

Public Meeting

**Northeast Corner of Slessor Blvd
at Livingston Avenue**

Zoning Amendment Application

October 29, 2019

Meeting Agenda

- Staff presentation
- Applicant presentation
- Comments from the public and members of the Planning & Development Committee

Purpose of Tonight's Meeting

Statutory Public Meeting:

- Required to be held under the Planning Act for all applications to amend the Zoning By-law
- Verbal comments received tonight will become part of the application record
- Members of the public who make verbal comments at this meeting will have rights to appeal the ZBA under the Planning Act

Why Do Plans Change?

In general:

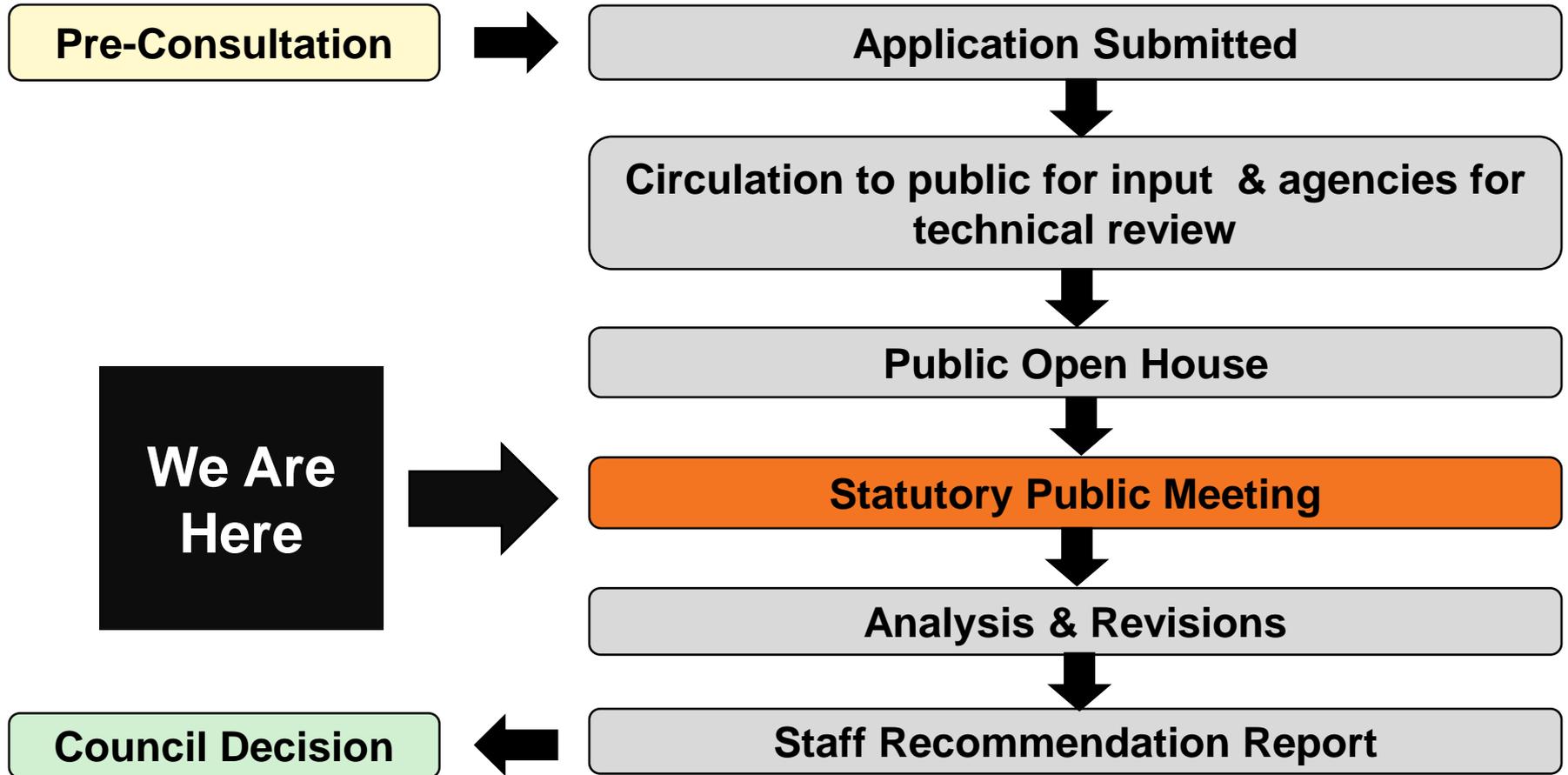
- The Planning Act **gives authority to individuals to submit applications** for development proposals that do not meet the current Zoning By-law regulations
- The Town is **required** to process these applications

Why Do Plans Change?

