



May 23, 2025

Town of Grimsby
Planning & Development Department
160 Livingston Avenue
Grimsby, ON L3M 4G3

**Re: *Official Plan & Zoning By-law Amendment Applications*
 *13 Mountain Street & 19-23 Elm Street***

We are the planning consultants to Woolverton Holdings Corporation, the registered owner (the “Owner”) of the properties municipally known as 13 Mountain Street and 19, 21 and 23 Elm Street (the “subject site”). The subject site is located generally south of the Main Street commercial core in Grimsby’s Downtown District, and north of the Niagara Escarpment. The subject site is currently occupied by a collection of low-rise buildings including the heritage designated Woolverton House (13 Mountain Street) and Woolverton Hall (19 Elm Street).

On behalf of the Owner, we are pleased to submit the enclosed Official Plan and Zoning By-law Amendment applications (the “Applications”) which seek to amend the Town of Grimsby Official Plan and Zoning By-law 14-45 to permit the development of an 8-storey mid-rise, mixed-use building on the subject site.

Background

The subject site has a combined area of approximately 4,513 square metres (0.4 hectares) with 68 metres of frontage along Mountain Street (a Regional Arterial Road) and 921 metres of frontage along Elm Street. To the north and west, the subject site abuts low-rise commercial uses, as well as a Town-owned surface parking lot. To the south is a low-rise residential neighbourhood that extends from the south side of Elm Street to the base of the Niagara Escarpment. To the west are low-rise residential dwellings and a place of worship fronting onto the west side of Mountain Street, beyond which is a retail plaza and Forty Mile Creek.

In May 2021, applications for Official Plan and Zoning By-law Amendments were submitted for the portion of the subject site located at 13 Mountain Street and 19 Elm Street. These applications contemplated the development of a 7-storey mixed-use

building, incorporating the adaptive re-use of the existing Woolverton House and Woolverton Hall into the base of the new building. These applications were eventually expanded to include the property at 21 Elm Street and were approved by the Ontario Land Tribunal in February 2024 through a settlement with the Town. This approval resulted in the adoption of Grimsby Official Plan Amendment No. 18 and Site-Specific By-law No. OLT-24-001. The massing approved through these applications was 7-storeys in height and included 120 dwelling units and a density of 2.86 FSI.

Following this approval, the Owner acquired 23 Elm Street, resulting in the current subject site assembly which includes most of the small parcels along the north side of Elm Street. The result is a more viable development site and the removal of any direct adjacencies between the proposed development and house form buildings. However, as Grimsby Official Plan Amendment No. 18 and Site-Specific By-law No. OLT-24-001 only address 13 Mountain Street and 19-21 Elm Street, the properties that comprise the subject site are subject to different development permissions (including building height, lot coverage, setbacks and parking rates).

Proposal

In consideration of the expanded boundaries of the subject site and in response to Province-wide directives regarding the development of much-needed new housing, the Owner now wishes to advance a revised proposal for the subject site which necessitates the submission of new Official Plan and Zoning By-law Amendment applications.

These applications as enclosed, would permit the redevelopment of the subject site with an 8-storey mixed-use building integrates and adaptively reuses the existing, heritage-designated Woolverton Hall and Woolverton House. The proposed built form will accommodate a greater quantity of new housing on the subject site when compared to the previously approved proposal and includes additional community benefits including 10 percent affordable units and new retail and community space opportunities. Overall, the proposed development provides for 177 dwelling units, 449 square meters of community hub space and 279 square metres of retail space, with a resulting net density of 2.92 FSI. At this time, the Owner intends for the tenure of the proposed dwelling units to be rental.

A key element of the proposed development is the provision of publicly accessible open spaces that will complement the uses on site and create new community

gathering spaces in Downtown Grimsby. The proposed spaces include a plaza along Mountain Street between Woolverton House and Woolverton Hall, as well as a courtyard between the two proposed retail units on Elm Street. Each of these spaces will be activated in varying manners through a detailed landscape program. In accordance with Grimsby OP Policy 3.5.6.4, the Owner's intent for these spaces is to satisfy the Town's desire for "Village Squares" throughout the Downtown.

