



TOWN OF GRIMSBY PLANNING & DEVELOPMENT

Date: March 7, 2018

File Numbers: 26Z-16-1710
26OP-16-1703

You are invited to a Public Open House

An application has been received by the Town of Grimsby for an **Official Plan** and **Zoning Amendment** for the lands known as 6 Doran and 21-23 Main Street East, Grimsby.

THE PURPOSE AND EFFECT OF THE SITE SPECIFIC OFFICIAL PLAN AMENDMENT APPLICATION is to change the height provision in the Downtown Main Street designation from a maximum of 4 storeys to a maximum of 8 storeys, for the subject lands.

THE PURPOSE AND EFFECT OF THE SITE SPECIFIC ZONING AMENDMENT APPLICATION is to change the zoning of the lands known as 6 Doran and 21-23 Main Street East from a Downtown Main Street (DMS) Zone to a Site Specific Downtown Main Street (DMS) Zone with modified performance standards for setbacks and maximum height to permit the proposed development.

THE PROPOSED DEVELOPMENT consists of an 8 storey mixed-use building with 86 residential units (1 and 2 bedroom) distributed among the top 7 storeys. In addition, 4 commercial units with a total of 515 square metres of GFA on the first floor, fronting onto Main Street East is proposed. One of the commercial units (208 square metres) is to be designated for restaurant/dining use with the remaining three to be service commercial uses.

Vehicular access is proposed via Doran Avenue, and the municipal laneway that extends to the site from Ontario Street. A total of 98 parking spaces for residential use, 9 for service commercial and 17 for restaurant/dining use are proposed on site. On parking level 1 (at grade) there are 36 outdoor spaces, and 23 indoor spaces. On parking level 2 (below grade) there are 65 underground spaces.

THE PLAN on the reverse side of this notice shows the location of the affected lands; the preliminary development plan; and an architectural rendering of the proposed building.

The Town of Grimsby will be hosting a Public Open House to:

- Explain the proposal;
- Describe the town's relevant planning policies and regulations;
- Answer questions and hear any comments from the public; and
- Explain the planning process to follow.

The meeting will be held as follows:

PLACE:	Town Hall, 160 Livingston Avenue, Grimsby
DATE:	March 27, 2018
TIME:	7:00 p.m.

If you wish to be notified of the decision of The Town of Grimsby on the proposed official plan or zoning by-law amendment, you must make a written request to the Town of Grimsby at the address below. Additional information regarding the application, including information about preserving your appeal rights, is available at the Town Hall during normal business hours (8:30 to 4:30) or you may contact:

Town of Grimsby, Planning Department,
P.O. Box 159, 160 Livingston Avenue,
Grimsby, Ontario. L3M 4G3
Telephone: (905) 945-9634, Fax: (905) 945-5010

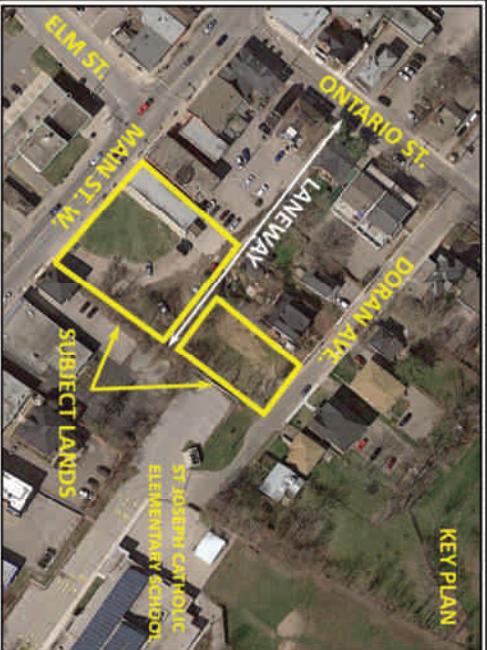
At a subsequent meeting and following a staff review of the application, a formal Public Meeting will be held.

