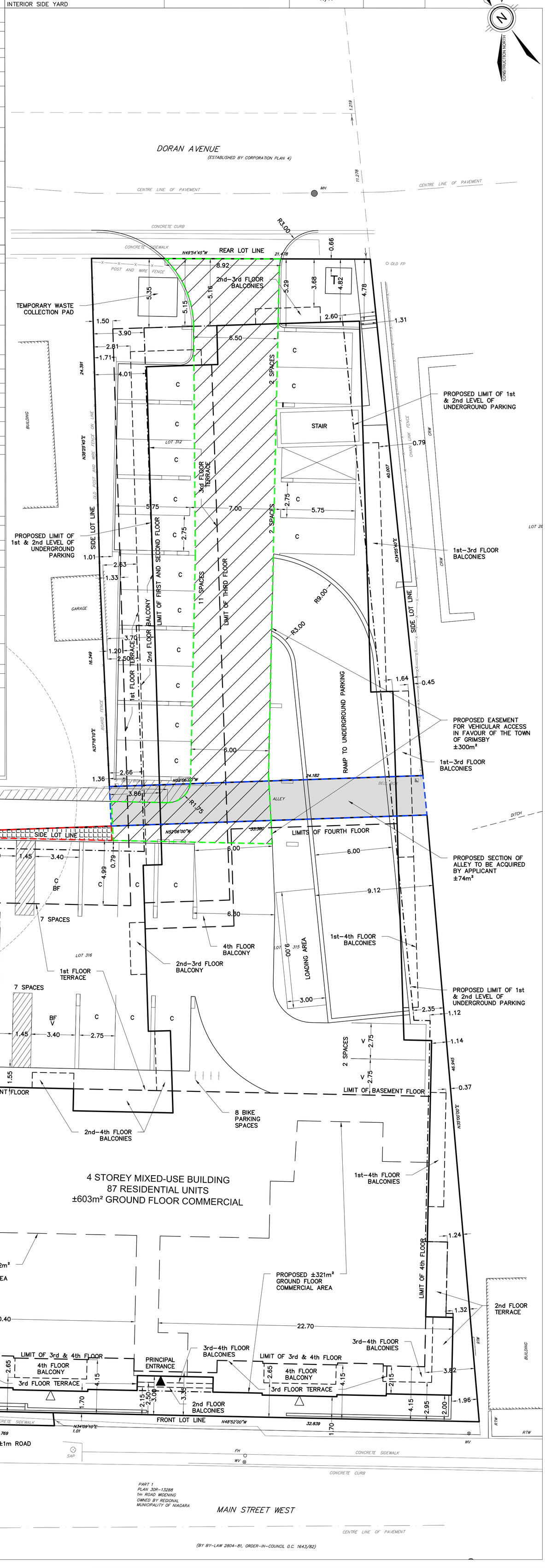
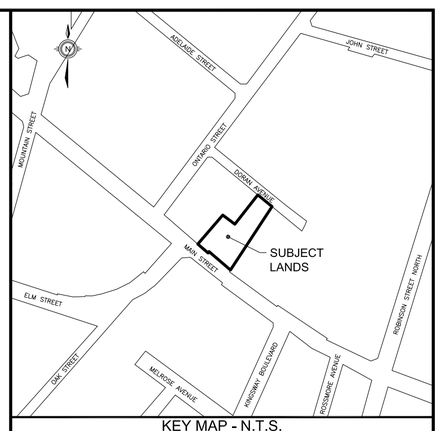
ZONING REVIEW			
DOWNTOWN MAIN–STREET ZONE (DMS)			
8.1 PERMITTED USES	APARTMENT BUILDING RESTAURANT *OFFICE	*PERMITTED ONLY AT OR ABOVE THE SECOND STOREY FACING MAIN STREET	
	REQUIRED	PROPOSED	VARIANCE NEEDED
8.3 REGULATIONS			
MIN. LOT AREA	NR	±3103m²	NO
MAX. LOT COVERAGE	NR	±75%	NO
LOT FRONTAGE	NR	48.52 m	NO
FRONT YARD	MIN. 0.0 m MAX. 3.0 m	MIN. 1.7 m	NO
EXTERIOR SIDE YARD	MIN. 0.0 m MAX. 3.0 m	N/A	NO
INTERIOR SIDE YARD	MIN. 0.0 m MAX. 2.0 m	MIN. 1.1 m MAX. 5.0 m	YES
MIN. REAR YARD	7.5 m	4.7 m	YES
HEIGHT	MIN. 7.5 m (2 STOREYS) MAX. 15 m (4 STOREYS)	16 m (4 STOREYS)	YES
8.3.2 ADDITIONAL PROVISIONS			
FRONT WALL SETBACK ABOVE THE SECOND STOREY	1.0 m	1.0 m	NO
8.3.2.4 ADDITIONAL COMMERCIAL PROVISIONS			
PARKING LOT ABUTTING A STREET	2.5 m LANDSCAPING STRIP BETWEEN PARKING LOT AND STREET LINE	N/A	NO
PRIMARY ENTRANCE DOOR	INCORPORATED INTO FRONT WALL OF ALL BUILDINGS FACING THE FRONT LOT LINE	PROVIDED	NO
NEW BUILDINGS 4,000 m² AND GREATER	MIN. 40% OF SURFACE AREA OF WALL FACING AND LOCATED WITHIN 30.0 m OF FRONT LOT LINE BE COMPRISED OF OPENINGS. ONLY APPLIES TO WALL WITHIN 3.0 m OF FINISHED GRADE.	62%	NO
FRONT WALL OF A BUILDING	OCCUPY A MIN. OF 80% OF THE DISTANCE OF THE FRONT LOT LINE AND SETBACK NO FURTHER THAN 3.0m FROM STREET LINE.	92%	NO
WIDTH OF INDIVIDUAL RETAIL/COMMERCIAL UNIT	MIN. 4.0 m MAX. 8.0 m	MAX. 23 m FOR A RESTAURANT USE	YES
NEW BUILDINGS IN THE DOWNTOWN ZONES	NO PARKING, DRIVEWAYS, DRIVE–THROUGH STACKING LANES, OR LANES TO BE LOCATED BETWEEN BUILDINGS AND STREET	NONE PROPOSED	NO
5.0 PARKING PROVISIONS			
5.1 PARKING SPACE			
APARTMENT BUILDING 87 UNITS	1.25 SPACES FOR EACH DWELLING UNIT PLUS 0.25 VISITOR PARKING SPACES – TOTAL SPACES REQUIRED 131	109 OCCUPANT SPACES 22 VISITOR SPACES 131 TOTAL SPACES	NO
RETAIL STORE MAX. 321m² 20% REDUCTION PER 5.16(c)	1 SPACE PER 28 m² GROSS FLOOR AREA – 10 PARKING SPACES	10 PARKING SPACES	NO