In general:

- **Zoning By-laws** may be amended if the change is compatible with the Official Plan and surrounding neighbourhoods and is consistent with Provincial and Regional policy

The Planning Process



Submitting Written Comments

- Write a letter or email to the Planning Department (planning@grimsby.ca)
- Send a copy of your letter or e-mail to your Ward Councilors

Stay Informed

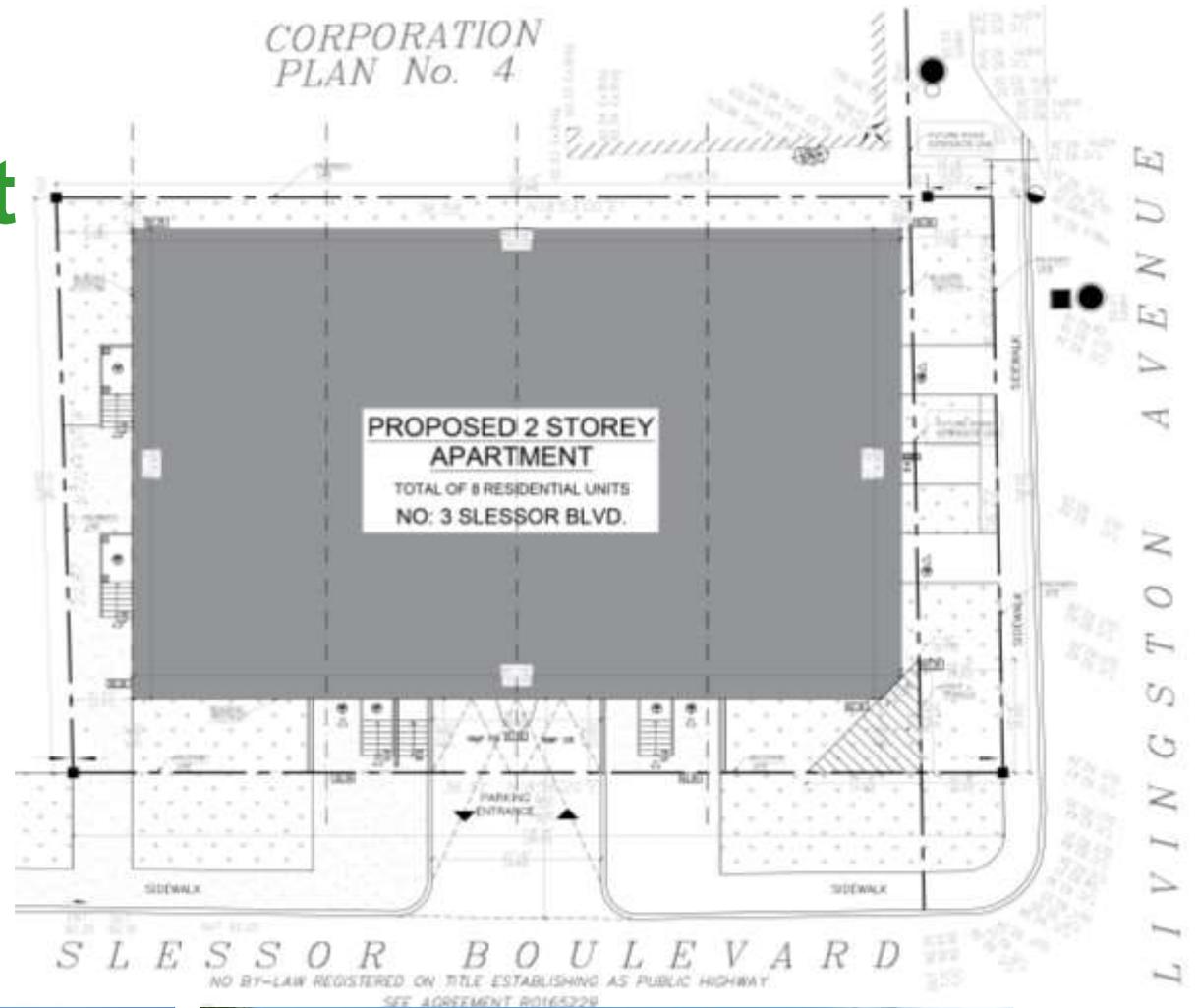
- **Provide your mailing and/or email address to the Planning Department.** By doing so you will receive:
 - Notice of any additional public meetings
 - Information on how to obtain a staff report
 - Information regarding speaking in front of Committee, should you wish to
 - Information on how you can appeal the application

