



March 19, 2026

Town of Grimsby
Planning and Development Services
Attn: Sawroop Sandhu, Planner
160 Livingston Avenue
Grimsby, ON L3M 0J5

Dear Ms. Sandhu,

**Re: 13 Mountain Street & 19-23 Elm Street
Resubmission of Official Plan & Zoning By-law Amendment Applications
File Nos. 26OP-16-2502 and 26Z-16-2505**

As you are aware, 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"). On behalf of the Owner, we are pleased to submit the enclosed revised and supplementary materials in support of the above noted Official Plan and Zoning By-law Amendment applications (the "applications") for the subject site.

On May 23, 2025, the owner filed the applications to permit the redevelopment of the subject site with an 8-storey mixed-use building, which included the adaptive re-use of the existing, heritage-designated Woolverton House (13 Mountain Street) and Woolverton Hall (19 Elm Street) (the "May 2025 proposal"). The May 2025 proposal contemplated 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. The applications were deemed complete on July 25, 2025.

Following the submission of the applications, the project team received comments on the applications from Town and Regional departments, external commenting agencies and the public. A statutory public meeting was held on September 17, 2025.

The Owner has worked closely with Town staff to evolve the proposed development for the subject site in response to the comments received. On this basis, the proposal has been revised; most notably through a reduction in building height from 8-storeys to 7-storeys (the "revised proposal"). In our opinion, the revised proposal will positively contribute to the form and function of Downtown Grimsby through the introduction of new residential units, retail space and publicly accessible outdoor spaces.

The revised proposal includes a total of 150 rental dwelling units, including 10% affordable rental dwelling units, along with 279 square metres of ground floor retail space along the Elm Street frontage. In total, 154 vehicle parking spaces are provided, including both resident and visitor/commercial spaces, as well as an appropriate supply of bicycle parking spaces. The revised proposal is further described and addressed in our Planning Justification Addendum Letter provided with the resubmission.

Enclosures

In support of the revised proposal, please find enclosed the following digital materials for your review and consideration:

1. A Circulation Comment Response Matrix dated March 19, 2026;
2. A Public Meeting Comment Matrix with Applicant Responses dated March 19, 2026;
3. A Draft Official Plan Amendment to the Town of Grimsby Official Plan dated March 17, 2026 prepared by Bousfields Inc.;
4. A Draft Zoning By-law Amendment to Zoning By-law 14-45 dated March 18, 2026 prepared by Bousfields Inc.;
5. A Planning Justification Addendum Letter dated March 19, 2026 prepared by Bousfields Inc.;
6. A copy of the associated letter of receipt for the Stage 2 Archaeological Assessment for 21 and 23 Elm Street from the Ministry of Citizenship and Multiculturalism dated November 5, 2025;
7. A Transportation Comment Response Letter dated March 19, 2026, prepared by BA Consulting Group Ltd.;
8. A Visual Impact Assessment dated March 18, 2026, prepared by Land Art Design Landscape Architects Inc.;
9. A Functional Servicing and Stormwater Management Report, including Preliminary Civil Drawings dated March 2026, prepared by R.J. Burnside & Associates Limited;
10. An Updated Hydrogeological Investigation dated January 9, 2026, prepared by DS Consultants Ltd.;

11. Architectural Drawings dated March 19, 2026, prepared by Studio JCI as follows:
 - (a) Drawing No. A0.00 – Cover and Context Plan;
 - (b) Drawing No. A0.00A – Aerial Views;
 - (c) Drawing No. A0.00B – Perspective Views;
 - (d) Drawing No. A0.01 – Project Statistics;
 - (e) Drawing No. A1.00 – Site Plan;
 - (f) Drawing No. A1.101 – Ground Site Plan;
 - (g) Drawing Nos. A3.0Z to A3.07 – Floor and Roof Plans;
 - (h) Drawing Nos. A5.00 to A5.05 – Building and Streetscape Elevations;
and
 - (i) Drawing No. A6.00 to A6.02 – Building Sections;
12. A Reliance Letter for the Environmental Site Assessment Reports dated March 17, 2026, prepared by DS Consultants Ltd.;
13. A copy of the previously submitted and reviewed Heritage Impact Assessment dated October 12, 2021, prepared by ERA Architects Inc.; and
14. A copy of this covering letter.

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