Michael Seaman MCIP, RPP,
Director of Planning

The Town of Grimsby requests that this notice be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

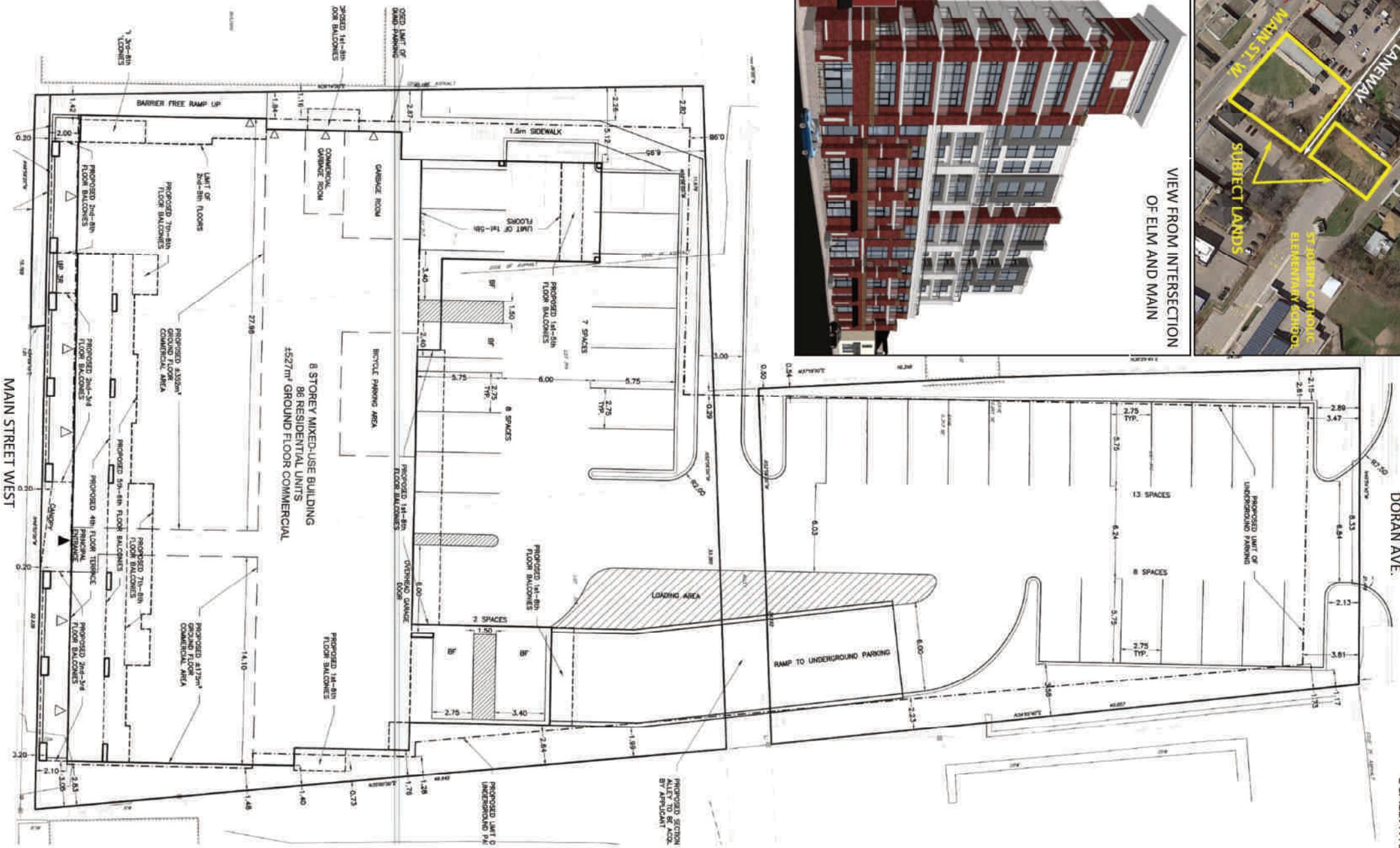
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Grimsby before the proposed official plan amendment is adopted or the proposed zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision of the Town of Grimsby to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Grimsby before the proposed the proposed official plan amendment is adopted or the proposed zoning by-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.



PRELIMINARY SITE PLAN

SCALE: NTS



MAIN STREET WEST

DORAN AVE.

8 STOREY MIXED-USE BUILDING
 88 RESIDENTIAL UNITS
 4527m² GROUND FLOOR COMMERCIAL