

May 14, 2018

PRESS RELEASE

Century Condos – Designed by Accord

As a result of significant public interest at the developer initiated open house and the Towns open house, the Homes by DeSantis development team has reimagined the Century Condos Project to satisfy the four storey Official Plan height. Attached to this press release is a revised architectural rendering of the front elevation. This elevation was carefully crafted, considering public feedback relating to the importance of maintaining the heritage aesthetic already demonstrated in the historic downtown core. Design cues were taken from existing downtown heritage properties. Enhanced architectural details such as cornice mouldings and camber top curved windows, along with authentic style stone and wrought iron elements have been incorporated into the new elevation.

To maintain a similar density from what was originally proposed the building has now been spread across the Northern portion of the property, as the plan no longer proposes to extend the public alleyway through to Doran Avenue. The development consists of 92 condominium residences, a complementary blend of 1 bedroom, 1 + Den and 2 Bedroom Loft designs. As there is no density guidance in the Official Plan the building is regulated by its height and urban design guidelines. The development maintains spacious commercial units along the Main Street frontage at ground level, one of which is intended to be a restaurant. A partial second floor of underground parking has also been added to increase the total amount of parking spaces to be provided and to comply with the current Municipal residential zoning standards to assuage the concerns raised regarding appropriate parking for the building.

Mr. Gabriel DeSantis wishes to thank all members of the public who came to the various meetings and who provided their comments on this project. The Century Condos project has been created to embody the heritage that is so prevalent in the downtown core, all the while representing the progress of a town poised for significant growth. We are confident that we now have a “*Made-in-Grimsby*” solution and a project that will be welcomed by the community as Grimsby heads towards its second century.

Yours Truly,

John Ariens, MCIP, RPP

Planning Lead, IBI Group