



TOWN OF GRIMSBY PLANNING DEPARTMENT

File Numbers: 26OP-16-2101 & 26Z-16-2104
October 13, 2023

You are invited to a Public Consultation

A revised application has been received by the Town of Grimsby for an Official Plan Amendment and Zoning By-law Amendment for the lands known as 19-21 Elm Street and 13 Mountain Street.

The revised proposed development consists of a 7 storey mid-rise residential building (unchanged from original submission) with 3 storeys of underground parking with a total gross floor area of 9,536 sq. m. (previously proposed total gross floor area of 6,993 sq. m.). There are a total of 120 residential units proposed (73 residential units previously proposed). All of the proposed 155 parking spaces (128 parking spaces previously proposed) and 90 bicycle parking spaces (84 bicycle parking spaces previously proposed) are to be provided within the building and underground. The revised proposal continues to support the integration and adaptive reuse of the majority of the existing Woolverton Hall and Woolverton House for commercial use and residential amenity space. The revised application includes the lands acquired by the owner at 21 Elm Street.

The initial applications for an Official Plan Amendment and Zoning By-law Amendment at 19 Elm and 13 Mountain Street were submitted to the Town on May 31, 2021. The applications were refused by Town Council on March 21, 2022. Following the refusal, the decision was appealed to the Ontario Land Tribunal in accordance with sections 22(7) and 34(11) of the Planning Act. A decision has not yet been made by the Ontario Land Tribunal.

The purpose and effect of the **proposed Official Plan Amendment** is to increase the permitted height of a building on the subject lands to 7-storeys, whereas a maximum of 6-storeys are currently permitted in the Downtown – Intensification Official Plan Designation.

The purpose and effect of the **proposed Zoning By-law Amendment** is to modify the existing lot coverage, side yard and height requirements in the Downtown Intensification DI zone by introducing site specific regulations to accommodate the proposed development.

The purpose of this public consultation is for the Town and the applicant to inform you about the proposed development; inform you about planning process to follow; answer your questions; and hear your comments.

Public Consultation Meeting

Date: November 8, 2023

Time: 5:00 p.m.

Location: Council Chambers (160 Livingston Avenue) and via Zoom

The meeting can be attended in-person or via Zoom. If you wish to appear as a delegation at the meeting via Zoom, please register with planning@grimsby.ca. Note only those individuals that register will be given the Zoom link. If you do not wish to speak, our meetings will be livestreamed at <https://www.grimsby.ca/livestream/>.

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
160 Livingston Avenue, Grimsby, Ontario L3M 0J5
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 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.

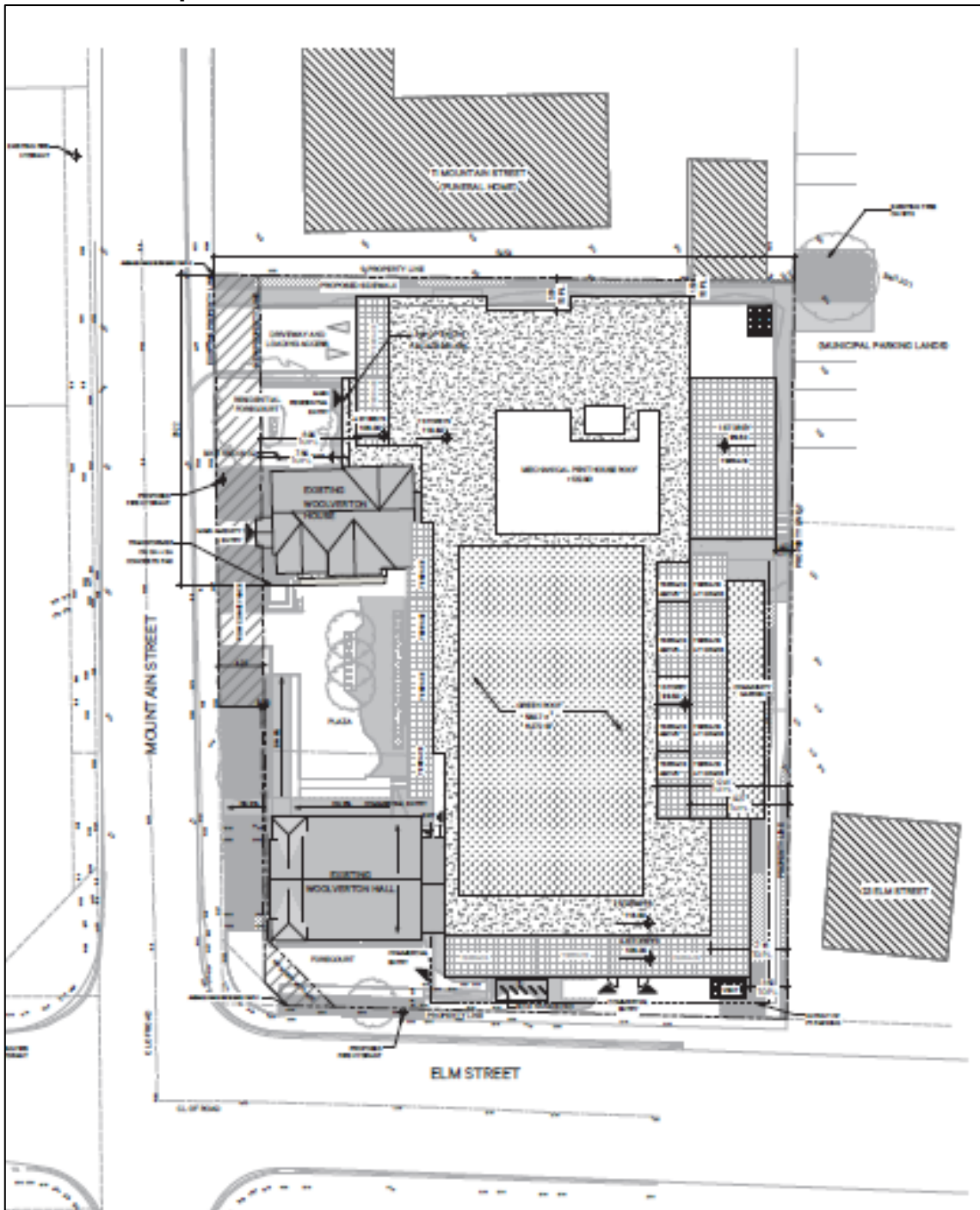
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The Town of Grimsby requests that this notice be posted by the owner of any land that contains 7 or more residential units in a location that is visible to all of the residents.

Location Map



Revised Concept Plan



Please contact planning@grimsby.ca for a high quality image of the revised concept plan.