

# Statutory Public Meeting

**Proposed Amendments to the Town's Official Plan  
and Zoning By-law 2010-0050**

**Applicant: 1 Rosetta Street (Halton Hills) GP Ltd.**

**1 Rosetta Street and 6 & 8 Saint Michaels Street  
Town of Halton Hills (Georgetown)**

**File Nos.: D09OPA22.003 and D14ZBA22.006**



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February 13, 2023

# PUBLIC ENGAGEMENT MATRIX

Spectrum of engagement	INFORM	CONSULT	COLLABORATE
Purpose	Communicate; share information to build awareness	Listen and learn; test ideas and concepts and develop recommendations	Actively participate; to partner to develop alternatives and/or recommendations
Town's responsibility	<ul style="list-style-type: none"> <li>Provide information including advising on applicable legislation that dictates process.</li> <li>Share final decision</li> </ul>	<ul style="list-style-type: none"> <li>Provide information</li> <li>Provide opportunity for public to share views, values and priorities.</li> <li>Consider how recommendations could be incorporated</li> <li>Share final decision</li> <li>Report back on final decision</li> </ul>	<ul style="list-style-type: none"> <li>Provide information</li> <li>Provide opportunity for public to share views, values and priorities.</li> <li>Provide opportunity to influence where there are alternatives within a project that have been identified for discussion and fall within the scope of legislation.</li> <li>Consider how recommendations could be incorporated</li> <li>Share final decision</li> <li>Report back on final decision</li> </ul>
Public's responsibility	Learn	Participate	Partner



# Levels of Engagement:



**INFORM**



**CONSULT**



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# On the Agenda



1. Site Location & Context
2. Development Proposal
3. Planning Policy Context
4. Comments
5. Public Notification
6. Next Steps