Proposed Development



Proposed Development

- Eight ground-oriented dwelling units
- 13 parking spaces including one barrier free space with vehicular access from Slessor Blvd



Proposed Zoning By-Law Amendment

Change the existing TRM Zone to add the following site specific performance standards to permit the proposal:

Provision	RM1 Requirement	Requested Modification
Maximum Lot Coverage	n/a*	75%
Minimum Front Yard	n/a*	2.7 metres
Minimum Interior Side Yard	n/a*	2.2 metres
Minimum Exterior Side Yard	n/a*	3.4 metres
Minimum Rear Yard	n/a*	1 metre
Location of Parking Lot	No parking lot shall be permitted within 4.5 metres of a property line abutting a Residential Zone	No parking lot shall be located within 2.3 metres of a property line abutting a Residential Zone

Technical Reports

The applicant submitted the following technical reports in support of the subject applications:

- Planning Rationale Report
- Urban Design Brief
- Concept plans
- Architectural renderings

All reports are available on the Town's website at:
www.grimsby.ca/current.planning.applications

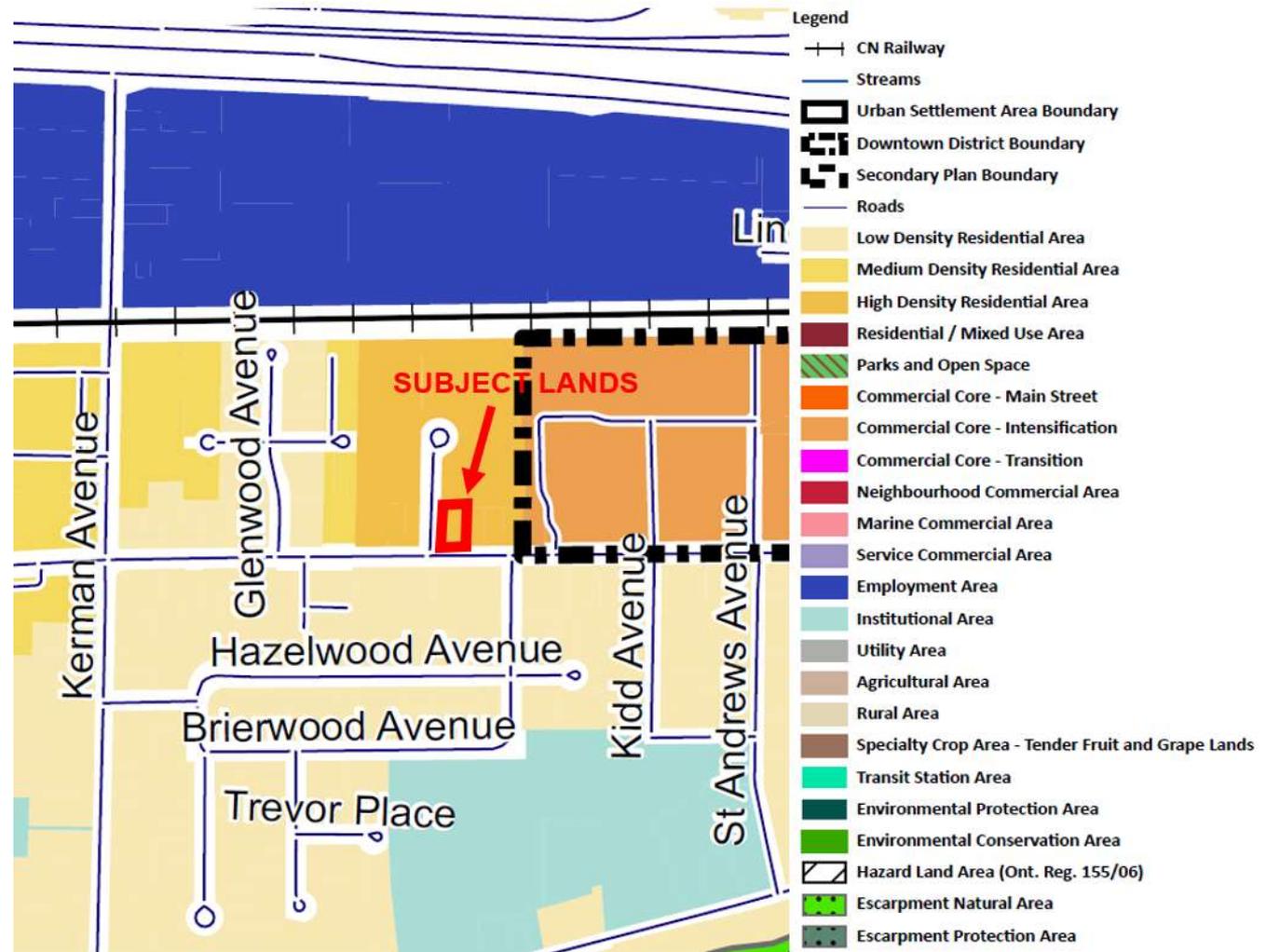
Provincial and Regional Policy

The subject lands are located within a Settlement Area under the Provincial Policy Statement (PPS) and Delineated Built-Up Area under the Places to Grow Plan for the Greater Golden Horseshoe (Growth Plan). Further, the Regional Official Plan (ROP) designates the subject lands Urban Built-Up Area.

The PPS and Growth Plan direct growth and intensification to the settlement area and delineated built-up areas to build upon the existing servicing, infrastructure, and public service facilities. An emphasis is placed on intensification and infill to foster the development of complete communities that have a mix of diverse land uses and range of housing options for the current and future population. Per the ROP, urban areas are to be the focus of residential and employment intensification over the long term, to ensure efficient use serviced lands.

Official Plan

- High Density Residential Area
- Townhouses are permitted as a component of the development provided the overall density target for the High Density Residential designation is achieved
- Compatibility Criteria
 - Surrounding residential uses
 - Livingston Avenue streetscape



Agency Comments

Region of Niagara