RESTAURANT MAX. 93m² PUBLIC GFA 20% REDUCTION PER 5.16(c)	1 SPACE PER 4.5 m² OF PUBLIC GROSS FLOOR AREA – 17 PARKING SPACES	17 PARKING SPACES	NO
	TOTAL SPACES REQUIRED 158	158 PARKING SPACES	
5.5 SETBACKS			
PARKING SPACE TO STREET LINE OR WITHIN VISIBILITY TRIANGLE	3.0 m	5.2 m	NO
PARKING LOT TO PROPERTY LINE OF ABUTTING RESIDENTIAL ZONE	4.5 m	N/A	NO
5.6 PARKING SPACE SIZE REQUIREMENT	MIN. WIDTH 2.75 m MIN. LENGTH 5.75 m	2.75 m X 5.75 m	NO
MIN. AISLE WIDTH	6.0 m	6.0 m	NO
5.8 PARKING WITHIN YARDS			
DOWNTOWN ZONES	(A) NOT PERMITTED IN FRONT YARD OR BETWEEN BUILDING AND STREET LINE OR BETWEEN BUILDING AND EDGE OF PRIVATE STREET (B) ONLY PERMITTED IN REAR YARD FOR BUILDINGS FRONTING ON TO MAIN STREET (C) NO PARKING SPACE WITHIN 1.5 m OF ANY STREET LINE	(A) PROVIDED (B) PROVIDED (C) 5.2 m	NO
5.11 INGRESS AND EGRESS STANDARDS			
WIDTH OF ENTRANCE/EXIT TO LOT MEASURED ALONG THE STREET LINE	MIN. 7.5 m MAX. 10.5 m	8.9 m	NO
ENTRANCE/EXIT TO SIDE LOT LINE	3.0 m	N/A	NO
ENTRANCE/EXIT TO ANY OTHER ENTRANCE/EXIT	9.0 m	N/A	NO
5.13 ACCESSIBLE PARKING	a) 1 SPACE PER 20 PARKING SPACES REQUIRED = 8 SPACES b) ACCESSIBLE PARKING SPACE SIZE – MIN. WIDTH 4.5 m	1 SPACE PER 31 PARKING SPACES = 6 ACCESSIBLE SPACES MIN. 3.4m X 5.75m PER AODA SIZE STANDARDS	YES
5.15 LOADING REQUIREMENTS GROSS FLOOR AREA OF 2,351–7,500 m²	MIN. REQUIREMENT 1 LOADING SPACE	1 LOADING SPACE PROVIDED	NO
SIZE OF LOADING SPACE	MIN. WIDTH 3.5 m MIN. LENGTH 9.0 m MIN. HEIGHT 4.5m	MIN. WIDTH 3.0m MIN. LENGTH 9.0m MIN. HEIGHT 3.0m	YES NO YES
SETBACK TO LOT LINE	3.0 m	9.1 m	NO
SETBACK TO STREET OR RESIDENTIAL ZONE	15.0 m	N/A	NO
5.18 BICYCLE PARKING	a) WITHIN DOWNTOWN ZONE – PROVIDE DEDICATED BICYCLE PARKING AREA AT RATE OF 7% OF VEHICLE PARKING SPACES REQUIRED – TOTAL 2 BICYCLE SPACES REQUIRED b) APARTMENT BUILDING – PROVIDE RATIO OF 0.3 BICYCLE PARKING SPACES PER UNIT – TOTAL 28 BICYCLE SPACES REQUIRED	a) 8 SPACES b) 36 SPACES	NO