With respect to vehicle parking, the proposal provides on-site parking for both residents and visitors to the new building. Parking is provided within an integrated parking garage that includes space below, at and above ground and is generally wrapped with active uses along the adjacent street frontages. In total, 150 parking spaces are provided, including 121 resident spaces, 27 visitor/commercial spaces and 2 car-share spaces, along with a proposed off-site parking and compensation strategy. As set out in the enclosed draft Zoning By-law Amendment, the proposed parking rates are as follows:

- 0.728 spaces per dwelling unit for residents;
- 0.2 spaces per dwelling units for visitors; and
- 1.0 space per 28 square metres of commercial gross floor area.

It is noted that the proposed residential parking rate is a blended rate for all residential units. However, in function, separate parking rates for the market-rate rental units and the affordable rental units are contemplated, with 0.81 spaces being provided per market unit and 0 spaces being provided for the affordable units. In addition, the draft Zoning By-law Amendment allows for a reduction of 4 resident parking spaces per provided car-share space.

The commercial/visitor parking spaces are proposed in a common area of the parking garage and will be available to both groups on a non-exclusive basis. A time-of-use shared parking provision has also been added to the draft Zoning By-law Amendment for these uses. In addition, the Owner proposes to carry forward the applicable permissions of Zoning Exceptions 155 and 377 which respectively permit the reduction of 2 parking spaces where a road widening is provided and up to 15 parking spaces to be addressed through a cash-in-lieu payment. Finally, the Owner also intends to apply an existing "acquired parking certificate" associated with the property at 21 Elm Street which permits the reduction of 1 additional parking space.

In support of the Applications, we have prepared the enclosed Planning Justification report, which concludes that the proposal development is consistent with the 2024 Provincial Planning Statement, conforms with the Niagara Regional Official Plan and generally conforms with the Town of Grimsby Official Plan. In our opinion, the proposal represents good planning and urban design and reflects an important opportunity to accommodate appropriately-scaled intensification within Downtown Grimsby. The proposal represents a positively contribution to the form and function of the Downtown through the introduction of new residential units, retail and community space, and publicly accessible outdoor spaces.

Municipal Growth Funding Tools

The proposed development for the subject site incorporates several community benefits, including affordable housing, publicly accessible open spaces and indoor community hub spaces. As such, the Owner would appreciate site-specific consideration from the Town with respect to the applicable municipal growth funding tools, including Development Charges, Community Benefit Charges (“CBC”) and Parkland Dedication requirements.

With respect to Development Charges, the Owner would like to engage with the Town and Region on conversations around Municipal and Regional Development Charges and how they are applied to the proposed development.

In consideration of the Town’s new CBC By-law No. 24-53, the Owner is requesting that the proposed affordable rental dwelling units be provided as an in-kind CBC contribution. Subject to the Town’s valuation processes for this contribution, it is anticipated that these units will meet or exceed the required CBC contribution value.

Finally, the proposed publicly accessible open spaces align with the direction of Grimsby Official Plan Policy 3.5.6.4 regarding the strategic distribution of “Village Square” spaces throughout the Downtown to ensure easy access and multiple opportunities for rest, relaxation and visual interest. It is noted that this policy provides that these spaces may be privately owned and provides consideration for privately owned Village Squares as fulfilling all or part of the required parkland dedication for a development, whether or not the land is dedicated to the Town. In this regard, and with consideration to recent changes to Section 42 of the *Planning Act*, the Owner requests that the Town accept the two proposed publicly-accessible open spaces as satisfying the parkland dedication requirements for the proposed development. Our preliminary

calculations indicate that the area of these two spaces (372 square metres for the Mountain Street Plaza and 147 square metres for the Elm Street courtyard), well exceed the parkland dedication area requirement.

Enclosures

The following submission deliverables have been prepared in compliance with the list of required drawings and reports identified within the minutes of the Pre-Application Consultation Meeting that was held with Town of Grimsby and Niagara Region staff on September 5, 2024.

