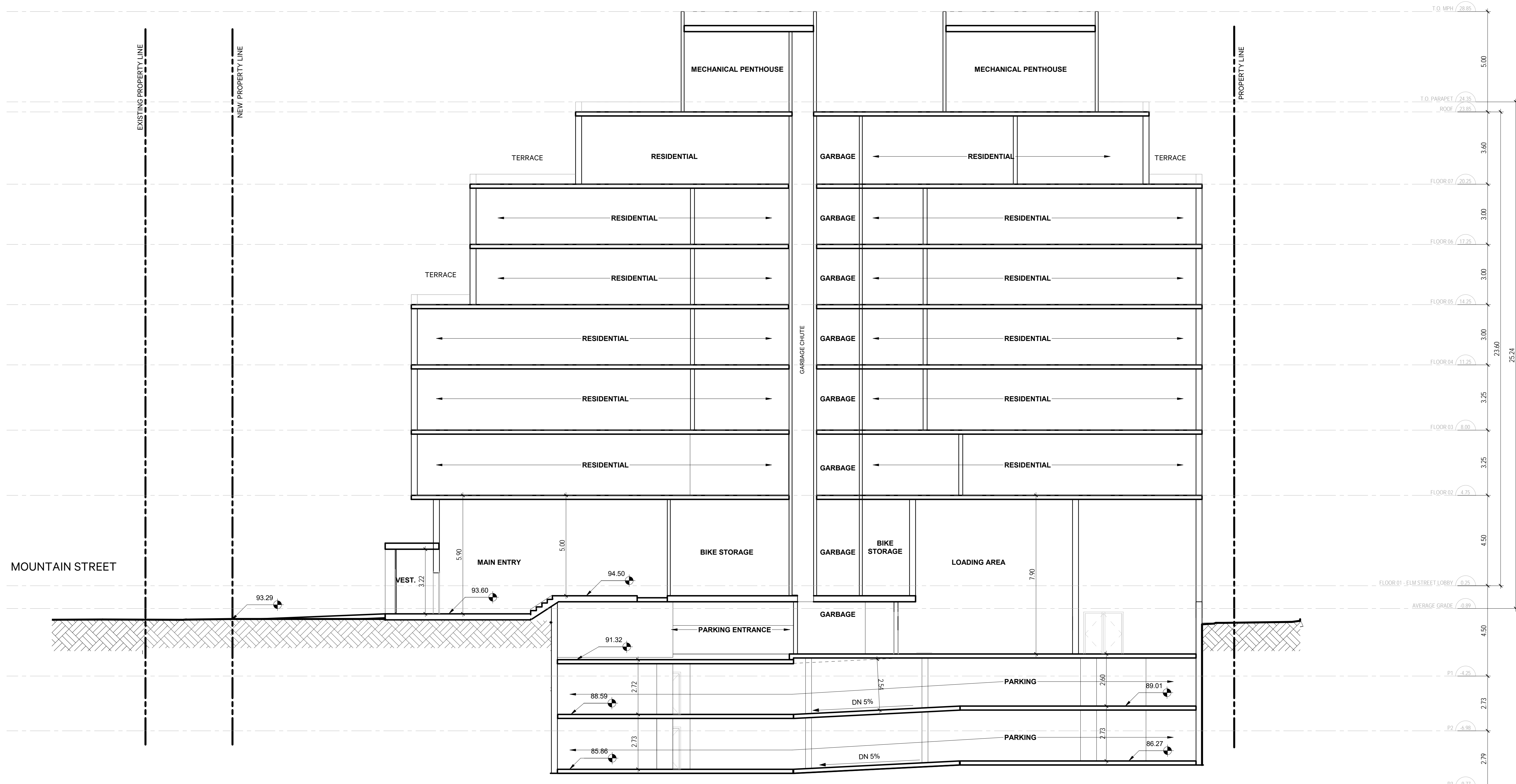
Valentine Coleman 1 Inc.  
Valentine Coleman 2 Inc.

