



SHAPING GREAT COMMUNITIES

October 11, 2019

File No: 17016

Town of Grimsby
160 Livingston Ave.
Grimsby, ON
L3M 4G3

Attn: Ms. Amy Shanks, BA (Hons), MA, M.Pl
Senior Planner

**Re: Choice Properties REIT
361 South Service Road, Grimsby
Official Plan and Zoning By-law Amendment Applications – Planning
Justification Addendum**

Dear Ms. Shanks:

On behalf of our client, Choice Properties REIT, we are pleased to submit a Planning Justification Addendum as it relates to the current Official Plan and Zoning By-law Amendment Applications for the Site municipally known as 361 South Service Road in the Town of Grimsby (the “Site”).

The Site is designated Service Commercial Area in the Town of Grimsby Official Plan and is zoned Service Commercial (CS) (site specific 203) in the Town of Grimsby Zoning By-law. The Site currently contains a food store (Real Canadian Superstore) and gas bar.

Official Plan and Zoning By-law Amendment Applications (the “Proposed Applications”) were submitted in July 2018 and are necessary to permit the development of the Site for additional retail commercial uses. The Proposed Development is intended to accommodate approximately 2320 square metres of additional building area on the Site.

An Official Plan and Zoning By-law Amendment are required to facilitate development of the Site. The proposed Official Plan Amendment would apply a site-specific policy to the Site, permitting retail commercial uses that are below 5,000 square metres in size.

A Public Open House was held on March 12, 2019 and a Statutory Public Meeting was held on July 23, 2019 where the applications were presented to the public and Council. Through Staff’s review of the Proposed Applications, it was determined that an Official Plan Amendment is also required for the requested clinic use, which was not explicitly requested as part of the

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Proposed Applications. The Zoning By-law Amendment Application requested that retail uses, and a clinic use be permitted uses for the Site.

The Service Commercial Area designation in the Official Plan does not permit a clinic use. Please accept this Addendum letter as our formal request to amend the current Official Plan Amendment application to permit a clinic on the Site. Our justification for this additional requested use is as follows:

- It is consistent with the policies of the Provincial Policy Statement as it will contribute to an appropriate range and mix of uses on the Site and in the broader area.
- Provides for greater flexibility for growth and intensification of the Site than the existing Official Plan policies and permitted uses.
- Represents an efficient use of land and infrastructure by increasing the number of permitted uses on a large underutilized site.
- It is a suitable use for lands within the Urban Settlement Area which is where growth and intensification is to be directed.
- There is already a site-specific zoning provision that applies to the Site that permits a clinic use up to 186 m² in the existing Superstore. There are no known negative impacts that have been realized as a result of this existing clinic.
- It is our opinion that adding a clinic use to the Site will not create any unwanted or negative impacts on adjacent properties.
- The Retail Market Study Addendum dated September 30, 2019 and attached to this letter concludes that *“The proposed inclusion of clinic as a permitted use will contribute to the opportunity for the intensification of an existing commercial site. The Choice Proposal will not have a deleterious impact on the planned function of the central core area resulting in a significant diminution in service to the public or in blight. It is the professional opinion of TER that the development of the proposed 35,000 square feet of retail commercial space, including a clinic use, at the Choice Site, should be approved on the basis of retail market impact.”*

We trust that the above noted planning justification, as well as the enclosed Retail Market Impact Addendum is sufficient to continue with the processing of the Official Plan and Zoning By-law Amendment Applications. Should you have any questions or require any additional information, please do not hesitate to contact Hugh Handy or myself.

Yours truly,
GSP Group



Sarah Code, MCIP, RPP
Senior Planner

cc. Ms. Alex Gordon, Choice Properties REIT