

# Statutory Public Meeting

**362 & 398 North Service Road**

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

January 28, 2020

# Meeting Agenda

1. Planning Department presentation
2. Applicant presentation
3. Discussion and comments from public and Planning & Development Committee

# Purpose of Tonight's Meeting

## Statutory Public Meeting:

- Required to be held under the Planning Act for all applications to amend the Official Plan (OPA) and/or Zoning By-law (ZBA) and for a Draft Plan of Subdivision
- Verbal comments received tonight will become part of the application record
- Members of the public who make verbal comments at this meeting will have rights to appeal OPA and/or ZBA under the Planning Act

# Why do Plans Change?

In general:

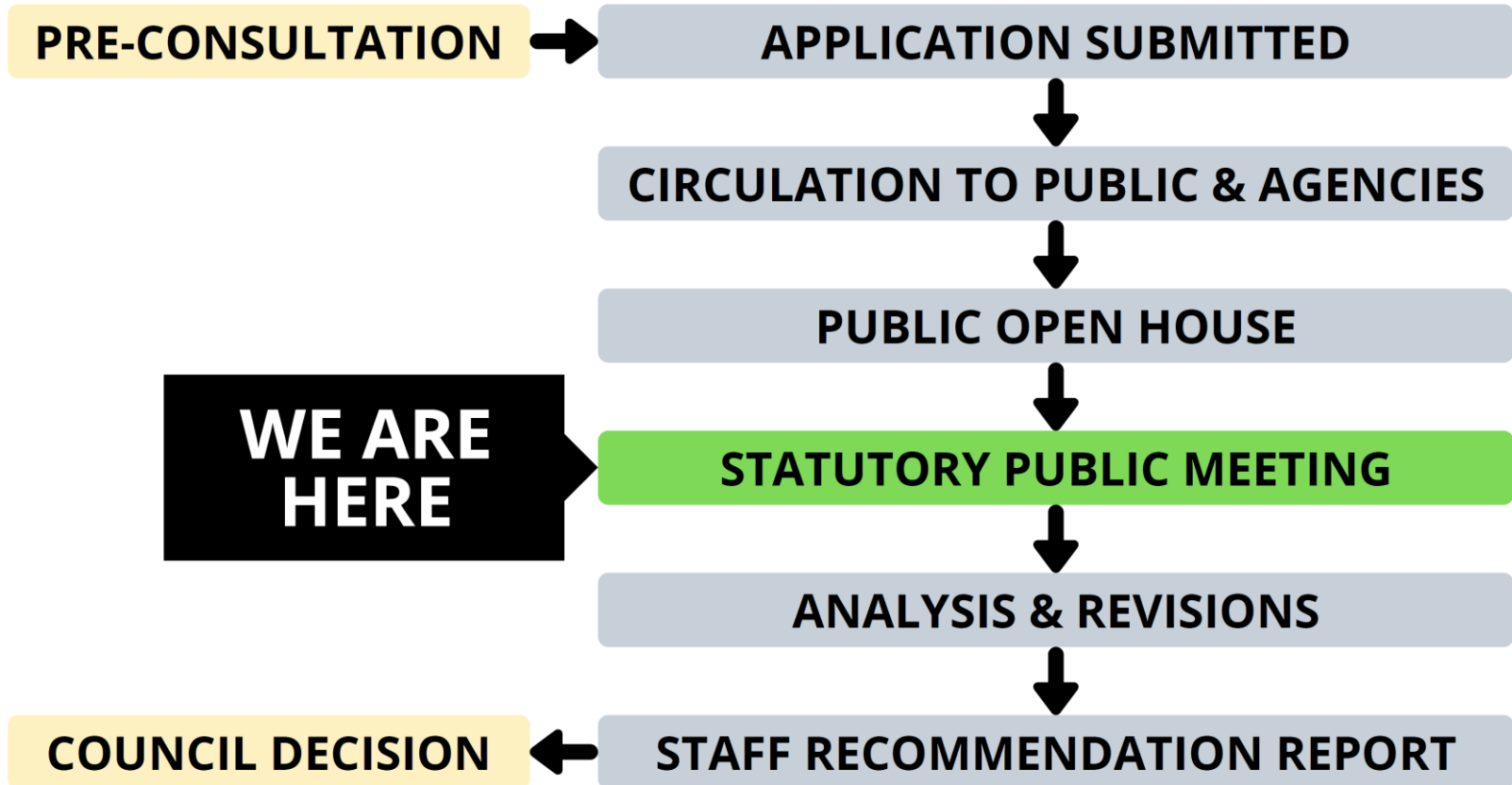
- The Planning Act **gives authority to individuals to submit applications** for development proposals that do not meet the current Official Plan policies or the Zoning By-law regulations
- The Town is **required** to process these applications

