



**TOWN OF GRIMSBY
PLANNING DEPARTMENT**

File Number: 26OP-16-2101 & 26Z-16-2104
August 23, 2021

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 19 Elm Street and 13 Mountain Street.

The proposed development consists of a 7 storey mixed-use building and adaptively reuses two key existing historical buildings known as the Woolverton House (13 Mountain Street) and Woolverton Hall (19 Elm Street). The proposal includes a total of 74 residential dwelling units, with a mix of 26 one bedroom units, 41 two bedroom units and 7 three bedroom townhouses. The ground floor of Woolverton House will continue to be used for commercial/retail uses and the second floor will be maintained with an existing 3-bedroom residential unit. Woolverton Hall will be maintained as a community hub to support a range of non-residential and community based programming and activities. A total of 100 vehicular parking spaces are provided within the three levels of underground parking, including 74 parking spaces for residents (1 space per dwelling unit), and 26 spaces for non-residents, including residential visitors. Two (2) surface parking spaces located within the municipal parking lot to the east of the subject site will be available for non-residents accessing the site. In addition, the proposal provides 84 bicycle parking spaces. Two secure bicycle storage rooms are located on the ground floor of the new building and contain space for 74 bicycles. The remaining 10 bicycle parking spaces are located outdoors.

The plan on the reverse side of this notice shows the location of the affected lands and the proposed site layout. There is also an **architectural rendering** of the site as viewed from the west (Mountain Street).

The purpose and effect of the **proposed Official Plan Amendment** is to add a site specific policy to permit a maximum building height of 7 storeys whereas 4 storeys is the maximum.

The purpose and effect of the **proposed Zoning By-law Amendment** is to permit community hub uses in the current Downtown Intensification Zone and allow dwelling units at or above the first storey. The site specific zoning regulation being requested would define Community Hub Uses as “a premises or facility providing non-residential and/or community based services activities and services, such as arts, crafts, technology and multi-media, food and beverage, recreational, social, charitable and educational activities.” The application also requests modifications to several performance standards to permit the proposed development including increasing the maximum height to 26 metres (7 storeys).

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: September 13, 2021

Time: 6:00 p.m.

Location: via Zoom

If you wish to appear as a delegation at the meeting, please register with nsimon@grimsby.ca no later than noon on September 10th, 2021. Note only those individuals that register will be given the zoom link.

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:

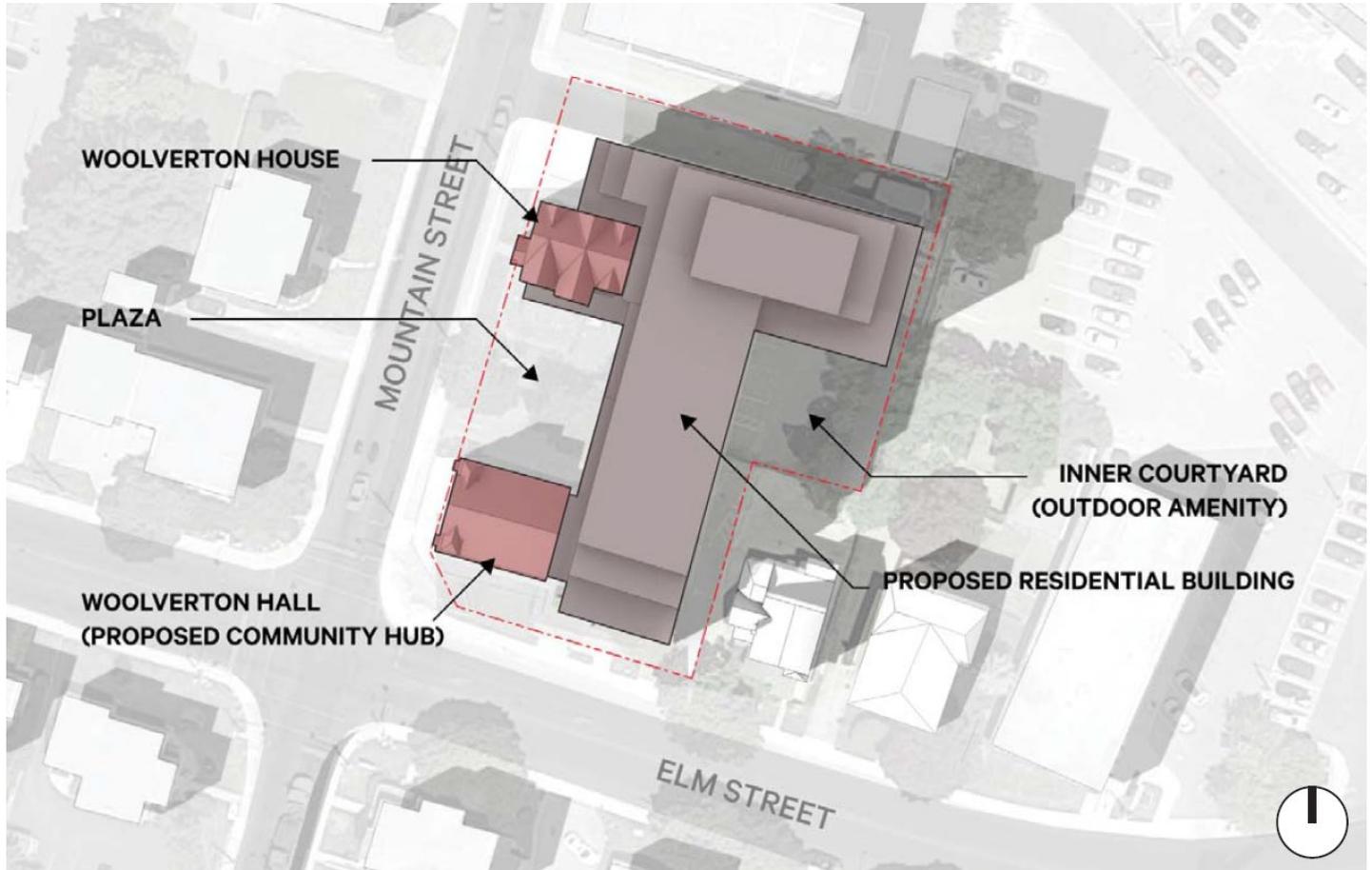
Town of Grimsby, Planning Department
P.O. Box 159, 160 Livingston Avenue, Grimsby, Ontario L3M 4G3
Telephone: (905) 945-9634, Fax: (905) 945-5010
Email: planning@grimsby.ca

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

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.

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 zoning by-law amendment before the approval authority gives or refuses to give approval to the zoning by-law amendment, the person or public body is not entitled to appeal the decision of the Town of Grimsby to the Ontario Land 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 zoning by-law amendment before the approval authority gives or refuses to give approval to the proposed zoning by-law amendment, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the tribunal, there are reasonable grounds to do so.



General Site Layout and Location Plan



Architectural rendering: viewed from the corner of Mountain Street and Elm Street