



## TOWN OF GRIMSBY PLANNING & DEVELOPMENT

Date: February 27, 2018

File Numbers: 26Z-16-1801  
26OP-16-1801

# 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 4 Windward Drive.

**THE PURPOSE AND EFFECT OF THE SITE SPECIFIC OFFICIAL PLAN AMENDMENT APPLICATION** is to change the height provision in the Mixed Use High Density designation in the Winston Neighbourhood Secondary Plan from a maximum of 12 storeys to a maximum of 22 storeys, for the subject lands.

**THE PURPOSE AND EFFECT OF THE REZONING APPLICATION** is to change the zoning of the lands known as 4 Windward Drive from a Neighbourhood Development (ND) Zone to a Site Specific Mixed Use High Density (MHD) Zone with modified performance standards to permit the proposed development.

**THE PROPOSED DEVELOPMENT** consists of a mixed-use building comprised of 206 units and 3,159 square metres of amenity space. The total GFA proposed is 22,489 square metres, and the existing Casablanca hotel is 6,511 square metres resulting in an overall GFA of 29,000 square metres and a floor space index of 2.76 times the area of the lot. The existing hotel will remain on the site.

The proposed building form consists of two towers on a 5 storey podium. The north tower is proposed to be 22 storeys and the south tower is proposed at 19 storeys including the 5 storey podium. A total of 496 parking spaces are to be provided on-site.

**THE PLAN** attached to this notice shows the location of the affected lands and the proposed development plan.

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:

<b>PLACE:</b>	<b>Town Hall, 160 Livingston Avenue, Grimsby</b>
<b>DATE:</b>	<b>March 20, 2018</b>
<b>TIME:</b>	<b>7:00 p.m.</b>

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.*