# Why do Plans Change?

In general:

- **Official Plans** may only be amended if the change complies with the overall intent of the Official Plan and is consistent with Provincial and Regional policy
- **Zoning By-laws** may be amended if the change is compatible with the Official Plan and surrounding neighbourhoods and is consistent with Provincial and Regional policy

# The Planning Process



# Submitting Written Comments

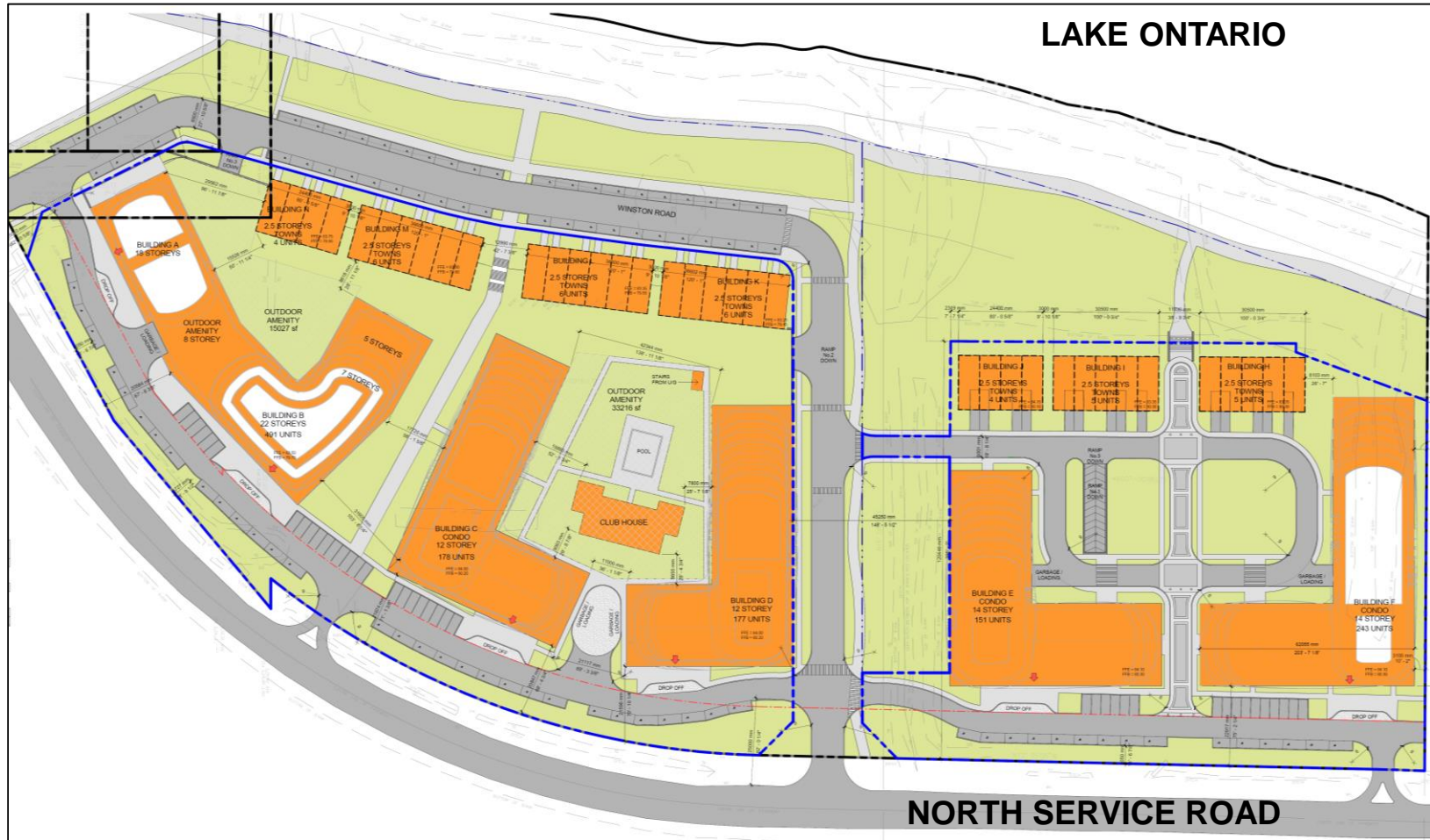
- Write a letter or email to the Planning Department ([planning@grimsby.ca](mailto:planning@grimsby.ca))
- Send a copy of your letter or e-mail to your Ward Councilors