ZONING REVIEW CONTINUED			
	REQUIRED	PROPOSED	VARIANCE NEEDED
4.0 GENERAL PROVISIONS			
4.9 PERMITTED YARD ENCROACHMENTS			
PROJECTION OF SILLS, CORNICES, OR PILASTERS INTO ANY REQUIRED YARD	0.5 m	0.5 m	NO
PROJECTION OF EAVES OR GUTTERS INTO ANY REQUIRED SIDE YARD	0.5 m	0.5 m	NO
PROJECTION OF BALCONIES, CANOPIES, OR ENCLOSED PORCHES INTO ANY REQUIRED FRONT YARD, EXTERIOR SIDE YARD OR REAR YARD	1.5 m OR $\frac{1}{2}$ THE DISTANCE OF THE REQUIRED YARD	N/A	NO
FIRE ESCAPE PROJECTING INTO ANY REQUIRED SIDE OR REAR YARD	1.5 m	N/A	NO
ACCESSIBILITY RAMP AND STAIRS INTO ANY YARD	1.5 m	N/A	NO
AIR CONDITIONING UNITS TO REAR YARD AND INTERIOR SIDE YARD	0.6 m	N/A	NO





KEY MAP - N.T.S.

LEGEND

NOT FOR CONSTRUCTION

SOURCE:
TOPOGRAPHICAL AND BOUNDARY SURVEY INFORMATION OBTAINED FROM A.T. McLAREN LIMITED, DWG. No. 35301-T, DATED AUGUST 25, 2017

BUILDING LAYOUT PROVIDED BY KNYMH ARCHITECTS INC.

BENCHMARK
MONUMENT 0011963U3506
GRIMSBY PARK SCHOOL No. 215 ON NORTH SIDE OF HIGHWAY No. 8, 2.4km EAST OF POST OFFICE, TABLET IN SOUTH OR FRONT STONE FOUNDATION WALL, IN FIRST COURSE OF STONE ABOVE SIDEWALK, 1.57m WEST IF SOUTHEAST CORNER, 74cm FROM BASEMENT WINDOW, 1.63m BELOW RED BRICK SIDING, 42cm ABOVE SIDEWALK.
ELEVATIONS: 97.088 metres

SCALE
2 1 0 2 4 6
1:150 (m)

DESIGN BY: KNY ARCHITECTS
DRAWN BY: J.MARCUS
CHECKED BY: J.ARIENS
DATE: 2017-11-12

#	DATE	BY	DESCRIPTION
6	2020–09–25	JM	REVISED PER SETTLEMENT DISCUSSION
5	2020/08/20	JM	REVISED PER SETTLEMENT DISCUSSION
4	2020/06/11	JM	REVISED PER SETTLEMENT DISCUSSION
3	2020/04/13	JM	REVISED PER SETTLEMENT DISCUSSION
2	2020/03/25	JM	REVISED PER SETTLEMENT DISCUSSION
1	2018/05/04	JM	AMENDED ZBA SUBMISSION 4 STOREY HEIGHT
0	2017/11/28	JM	FIRST OPA/ZBA SUBMISSION

DRAWING ISSUE RECORD

APPROVALS

IBI GROUP
200 East Wing-360 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 546 1010 fax 905 546 1011
ibigroup.com

TOWN OF GRIMSBY
21 & 23 MAIN STREET AND 6 DORAN AVENUE

CENTURY CONDOS

PRELIMINARY SITE PLAN FOR ZONING AMENDMENT

FILE NUMBER: 109981
SHEET NUMBER: SP1

FILE:J:\109981_Main_Doran\5.9 Drawings\59pln\current\109981SP.dwg LAYOUT:36x24
LAST SAVED BY:Jared.marcus, Friday, September 25, 2020 2:06:43 PM PLOTTED BY:Jared Marcus Friday, September 25, 2020 2:13:36 PM