



**TOWN OF GRIMSBY
PLANNING DEPARTMENT**

File Number: 26OP-16-1902 & 26Z-16-1906
Date Mailed: March 3, 2020

You are invited to a Public Open House

Applications have been received by the Town of Grimsby for an Official Plan Amendment and Zoning By-law Amendment, for the lands known as **4 Windward Drive**.

The proposed development:

- Phase 1 will consist of the construction of a new 19 storey apartment building with 212 dwelling units, ground floor retail/restaurant commercial space, and a new hotel with conference and banquet facilities on the footprint of the existing surface parking lot on the subject lands.
- Phase 2 will involve the demolition of the existing hotel, and the construction of a new 12 storey apartment building with 208 dwelling units and ground floor retail commercial space.
- An approximately 1,500 square metre outdoor park area is proposed to be located immediately adjacent to Winston Road in front of the building that comprises Phase 2.
- A total of 909 parking spaces will be contained within three levels of underground parking.

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

The purpose and effect of the proposed official plan amendment is to permit an increase in height from 12 storeys to 19 storeys, and an increase in maximum permitted density from 3 times the lot area to 4.73 times the lot area.

The purpose and effect of the proposed zoning by-law amendment is to change the current zoning from ND Neighbourhood Development to Mixed Use High Density with modified performance standards to parking, minimum front yard, minimum exterior side yard, minimum rear yard and maximum building height to allow the proposed development.

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

The purpose of the open house meeting is for Town Staff and the applicant to: inform you about the proposed development; inform you about planning process to follow; answer your questions; and hear your comments.

The open house meeting will be held as follows:

**Date: March 24, 2020
Time: 6:00 p.m.
Location: Town Hall, 160 Livingston Avenue**

This meeting will also be livestreamed and recorded for later viewing at
<https://www.grimsby.ca/councilstream/>

Additional information regarding the applications, including information about appeal rights, is available on the Town's website at www.grimsby.ca/currentplanningapplications, at 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.

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 before the approval authority gives or refuses to give approval to the official plan and zoning by-law amendment, 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 before the approval authority gives or refuses to give approval to the proposed official plan and zoning by-law amendment, 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.

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.

NORTH SERVICE ROAD