- No objections (in principle) from a Provincial or Regional perspective.
- Provided comments regarding the required road widening and daylighting triangle
- Comments regarding urban design, waste collection, signage and Regional entrance & construction encroachment permits will be addressed through future Planning Act applications (i.e. Site Plan or Draft plan of Condominium)

Grimsby Heritage Advisory Committee

- The Committee voiced concerns with the compatibility of the new development with any historic buildings found along the streetscape
- The Committee requested that staff look into the history of the structure found at 78 Livingston Avenue

Public Comments

Open House was held on July 23, 2019:

- Concerns about visitor parking/ parking
- Concerned about the setback from Livingston Avenue;
- Concerned about noise for the bedrooms facing Livingston Avenue;
- Concerned about the proposed height;
- Concerned about the loss of trees;
- Concerned about increased traffic;
- Concerned about the parking;
- Would like another entrance on the north side;
- Suggested a wrought iron fence around the front and corner to give the perception that the building is setback and to discourage trespassing;
- Likes the façade on the Slessor side but finds the Livingston side less appealing;
- Front doors on the Livingston side should be 1.6 metre doors with sidelights to improve the façade;
- Would like additional stairwells;
- Concerned that underground parking and stairs will be difficult for people carrying groceries, etc.;
- Appreciates rooftop amenity space;
- Concerned about garbage pickup;
- Would prefer two less units;
- Questioned the proposed building form: Is it a townhouse? Is it an apartment?;
- Questioned if a new municipal address will be assigned;
- Questioned if the proposed rooftop amenity space will impact the privacy of adjacent tenants at 3 Slessor Boulevard;
- Long hallways create unsafe areas;
- The adjacent listed heritage building needs to be taken into consideration; and
- The windows at the rear of the building should be larger to improve lighting.

Summary and Next Steps

A future staff report will provide an analysis and recommendation to the Planning and Development Committee for this application following input received at the public meeting and any additional public comments.