

## Want dough, sign on bottom line

### Our Team:

Publisher Mike Williscraft  
mike@wn3.ca  
289 442 4244

General Manager Catherine Bratton  
Inside Sales Manager Sheryl Hutton  
Sales Consultant Erica Huisman, Rose Bayer  
Graphics Donna Wisnoski

NewsNow is owned & operated by 1602207 Ontario Ltd.

### Office Locations

Grimsby Office  
49 Main St. W.,  
Grimsby, ON, L3M 1R3  
Ph: 289 235 9500

Beamsville Office  
P.O. Box 614  
Beamsville, ON, L0R 1B0  
Ph: 289 235 7848

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### Work in progress

West Lincoln Community Care's thrift store has been a work in progress for months. What started as five churches banding together in 1984, growing to 12, and culminating in the launch of WLCC, the organization opened a retail arm in 1990. Now, with the support of its largest benefactor, Stanpac, WLCC is about to open a 5,000 sq/ft. outlet for furniture and a variety of goods.

### Mark your calendars

A couple of quick points on some organizations worthy of some time and attention: Big Brothers Big Sisters and Grimsby Kinsmen Club.

BBBS has been on a rollercoaster in recent years - ever-expanding caseloads and diminishing resources. March 3 is the organization's major fundraiser, the Bowl for Kids Sake, sponsored by Tim Hortons.

The goal this year is 40 teams of 4-6 bowlers at \$50 per bowler. The event will be held at Pla-Mor Lanes in Port Dalhousie from 1-5 p.m. Call BBBS at 905-945-9353 to register.

The Kinsmen are ready to tee up their 23rd annual Greater Grimsby Mini-Putt set for Sunday, March 11. As this event has sold out for many years, it is important to note two things: 1) registrations will be accepted starting next Thursday, Feb. 15, and; 2) the entry fee is now \$300 per foursome. No positions can be held, only when payment is received is a reservation complete. Drop into NewsNow's office to complete a form and make payment, or call organizer Bruce Bond (905-945-3948) to arrange pick-up. M.W.

There isn't an easy way to make a buck out there, or everyone would be doing it.

Many think developers not only build strip malls, subdivisions and condos, but also build their own press to print dollar bills.

Having sat through countless meetings over the years in municipalities large and small, the red tape and detail they wade through is tremendous. Honestly, it chokes some of them to death if they have not planned their timing or have sufficient cash flow to carry a proposal through to fruition.

So when I see a design for a downtown Grimsby site with an eight-storey offering rolling out, I really can't blame the developer.

Town of Grimsby has fostered a reputation as a municipality where not only do things get built quickly, but usually over provincial spec requirements. It's not called the home of "Bob The Builder" for nothing.

Logically, there is no way an eight-storey condo gets built in the middle of Grimsby. Sadly, time and time again, logic has had precious little to do with how council has conducted itself.

Simply, when you look at the scope of the project, before you get into the number of units, number of parking spots, how traffic may be mitigated onto Main Street, the sheer dominance of such a huge structure in the core wouldn't damage Grimsby's historical streetscape, it would obliterate it.

It's that simple.

Four is the limit on the north side of the street and that would be lots.

But what would seem logical, and get called into question, is established four-storey standard.

When you have a consul-



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tant declaring the proposed eight storeys would "Indirectly adversely impact heritage attributes of surrounding heritage properties, **but to a minor extent.**"

And that last bit was bolded in the report, I have not enhanced it for effect.

Whether it be for heritage, geography, social or visual it would be confounding to think eight storeys anywhere in the core would have anything other than a major effect.

It would be all anyone would see or notice, so how could that effect be deemed minor in nature?

I did a quick check with Adam Mottershead, whom I got to know when he was part of the Ontario Municipal Board appeal for one of the many condos being built out at Winston Road.

"This development will be the first stake in the heart of the downtown we know. The relative scale between the surrounding buildings and this 8 storey proposal, which is double what the Official Plan calls for, will create a disharmonious looking streetscape," he said.

"Although the architectural controls will attempt to control the visual impact, you are still left with an 8 storey building surrounded by predominantly 2 storey structures. This may spur "development creep" whereby neighbouring properties are then incentivized, or as a result of negative impacts forced, to sell for redevelopment."

I can't argue with that.

A big part of the reason people who saw the sketch this week recoiled with concern is the development in the Winston Road area. On that I will say I wish Grimsby had gone up instead of out 20 years ago. It would have been better planned and we would have a lot more greenspace now.

Going up is happening now mainly due to Greenbelt. No matter what is causing that pressure, we are where we are. The speed and scale of all these projects have people talking the rumour mill is going nuts. Maybe... maybe 15 per cent of what you hear is true. I've heard some beauties.

This project is not rumour. It's right in front of you.

If you think it is great, or if you have concerns, the developer is hosting an open house at the Carnegie Building Thursday, March 1. Doors open at 6:30 with a presentation getting underway at 7 p.m.

All I will say at this point is, high density residential in the core is a good thing and that is why the height limit is set at four storeys; the density is there and historical integrity can be preserved.