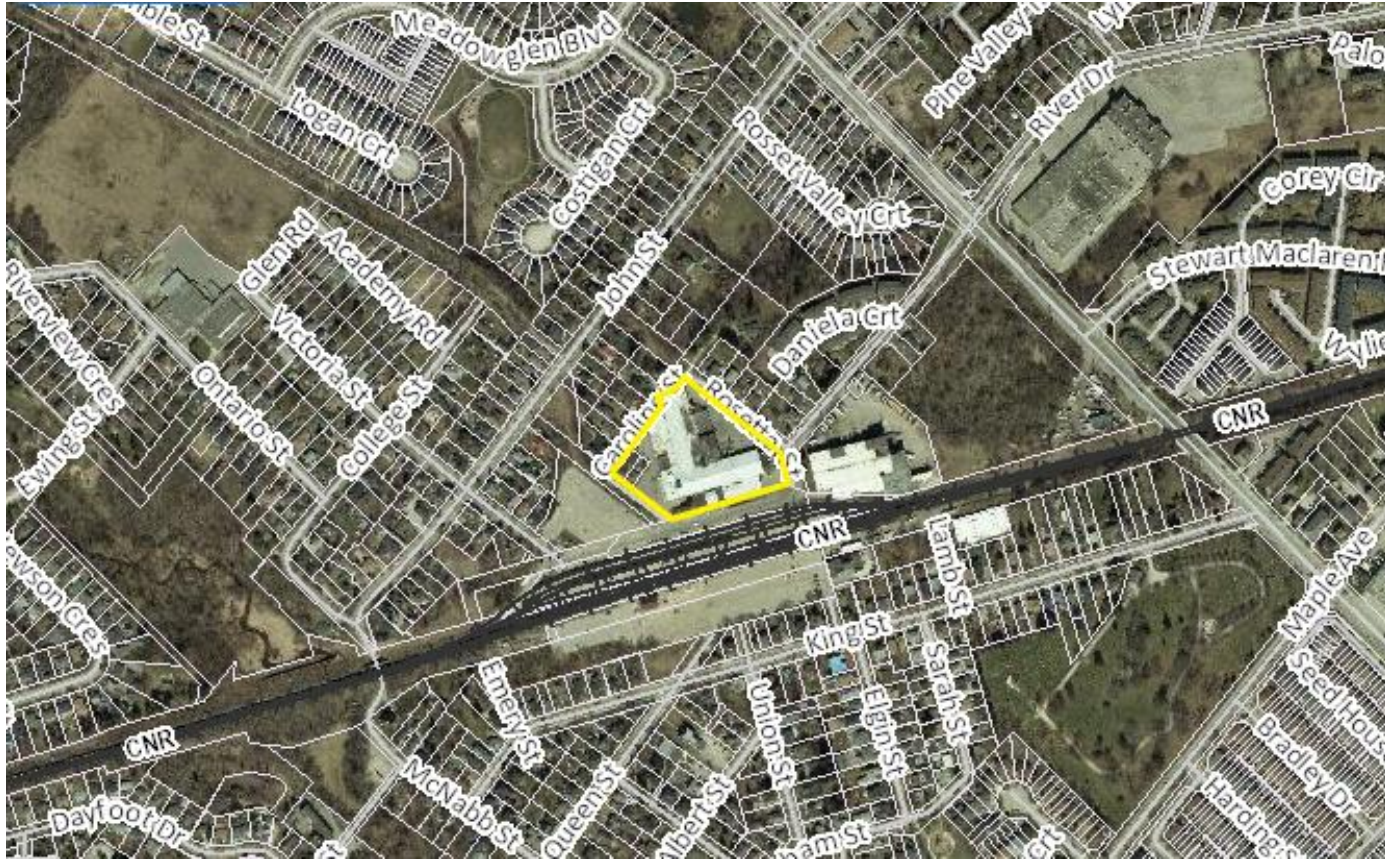


# Site Location & Context



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# Site Location & Context



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# Development Proposal

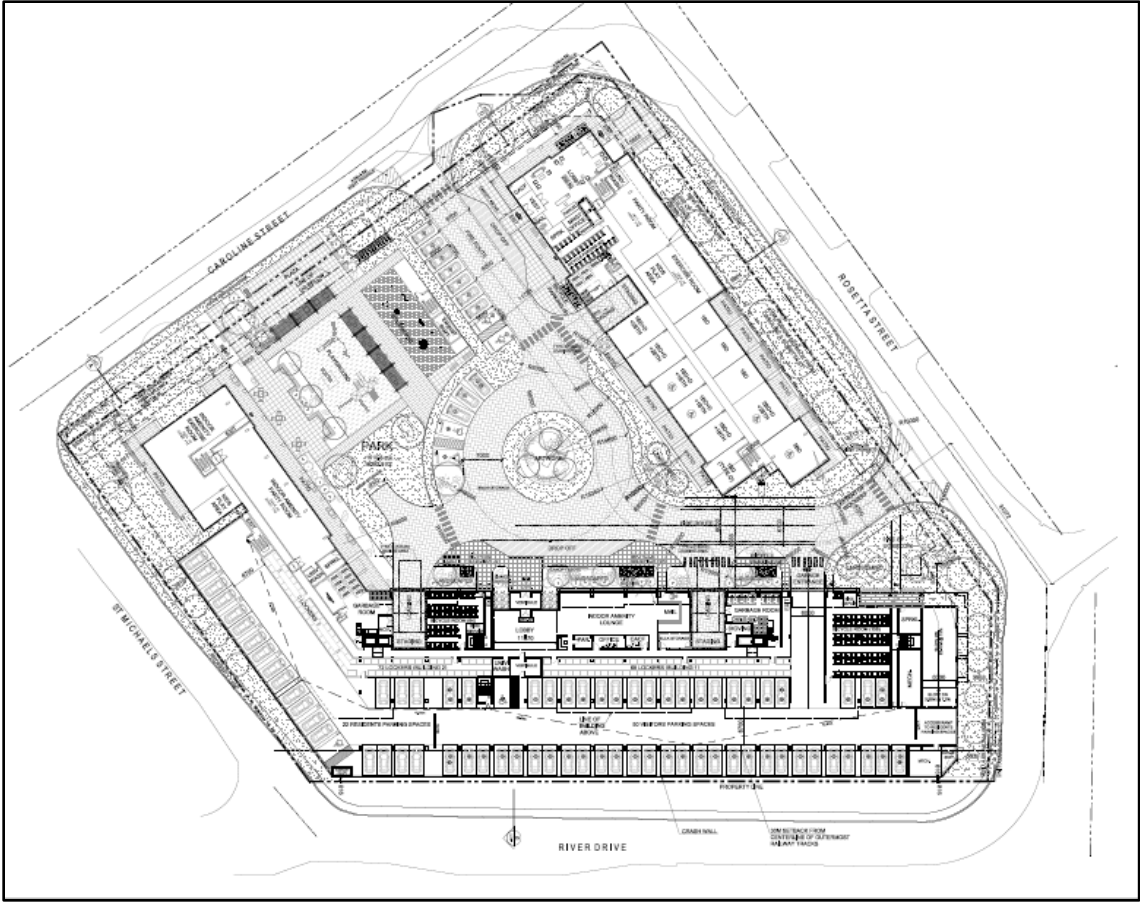


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# Development Proposal

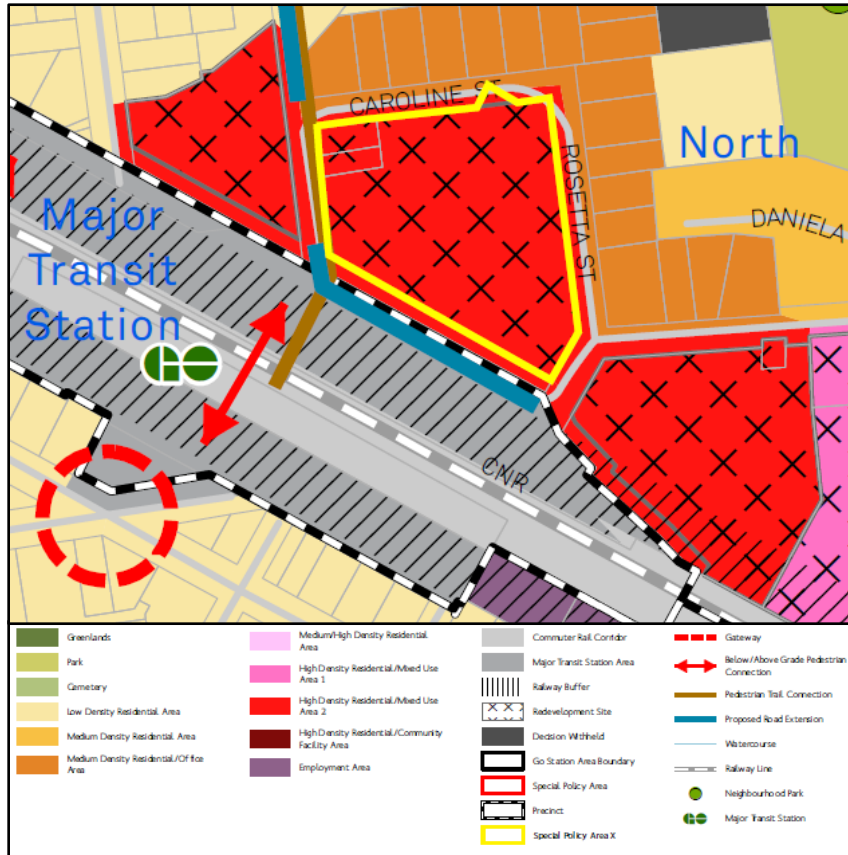


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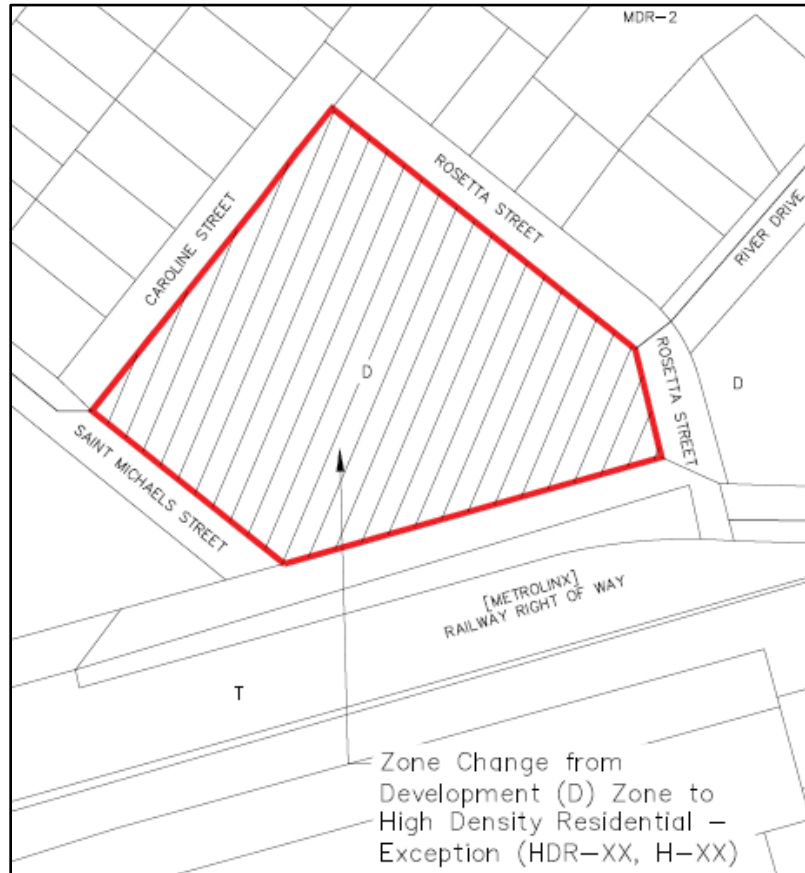
# Planning Policy Context

## Halton Hills Official Plan Designation



# Planning Policy Context

## Halton Hills Zoning By-law 2010-0050



# Comments

## Agency/Department Comments



BUILDING - 182 \_ NORTH ELEVATION \_ SCALE 1:200



BUILDING - 3 \_ EAST ELEVATION \_ SCALE 1:200

### Planning

- More information required for potential shadow impacts
- Visual separation between Buildings 1 & 2
- Visual impact of the overall mass of the development
- Incorporation of office and commercial uses

