TOWN OF GRIMSBY

Terms of Reference

3D Model

PURPOSE/DESCRIPTION

A 3D Model is a digital three-dimensional building, massing, and site model of a proposed development. A 3D Model is required for illustrating and reviewing the proposal in its existing and planned context.

The model in context is intended to be used for the following purposes:

- Review of the application
- Staff Report illustration

RATIONALE

A 3D Model allows staff to better evaluate the physical impacts of the proposed development in the surrounding area. Through receipt of a 3D Model, staff are better able to visually contrast the physical characteristics of the proposed development, such as the building scale, massing, wall planes, skyline, shadows cast, and site functionality, with neighbouring structures and features. 3D Models assist staff in evaluating development proposals against Policy 3.5.6.5 of the *Town of Grimsby Official Plan (2012):*

> All development and redevelopment shall respect the character of existing development, with the exception of the existing suburban style plaza developments, through compatible and complementary building massing (i.e. building height and scale), building design principles, landscaping, and streetscape elements. New buildings shall be designed at a height and scale, which is compatible with the surrounding area. Specific consideration shall be given to massing options that establish an appropriate relationship to the surrounding built form.

A 3D Model can also be an effective tool for use in staff reports and public engagement events, among other things.

A 3D MODEL MAY BE REQUIRED FOR:

As part of a development application for buildings with 4 storeys or more, where it is required by the Official Plan, or where required by Town Staff for the following application types:

- Official Plan Amendment
- Zoning By-law Amendment
- Site Plan Approval
- Cultural Heritage Impact Assessment

TOWN OF GRIMSBY

QUALIFIED PERSONS

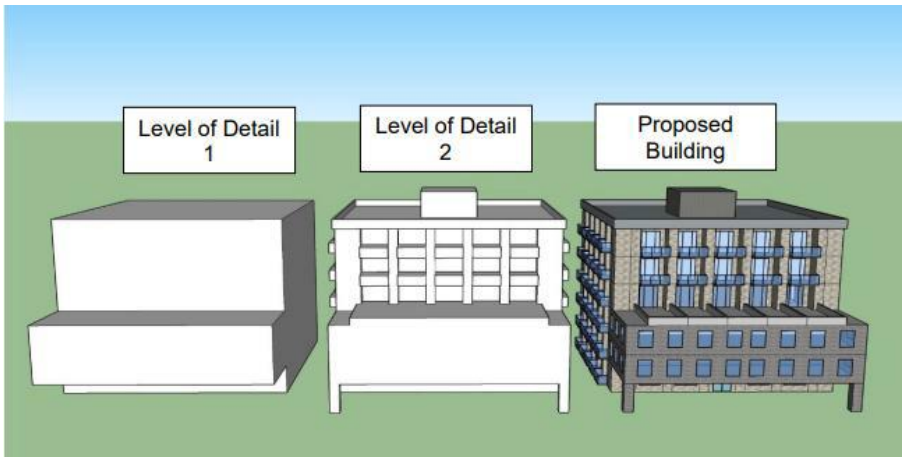
The 3-D computer model, perspective drawings and renderings should be prepared by an architect, architectural technician, architectural technologist, urban designer, or planning technician in conjunction with a registered architect or a Registered Professional Planner (RPP).

CONTENT

A 3D Model must be completed in SketchUp, or in a file format easily importable to SketchUp such as 3D Studio, Collada, DEM, or AutoCAD. Where a different file format is utilised, the applicant is responsible to ensure the file contains can be easily importable to SketchUp and is made with software compatible entities. Units must be in metric (metres).

Required Elements

3D Model submissions to the Town of Grimsby use the "Level of Detail" framework adopted by other municipalities in the province. 3D Model submissions are required to meet either Level of Detail 1 or 2. The appropriate Level of Detail for your submission can be determined through conversation with Town staff. See the following illustration for a visual representation of Levels of Detail.



A Model submitted at Level of Detail 1 must:

Indicate the massing of the building and the location and details of any required zoning or policy amendments.

Level of Detail 1 includes:

- Only exterior walls and roof
- No roof parapet
- No mechanical penthouse

Your model should have the following elements:

- Property lines with dimensions
- Minimum setbacks with dimensions
- Labelled names of adjacent streets
- Building/massing, limited only to the envelope/external structure(s)

A Model submitted at Level of Detail 2 should include:

- Exterior walls and roof
- Roof parapet
- Mechanical penthouse
- Balconies extruded to height of railing

Your model should have the following elements:

- Property lines with dimensions
- Minimum setbacks with dimensions
- Labelled names of adjacent streets
- The building/massing, limited only to the envelope/external structure(s)
- The location of entrances/exits, and an outline of below-grade parking (where applicable)
- Site landscaping layout and elements and amenity areas, indicating softscape or hardscape
- Curbs and surface parking
- Public realm features
- Loading areas/docks
- Buildings on adjacent properties modelled at Level of Detail 1
- The location of any fences
- The location of any trees which are not intended to be removed and have a Diameter at Breast Height (DBH) of 75 centimetres or greater

Do NOT add extra detail to your model submission beyond what is identified by staff. Staff may request the inclusion of specific features or details at any point throughout the application process.

Specifications

Your model must adhere to the following specifications:

- All faces must be directed outwards (i.e. outward facing normal). This may be checked in SketchUp by turning on the monochrome face style
- There must be no hatching or textures
- All polygons must be closed
- Ensure your model is of a reasonable file size
- Do NOT encrypt your model with password protection

You are encouraged to include static views of your model in supporting application documents for illustrative purposes.