# Location





# Proposed Development



# Key Changes from Open House

Current Development Concept	Open House Development Concept
1276 residential units	1247 residential units
Building E – 14 storeys	Building E – 10 storeys
36, 2.5 storey townhouse units	38, 2.5 storey townhouse units
3 storey back-to-back townhouse units removed from proposal	10, 3 storey back-to-back townhouse units
New open space blocks proposed to separate hazard lands/natural heritage buffer from proposed parkland blocks	Hazard lands/natural heritage buffer incorporated into proposed parkland blocks
A total of 2,099 parking spaces on site	A total of 1,845 parking spaces on site
6,984 square metres of commercial/employment space on ground floor of mixed-use buildings, with 4,655 square metres exclusively devoted for employment uses	5,334 square metres of commercial/employment space on ground floor of mixed-use buildings



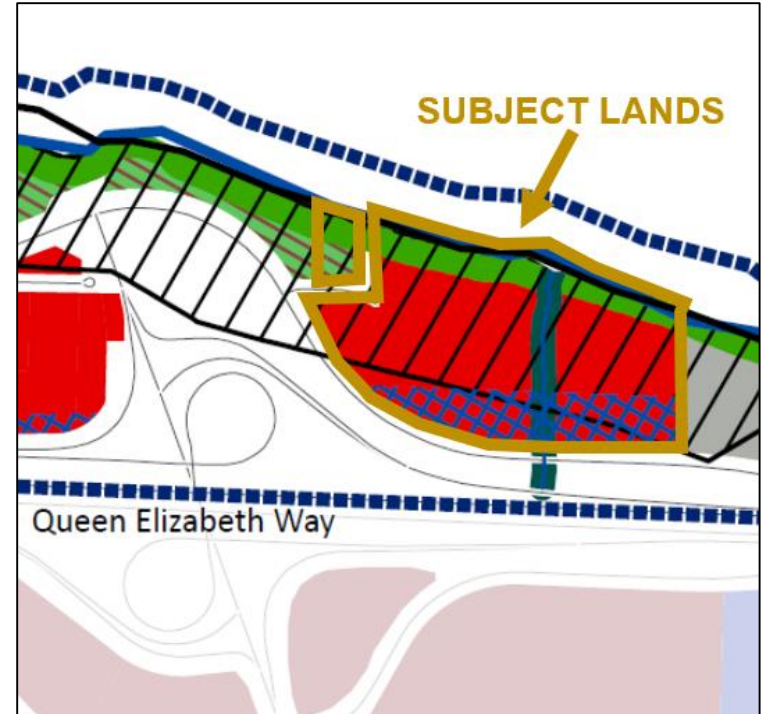
# Official Plan

## Designations:

- Mixed Use – High Density
- Employment Overlay
- Parks and Open Space
- Environmental Conservation Area
- Streams
- Hazard Land Area

