



TOWN OF GRIMSBY PLANNING AND DEVELOPMENT

January 23, 2019

File Numbers: 26OP-16-1805; 26Z-16-1803; 26T-16-1801

You are invited to a Public Open House

Applications have been received by the Town of Grimsby for an Official Plan Amendment, a Zoning By-law Amendment, and Draft Plan of Subdivision for lands known as **362 & 398 North Service Road, Grimsby**.

The proposed development consists of:

- 6 mixed-use apartment buildings comprised of a total of 1247 residential units, and 5,334 square metres of employment space on the ground floor fronting North Service Road. These buildings are proposed to have the following heights: 18, 22, 12, 12, 10, and 14 storeys.
- 38, 2.5 storey townhouse units, and 10, 3 storey back-to-back townhouse units; and,
- Approximately 1.4 hectares of parkland area that is proposed to be dedicated to the Town for continuation of the west-end waterfront trail.

A total of 1845 parking spaces are proposed on-site: 96 spaces for the townhouse units; 1559 spaces for the residential apartment units, and 190 spaces for the employment uses.

The plan on the reverse side of this notice shows the location of the affected lands and the proposed development plan.

The purpose and effect of the proposed official plan amendment is to modify the existing Mixed Use High Density designation on the subject lands to allow for a maximum building height of 22 storeys.

The purpose and effect of the proposed zoning by-law amendment is to change the zoning of the subject lands from a Neighbourhood Development (ND) and Private Open Space (O1) zone to a Mixed Use High Density (MHD) and Public Open Space (O2) zone, with modified performance standards for setbacks and maximum height to permit the proposed development.

The purpose and effect of the proposed draft plan of subdivision is to create 8 blocks and a public road.

The Town of Grimsby will be hosting a public open house to explain the proposed development. An open house meeting is typically held shortly after the Town receives a development application, at the beginning of the review process. Town Staff have not reviewed the application yet, and are still awaiting comments and analysis from other departments and agencies, as well as comments from the public.

Therefore, no decisions have been made about the proposed development yet.

The purpose of an open house meeting is for Town staff and the applicant 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 open house meeting will be held as follows:

DATE: February 12, 2019
TIME: 6:00 P.M.
LOCATION: Town Hall, 160 Livingston Avenue

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
Email: planning@grimsby.ca

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

The proposed development is eligible for community benefit contributions under Section 9.4 of the Town's Official Plan, and Section 37 of the Planning Act. The Town will be forming a **working group** to determine what benefits are needed by the local community. **Those interested in volunteering for this working group should contact planning@grimsby.ca for more information.**

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Grimsby in respect of the proposed official plan and zoning by-law amendment and draft plan of subdivision before the approval authority gives or refuses to give approval to the official plan and zoning by-law amendment and draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Town of Grimsby to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Grimsby in respect of the proposed official plan and zoning by-law amendment and draft plan of subdivision before the approval authority gives or refuses to give approval to the proposed official plan and zoning by-law amendment and draft plan of subdivision, 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 do so.