In support of the subject Official Plan and Zoning By-law Amendment applications, please find enclosed the following digital materials for your review and consideration:

1. A signed and completed Application Form to Amend the Zoning By-law;
2. A signed and completed Application Form to Amend the Official Plan;
3. A copy of the Planning Application Pre-Consultation Agreement dated September 5, 2024;
4. A Draft Official Plan Amendment to the Town of Grimsby Official Plan dated May 22, 2025, prepared by Bousfields Inc.;
5. A Draft Zoning By-law Amendment to Zoning By-law 14-45 dated May 22, 2025, prepared by Bousfields Inc.;
6. A Zoning Review Matrix dated May 23, 2025, prepared by Bousfields Inc.;
7. A 3D Massing Model (in SketchUp Format), prepared by Studio JCI;
8. A Planning Justification Report (including Public Consultation Strategy) dated May 2025, prepared by Bousfields Inc.;
9. An Urban Transportation Considerations Report (including Transportation Impact Study and Parking Justification) dated May, 2025, prepared by BA Consulting Group Ltd.;
10. A Shadow Study dated April 25, 2025, prepared by Studio JCI;

11. Archaeological Assessments prepared by Archaeological Services Inc. as follows:
 - (a) A Stage 1 Archaeological Assessment for 13 Mountain Street and 19 Elm Street dated April 20, 2021;
 - (b) A Stage 2 Archaeological Assessment for 13 Mountain Street and 19 Elm Street dated January 24, 2022 and associated letter of receipt from the Ministry of Heritage, Sport, Tourism and Culture Industries dated January 26, 2022; and
 - (c) A Stage 1 Archaeological Assessment for 21 and 23 Elm Street dated October 30, 2024;
12. A Phase One Environmental Site Assessment dated December 13, 2024, prepared by DS Consultants Ltd.;
13. A Phase Two Environmental Site Assessment dated December 13, 2024, prepared by DS Consultants Ltd.;
14. A Noise and Vibration Feasibility Study dated May 16, 2025, prepared by Howe Gastmeier Chapnik Limited (HGC);
15. An Urban Design Brief dated May 2025, prepared by Bousfields Inc.;
16. A Heritage Impact Assessment Addendum letter dated May 16, 2025, prepared by ERA Architects Inc.;
17. An Updated Visual Impact Assessment Report dated April 2025, prepared by Studio JCI;
18. A completed Electrical Planning Requirements Form dated April 1, 2025;
19. A Functional Servicing and Stormwater Management Report dated May 2025, prepared by R.J. Burnside & Associates Limited;
20. A Pedestrian Level Wind Study dated May 16, 2025, prepared by Gradient Wind Engineering Inc.;
21. An Arborist Report & Tree Protection Plan dated September 26, 2024, prepared by Cohen & Master Tree and Shrub Services Ltd.;

22. A Plan of Survey with Topography dated June 19, 2024, prepared by J.D. Barnes Limited;
23. Architectural Drawings dated May 16, 2025, prepared by Studio JCI as follows:
 - (a) Drawing No. A0.000 – Cover Sheet;
 - (b) Drawing Nos. A0.00A & A0.00B – Aerial and Perspective Views;
 - (c) Drawing No. A0.01 – Project Statistics;
 - (d) Drawing No. A1.00 – Site Plan;
 - (e) Drawing No. A1.101 – Ground Site Plan;
 - (f) Drawing Nos. A3.0Z to A3.07 – Floor and Roof Plans;
 - (g) Drawing Nos. A5.00 to A5.05 – Building and Streetscape Elevations;
and
 - (h) Drawing No. A6.00 to A6.02 – Building Sections;
24. Landscape Drawings dated May 16, 2025, prepared by SvN as follows:
 - (a) Drawing No. LS1 – Lighting Plan;
 - (b) Drawing No. L100 – Landscape Ground Floor Plan; and
 - (c) Drawing No. L101 – Landscape Plan – L2;
25. Preliminary Civil Engineering Drawings dated May 2025, prepared by R.J. Burnside & Associates Limited as follows:
 - (a) Drawing No. S1 – Preliminary Site Servicing Plan;
 - (b) Drawing No. G1 – Preliminary Site Grading Plan;
 - (c) Drawing No. ESC1 – Erosion and Sediment Control Plan; and
 - (d) Drawing No. EX1 – Existing Conditions and Removals Plan;
26. A copy of this covering letter.

In addition to the above, the required application fees will be paid via cheque in the coming days. The required public notification sign will be prepared and erected on the subject site following the Town's acceptance of the applications.

We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact the undersigned or Celina Hevesi of our office at (416) 947-9744.

Yours truly,

Bousfields Inc.



Allison Chewter
Senior Associate