## Official Plan Amendment

proposed to increase maximum permitted height from 12 storeys to **22 storeys** and **reduce extent of employment overlay** by approximately half

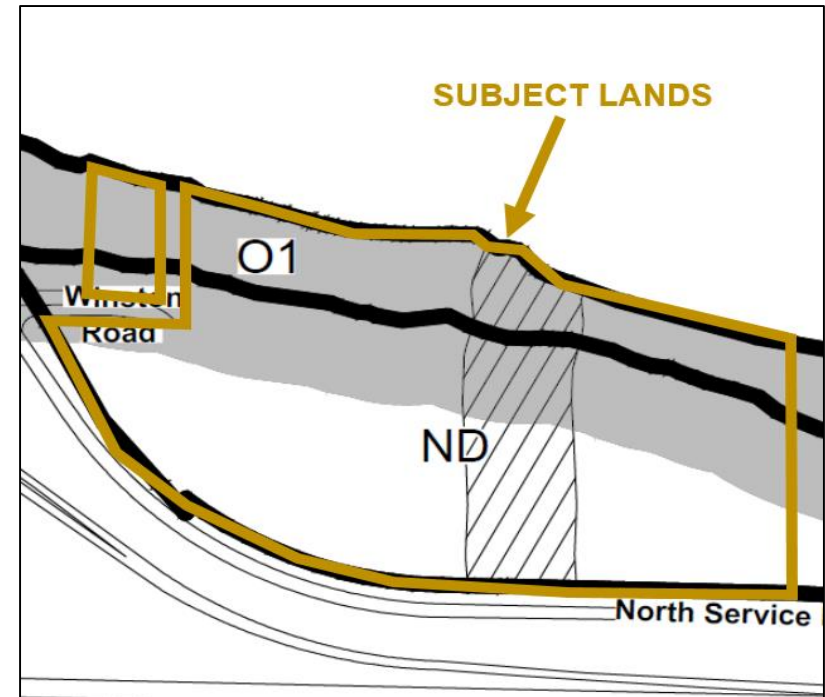


# Zoning By-law

**Current zoning:** Neighbourhood Development (ND) and Private Open Space (O1) and Hazard Overlay

**Zoning amendment** proposed to allow for:

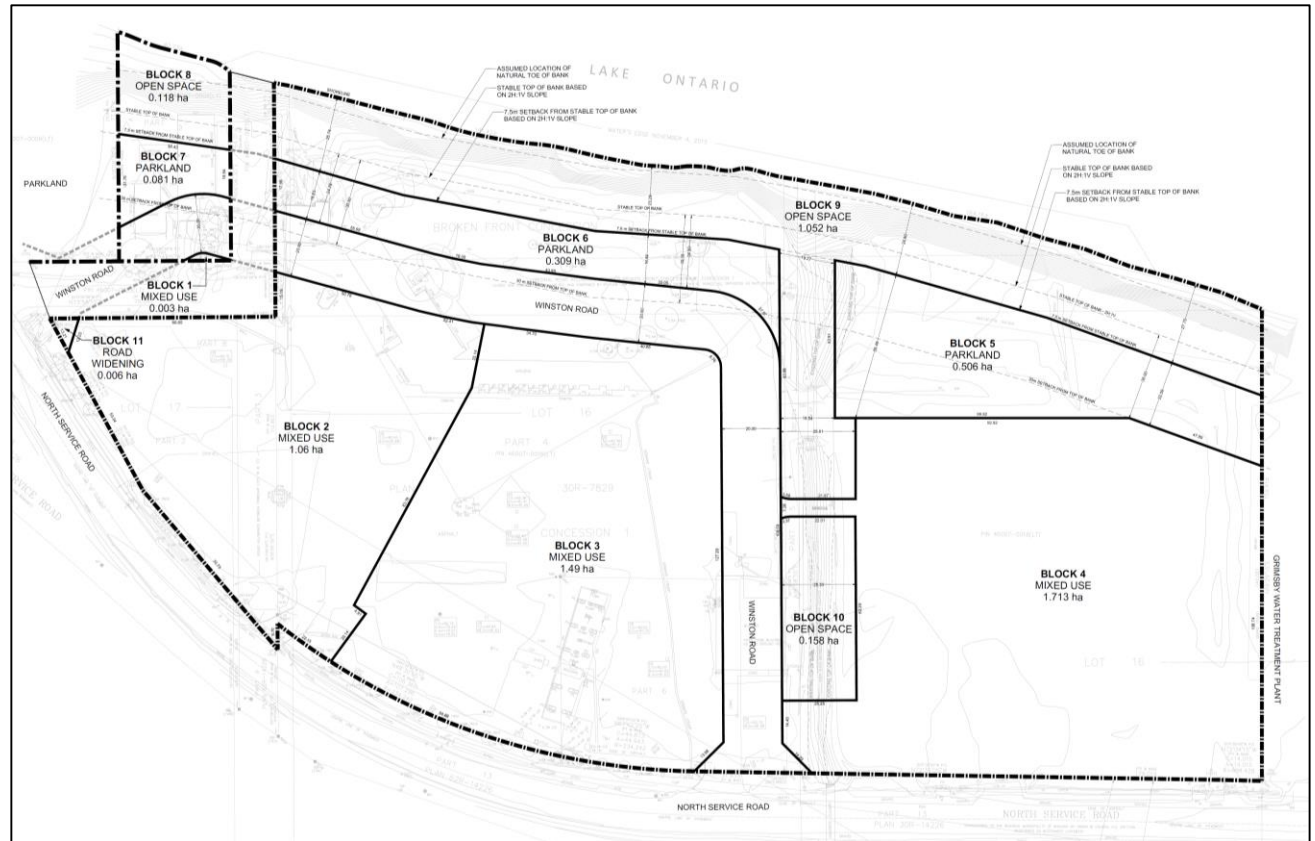
- Change in zoning to a **Mixed Use High Density (MHD) and Public Open Space (O2) zone**
- Modified performance standards for **setbacks, and maximum height.**
- **Specific permitted commercial uses, and a minimum employment floor area of 46,000 sq. ft. to implement OP policies**
- **Requested parking reduction removed from application**



# Draft Plan of Subdivision

## Purpose:

- Create 9 blocks and one public road



# Agency Comments

- **Niagara Region:** are supportive of the applications from a provincial and regional policy perspective, and offer no objections to the applications, subject to certain draft plan conditions being satisfied and a holding symbol being placed on the portions of the lands that require a detailed noise study and the filing of a Record of Site Condition
- **NPCA:** require additional information (revised EIS and/or draft plan) prior to finalizing comments (*comments on most recent submission, including revised EIS, still forthcoming*)
- **MTO:** requested draft plan conditions (Stormwater Management Report) & TIS review comments
- **Public Works:** TIS review comments
- **Parks, Recreation & Culture:** parkland dedication is reasonably consistent with West End Waterfront Trail Design Study and Master Plan; park area should be built prior to commencing residential construction
- **Hydro One:** no comments
- **Enbridge:** requested draft plan conditions



# Peer Review

- SGL Planning & Design Inc. peer review notes that although the applicant has been working with staff to address many issues, there are a few key design and policy directions that need to be addressed further, namely:
  - **Defined podiums and smaller floor plates**
  - **Tower separation distance** of at least 25 m
  - Greater than 0 metre **building setbacks**
  - Improved **treatment of the North Service Road**
  - Provide a **landmark/gateway building** to the site
  - Improved **public connection/visibility to waterfront** through site
  - **Parkland** blocks must be **fully unencumbered** by natural heritage features
  - More **fulsome urban design brief** required
  - **Employment overlay policies** in Official Plan addressed through:
    - Stand-alone commercial/office building(s)
    - More employment floor space
    - Employment delivered in first phase vs. second phase
    - Explain how high quality business environment along the North Service Road will be achieved

# Next Steps

1. Receive public and updated agency comments
2. Staff recommendation report
3. Council decision



# Applicant's Presentation