



TOWN OF GRIMSBY PLANNING & DEVELOPMENT

Date: September 19, 2018

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

You are invited to a Public Meeting

The Town of Grimsby has received applications for Official Plan and Zoning Amendments for the lands known as **6 DORAN AVENUE AND 21-23 MAIN STREET EAST, GRIMSBY.**

THE PURPOSE AND EFFECT OF THE SITE SPECIFIC ZONING AND OFFICIAL PLAN AMENDMENT APPLICATIONS are 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, parking and maximum height to permit the proposed development.

THE PROPOSED DEVELOPMENT consists of a 4 storey mixed-use building with 92 residential units (1 and 2 bedroom). In addition, 2 commercial units with a total of 463 square metres GFA on the ground floor fronting onto Main Street East is proposed.

Vehicular access is proposed via Doran Avenue. A total of 155 parking spaces is proposed within three levels of in-building parking: 138 spaces for residential use, 9 spaces for service commercial use, and 8 spaces for restaurant/dining use.

The original proposal incorporated a municipal laneway which extends from Ontario Street and traverses the subject property, ending at the easterly lot line. The laneway was to be incorporated through the ground floor of the parking garage and provide a new connection to Doran Avenue. The revised plan no longer proposes to extend the laneway connection through to Doran Avenue. The laneway is now proposed to terminate at the westerly portion (rather than the easterly portion) of the subject property. The decision to terminate the municipal laneway at this location will be at the discretion of the Town of Grimsby.

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

THE PUBLIC MEETING IS SCHEDULED AS FOLLOWS:

DATE:	Tuesday October 9, 2018
TIME:	7:00 P.M.
LOCATION:	Town Hall, 160 Livingston Avenue

Any person may attend the meeting and/or provide written or verbal representation on the above proposal(s). **We ask that any written comments be provided by MONDAY, OCTOBER 1, 2018** to the address included below so that they may be incorporated into the staff report, however, written comments may be made any time prior to the meeting. Please be sure to clarify which file your comments apply to.

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

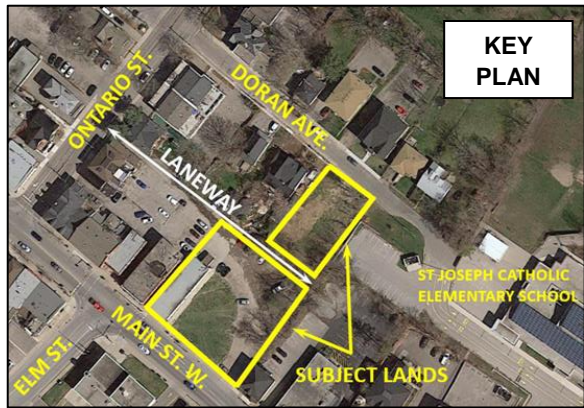
A report with staff recommendations regarding the application will be available at Town Hall and on our website at www.grimsby.ca on October 7th, 2018 after 3:00 p.m.

If you wish to be notified of the decision of the Town of Grimsby on the proposed Official Plan and/or Zoning By-law Amendment, you must make a written request to the Director of Planning at the address above.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Grimsby to the Local Planning Appeal Tribunal but the 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 and Zoning Amendment is adopted, the person or public body is not entitled to appeal the decision.

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 and Zoning By-law amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

The Town of Grimsby requests that this notice be posted by the owner of any land that contains 7 or more residential units in a location that is visible to all of the residents.



KEY PLAN

PRELIMINARY SITE PLAN

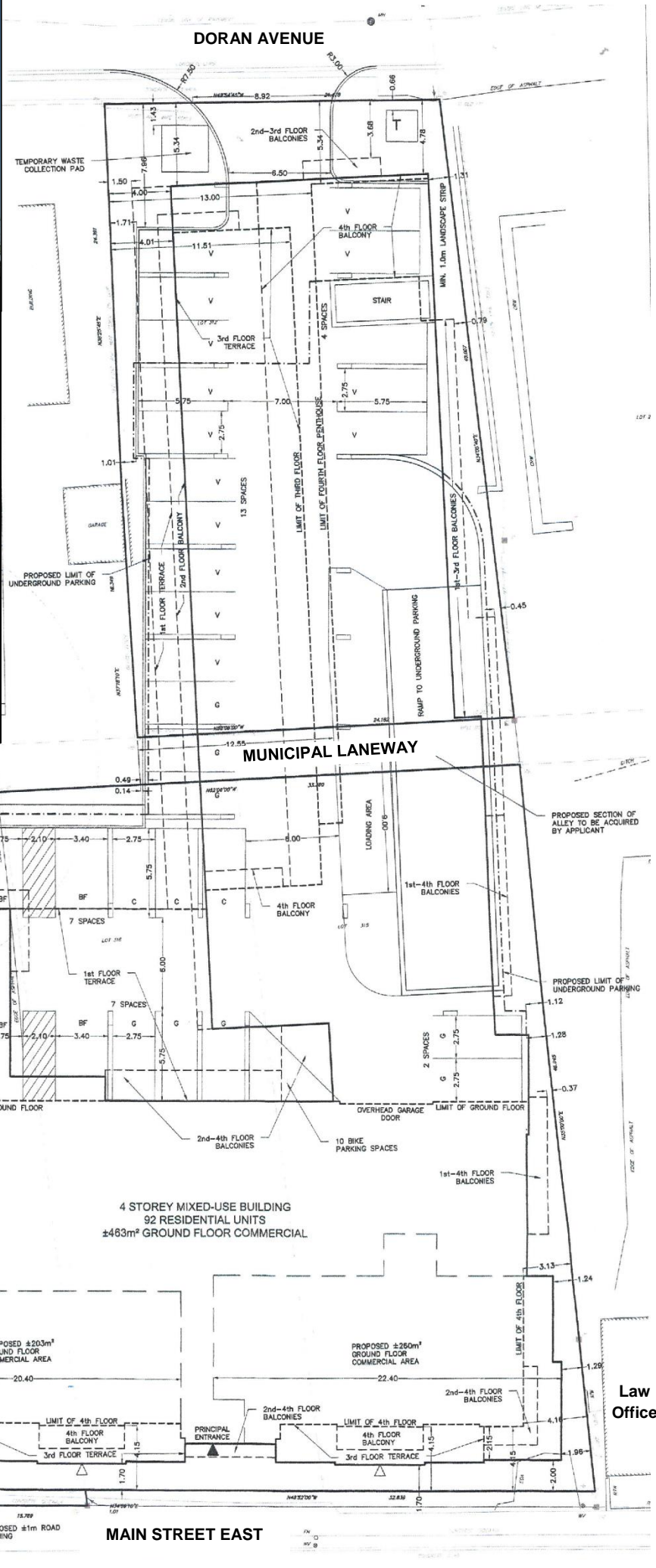
SITE STATISTICS			
Residential Units	92	Parking	
Commercial Gross Floor Area	463 square metres	Total	155 spaces (164 spaces required)
Building Height	16 metres (15 metres permitted in Zoning By-law)	Residential	138 spaces (138 spaces required)
		Service Commercial	9 spaces (9 spaces required)



VIEW FROM INTERSECTION AT MAIN AND ELM



VIEW FROM DORAN



Existing Restaurant

Law Office

MAIN STREET EAST