### Heritage

- First few storeys will need to complement the surrounding residential development, including 11 Caroline Street



# Comments

## Agency/Department Comments



### Transportation & Development Engineering

- Extension of St. Michaels St through to John St
- Pedestrian connection to the GO Station
- Proposed parking ratios
- Vehicle access location off Rosetta St
- Intersection improvements

### CN Railway/Metrolinx

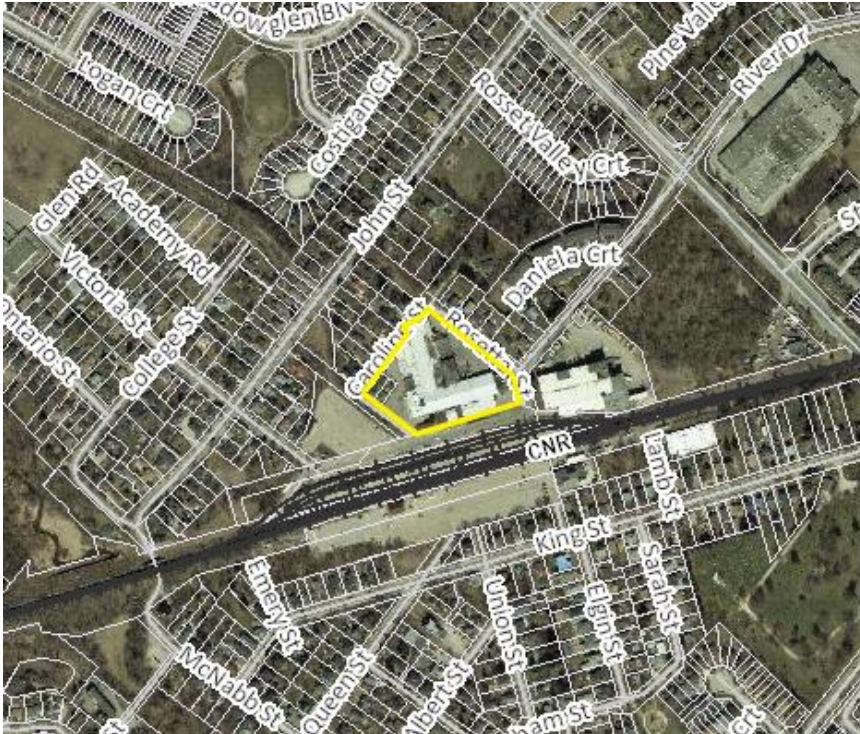
- Additional noise/vibration information is required





# Comments

## Agency/Department Comments



### Transportation & Development Engineering

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# Comments

## Public Comments

Five (5) letters of objection have been received from residents in the neighbourhood. The questions and concerns identified by the residents through their correspondence relate to:

- Increased traffic, vehicular access, parking, pedestrian safety and lack of existing sidewalks along Rosetta Street;
- Scale of the development, building height, shadowing, setbacks, overlook and privacy impacts to surrounding properties;
- Vibration impacts to the proposed development from the adjacent railway;
- Stormwater management and damage to surrounding properties and existing roads during construction; and
- Adequacy of existing school sites, park facilities and infrastructure to accommodate the proposed development.

# Public Notification

- August 11, 2022: The New Application Received notice mailed out to all property owners assessed within 120 m of the subject lands
- August 12, 2022: Sign posted on the subject lands explaining the purpose of the proposed applications
- January 19, 2023: Notice of Public Meeting published in Independent & Free Press
- January 20, 2023: Public Meeting notice mailed out all property owners assessed within 120 m of the subject lands and emailed to residents who requested notification
- February 9, 2023: Courtesy Notice of Public Meeting published in Independent & Free Press



# Public Notification

## Webpage

- Project webpage on Town's website to provide periodic project updates
- The 1<sup>st</sup> submission materials and the New Application Received and Public Meeting notices have also been posted for public viewing
- URL: <https://www.haltonhills.ca/en/business/1-rosetta-6-8-saint-michaels-street-redevelopment-proposal.aspx>

## Public Information Session

- To be held by the Applicant at the time of 2<sup>nd</sup> submission
- Notification for the information session will be mailed to all property owners assessed within 120 m of the subject lands, emailed to residents who requested notification and posted on the project webpage

# Next Steps

- Review Second Submission upon receipt
- Await additional comments from the public
  - Public is encouraged to visit Project Webpage on Town's website for periodic project updates, including scheduling of Applicant's Public Information Session
- Final report to Council on the disposition of this matter

**THANK YOU**



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