SECTION - EAST/WEST WOOLVERTON

PROJECT	42051	DRAWN	LS
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DATE	05/25/21	PLOTTED	5/25/2021 6:19:38 PM

1 SECTION EW WOOLVERTON  
A503 1:100

**A503**



**LEGEND**

**NOTES**



**THE WOOLVERTON**  
 13 MOUNTAIN STREET & 19 ELM STREET

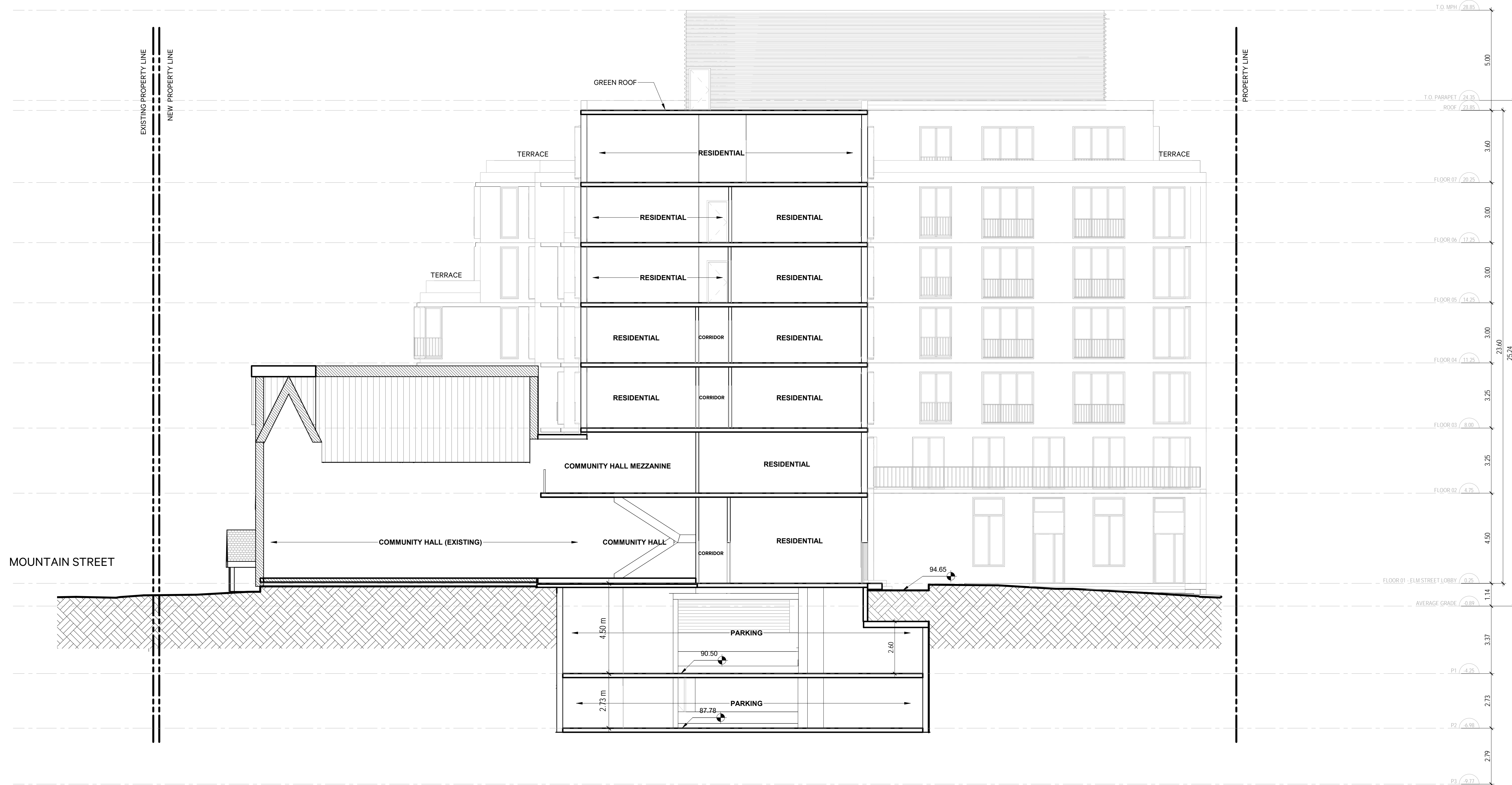
Valentine Coleman 1 Inc.  
 Valentine Coleman 2 Inc.

**SECTION - EAST/WEST MAIN ENTRY**

PROJECT	42051	DRAWN	LS
SCALE	1:100	CHECKED	AB
DATE	05/25/21	PLOTTED	5/25/2021 6:19:39 PM

1 SECTION E/W MAIN ENTRY  
 A504 1 : 100

**A504**



LEGEND

NOTES



**THE WOOLVERTON**  
 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.  
 Valentine Coleman 2 Inc.

SECTION - EAST/WEST COMMUNITY HALL

PROJECT	42051	DRAWN	LS
SCALE	1:100	CHECKED	AB
DATE	05/25/21	PLOTTED	5/25/2021 6:23:49 PM

1 SECTION E/W COMMUNITY HALL  
 A505 1 : 100

**A505**